

Welcome to the Robron Village Tenant Information Session

An opportunity to learn about and contribute to the future development

What is Happening at Robron Village?

- Robron Village (300 Robron Road) includes 48 rental units
 - 29x 3-bedroom units
 - 19x 4-bedroom units
- Units were built in 1976 and will soon need extensive and costly repairs
- BC Housing is completing a **feasibility study** to see how the homes on site could be replaced.
- The goal of the redevelopment project is to **create more new and affordable homes**.

What is a Feasibility Study?

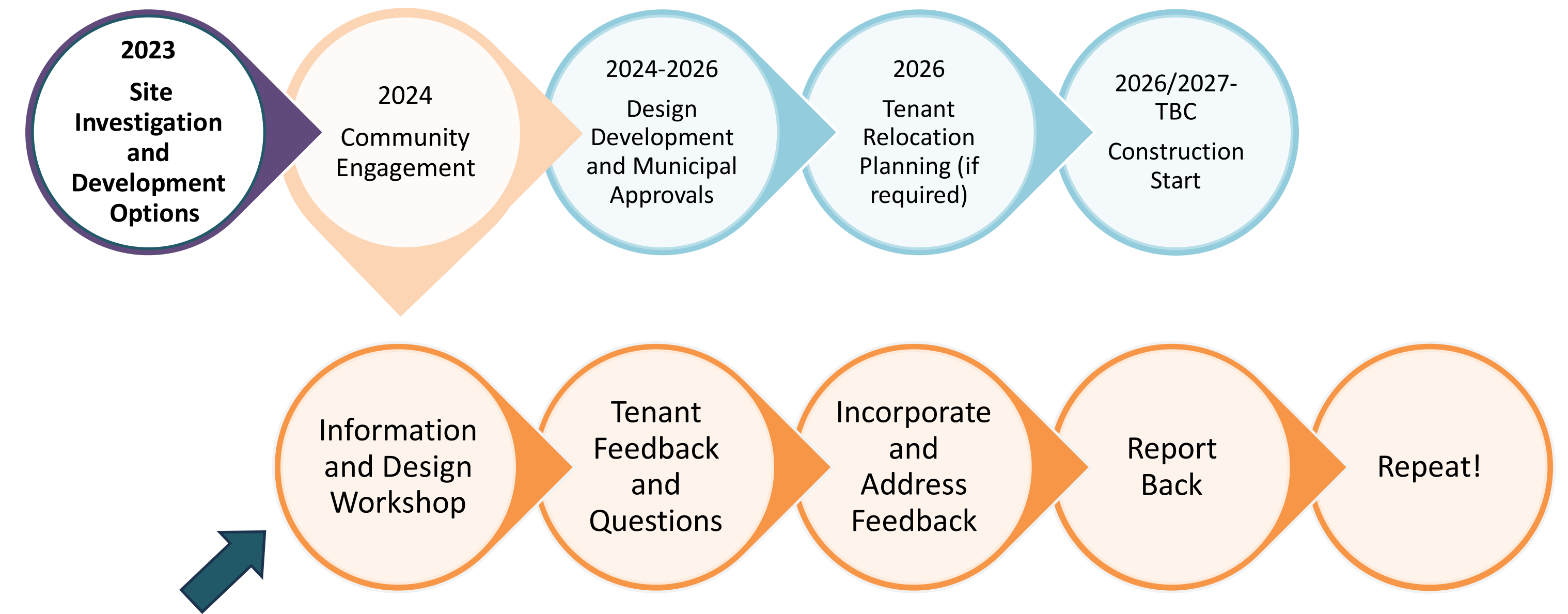
- The Project Team reviews **the site** by:
 - Completing studies (surveys, soil studies, environmental studies, etc.)
 - Reviewing infrastructure (roads, water, sewer, etc.)
 - Studying municipal plans (Official Community Plan and Zoning)
- The Project Team identifies **community need** by:
 - Surveying and talking to tenants
 - Talking to local service providers (ex: childcare and housing operators)
 - Talking to the City of Campbell River
- Using this information, we pull together **design options** for your feedback

Who is Involved?

The Project Team	
Site Owner/Developer	BC Housing
Non-Profit Portfolio Manager	Aboriginal Housing Management Association
Site Operator	M'akola Housing Society
Planning and Engagement	M'akola Development Services
Architecture	Perkins Eastman
Landscape	PWL Partnership
Civil	Urban Systems
Mechanical/ Electrical/Structural	WSP

How Does the Redevelopment Process Work?

The Redevelopment Process



How Does This Affect my Housing?

- There will be no changes to your home for approximately 2-3 years.
- The project is in early stages of investigation, and we are still determining what is possible on the site.
- If re-development moves forward, it would not be for several years, and tenants would be relocated to secure housing that meets their needs.

BC Housing's Commitments to Tenants

- If possible and safe to do so, tenants may be able to stay in their current home until their new home is completed.
- BC Housing will work with each tenant to make sure they have access to secure housing and their needs are met throughout planning and redevelopment.
- Tenants will get to choose whether they want to move into a new home at Robron Village before anyone else.
- BC Housing will pay for reasonable moving costs. This can include hiring movers and reconnecting utilities like telephone and cable.
- When tenants move into their new home, they will continue to have the same rental agreement unless income or family size has changed.

Community Context

How Does This Project Fit into the Community?

- The site is in a *Neighbourhood* land use area but is adjacent to a *Village Centre*.
- *Neighbourhood* areas allow for low to medium density housing. The City of Campbell River's Official Community Plan (OCP) allows for **increased density on streets that connect centers or are serviced by transit.**

New Projects in the Area

Recent Multi-Family Developments

505 South Dogwood

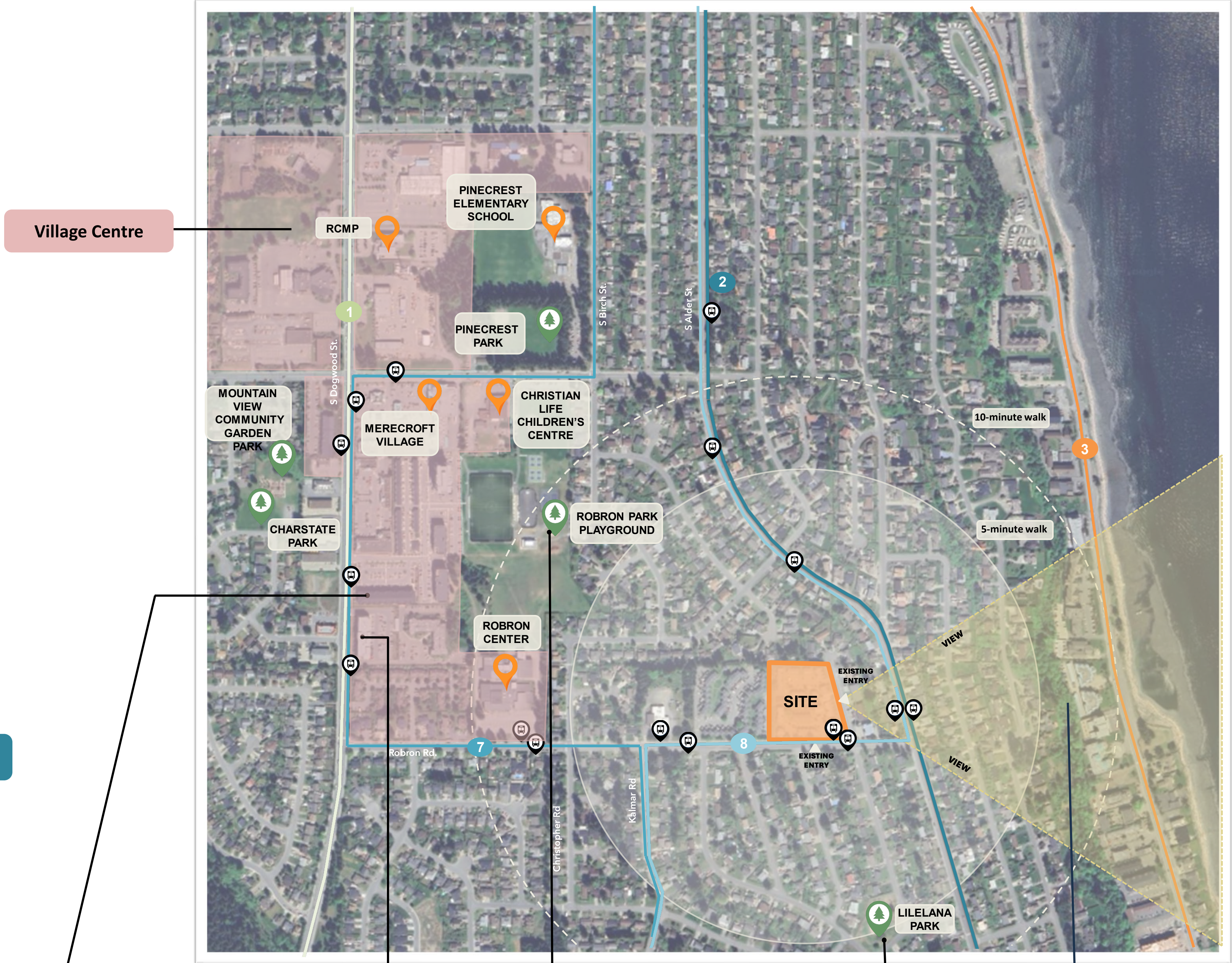
- 248 Units, 2 -10 storeys
- Market Rental
- 1 – 3 bedroom
- Zoning: RM-4 plus height variance
- OCP: Village Centre
- 6 acres

575 South Dogwood

- 68 units, 5 storeys
- Market rental
- 1-2 bedroom + Den
- Zoning: RM-4
- OCP: Village Centre
- 1.75 acres

What Makes This Site a Good Fit for Redevelopment?

- **Family neighbourhood**
- Close to **village centre** & services and schools
- Well **connected** via transit
- Access to planned and existing bike routes
- Opportunity to **increase number of rental housing** units
- Opportunity to increase tenant **access to open and green space**



505 South Dogwood



575 South Dogwood



Robron Park & Playground



Lilelana Park



Quadra Island

Site Constraints and Considerations

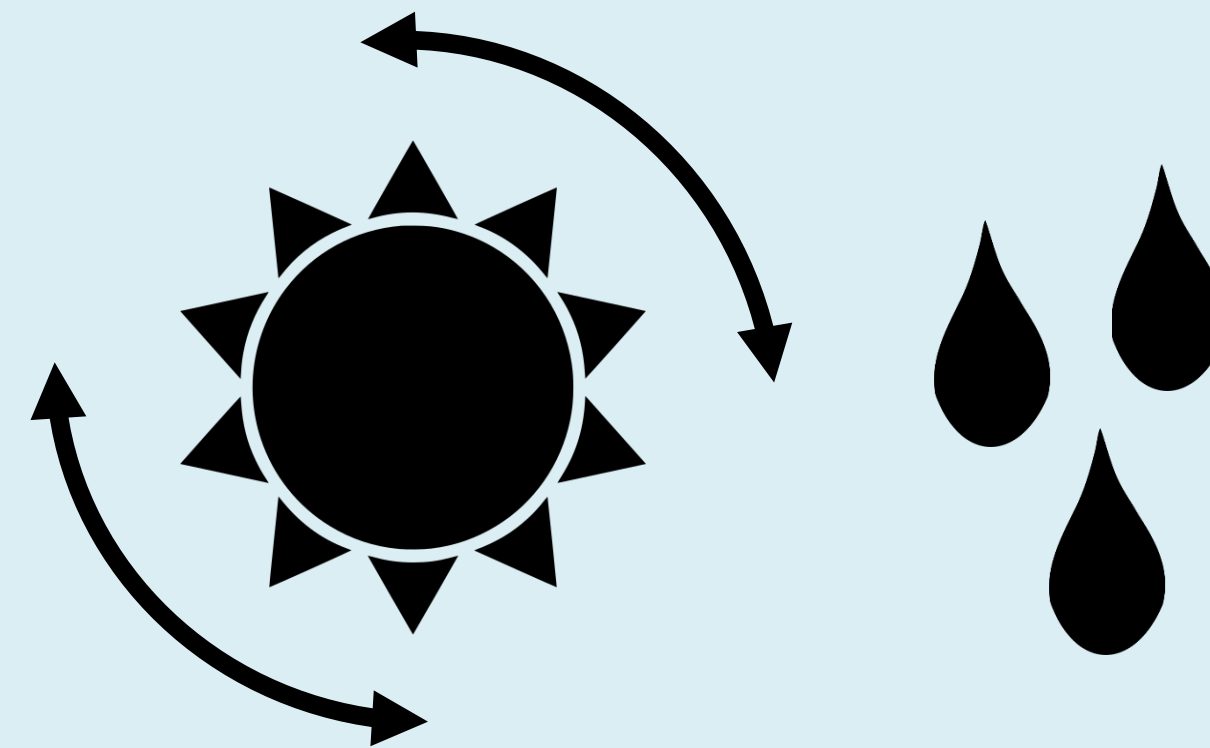
Over the last year, the Project Team has been studying Robron Village. We've identified some key site constraints and considerations. These, along with feedback from current tenants were used to create Guiding Principles and Design Directives for the Project. They have informed site layout options developed to date.

Fire and Emergency Vehicle Access



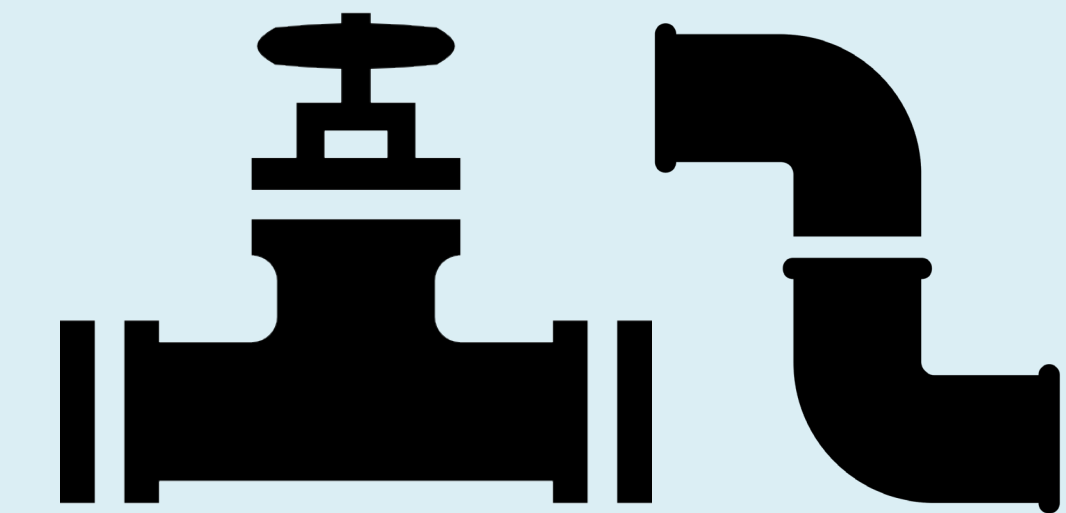
- All options need to consider how emergency vehicles and fire trucks will access each building on site.

Solar Orientation and Climate



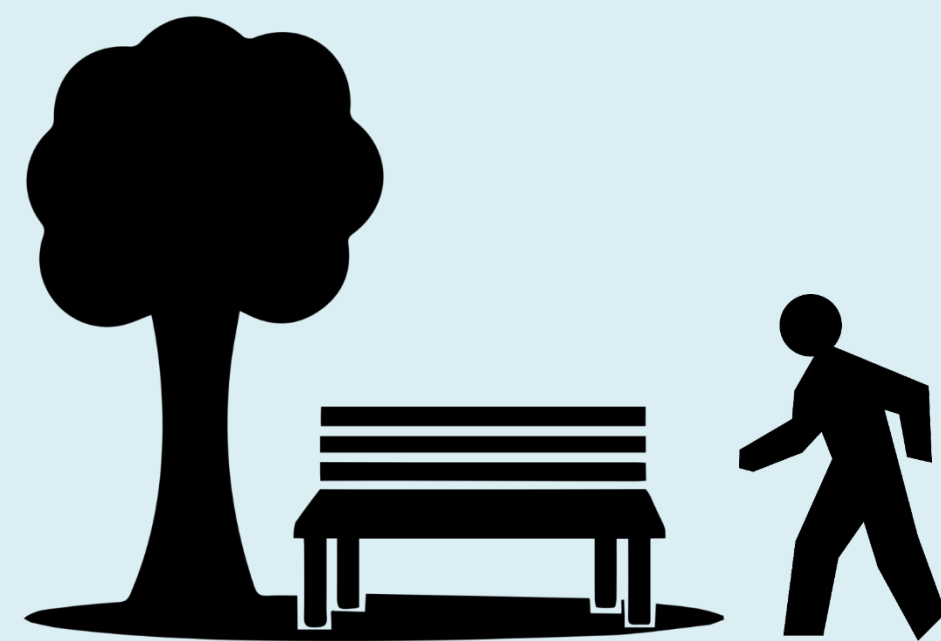
- Rainy winters means stormwater management needs to be prioritized on the site.
- Overheating in the summer, and shadows in the winter are key considerations in site layouts.

Utilities



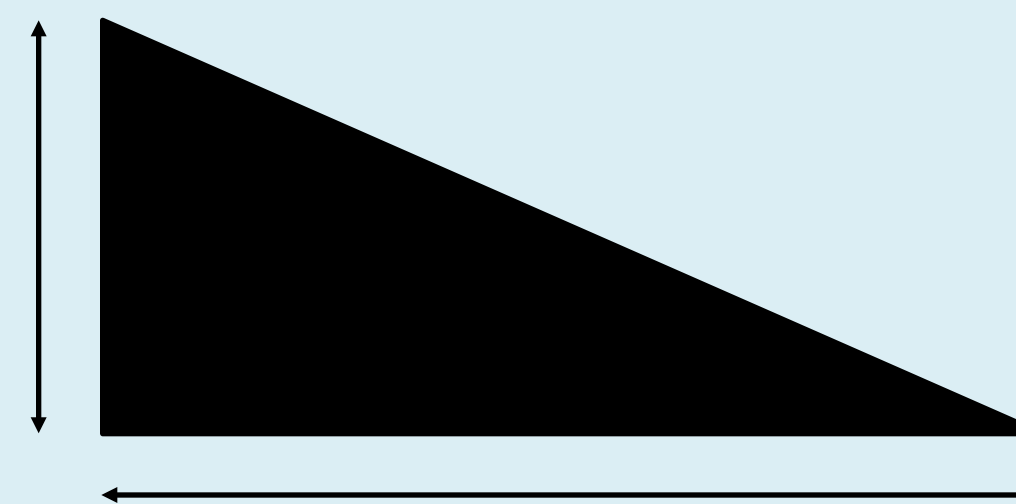
- The site has current water, sewer and storm sewer systems that need to be considered in development.
- Updating and moving current services can be very expensive.

Walkability



- While the site is well connected via transit, tenants currently do not have a lot of green and open spaces within walking distance.

Slope



- The site has a large slope from East to West. Which impacts how buildings can be accessed on site.

Tree Canopy and Soil Connectivity



- There are currently some large mature trees on site.
- Ideally, many of these can be maintained and tree canopy coverage and soil connectivity increased.

Current Tenants and Site Conditions

In 2023, Robron Village tenants responded to a short survey either online or by mailing in responses.

The responses received are summarized in the table below and have helped to inform the design guidelines and site layout options presented today.

Tenant Survey Feedback – What We Heard

- We received 11 responses of 39 occupied units (28%)
- **45% of respondents identify as Indigenous**
- 55% of respondents identify as non-indigenous or 'unsure'

The survey responses have been divided into key themes, and responses are listed in order of most to least mentions per theme.

What do you like about Robron Village?

- #1 Size and form of suites
- #2 Affordable
- #3 Sense of community/ Property manager

What changes would you like to see at Robron Village?

- #1 Enhanced security/ reduced crime
- #2 Outdoor children's play space
- #3 Private outdoor space, laundry, edible gardens, no carpets

Concerns for Redevelopment

- #1 Relocation
- #2 Insufficient repairs/ upgrades

Ideas for Amenity Spaces

- #1 Playground
- #2 Gardens (edible/ community gardens)
- #3 Places to cool down, air conditioning, outdoor pool

Current Site Layout and Circulation

- Many pedestrian pathways
- Limited common outdoor space and useable green space
- Children's play equipment requires replacement
- Significant paved surface parking
- Access of Upland and Robron streets
- Scattered mature trees



Legend:
— Vehicle Access Amenity Space
— Pedestrian Access Common Outdoor Space

What is the most important to you? Add a sticker

Did we miss something? Add a sticky note

Density and Viable Building Forms

Density

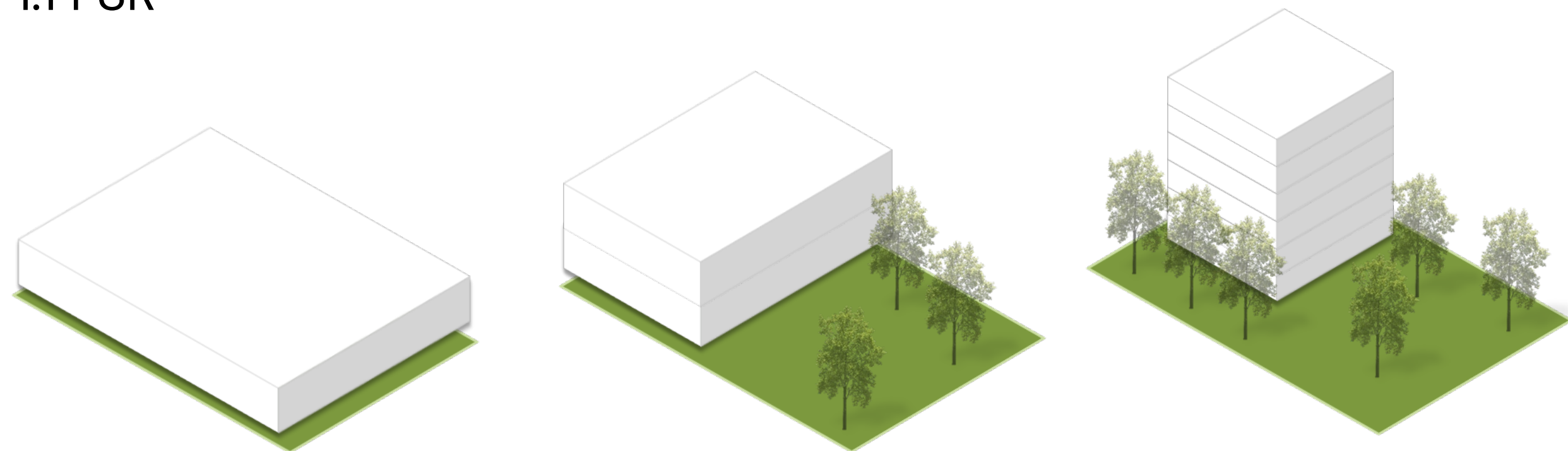
Density is measured in municipal zoning regulations using a calculation of the Floor Space Ratio (FSR).

- This is how the amount of building area allowed to be constructed on a property, aka 'density', is calculated.
- It is the total building area divided by the site area.
- To achieve the same density:
 - The shorter the building, the less open space is left at ground level.
 - The taller the building, the more open space is available at ground level.

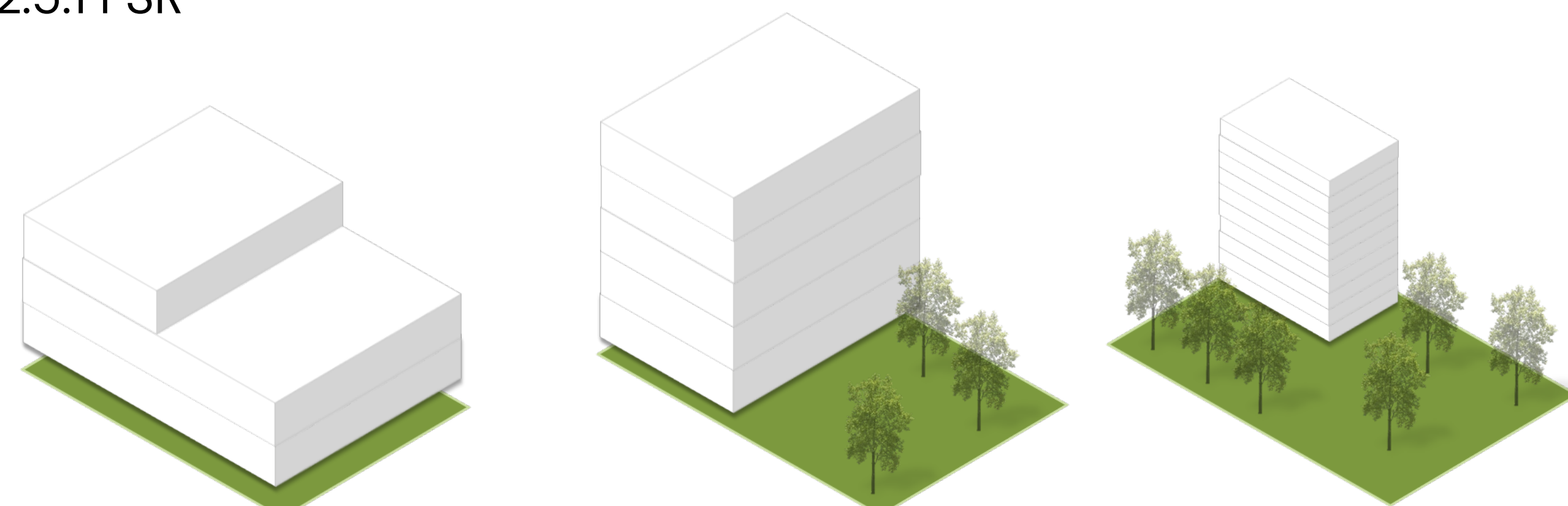
For example:



1:1 FSR



2.5:1 FSR



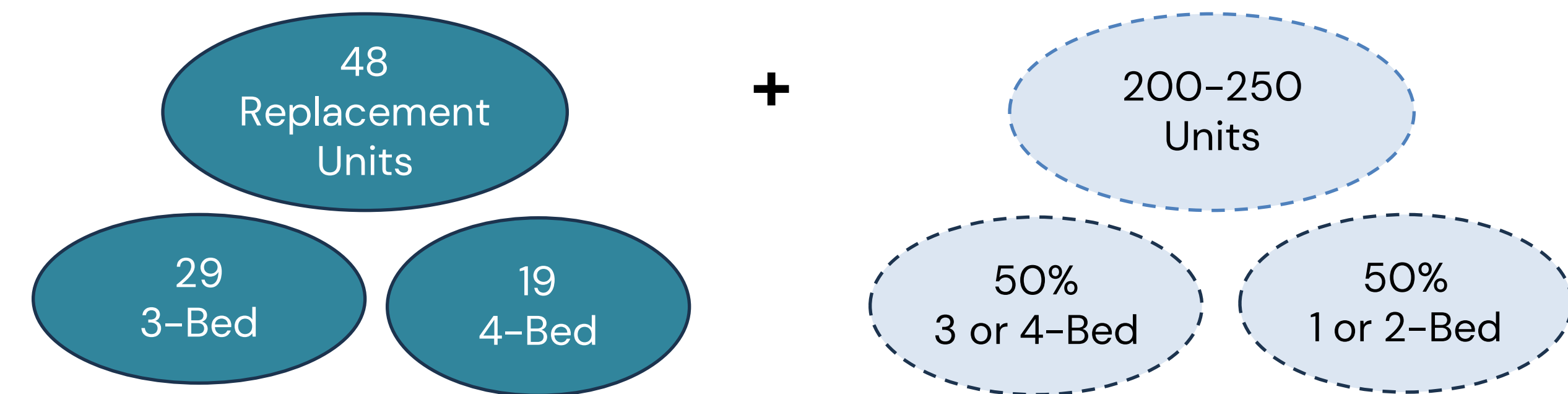
No open space is provided with 2- and 3-storey massing.

The shorter the building, the less open space is left at the ground level.

The taller the building, the more open space is left at the ground level.

How many homes would be built?

After redevelopment, Robron Village would have more homes than it does now. **We know that the existing 48 homes will be replaced.** We do not yet know exactly how many units will be built on the site but anticipate between 200 and 250 additional new homes.



Building form

Redevelopment targets a minimum of 200 new units to meet BC Housing mandates and make the project financially feasible.

- To accommodate this number of units, the options presented show mid-rise buildings (6-storeys)
- An underground parkade would make use of site slope, and increases usable outdoor space on site



Unit types

We know that there is a high need for family units (3-4 bedrooms) in Campbell River.

- Each of the options presented has about 50% 3- & 4-bedroom units.
- The 48 replacement units will be the same bedroom count as they are now.

Guiding Principles

1

Tenants-first

Keep disruptions to tenants to a minimum, include tenants in the design process, and aim to meet their needs throughout redevelopment.

Design Directives:

- Replace current homes
- Prioritize tenant needs
- Make tenants feel at home

2

Emphasize Indigenous Values & Principles

Listen to local First Nations and urban Indigenous people during the design process to inform a development that reflects Indigenous identity, promotes inclusion, and offers spaces for community and cultural activities.

Design Directives:

- Family-oriented design
- Explore opportunities to honor and acknowledge local history, knowledge and culture
- Promote connection to the land through outdoor spaces
- Prioritize stewardship of the land

3

Affordable Construction & Affordable Rents

Design a redevelopment that is financially viable, maintains affordability for current tenants, and increases the amount of rental housing in the community.

Design Directives:

- Increase number of housing units
- Cost effective

4

Holistic Sustainability and Resilience

Include design features that are environmentally, socially, and economically responsible and follow BC Housing's Design Guidelines.

Design Directives:

- Achieve Step Code 4 and consider low-carbon materials
- Prioritize retention of trees and sustainable stormwater practices
- Align with City of Campbell's Climate and Sustainability Goals
- Prioritize long term health and social well being of tenants through amenity spaces

5

Balance Operational Realities

Design a development that is efficient to maintain, manage and monitor

Design Directives:

- Consider community needs and demand
- Ensure buildings and outdoor spaces are easy to maintain and manage
- Consider current and future parking needs

6

Safety and Accessibility

Create a design that improves natural surveillance, fosters community, and accommodates people of all ages and abilities

Design Directives:

- Universal and Accessible Design
- Consider tenants' ability to age-in-place
- Increase feeling of safety on site
- Provide outdoor communal space for kids and teens

7

Cohesive and Connected

Create a design that has good pedestrian connections encourages connection and interaction between tenants and neighbors.

Design Directives:

- Consider how designs fit and connect with neighborhood
- Create designs that look good and are welcoming
- Provide safe and fun spaces for tenants of all ages

What principle is the most important to you? Add a sticker.

Is something missing? Add a sticky note.

Preliminary Site Concepts

Based on early tenant feedback and site constraints, we have developed some **preliminary concept ideas** for the site.

Let us know what you think so that we can further refine designs before our next event..

Further financial modelling, and conversations with the City and community will also affect the final layout.

What do you like about Option 1? What do you like about Option 2?
 What's missing from these concepts that you would like to see?

Option 1

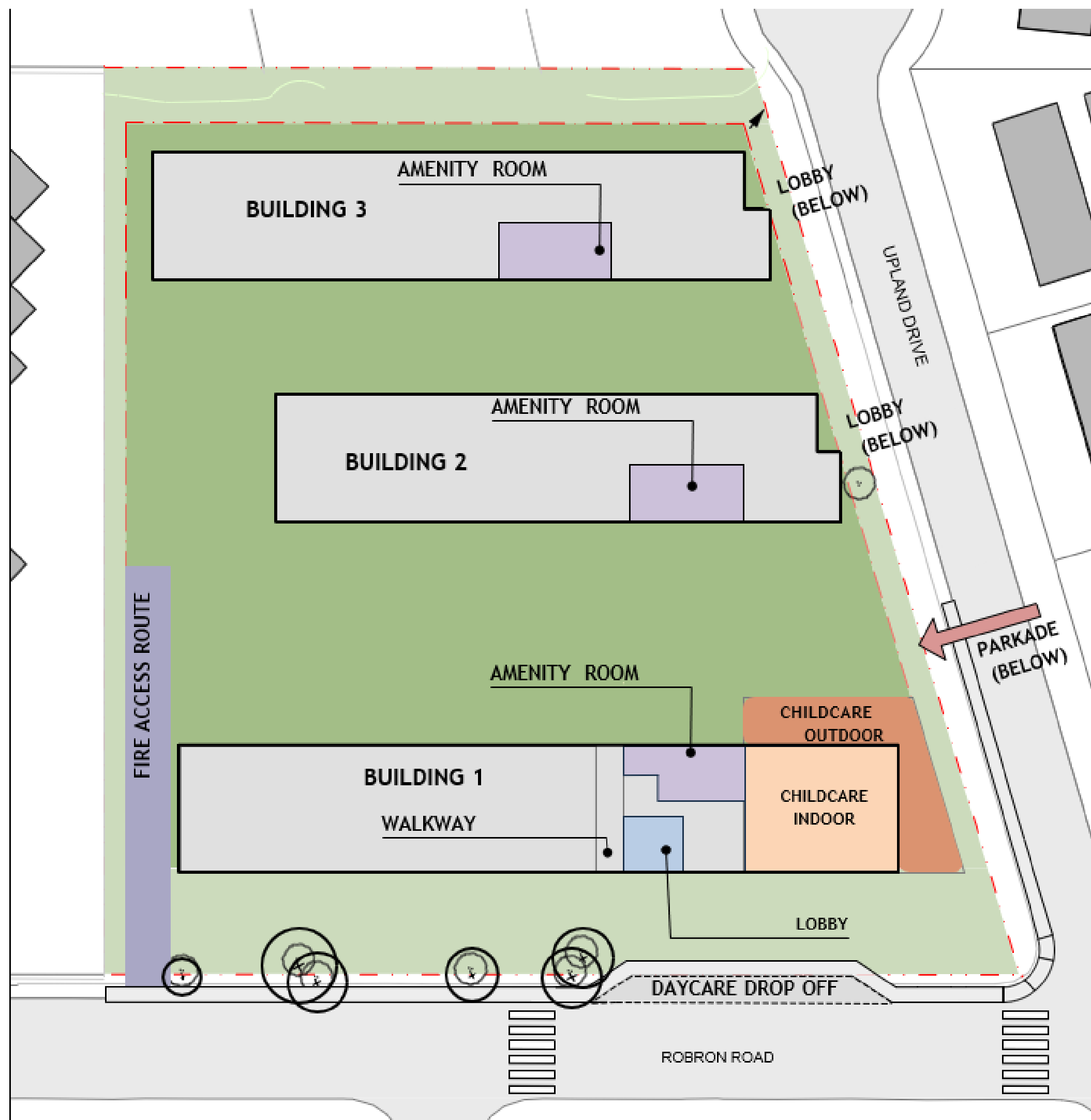


Approximate Unit Breakdown

One-Bedroom Accessible: 12
 One-Bedroom: 73
 Two-Bedroom: 25
 Three-Bedroom: 52
 Four-Bedroom: 55
Total Housing Units: 217

- Site Features**
- Childcare
 - Large court-yard
 - Underground parking lot with more than 1 stall per unit
 - Private balconies / patio spaces possible

Option 2



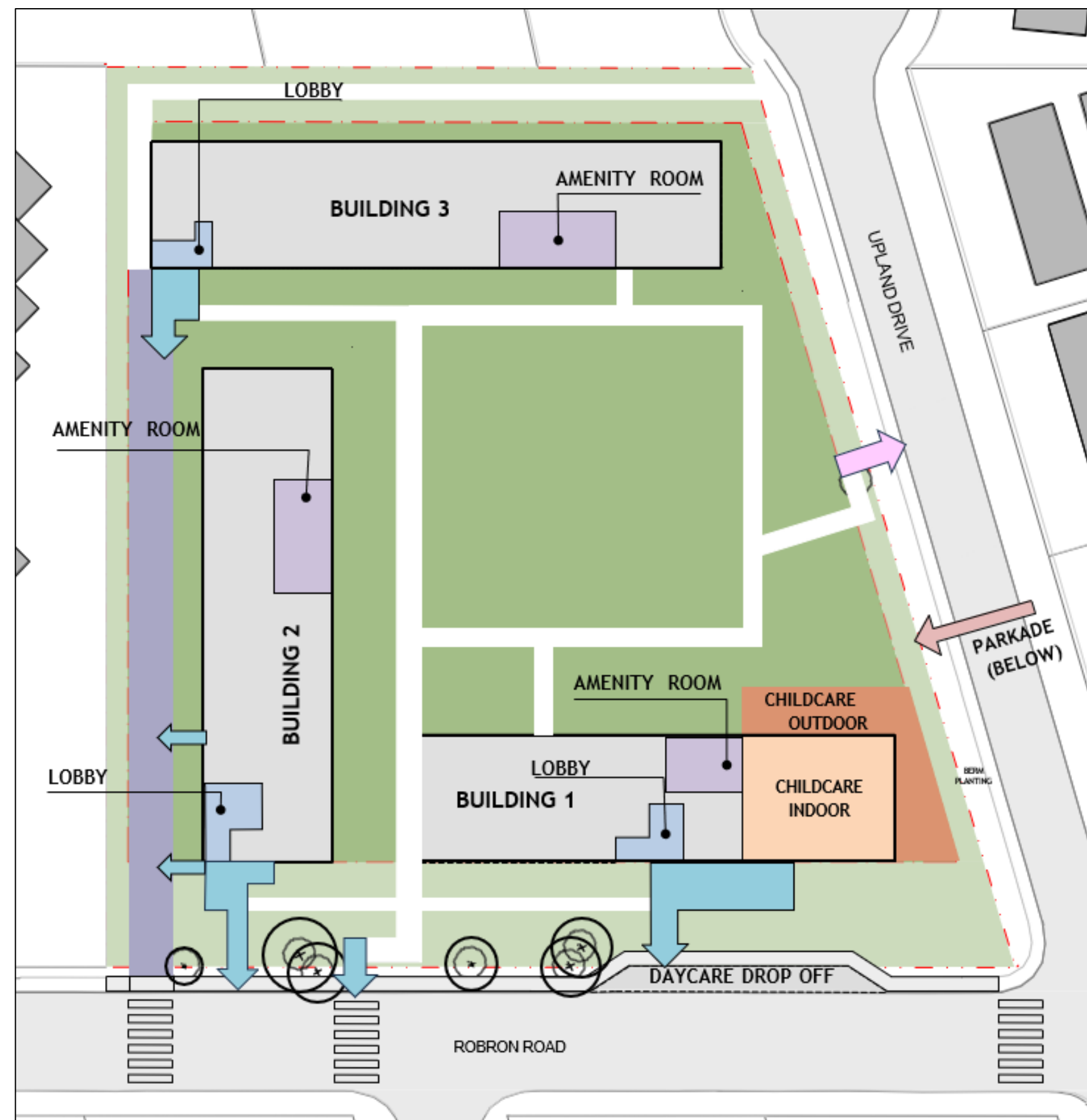
Approximate Unit Breakdown

One-Bedroom Accessible: 16
 One-Bedroom: 79
 Two-Bedroom: 27
 Three-Bedroom: 72
 Four-Bedroom: 70
Total Housing Units: 264

- Site Features**
- Childcare
 - Multiple common outdoor spaces
 - Underground parking lot with almost 1 stall per unit
 - Private balconies / patio spaces possible

Circulation, Safety and Connectivity

Option 1

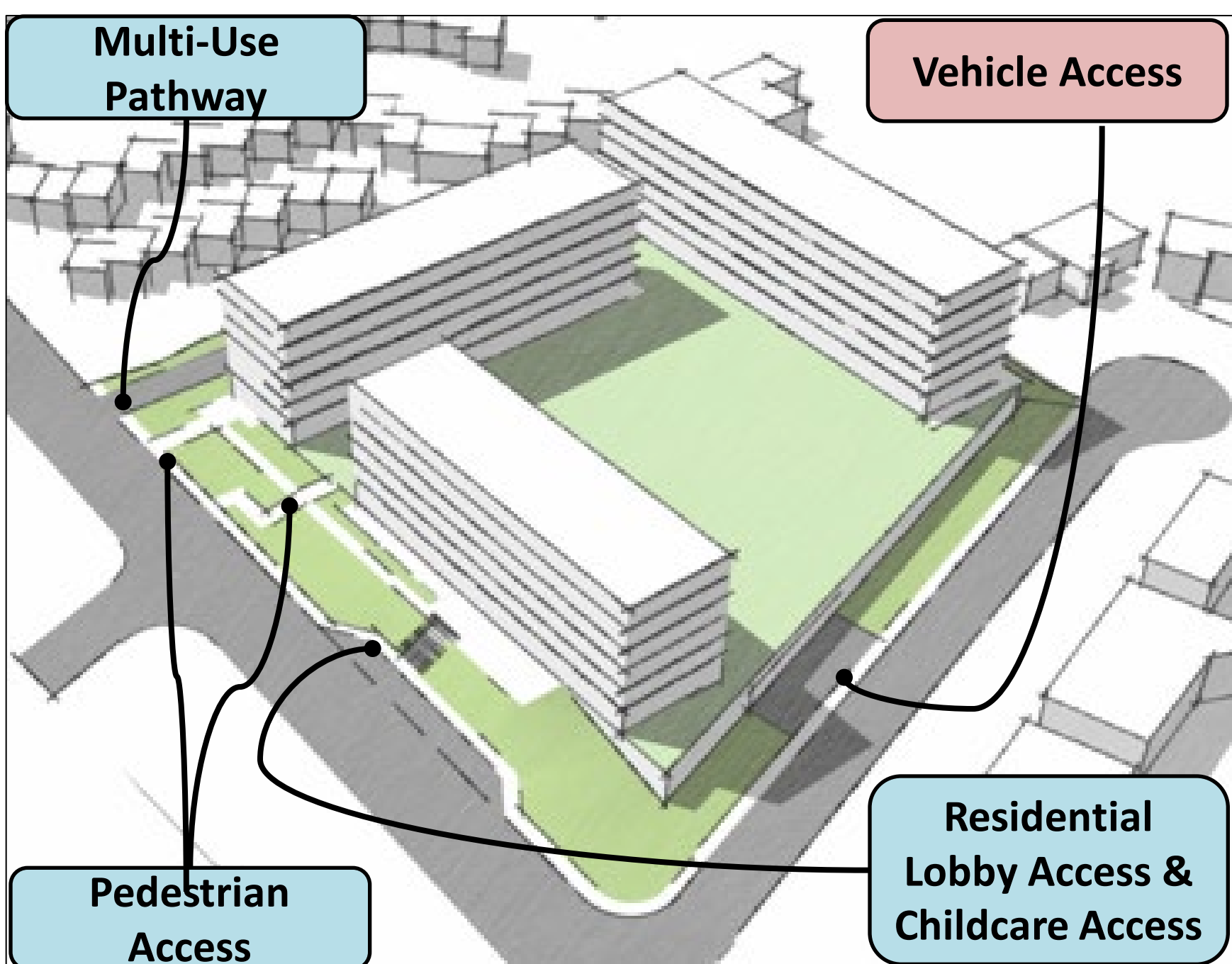


LEGEND

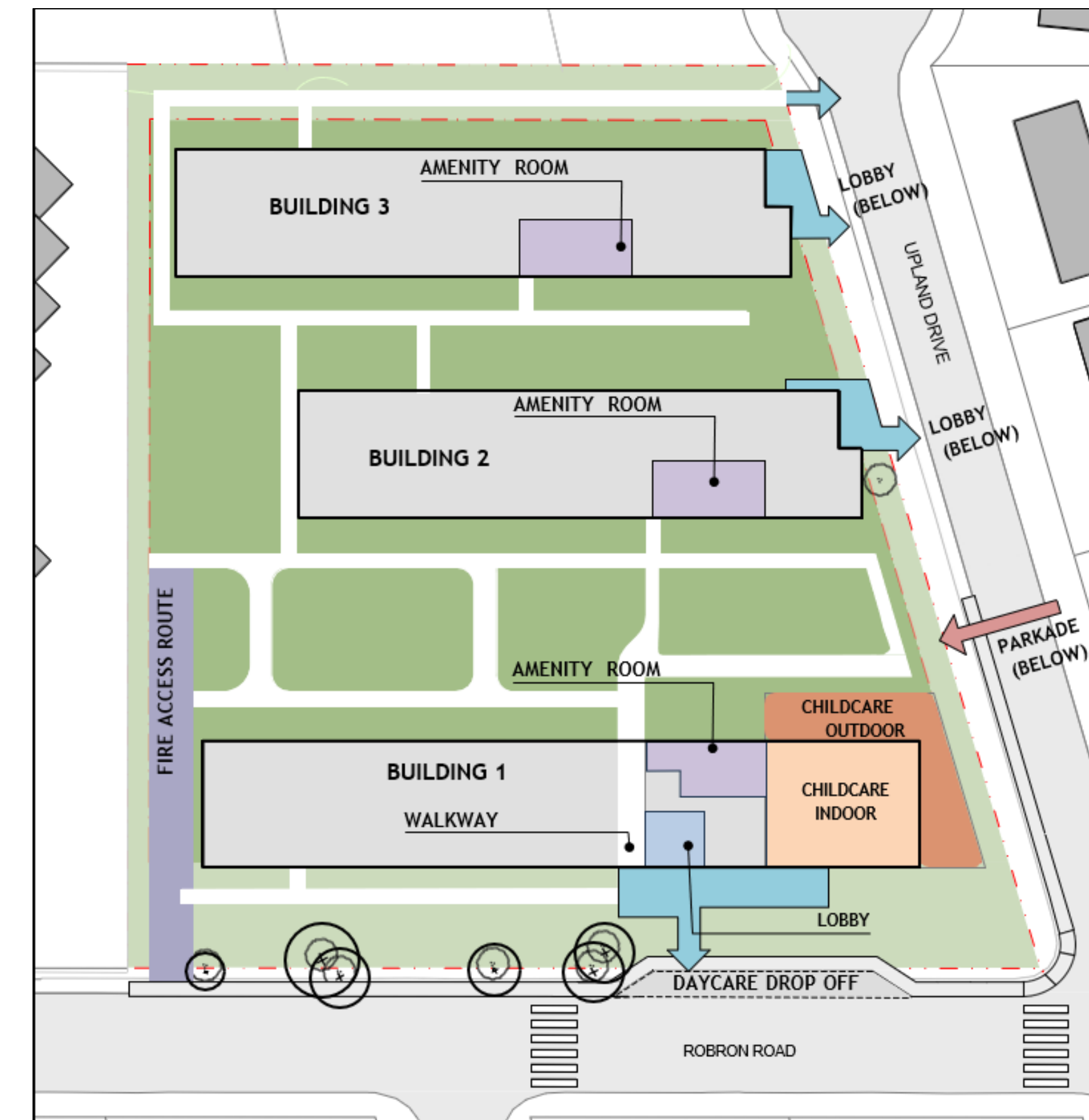
- Vehicle Access Point
- Pedestrian Access Point (Not-Accessible)
- Pedestrian Access Point (Accessible)
- Pathway
- Fire Truck/Multi Use Path

Site Features

- Vehicle access and pedestrian access separate
- Not universally accessible from Uplands
- Well connected to Robron Road
- Natural surveillance of common spaces
- Limited connection to neighbours on Upland Drive
- Possibility for many units to have ocean views. Some Building 2 balconies would have views of neighbourhood
- Good sun exposure for outdoor areas (Good for gardening)
- Large open space provides flexibility



Option 2

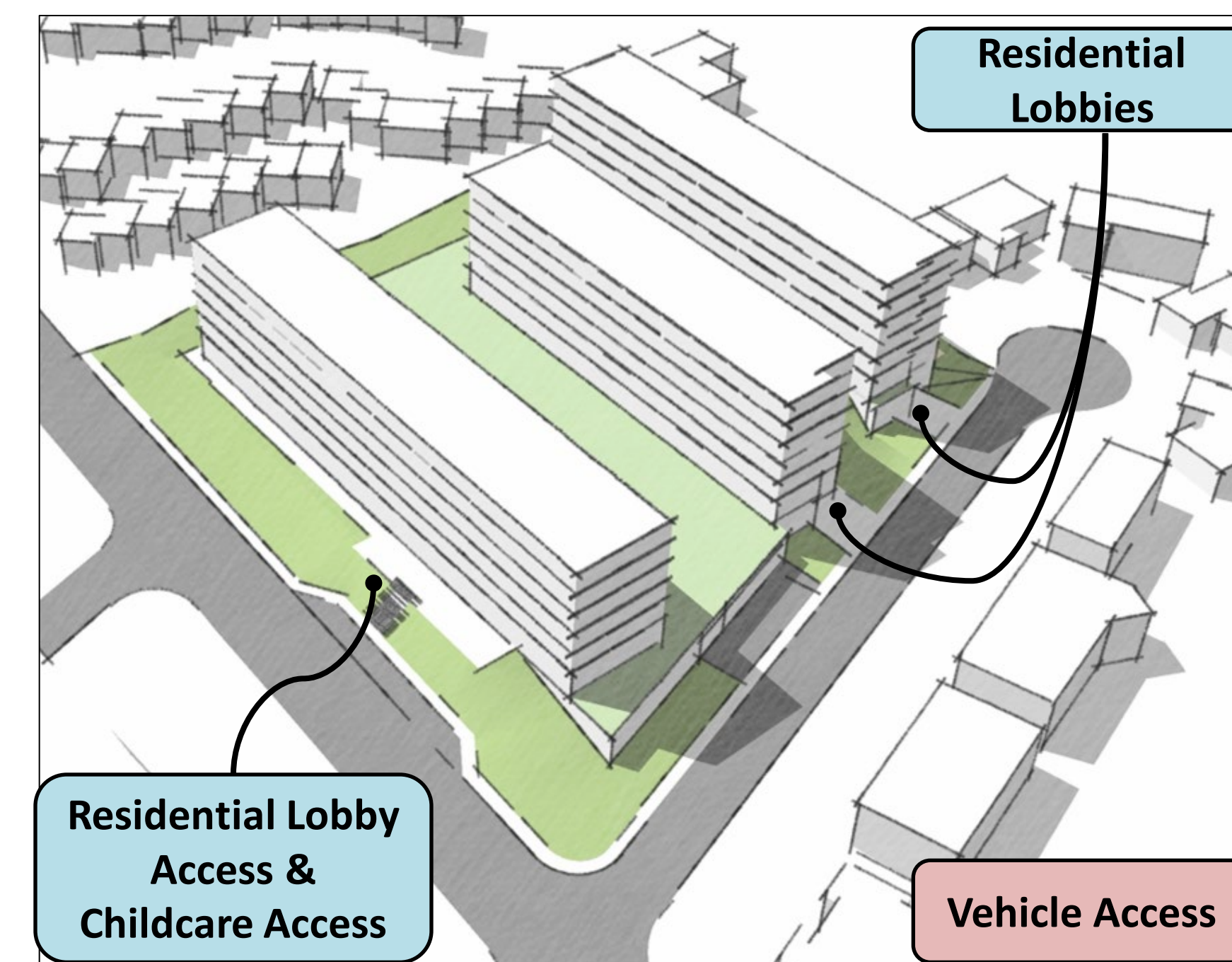


LEGEND

- Vehicle Access Point
- Pedestrian Access Point (Not-Accessible)
- Pedestrian Access Point (Accessible)
- Pathway
- Fire Truck/Multi Use Path

Site Features

- Vehicle access and pedestrian access both from Upland Drive
- No pedestrian access to outdoor amenity space from Upland Drive
- Strong connection to neighbours on Upland Drive
- Spaces between buildings 2&3 could provide quiet, small recreation areas
- More shading of outdoor spaces
- Possible ocean views for majority of units from balconies. Neighbours views of ocean generally maintained



What do you like about Option 1? What do you like about Option 2?

What's missing from these concepts that you would like to see?

Landscaping and Outdoor Amenities Concepts

The Project Team has explored options for landscaping and outdoor amenity features that could be incorporated into each of the proposed site plans.

We heard from tenants a desire for outdoor children play spaces, edible gardens and cool/shaded areas for the summer months.

Examples of these elements, and others are presented below. Let us know what you like, don't like, or what we may have missed.

Urban Agriculture



Playground



Planting/Habitat Corridor



Teen/Adult Play



Building Entry Way



Green Infrastructure



Open Flex Space



Outdoor Amenity



Dog Run



What is the most important to you? Add a sticker.

Is something missing? Add a sticky note.

How can outdoor spaces honor Indigenous values and culture?
Add a sticky note.