

# Welcome!

Did you know that North Cowichan and the CVRD have recently joined PlaceSpeak? It's an online engagement platform where we can hear from YOU!

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## Cowichan Region - Welcome to PlaceSpeak

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# Proposed Affordable Housing Projects in North Cowichan

# **North Cowichan**

Land Owner and Project Sponsor

# Introduction

- North Cowichan is proposing affordable housing projects at two Municipally owned sites: **3191 Sherman Rd** and **9800 Willow St**.
- Both properties require rezoning (in progress).



# What is “Affordability?”

The **Canadian Mortgage and Housing Corporation** considers housing (rental or purchase) **affordable** when it costs **no more than 30%** of before-tax household income.



# Affordability in North Cowichan

- The **CVRD Regional Housing Needs Assessment** (2014) found that the region needs housing for: **youth, low-income families, seniors, and people with disabilities.**
- Statistics from the **Canadian Rental Housing Index**:
  - ~**22% of all households in North Cowichan are rental units** (18% in CVRD).
  - The **average renter household income** in North Cowichan is **\$35,115.**
  - ~**58% of renter households** in North Cowichan **spend more than 30% of their income on rent** (52% in CVRD).
  - North Cowichan's rental affordability is classified as "**severe**" and is ranked as **474 out of 521** Municipalities in Canada.

# Community Support

**2010-2011:** during development of the **Official Community Plan**, residents identified **affordable housing** as a **key priority**.

Accordingly, the **OCP** includes strongly supportive language:

## **Policy 2.5.2.3:**

“The Municipality strongly **supports the development** of new market forms of **affordable housing**, both for rent and purchase.”

## **Policy 2.5.2.4.B:**

“The Municipality will **work in partnership** with other government agencies, the private sector, non-profit organizations and service agencies to ensure the provision of **affordable housing** for seniors or other special needs residents in North Cowichan.”



# Project Initiation

1

**2015:** new Council elected; identifies affordable housing as key 5-year priority.

2

**June 17, 2015:** Council directs staff to explore possibility of affordable housing on 7 sites. 3 sites identified as most promising: 9800 Willow St, 3191 Sherman Rd, and parcel on Cowichan Lake Road.

3

**July 20, 2016:** Council votes to enter into a MOU with the Community Land Trust to explore non-market affordable housing at 9800 Willow St and 3191 Sherman Rd.

4

**August 11, 2016:** media release about MOU and sites.

5

**December 7, 2016:** Council direct staff to apply to rezone 9800 Willow St and 3191 Sherman Road for the purpose of affordable housing projects.

6

**December 22, 2016:** media release confirming sites and releasing concepts.

7

**January 18, 2016:** Council grants 1<sup>st</sup> and 2<sup>nd</sup> reading to proposed zoning amendments.

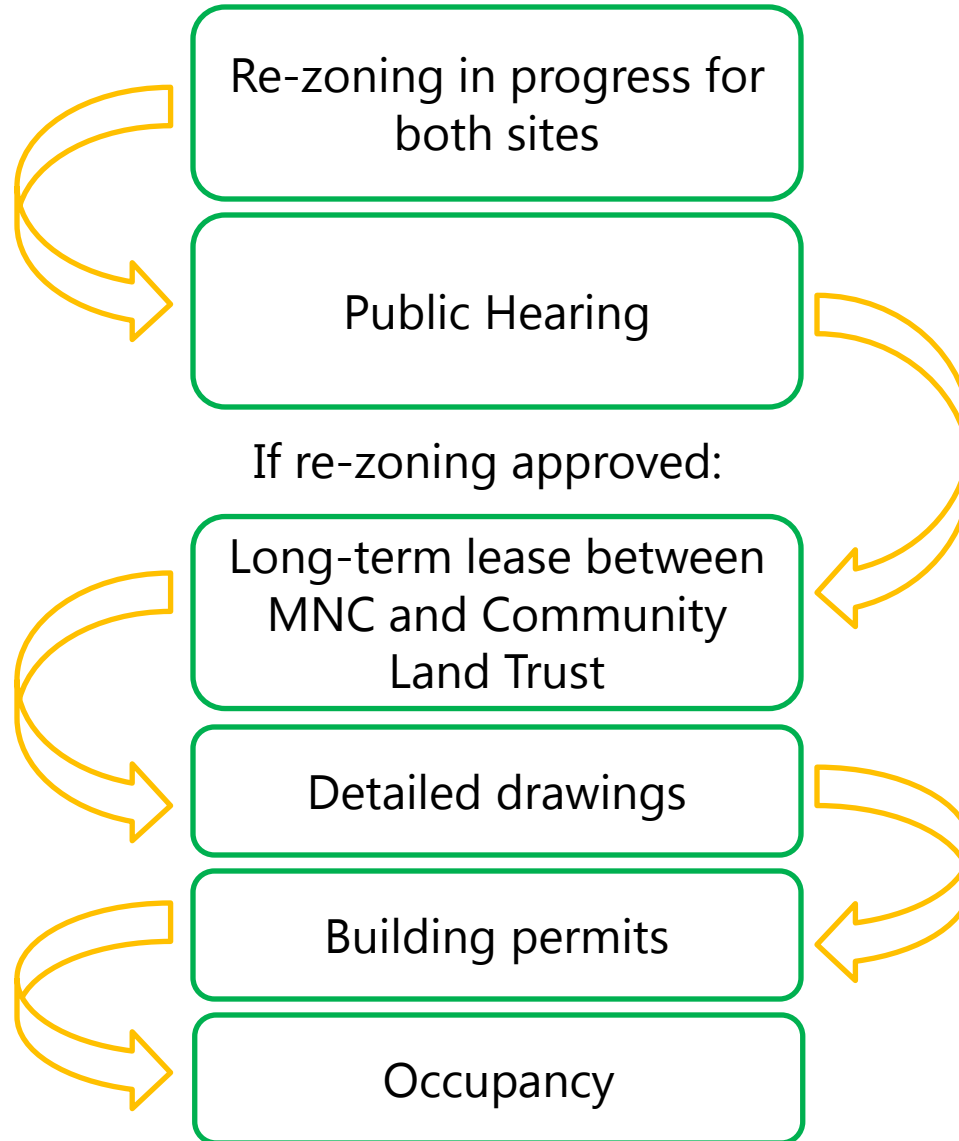
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**January 25 and 26, 2016:** Open Houses to receive public input.





# North Cowichan Next Steps



**Community Land Trust**  
**Foundation of BC**

Project Financer and Developer

# What is a Community Land Trust?

A community land trust is a **non-profit** organization that **acquires and holds land** for the **benefit** of the broader **community**.

# Our Mission

- **Acquire, create and preserve** affordable housing for future generations.
- Source **community, government and private partners** who share in our mission.
- Goal to **make land permanently available for housing** across the housing continuum.

# A Community Land Trust Can:

- Create scale
- Generate capacity
- Provide access to capital (debt and equity)
- Build partnerships

# How?

- **Aggregate** housing **assets**
- Assume **key functions** at the portfolio level
- Pool **risk** and **reward**
- Provide common table and **one point of contact**

# Current Activities

- Developing and redeveloping new **co-op and non-profit homes**;
- **Remediating** distressed assets;
- Accepting **asset transfers** from BC Housing;
- **Affordable ownership** models; and
- Building **municipal partnerships**.



# Current Activities

82 HOMES  
PROPOSED

MUNICIPALITY OF  
**NORTH**  
Cowichan

land  
lease



LOW  
HAMMOND  
ROWE  
ARCHITECTS

Consultant Team  
Contractors  
Legal Advisors



**community**  
LAND TRUST

**Vancity**



CMHC SCHL

operating agreements or subleases

preliminary operating partnerships - to be confirmed




Cowichan Elder  
Care Co-op  
(18 units)

Community Amenity Space

9800 Willow St.

New Rental / Co-op Housing  
(24 units)



Cowichan Women  
Against Violence Society  
(12 units)

3919 Sherman Rd.

New Co-op  
Housing  
(28 units)

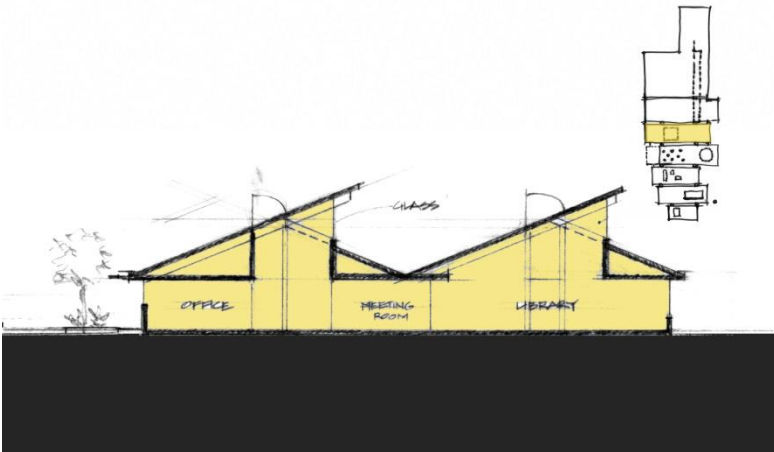
3919 Sherman Rd.

# Portfolio Summary

- **Long term land lease** from North Cowichan to the CLT (99 years).
- CLT is responsible for: delivery of the **developments, asset management, debt financing,** and **long term refinancing.**
- CLT will enter into operating agreements with various NP's and Co-op's and **administer the portfolio to ensure obligations are met** under the land lease (i.e. **revenues** and **affordability targets**).

**Low Hammond Rowe**  
**Architects**  
Project Architect

# The Role of the Architect



- Preliminary conceptual design + feasibility studies
- Community consultation
- Schematic design of preferred option with client input
- Drawings for rezoning application
- Design development
- Coordination of consultants (structural, mechanical, electrical...)
- Building Permit drawings
- Construction Drawings
- Reviews during construction
- Final Occupancy











existing  
curling rink

SHERMAN ROAD





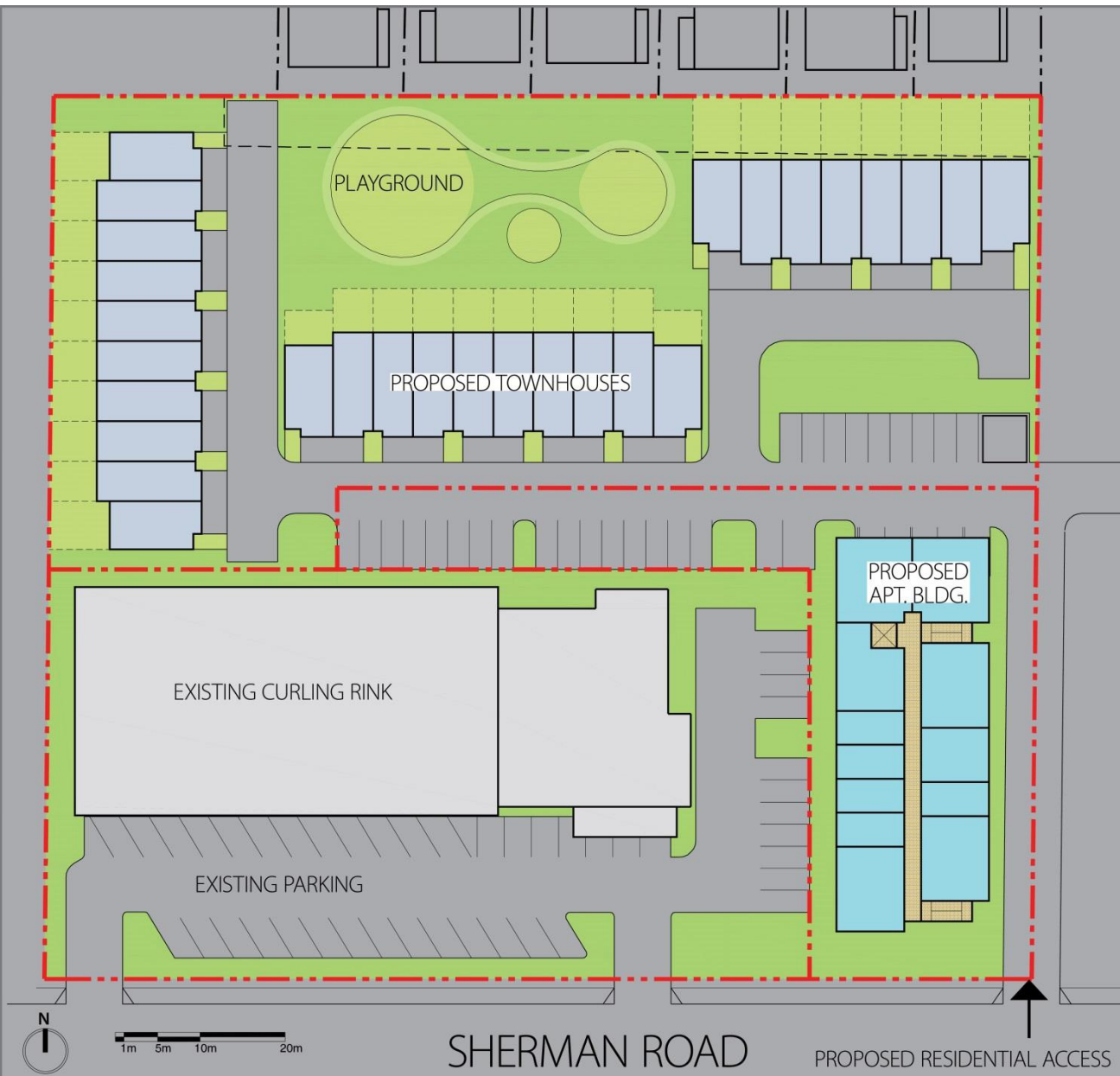
**SHERMAN ROAD**

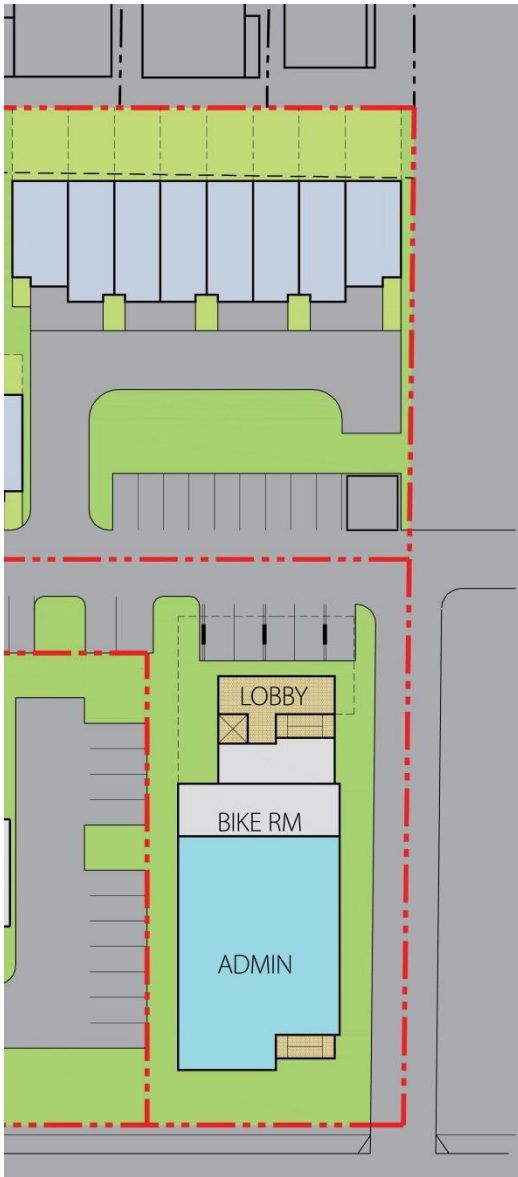


## DESIGN CONSIDERATIONS

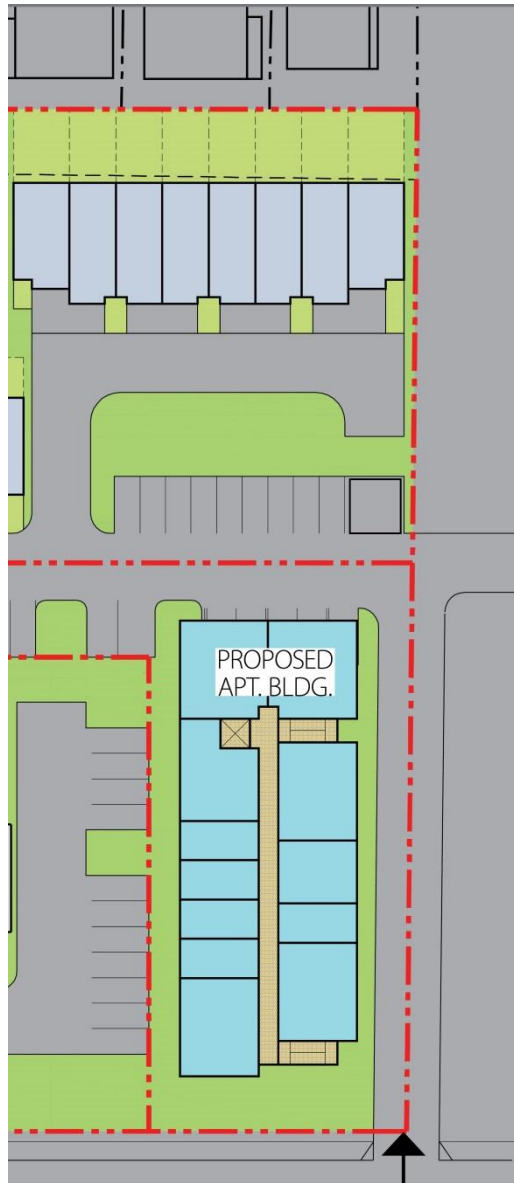
### Challenges + Constraints:

- Siting of new buildings to be respectful of existing buildings / context
- Maintain use of curling rink & maximize its parking
- maximizes # of units without being too dominant on site
- Provide ample green space, arrange building for good sun exposure





LEVEL 1 FLOOR PLAN



LEVEL 2-4 FLOOR PLAN

## APARTMENT BLDG

- 4 storey apartment building
- Admin space @ ground floor = 4,000 sqft
- 36 units total
  - L2: 12 units
  - Women's transition housing
  - L3 + L4: 24 units
  - Rental / Co-op housing
- Parking: 23
- Lot Coverage: 38.2%



**OUR  
SITE**











+/- 5,000ft2  
North Cowichan

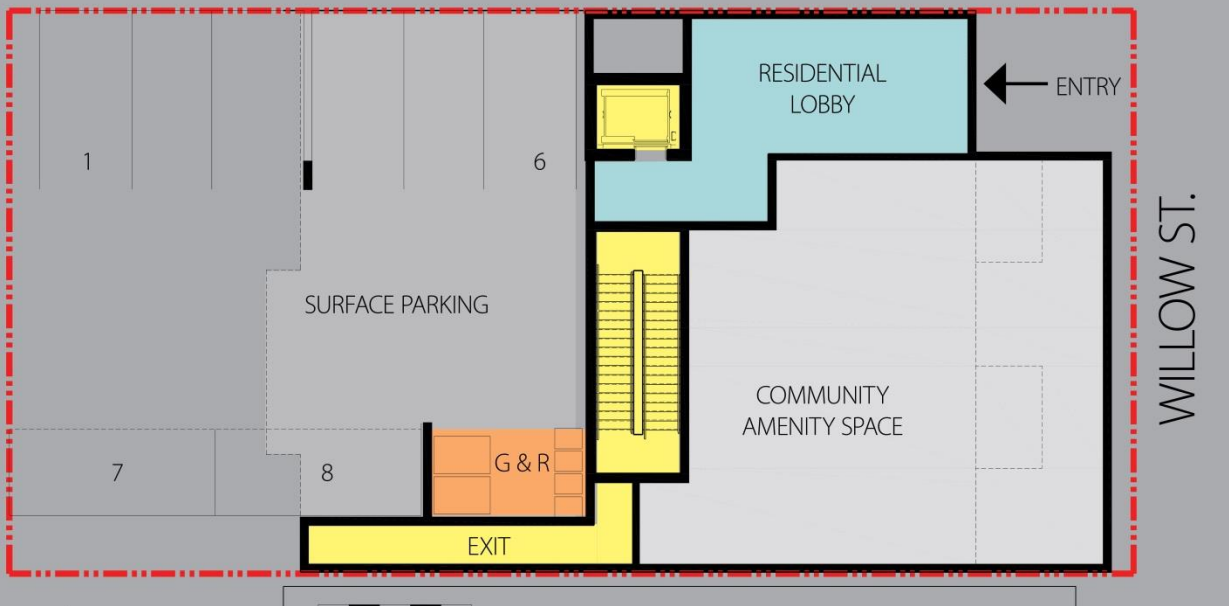
+/- 5,000ft2  
VIRL

LOADING

LOADING

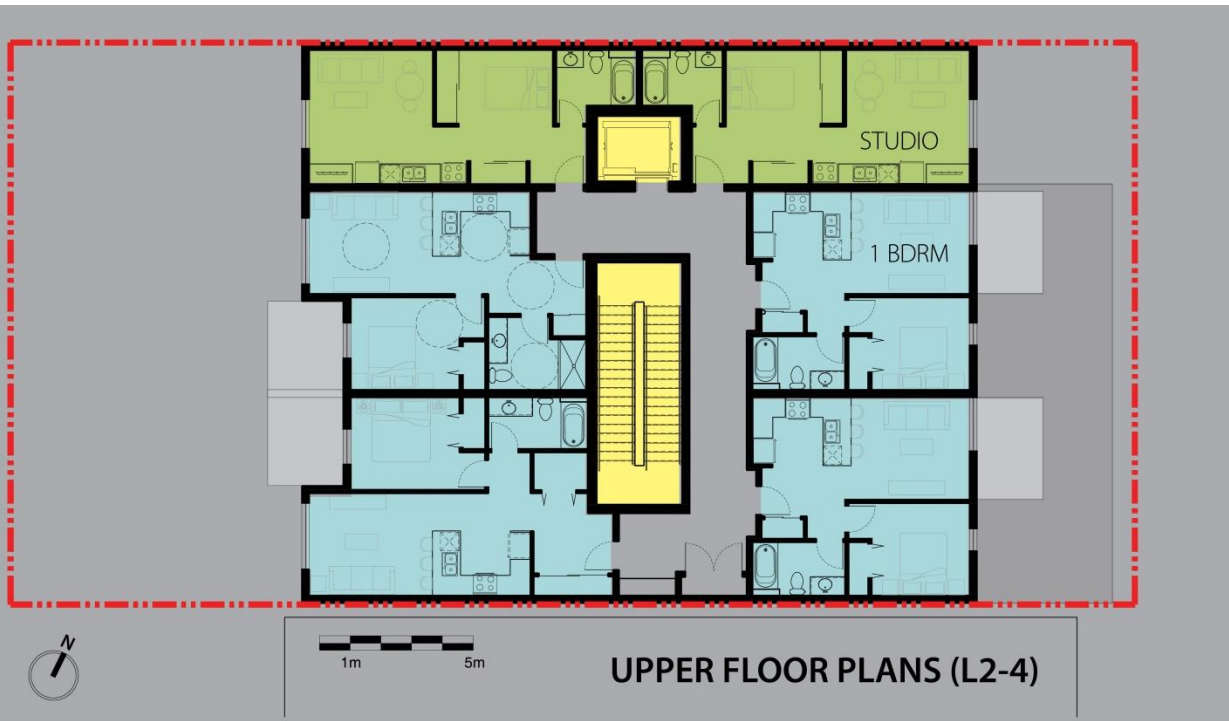
# Design Considerations

- Consider the context
- Relationship to street + adjacent library proposal
- Provide amenity space at the ground floor
- Maximize # of units
- Maximize parking



**PROJECT PROPOSAL:**

- Community Amenity Space (1800 sqft) at the ground floor
- Seniors co-op housing provided at upper floors (L2-4)
- Upper floors are stepped back at Willow St. to reduce massing
- Surface parking at the rear, partially below building



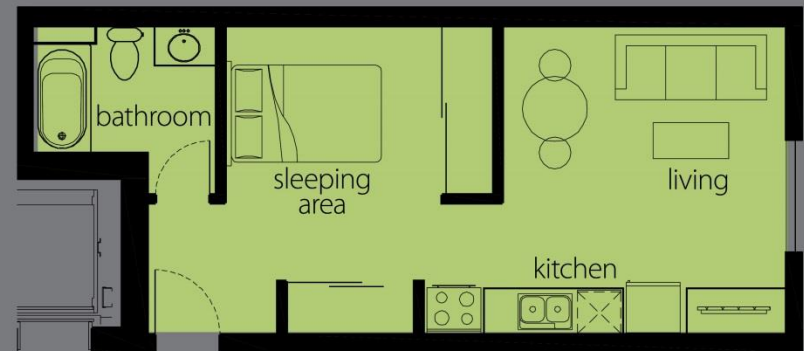


# Layout Mix

- 18 units
  - 6 studios @ 450 sq ft
  - 12- 1 bedrooms @ 480-600 sq ft
- 8 parking stalls
- 71.5 % lot coverage



**1 BEDROOM UNIT**  
480 - 600 sq ft



**STUDIO UNIT**  
450 sq ft



## COMMUNITY INPUT

We would like to hear from you!



# More Information

Reminder: information from this meeting and project updates will be posted on [www.placespeak.com](http://www.placespeak.com).

Questions or issues? Email: [info@northcowichan.ca](mailto:info@northcowichan.ca)