

# Burnside Gorge Community Association AGM

## Burnside School Affordable Housing Project Update

February 22, 2021



TL HOUSING  
SOLUTIONS



# Introduction

## Lauren Antifeau

- Senior Development Manager (TL Housing Solutions)

## Frank Bassett

- Director of Community Real Estate (Pacifica Housing)

# Pacifica Housing

## Who We Are

Pacifica Housing is a non-profit provider of homes and supportive services for seniors, low-income families, and people facing housing challenges.

## Our Vision

Equitable housing in pursuit of thriving communities.

## Our Mission

To advance independence of individuals and families through equitable housing and supportive services.



**1274 Homes**



**31 Independent-living buildings**



**6 Supportive housing buildings**



**3 Developments in progress**



**148 Staff members**



**1 Outreach building**

# TL Housing Solutions

## Committed To Our Communities

- Thirteen years of experience designing and building affordable housing through partnerships with not-for-profits, legions, churches, co-operatives, and healthcare providers.
- TLHS has completed more than 3,200 units of housing, with a further 3,800 units in the design and construction phases across the lower mainland and Vancouver Island



**More than 3,200 units completed to-date**



**13 years of experience**



**3,800 units of affordable housing in progress**



**80+ Staff Members**

# Burnside School Affordable Housing Project



# Building Green Features

The BSAHP is being built with leading energy efficient design, intended to significantly reduce utility costs for residents and ground-floor tenants



Meets Step 3 (of 4) of the BC Energy Step Code



Over a 25% reduction to overall building energy use and greenhouse gas emissions compared to the National Building Code of Canada baseline design



Electrical vehicle charging capability for all 98 underground parking stalls- future-proofing the need to accommodate electric vehicles in the development



Highly energy-efficient in-suite fixtures and appliances, and complimentary high-efficiency mechanical heating systems



# Community Amenities



## Affordable Housing

- Two buildings: one 4-storey and one 5-storey with mixed uses
- 88 new units for working singles, couples & families
- Leading energy efficient design intended to reduce costs for tenants



## Green space

- Outdoor plaza available for public use
- Seating and play spaces
- Native plant garden & 32 new trees



## Transportation

- 110 new underground bike parking spaces; 32 short-term
- 98 underground vehicle parking spaces provided
- No loss to on-street parking



## Community Programming

- 59-space daycare, funded through the Ministry of Child and Family Development (MCFD), and operated by the BGCA
- SD61 multifunctional learning space, for use by students and the community alike

# Daycare Spaces



- 59 new spaces for daycare and out-of-school
  - After school care space: 22 kids (School age, 5-12 years)
  - Group childcare space: 25 kids (36 months to 5 years)
  - Infant care space: 12 kids (12-36 months)
- Secure outdoor play area
- Operated by Burnside Gorge Community Association
- Capital funding has already been secured through MCFD
- Licensing compliance review is underway



# Timeline



# Partnerships



# What We Heard

## Layby

- To accommodate 3 cars at a time. City of Victoria will be posting “Loading Zone 5 Min Max” signs which will be in effect during peak hours (approx. 7-9 am and 4-6 pm) to ensure that these temporary stopping spots are available for daycare parent use.

## Greenspace

- Green play space will be preserved for public use and will remain accessible to the community in perpetuity

## Native Plants

- Native plants are being prioritized throughout the project, and will include a curated, labeled native plant garden space to be made available for student and community education

## Parking

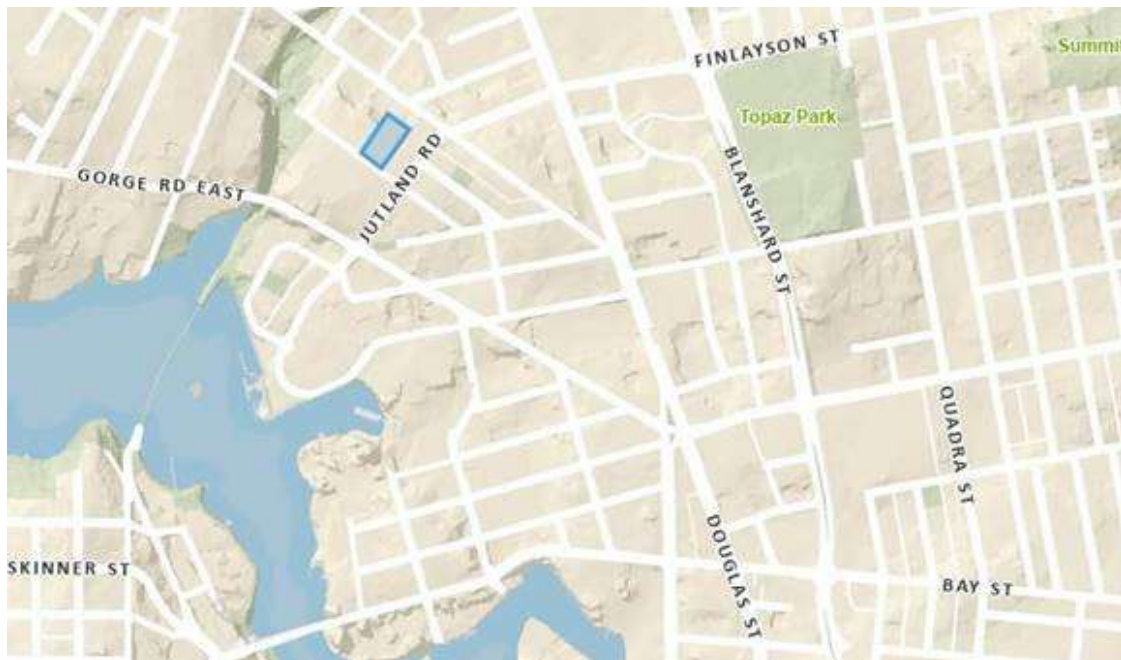
- No loss to on-street parking spots;
- Traffic calming measures and intersection upgrades to be undertaken at Cecelia/Jutland to ensure pedestrian, cyclist, and vehicle safety

# What's Next?

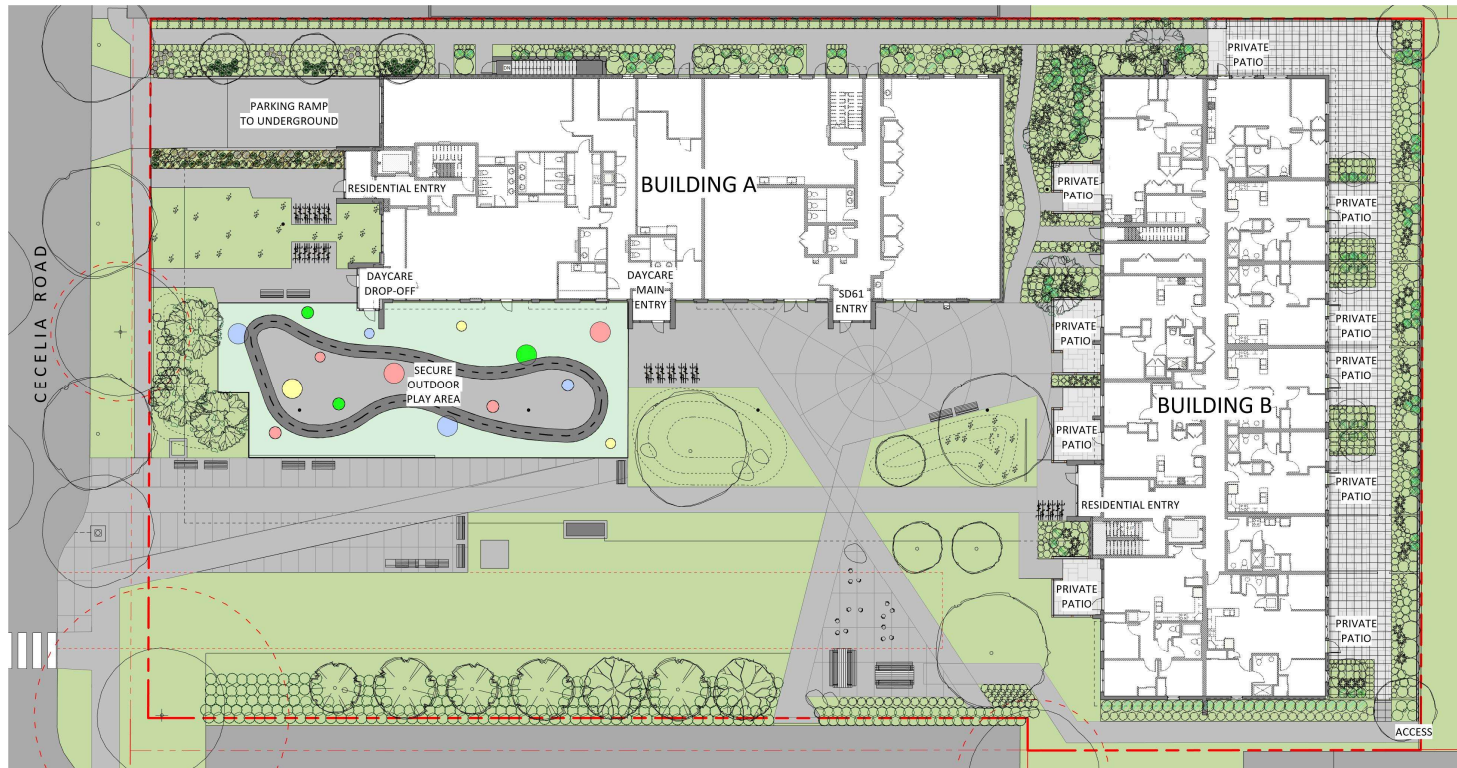


- Public Hearing spring 2021
- Building permit issuance summer/fall 2021
- 18-month construction timeline. Construction start date dependent on municipal approvals schedule for rezoning, development permit, and building permit.

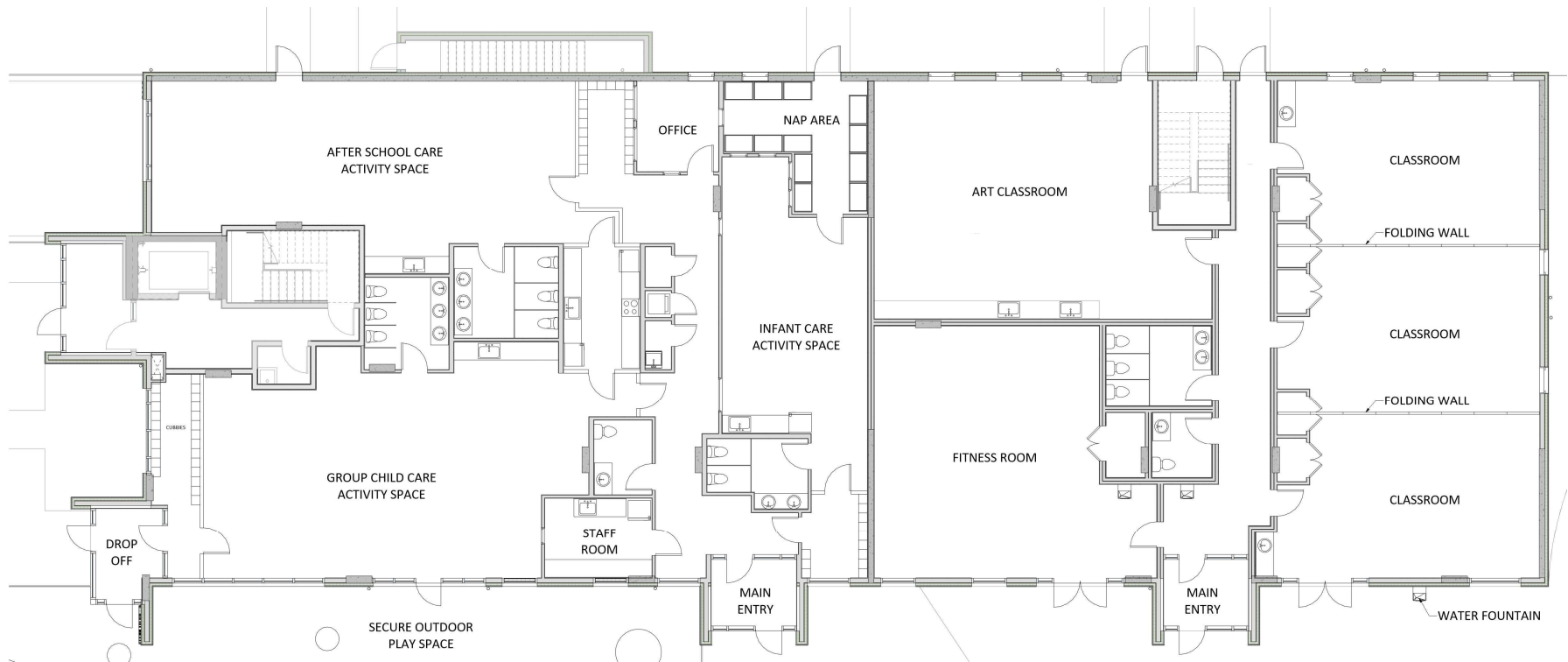
# Neighbourhood Rendering



# Site Plan Rendering



# Daycare and SD61 Layout





# Questions?

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[pacificahousing.ca](http://pacificahousing.ca)