



Re-imagining Evergreen Terrace

Redevelopment Planning for Evergreen Terrace

Presentation to the NAC | September 7, 2023



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



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: July 14, 2022



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)



Relevant Policies and Bylaws

- Official Community Plan
- Missing Middle Housing Policy (under development)
- Inclusionary Housing and Community Amenity Policy
- Design Guidelines (Development Permit Areas)
- Zoning Bylaw
- Tree Protection Bylaw

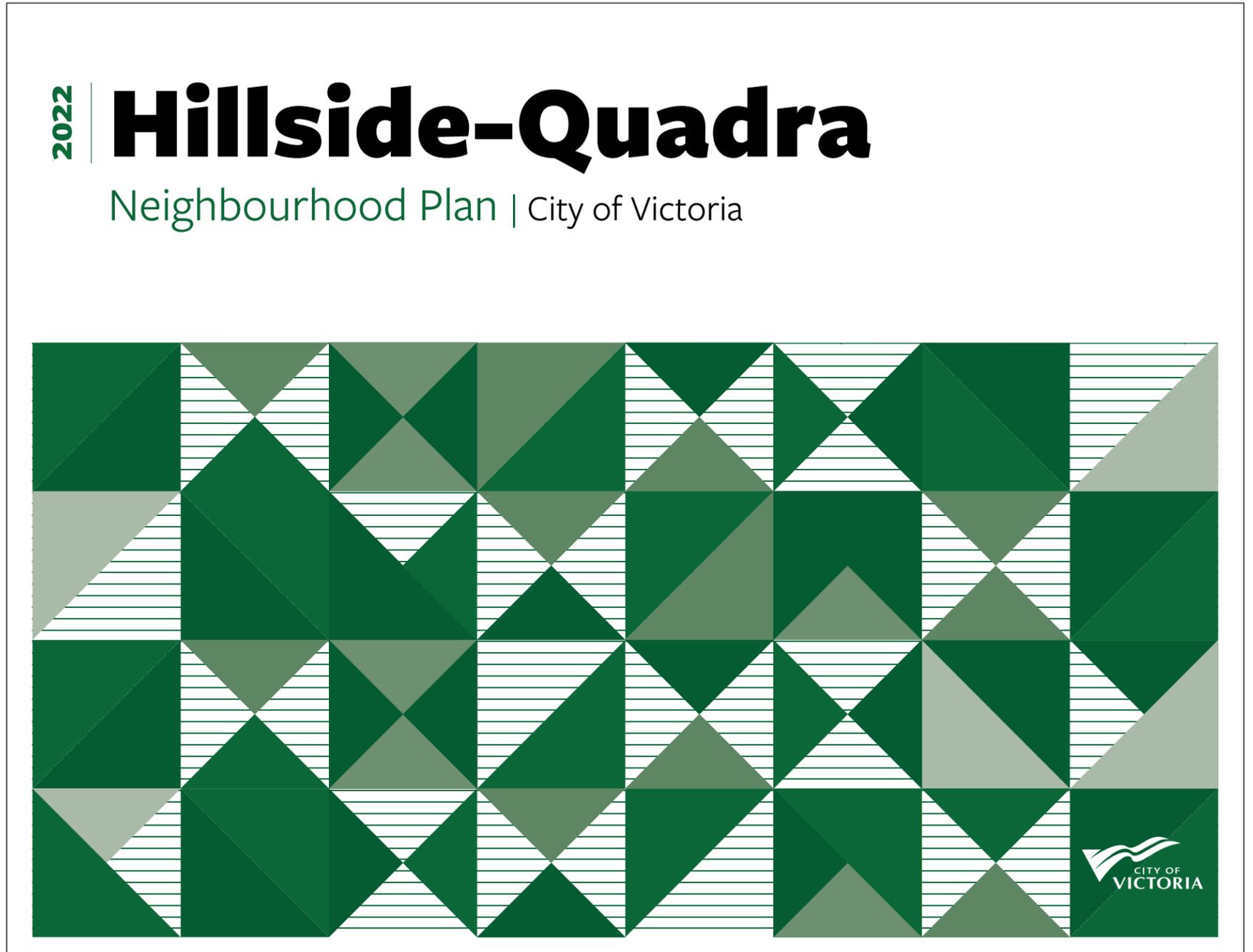
Planning and Policy Context

OCP, 2022

“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.”



Engagement Activities

- Tenants
- First Nations
- Community



BC HOUSING
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.

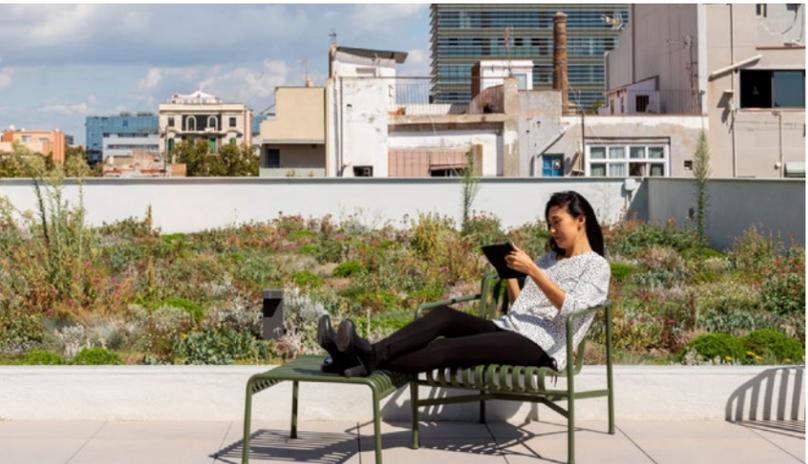




September 2022



Vision:
Evergreen 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.



Guiding Principles



Fair

Collaborative

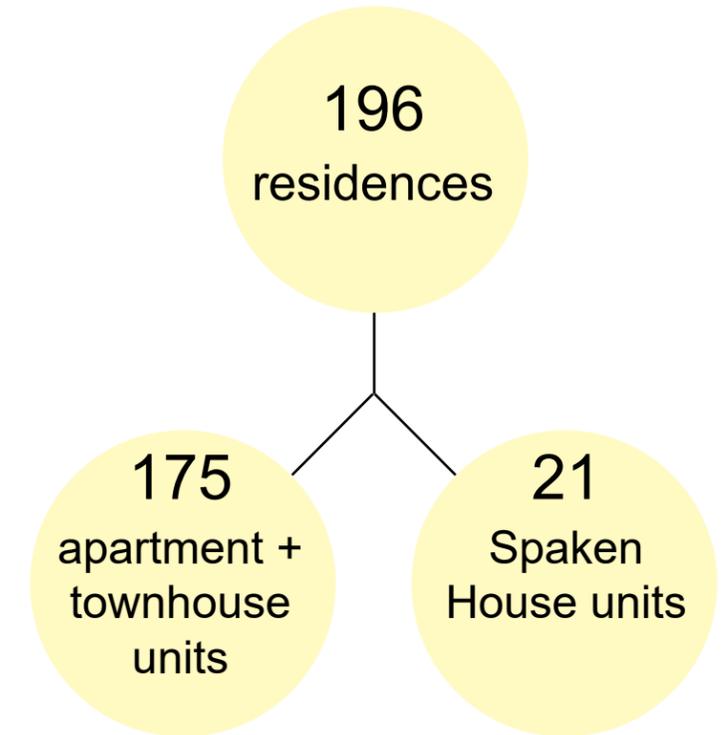
Diverse

Healthy

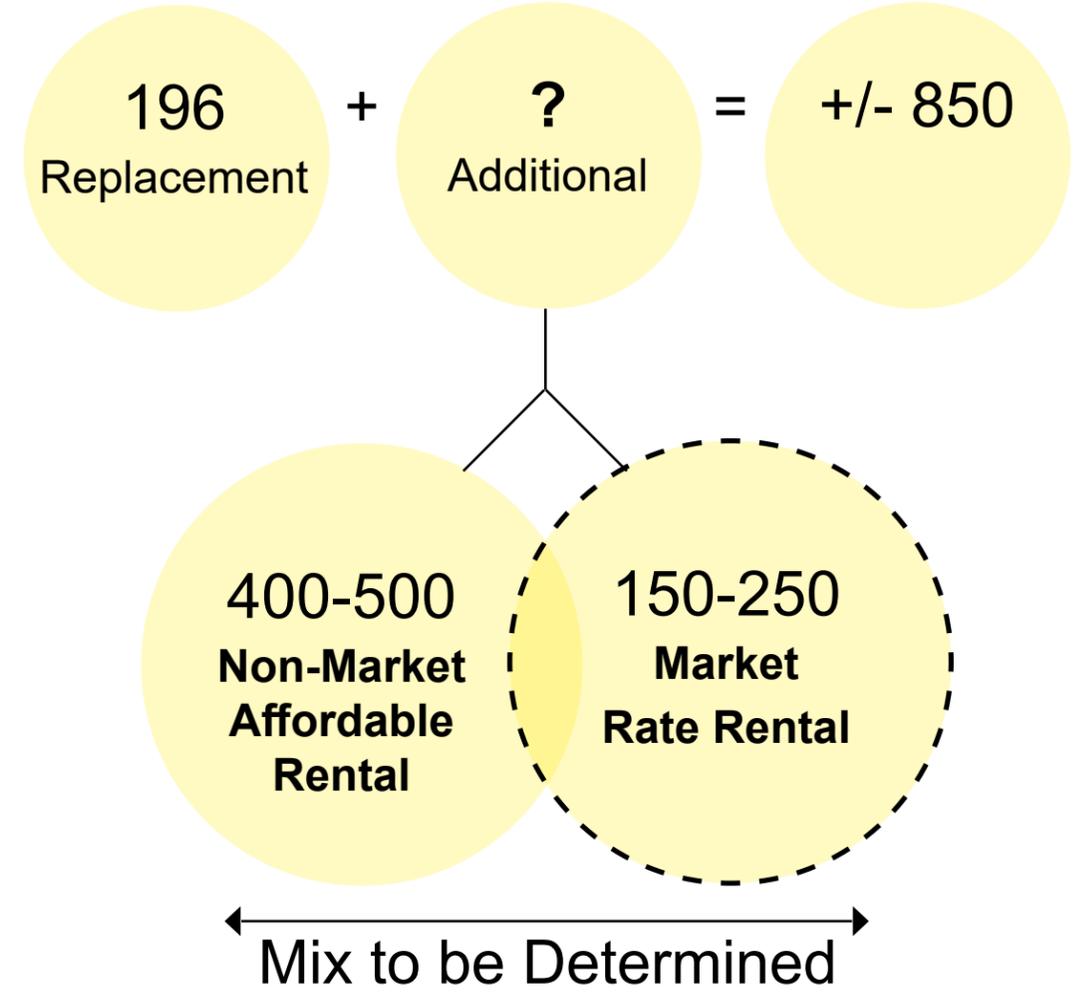
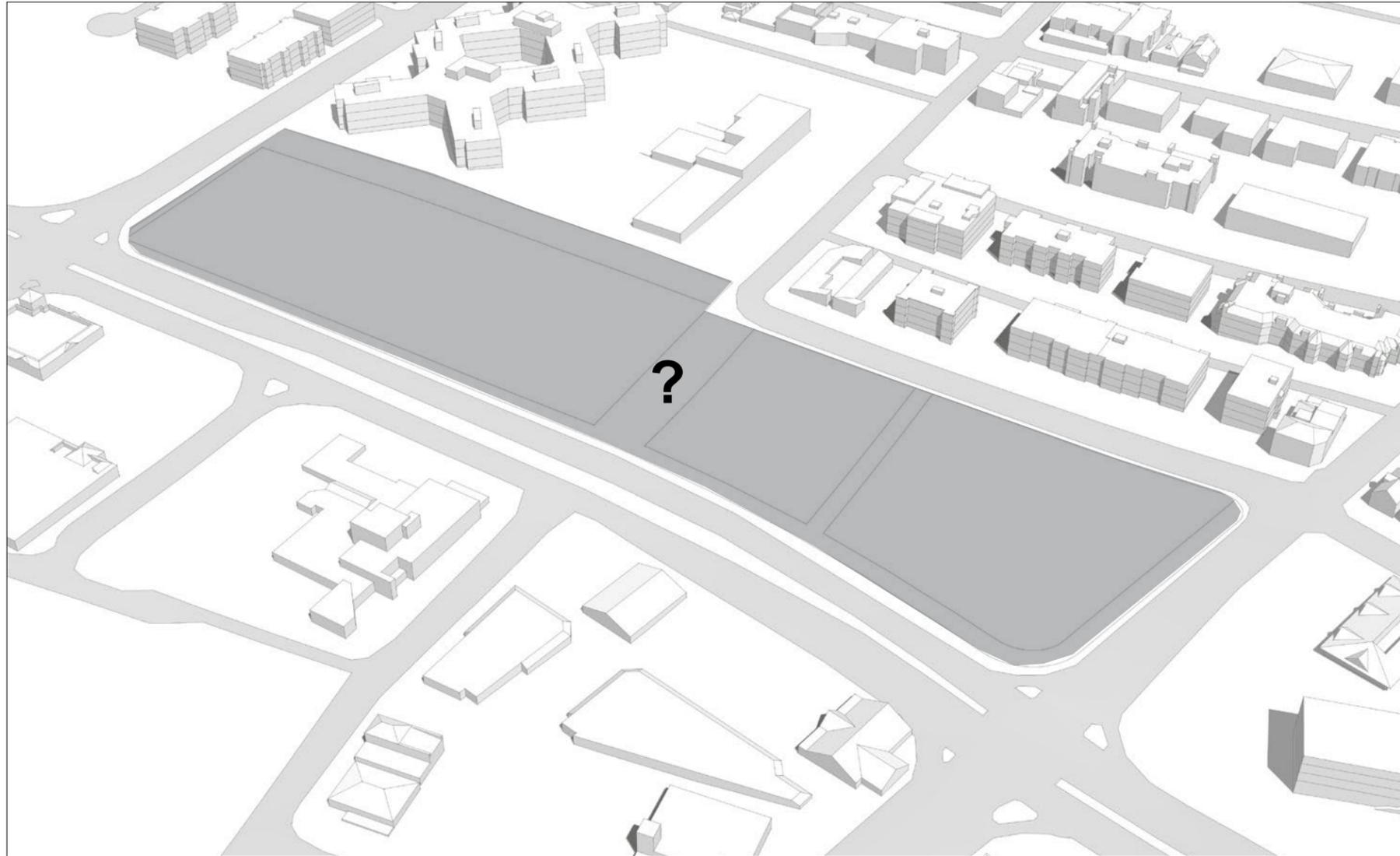
Multi-Modal

Sustainable

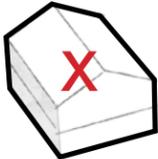
Existing



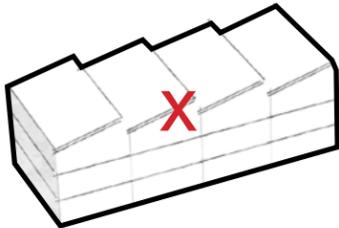
Future



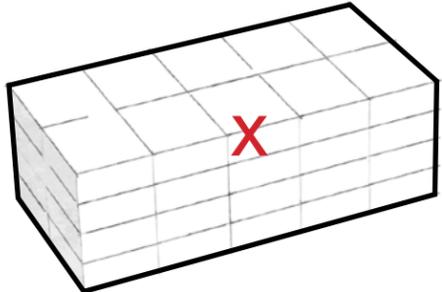
Non-Viable Building Forms for redevelopment:



**Single-family
Detached Houses**

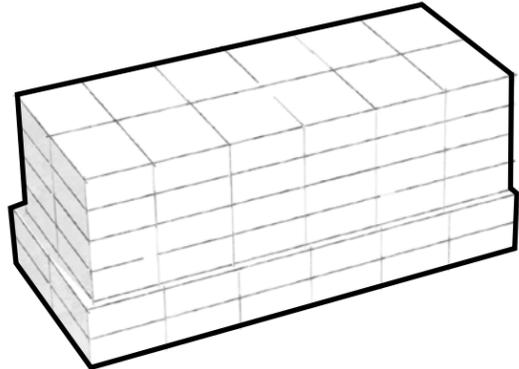


Townhouses/Rowhouses

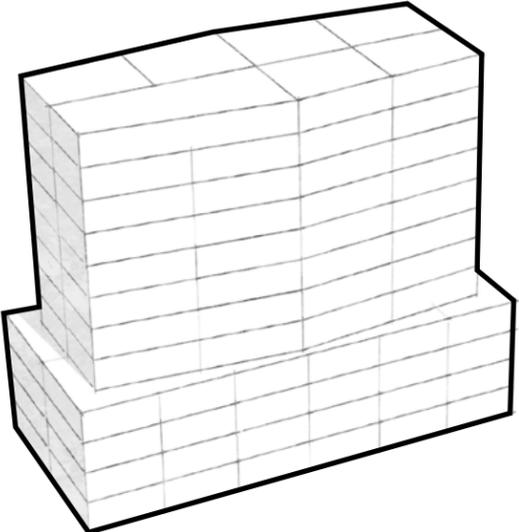


**Low-rise Building
(up to 4-storeys)**

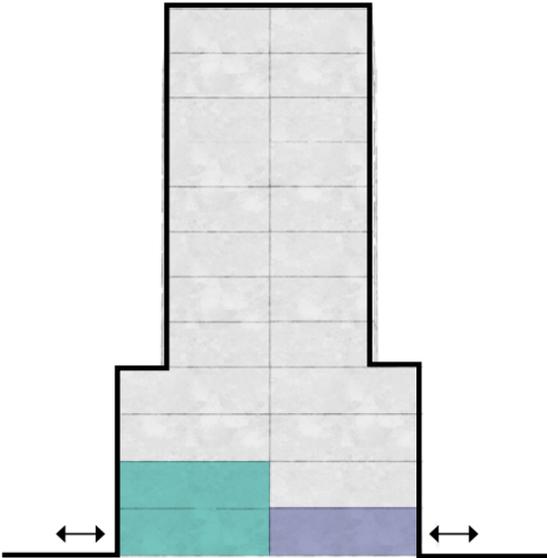
Viable Building Forms:



Mid-Rise (Max. 9-storeys)



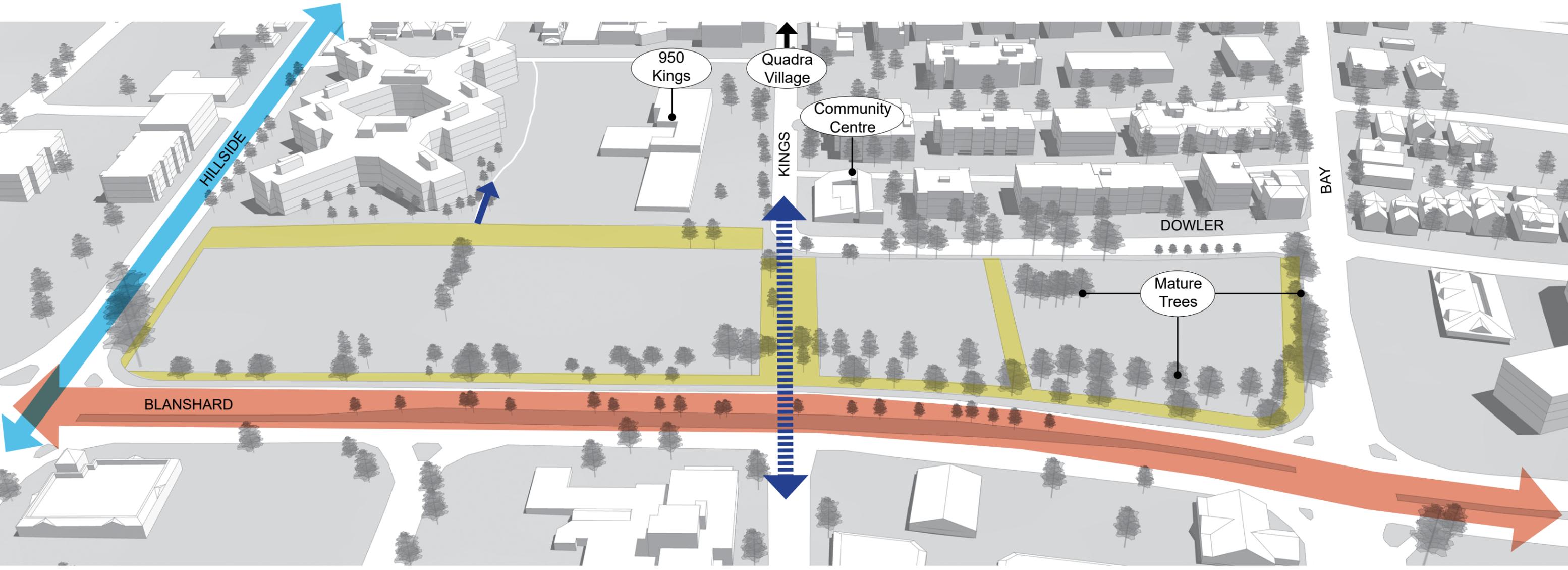
High-Rise (Tall Building)



Ground Oriented Units



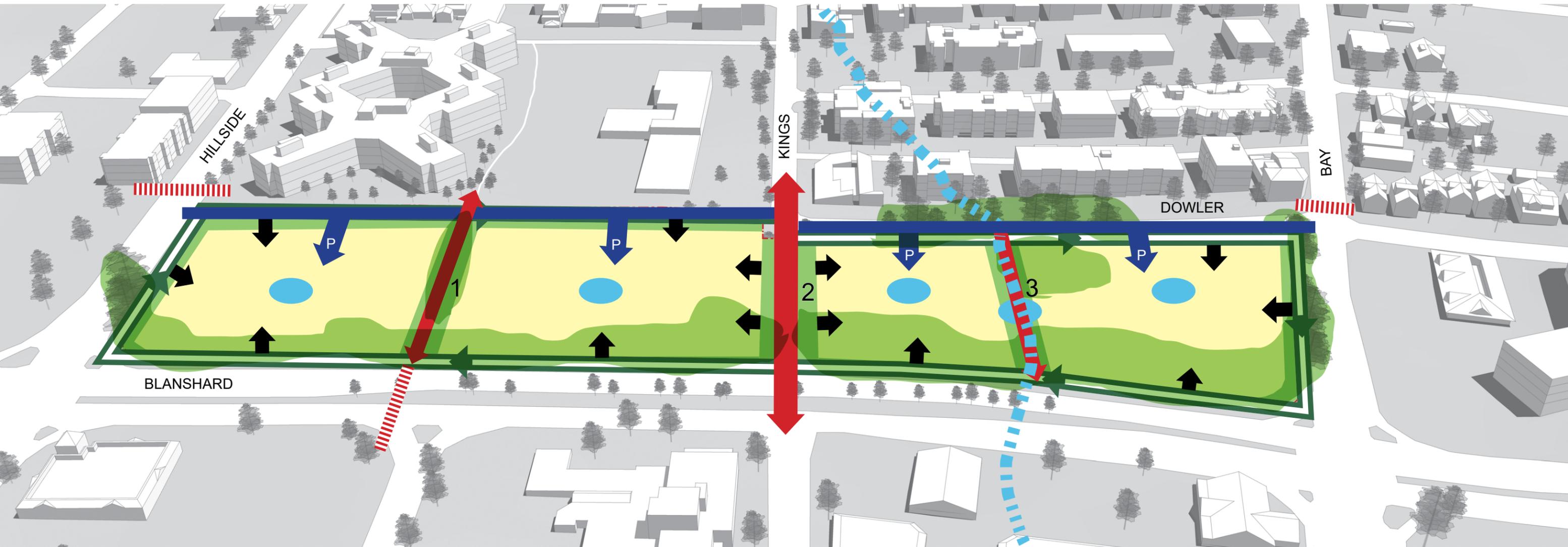
Site Considerations



- Blanshard - Major Arterial
- Hillside - Frequent Transit
- Kings - Pedestrian/AAA Bicycle Route
- Statutory-Right-of-Way (SRW)

- Mature Trees
- Adjacent to Key Community Buildings/Amenities

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)

Public Open Spaces: 1 (path to Summit), 2 (plaza), 3 (path/park)

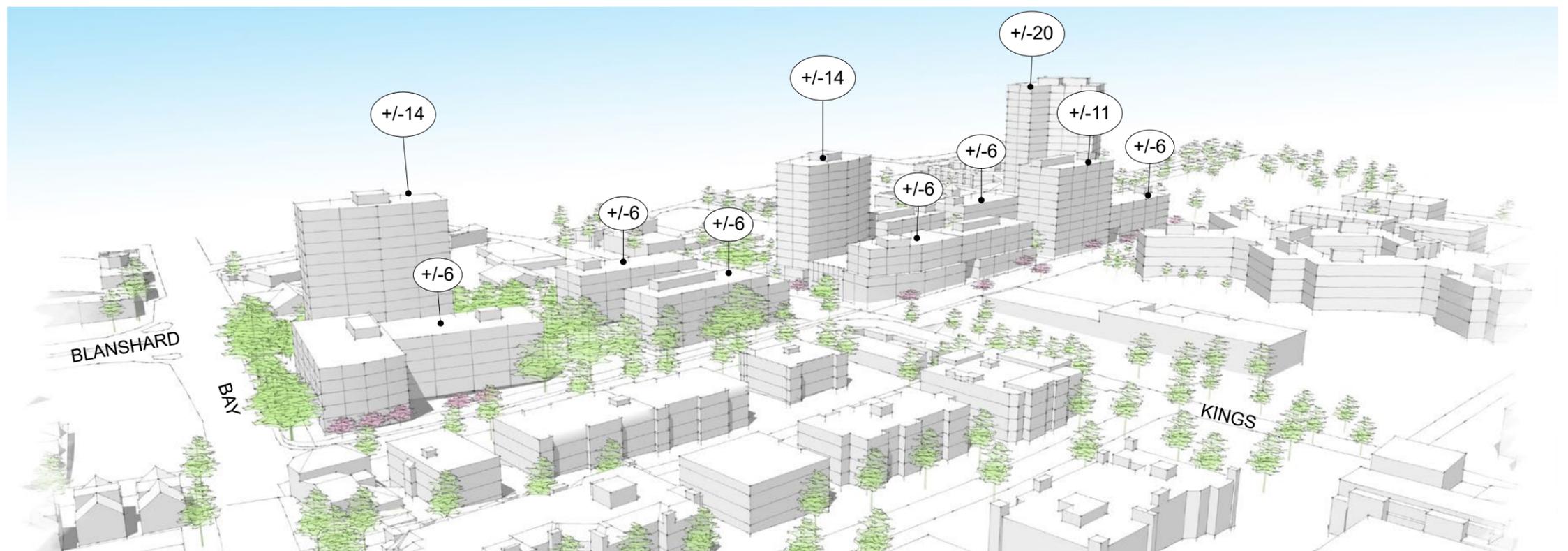
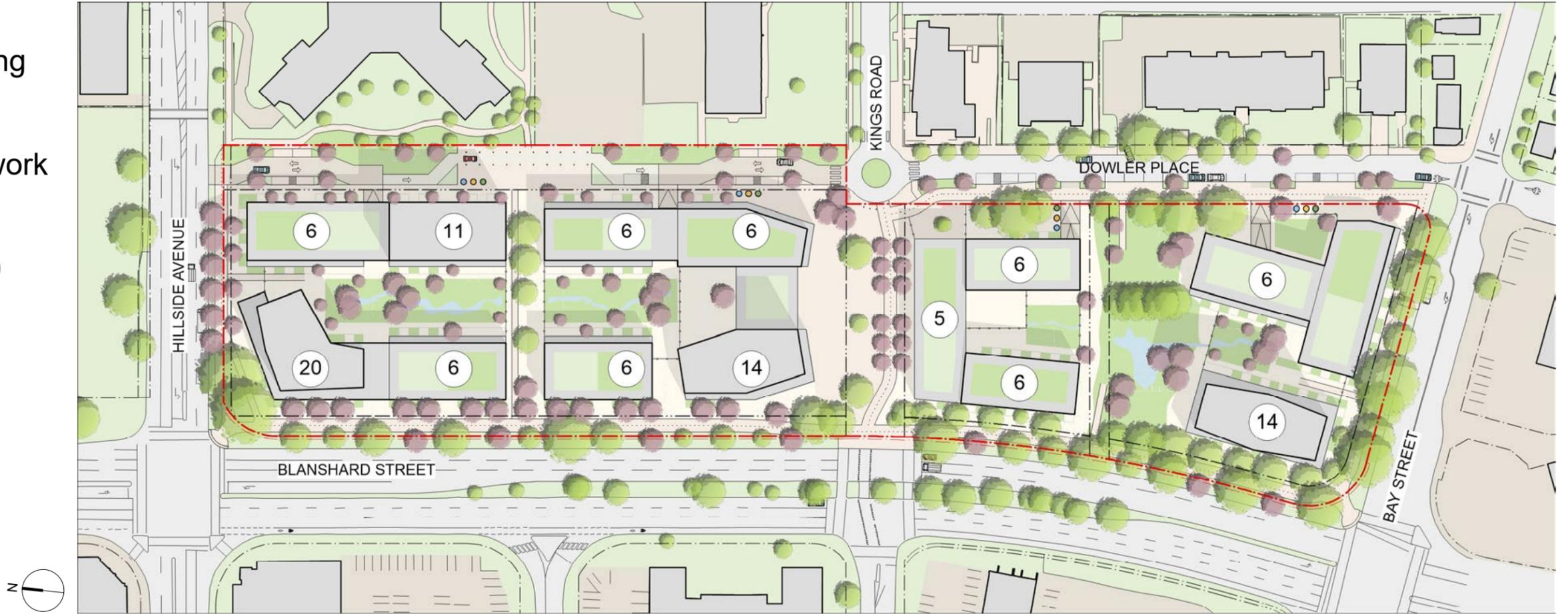
Resident Only Space

Street level building entrances

Stormwater Management Opportunities (onsite) offsite not shown for clarity

Concept Plan (as presented at Quadra Village Day, May 2023)

- Approx. 850 units of housing
- Variety of open spaces
- Connected circulation network
- FSR 2.5:1
- Building heights +/- 6 to 20 storeys



Tree Retention, Replacement and Addition

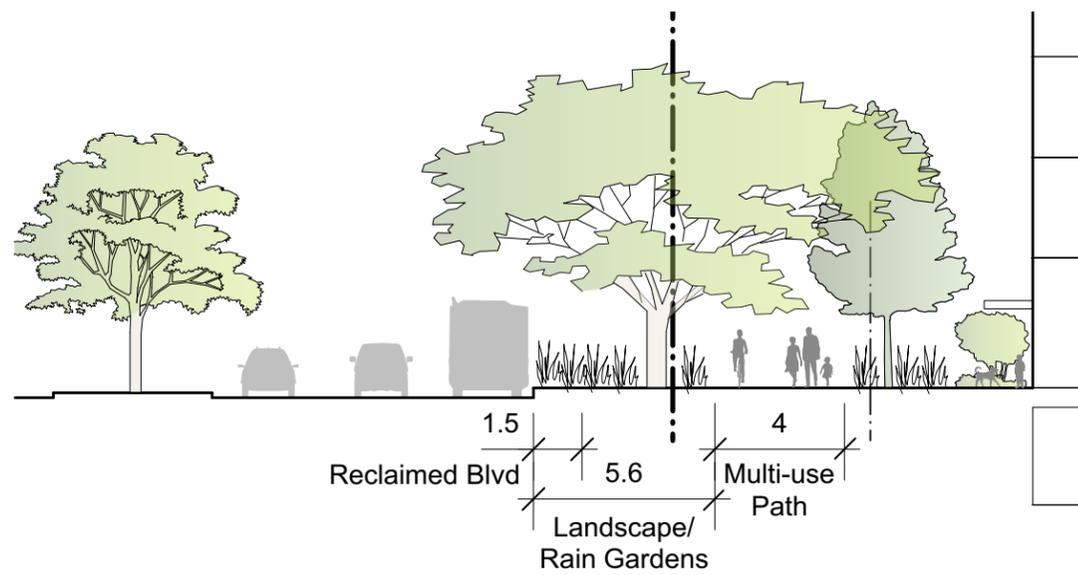
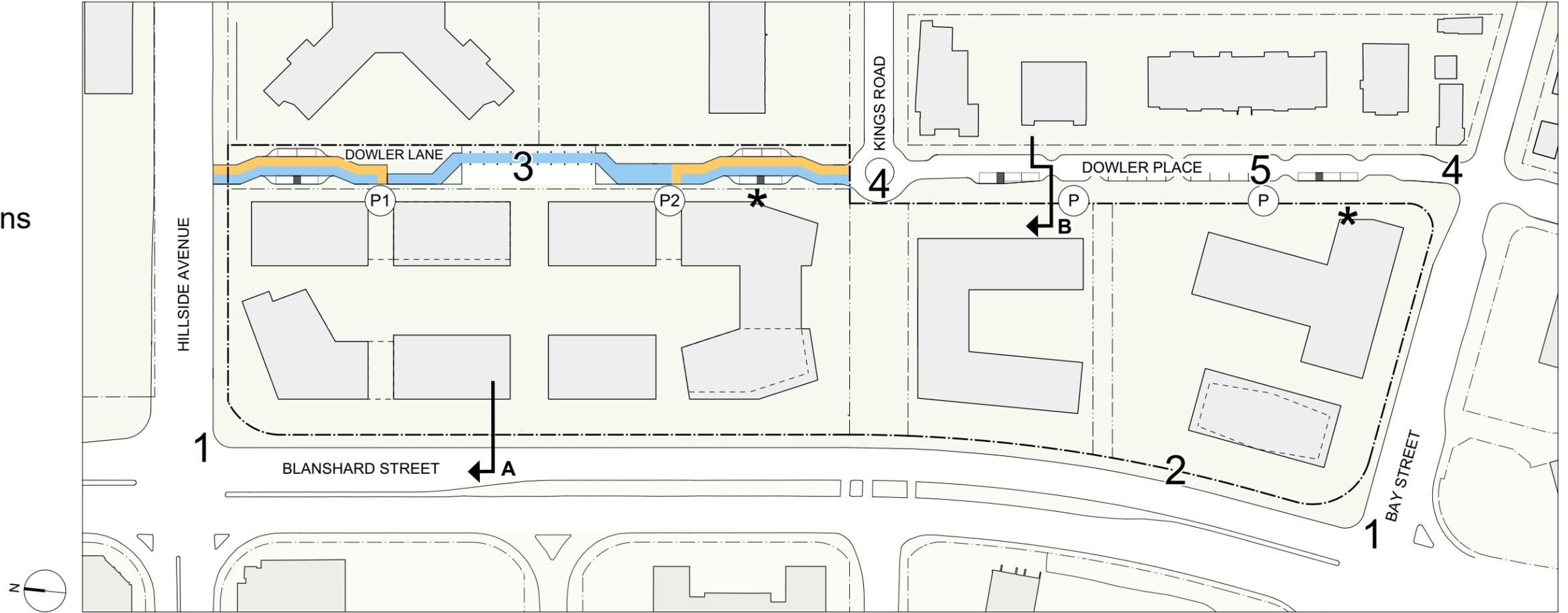
- Trees to be removed
- Trees to be retained (good condition)
- Trees to be retained (fair condition)
- New Trees



Circulation: Driving

1. Blanshard corners
2. Blanshard curb
3. Dowler lane (shared)
4. Dowler Place intersections
5. Dowler reimagined

 Southbound movement
 Northbound movement



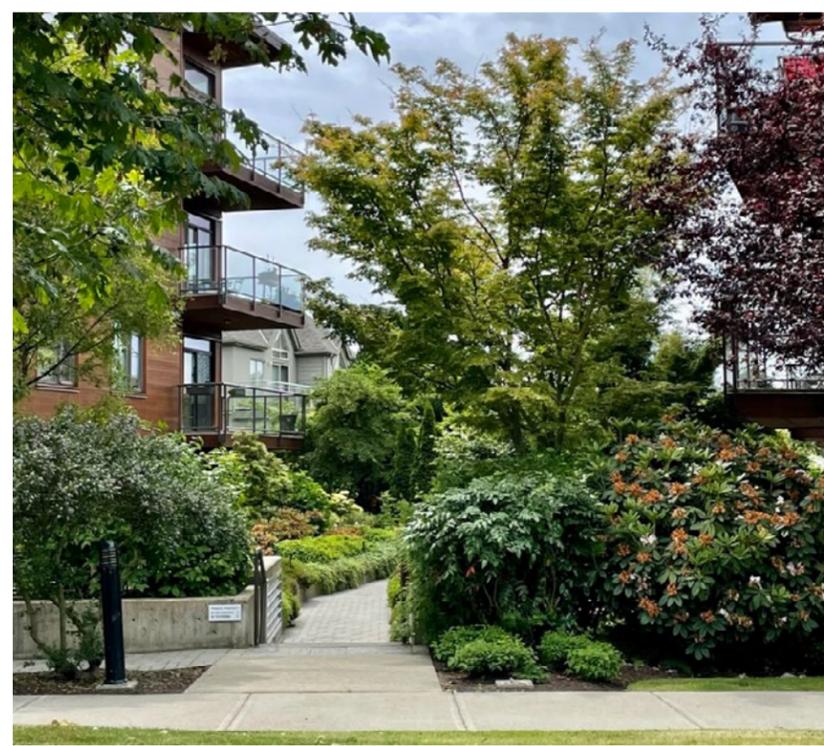
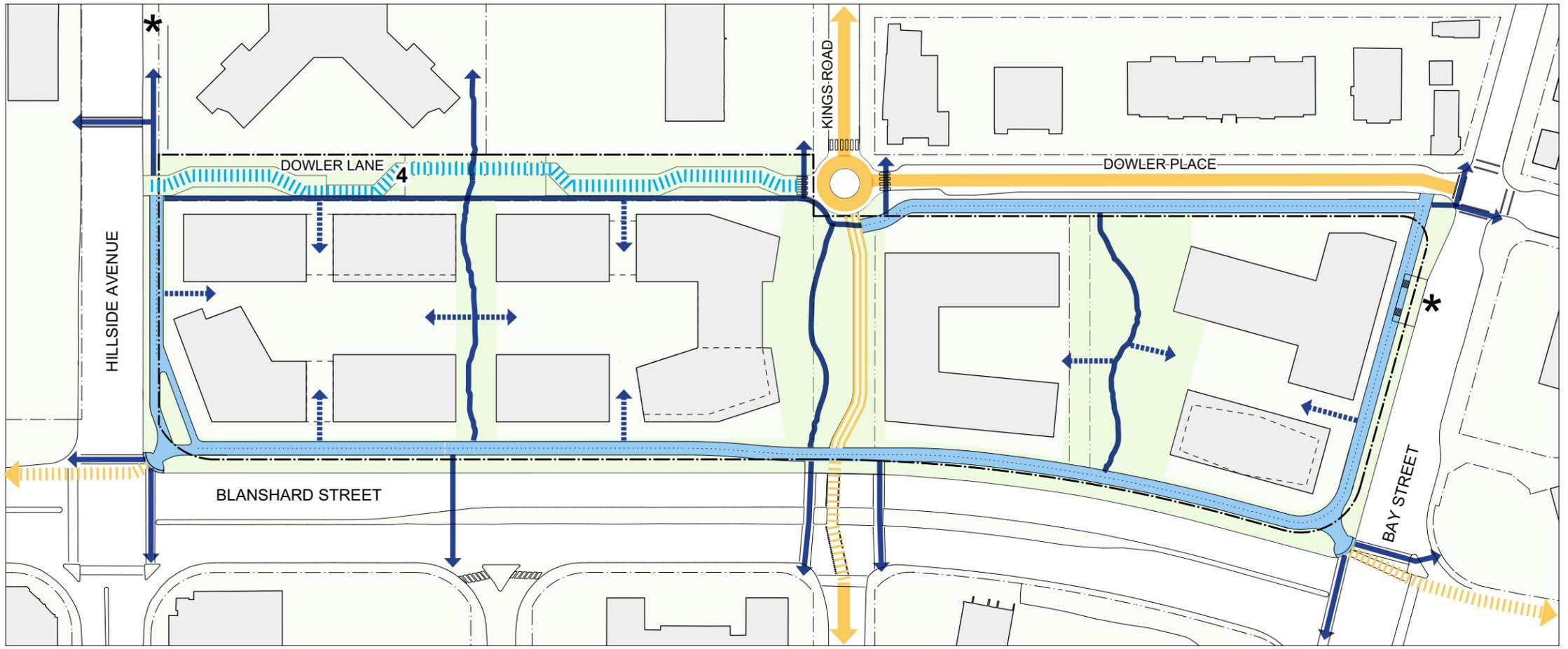
Proposed
Blanshard Street



Proposed
Dowler Street

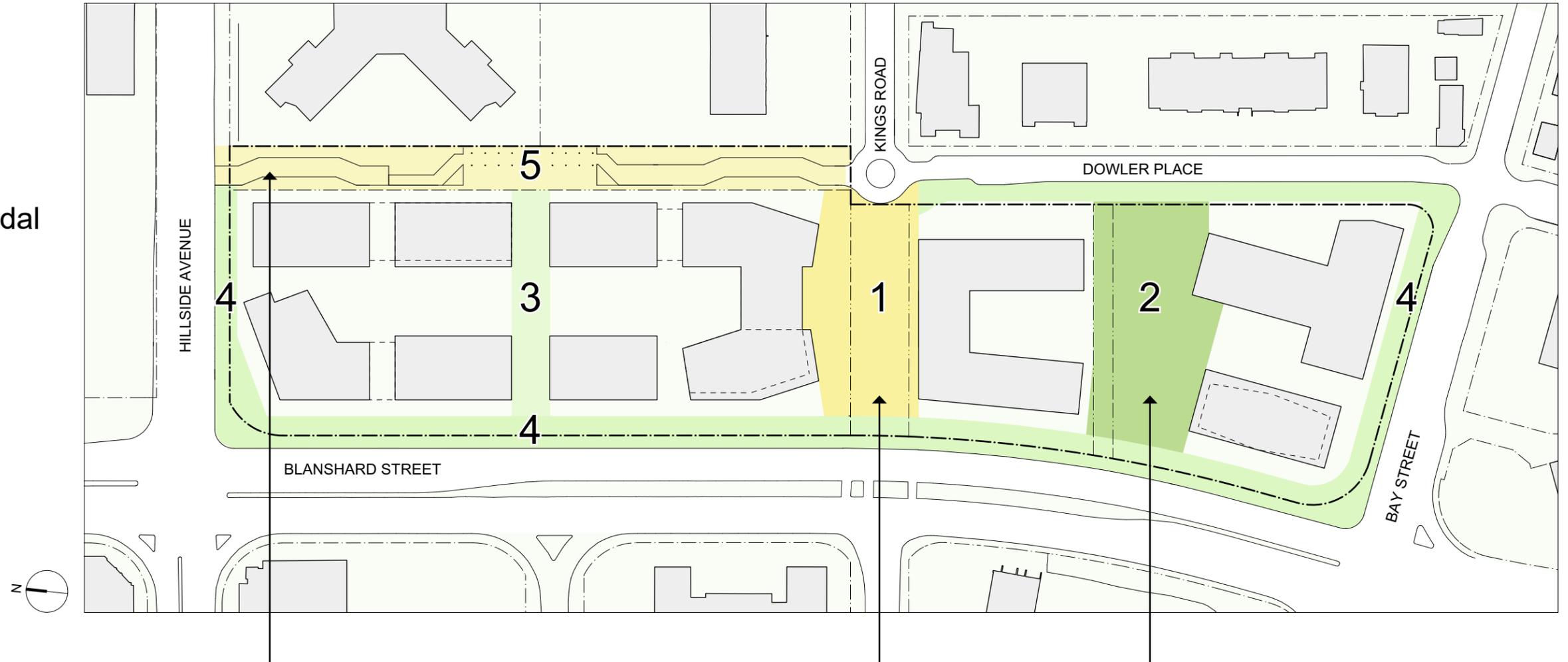
Circulation: Cycling and Walking

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



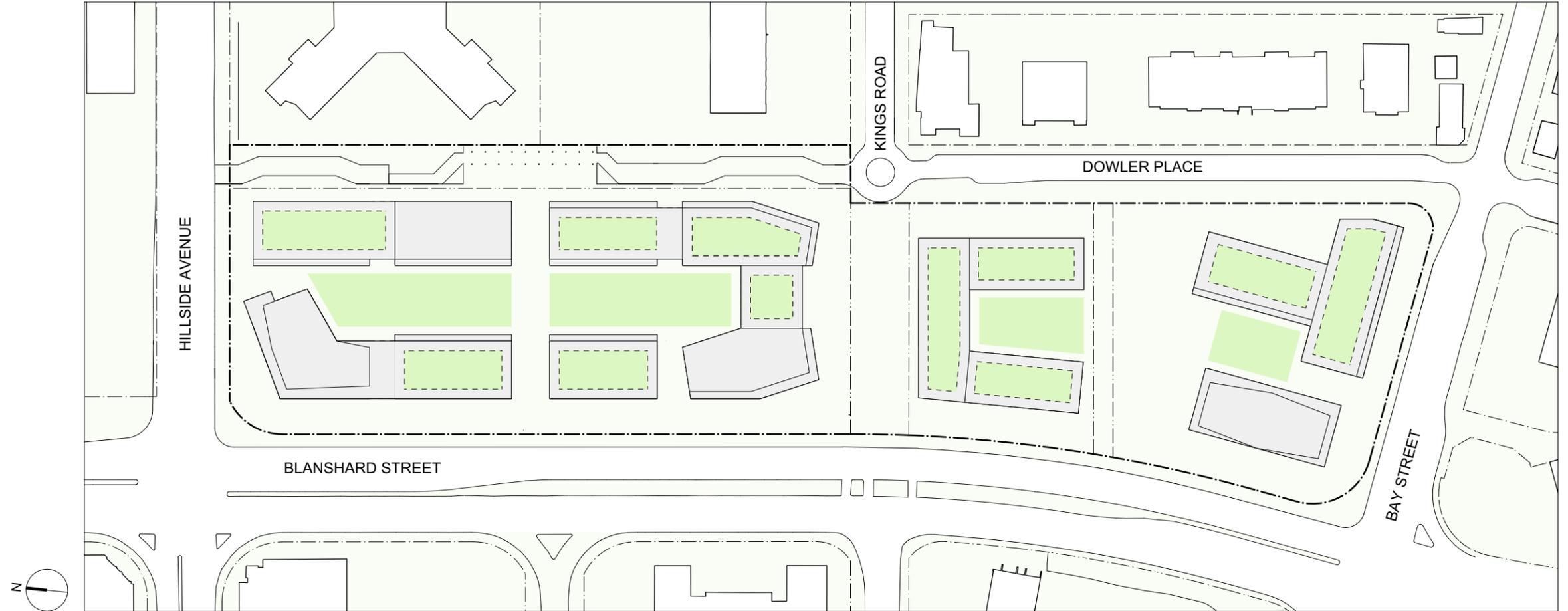
Open Space Network | Public

1. Kings Plaza
2. Rock Bay Creek Park
3. Connection to Summit
4. Boulevard with Multi-modal Pathway
5. Dowler Lane (shared)



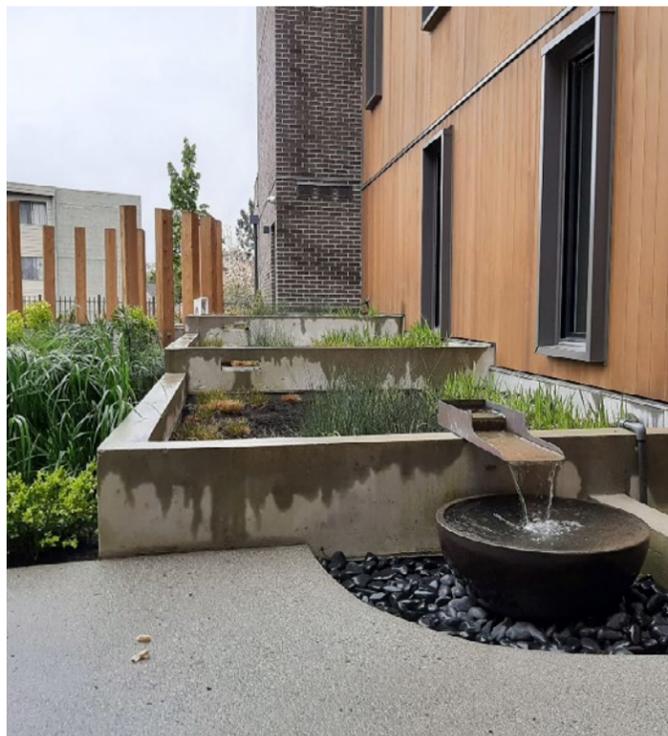
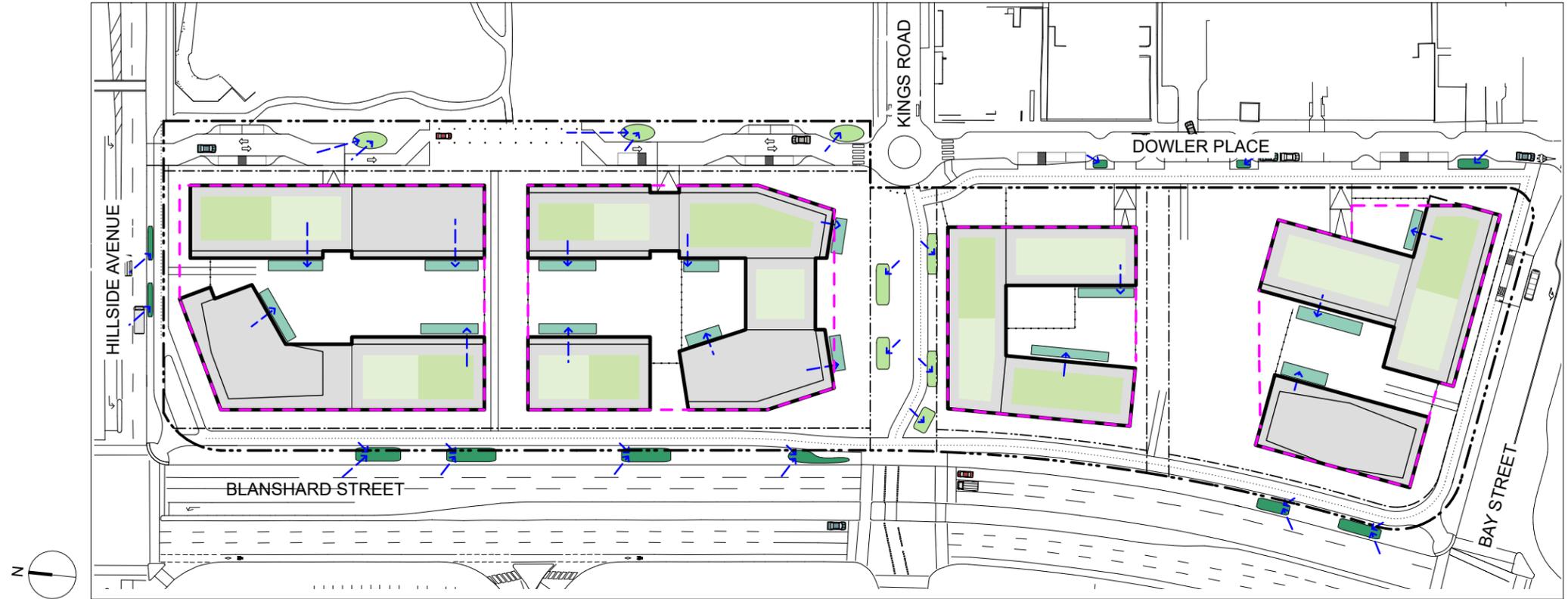
Open Space Network | Resident/Private

- Landscaped Courtyards
- Private Patios
- Balconies
- Rooftops



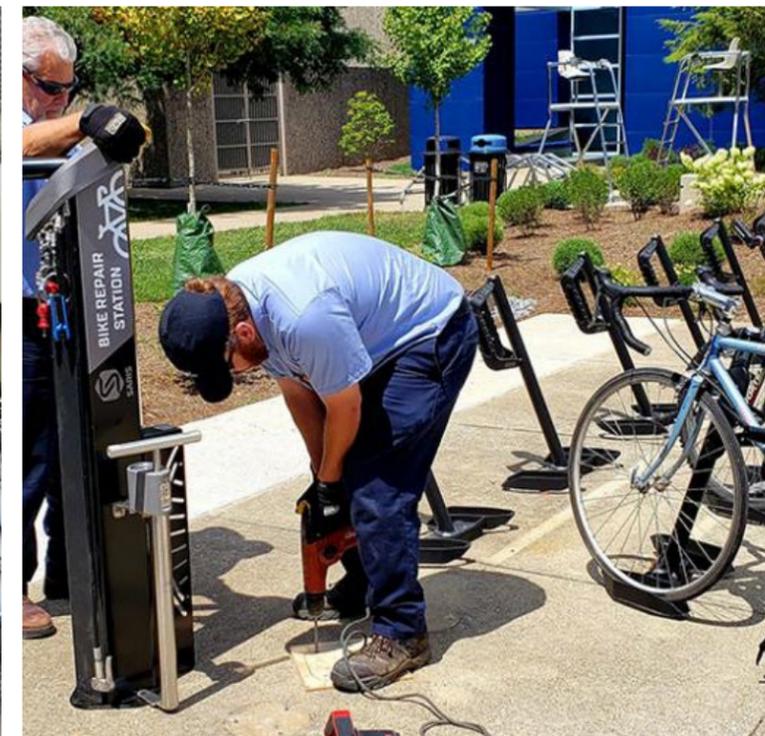
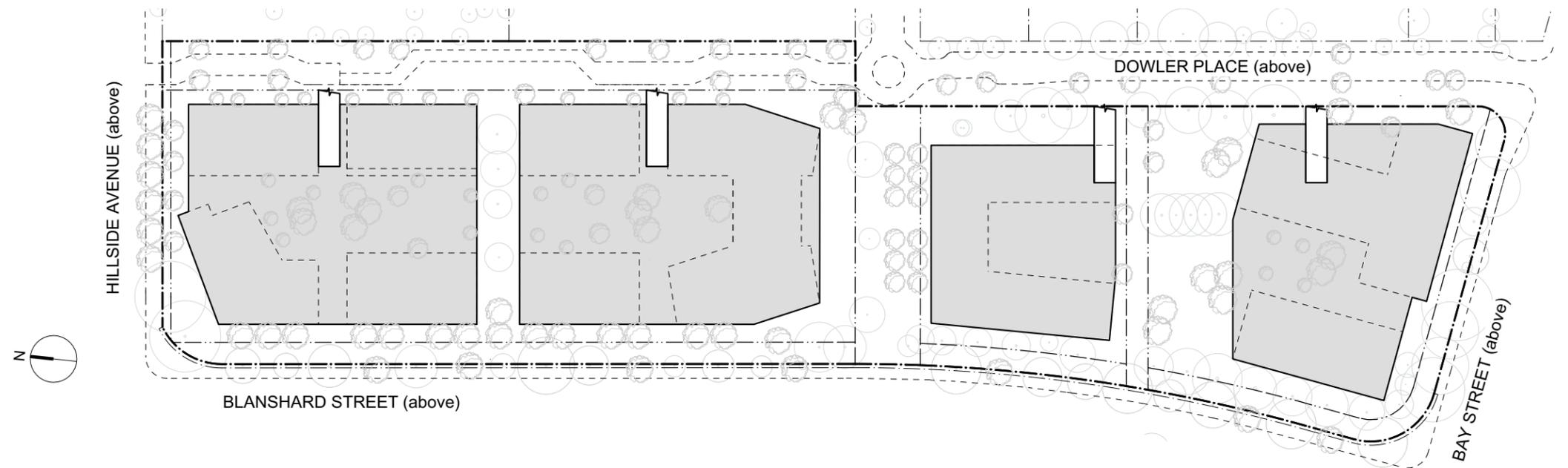
Stormwater Management Opportunities

- On-Site
- Off-site (Municipal Streets)
- Within Shared/Public Open Spaces



Parking

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



Concept Plan (as presented at Quadra Village Day, May 2023)



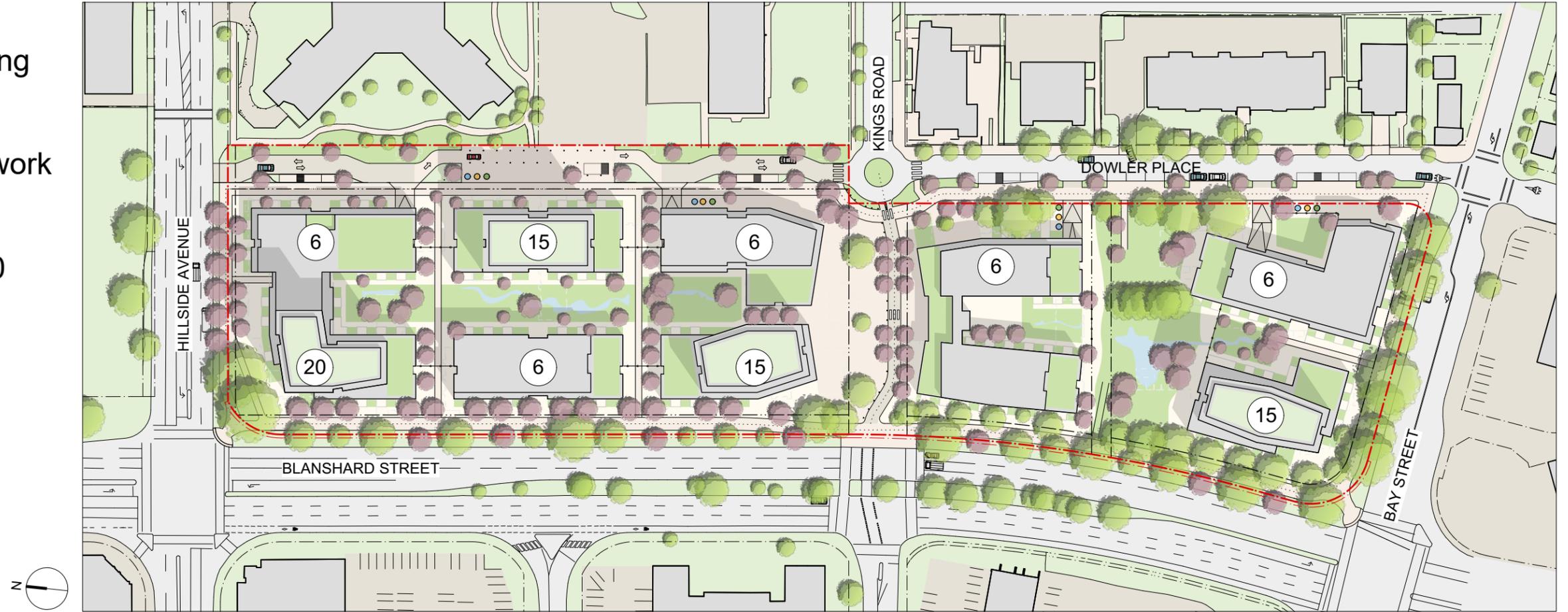
LEGEND

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> 1. Public plaza with bicycle access (active non-residential frontages) 2. Naturalized urban landscape (informed by First Nations) 3. Landscaped courtyards for residents 4. Ground oriented units with small private patio 5. Semi-public access connecting to Summit path 6. Refuse and Recycling (1 per quadrant) | <ul style="list-style-type: none"> 7. Crosswalk 8. Blanshard/Hillside/Bay multi-use path (sidewalk, bike lane, landscaping, rain gardens) 9. Shared Lane (limited vehicle access (parking/loading), variety of open spaces, landscaping) 10. Reconfigured street (reduced width, landscape bump outs, defined parking) 11. Reconfigured street corners (removal of right turn lanes) | <ul style="list-style-type: none"> A1. 6-storey (residential) A2. 11-storey (residential) A3. 20-storey with 6-storey podium (res.) B1. 6-storey (residential) B2. 6-storey (residential/comm at grade) B3. 14-storey (residential/comm at grade) B4. 6-storey (residential) C1. 6-storey (residential/daycare at grade) D1. 6-storey (residential) D2. 14-storey (residential) |
|--|---|---|



Concept Plan

- Approx. 930 units of housing
- Variety of open spaces
- Connected circulation network
- FSR 2.5:1
- Building heights +/- 6 to 20 storeys



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	740
Total Units*	936

	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%

*Studio units have been added to the mix since May 2023, resulting in a higher estimated unit total



Next Steps:



↑
May 2022 | NAC Meeting

↑
June 2022 | Quadra Village Day

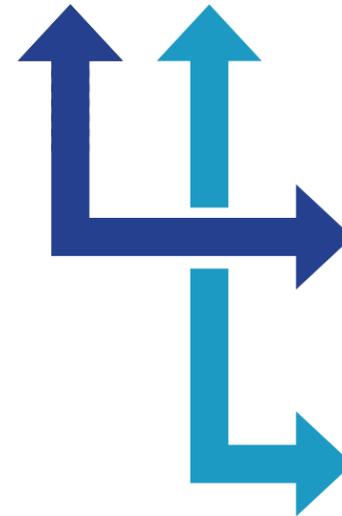
↑
October 2022 | NAC Meeting

↑
March 2023 | Workshops

↑
April 2023 | NAC Meeting

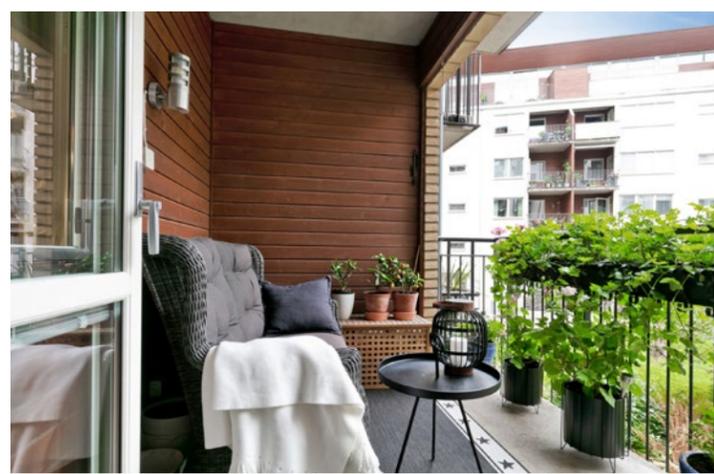
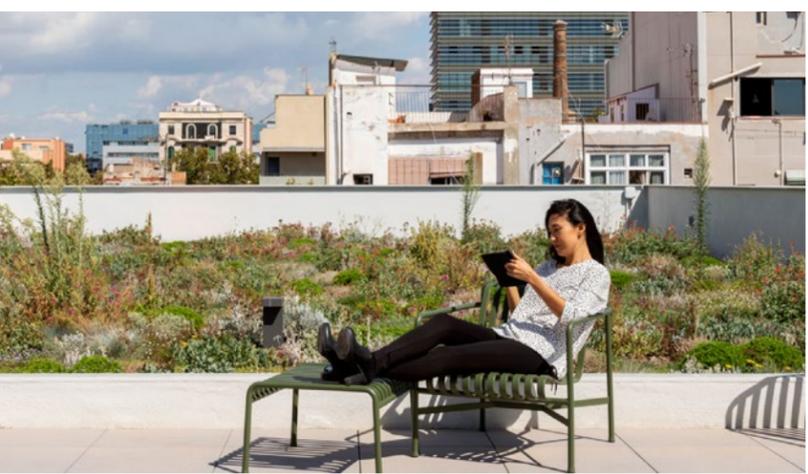
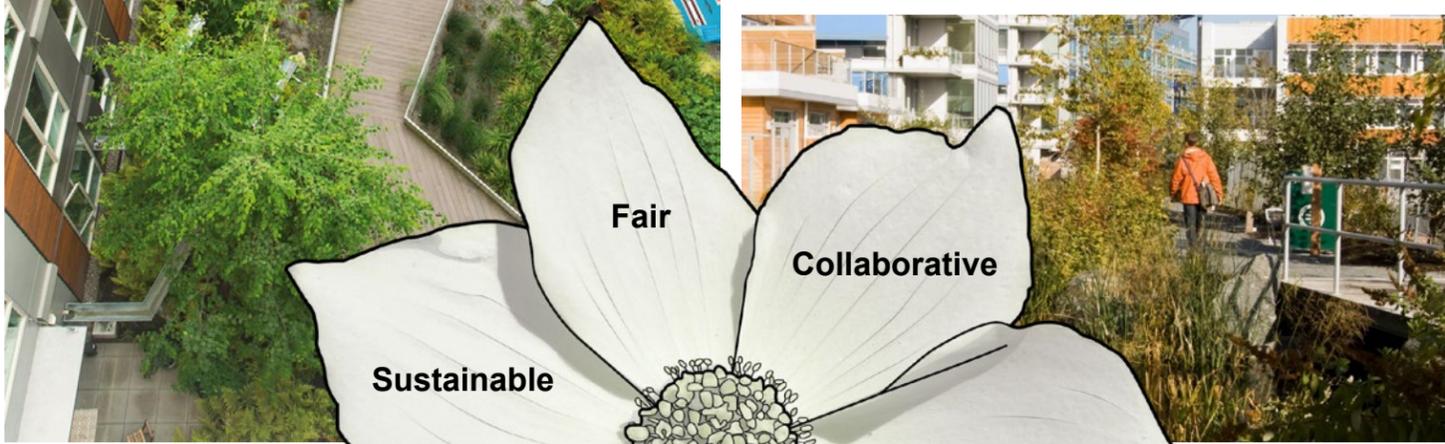
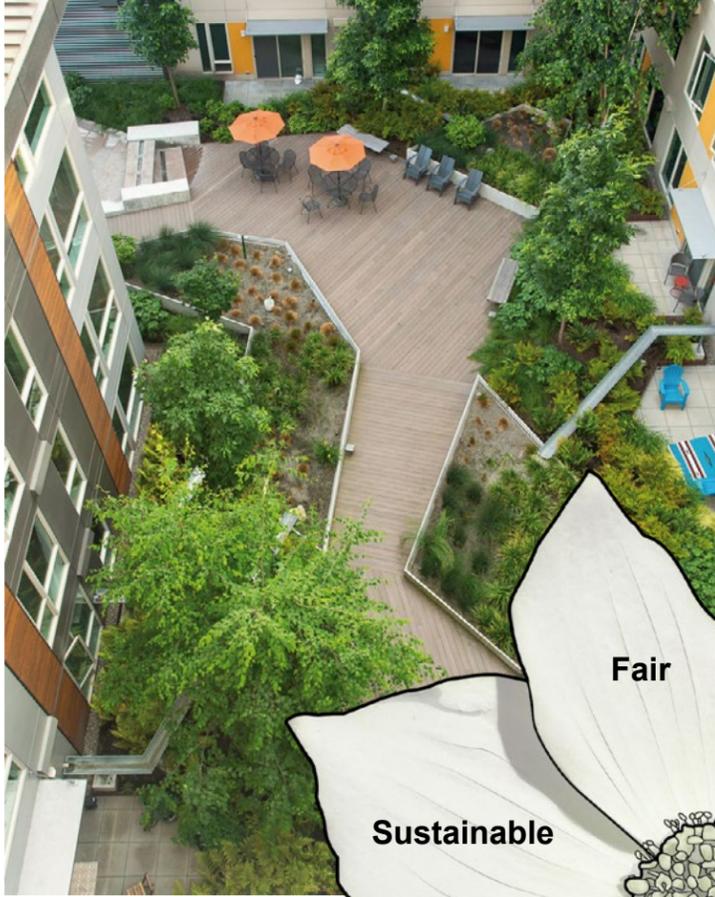
↑
May 2023 | Quadra Village Day

↑
Sept 2023 | NAC Meeting



Oct/Nov 2023 | CALUC (tbc)

Nov/Dec 2023 | Rezoning Application



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www.letstalkhousingbc.ca/victoria-evergreen-terrace