

# EVERGREEN TERRACE Let's Imagine It Together

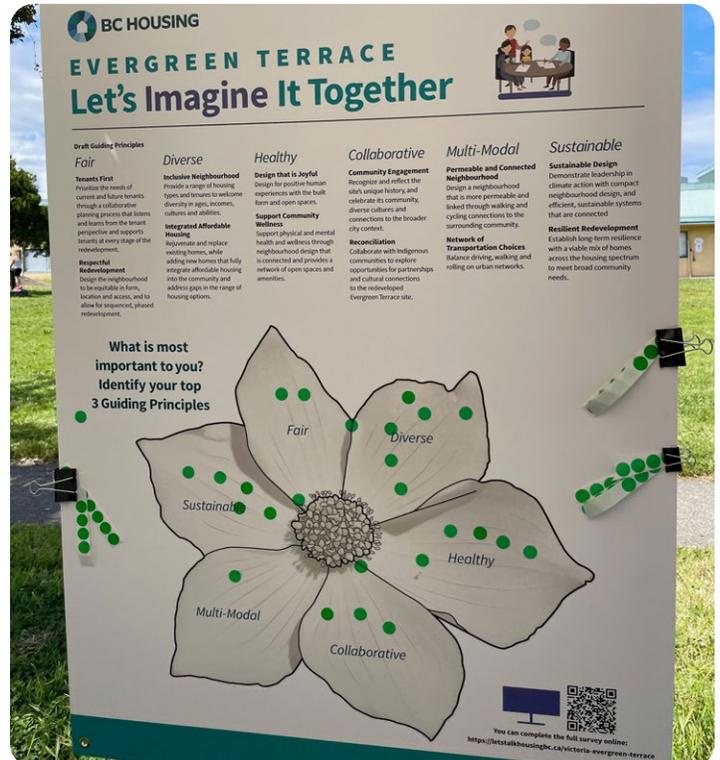


## Tenant and Stakeholder Engagement Summary of Events and Activities

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.**



# Tenants-First Engagement

*BC Housing is committed to a tenants-first approach, prioritizing safe and secure housing for current Evergreen Terrace tenants and Family Members of Spaken House, and providing support over the duration of the project. This approach also means we have been engaging with our tenants first.*



## Tenant Survey

In the spring, tenants were invited to fill out a short survey to provide input on the issues and opportunities you see for the future of Evergreen Terrace. Tenants were also invited to attend drop-in information sessions on April 30, 2022 with members of the redevelopment planning team. The following is a summary of what we heard.

### What is it about living at Evergreen Terrace/ Spaken House that you like?

Location, with proximity to shopping, groceries, restaurants, medical services, transit and walking distance to downtown.

Supportive, friendly community; well-maintained and clean complex with helpful BC Housing staff.

Affordable housing and a sense of belonging.

Townhouses with outdoor yards and places for children to play.

### What are your concerns for the planning and redevelopment process?

That residents will lose their homes or that large families will not be accommodated in the new development

Want the process to go quickly to minimize disruption (noise, construction impacts, relocation) to residents, with lots of notice being provided to residents about temporary relocation

Don't want children to have to change schools during temporary relocation

Don't want to lose the yard spaces that are valued by townhouse residents and balconies that are important to apartment tenants

Concern about a potential loss of garden space

Concern that there will be smaller units at the end of redevelopment

*"I like that it provides affordable homes for families, fosters community, and gives people access to communal and personal outdoor space."*



## What improvements would you like to see at a future Evergreen Terrace/Spaken House?

Larger units for larger families, with more bathrooms and larger kitchens, dishwashers, better storage, and more living space

Accessible units, with elevators for multi-unit buildings, wide doorways, bathrooms with grab-bars, and places to park scooters, walkers and strollers

Better soundproofing between units for privacy and better insulation to help against cold and hot temperatures

Screens for windows and doors

Better safety and security in common areas (cameras, lighting, etc.), including the garbage and recycling areas

In-unit laundry and/or improved access to shared laundry

The inclusion of Indigenous cultural influences in new development

Expansion of garden spaces with edible plants and trees to help connect tenants to nature and learn about sustainability

More space for children to play that is separate from places for seniors to gather

## What are your hopes for the planning and redevelopment process?

Tenant voices are considered in the redevelopment and that communication throughout the process will be continued

If tenants are required to be temporarily relocated, they will have support to find replacement affordable housing that considers each household's needs (access to school, medical services, etc.) and that the costs of moving are covered by BC Housing

Consider neighbourhood layout to provide some separation between buildings for seniors and family-oriented housing

Gathering spaces for residents are warm and inclusive, with multicultural spaces and community gardens and art on the property

Spaken House is pet-friendly and allow more family visitors

Secure, safe and accessible parking for residents that is more convenient and close to the units

The creation of more housing and more townhouses

That the process will be quick and smooth and that residents will never be without a home

Better signage on-site so visitors and deliveries can find each unit



# Indigenous Engagement

BC Housing acknowledges and offers gratitude to the Lekwungen speaking peoples, home of the Songhees and Esquimalt Nations, on whose traditional lands the Evergreen Terrace site is located. BC Housing is engaging directly with the Songhees and Esquimalt Nations to seek their participation and input in the redevelopment of Evergreen Terrace.

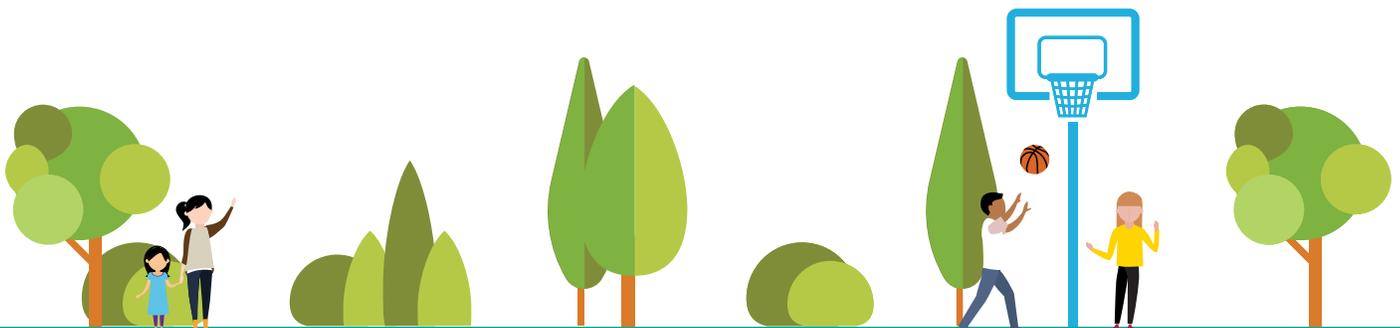
The Aboriginal Coalition to End Homelessness (ACEH) is a key organization that operates their temporary supportive housing operation, Speqəŋéútxw (Spaken) House, currently situated on the Evergreen Terrace site. The project team has been working directly with ACEH, Spaken House staff and clients, known as Family Members, to plan for their continued presence on site in a new permanent location.

# Community Engagement

*Following initial engagement with current tenants, BC Housing has been seeking input from the broader community through stakeholder meetings, community events and direct communication. The goal is to arrive at an inspired redevelopment plan that reflects tenant and stakeholder needs, offers a renewal of inclusive housing and integrated urban uses, and envisions a more sustainable future.*



*"[My hopes are that the project] provides needed housing while respecting the changing nature of the surrounding community"*



## Quadra Village Day, June 11, 2022

BC Housing participated in Quadra Village Day, organized by the Quadra Village Community Centre.

The BC Housing team was on-site to provide information about the redevelopment, to seek feedback through a community survey and to answer questions.

The team welcomed hundreds of individuals through our booth, engaging in discussions about the collaborative planning process. Most people who visited us were interested in how community ideas and tenants' needs are being addressed.

### Key Themes from the Quadra Village Day Engagement:

- Shared understanding of the need for redevelopment of Evergreen Terrace and recognition of the support that BC Housing is providing to its current tenants

- Support for the site to accommodate more housing to meet the housing needs of the community, including more affordable and mixed-income housing
- Strong interest in community spaces, gathering spaces and outdoor areas for residents and community members
- Interest in mixed-use development, with ground floor retail spaces, childcare spaces and possible medical care/clinic spaces
- Need for neighbourhood improvements to safety, walkability and accessibility and support for more cycling
- Concern about the future of the Capital Regional Hospital District (CRHD) property at 950 Kings and how it can continue to contribute neighbourhood amenities
- Concern about the historic and ongoing stigmatization of the site and the neighbourhood and interest in more diversity

## Community Survey

A Community Survey was launched on June 11, 2022, coinciding with the Quadra Village Day event. The surveys were distributed at the event and a copy was delivered to every tenant of Evergreen Terrace and Spaken House Family Member, and was also shared online and through community networks. Most of the completed surveys represent feedback from current tenants of Evergreen Terrace (33% of respondents) and residents of the Hillside-Quadra Neighbourhood (40% of respondents), with others identifying as residents of other neighbourhoods or business owners in the neighbourhood.

The survey presented a draft vision statement and a set of guiding principles for tenant and community feedback and sought responses to a series of questions similar to those asked of the tenants in the earlier Tenant Survey. The following is a summary of what we heard in response to the Community Survey questions.



# Community Engagement *(continued)*

## What is it about the Evergreen Terrace site that you like?

- The site's location and proximity to shops and services in walking distance and access to transit
- The size of the site and its walkways, gardens and open space
- The affordable housing for families and seniors
- The diversity of ethnicities, cultures and ages of residents, with homes for families and elders
- The townhouses with backyards and space for families
- The site is well maintained and the residents are supported by friendly staff

## What improvements would you like to see at a future Evergreen Terrace site?

- More community spaces, outdoor gathering spaces for events for residents and community members
- More greenspaces, gardens, playgrounds, rooftop gardens and amenity areas for residents
- Larger units for larger families
- Better quality of construction, heating and cooling
- More resident amenities such as secure bicycle parking, more laundry facilities
- Higher density to provide more homes

## What are your concerns for the planning and redevelopment process?

- Displacement of tenants and disruption if multiple moves are required
- The length of the planning process and delays in getting new housing built
- Loss of access to private outdoor space afforded with current townhouse units
- Loss of townhouse units
- Concern that the development could be ghettoized and be considered just an affordable housing project rather than a neighbourhood development that can integrate with the surrounding community

## What are your hopes for the planning and redevelopment process?

- Tenants are authentically engaged with, listened to and kept informed about the planning process and development
- Community engagement around the potential for greenspaces and gathering spaces
- Phased development so that tenants can be accommodated on-site with minimal disruption and need to move away
- Mixed-use development with some commercial spaces along Blanshard and Dowler
- More housing and more affordable housing are created
- Accessibility needs are met in the new housing and neighbourhood development
- More greenspaces for resident and community use

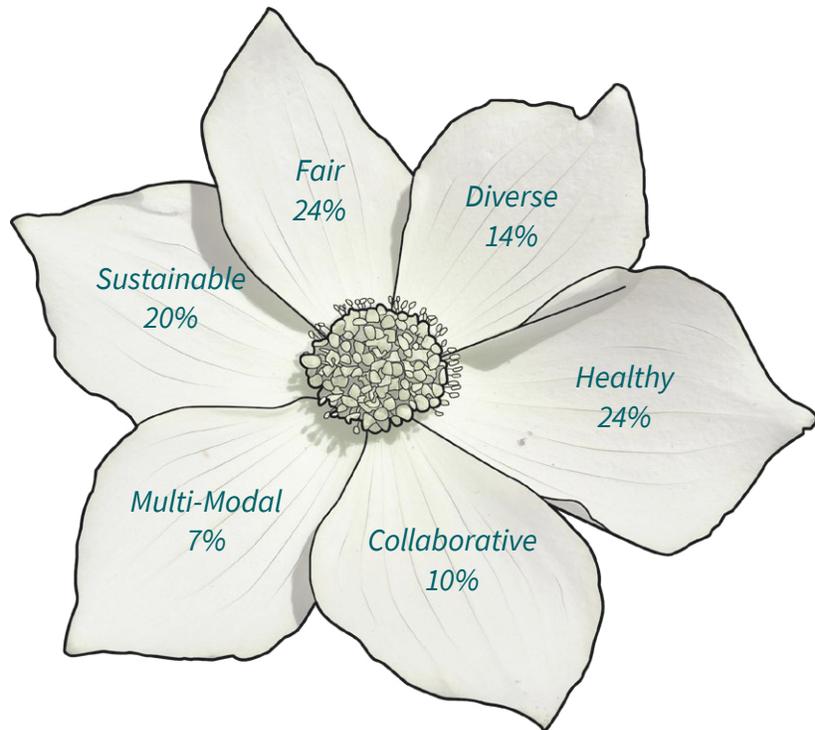


# Evergreen Terrace Redevelopment Vision and Guiding Principles

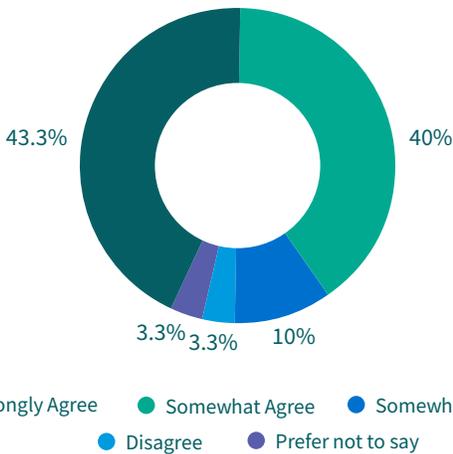
*Evergreen Terrace is a diverse, accessible, and sustainable mixed-income neighbourhood that provides a range of housing options for people of all ages and backgrounds, and is connected to, and forms an integral part of the city.*

**All of the guiding principles received strong support with the majority of respondents strongly agreeing or somewhat agreeing with each of the statements.**

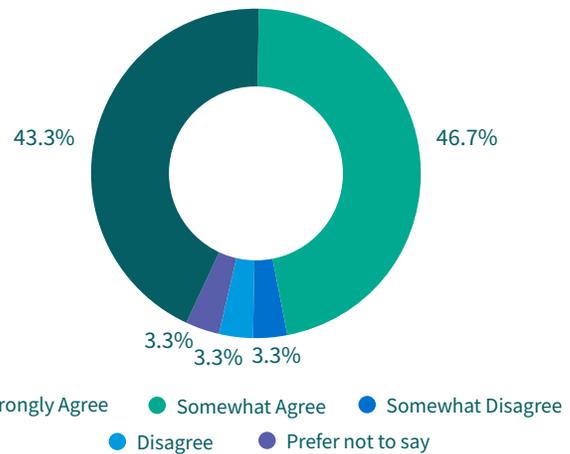
**When asked which of the guiding principles are most important, respondents prioritized Fair (24%), Healthy (24%) and Sustainable (20%).**



**Draft Vision Statement**



**Draft Guiding Principles**



83% of respondents agreed with the draft vision statement.

90% of respondents agreed with the guiding principles.

# What's Happening Next?

BC Housing will continue to engage with tenants, community stakeholders and First Nations as we move into the conceptual design stage of the planning process. We welcome ongoing participation and collaboration and will share invitations to future engagement activities.

## Project Information Drop-Ins

Representatives of the BC Housing redevelopment planning team will be on-site at Middle House on the last Wednesday of every month to welcome tenants and community members to drop-in to view project information, ask questions and share feedback. We hope you will join us!



## Project Drop-In Hours:

### When:

Last Wednesday of every month, 3:00 pm – 5:00 pm

### Where:

Middle House



## Tenant Advisory Group (TAG)

A Tenant Advisory Group (TAG) is being formed to draw interest and participation from existing tenants of the Evergreen Terrace site. The purpose of the TAG is to provide the project team, Evergreen Terrace tenants, and Spaken House Family Members with a mechanism to:

- Build and maintain positive relationships amongst the community and project partners
- Facilitate information sharing and dialogue about the redevelopment with Evergreen Terrace tenants and Spaken House Family Members
- Create a safe, welcoming and inclusive opportunity for tenants and Family Members to help shape engagement and inform the design

It is expected that the TAG will meet approximately four times per year for the duration of the Comprehensive Community Planning process, likely until the end of 2024.

The first TAG meeting is now scheduled for **September 28, 2022 at 7:00 pm** at Middle House. Individuals who have already expressed interest in participating in the TAG have been invited to attend and more are welcome. Please get in touch if you are or Family Member of Spaken House or a current tenant of Evergreen Terrace and would like to also join the TAG.



## Thank You!

BC Housing thanks you for the interest and ideas you have shared so far. The feedback we have received confirms that we are on the right path and provides support to advance the planning process as we develop a concept plan that reflects the shared vision and guiding principles for the future of Evergreen Terrace.

## EVERGREEN TERRACE Let's Imagine It Together

Get in touch:

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