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City of Prince George  
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Attention: Mandy Stanker, Planner  
Reference: **Development Permit 14<sup>th</sup> Avenue: Design Rationale**

This proposal is to develop a not for profit housing project for individual women and women with children, operated by the Prince George Elizabeth Fry Society. The purpose is to provide housing and support services to these individuals and families at different stages of supports. The project includes:

- The Women's transition house will provide 18 beds and be staffed 24/7 to provide safe, short-term shelter and supports – typically for 30 days for women and children fleeing violence. The living environment is cooperative and communal.
- The 16 units of Second-stage housing will provide safe, short-term housing and supports for individual women, and women with children after they leave an abusive relationship or situation. Women and their children can stay for six to 18 months while they prepare for independent living.
- This project also includes new affordable, women led tenancy, rental housing in the development of 21 units of townhouses. This housing is for individual women, and women with children ready to move on to more permanent homes for a long term stay in a safe, affordable and supportive environment while remaining connected to their community.

**CIVIC ADDRESS:** 14TH AVE PRINCE GEORGE BC

**LEGAL ADDRESS:** LT PCL Z DL 1429 PL 646 (DF24049) REM / LT PCL Z DL 1429 PL 646 (DF24049) REM E 256 FT

**ZONING:** RM3

**SITE AREA:** 6,479.46m<sup>2</sup> / 69,744.37sf

<b>BUILDING AREAS:</b>	TRANSITION HOUSE	621.82m <sup>2</sup> / (7, 200.3 sf)
	BLOCK 1	408.50m <sup>2</sup> / (4,397.1 sf)
	BLOCK 2	272.4m <sup>2</sup> / (2931.8 sf)
	BLOCK 3	228.6m <sup>2</sup> / (2460.9 sf)
	<b>TOTAL AREA</b>	<b>1,578.43m<sup>2</sup> / (16,990.1sf)</b>

<b>SITE COVERAGE:</b>	55% (ALLOWED)	24% (ACTUAL)
<b>DENSITY:</b>	60 UNITS/HECTARE	6,479.46m <sup>2</sup> / 69,744.37sf / 0.648ha
	60 units x 0.648ha = 38.9 units allowed 38 proposed	

**UNIT MIX:**

**TRANSITION HOUSE (TRH):**

GRD FL	1 dwelling unit (7 bedrooms, 1 is accessible)			
2 <sup>ND</sup> STAGE, 2 <sup>ND</sup> FL	3 Studios	0-1 Bedrm	4-2 Bedrm	1-3 Bedrm
2 <sup>ND</sup> STAGE, 3 <sup>RD</sup> FL	3 Studios	0-1 Bedrm	4-2 Bedrm	1-3 Bedrm
6 accessible units				

**TOWNHOUSES (TH):**

TH1	3-1 Bedrm	3-2 Bedrm	3-3 Bedrm
TH2	2-1 Bedrm	2-2 Bedrm	2-3 Bedrm
TH3	2-1 Bedrm	4-2 Bedrm	
11 are accessible			

**TOTAL:** 1 TRH Unit, 6 Studios, 7-1 Bedrm, 17-2 Bedrm, 7-3 Bedrm = 38 Units

**PARKING:**

TRANSITION HOUSE	<u>REQUIRED:</u>	<u>PROVIDED:</u>
7 sleeping units	3.5 (1 per 2 sleeping unit)	4 (residents) 6 (staff)
<b>2<sup>ND</sup> STAGE:</b>		
6 Studios	6 Spaces (1 per unit)	3
8 2 Bedrm	12 Spaces (1.5 per unit)	4
2 3 Bedrm	3.5 (1.75 per unit)	1
Visitor 1 per 7 units	2.3	3
	27.3	21

Note: 2 stalls accessible

TOWNHOUSES:	<u>REQUIRED:</u>	<u>PROVIDED:</u>
7 1 Bedrm	7 Spaces (1 per unit)	7
9 2 Bedrm	13.5 Spaces (1.5 per unit)	9
5 3 Bedrm	10.5 Spaces (1.75 per unit)	5
Visitor 1 per 7 units	21/7=3	3
	34	24

Note: 11 stalls are accessible

**PARKING RATIONALE: VARIANCE REQUIRED**

Parking for the Transition house is based on statistical information from the society's existing transition house operation and accommodates primarily staff parking and visitors.

Parking for 2<sup>nd</sup> stage housing is based on 50% usage, which is statistically high for this population. Both the Transition house and 2<sup>nd</sup> stage housing is fully subsidized for individuals at risk. It is anticipated that very few would be able to afford car ownership.

Parking for the townhouses assumes single parent families and as such would only have one vehicle per unit.

**BICYCLE PARKING:****TRANSITION HOUSE:**

CLASS I 5% of parking = 1.4 stalls required, 4 stalls provided.

We are proposing to not create a caged area for these bikes, but they will be in a secure rear yard.

CLASS II not required, less than 20 units, 4 provided

**TOWNHOUSES:**

CLASS I not required. Each unit has a carport where bikes can be stored.

CLASS II 3 per building over 10 units. Buildings have 9, 6 and 6 units therefore not required.

<b>SETBACKS:</b>	<u>REQUIRED</u>	<u>PROVIDED</u>
TRH - NORTH (FRONT)	6m	6.05m
TRH - EAST (SIDE)	3m	84.99m
TRH - SOUTH (REAR)	6m	8.55m
TRH - WEST (SIDE)	3m	3.00m
TH1 - NORTH (FRONT)	6m	16.01m
TH1 - EAST (SIDE)	3m	1.01m <i>VARIANCE REQUIRED</i>
TH1 - SOUTH (REAR)	6m	63.51m
TH1 - WEST (SIDE)	3m	92.06m
TH2 - NORTH (REAR)	6m	41.53m
TH2 - EAST (SIDE)	3m	3.07m
TH2 - SOUTH (FRONT)	6m	37.90m
TH2 - WEST (SIDE)	3m	3.11m

SETBACKS:	<u>REQUIRED</u>	<u>PROVIDED</u>
TH3 - NORTH (FRONT)	6m	73.92m
TH3 - EAST (SIDE)	3m	3.00m
TH3 - SOUTH (REAR)	6m	6.00m
TH3 - WEST (SIDE)	3m	3.06m

HEIGHT	12m max. for multi-unit buildings, 3 storeys
	Transition House: 13.15m, 3 storeys
	Townhouse 1: 10.01m, 3 storeys
	Townhouse 2: 10.21m, 3 storeys
	Townhouse 3: 10.40m, 3 storeys

## PROJECT STATISTICS

### TRANSITION HOUSE:

GRD FL GROSS AREA:	7200.3SF
2 <sup>ND</sup> FL GROSS AREA:	6827.8SF
3 <sup>RD</sup> FL GROSS AREA:	6693.5SF

### TOWNHOUSE UNIT TYPES:

UNIT A - 3 BDRM:	GF 706.2SF	2F 442.5SF
UNIT A1 - 3 BDRM ACCESSIBLE:	GF 750.5SF	2F 443.5SF
UNIT B - 2 BDRM:	GF 515.4SF	2F 474.9SF
UNIT C - 1 BDRM ACCESSIBLE:	GF 714.4SF	
UNIT D - 2 BDRM:	2F 551.2SF	3F 488.5SF

### BLOCK 1:

GF 4397.1SF
2F 2995.3SF
3F 1466.3SF

### BLOCK 2:

GF 2931.8SF
2F 1991.2SF
3F 977.0SF

### BLOCK 3:

GF 2460.9SF
2F 2053.9SF
3F 976.8SF

- The neighbourhood is currently a mixture of townhouses to the west and single family to the east, a park to the north and single family to the south.



- The project is divided between the Transition House / 2<sup>nd</sup> Stage Housing at the west end and townhouses on the east side. There is a grade change on the site that creates these two areas. There is also a servicing right of way at this same juncture.

- The Transition House / 2<sup>nd</sup> Stage Housing has a common entry with staff supervision and oversight. The transition use is on the ground floor with 2<sup>nd</sup> stage housing on the 2<sup>nd</sup> and 3<sup>rd</sup> floor.

- An elevator provides access to all floor levels.
- An accessible bedroom is incorporated into the transition house as well as 6 accessible units in the 2<sup>nd</sup> stage housing.
- There is a safe and secure rear amenity space that incorporates children play spaces, covered passive areas, planting beds, fenced dog run and a covered gazebo.
- A solid wood fence is located on the west side for privacy. A chain link fence on the south side to allow views and oversight to the walkway. An inner solid fence provides safety and security to the rear yard.
- A walkway connects this site with the adjacent Irwin Place townhouse site, also operated by E.Fry, to access an existing play area and common amenity room.

- The townhouses are developed with a variety of unit layouts from 2 storey 2 and 3 bedroom units to single storey units with a 2 storey townhouse above. The mix is based on the anticipated demand for this type of housing. Of the 21 townhouses 11 area accessible.
- All townhouses have carports providing weather protection. Open areas and skylights are incorporated to provide some natural light to living spaces facing the carports.
- All units have rear patios and fenced play areas for the safety and security of children.
- Screened garbage and recycling is located in two areas on site.

**Exterior Expression:**

- The transition house has an articulated façade with gables, stepped walls and contrasting cladding to break up the façade and add interest. A darker base paneling creates a base to the building.
- The main entrance is articulated with covered canopy.
- Natural wood is used at the entry and gable features.
- The townhouses are articulated with expressed gables, with contrasting colours. Natural wood is used as the carport structure as well as articulation at the gables.
- Each townhouse has common base cladding with differing accent colours.

**CPTED Crime Prevention Through Environmental Design:**

- Windows along all sides of the buildings provide good overlook to all areas
- All exterior doors will have heavier duty hardware and full astragals.
- Entry and vestibule with glass to ensure open views, discourage areas to hide.
- All planting will be low level. Some areas 'thorny' to discourage movement. This will be at planted buffers between unit windows and exterior. Trees will be pruned up to allow for views through.
- Cameras will be utilized at all exterior areas at Transition House
- Open areas will be well lit
- Walkway fencing is open to allow visual views through. Fencing of the Transition house is required to be solid for safety and security reasons. Fencing of rear townhouse yards is visually open.

**Snow Management Plan:**

- Various snow dump areas are located across the site including along the laneway.
- We have utilized the method employed by the Ministry of Transportation (MOT) to calculate the snow storage as detailed in section 1520.05 of the MOT Supplement to TAC Geometric Design Guide. The method assumes that snow that lands on a surface has a density of  $100\text{kg/m}^3$  but when piled and stored that density increases to  $500\text{ kg/m}^3$ .
- The calculation is summarized below:
- Transition House Parking area:
  - Historic Average Snowfall Depth =  $2.16\text{m}$ \* Based on Environment Canada Data
  - Compacted Snow Depth =  $2.16\text{m} \times (100\text{kg/m}^3/500\text{kgm}^3) = 0.43\text{m}$
  - Area subject to snowfall (parking lot and driveway) =  $704\text{m}^2$
  - Compacted Snow Volume =  $704 \times 0.43 = 302\text{m}^3$
  - Designated Snow Storage Area =  $120\text{m}^2$
  - **Height of Snow Pile:**
  - Designated Snow Storage =  $302\text{m}^3/120\text{m}^2 = 2.5\text{m}$
  - 2.5 meters is not a reasonable storage height therefore removal will be required more often. During peak times they will store in existing parking areas then move to an approved snow dump area.
- Townhouse Parking area:
  - Historic Average Snowfall Depth =  $2.16\text{m}$ \* Based on Environment Canada Data
  - Compacted Snow Depth =  $2.16\text{m} \times (100\text{kg/m}^3/500\text{kgm}^3) = 0.43\text{m}$
  - Area subject to snowfall (driveways) =  $515\text{m}^2$
  - Compacted Snow Volume =  $515 \times 0.43 = 222\text{m}^3$
  - Designated Snow Storage Area (various locations) =  $173\text{m}^2$
  - **Height of Snow Pile:**
  - Designated Snow Storage =  $222\text{m}^3/173\text{m}^2 = 1.3\text{m}$
  - 1.3 meters is a reasonable storage height. Stored snow will be removed from the site to an approved snow dump area.
- The plan is that the owner will manage and coordinate vehicle parking to clear the hard surfaced areas and temporarily store snow. The owner will be removing snow as they do on their other sites, on an as required basis. The lane will be cleared by the City. There is additional storage capacity along the lane.

**Setback Variance:**

Along the east side of Townhouse 1 the sideyard setback requirement to the lane is 3m, we are proposing 1.01. We believe this relaxation will not effect neighbourhood characteristics as the single family sites that face the lane at this location have garages at the property line. The building at this location is 2 storeys.

Townhouse 2 and 3 has the building at the required sideyard setback of 3 meters but there are small electrical rooms that encroach into this area with a setback of 1.48m. We believe this is a minor variance.

**Parking Variance:**

Parking for the Transition house is based on statistical information from the society's existing transition house operation and accommodates primarily staff parking and visitors.

Parking for 2<sup>nd</sup> stage housing is based on 50% usage, which is statistically high for this population. Both the Transition house and 2<sup>nd</sup> stage housing is fully subsidized for individuals at risk. It is anticipated that very few would be able to afford car ownership. 27.3 stalls are required per the bylaw, 21 stalls are provided. 2 stalls are accessible.

Parking for the 21 townhouses assumes single parent families and as such would only have one vehicle per unit. 34 stalls are required, 21 stalls are provided with 3 visitor stalls. 11 stalls are accessible.



Anthony Boni, Architect AIBC AAA  
Partner

