

EVERGREEN TERRACE

Let's Plan It Together

Evergreen Terrace Redevelopment
2501 Blanshard Street, Victoria

Frequently Asked Questions

What is happening at Evergreen Terrace?

In early 2022, BC Housing started a multi-year community planning process for the redevelopment of Evergreen Terrace. Located at 2501 Blanshard Street, this 7.8-acre site currently has 175 affordable homes as well as 21 supportive homes in Spaken House, a temporary modular building operated by the Aboriginal Coalition to End Homelessness.

BC Housing plans to replace the aging buildings with better-quality, more liveable and more sustainable homes that will serve Evergreen Terrace tenants for decades to come. Redeveloping Evergreen Terrace will also allow us to build many more homes on the site, providing much-needed housing in Victoria.

Q: Why is BC Housing redeveloping Evergreen Terrace?

A: The buildings at Evergreen Terrace are over 50 years old and in need of costly repairs and upgrades. Redeveloping Evergreen Terrace will also allow us to build many more homes on the site, providing much-needed housing in Victoria.

Q: What will be different at Evergreen Terrace?

A: After redevelopment, Evergreen Terrace will have many more homes than it does now. We will be replacing the existing 175 homes (Rent Geared to Income or RGI units) as well as the 21 homes at Spaken House (Housing with Supports). In addition, we are planning for approximately 704 non-market affordable rental and market rate rental homes.



BC Housing acknowledges and offers gratitude to the Lekwungen (ləkˈwəŋən) speaking peoples, home of the Songhees and Esquimalt Nations, on whose traditional lands we are working.

Community Planning Direction

Q. What are the community planning directions for Evergreen Terrace?

A: The Hillside-Quadra Neighbourhood Plan was created in 2022 and recommends increasing the density of many residential areas.

The plan notes that “density of approximately 2.5:1 may be considered for projects where substantial public benefit is provided.” The plan specifically gives Evergreen Terrace a “Special Planning Overlay” which offers the community an opportunity to “explore a diversity of densities, built forms, and residential and community serving uses to meet the needs of residents on site, as well as the broader community.”

Q: What types and sizes of homes will be built?

A: The total number of new homes at Evergreen Terrace will depend on the types of units we build. For example, creating more larger (multi-bedroom) units means a lower overall number of new homes, and building more smaller units means a higher overall number of new homes. We will continue working with planners and the community to find the best mix of homes for Evergreen Terrace. While the density target for the project remains unchanged at 2.5:1 Floor Space Ratio (FSR), feedback from the engagement process has resulted in the inclusion of some studio apartments.

Q. How many homes will be built? A: After redevelopment, Evergreen Terrace will have many more homes than it does now. We know that we will replace the existing 175 homes as well as the 21 homes at Spaken House. The additional (net new) units created through the development, representing approximately 704 rental units, will remain rental in perpetuity and will be offered to low income, moderate income or middle income households in the community with rents which may range between low, moderate and market rates. It is anticipated that a minimum of approximately 145 rental units will be operated by a non-profit operating partner. Rents for the net new units, whether rented at or below market rate rents, should not exceed 30% of the gross household income.



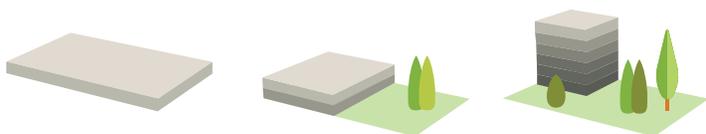
(Mix to be determined)

Q. How is density measured?

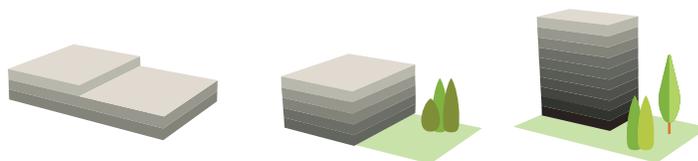
A: Floor Space Ratio (FSR) is a measurement of the amount of building area allowed on a property, or the ‘density’, and it is equal to the total building area divided by the site area.

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

Examples of 1:1 FSR



Examples of 2.5:1 FSR





Project planning

Q: How long will planning take? A: Phase one of the planning process – Let's Imagine It Together – is complete. During the first phase, we worked with tenants and community members to create a shared vision for the future of Evergreen Terrace. Thanks to your input and ideas, we learned that redevelopment is needed and possible. We were also able to create a strong vision and set of guiding principles for the project.

Phase two – Let's Plan It Together – is nearing completion. It included meeting with the broader community and sharing what we heard from tenants of Evergreen Terrace. Phase two saw the creation of a detailed plan for this project. It also resulted in a formal rezoning application process with the City of Victoria, which was submitted in December 2023, and a Comprehensive Rezoning Resubmission in November 2024. Since that time, work has progressed to advance the application for Council consideration.

Q: Who is leading the planning and redevelopment process?

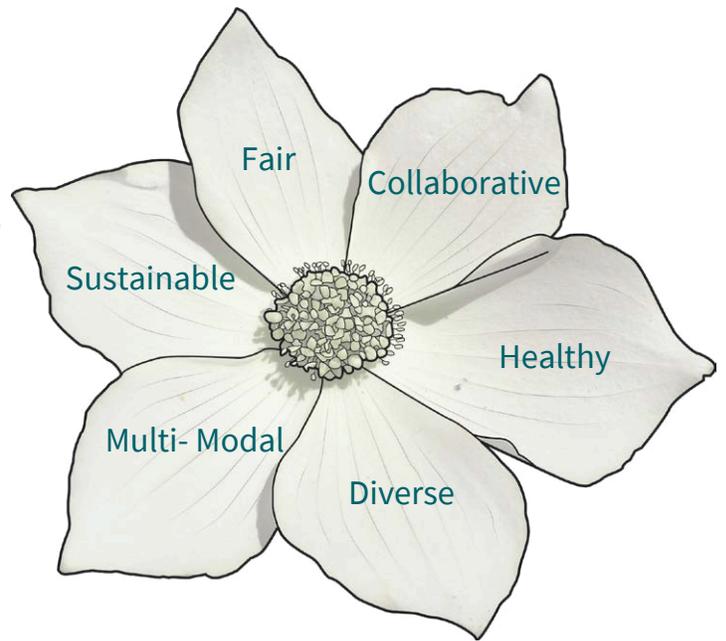
A: BC Housing is leading the planning and redevelopment process and has hired a team of local consultants to support us.

Q: How have you involved tenants and the community?

A: During the first two phases of the project, Let's Imagine It Together and Let's Plan It Together, we hosted numerous engagement activities with Evergreen Terrace tenants and the surrounding community. These included in-person events, meetings, surveys and newsletters. Thanks to the input we received, we were able to create a strong vision and set of guiding principles for the project. We also created a Tenant Advisory Group (TAG) and have continued to share updates with tenants, community groups and local First Nations. We participated in Quadra Village Day (2022, 2023 and 2024), sharing updates on the redevelopment and seeking input into the concept plan. We are continuing to have many great conversations and answer questions both in person and online.

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.



Fair

Tenants First

Prioritize the needs of current and future tenants through a collaborative planning process that listens and learns from the tenant perspective and supports tenants at every stage of the redevelopment.

Respectful Redevelopment

Design the neighbourhood to be equitable in form, location and access, and to allow for sequenced, phased redevelopment.

Diverse

Inclusive Neighbourhood

Provide a range of housing types and tenures to welcome diversity in ages, incomes, cultures and abilities.

Integrated Affordable Housing

Rejuvenate and replace existing homes, while adding new homes that fully integrate affordable housing into the community and address gaps in the range of housing options.

Collaborative

Community Engagement

Recognize and reflect the site's unique history, and celebrate its community, diverse cultures and connections to the broader city context.

Reconciliation

Collaborate with Indigenous communities to explore opportunities for partnerships and cultural connections to the redeveloped Evergreen Terrace site.

Multi-Modal

Permeable and Connected

Neighbourhood

Design a neighbourhood that is more permeable and linked through walking and cycling connections to the surrounding community.

Network of Transportation Choices

Balance driving, walking and rolling on urban networks.

Healthy

Design that is Joyful

Design for positive human experiences with the built form and open spaces.

Support Community Wellness

Support physical and mental health and wellness through neighbourhood design that is connected and provides a network of open spaces and amenities.

Sustainable

Sustainable Design

Demonstrate leadership in climate action with compact neighbourhood design, and efficient, sustainable systems that are connected.

Resilient Redevelopment

Establish long-term resilience with a viable mix of homes across the housing spectrum to meet broad community needs.

Rezoning Application

Q: What is a rezoning application? A: When a proposal for a development differs from a property's current use and density requirements as specified in the Zoning Regulation Bylaw, a rezoning application is required. This is the case with Evergreen Terrace and a rezoning application was submitted by BC Housing to the City of Victoria for review and approval. The rezoning application's content responds to the City of Victoria's Official Community Plan, the Neighbourhood Plan policies, and other relevant publications including design guidelines, and has been shaped by tenant and community input. The application process allows for the participation of residents, businesses, and community organizations with connection to the proposed development and neighbourhood area.

Q: How are tenants and the community involved in the City of Victoria's rezoning process?

A: The City's rezoning process provides several opportunities for tenants and the community to be involved, including:

- The City's rezoning process requires that the local Community Association Land Use Committee host a community meeting (CALUC meeting) for the neighbourhood to review the plan in detail prior to an application being submitted to the City. There are guidelines regarding public notification of the meeting, the conduct of this meeting and a requirement

for a formal letter from the CALUC to the City of Victoria providing feedback. A CALUC meeting was held in October 2023.

- We submitted a formal rezoning application with the City of Victoria in December 2023. The rezoning application is posted publicly on the City of Victoria's development tracker website and the public are invited to provide written comment on the proposed development. Additionally, we completed a Comprehensive Rezoning Resubmission in November 2024. The City updates the developer tracker website regularly over the span of the rezoning application process.

- A Rezoning Process Flow Chart is posted on the developer tracker website outlining when consultation must take place and who is responsible for the various steps in the process. Notification signs, mail outs and advertising are required at various stages of the application review/approval process.

For more complete information:

<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Applications/Rezoning%20Application.pdf>

Q: How long does a Rezoning Application take?

A: The length of time for review and approval process varies depending on the complexities of the proposed development and the number of development projects in process at the City of Victoria. The rezoning process could take 12-18 months.



Tenant support and relocation

Q: How long will construction take? A: Demolition and construction will happen in phases across the property. A typical construction timeline for residential buildings, like the ones planned for Evergreen Terrace, is approximately 2 years. A full redevelopment of the site could take 10 – 20 years.

Q: How will the construction phases affect me?

A: Tenants whose homes are impacted by Phase 1 of construction will be relocating with support from BC Housing beginning late 2024 to mid 2025. Other tenants may not need to move for many years. When planning the construction phases, our goal is for people to stay in their homes for as long as possible and minimize disruption for everyone. We consider many different scenarios and consult the community in creating this plan. As we finish certain construction phases, current Evergreen Terrace tenants and Spaken House Family Members will be offered new homes first.

Q: Will I have to move during construction?

A: BC Housing aims to minimize disruptions and allow tenants and Spaken House Family Members to stay in their homes for as long as possible if it is safe to do so. Should you need to move, 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. BC Housing will also cover all reasonable costs, including moving back into a new home at Evergreen Terrace.

Q: How will BC Housing support tenants who need to move out?

A: BC Housing is committed to the following:

- If possible and safe to do so, tenants may be able to stay in their current home until their new home at Evergreen Terrace 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 Evergreen Terrace before anyone else.
- BC Housing will pay for reasonable moving costs, including hiring movers and reconnecting utilities like telephone and cable.
- When tenants move into their new home, they will continue to pay the same rent unless income or family size has changed.

Q: When will I be able to move into my new home at Evergreen Terrace?

A: Construction will start after the planning is complete and the City of Victoria has granted all the required permits. We currently expect the first phases of construction to start in 2025 or early 2026

A typical construction timeline for residential buildings like those being considered for Evergreen Terrace is approximately 2 years. Redevelopment will happen in phases across the property and a full redevelopment of the site could take 15 – 20 years.

Q: What happens if I don't want to move to a new home at Evergreen Terrace? Will you help me move somewhere else?

A: BC Housing will make every effort to help you find an alternative housing option that suits your needs.

Q: Who will manage the new buildings?

A: BC Housing will continue to manage the replacement units. New units may be managed in partnership with or by other housing providers. The Aboriginal Coalition to End Homelessness (ACEH) will continue to manage Spaken House.

Q: Who decides who gets to move into the new homes?

A: As we finish construction, current Evergreen Terrace tenants and Spaken House Family Members will be offered new homes first. New tenants will be assigned homes by BC Housing through a fair process and based on household needs.

Q: Will the new buildings be pet friendly?

A: Yes, you will be able to have a pet at BC Housing-operated buildings at Evergreen Terrace. BC Housing pet rules will apply for all BC Housing operated buildings. The Aboriginal Coalition to End Homelessness (ACEH) will continue to manage Spaken House. Spaken House is not currently pet-friendly.

Q: What will happen to Spaken House?

A: The planning process will consider the entire Evergreen Terrace site, including a permanent building to replace Spaken House. We are continuing to work with the Aboriginal Coalition to End Homelessness to support Spaken House Family Members.

BC Housing's Commitments to Evergreen Terrace Tenants

No tenant at Evergreen Terrace or Family Member at Spaken House will be without a home or support from BC Housing at any stage of the redevelopment project.

BC Housing's commitments to tenants and Family Members of Spaken House are in line with the City of Victoria's Tenant Assistance Policy for Non-Market Rental Housing Development.

BC Housing's commitments include:

Limiting Disruption	<ul style="list-style-type: none">• Tenants whose homes are impacted by Phase 1 of construction will be relocating with support from BC Housing beginning late 2024 to mid 2025.• Other tenants may not need to move for many years.
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.
Right of First Refusal	<ul style="list-style-type: none">• An individual tenant relocation and support plan will be developed for every tenant.• 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.

How can I get involved?

BC Housing is committed to an inclusive, tenant-first approach to this redevelopment project.

We invite all Evergreen Terrace tenants, Spaken House Family Members, and the entire Hillside-Quadra community to continue participating as we work together during the Let's Plan It Together phase of this redevelopment.

Watch your mailboxes as well as the Let's Talk Housing BC webpage for news about upcoming information meetings, workshops and other events:

letstalkhousingbc.ca/victoria-evergreen-terrace



Join the Evergreen Terrace Tenant Advisory Group (TAG)

The TAG is a group of up to 8-10 tenant volunteers who meet with the planning and engagement teams on a regular basis throughout the planning and redevelopment process. 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; and
- Create a safe, welcoming and inclusive opportunity for tenants and Family Members to help shape engagement and inform the design.

EVERGREEN TERRACE Let's Plan It Together

Get in touch:

- 🌐 www.letstalkhousingbc.ca/victoria-evergreen-terrace
- ✉ EvergreenTerrace_Redev@bchousing.org
- 📞 604-454-2058

This document contains important information about Evergreen Terrace. If you cannot read it, please contact us at EvergreenTerrace_Redev@bchousing.org.

Ce document contient des informations importantes concernant Evergreen Terrace. Si vous ne pouvez pas le lire, veuillez nous contacter à l'adresse suivante : EvergreenTerrace_Redev@bchousing.org.

本文件包含有关 Evergreen Terrace 的重要信息。如果您无法阅读该信息，请通过 EvergreenTerrace_Redev@bchousing.org 与我们联系。

تحتوي هذه الوثيقة على معلومات مهمة عن Evergreen Terrace. إذا لم تتمكن من قراءتها، فيرجى الاتصال بنا على EvergreenTerrace_Redev@bchousing.org.



Development Manager Drop-In Beginning January 22, our Development Manager for Evergreen Terrace will be available between 4 and 6 pm at Middle House. Future dates will be communicated to tenants in advance. Tenants are welcome to drop by to ask questions and learn more.

The Health Services Nurse is there to support you and answer any questions you may have about the Evergreen Terrace Redevelopment project.