

# 2988 Elliott Street | Context



Oak Street



Historic Murals



Lang Street at south side of site



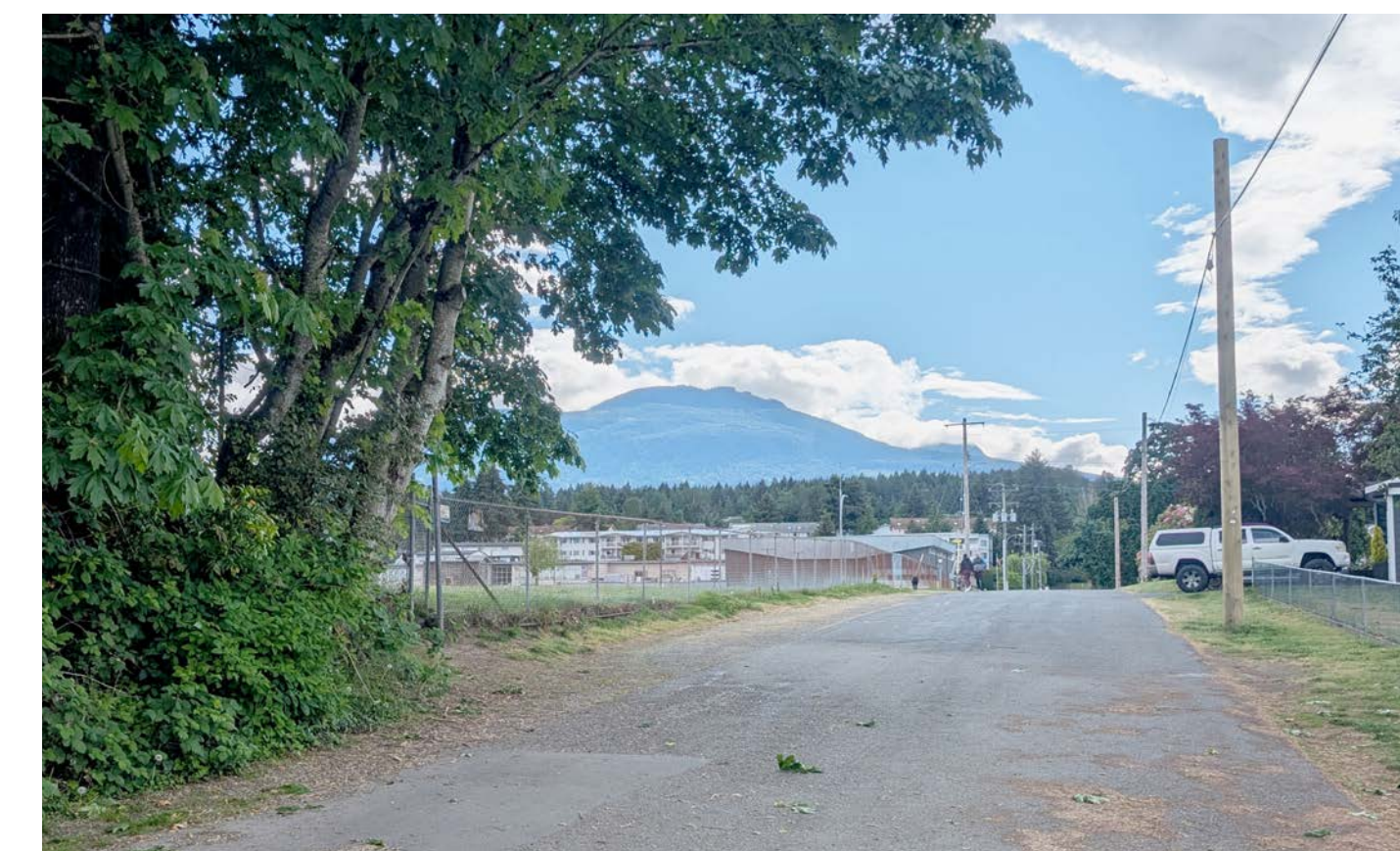
Severne Street at east side of site



Seaview Street



Connection from Elliott Street to Seaview



Looking west along Elliott Street



Community garden at Elliott Street



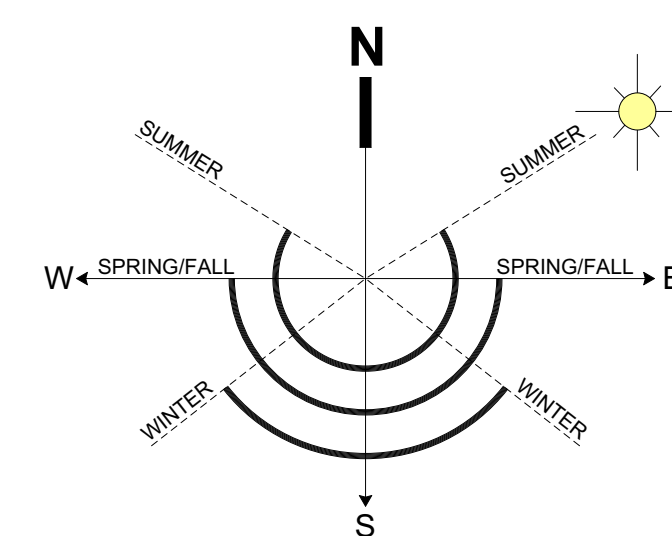
Looking south at skate park and school beyond



Looking south from middle of site



Path from Severne to school yard



# 2988 Elliott Street | Policy Context

## About the Official Community Plan

The Official Community Plan (OCP) is a bylaw that broadly encompasses policies and objectives that deal with existing and proposed land designations and provide an overarching vision for the community. Working together, civic officials, community organizations, and individual citizens developed and adopted the current OCP. The OCP is a long-term plan that encourages many projects and undertakings, and has been designed to evolve with the Municipality's needs.

The Municipality can change the land use designations or policies in the OCP to facilitate development that the OCP does not accommodate.

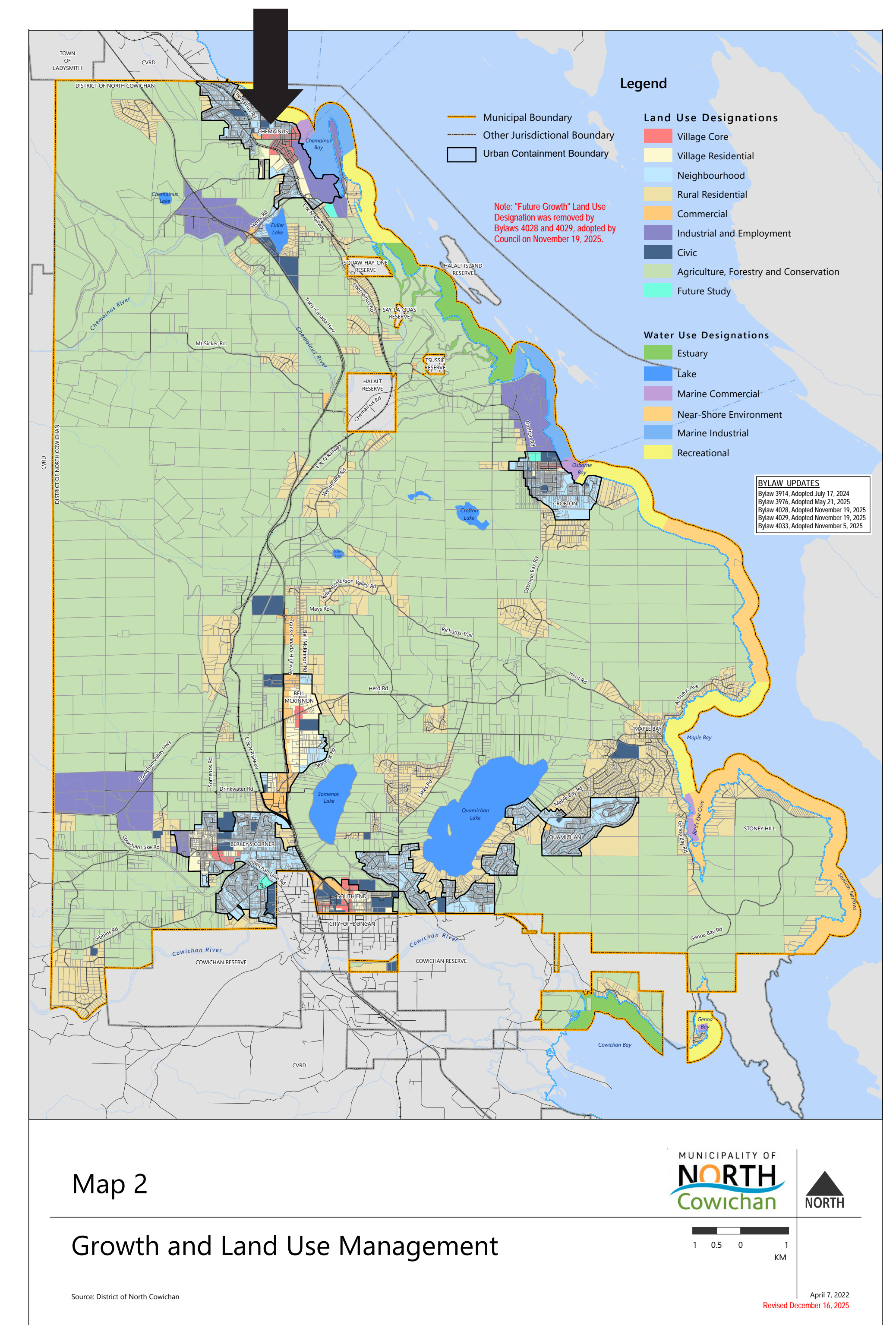
One of the seven overarching goals of North Cowichan's Official Community Plan is to *"Encourage and enable a diverse mix of housing types, tenures and levels of affordability."*

## Existing Official Community Plan designation:

The Elliott Street property is designated "Neighbourhood" in the OCP – "This designation is where a range of lower-density residential types create housing options for people with different needs, with sensitive infill development taking place alongside the preservation of single family homes."

The draft concept plan for the 2988 Elliott Street site would prompt a change in the OCP designation to "village residential" to allow the proposed additional density.

**The Chemainus Town Centre Revitalization Plan** is a local area plan within the OCP. The Elliott Street site is referenced as the "old elementary school" in the plan and is evaluated as one option for a potential location for a skate park. Otherwise, this site is not within the study area of the plan.



Extracted from the Municipality of North Cowichan OCP

# 2988 Elliott Street | Zoning

## About Zoning

Zoning gives effect to the overarching vision and objectives from the OCP by allowing uses and densities that are consistent with the vision, and prohibiting those that are not. Every property in North Cowichan falls under a zoning designation. Each zoning designation specifies the activities that can place on the properties within it. Zoning designations also specify regulations such as maximum floor area and height of buildings, minimum distances between buildings and property lines, and the amount of off-street parking required. Zoning maps identify the zoning designation for every property in North Cowichan as well as development regulations for each zoning designation.

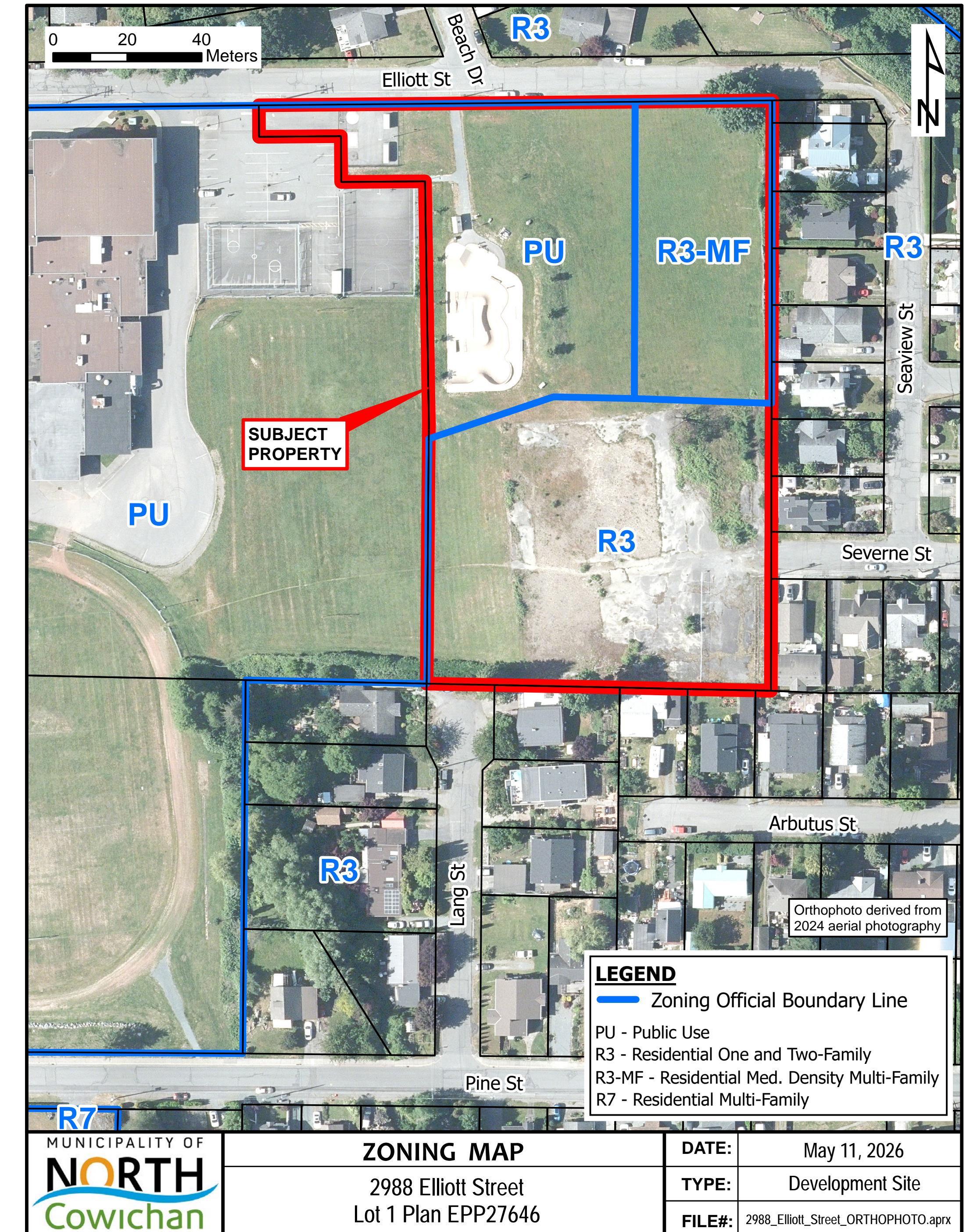
Before any property can be developed (e.g. by constructing a new building, or by changing the land use) the proposed development is compared to the current zoning regulations for that property. If the proposed development is not permitted under existing zoning, the property owner can apply for a zoning amendment to change the regulations.

## Existing zoning:

The property is currently split into three zones:

- (R3) Residential One- and Two-Family Zone
- (R3-MF) Residential Medium Density Multi-Family Zone
- (PU) Public Use Zone

The existing zoning could yield approximately 45-50 units in total on the property.



# 2988 Elliott Street | Illustrative Concept Plan



## BUILDINGS:

- A. 4 storey residential with community/ child care use
- B. 3 storey residential
- C. 3 storey residential
- D. 4 storey residential (Phase 1, proposed affordable)
- E. 4-6 storey residential

## LEGEND

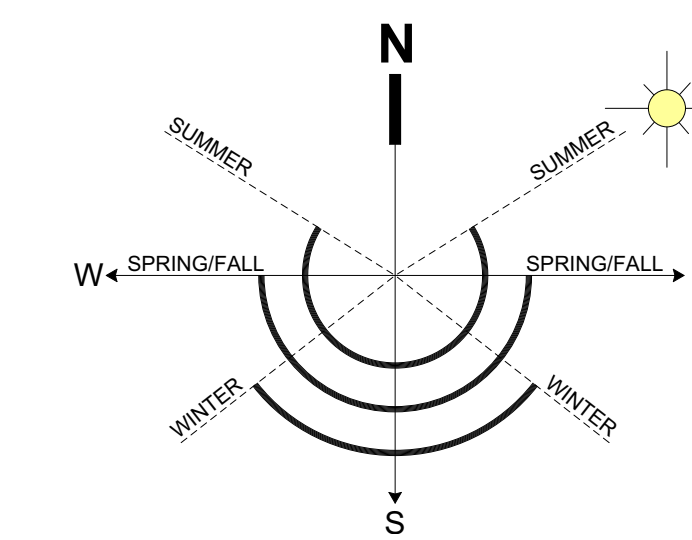
- 1. Community Garden/Park
- 2. Multi-purpose Community Space
- 3. Child Care
- 4. Child Care Play Space
- 5. Existing Skate Park
- 6. Shared Street (low speed)
- 7. Landscape Stair/Ramp
- 8. Underground Parking Access
- 9. Pedestrian connection to school

## Preliminary Project Data

**Site Area:** 1.53 hectares

**Total potential residential units:** 170-250

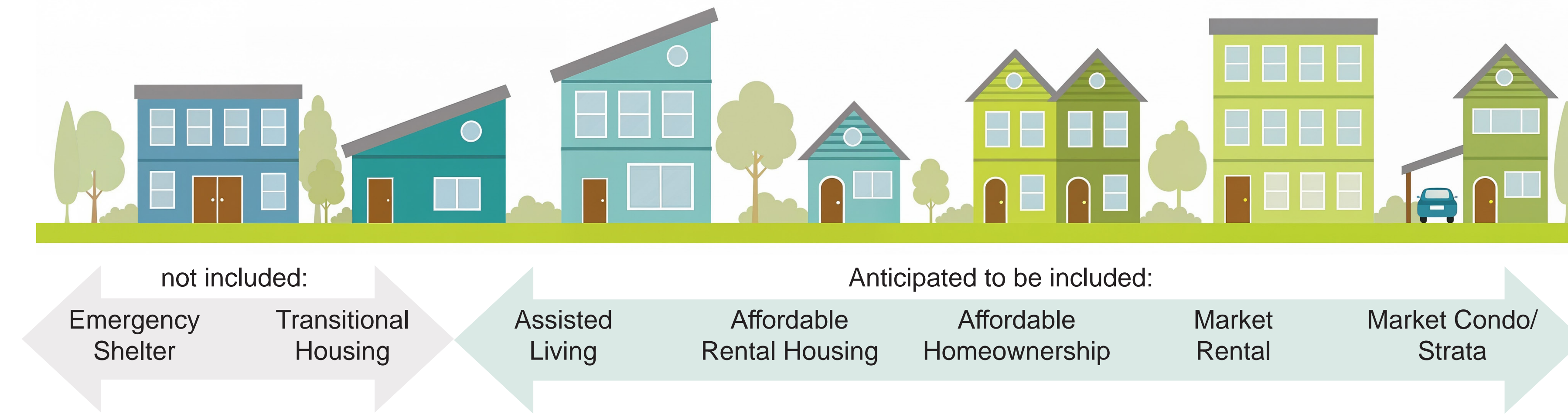
**Servicing:** There are servicing constraints in the Chemainus area that will need to be addressed before this project can proceed.



Note this is a conceptual plan only. It is not intended to illustrate form and character of proposed landscape elements and is not an illustration of final architecture, nor technical design.

# 2988 Elliott Street | Illustrative Concept Plan

## Housing Spectrum



### Housing Need:

North Cowichan estimates that there is a need for between 226-394 new non-market housing units, now or within the next 5 years (Affordable Housing Policy and Interim Housing Needs Report).

### Goal:

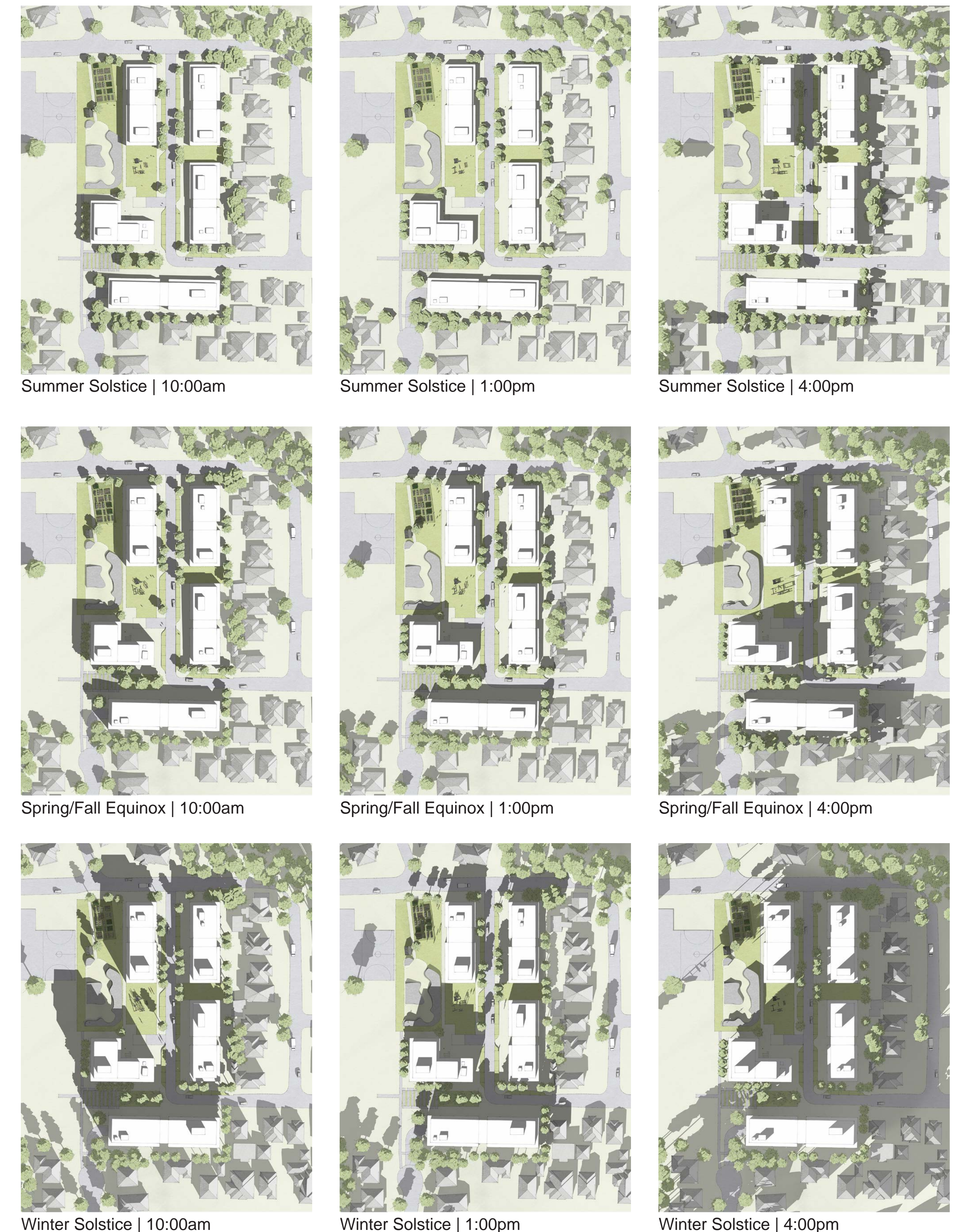
The goal of the proposed Phase 1 building is to provide affordable rentals for families and seniors.

## Timeline



North Cowichan intends to keep ownership of the affordable housing building site (Phase 1), as well as the skate park and community garden. Once the property is subdivided North Cowichan will consider options for the other parts of the site.

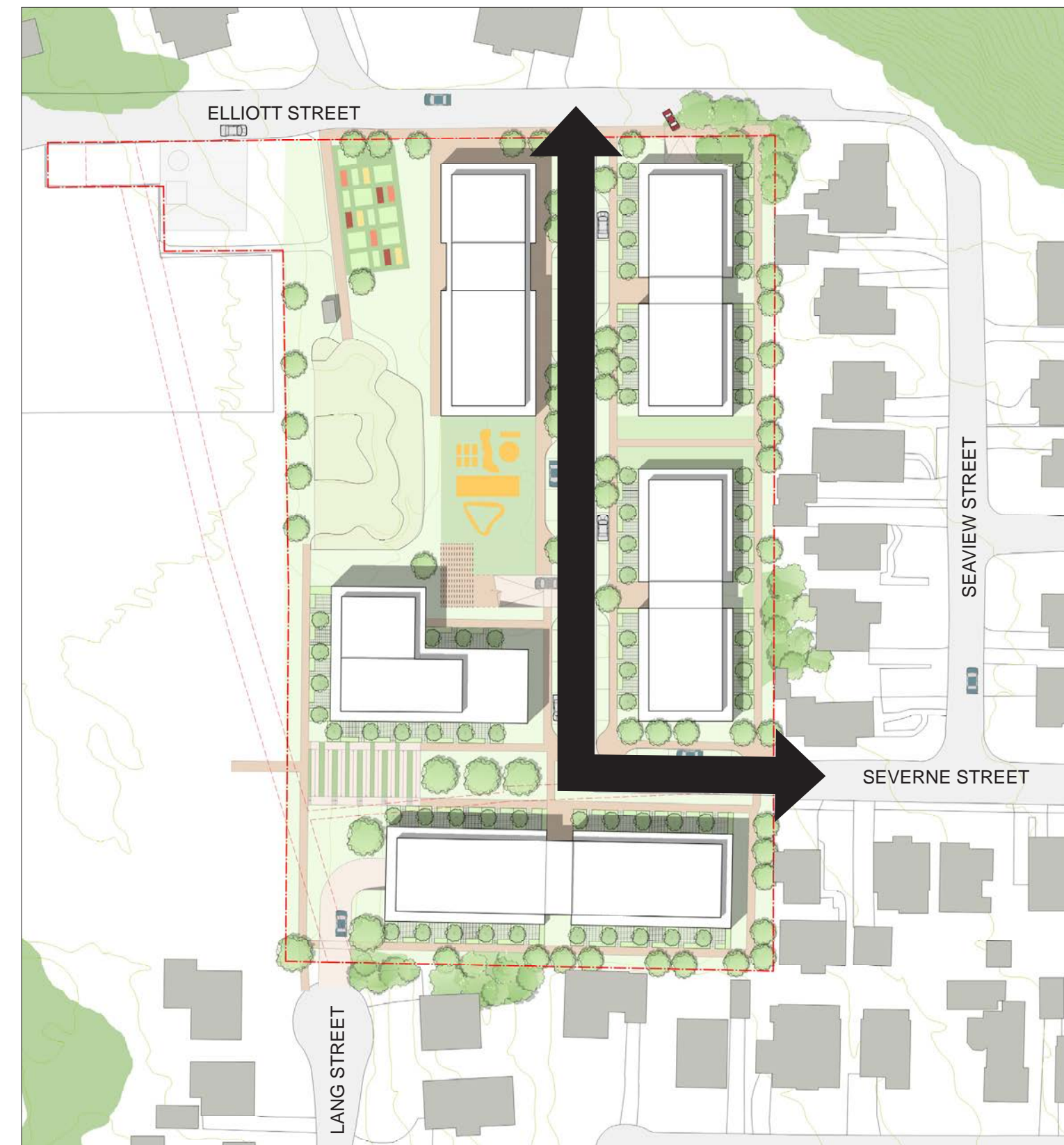
## Sunlight and Shade Studies



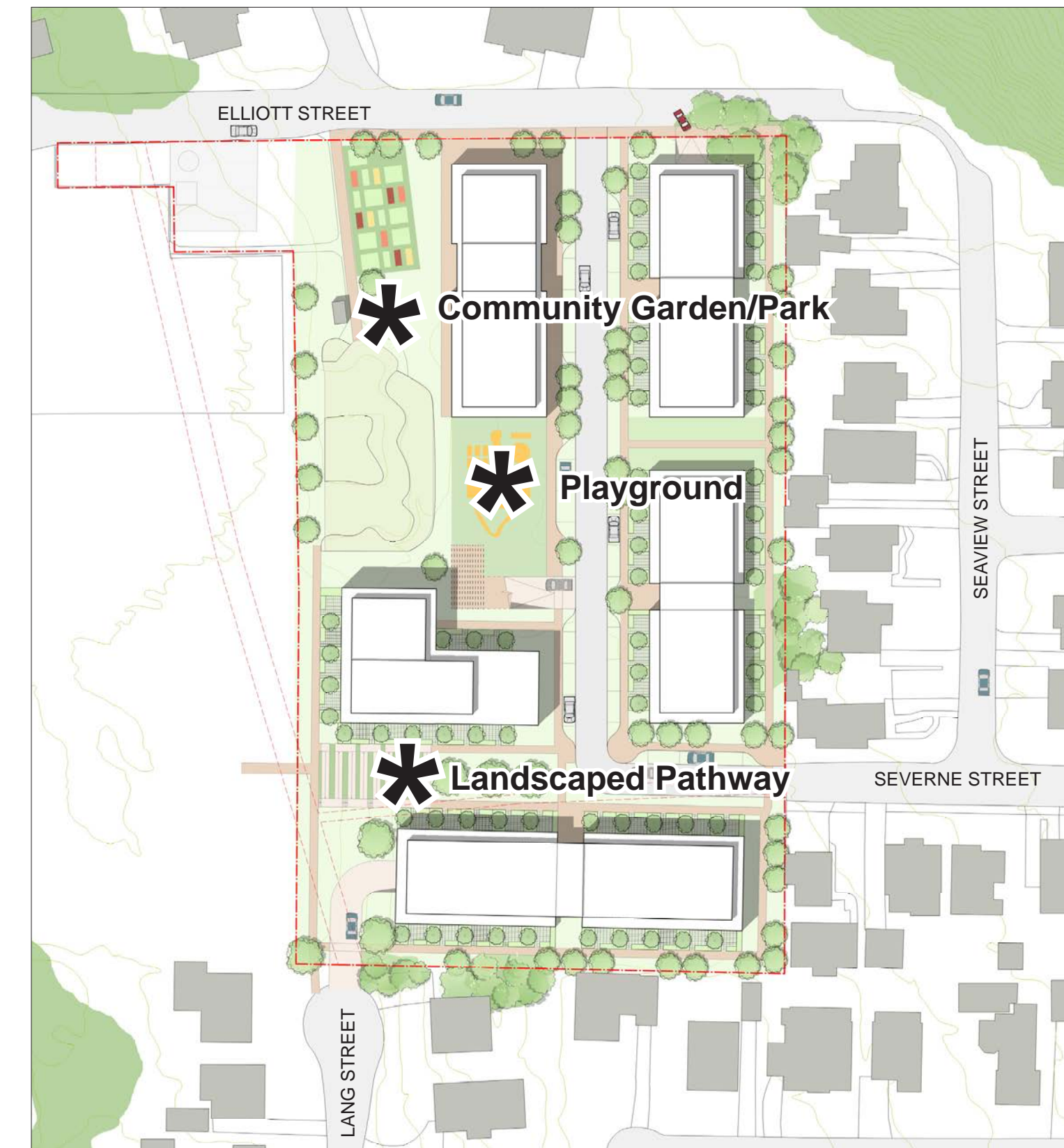
# 2988 Elliott Street | Plan Objectives



Recognize existing site constraints



Connect the street network



Identify new public spaces



Plan residential apartments and parking



Locate community amenities



Link key walkways



Integrate trees and landscaping



Phase 1

# 2988 Elliott Street | Streetscape Character

Do you like what you see? Add a sticker below.

What is missing?  
Write a sticky note.



Wide sidewalk



Ground level access



Landscaping to create separation between public and private areas



Pathways linking between buildings



Shared open spaces



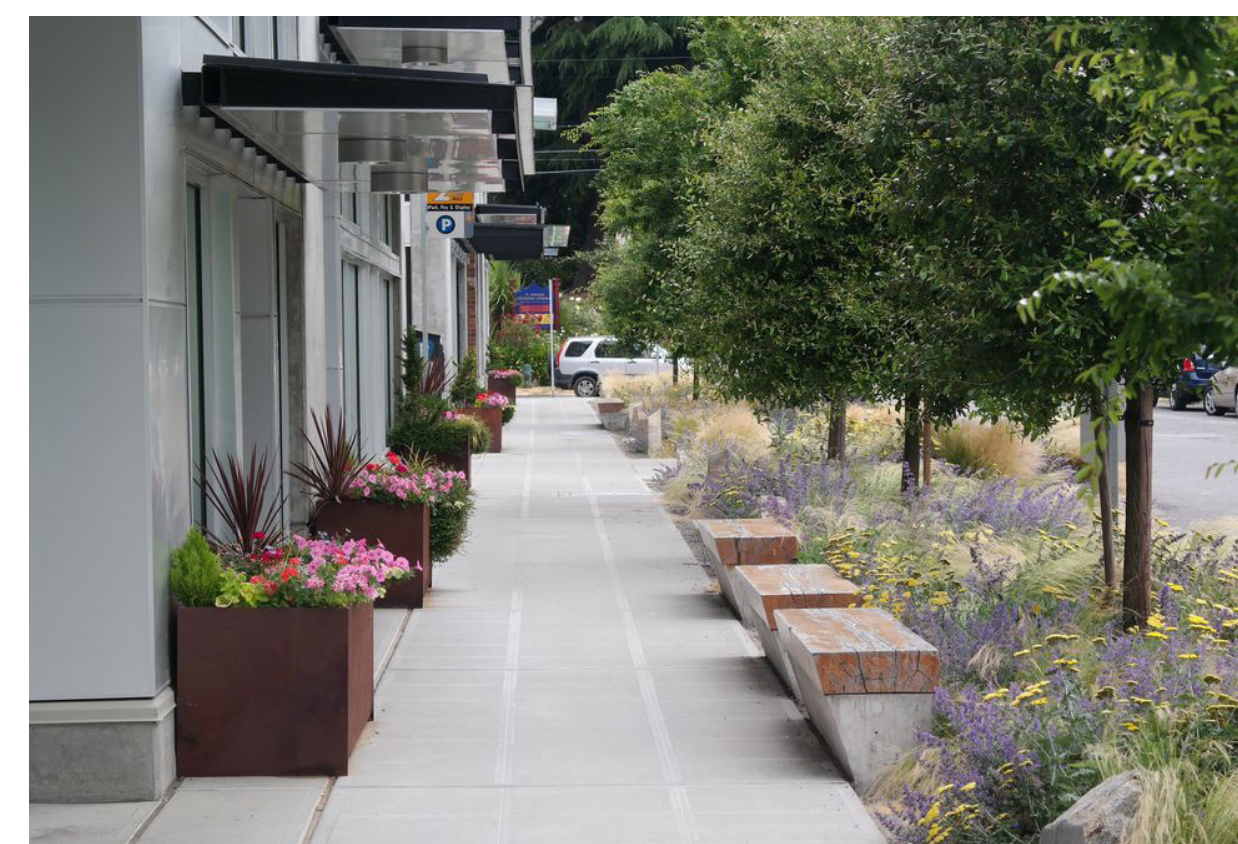
Grade level entrances



Connecting pathways



Raised ground level units



Wide sidewalk and seating beside non-residential area



Porches connected to sidewalks

# 2988 Elliott Street | Site Elements

Do you like what you see? Add a sticker below.



Playground



Community gardens



Sloped landscape



Multi-purpose community space

What is missing?  
Write a sticky note.



Playground built into slope



Rooftop gardens



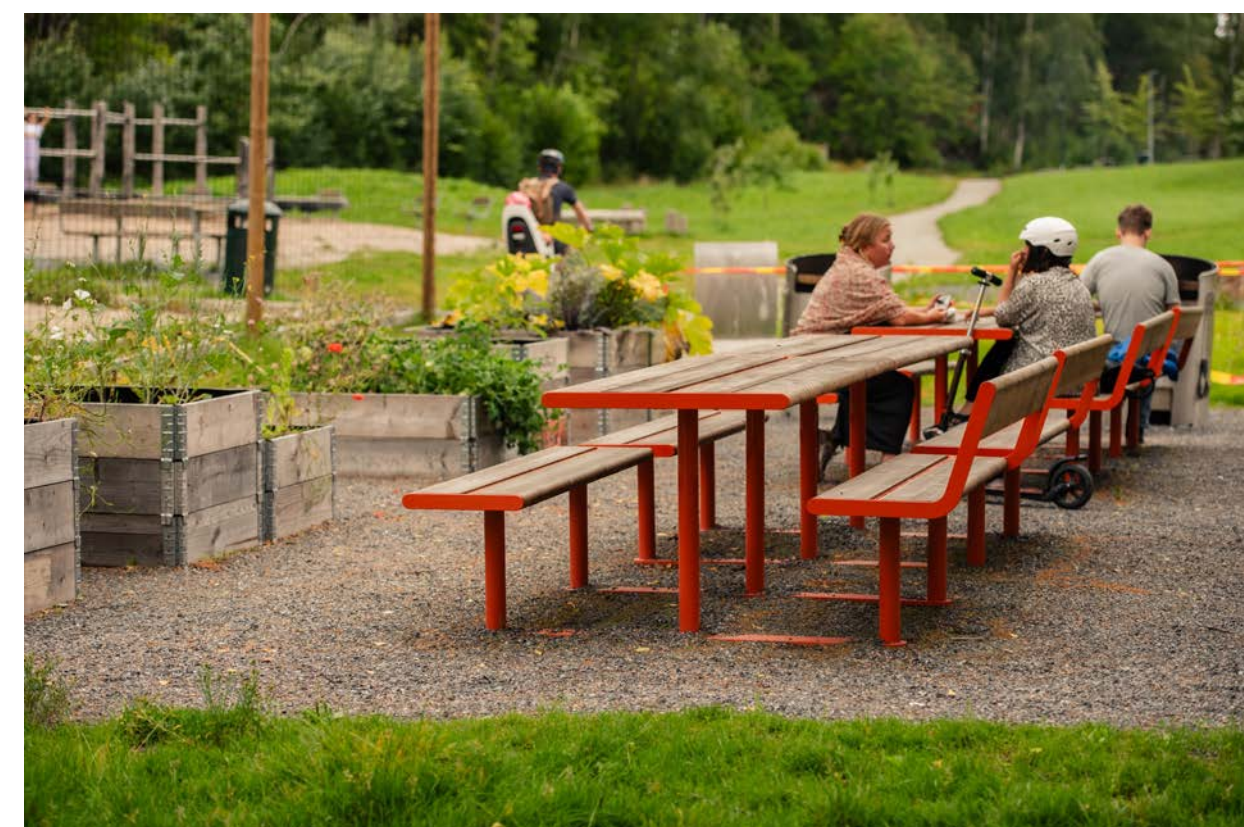
Ramped pathway with stairs



Multi-purpose community space



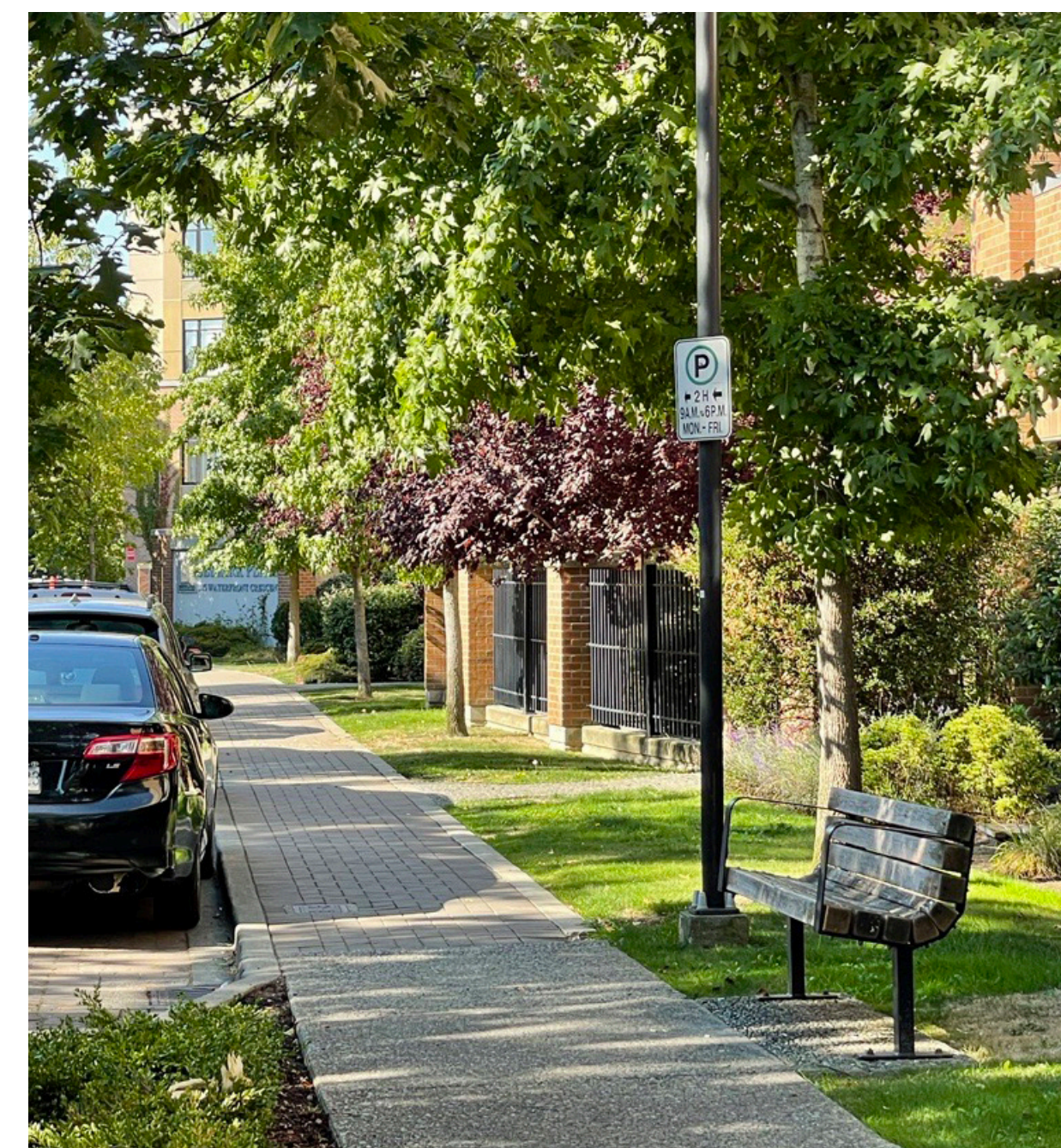
Light and airy child care



Shared seating in open space



Ramped pathway



Street parking with generous sidewalk and landscaping

# 2988 Elliott Street | Plan Concept

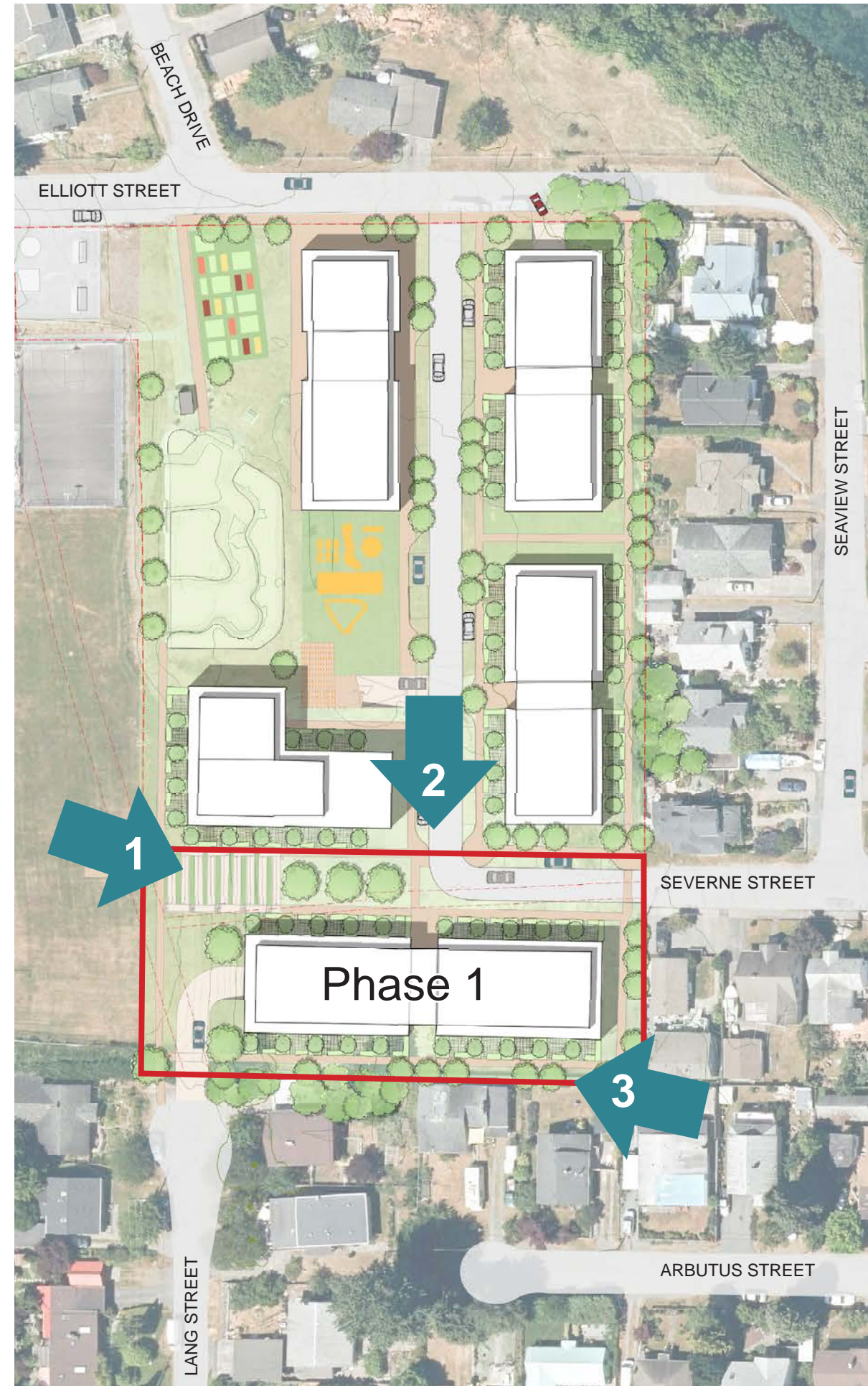


# Planning and Development Process



\* we are here

# 2974 Severne Street | Phase 1



Residential units	61
Unit types	1, 2, 3- bedroom units
Adaptable and accessible units	included
Target population	Families, Seniors, Singles
Housing Spectrum	Affordable Rental Housing
Funding:	to be determined
Timing:	to be determined

1. This landscaped pedestrian connection will provide a barrier-free path through the property from Severne Street through to the school.



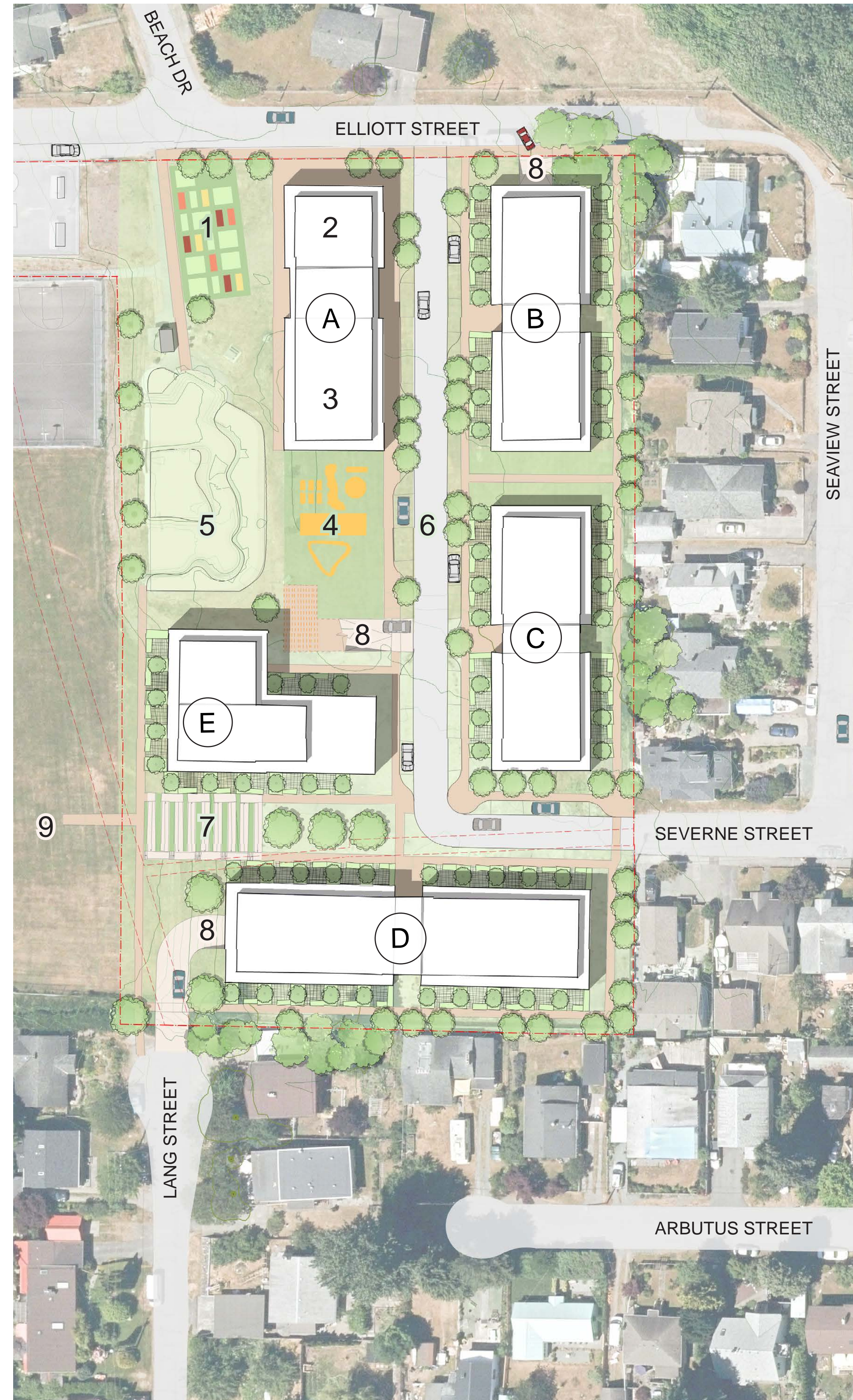
2. The Phase 1 building prioritizes access to outdoor spaces, including landscaped patios on the ground floor and private balconies for upper floors. A mural will be a distinguishing feature of the main building entrance.



3. Behind the building, ground floor homes will connect to a pathway with a landscape buffer along the rear property line.

# 2988 Elliott Street | Illustrative Concept Plan

Do you have any comments on the plan? Write a sticky note.

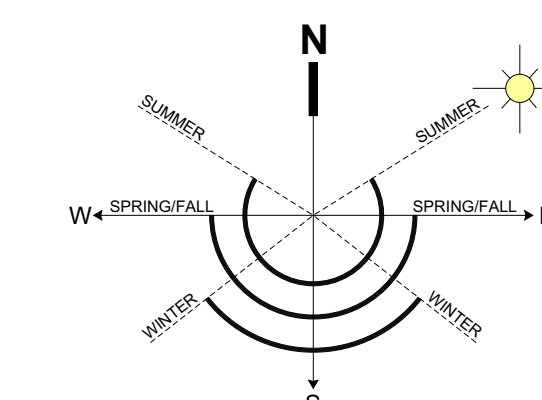


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# 2988 Elliott Street | Questions, Comments?

Write a sticky note.

For more information please contact:

W: northcowichan/affordablehousing

E: [communityplanning@northcowichan.ca](mailto:communityplanning@northcowichan.ca)

T: 250-746-3104

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John Horn

Director | Social Planning and Protective Services

Social Planning and Protective Services

Do you have a suggested name for the project? Write a sticky note.