catalyst
Community Developments
TOFINO HOUSING CORPORATION
LEITH ANDERSON ARCHITECTURE

WELCOME TO THE PRE-APPLICATION OPEN HOUSE FOR THIS PROPOSED 14 UNIT THC / CATALYST AFFORDABLE RENTAL HOUSING PROJECT ON SHARP ROAD.

DATE / TIME:

Sunday June 23, 4:00- 7:00 PM

LOCATION:

Outside Break

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 THC would like to invite you to review the proposal, ask questions and share your thoughts and offer feedback.

PROJECT OVERVIEW:

This proposal is for 6 Townhouses (2 storey) and 8 Apartment Style units (single storey), all to be rented at below-market rates. A mix of I bedroom, 1 bedroom plus den, 2 bedroom and 2 bedroom plus den units will be developed within the two, two-storey buildings on the half-acre site.

STATUS OF PROCESS:

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

NEXT STEPS:

Rezoning review process with the District of Tofino – summer and fall 2019.
Construction start if approved, late 2019 or early 2020.
Construction of culvert and driveway targeted for summer 2019

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. THC and the 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 Sharp Road housing and will be working together with a local property manager.

AFFORDABILITY:

Rental rates will be a minimum of 10% below current market rents, with some homes at lower rents if government funding is secured. 10% below market rents as of today would work out to rents of approximately $1080 per month for a 1 bedroom to $1710 per month for a 2 bedroom and den. THC and Catalyst have a mandate to deliver affordable rental housing so will look for all possible ways to increase the affordability.

Homes will be rented to households with a gross annual income that does not exceed the maximum eligible income for the specific rental home. These maximum incomes are determined such that rents are approximately 30% of household income. By way of example, a rent of $1080 per month would equate to an annual household income of $43,200. Income verification will be done prior to confirming an agreement to rent.

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 and attempts will be made to offer housing to those that are interested and who qualify.

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CONTEXT PLAN

TOFINO HOUSING CORPORATION

PROPOSED SITE - TOTAL 14 UNITS

PARKING:

18 TOTAL PARKING STALLS

2 ACCESSIBLE STALLS

HOUSING UNITS:

14 TOTAL UNITS

3 ACCESSIBLE UNITS
9 2-BEDROOM UNITS
5 1-BEDROOM UNITS

SITE:

2,038.8 M2 (21,945.3 SF)

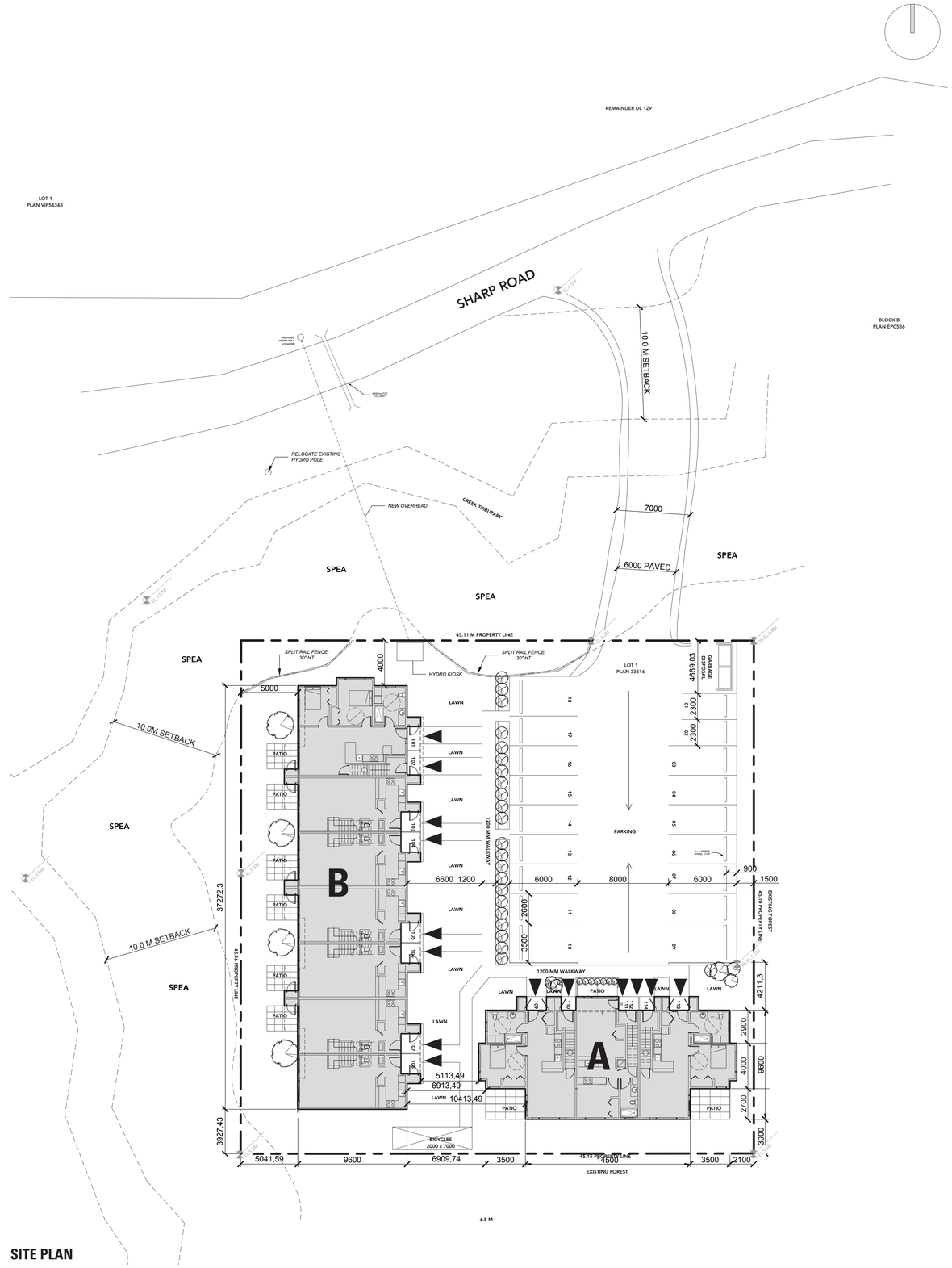
SITE COVEREAGE: 27 %
FSR: 54.6 %

BUILDING A - 6 UNITS

109 / TYPE A - 1 BR (64.3 M2 / 691.8 SF)
110 / TYPE B - 2 BR (75.2 M2 / 780.4 SF)
111 / TYPE C - 1 BR (52.5 M2 / 564.0 SF)
112 / TYPE D - 1 BR (57.2 M2 / 615.7 SF)
113 / TYPE A - 1 BR (64.3 M2 / 691.8 SF)
114 / TYPE B - 1 BR (75.2 M2 / 780.4 SF)

BUILDING B - 8 UNITS

101 / TYPE B - 2 BR (74.0 M2 / 796.5 SF)
102 / TYPE C - 2 BR (75.2 M2 / 809.2 SF)
103 / TYPE A - 2 BR (91.1 M2 / 980.6 SF)
104 / TYPE A - 2 BR (91.1 M2 / 980.6 SF)
105 / TYPE A - 2 BR (91.1 M2 / 980.6 SF)
106 / TYPE A - 2 BR (91.1 M2 / 980.6 SF)
107 / TYPE A - 2 BR (91.1 M2 / 980.6 SF)
108 / TYPE A - 2 BR (91.1 M2 / 980.6 SF)



SITE PLAN

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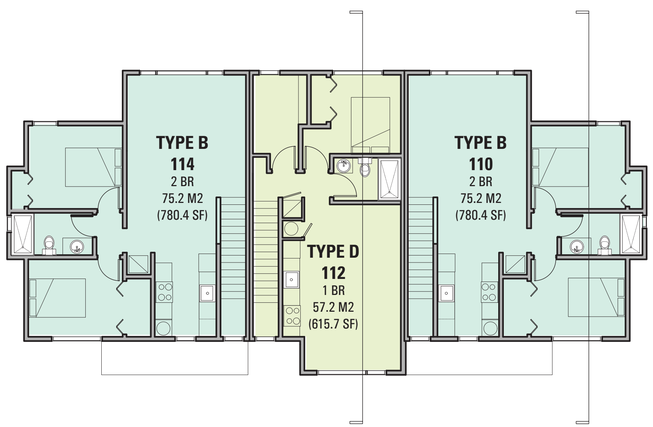
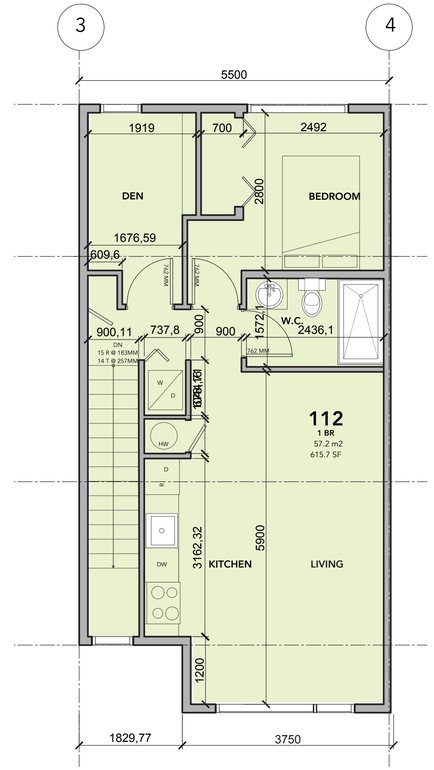
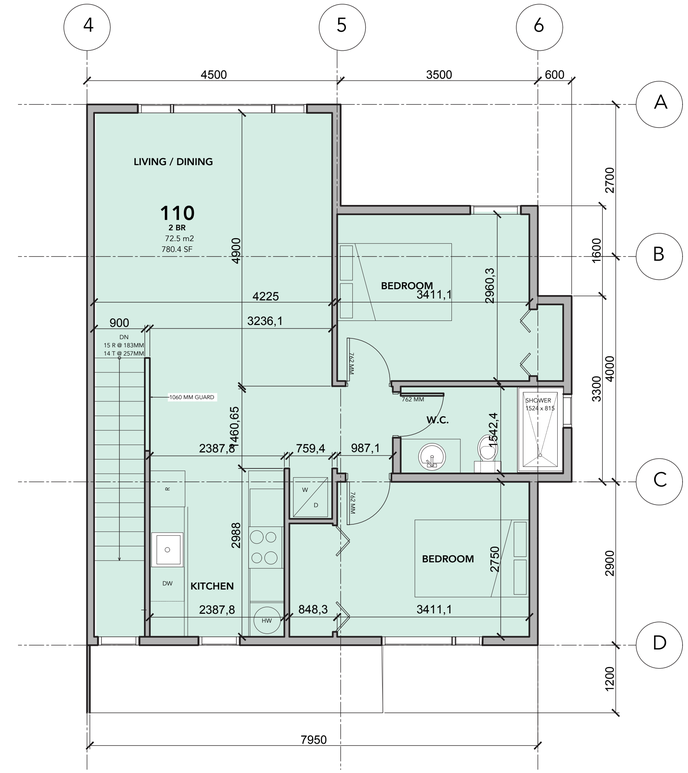


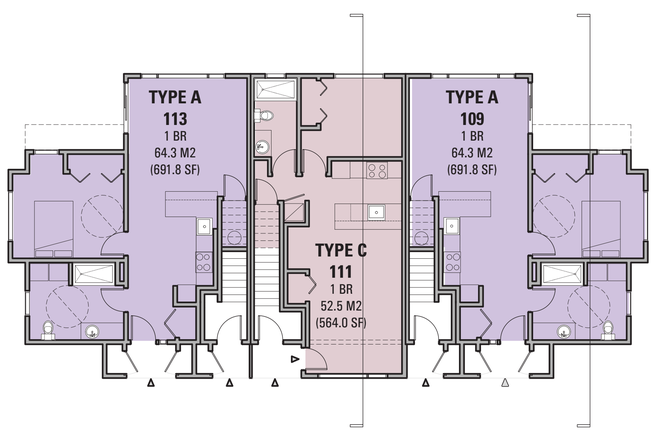
BUILDING A - SECOND FLOOR



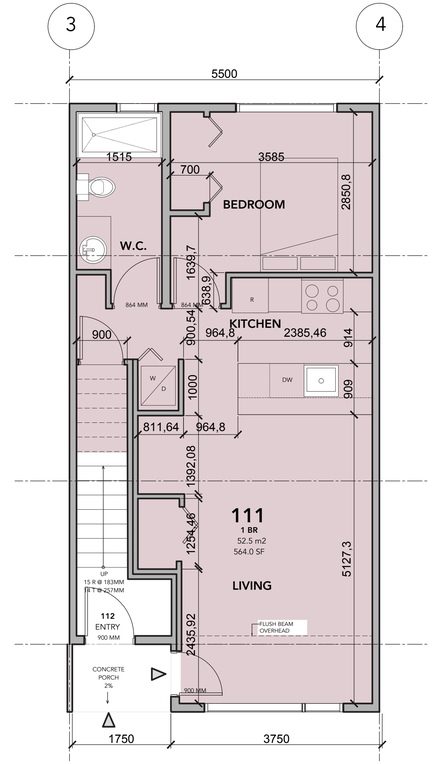
TYPE D - SECOND FLOOR /**UNIT 112**



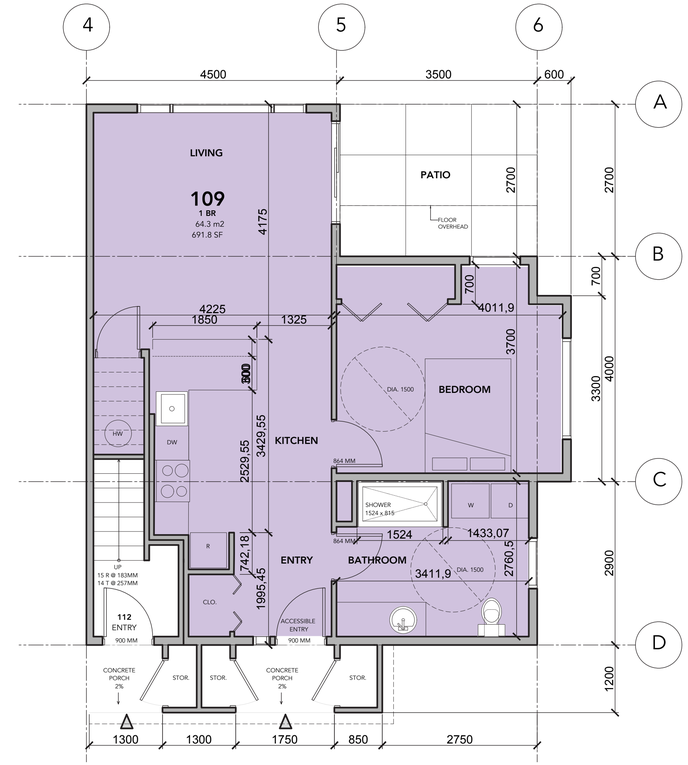
TYPE B - SECOND FLOOR /**UNIT 110**



BUILDING A - GROUND FLOOR



TYPE C - GROUND FLOOR /**UNIT 111**



TYPE A - GROUND FLOOR /**UNIT 109 ACCESSIBLE**

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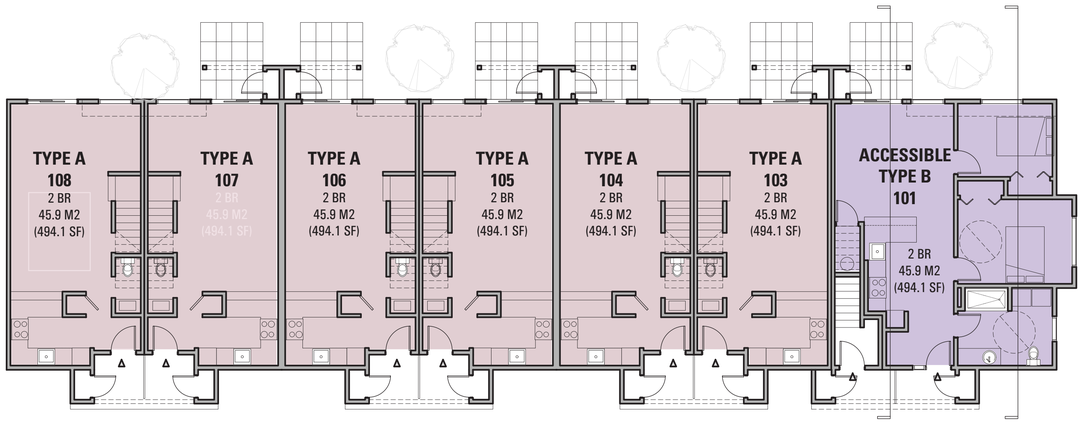
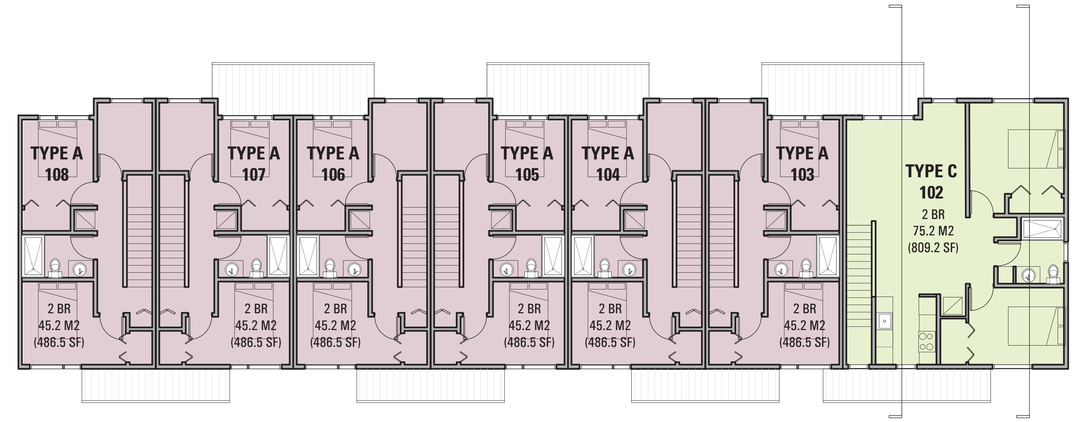
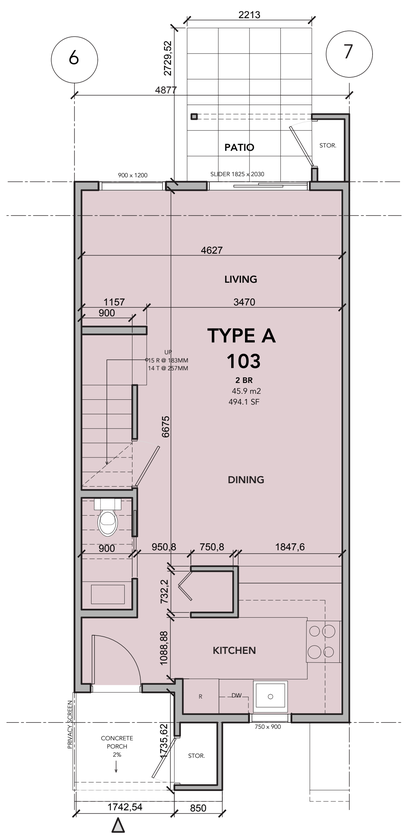


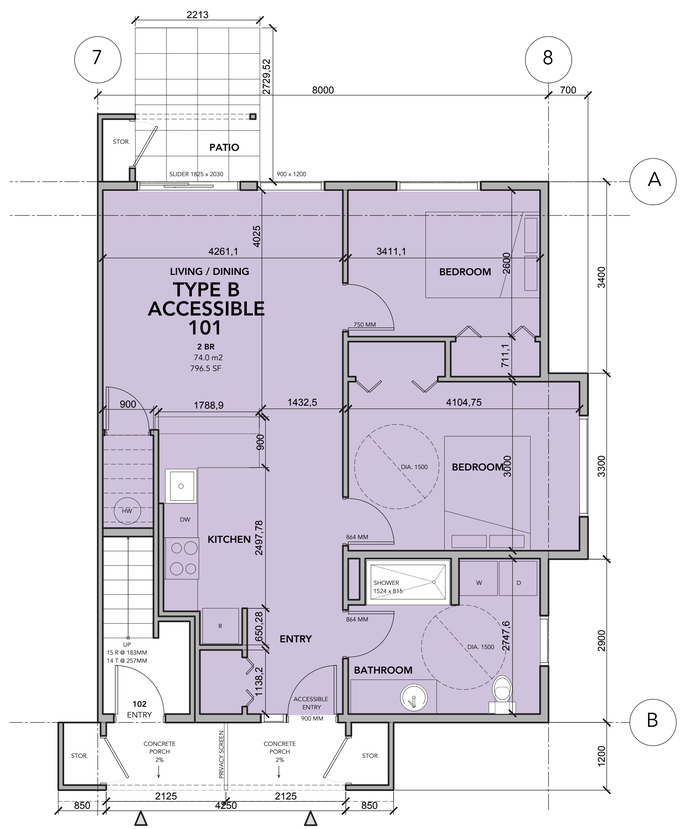
BUILDING B - GROUND FLOOR



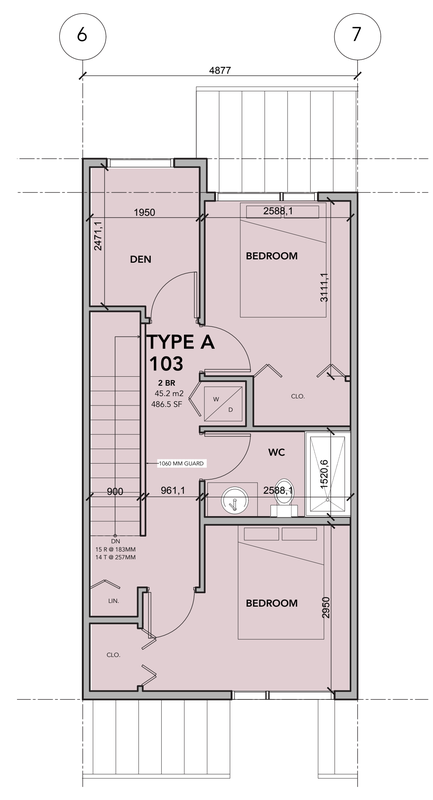
BUILDING B - SECOND FLOOR



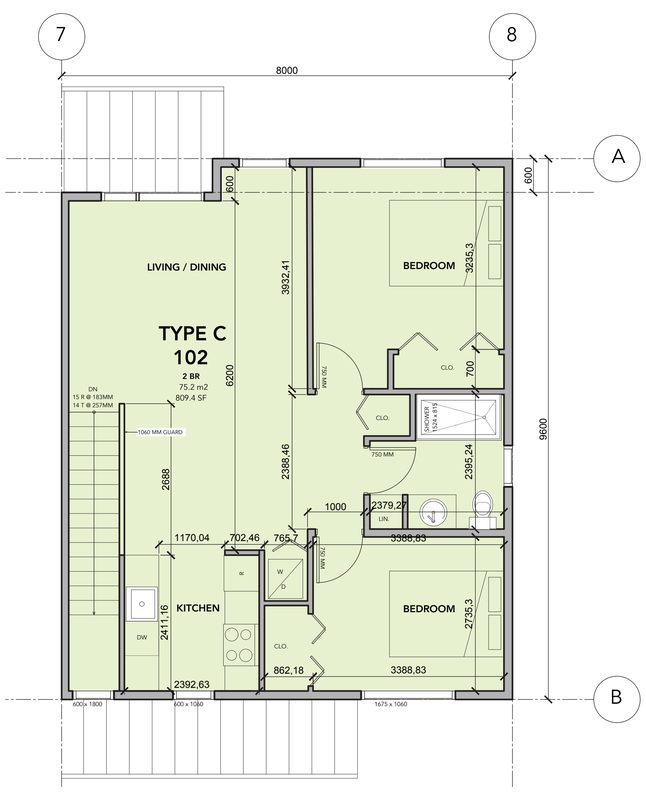
TYPE A - GROUND FLOOR /**UNIT 103**



TYPE B - GROUND FLOOR /**UNIT 101 ACCESSIBLE**



TYPE A - SECOND FLOOR /**UNIT 103**



TYPE C- SECOND FLOOR /**UNIT 102**

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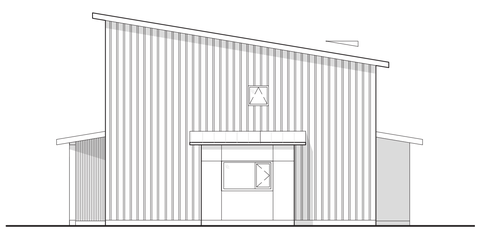
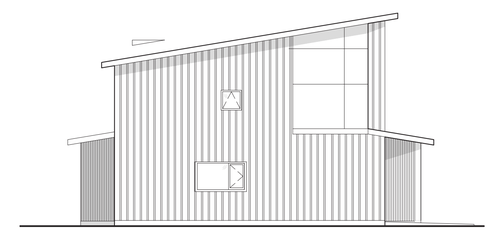
BUILDING B

BUILDING B - EAST ELEVATION



BUILDING B - NORTH ELEVATION

BUILDING B - WEST ELEVATION



BUILDING B - SOUTH ELEVATION

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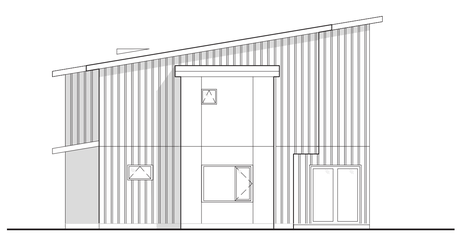
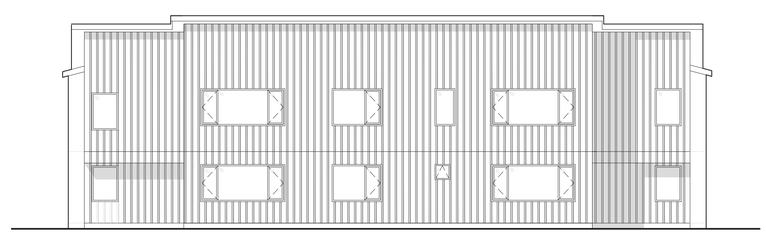
BUILDING A

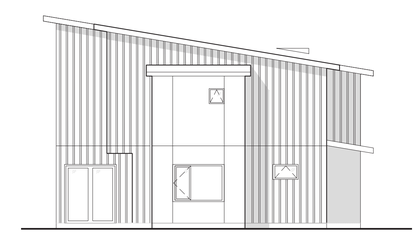
BUILDING A - NORTH ELEVATION



BUILDING A - WEST ELEVATION



BUILDING A - SOUTH ELEVATION



BUILDING A - EAST ELEVATION