

# WHEN

MONDAY SEPTEMBER 30TH, 5:00-7:00PM

# WHERE

COUNCIL CHAMBERS, TOFINO MUNICIPAL HALL

# FORMAT

INFORMATION AND GRAPHICS POSTED ON BOARDS TO OUTLINE THE PROPOSAL AND ENCOURAGE DISCUSSION WITH THE PROJECT TEAM

# PURPOSE

IN ADVANCE OF TAKING A REZONING APPLICATION TO THE DISTRICT OF TOFINO, CATALYST AND TOFINO HOUSING CORPORATION WOULD LIKE TO INVITE YOU TO REVIEW THE PROPOSAL, ASK QUESTIONS AND SHARE YOUR THOUGHTS AND OFFER FEEDBACK

# WELCOME

TO THE PRE-APPLICATION OPEN HOUSE FOR THE PROPOSED CATALYST AFFORDABLE HOUSING PROJECT ON DL114



**catalyst**

Community Developments

TOFINO HOUSING CORPORATION

**CHP ARCHITECTS**

Architecture • Landscape Architecture

## PROJECT OVERVIEW

This proposal is for 72 rental units in two separate buildings (one 3 storeys and one 3.5 storeys) and 6 duplex homes. The apartment homes will be a mix of studio, one bedroom, two bedroom, and three bedroom homes. The duplex homes could be 2 storey three bedroom homes or 3 storey three bedroom homes with a one-bedroom secondary suite.

## AFFORDABILITY

The apartment homes will be rental units with a mix of attainable market units, affordable homes (approximately 30% of household income) and some homes for those on fixed incomes (e.g. social assistance, disability or seniors). The duplex homes may be sold as market housing or affordable home ownership units, depending on project financial viability.

Catalyst will begin to compile a list of interested parties when construction starts and applications will be available a few months prior to construction completion. Households will be matched to appropriate home sizes subject to income verification and qualification.

## NEXT STEPS

FALL 2019

Rezoning Review Process with the District of Tofino

LATE 2020 / EARLY 2021

Construction Start (if approved and funding secured)

## STATUS OF PROCESS

The Catalyst Community Developments Society is about to launch the rezoning process for the DL114 Site in partnership with the Tofino Housing Corporation. The THC had previously prepared early concept plans and the partners have recently completed their due diligence and business planning process.

## PROJECT PARTNERS

Tofino Housing Corporation is a private corporation owned in full by the District of Tofino, with the mandate to provide affordable and attainable housing to Tofino residents and employees. The THC and District plan to enter into a 60 year lease with Catalyst Community Developments Society.

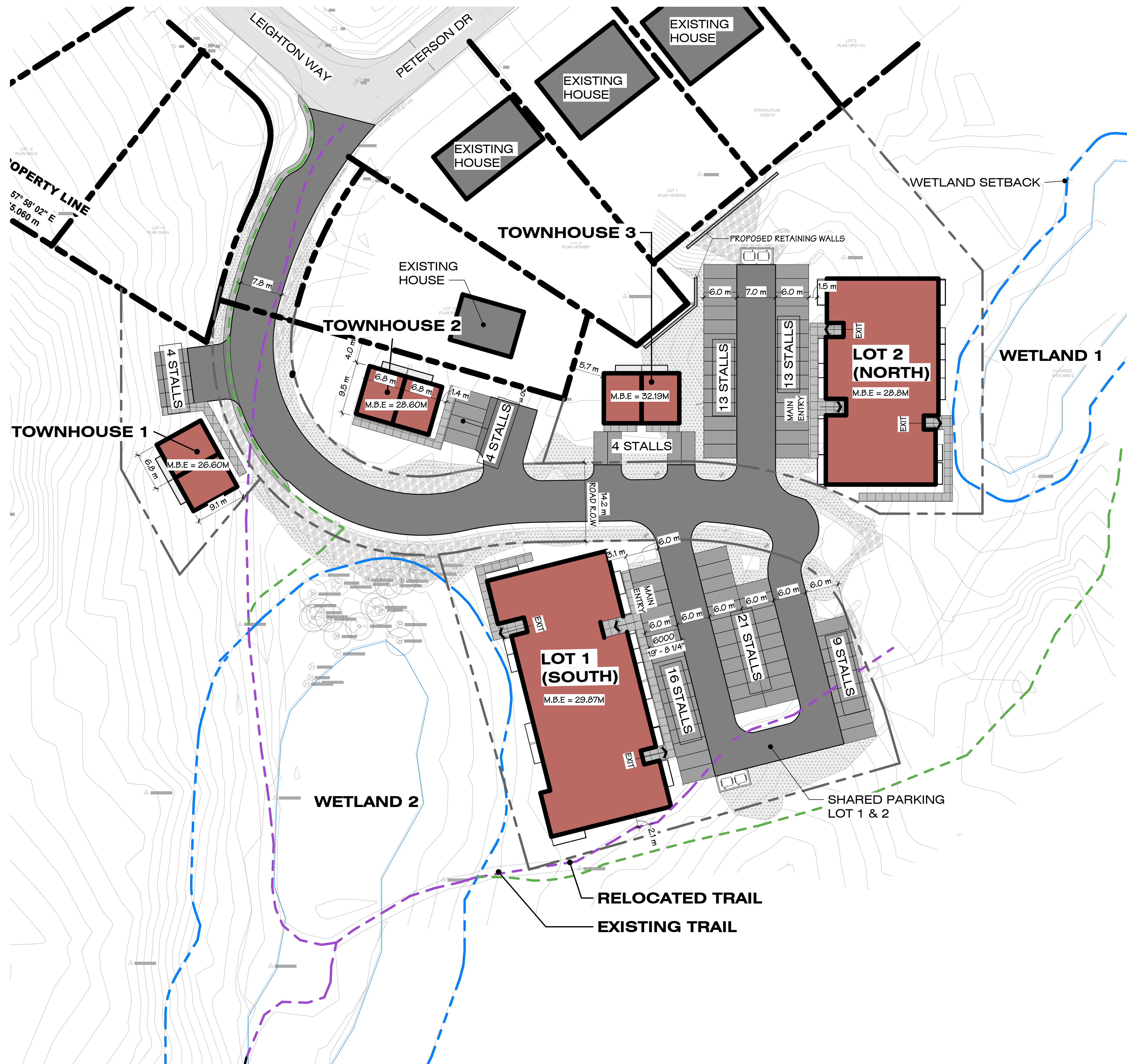
Catalyst Community Developments Society is an experienced not-for-profit developer, owner and operator of affordable rental housing and community spaces with over 10 projects in operation or development across southern BC and will be the developer and operator of the DL114 housing and will be working with a local property manager.



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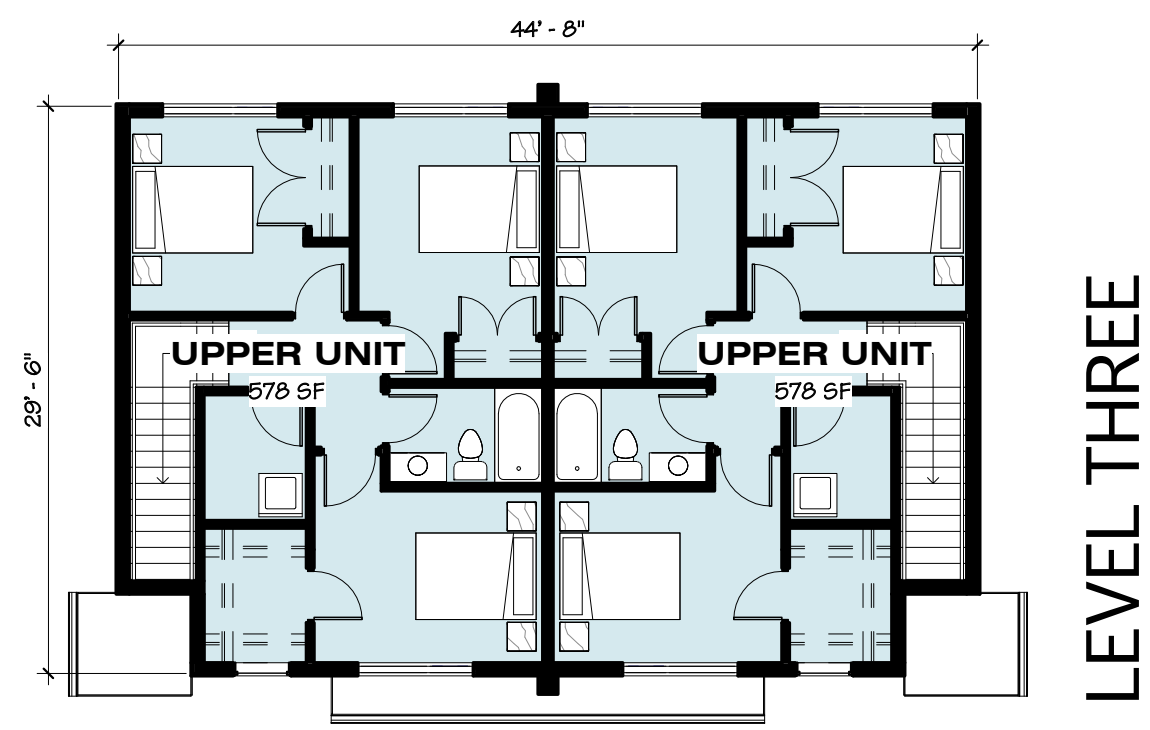
# OVERALL SITE



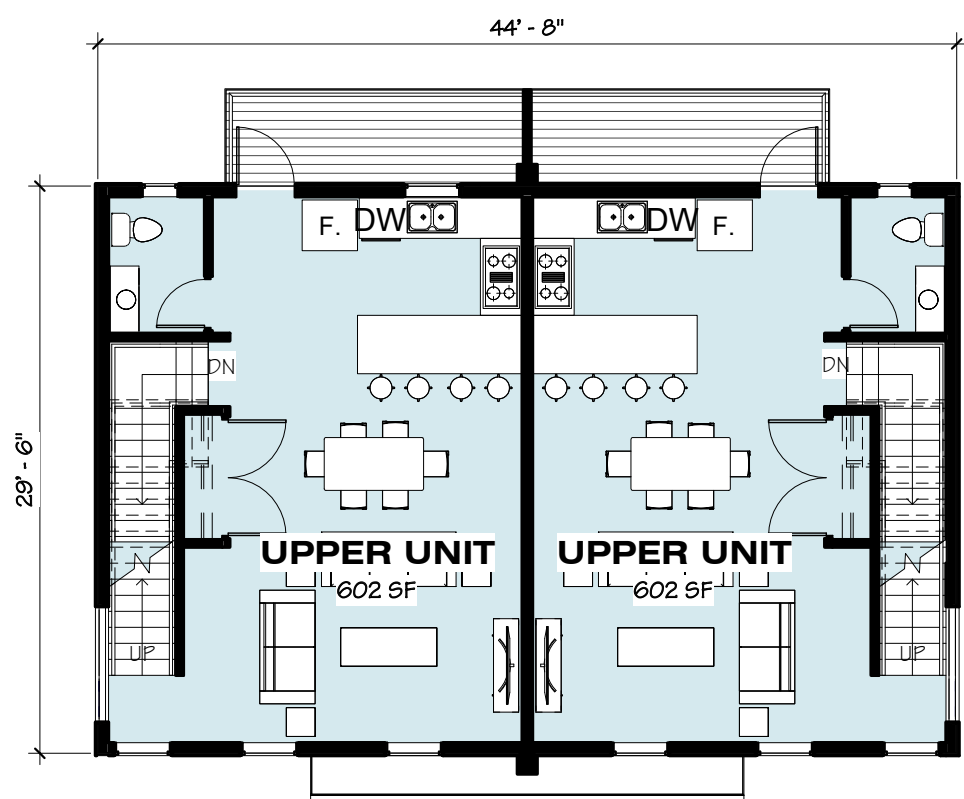
# PROGRAM

<b>LOT 1 (SOUTH) =</b>	<b>37 HOMES</b>
	<b>26 PARKING SPACES</b>
	STUDIO 6      350 SF
	1BDRM 13      550-650 SF
	2BDRM 12      780 SF
	3BDRM 6      975 SF
<b>LOT 2 (NORTH) =</b>	<b>35 HOMES</b>
	<b>46 PARKING SPACES</b>
	STUDIO 9      370 SF
	1BDRM 13      475-565 SF
	2BDRM 10      700-880 SF
	3BDRM 3      1030 SF
<b>TOWNHOUSE =</b>	<b>6 HOMES</b>
	<b>2 PARKING SPACES PER UNIT</b>
	3BDRM 6      1180 SF
	(POTENTIAL FOR 6 MORE 1BDRM SUITES)

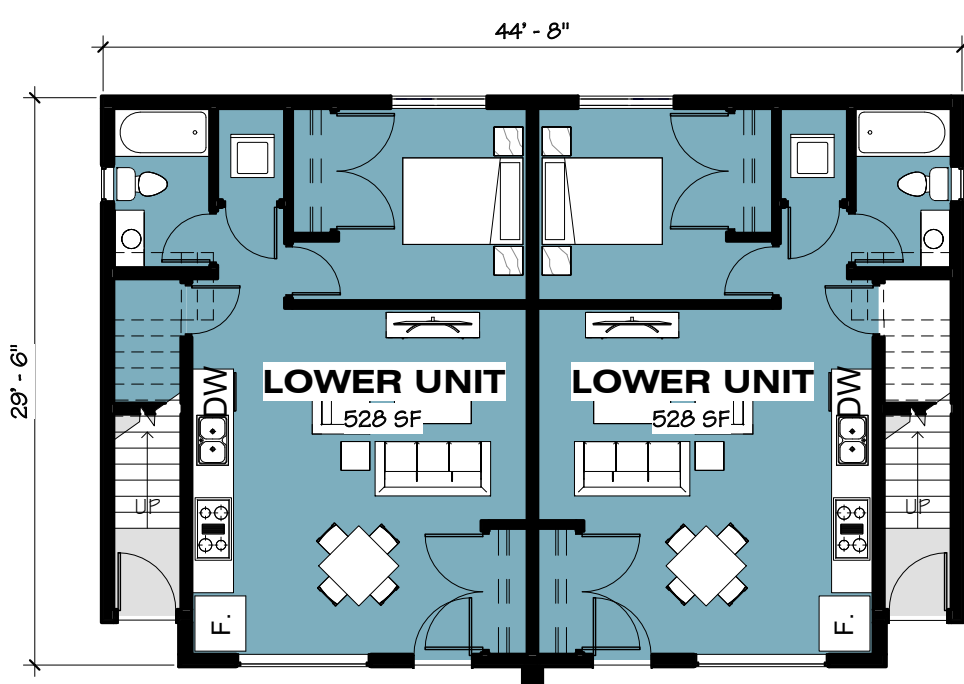
# TOWNHOUSE



LEVEL THREE



LEVEL TWO



LEVEL ONE

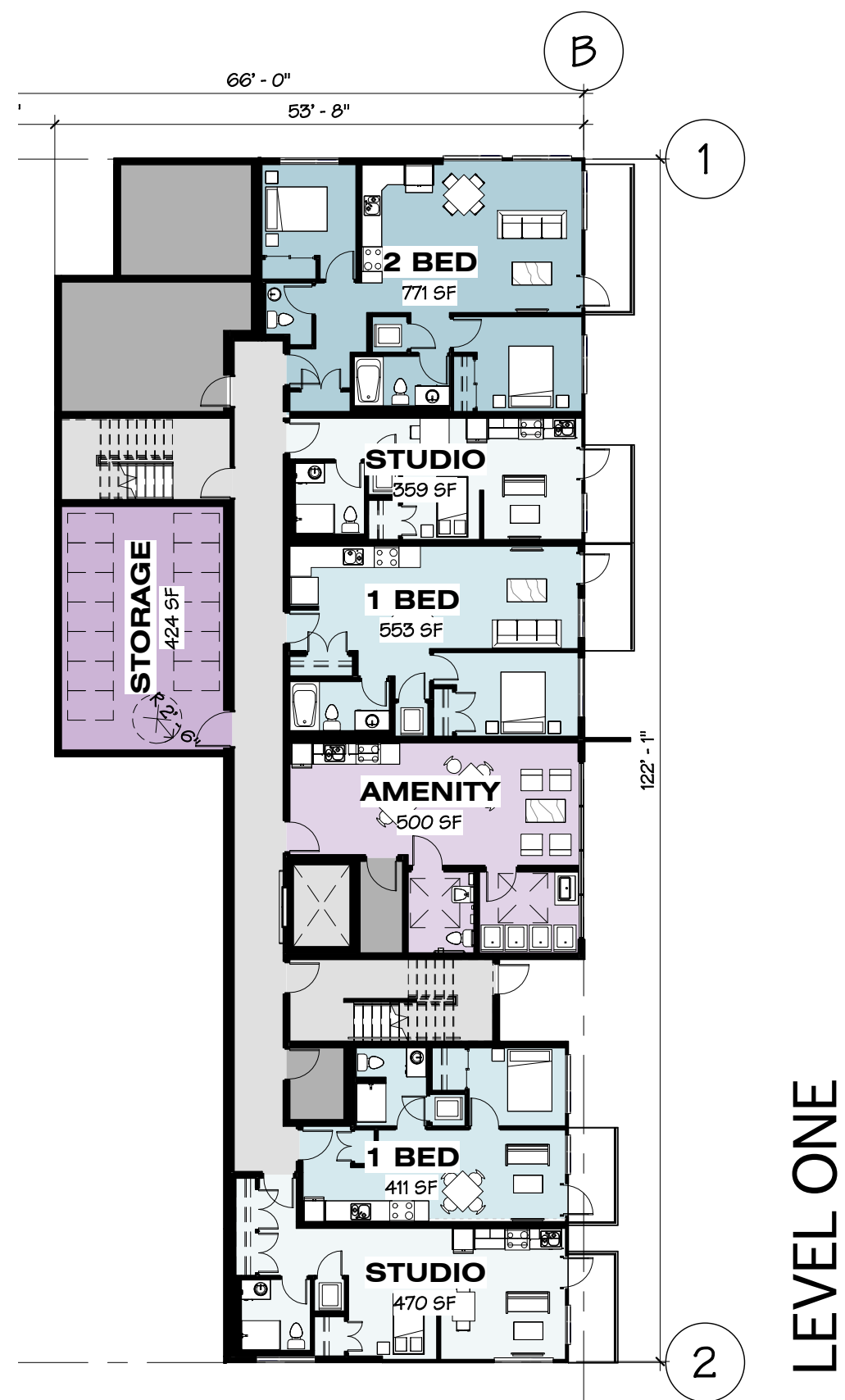


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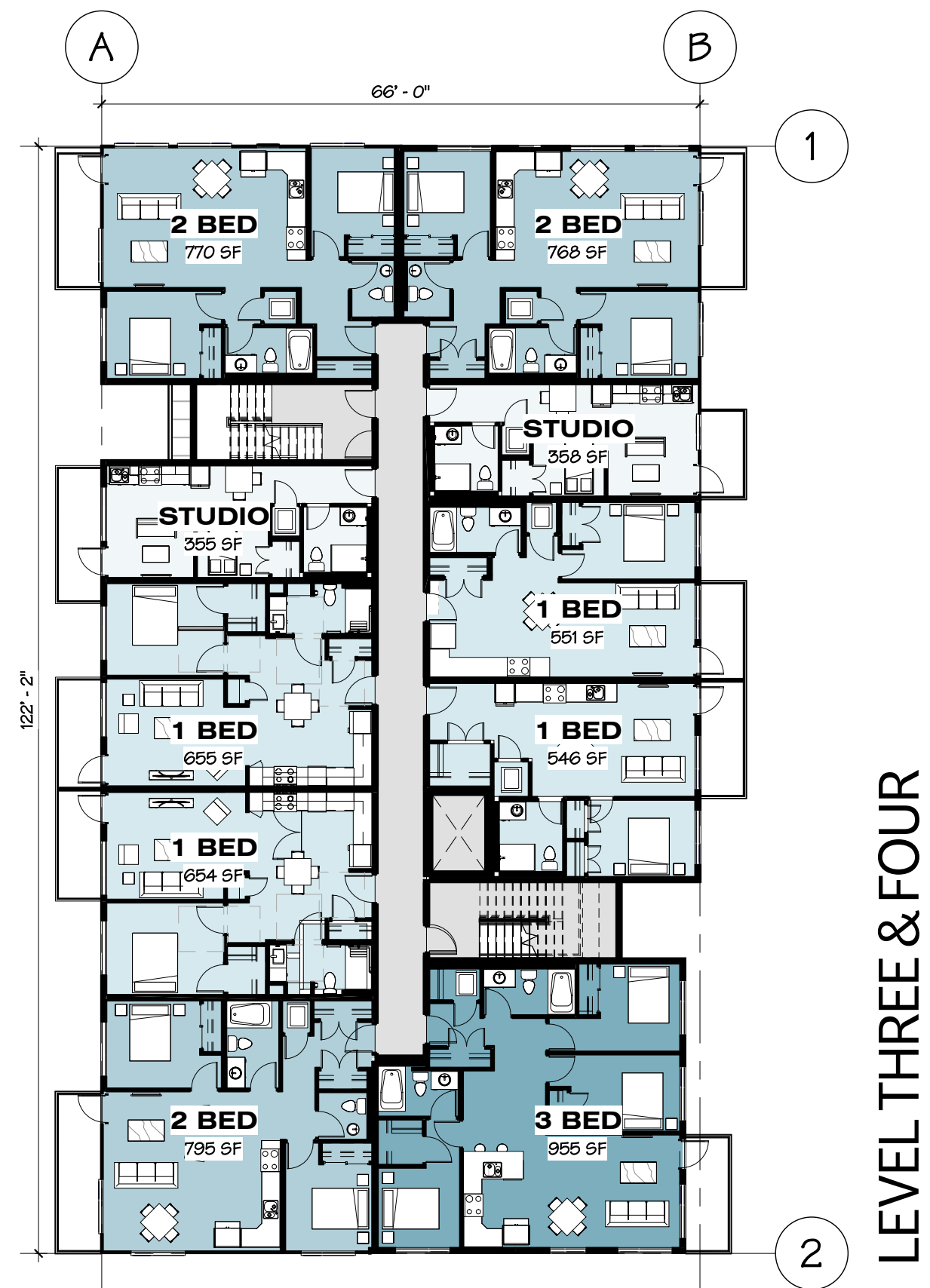
# LOT 2 (NORTH) APARTMENT



LEVEL ONE



LEVEL TWO



LEVEL THREE & FOUR



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LEVEL TWO & THREE



LEVEL ONE

# LOT 1 (SOUTH) APARTMENT



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