

722, 726 & 732 Discovery Street, Victoria

March 31, 2022

The presentation will begin soon

Thank you for your patience

Territorial Acknowledgement





For Our Time Together

We are committed to ...

- Coming together in the spirit of community.
- Sharing information openly and transparently.
- Balancing time for sharing information and answer questions.
- Receiving respectful questions. Please focus on people-first language.
- We will be saving the Q&A panel. If you want to ask anonymously, please select that option

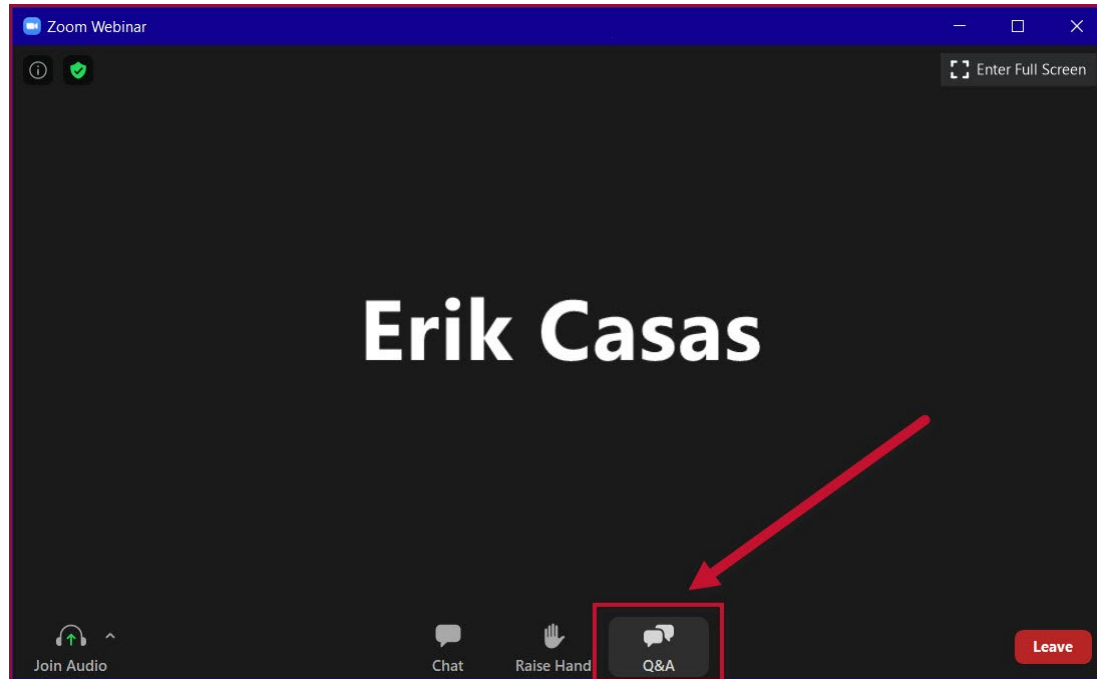


Focus for Today:

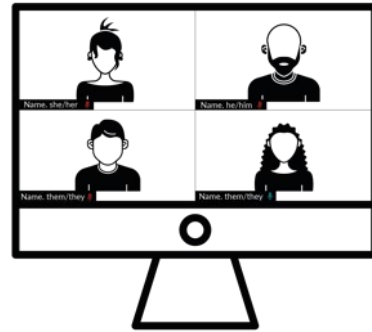
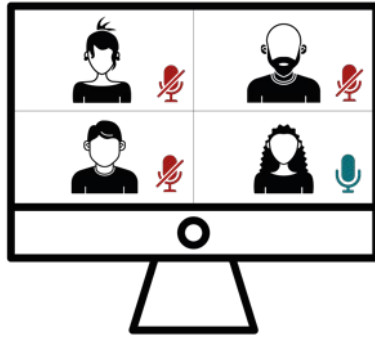
Based on what you shared in the survey, the focus for today will be:

- The proposed redevelopment
- Operations of the Supportive Housing on Discovery St
- Answers questions on market rentals, timeline and architecture

Submit questions through the Q&A tool



Tech Orientation



Tech support : communityrelations@bchousing.org

Who we are



Jessica Delaney
Facilitator



Sean Rorison, Senior
Development Manager,
BC Housing



Byron Chard, President
& CEO at Chard
Development Ltd.



Chad Zyla, AAA
Associate Architect,
S2 Architects



Michael Defina, AAA
Intern Architect, S2
Architects



Mark Griffiths, P.Eng
(MEDes), Project
Manager, S2 Architects



Heidi Hartman, Executive
Director, Supportive
Housing and Homelessness
Operations at BC Housing



Leah Young, Director of
Housing & Shelters, Our
Place Society at Our
Place Society

Proposals



Discovery

Douglas



Housing Mix



1961 Douglas & 710 Caledonia



Rendering of the proposed Douglas redevelopment (site of current Capital City Center Hotel and former White Spot).

- Approx. 451 new homes
 - 137 affordable rental
 - 169 market rental
 - 145 condominiums
- Approx. 31,000sf grocery store
- Large public plaza
- Dedicated childcare centre
- Approx. 40,000 sf of office space
- 3 buildings atop a shared podium:
 - 16 Storeys Below Market Rental
 - 21 Storeys Market Rental
 - 21 Storeys Office & Market Condominiums

Discovery Street Proposal

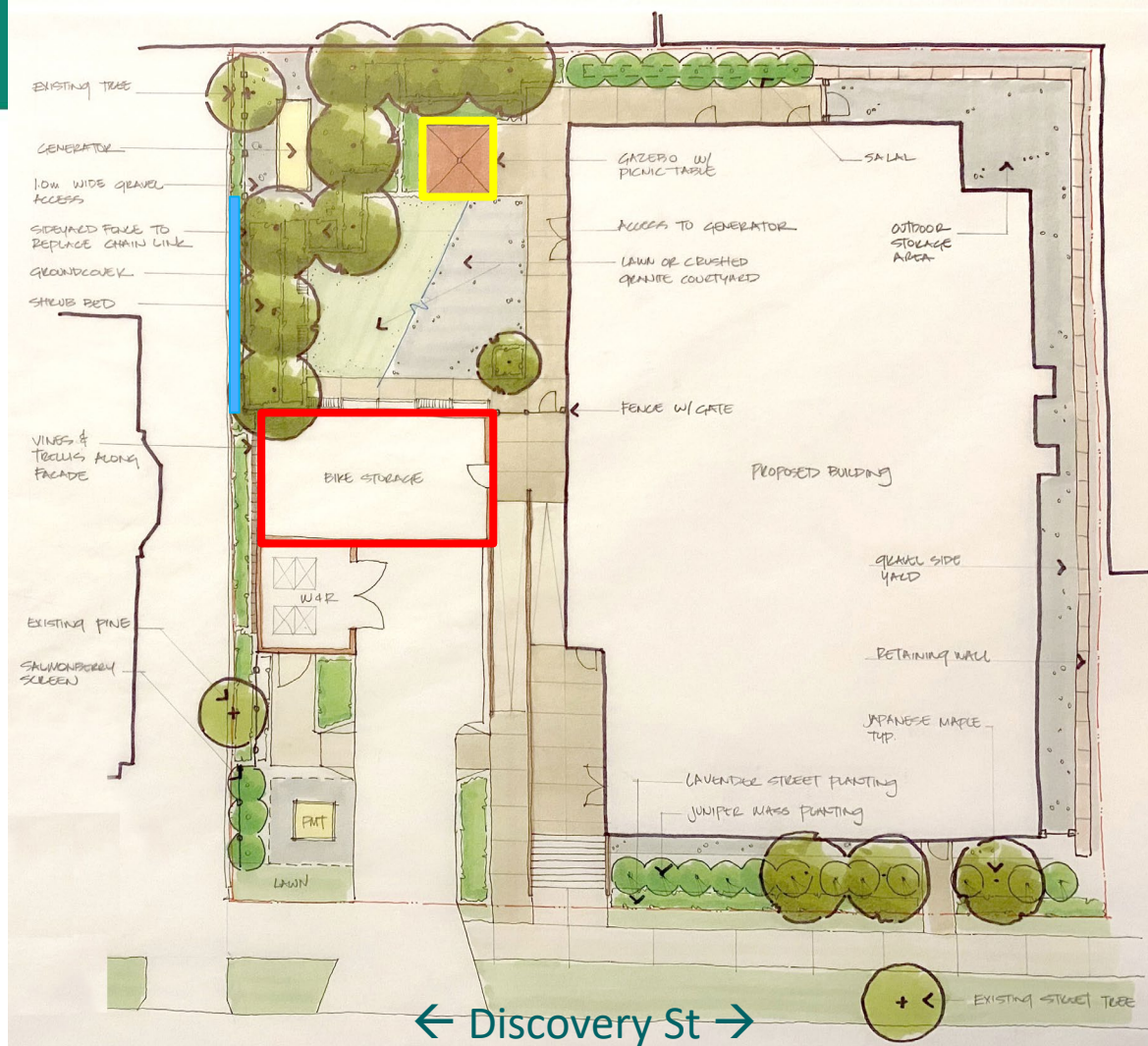
- 90 self contained studio units
- 8 storeys/height: +/-29.8m (+/- 97.75ft)
- Interactive lobby and street frontage
- Private outdoor amenity space
- On-site supports, including: 24/7 staffing, meals, life skills training, connection to outside supports



Rendering of the proposed supportive housing building on Discovery Street

Discovery St Site Plan

- +/-32 bicycle parking stalls
(red)
- Gazabo w/picnic table
(yellow)
- Fence to replace chain link
(blue)
- 5x curbside car parking spaces



Why this location?

- Availability of property
- Opportunity to combine two sites to create a multi purpose development
- Proximity to services, amenities and transit.





Project timeline (Tentative)

- **Rezoning application:** April 2022
- **Public hearing:** Fall 2022
- **Construction start at Discovery St:** Spring 2023
- **Resident transition:** Spring 2024
- **Demolition of the Capital City Center Hotel & White Spot on Douglas:** Spring 2024
- **Full redevelopment completion:** 2027

Supportive Housing

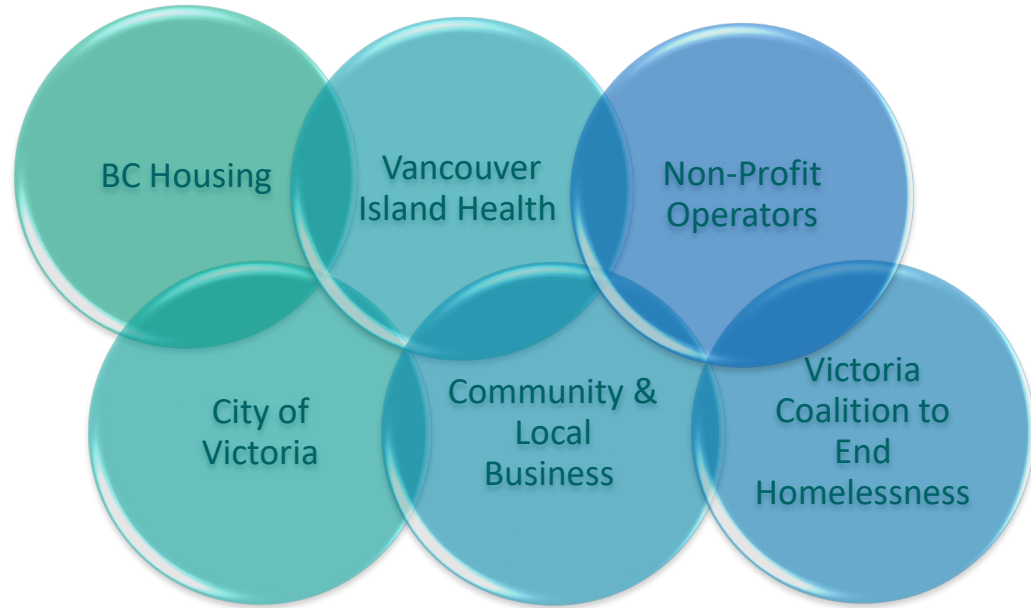


Heidi Hartman, Executive
Director, Supportive Housing
and Homelessness
Operations at BC Housing



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Collaborative Approach to Addressing Homelessness



How do hotels differ from supportive housing ?

Capital City Center Hotel

- A crisis response early in the pandemic
- No assessment of residents prior to housing
- Majority of people came directly from the Topaz and Pandora and had not been stabilized
- Building not designed for use as a shelter



Current Capital City Centre Hotel on Douglas St being used as a temporary shelter

Proposed Discovery Supportive Housing project

- Many residents staying at the Capital City Center Hotel have been living there since the spring of 2020.
- Residents have a relationship with the operator and each other
- Supportive housing is designed with the neighbourhood aesthetic in mind
- Incorporate supportive housing best practices (single point of entry, common amenity space, security features)
- Each resident would have their own self-contained studio home (washroom and kitchen).

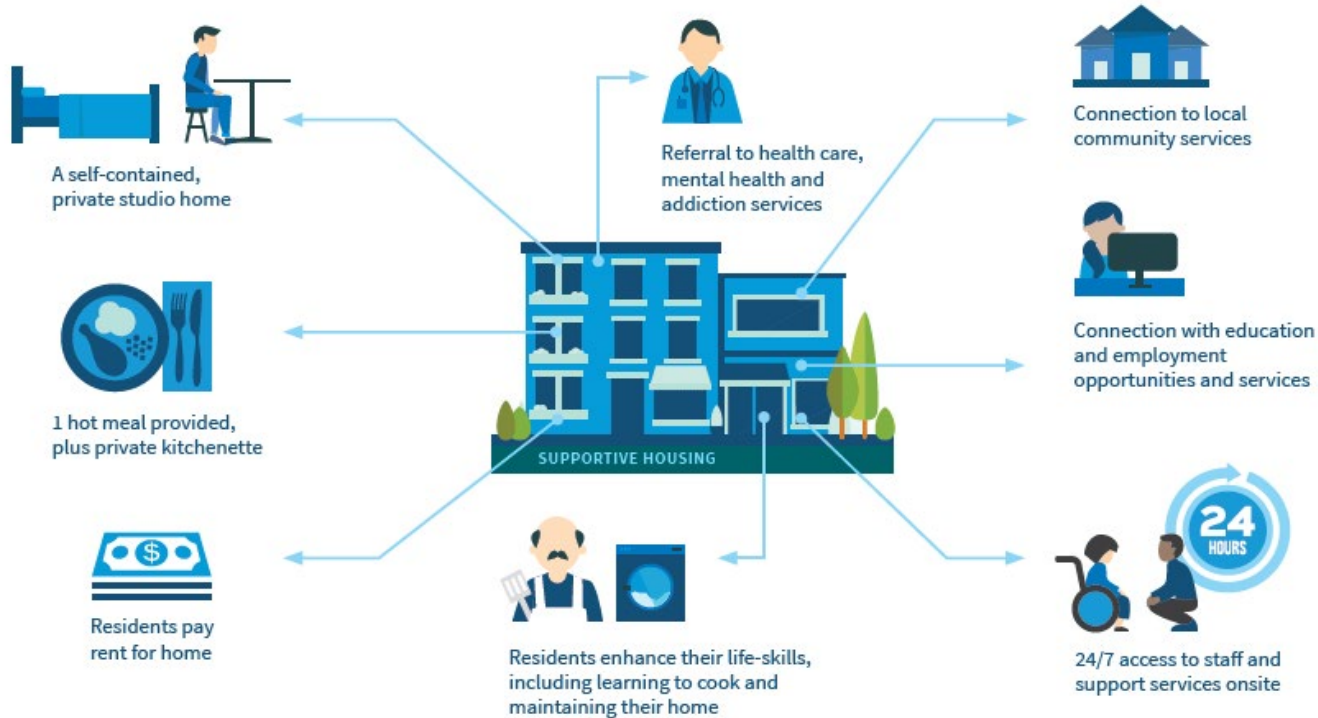


**Rendering of the proposed supportive building on
Discovery St**

Purpose-Built Supportive Housing Provides a Studio Home



What supports would be available?



How will the supportive housing be managed?



Being Good Neighbours

BC Housing and Our Place Society are committed to being good neighbours and providing a safe community both inside and outside the building.



***Clean
Teams***



***Designated 24/7
Phone***



***Community Advisory
Committee***

More information & feedback

To provide input on the rezoning application:

1. The City of Victoria “Development tracker” tool on their website
2. Email communityrelations@bchousing.org – subject “Discovery St feedback”



More information:

Visit Let's Talk Housing BC website: <https://letstalkhousingbc.ca/victoria-1961-douglas>

Q & A

Questions received through the pre-session survey

1. What portion of this development will be for supportive housing?
2. What portion of units will be below market rates?
3. How far below market rates will those units be?
4. What guarantees will be in place to ensure units aren't "turned over" into market rate units in the future?
5. Why is BC Housing not honouring the moratorium regarding supportive housing in Burnside Gorge?
6. Based on community concerns (traffic, hang out for illegal activity, needles/drug use, garbage), how will this project be different?