



ANOMURA HOUSING SOCIETY

PRESENTATION TO SCHOOL DISTRICT #61

OPERATIONS, POLICY AND PLANNING STANDING COMMITTEE

APRIL 10, 2017



A NEW PROFESSIONAL NON-PROFIT HOUSING SOCIETY

- Transitioned from MicroHousing Victoria Society (December 2016)
- **Founding Board Members:**
Franc D'Ambrosio, Architect AIBC, MRAIC, LAI, LEED AP - Principal, D'Ambrosio Architecture + Urbanism, an award-winning practice in architecture, research, planning and urban design since 1991.

Kristina Leach, PhD— Design historian and theorist with a specialty in affordable housing creation and financing.

Susan Abells, MA - Management consultant in strategic and operational planning, quality and risk management, with extensive experience in health and human services sectors.

Sylvia Zhang, CPA - Experience in the real estate/property management industry and public practice.

Sarah Williams - Senior Advisor, First Nations Health Authority.



STRATEGY

- Remains the same: Based on a collaborative & inclusive process involving people experiencing homelessness, community associations, service groups, professionals, students, & interested residents in Victoria.
- (1) **Semi-permanent (movable) modular housing**, with a light footprint on the land
- (2) **Small & distributed**, on lots of any size, distributed throughout Greater Victoria
- (3) **Responsive** to the health & social service needs of residents through partnerships with qualified service providers
- (4) **Integrated** into community.

INNOVATIONS

- **Land use: Temporary Land Use Permits** (does not restrict options for future development)
- **Design: Each module will be moved multiple times and last 50 years**
 - Modular construction (adaptable for large family homes, suites of various sizes (bachelor to 3 bedroom), townhouses, up to 4 story apartment buildings)
 - Passive house principles (extremely energy efficiency resulting in low monthly utility and maintenance costs)
- **Finance: Using asset-backed loan** products

Standard - always used

Option - one or the other

Left

Right

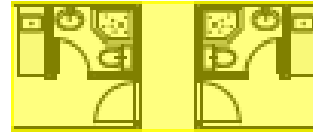
Narrow

Wide



Closed Room - L

Closed Room - R



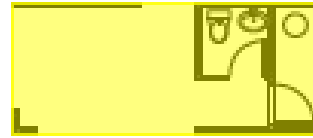
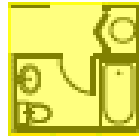
Hall & Closets

Hall & W/C + Kitchen



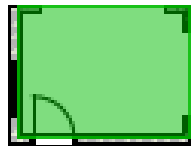
Entry

Kitchen



Full Bath

Hall & Half Bath + Utility



Open Room - L

Open Room - R



Open

Open

WHAT IT LOOKS LIKE: THE MODULES

- Blue: closed rooms
- Green: open rooms
- Yellow: narrow and wide options
- Add Stairs to a second level



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MOTION FROM CITY OF VICTORIA

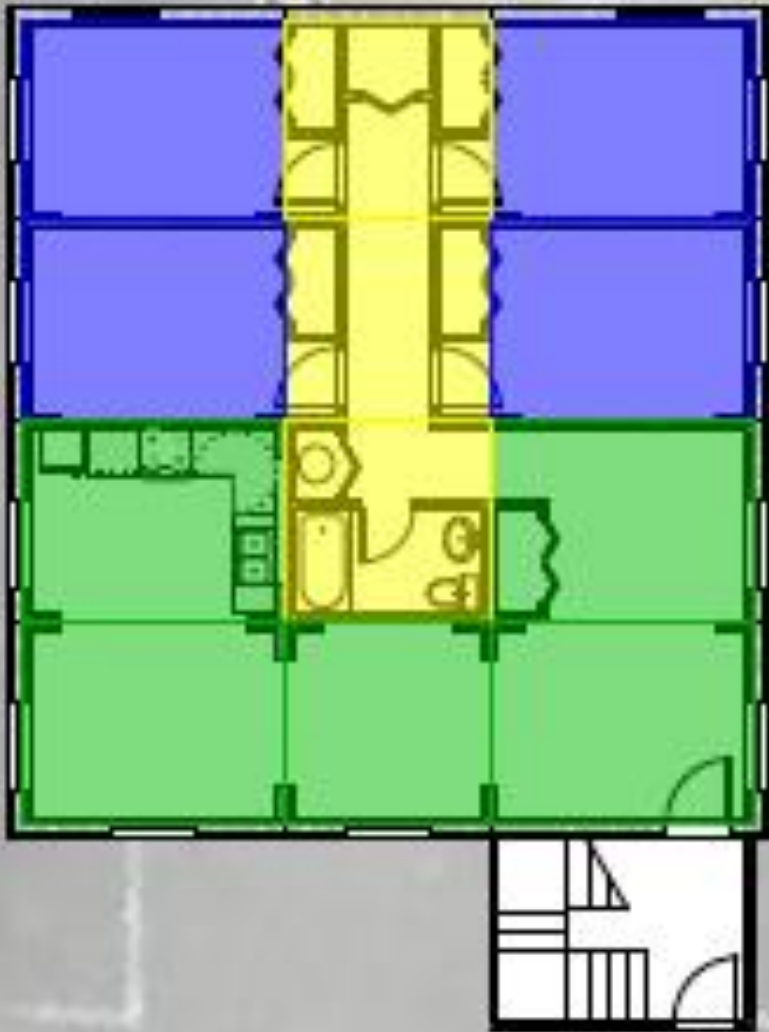
June 23, 2016: Motion approved by City Council:

- Authorize MicroHousing Victoria (now Anomura Housing Society) to apply for a temporary use permit for the City-owned property at 2582 Cook Street for Council's consideration.
- That Council authorize City staff to initiate negotiations of lease terms for premises at 2582 Cook Street [with Anomura], subject to:
 - such terms deemed necessary as a result of the temporary use permit application process; and
 - final lease terms being approved by Council following their final determination of the temporary use permit application.
- That concurrent with applying for Temporary Use Permit a Community Association Land Use Committee [CALUC] Meeting be held.

WORKING WITH CITY PLANNING

Anomura is currently working with City Planning to:

- Demonstrate financial capacity
- Prepare a site management plan, in collaboration with the service provider partner
- Negotiate lease terms for temporary use
- Conduct a CALUC meeting
- Prepare an exit strategy



2582 COOK STREET: CITY OF VICTORIA

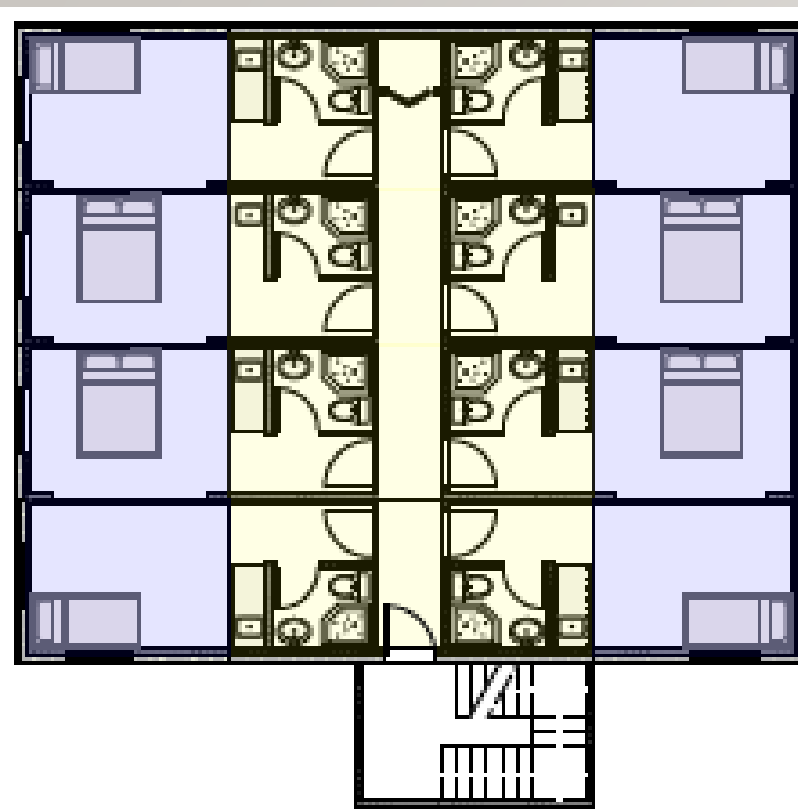
- Service Provider:
Victoria Immigrant and Refugee Centre Society
(VIRCS)
- Up/down duplex
- Each unit is 1200 sq. ft. with:
 - 4 bedrooms
 - full bath
 - kitchen
 - laundry,
 - shared living and dining rooms



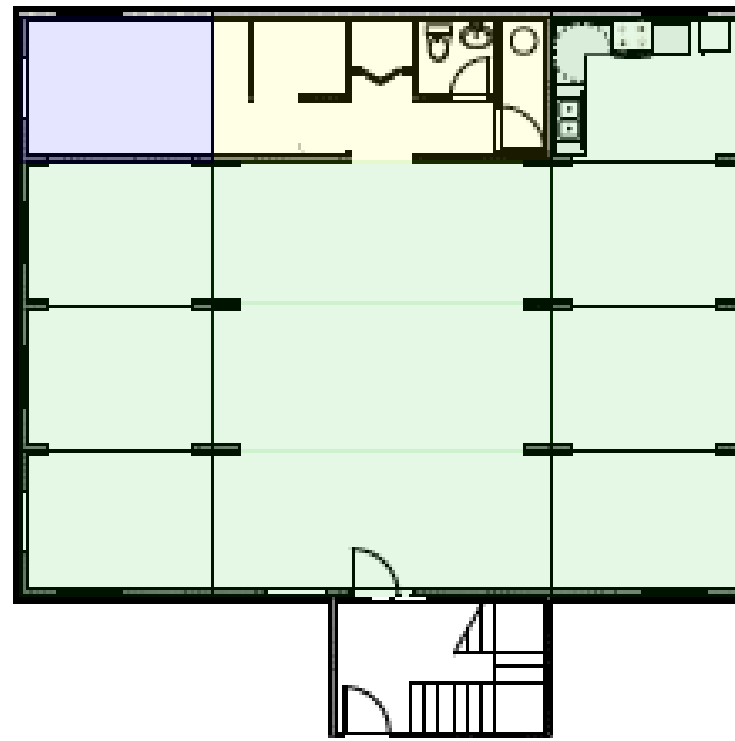
www.waymarkarchitecture.com
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Victoria, BC

MOTION REQUESTED OF BOARD OF EDUCATION (PASSED APRIL 24, 2017)

That the Board of Education of School District No. 61 (Greater Victoria) authorize senior administration to engage with Anomura Housing Society to develop a feasibility study of land use with respect to the proposal for temporary social housing.



Upper floor - 4 modules long



Lower floor - 4 modules long

Service Provider: Youth Empowerment Society (YES)

Two story

Each floor is 1800 sq. ft. with:

Up: 8 bedrooms up (each 9'x12'+bath)
Laundry

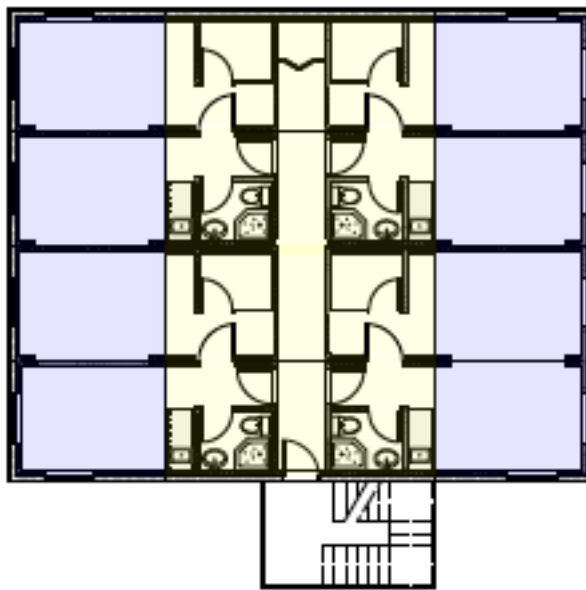
Down: Staff bedroom/office
Counselling room
Bathroom
Small Kitchen
Common Room for residents
Educational space

TRANSITIONAL HOUSING FOR YOUTH

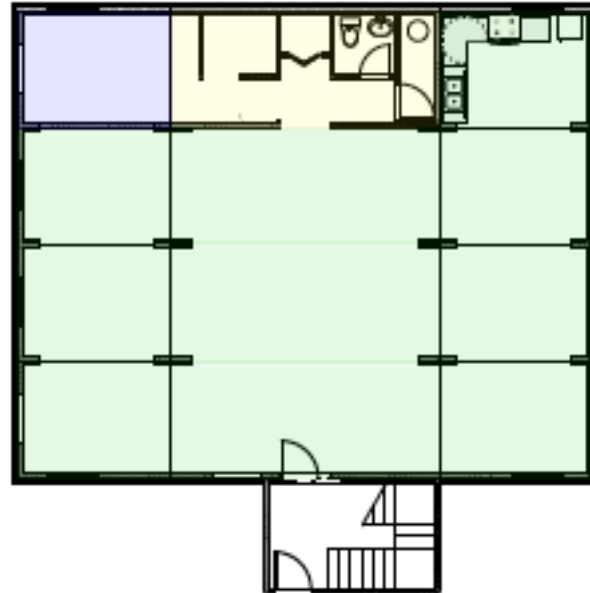


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DAYCARE + AFFORDABLE HOUSING FOR SINGLE PARENTS WITH YOUNG CHILDREN



4 - two room units



Lower floor - 4 modules long

Service Provider: TBA

A Two story example:

Each floor is 1800 sq. ft.:

Up: Four 2-room units

Laundry

Down: Staff office, bathroom

kitchenette

daycare space



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