

Welcome to the CALUC Meeting for 2501 Blanshard Street

The meeting will commence shortly. Thank you for your patience as we welcome virtual and in-person attendees.

- Hillside-Quadra Neighbourhood Action Committee (NAC) and BC Housing Team





Future Evergreen: A Comprehensive Plan for Quadra West

Pre-Application CALUC Presentation | November 7, 2023



DAUSTUDIO



BC Housing and their team acknowledges and offers gratitude to the Lekwungen speaking peoples, home of the the Ləkʷəŋən (Songhees) and Xwsepsum (Esquimalt) Nations, on whose traditional lands we work and live.



Redevelopment Process | BC Housing Project Objectives:

1. Adhere to development best practices that integrate **non-market and market housing** as well as affordability and ecological considerations into a vibrant mixed-use neighbourhood.
2. **Maximize the opportunities** associated with the site and its proximity to amenities.
3. Integrate land uses in stages to be **sequenced over time**, based on BC Housing program needs.
4. **Consider current residents first** at all key stages of the redevelopment process.
5. **Reinstate**, at a minimum, the current number of affordable housing units.
6. **Reinvest value** realized from the redevelopment into affordable housing programs in B.C.
7. **Improve quality of affordable housing** to reduce operational costs and better use public funds.
8. **Engage and collaborate with First Nations** to explore opportunities for involvement in the redevelopment, and to advance BC Housing's reconciliation work.



Redevelopment Process | Timeline

Comprehensive Planning

Phase 1 - Feasibility Analysis

Phase 2 - Development of Preferred Plan



- May 2022 | NAC Meeting
- June 2022 | Quadra Village Day
- October 2022 | NAC Meeting
- March 2023 | Workshops
- April 2023 | NAC Meeting
- May 2023 | Quadra Village Day
- September 2023 | NAC Meeting
- November 2023 | CALUC Meeting

Engagement Activities

- Tenants
- First Nations
- Community



EVERGREEN TERRACE Let's Imagine It Together



Tenant and Stakeholder Engagement Summary of Events and Activities

Since the launch of the community planning process in January 2022, BC Housing has been reaching out to engage with current tenants of Evergreen Terrace and Family Members of Spaken House. BC Housing has also been engaging with the broader community and neighbourhood stakeholders to seek input into the redevelopment plan.

The voices of tenants, Family Members and the community will ensure that the collective hopes, needs and values are reflected as much as possible in an imaginative, comprehensive and practical redevelopment plan.

We have listened, learned a lot from you, and want to share a summary of what we have heard so far.



September 2022



Vision:

Evergreen is a diverse, accessible, and sustainable mixed-income neighbourhood that provides a range of housing options for people of all ages and backgrounds, and is connected to, and forms an integral part of the city.



Guiding Principles



Fair

Collaborative

Diverse

Healthy

Multi-Modal

Sustainable

Tenant Support

- All tenants provided with continuity of housing within the existing rental arrangement structure, unless income or family size has changed
- Tenants supported through phasing disruptions
- An individual tenant relocation and support plan will be developed for every tenant
- www.letstalkhousingbc.ca/victoria-evergreen-terrace

Our Commitments

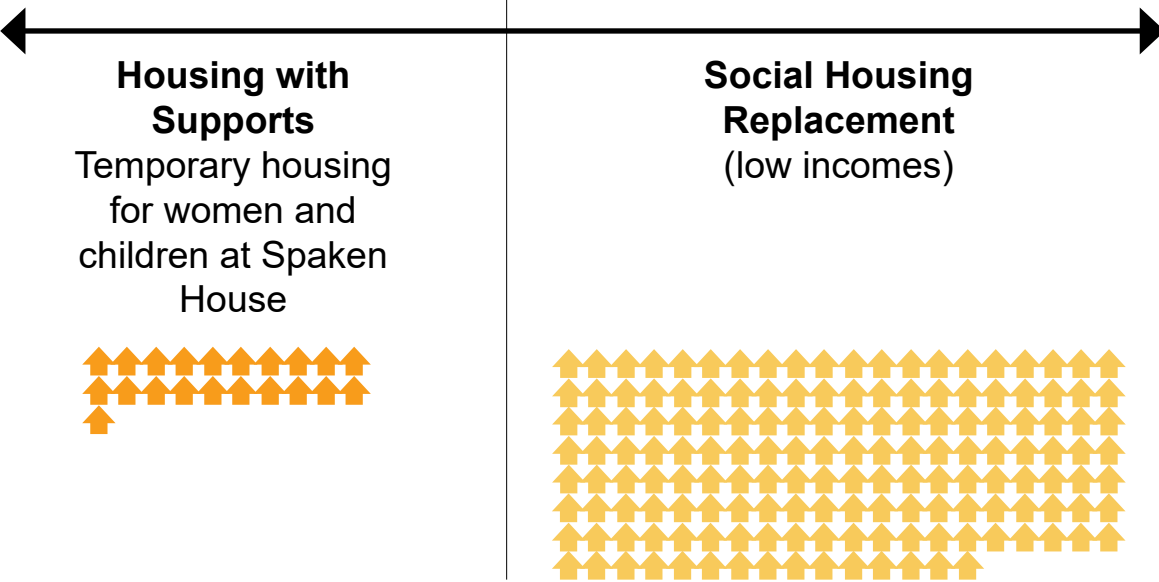


Evergreen Terrace Redevelopment

We are sharing these commitments as a reminder of your rights as a tenant. They are intended to protect you during the redevelopment project and are in line with the City of Victoria's Tenant Assistance Policy for Non-Market Rental Housing Development. You will not be without a home or support from BC Housing at any stage of this redevelopment project.

Limiting Disruption	<ul style="list-style-type: none">• As much as possible, you will be able to stay in your current home until your new home at Evergreen Terrace is completed.
Ongoing Communication	<ul style="list-style-type: none">• We will provide you with regular progress updates.• We will seek your input at each step of the process.• We will host meetings with tenants to answer questions.• We will develop Tenant Relocation Plans that provide clear information.
Individual Tenant Support Plans	<ul style="list-style-type: none">• We will work with each tenant to make sure you have access to secure housing and your needs are met throughout planning and redevelopment.• An individual tenant relocation and support plan will be developed for every tenant.
Right of First Refusal	<ul style="list-style-type: none">• Tenants will get to choose whether they want to move into a new home at Evergreen Terrace before anyone else.• We will assign new homes through a fair process. Homes will be assigned based on household need, need for adaptable or wheelchair units and similar considerations.• If tenants don't want to move into a new unit at Evergreen Terrace, we will make every effort to help secure a relocation option that suits their needs.
Moving and Compensation	<ul style="list-style-type: none">• We will pay for your moving costs, including reconnecting utilities (telephone, cable, etc.) and hiring movers.• When a tenant is returning to a new home at Evergreen Terrace, moving expenses will be paid for both the move out and return to Evergreen Terrace.• We will provide continuity of housing for all tenants at your current rental rates, unless income or family size has changed.
Maintaining Affordability	<ul style="list-style-type: none">• When you move into your new home you will continue to pay the same rent unless your income or family size has changed.
Additional Needs	<ul style="list-style-type: none">• Before you move, we will send you a Tenant Needs Survey. The survey will help us understand your specific needs.• A tenant support worker will meet with you to provide support.• We will work with health, family, and other support workers to address your specific needs.• You will be able to have a pet. BC Housing pet rules will apply in new buildings.

Existing

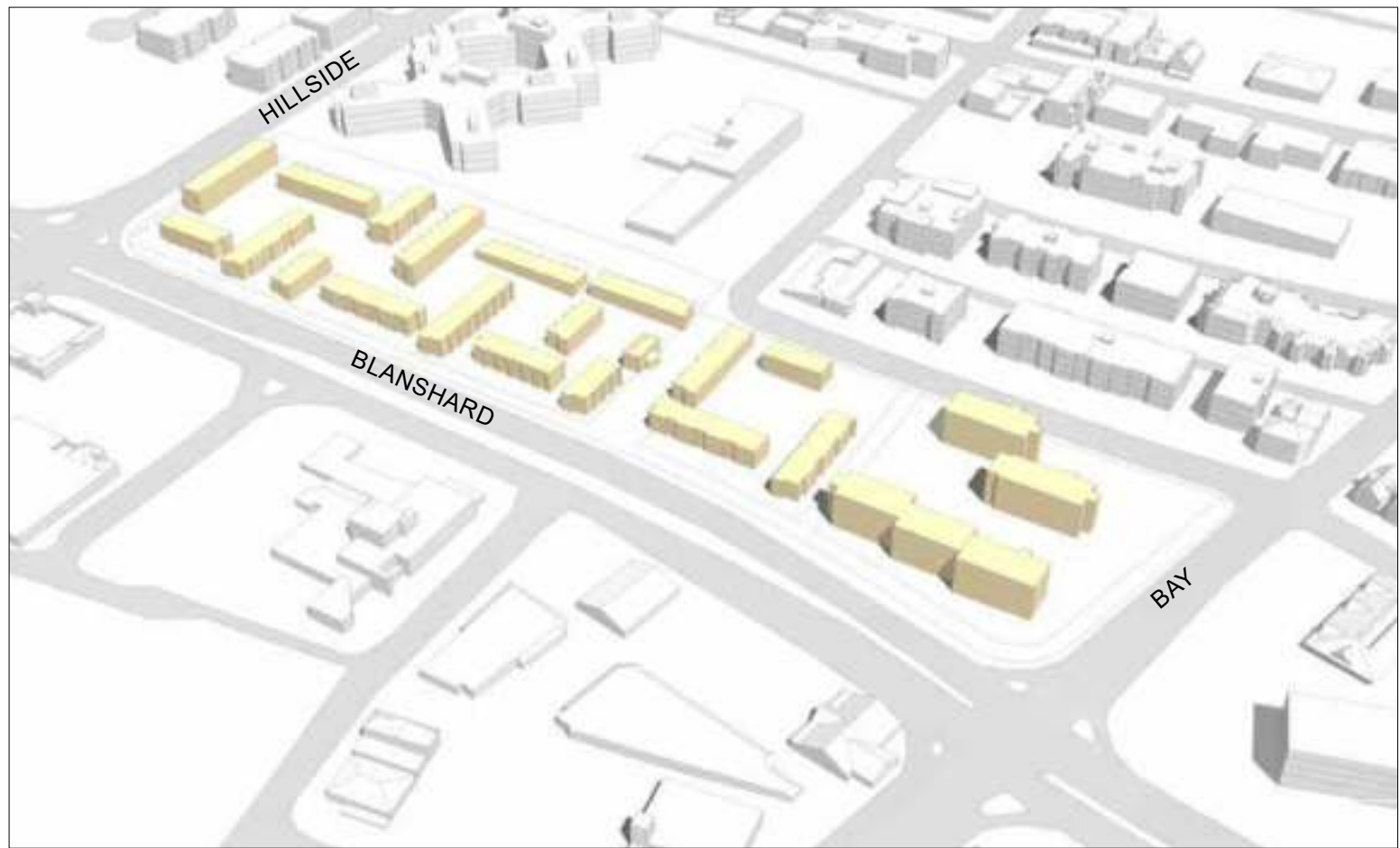


Housing with Supports
Temporary housing for women and children at Spaken House

Social Housing Replacement
(low incomes)

21
existing units

175
existing units



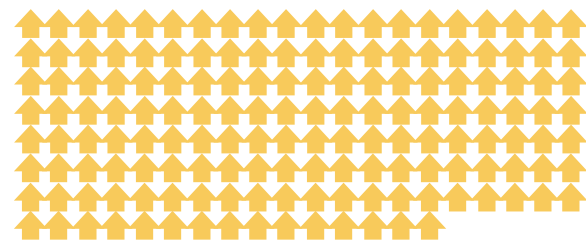
Future



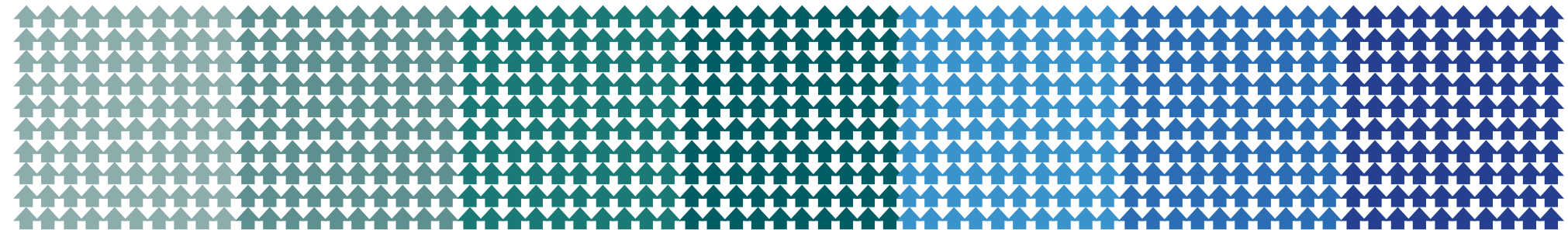
Housing with Supports
Temporary housing for women and children at Spaken House



Social Housing Replacement
(low incomes)



Non-Market Affordable Rental + **Market Rate Rental**
(moderate to middle incomes) + (middle incomes)



21
replacement units

175
replacement units

+/- 700
additional units

Planning and Policy Context

- Official Community Plan
- Hillside-Quadra Neighbourhood Plan
- Parks and Open Space Master Plan
- Urban Forest Master Plan
- Arts and Culture Master Plan
- Victoria Housing Strategy
- Inclusionary Housing and Community Amenity Policy
- Missing Middle Housing Policy (under development, ongoing)
- GO Victoria, Sustainable Mobility Strategy
- Placemaking Toolkit

- Design Guidelines (Development Permit Areas)

- Zoning Bylaw
- Tree Protection Bylaw
- Streets and Traffic Bylaw
- Subdivision and Development Servicing Bylaw



Official Community Plan

JULY 2012
Updated: September 7th, 2023



Planning and Policy Context

Hillside-Quadra Neighbourhood Plan 2022

- Housing Opportunity
- Special Planning Area

“Consider future renewal of Evergreen Terrace that adds affordable and mixed-income housing in a mix of building types, green spaces and amenities, and sustainable transportation options.”

“Seek to deliver a minimum of 400-500 net new non-market housing units.”

Future Land Use Summary

This section provides a summary of future land uses envisioned for the Hillside-Quadra Neighbourhood.

Further details are provided in subsequent sections or related City plans and policies as noted.

Map 3: Hillside-Quadra Land Use (for reference only, please see OCP)



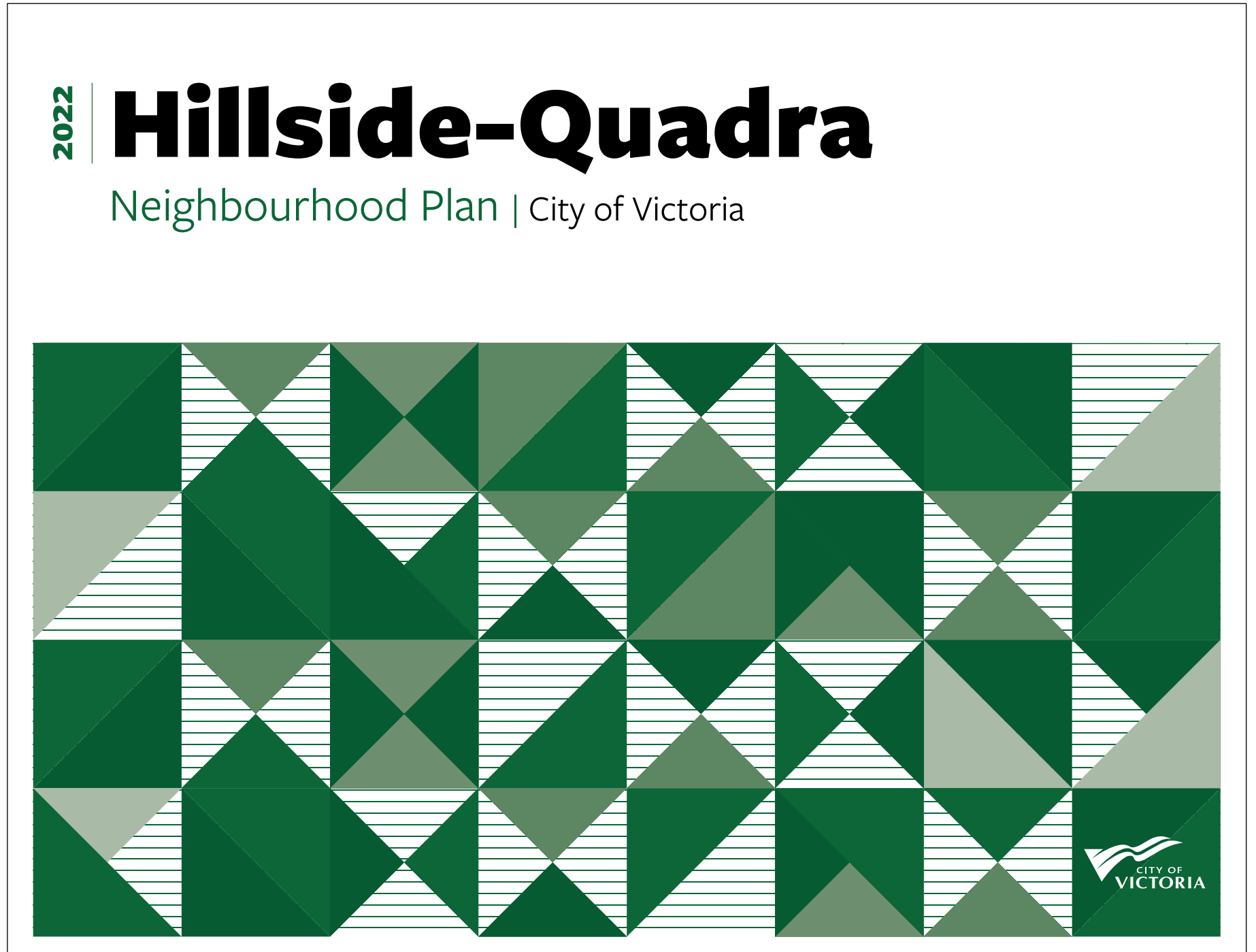
Planning and Policy Context

OCP, 2023

“Additional increased density of approximately 2.5:1 may be considered for projects where substantial public benefit is provided”

Hillside-Quadra Neighbourhood Plan,
2022

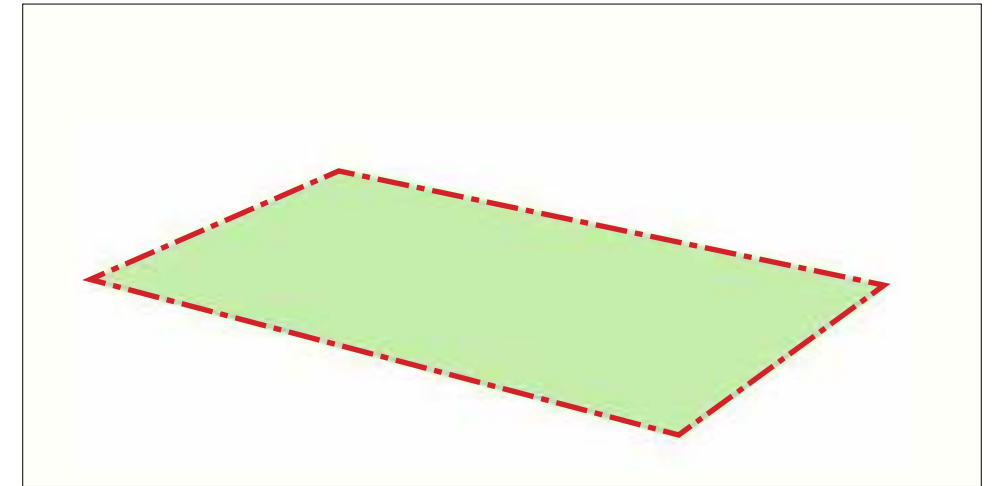
“An underlying Urban Place Designation may provide general guidance for the envisioned scale and character but does not constrain potential for other uses, densities, or built forms which should be established through additional planning and engagement.”



Defining Density

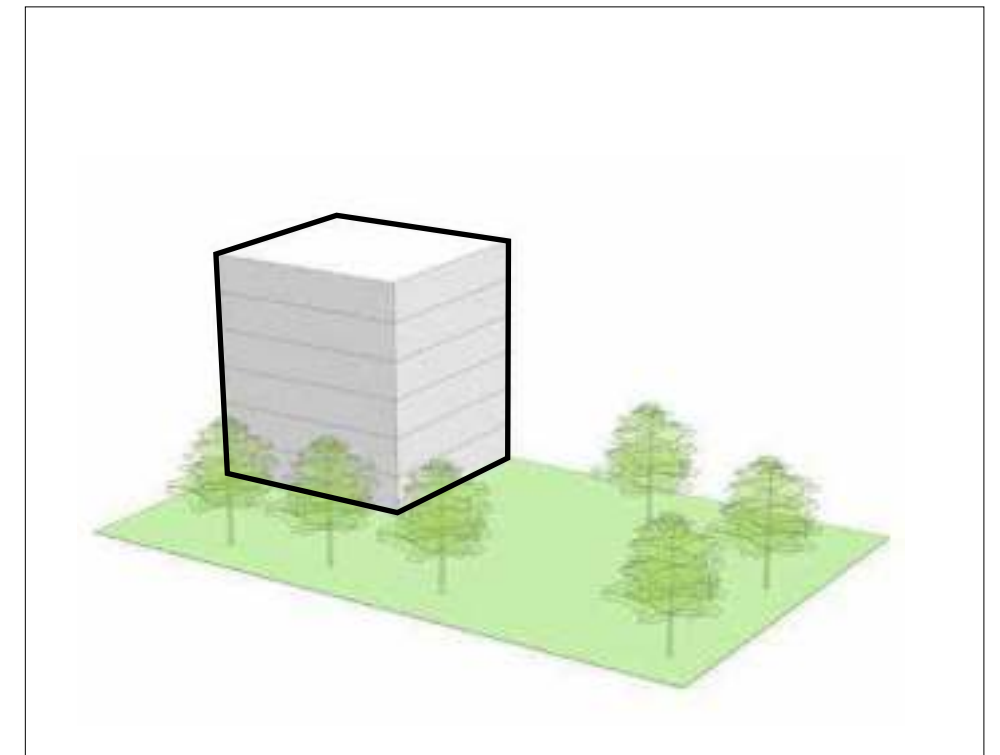
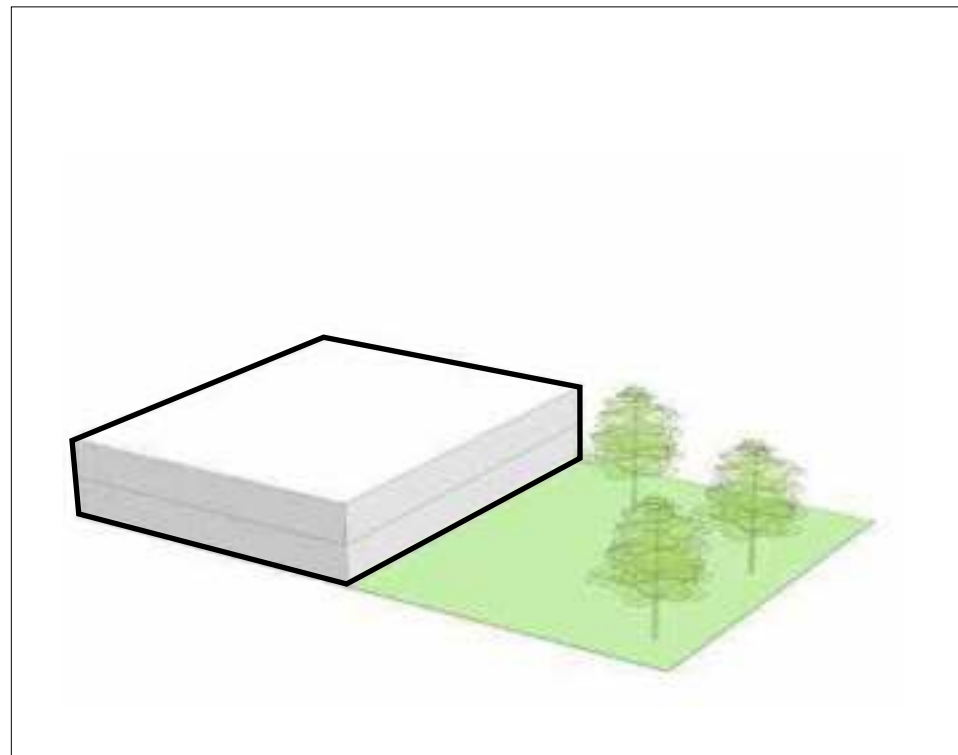
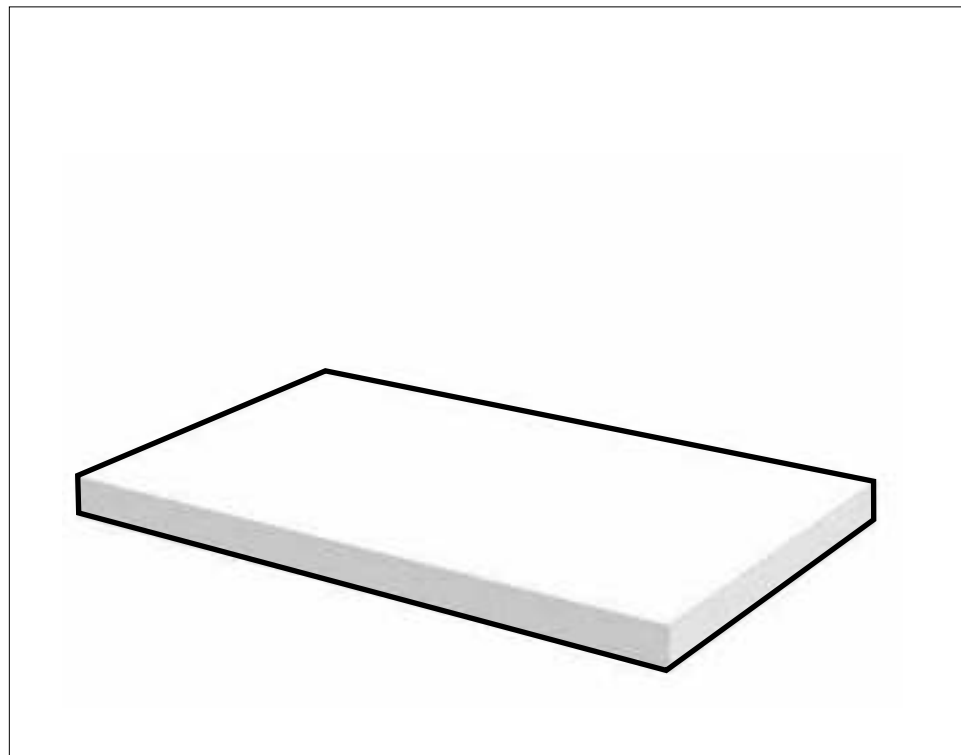
FSR = Floor Space Ratio

- How the City measures the amount of building area allowed on a property, aka 'density'
- Is equal to the total building area divided by the site area



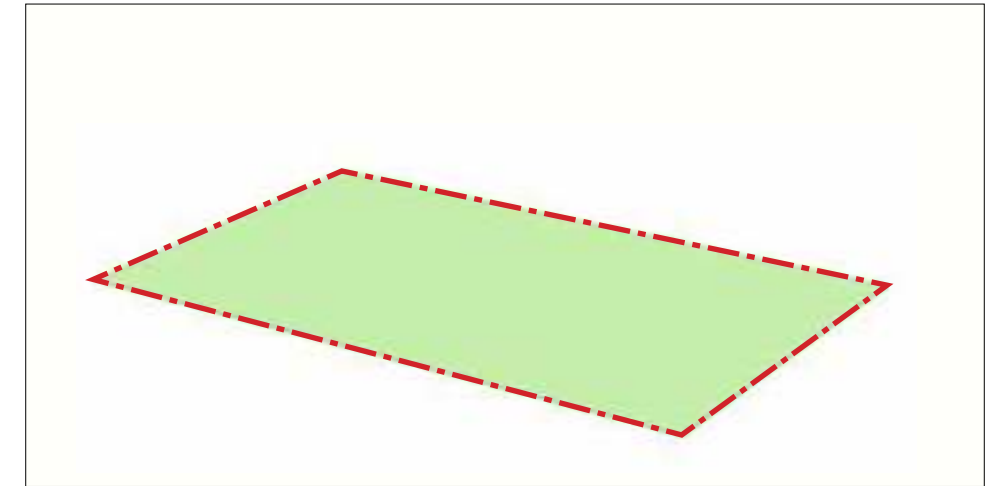
A property

Examples of **1:1 FSR**



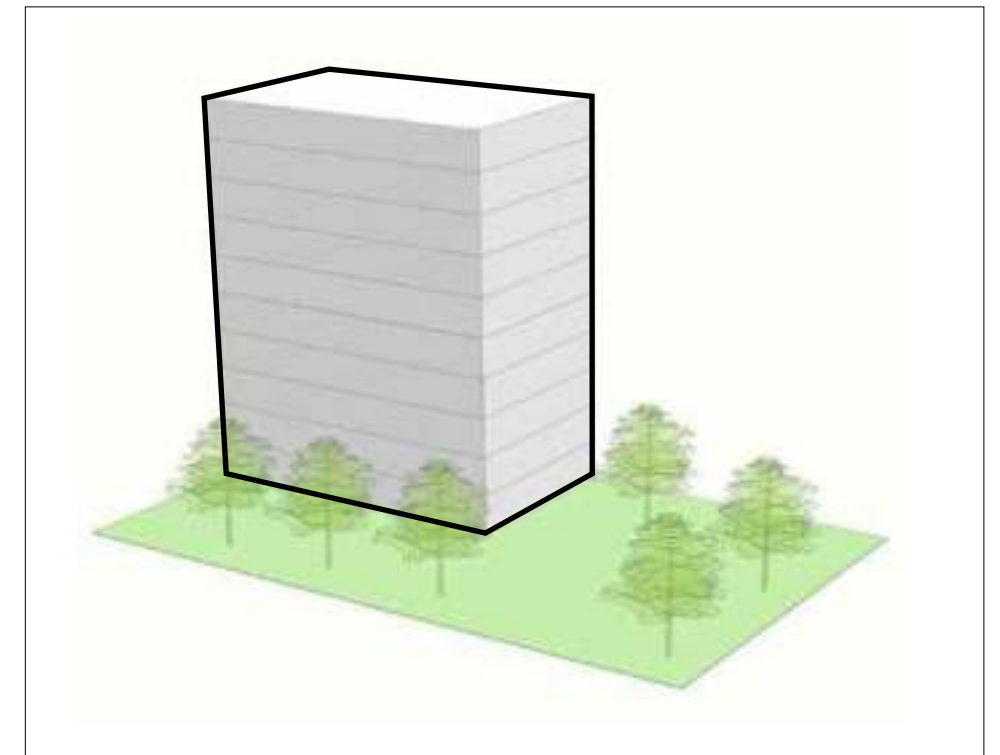
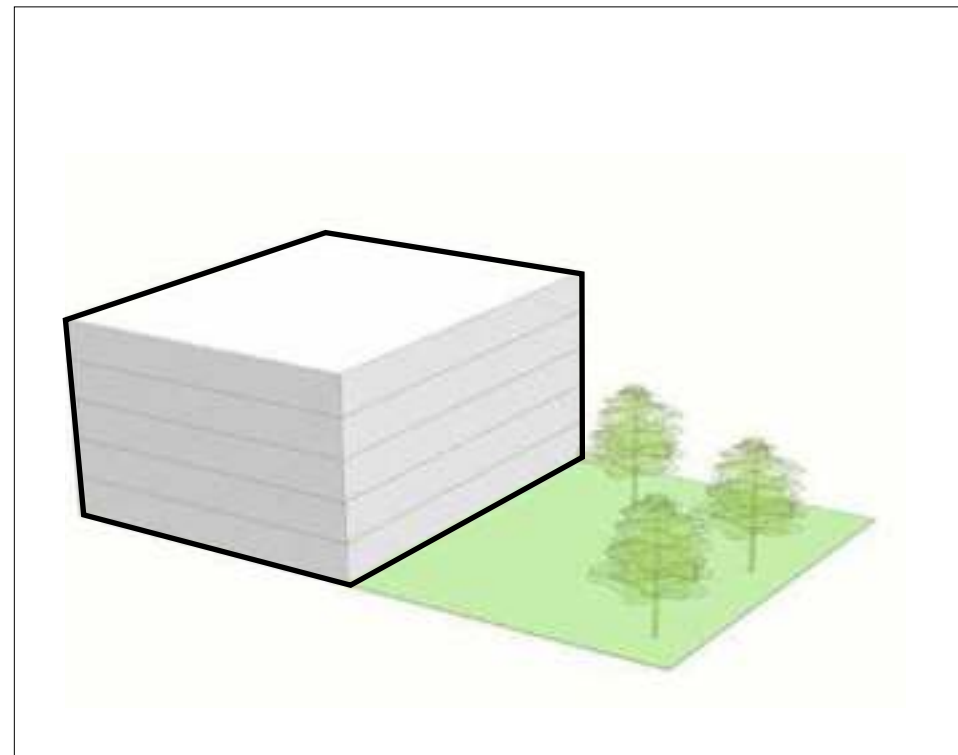
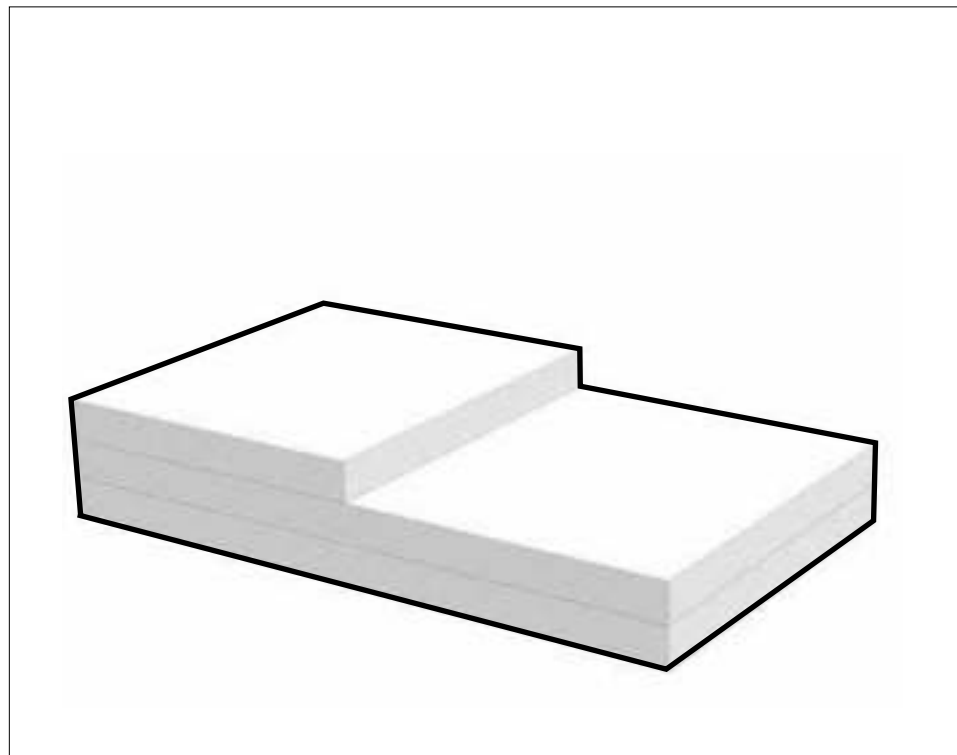
Defining Density

- The shorter the building, the less open space is left at the ground level
- The taller the building, the more open space at the ground level



A property

Examples of 2.5:1 FSR



Quality and Livability

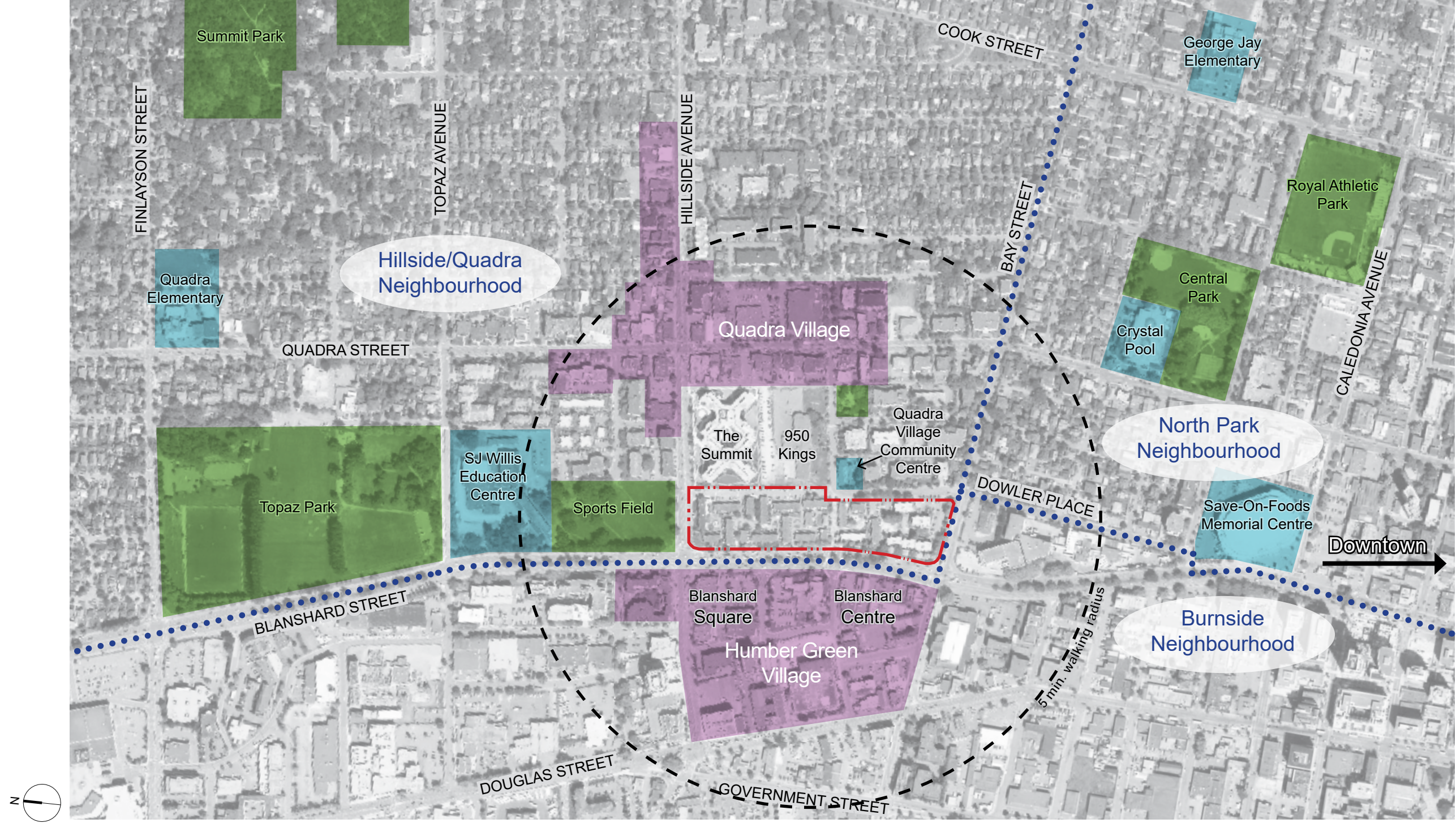
- Accessibility (site, buildings, select units)
- Elevator access
- Secure parking (vehicle, bicycle)
- Acoustic separation
- Thermal comfort
- Designed to meet BC Housing Guidelines including:
 - Functional layout
 - Slightly larger unit sizes
 - Additional bathrooms for 3 bedroom units and larger
 - In-building laundry (in-suite laundry considered for family and accessible units)
 - Resident common space
 - Building management office



Site Analysis



Neighbourhood Context



Past and Existing Site Development



1928 Aerial Photo

source: City of Victoria



1970's Oblique Aerial view of Blanshard Street looking south towards

Bay Street (Blanshard Court)

City of Victoria, Item M08574



Present day



Rock Bay Creek

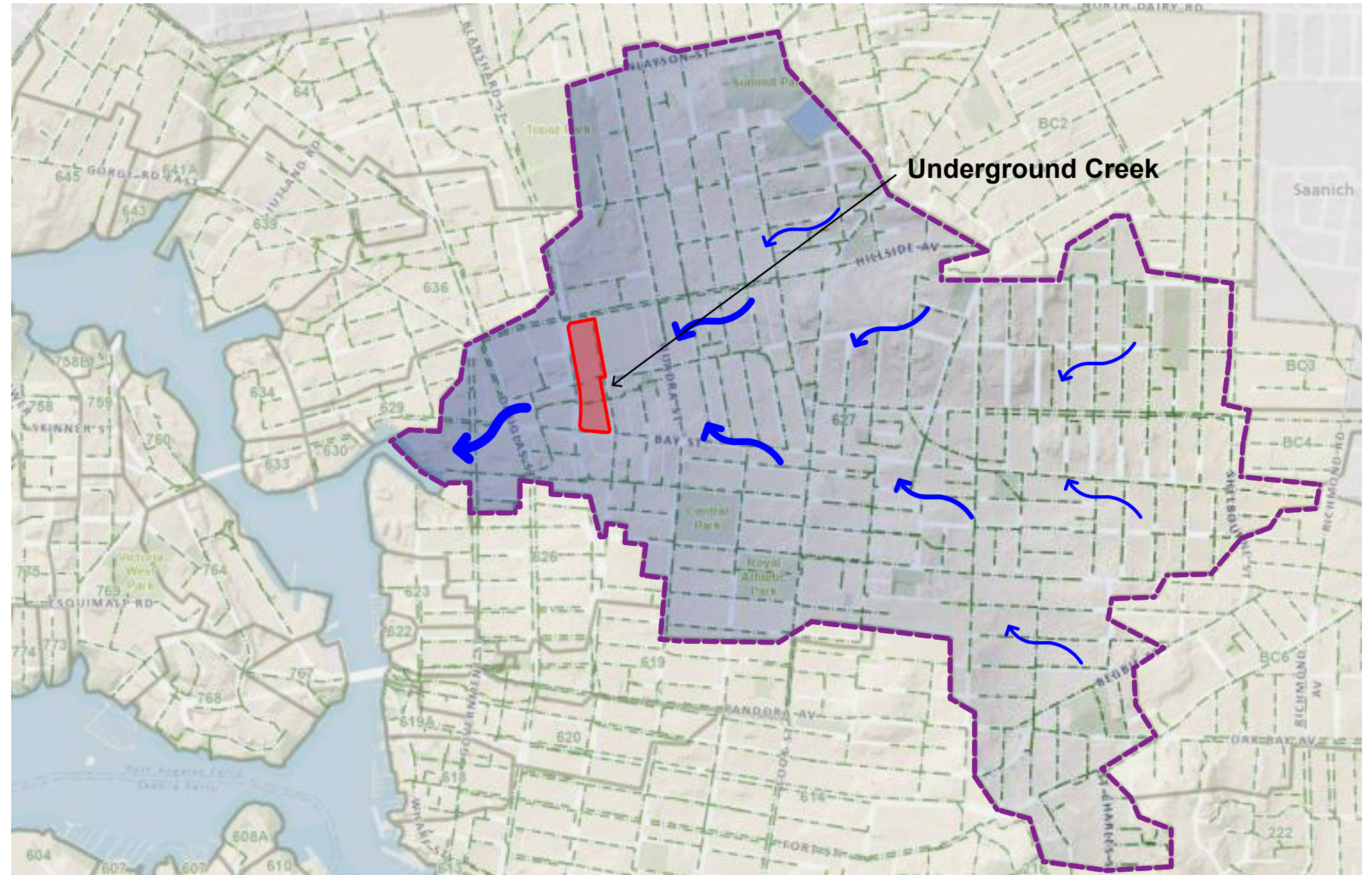
Pre-development:

- Flowed from Harris Pond to Rock Bay

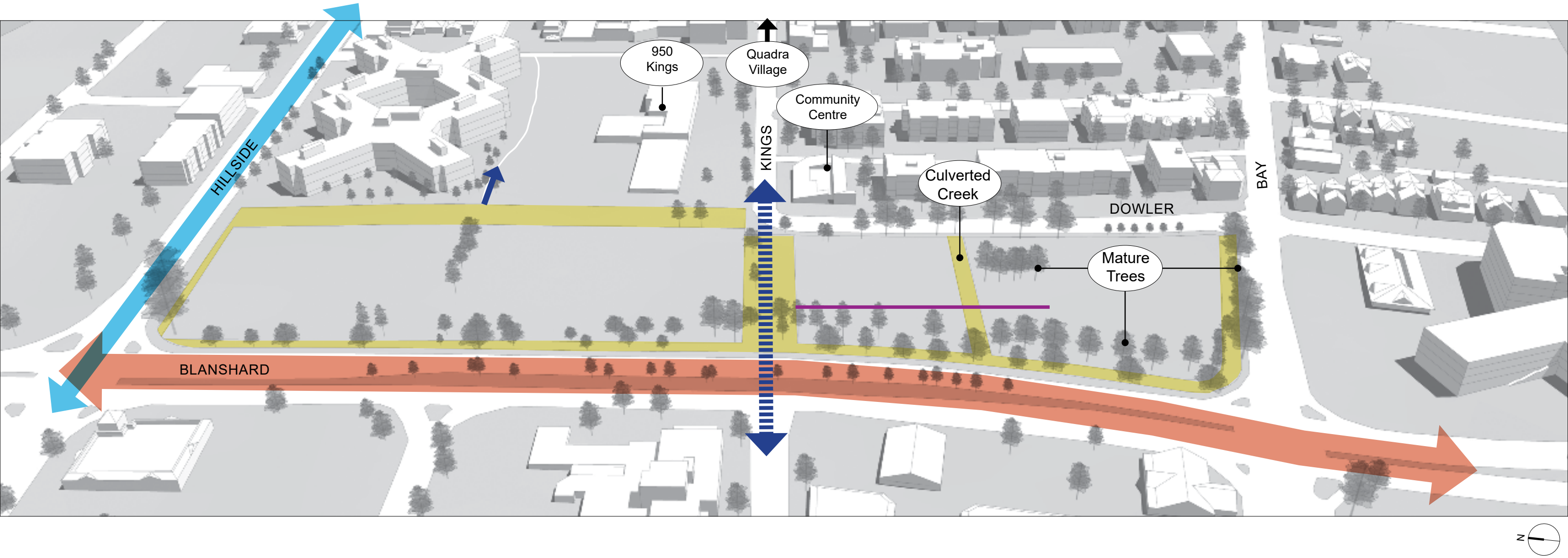
1890: Culverted

Present Day:

- Large brick culvert
- Near bottom of watershed
- Stormwater is contaminated from road runoff and other upstream impervious surfaces
- Short section of creek runs through the site



Site Considerations



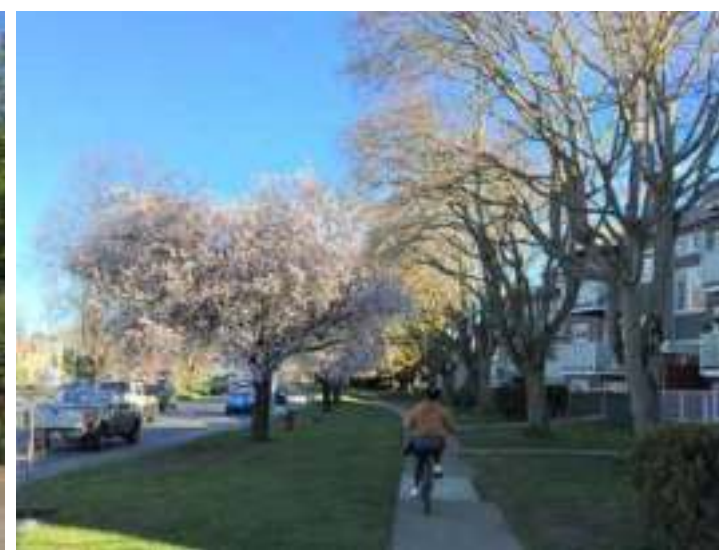
Well-located (shopping, transit, services)



Adjacent to fast-moving streets



Statutory right-of-ways (Kings Road, utilities, etc.)

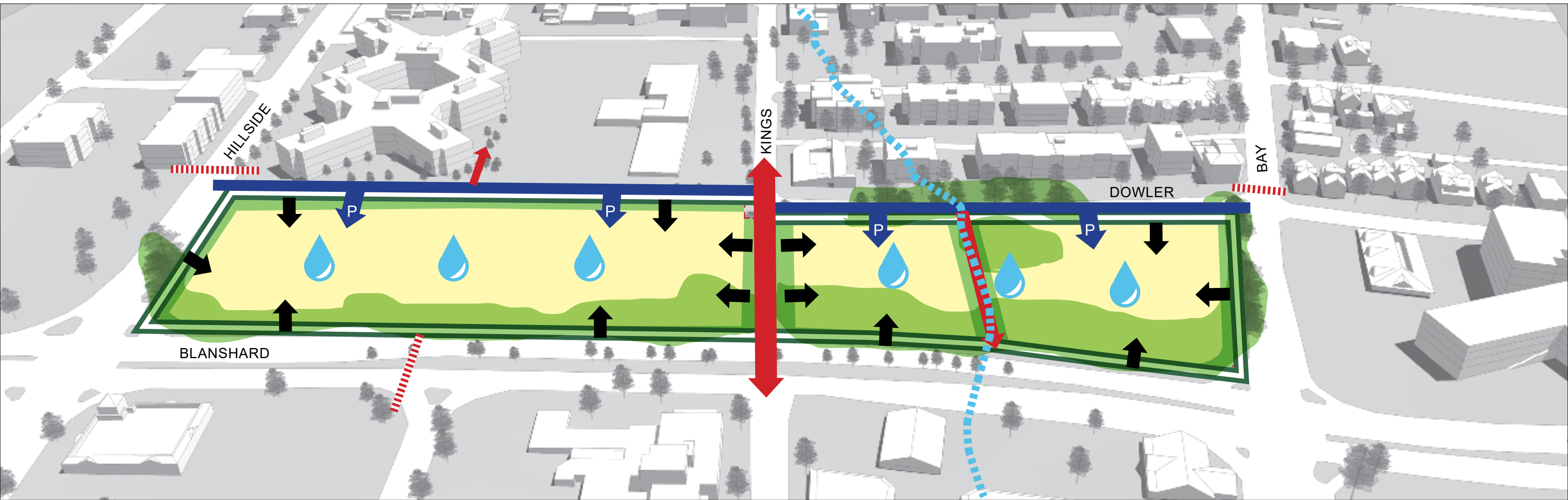


Mature Trees

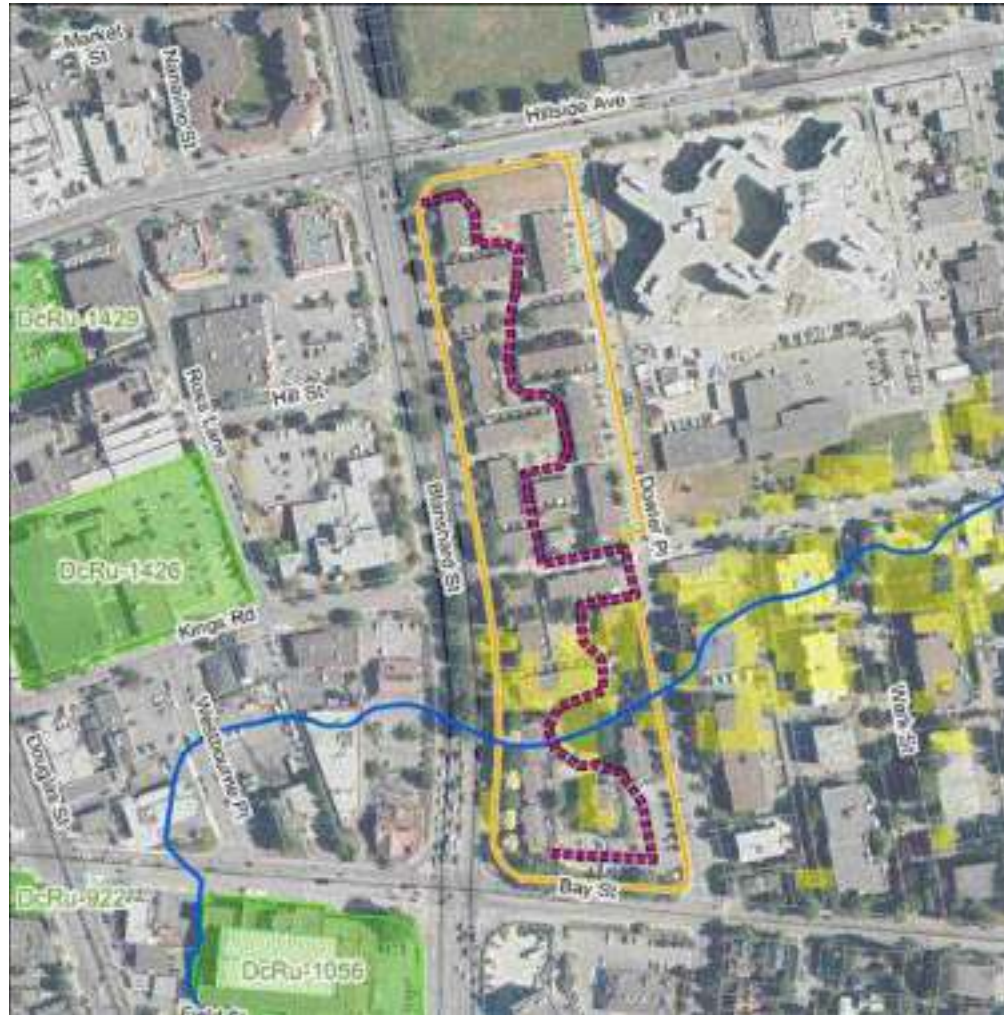


Cherished resident open space

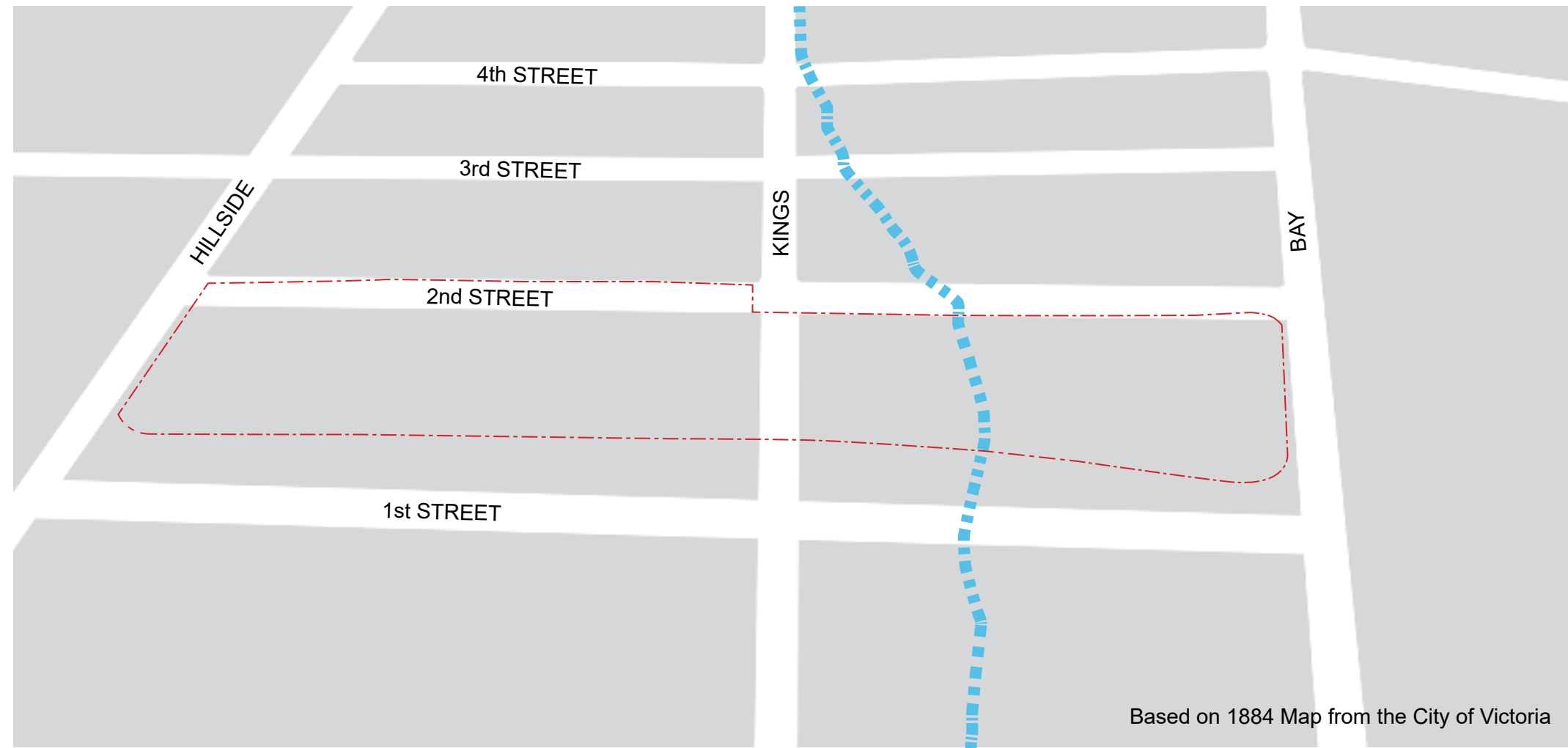
Site Planning Framework



History

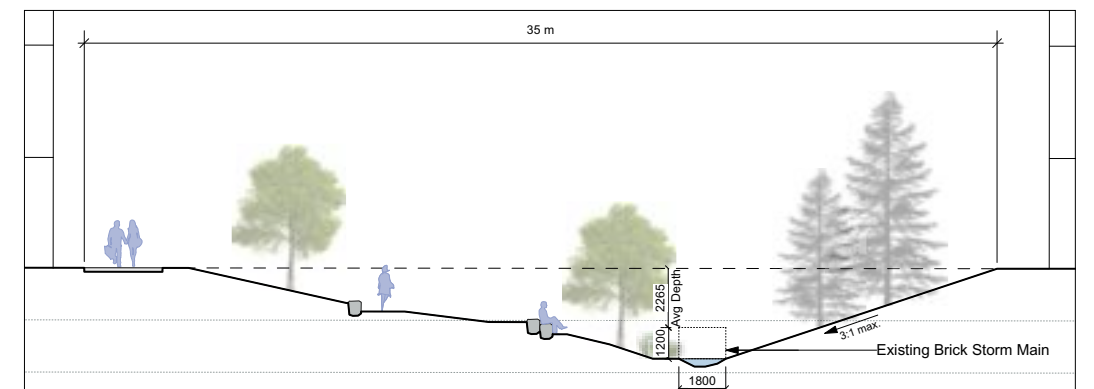


Archaeological Overview Assessment



Based on 1884 Map from the City of Victoria

- Recognize and acknowledge First Nations history
- Study past land use patterns and neighbourhood development
- Commemorate historic Rock Bay Creek



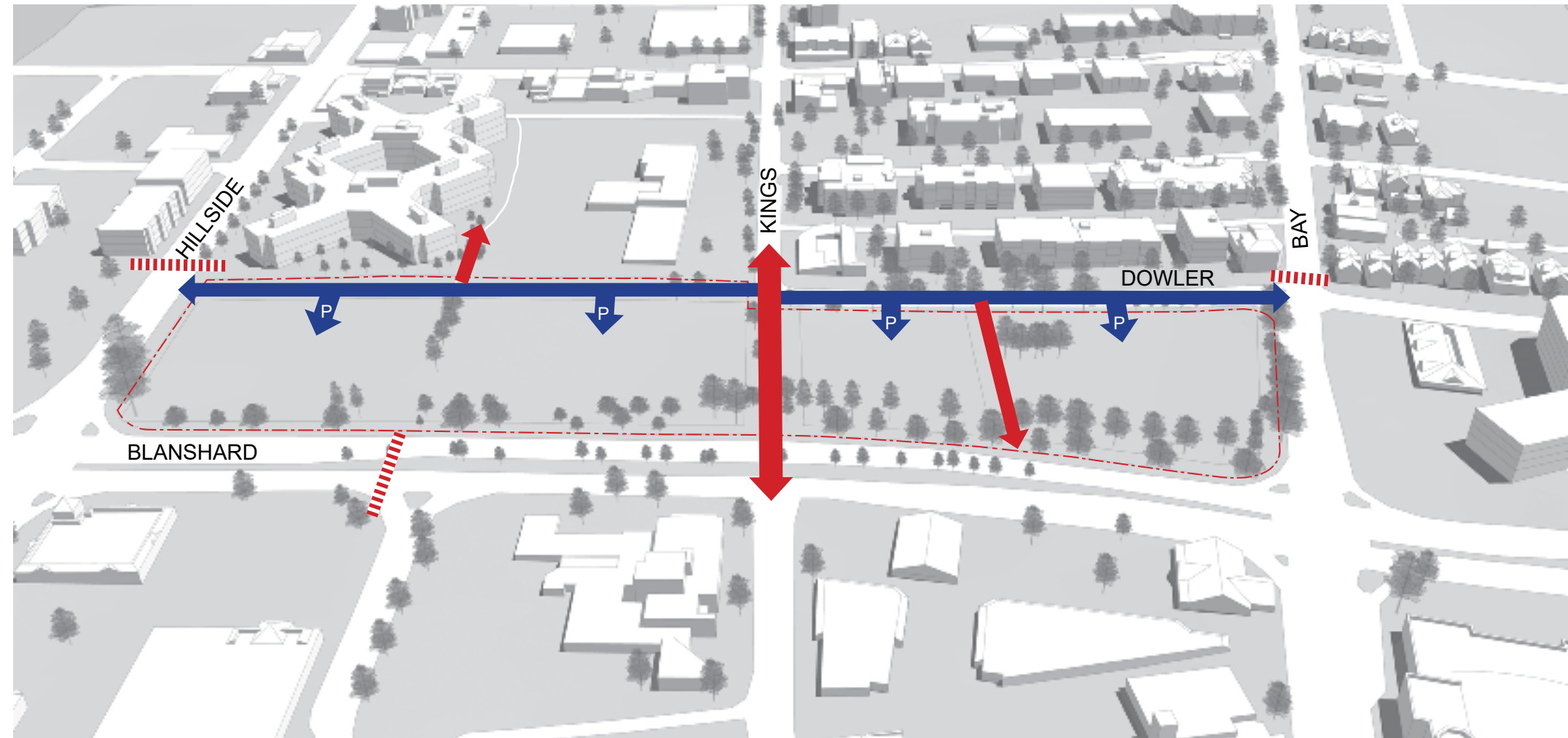
Existing Trees



- Where feasible, retain mature, healthy trees
- Plant new trees

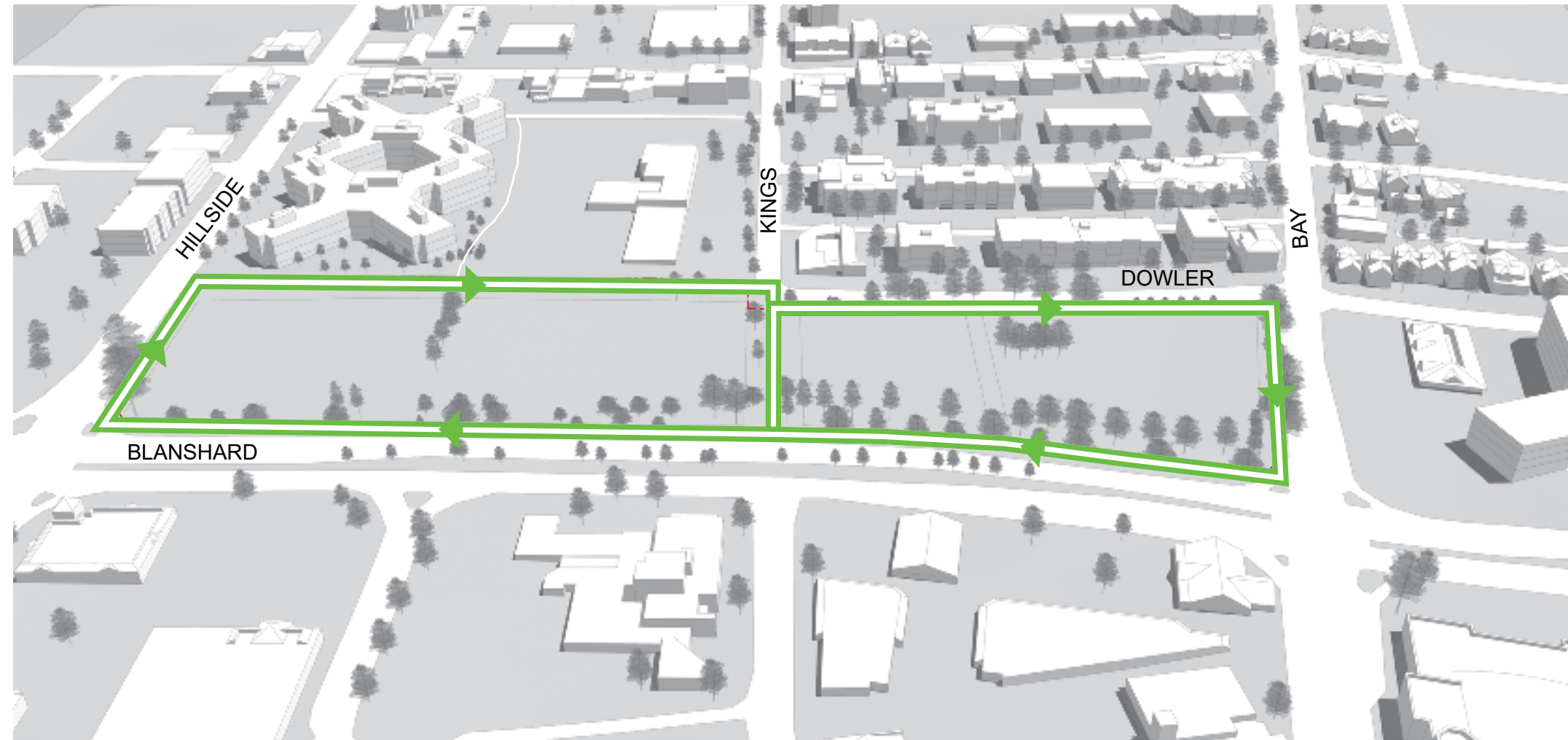


Connection and Access



- Improve existing neighbourhood connections - Kings, Bay, Dowler
- Make new connections - ie. Summit, Hillside crosswalk
- Coordinate underground parking, loading, service access off of Dowler Place and Dowler Lane

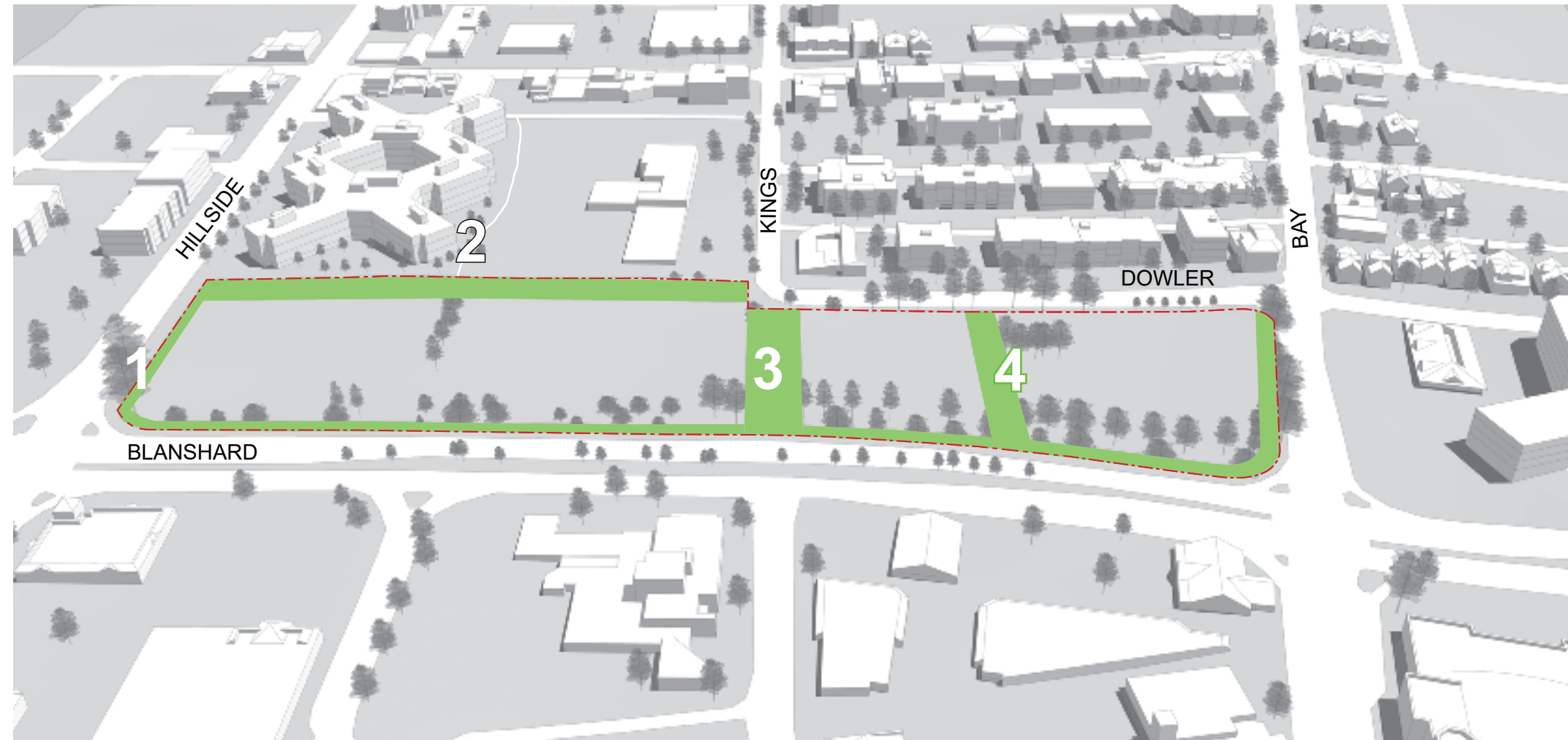
Circular Recreational Loop



- Incorporate an accessible pedestrian, cycling and rolling path that links all the way around the site and serves as an amenity for the neighbourhood and for the residents

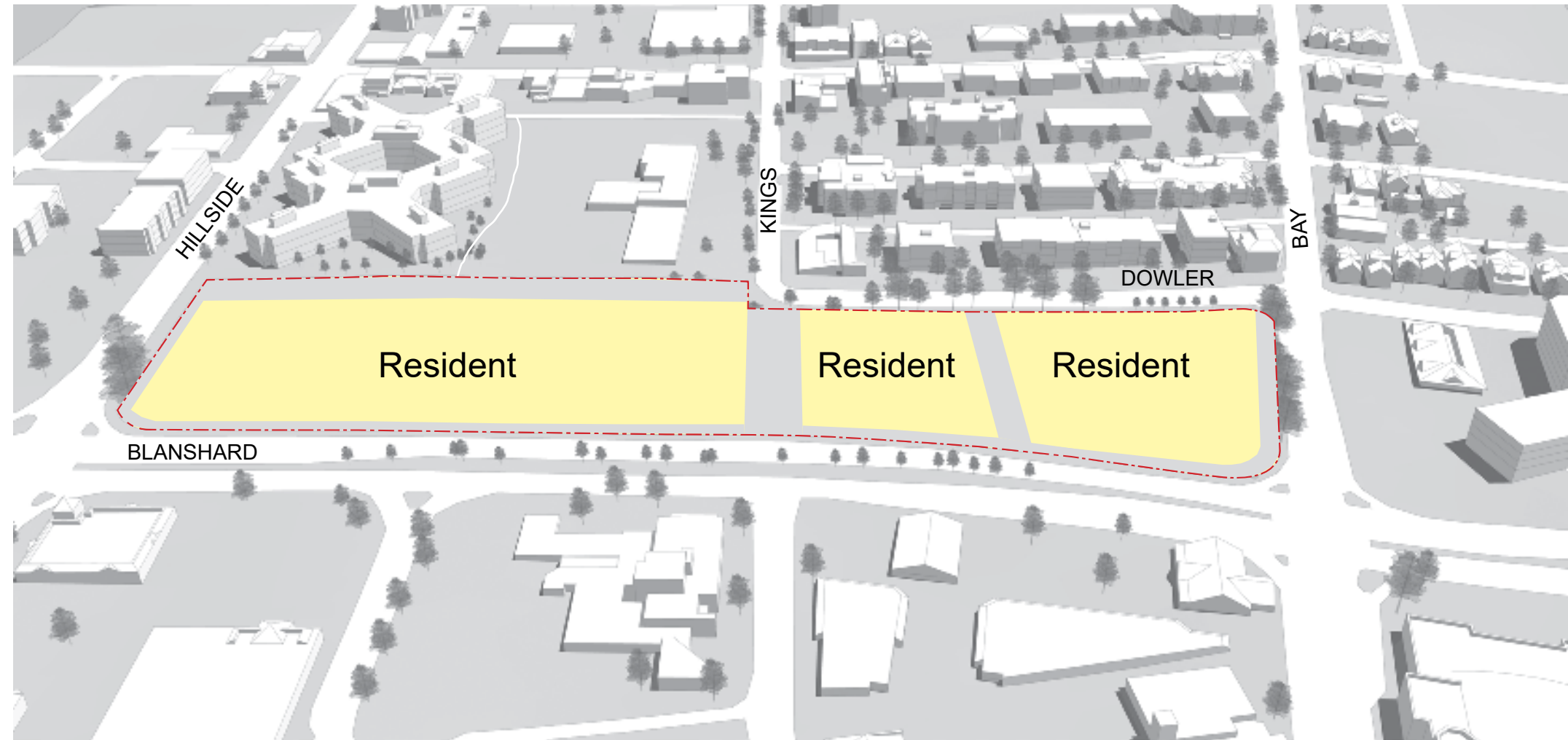


Public Open Space Network



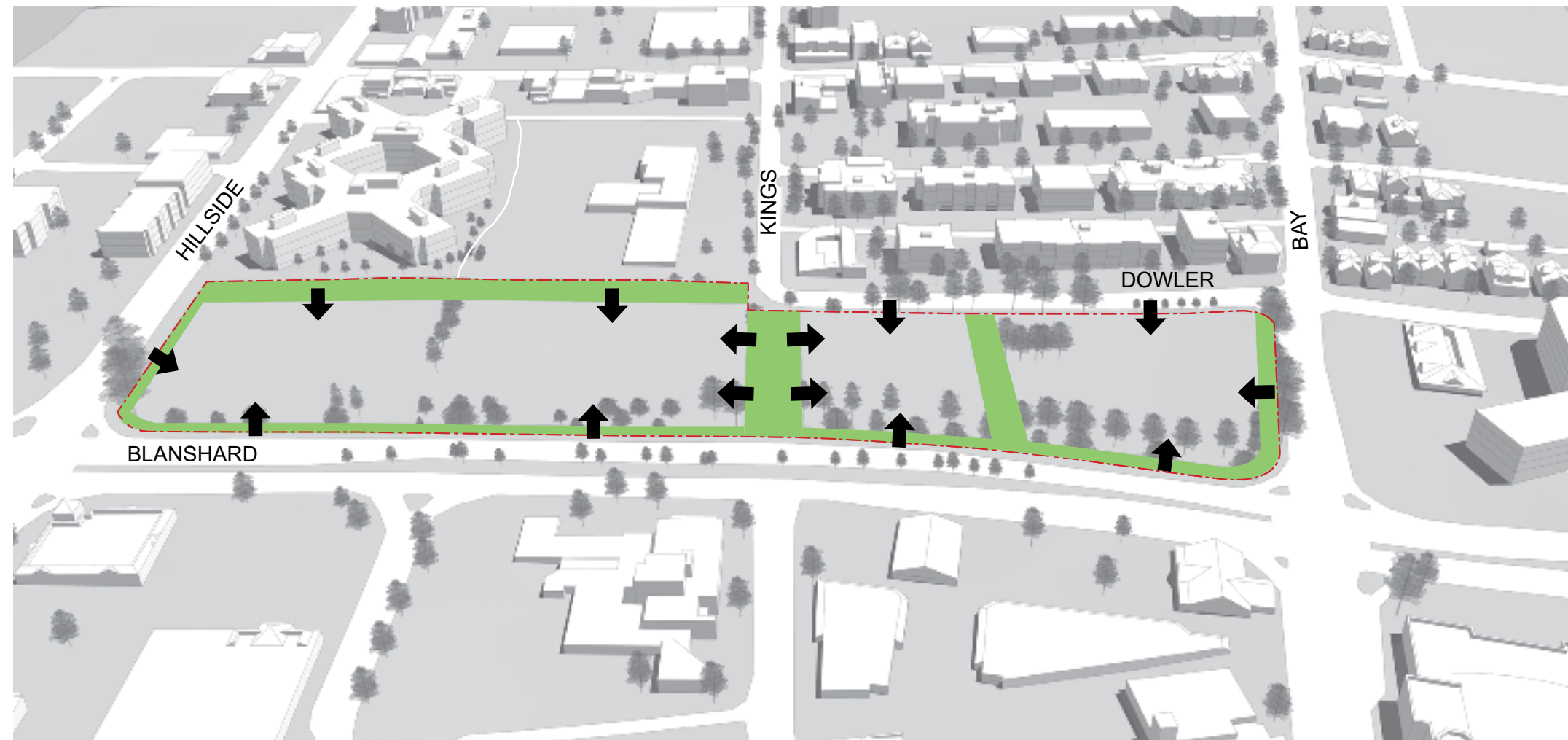
- Clearly delineate public open spaces from private spaces
- Create a path surrounding the site (1)
- Connect to the Summit path (2)
- Enhance Kings Road with the creation of a plaza (3)
- Provide a pathway or park area at the location of Rock Bay Creek (4)

Private Open Space



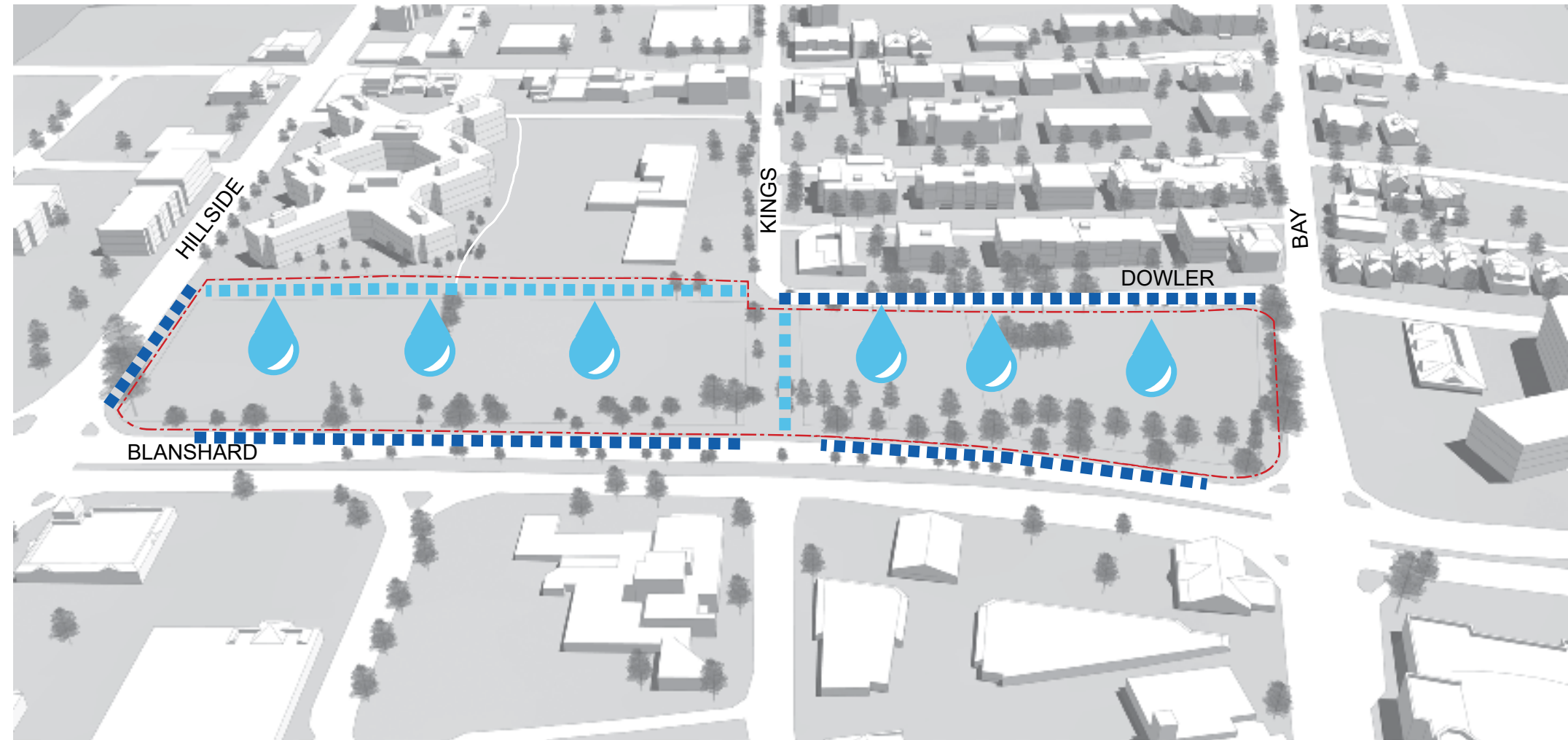
- Courtyard open spaces and landscaped areas for resident use
- Programmed rooftops for use by building residents - ie. seating, gardens, play areas
- Small patios for ground oriented units

Visible and Connected to Streets



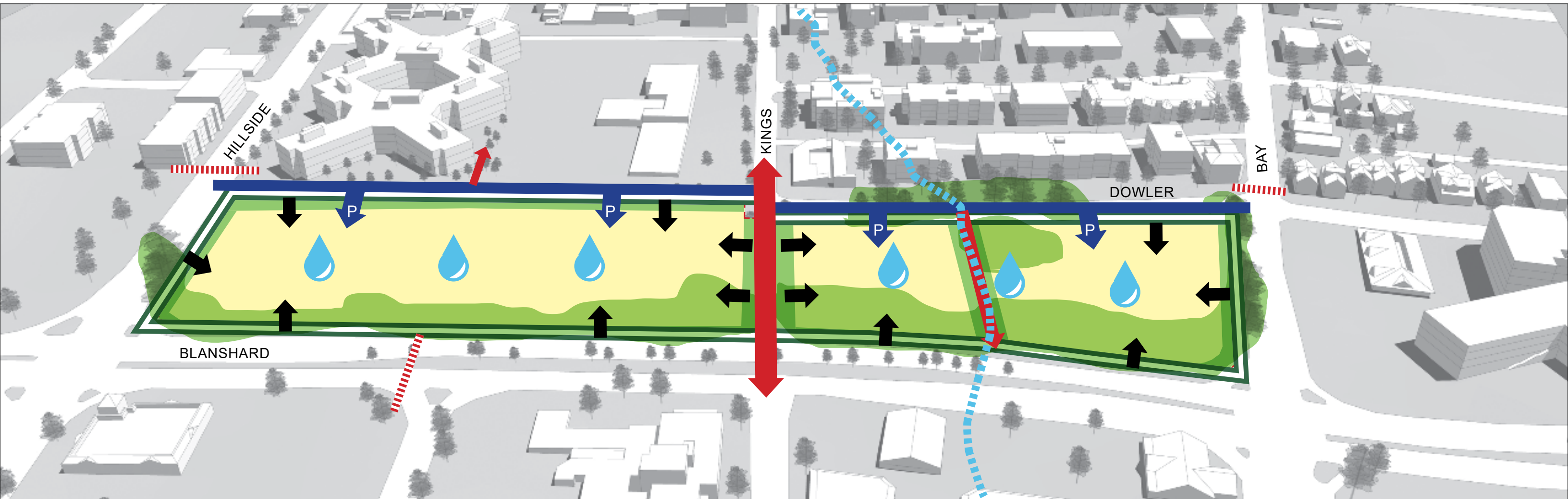
- Organize buildings to face the streets and the open spaces to make them useful, comfortable, and lively
- Program key locations to have extra activity at the ground level
- Locate ground level unit entrances, lobbies, and exits along main routes

Stormwater Management



- Treat stormwater from buildings and hard surfaces in rain gardens that help define, activate and visually connect courtyard and public open spaces
- Integrate rain gardens in municipal boulevards to treat off-site stormwater

Site Planning Framework



Historic and/or piped location of Rock Bay Creek

Retained Trees

Improved/new pedestrian/bicycle connections

Improved/new pedestrian crossings

Vehicle access and parkade entrances

Circular recreational route (walking/rolling)

Key Public Open Spaces: 1 (plaza), 2 (park)

Resident Only Space

Street level building entrances

Stormwater Management Opportunities (onsite) offsite not shown for clarity

Concept Plan



DAUSTUDIO

LEGEND

1. Evergreen Plaza - An urban plaza that accommodates bicycle access
2. Evergreen Park - A naturalized urban landscape
3. The 'Loop' - A shared recreational path
4. Dowler Lane (limited vehicle access (parking/loading), variety of open spaces, landscaping)
5. Dowler Place reconfigured (reduced width, landscape bump outs, defined parking)
6. Landscaped courtyards for residents
7. New/improved Crosswalk
8. Reconfigured street corners (removal of right turn lanes)

BUILDING LEGEND

- A1. 6-storey (residential)
- A2. 20-storey (residential)
- B1. 15-storey (residential)
- B2. 6-storey (residential)
- C1. 6-storey (residential/non-res at grade)
- C2. 15-storey (residential)
- D1. 6-storey (residential/daycare at grade)
- E1. 6-storey (residential)
- E2. 15-storey (residential)

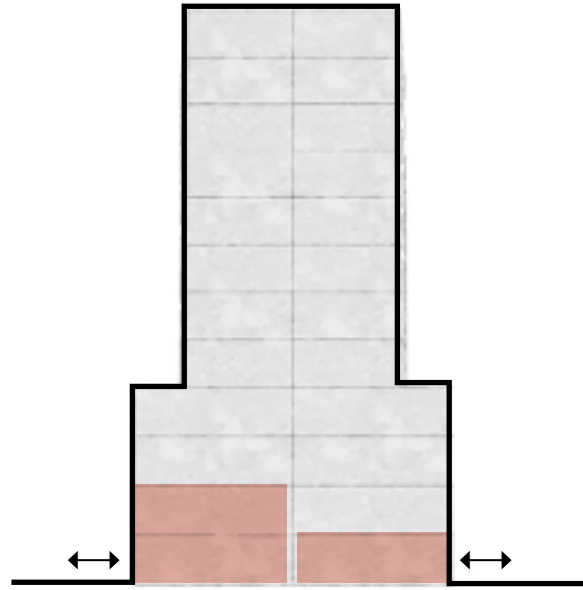


Future Evergreen



- Approx. 900 units of housing
- Building heights +/- 6 to 20 storeys
- FSR 2.5:1



Ground-oriented Units



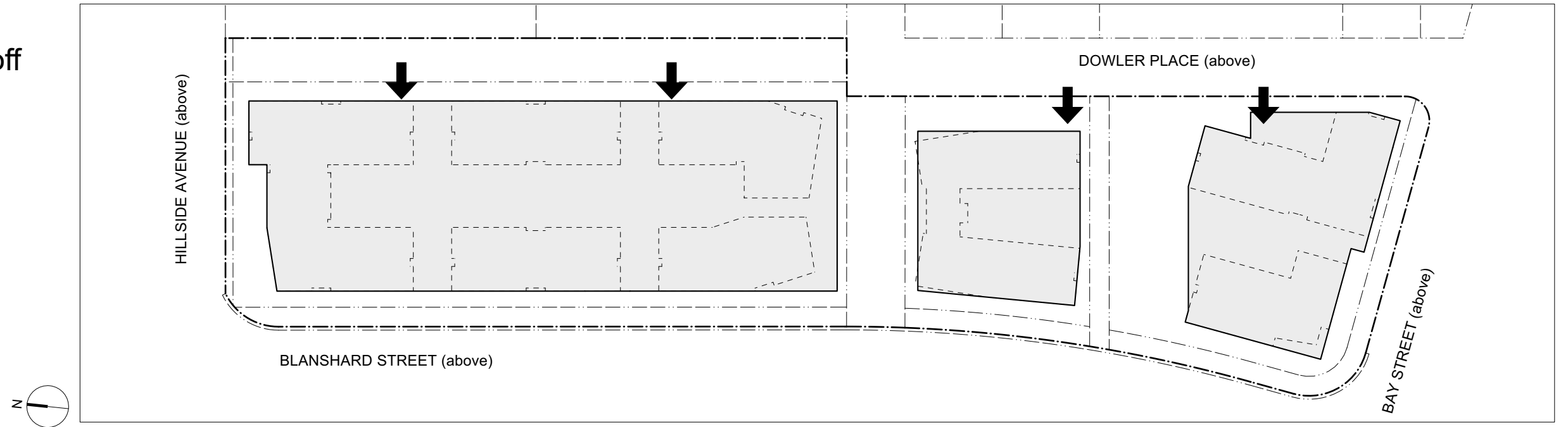
Tree Retention, Replacement and Addition

-  Trees to be retained
-  New Trees



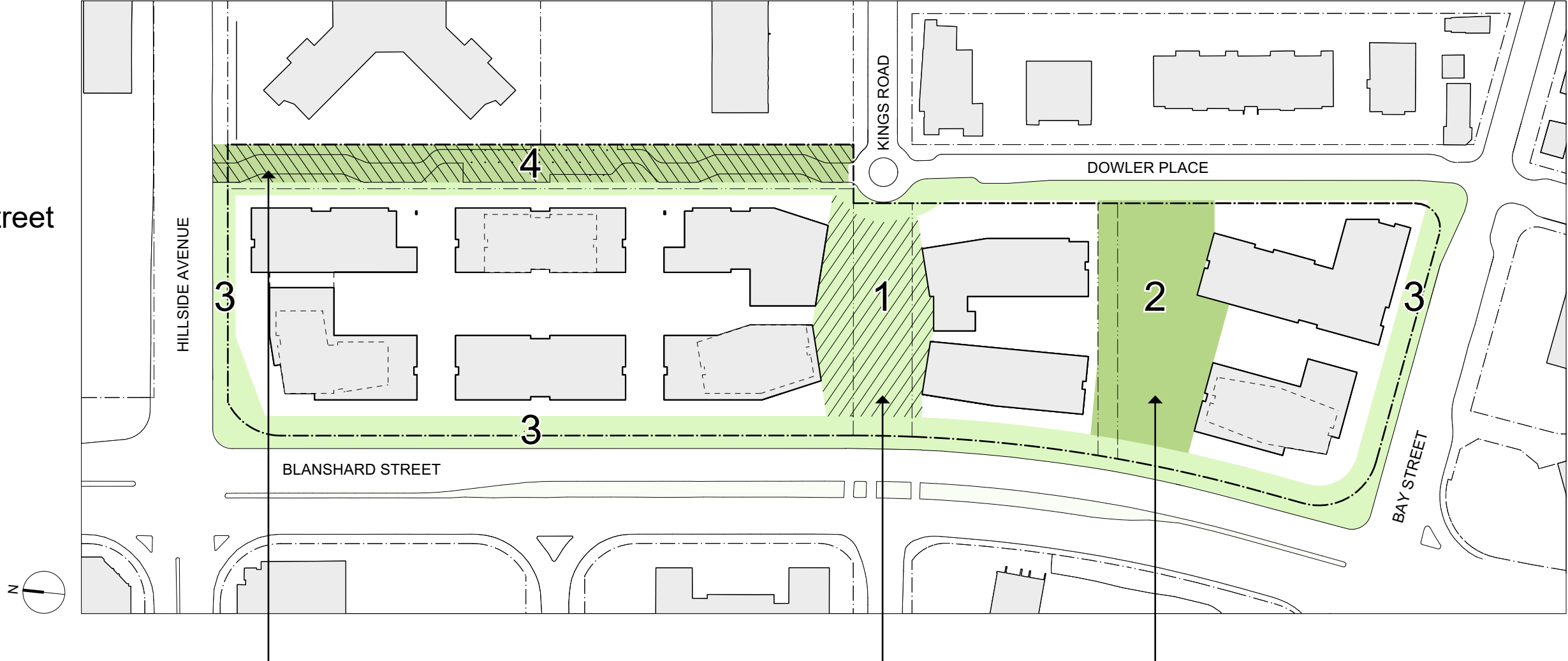
Parking

- Underground Parking
- Secure Bicycle Parking
- Accessible pick and drop off area
- TDM



Open Space Network | Public

- 1. Evergreen Plaza
- 2. Evergreen Park
- 3. The Loop
- 4. Dowler Lane: A Living Street



Open Space | Existing vs Future

Existing Evergreen Terrace

Percentage of site area:

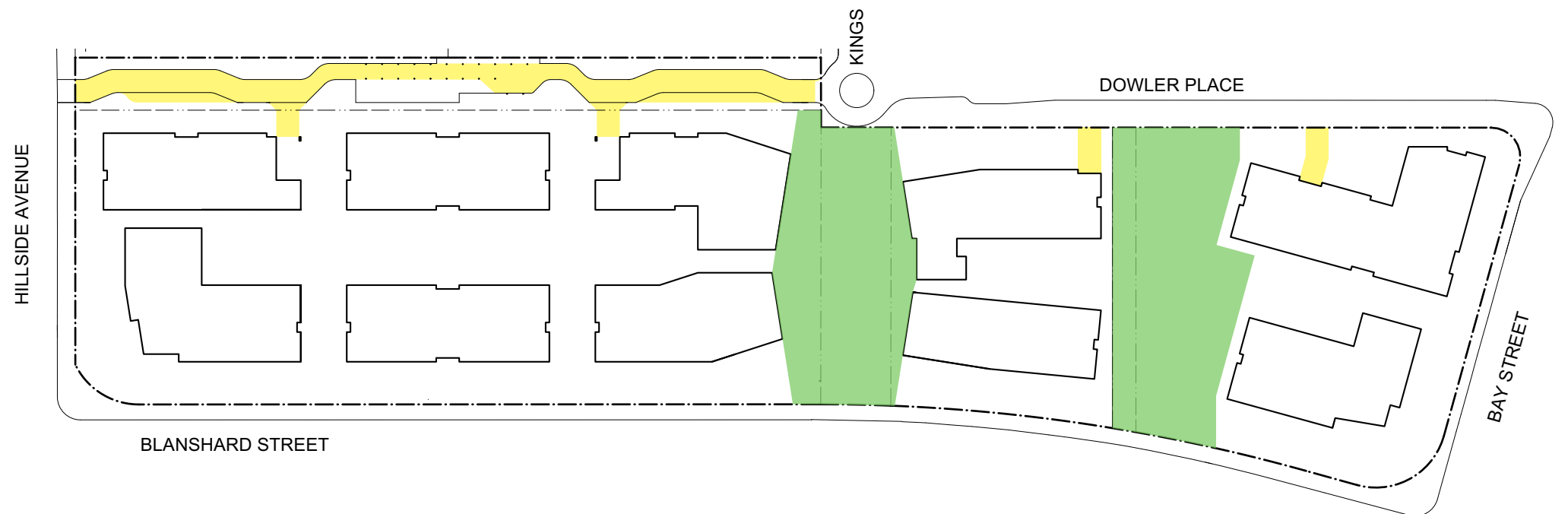
- 18% Parking/vehicle movement
- 3.4% Public



Future Evergreen

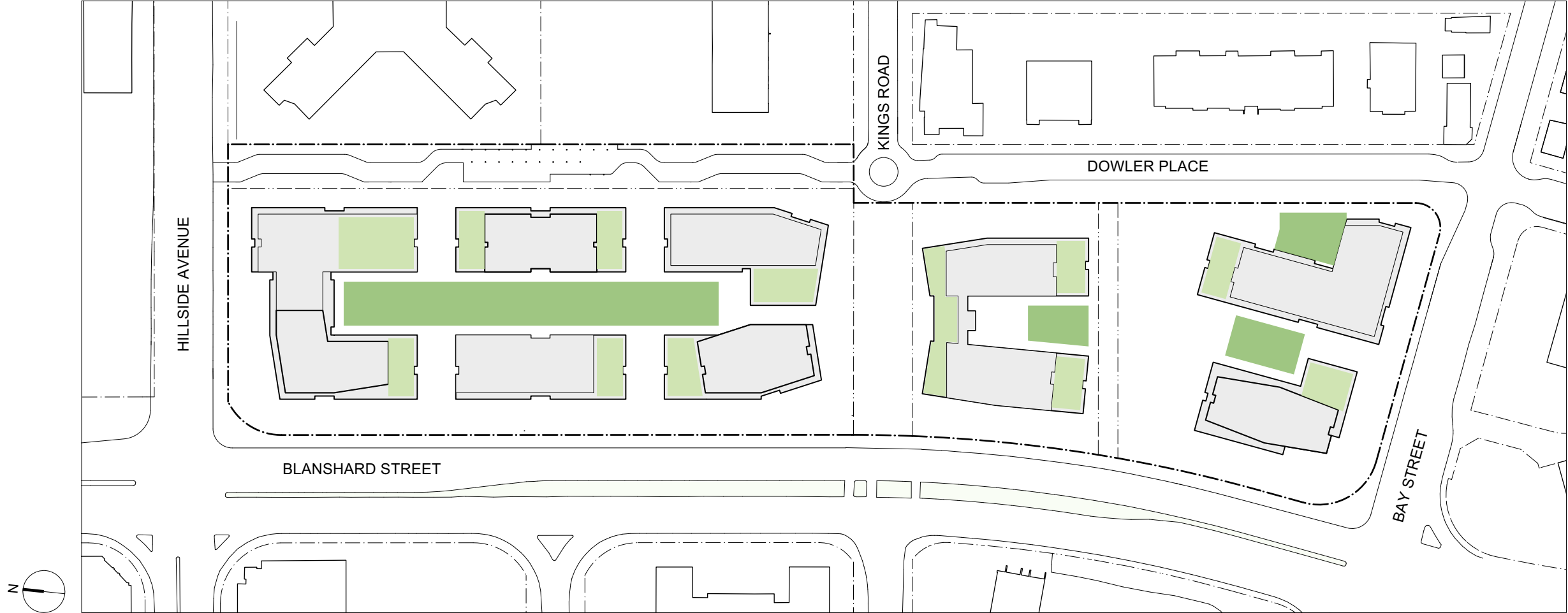
Percentage of site area:

- 5% Parking/vehicle movement
- 15% Public park/plaza





Open Space Network | Resident/Private

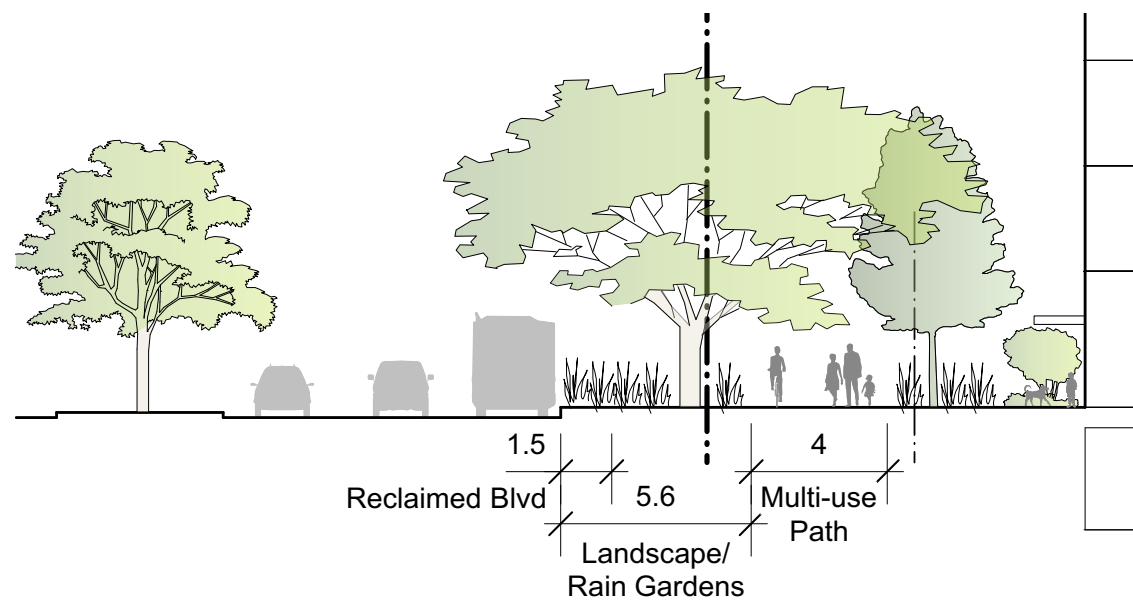
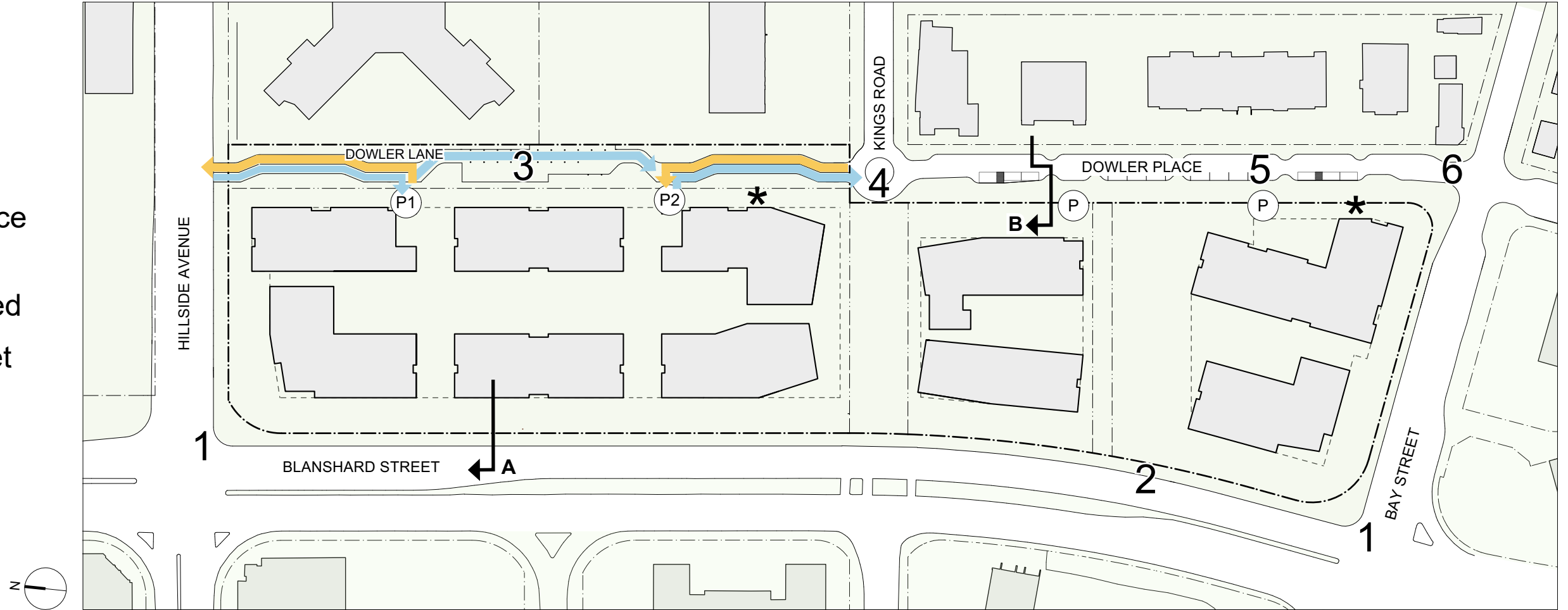
- Landscaped Courtyards
- Rooftops
- Private Patios
- Balconies



Circulation: Driving

1. Blanshard corners
2. Blanshard street edge
3. Dowler Lane (shared)
4. Kings Road/ Dowler Place intersection
5. Dowler Place re-imagined
6. Dowler Place/ Bay Street

 Southbound movement
 Northbound movement











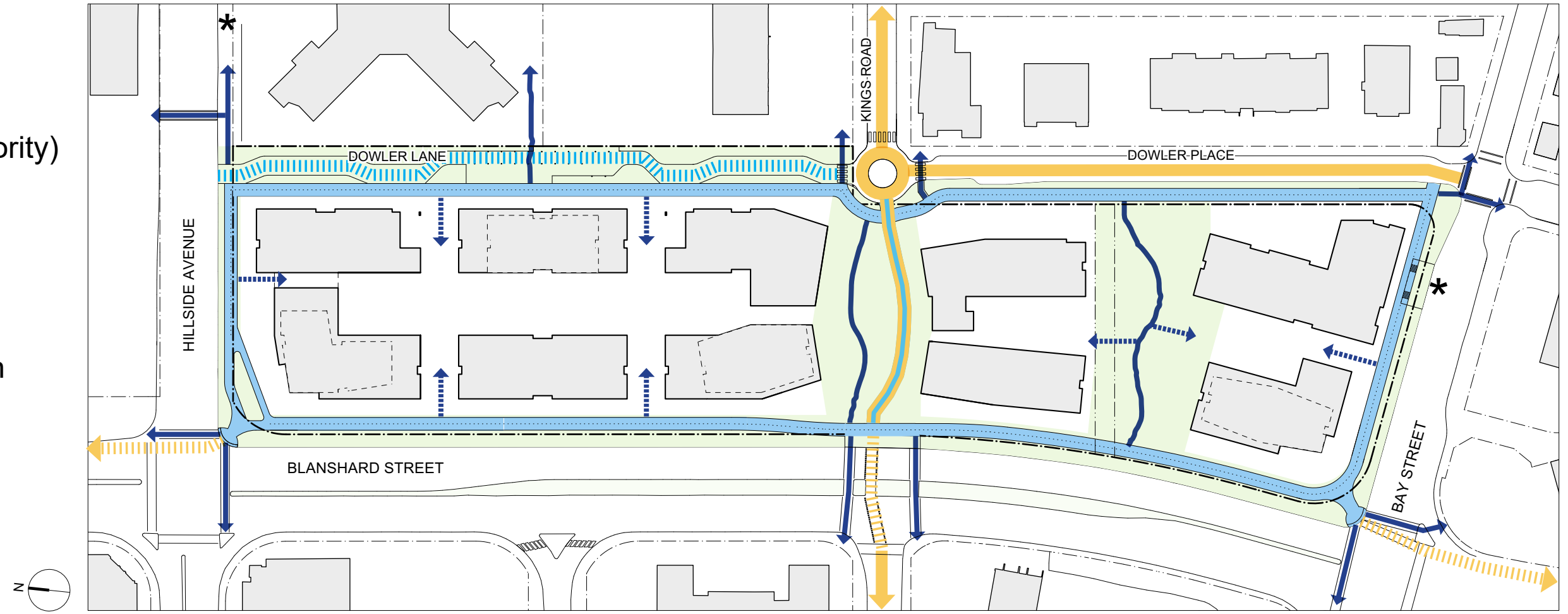
(A) Proposed Blanshard Street



(B) Proposed Dowler Street

Circulation: Walking and Cycling

-  Pedestrian/bicycle
-  Shared Street (pedestrian/bicycle priority)
-  Shared Street (bicycles/vehicles)
-  Bicycle lanes (existing; onstreet)
-  Separated bicycle path (off street)
-  Pedestrian pathways (public use)
-  Resident site access
-  * Bus Stop (tbc)



The Numbers

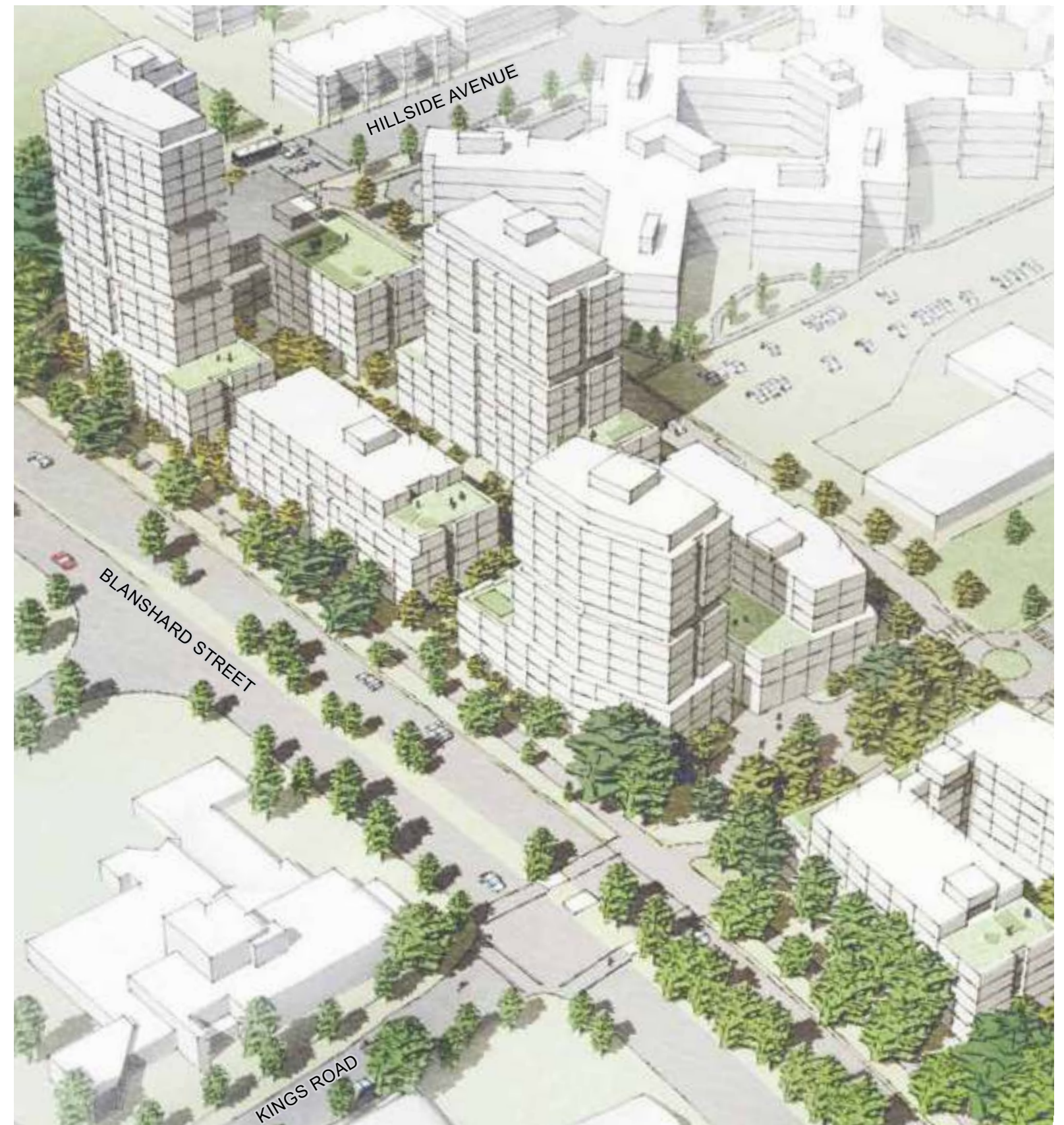
Site Area (sqft) = 340,334 (7.8 acres)	
	2.5:1 FSR
Gross Floor Area (sqft)	850,800
Replacement Units	196
Additional Residential Units	704
Total Units	+/- 900



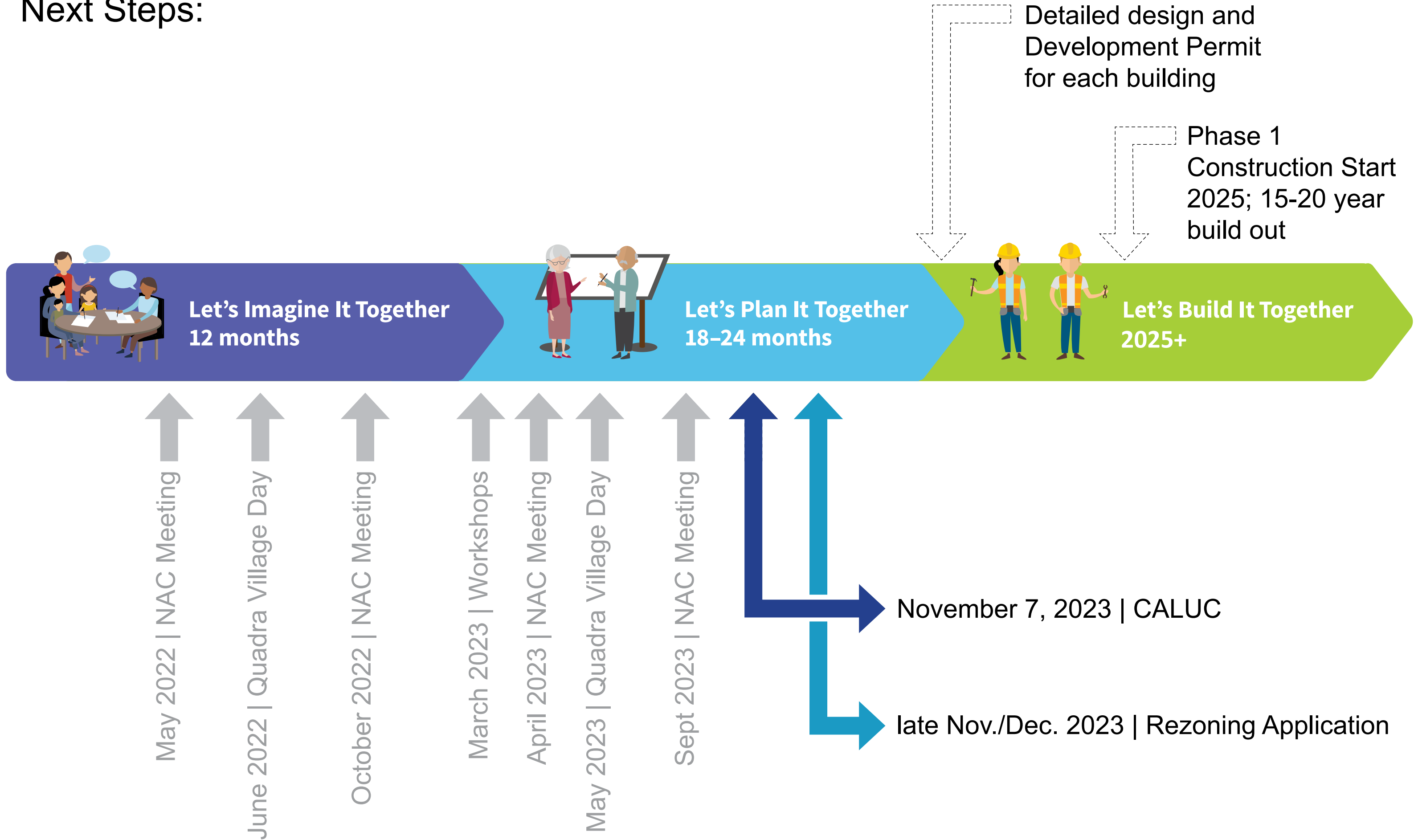
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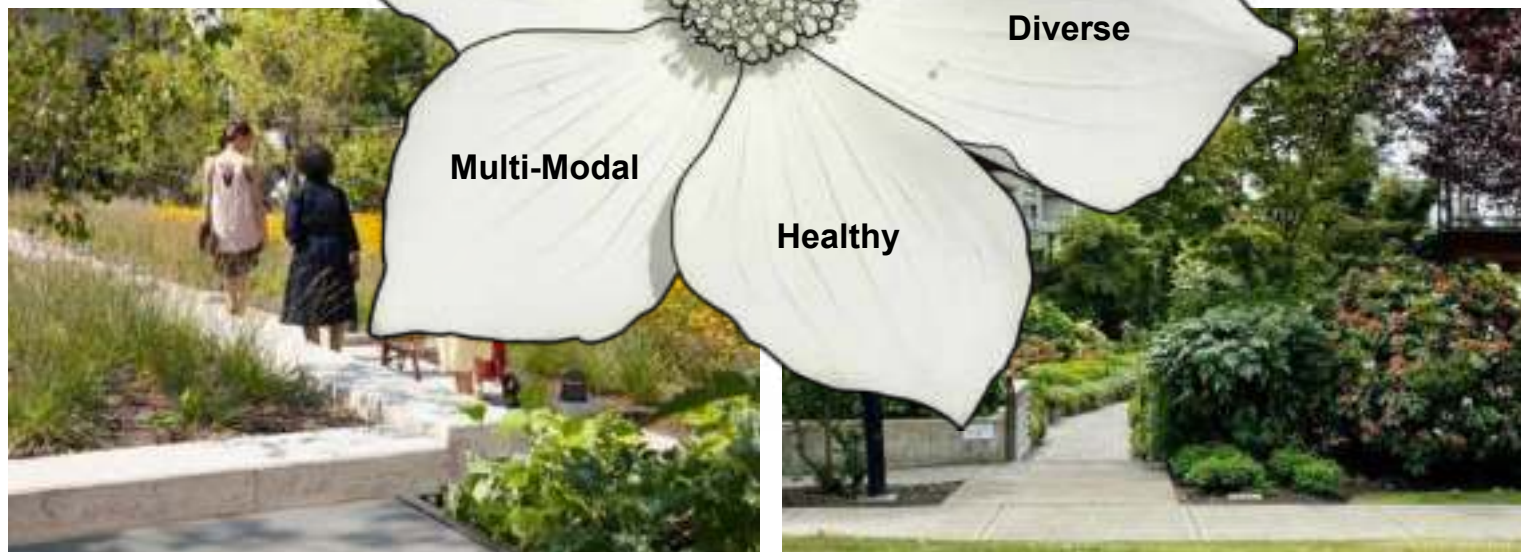
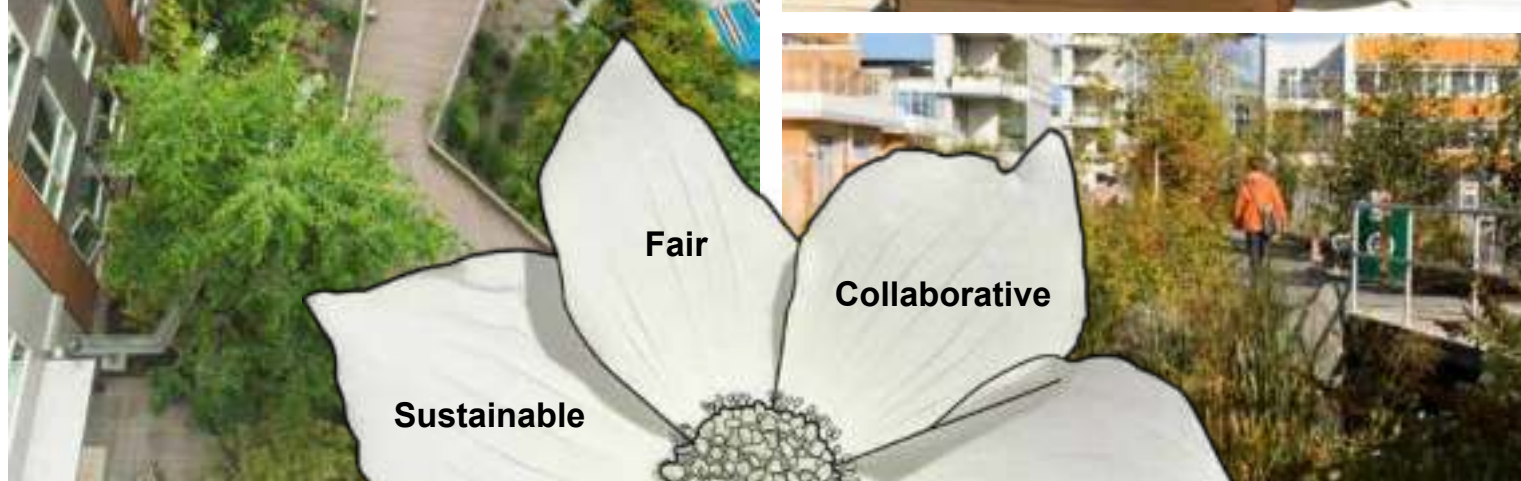
	Standard BC Housing Unit Size (sqft)	% Distribution (tbc)
Studio	350	10%
1 bedroom	525	19%
2 bedroom	725	36%
3 bedroom	925	25%
4 bedroom	1200	10%

Units with more than 4 bedrooms will be considered at the Development Permit Stage



Next Steps:





Email: EvergreenTerrace_Redev@bchousing.org

www.letstalkhousingbc.ca/victoria-evergreen-terrace