

Future Evergreen | A Comprehensive Plan for Quadra West

Site and Neighbourhood

- 7.8 acre site located in Victoria's Quadra West neighbourhood
- Owned by BC Housing, to be redeveloped following a multi-year comprehensive planning process

Proposed Rezoning

- Comprehensive Development (CD) Zoning, with subsequent Development Permit Applications for each phase/building

~900 Non-Market and Market Rate Rental Housing Units

- 21 units Housing with Supports (Spaken House replacement)
- 175 units Low Income Housing (RGI replacement)
- ~704 Non-Market Rental and Market Rate Rental units

Tenant Assistance

- 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

FSR 2.5:1

- Consistent with the Official Community Plan (OCP) and the Hillside-Quadra Neighbourhood Plan's Housing Opportunity and Special Planning Overlay designations

Building Form

- Mid-rise buildings (5-6 storeys)
- 3 taller buildings at 15 storeys, and 1 at 20 storeys

Neighbourhood Features

- New Child Care
- New and Expanded Resident Amenity Spaces

Public Open Space

- Evergreen Plaza
- Evergreen Commons
- The 'Loop' - a multi-use path
- Evergreen Lane: A Living Street

Resident Open Space

- Shared Courtyards
- Shared Rooftops
- Balconies
- Ground Level Patios

Timing

- First Phase, targeted construction start in late 2025 or early 2026
- Build out over 15 - 20 years

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Above: Conceptual illustrations by DAU Studio

Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.