

926/930 Pandora Avenue, Victoria

November 2022

Information Session



Territorial Acknowledgement

For our time together

We are committed to ...

- Coming together in the spirit of community.
- Sharing information openly and transparently.
- Balancing time for sharing information and answer questions.
- Receiving respectful questions. Please focus on people-first language.
- We will be saving the Q&As. You may post in the chat to the facilitator only if you'd like.

Focus for today

1. Share information on the mixed-use development at 926/930 Pandora Avenue, Victoria
 - Affordable Housing
 - Supportive Housing
 - Community Programming Space
2. Share information on the City of Victoria's Rapid Deployment of Affordable Housing Resources process
3. Questions



Who we are



Jessica Delaney (she/her)
Co-Facilitator



Kristi Merilees (she/her)
Co-Facilitator



Amanda Parnham Supportive
Housing Advisor , BC Housing



Tara Schmidt (she/her)
Development Manager, BC
Housing



Jennifer Fox
Regional Director,
Operations



Don Elliott (he/him), Senior
Manager,
Capital Region Housing



Trish Piwowar (she/her)
Manager, Facility Development,
City of Victoria

Housing Mix



EMERGENCY
SHELTERS

TRANSITIONAL
HOUSING

HOUSING WITH
SUPPORTS

AFFORDABLE RENTAL
HOUSING

AFFORDABLE HOME
OWNERSHIP

MARKET RENTAL
HOUSING

MARKET HOME
OWNERSHIP

47 studio
units

158 Units with a mix of
studio, 1, 2 and 3 Bedroom
units

Pandora Avenue Proposal

- **158 affordable units**
 - For individuals and families
 - Community Housing Fund
- **47 supportive homes**
 - For people experiencing or at risk of homelessness
 - Supports available on-site
 - Supportive Housing Fund
- **Community space**
 - Community programs and dedicated childcare spaces



Design

- **20 storeys**
 - L1 – community programming space
 - L2-L3 – supportive housing
 - L4-20 – affordable housing
- **Indoor/ outdoor amenity space**
- **Underground car and bike parking**
- **Consideration for design**
 - Streetscape
 - Plaza
 - Art



4 View From Mason at Vancouver
A005 SCALE: 1 : 1

Dedicated entrances for each space





326 PANDORA

COMMUNITY

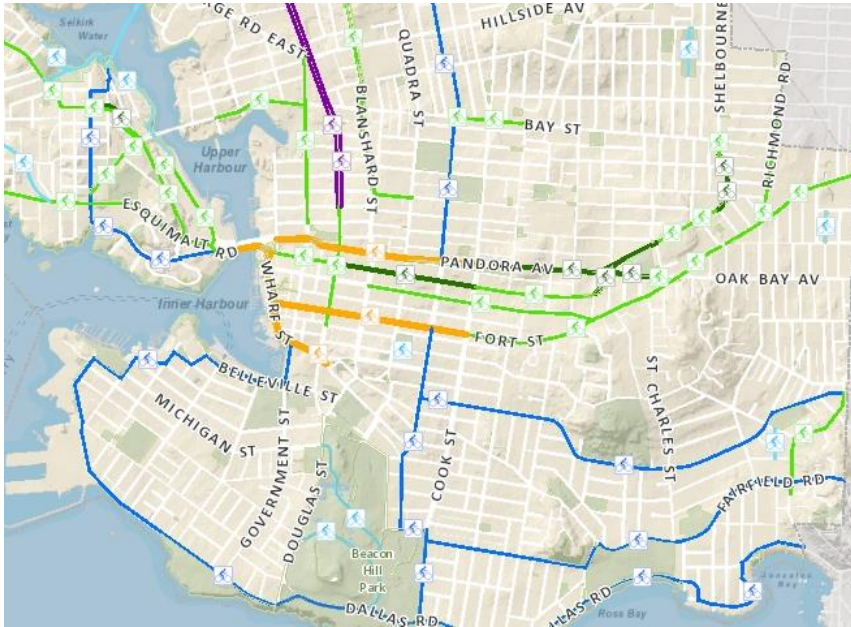
Eastern Foods

Who will live here?



- **Affordable housing residents (158 homes)**
 - Apply through the CRHC application process
 - Eligibility is based on income
- **Supportive housing residents (47 homes)**
 - Assessed by BC Housing and matched with supports
 - All have chosen to work towards maintaining housing stability

Why this location?



- Available, city-owned property
- Close to services, amenities, employment and health supports
- On major bus and cycling routes
- Central community space for Downtown and North Park neighbourhoods

Rapid Deployment of Affordable Housing Process

- Passed in April 2022 by the City of Victoria
- Accelerates the construction of new non-market affordable rental and cooperative housing
- Lessens the impact of rising construction costs and interest rates
- To qualify, projects must:
 - Be consistent with the City's Official Community Plan
 - Meet design guidelines and other qualifying criteria

Next Steps and Project timeline (Tentative)

- Delegated Development Permit Application: Fall 2022
- Ongoing municipal/partner approvals: 2023-2024
- Construction start at Pandora Avenue: 2024
- Construction completion: 2027

Affordable Housing

Don Elliott, Capital Region
Housing Corporation

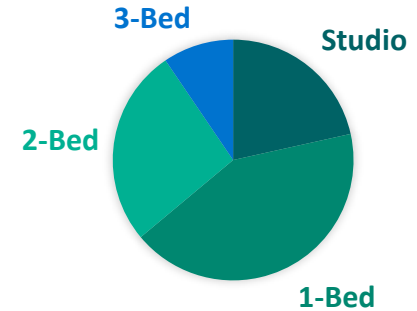
What is “affordable” housing?

- **Affordability Defined:** Housing is considered affordable when 30% or less of your household’s gross income goes toward paying for your housing costs.
- **Project Eligibility:** All tenants must meet maximum income thresholds that differ depending on the level of affordability of the unit.
- **Project Target Populations:** Low to moderate income individuals, families, and seniors, and persons with disabilities.

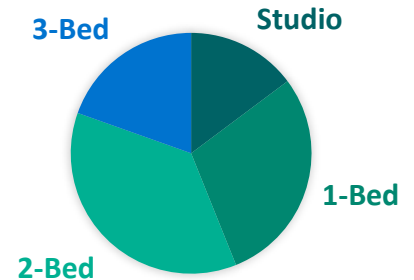
Rental Structure and Allocation of Units

% of Units	Category	Description
30%	Affordable Market	Initial market rents approved by BC Housing with annual RTA increases. Subject to established Housing Income Limits (HILs).
50%	Rent Geared to Income	Rent ranges reflect a blend of incomes between the applicable HIL and the Deep Subsidy level.
20%	Deep Subsidy	Low Income units for households receiving Income Assistance or where their income is less than the Deep Subsidy threshold established by BC Housing.

UNIT BREAKDOWN



BEDROOM BREAKDOWN



Tenant Selection

BC Housing 'Housing Registry' (Housing Registry) – Required for subsidized properties under their Operating Agreements.

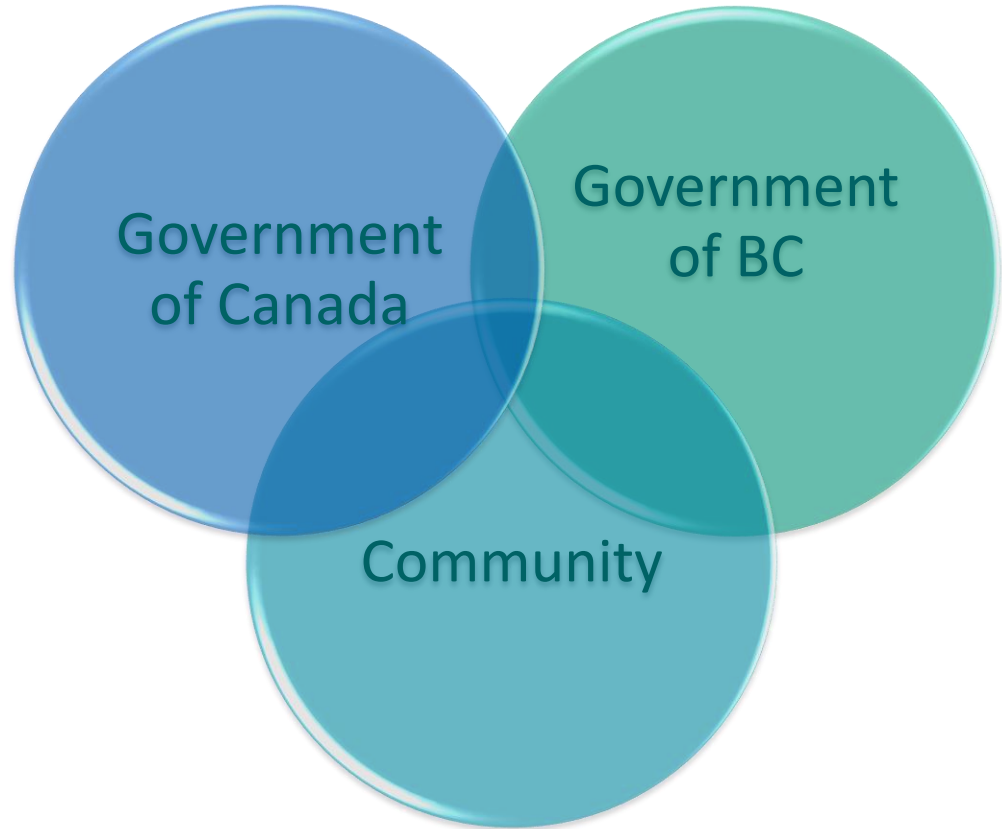
Direct Application to the CRHC – For units rented at affordable rental rates.

Supportive Housing

Jennifer Fox, Regional
Director of Operations, BC
Housing

Amanda Parnham,
Supportive Housing
Advisor , BC Housing

Collaborative Approach to Addressing Homelessness



Purpose-Built Supportive Housing Provides a Studio Home



What supports would be available?



How will the supportive housing be managed?



Being Good Neighbours

BC Housing is committed to working with our operators to be good neighbours and to provide a safe community both inside and outside the building.



***Clean
Teams***



***Who to Call,
When to Call***



***Community Advisory
Committee***

Community Space

Trish Piwowar (she/her)
Manager, Facility Development
City of Victoria

Community Space

The ground floor of the development at 926/930 Pandora Avenue offers approximately 16,000 sq ft of community space.



Community Space



Q & A

More information

- Development project information: letstalkhousingbc.ca/victoria-930-pandora
- Supportive housing information: bchousing.org/housing-assistance
- Affordable housing information: crd.bc.ca/crhc
- Rapid Deployment of Affordable Housing Resources process: victoria.ca/rapiddeployment
- BC Housing community inbox: communityrelations@bchousing.org



