



Caledonia Redevelopment
Fernwood CALUC Update
July 8, 2021

We envision that residents have access to affordable housing that enhances community wellbeing

CRHC Overview



CRHC Rental Rates



- Housing must be **affordable**, **adequate** and **suitable** to meet housing needs of individuals.
- In Fernwood, 23.7% of individuals are in core housing need and 22.3% do not have an affordable home to live in.

THE OVERALL VACANCY RATE

Increased to

2.2%

The average rent is

\$1,275

UP by 3.3%

- Median household income in the City of Victoria : \$52,990

- Affordable Rent: \$1325/month

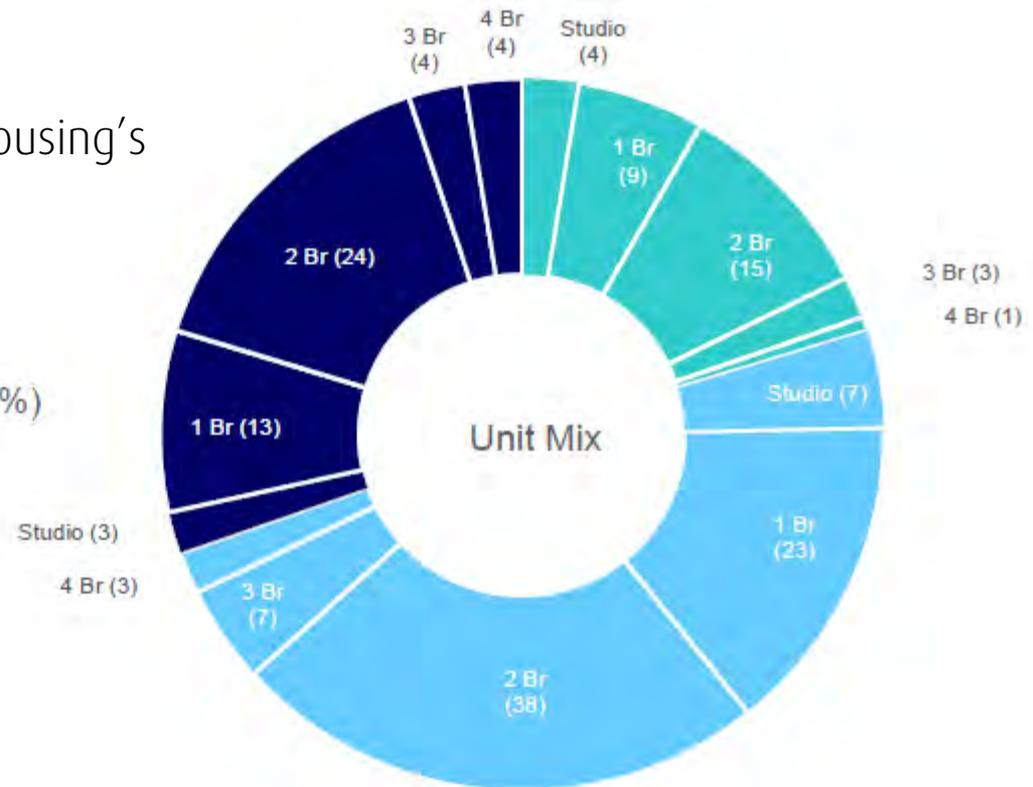
- Projected Average Rent for Caledonia: \$1321/month

Building Affordability in Fernwood

100% of Units will be Affordable

Primary Grant Funding through BC Housing's Community Housing Fund

- Deep Subsidy Units (20%)
- Rent Geared to Income Units (50%)
- Affordable Units (30%)

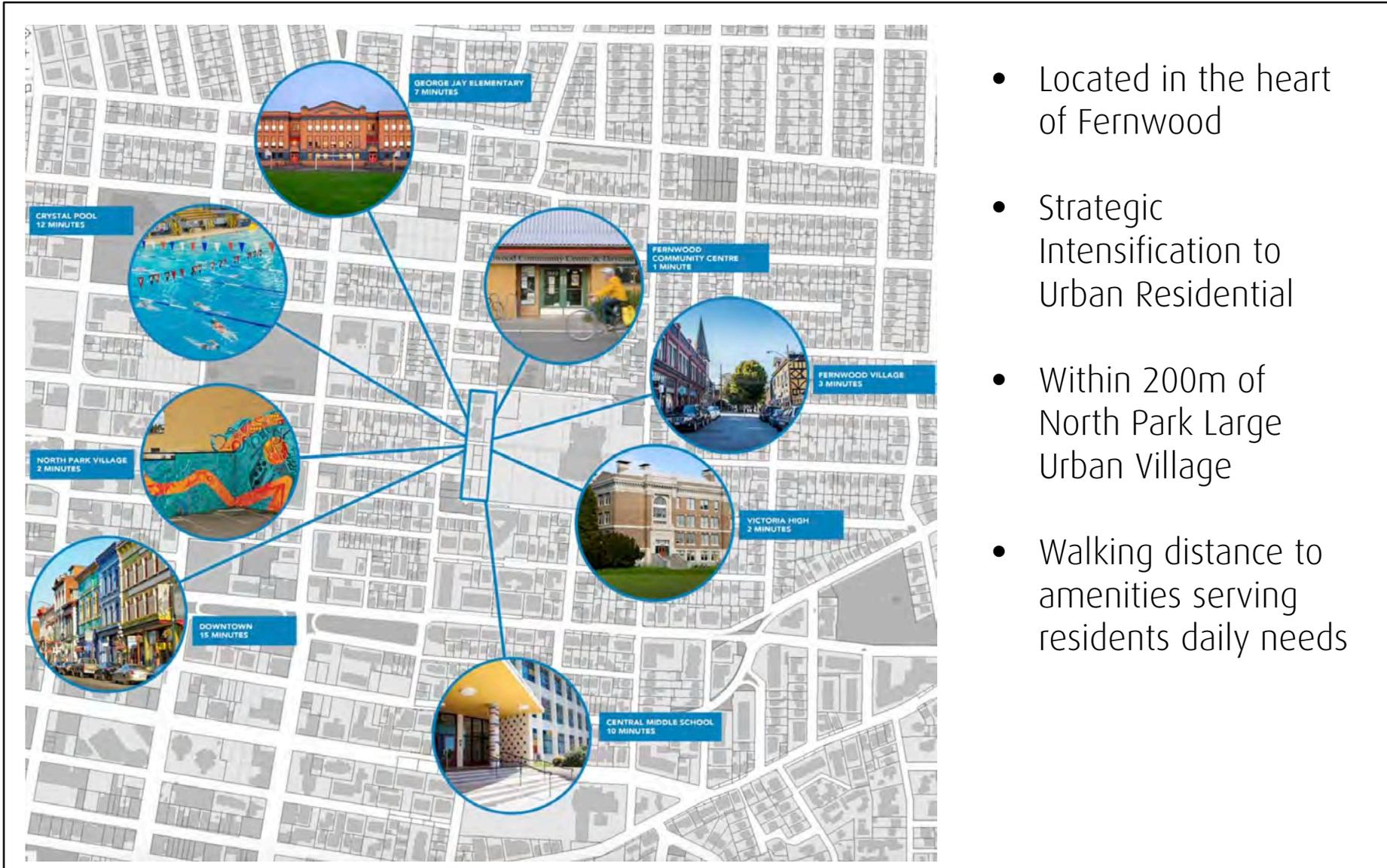


Unit Matrix	Studio	1 Br	2 Br	3 Br	4 Br	Total	Total %
Deep Subsidy Units	4	9	15	3	1	32	20%
Rent Geared to Income Units	7	23	38	7	3	78	49%
Affordable Units	3	13	24	4	4	48	30%
Total	14	45	77	14	8	158	-
Total %	9%	28%	49%	9%	5%	-	-
Accessible Units	0	7	7	1	0	15	9%

The Caledonia Redevelopment is:

- A partnership between City of Victoria, School District 61, CRHC and BC Housing
- an affordable housing redevelopment, mixed-market community located in Fernwood
- designed to address the City of Victoria's strategic priorities of increasing affordable housing; creating strong, livable neighbourhoods; offering sustainable transportation options and demonstrating climate leadership
- 158 affordable rental units within two apartment buildings and three townhouse buildings
- a unit mix of 14 studios, 45 one bedroom, 77 two bedroom, 14 three bedroom and 8 four bedroom units, 15 of which will be accessible
- a 1500 square foot amenity room for tenants and the community, in partnership with the Fernwood Neighbourhood Resource Group (NRG)

Caledonia: Site Context



- Located in the heart of Fernwood
- Strategic Intensification to Urban Residential
- Within 200m of North Park Large Urban Village
- Walking distance to amenities serving residents daily needs

Where Have We Been

- Community Consultation throughout 2019 & 2020
- CALUC Meetings – May & June 2019
- Application to City of Victoria – September 2019
- Advisory Design Panel – January 2020
- Committee of the Whole – May 2020

Where We Are Now

- Legal Agreements Finalized with project partners
- Third Reading of bylaw given by SD61
- CALUC Meeting Update

Where Do We Go From Here

- Public Hearing anticipated in Fall 2021



PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.



PERSONAL OUTDOOR AREAS that can be modified, beautified and funkified.



GATHERING PLACES that help neighbours get to know each other and support each other.



BICYCLE FACILITIES that make it easy for people of all ages to hop on their bikes.



PLANTINGS that provide food for birds, bees and butterflies.



OUTDOOR SOCIAL SPACES for gathering and sharing food.



PLANTINGS that provide beauty and food for people.



ACTIVE PLAY SPACES that support community sports.



PUBLIC ART that celebrates Fermeewood's artistic spirit.



COMMUNITY GARDEN PLOTS that boost local food security.

Design Changes in Response to Feedback

DESIGN CHANGES

APARTMENT BUILDINGS REDUCED FROM 3 TO 2, ALL ON THE SOUTH SIDE OF THE SITE, WITH 3 AND 3.5 STOREY TOWNHOUSES ON THE NORTH SIDE.

APARTMENT FOOTPRINTS REDUCED. 5TH FLOORS SETBACK ON ALL SIDES, 65% OF LOWER FLOOR AREA.

TOWNHOUSES FRONT ONTO GLADSTONE.

SITE MORE UNIFIED WITH CONTINUOUS INTERNAL PATHWAY.

ADDED CENTRAL AMENITY, PLAYGROUND, TOWNHOUSE ELEVATOR, ACCESSIBLE TOWNHOUSE UNITS.



Caledonia: Design Elements

NEIGHBORHOOD CONNECTIVITY

PREVIOUS AND EXISTING BUILDINGS BLOCK STREET RIGHT OF WAYS.

THE PROPOSED PLAN SITUATES BUILDING FOOTPRINTS OUTSIDE OF STREET ALIGNMENTS TO EXTEND THE VIEWS AND PUBLIC PATHWAYS OF THE LARGER CITY GRID THROUGH THE SITE AND BEYOND.

IMPROVED POROSITY AND FREEDOM OF MOVEMENT IS ESPECIALLY IMPORTANT CLOSE TO SCHOOLS.



Caledonia: Design Elements

PARKING + DRIVEWAYS

32% OF THE PREVIOUS DEVELOPMENT SITE AREA WAS PAVED OR GRAVEL, USED FOR VEHICLE MOVEMENT AND PARKING.

WITH ALL PARKING UNDERGROUND IN THE PROPOSED DEVELOPMENT, ONLY 7% OF SITE IS NEEDED FOR VEHICLE MOVEMENT.

WITH SIMILAR AMOUNTS OF BUILDING COVERAGE, THE DIFFERENCE IS ROUGHLY 25% IN INCREASED USABLE OUTDOOR SPACE.



Caledonia: Design Elements

PUBLIC PATHWAYS

HISTORICALLY THE SITE WAS LARGELY OBSTRUCTED BY THE FAIREY TECH BUILDING.

THE PROPOSED PLAN REESTABLISHES A NETWORK OF PUBLIC PATHS ACROSS THE SITE, RUNNING BOTH NORTH-SOUTH AND EAST-WEST.

A NEW CITY GREENWAY IS PLANNED NEXT TO THE SCHOOL TRACK THAT RUNS FROM GLADSTONE TO GRANT.

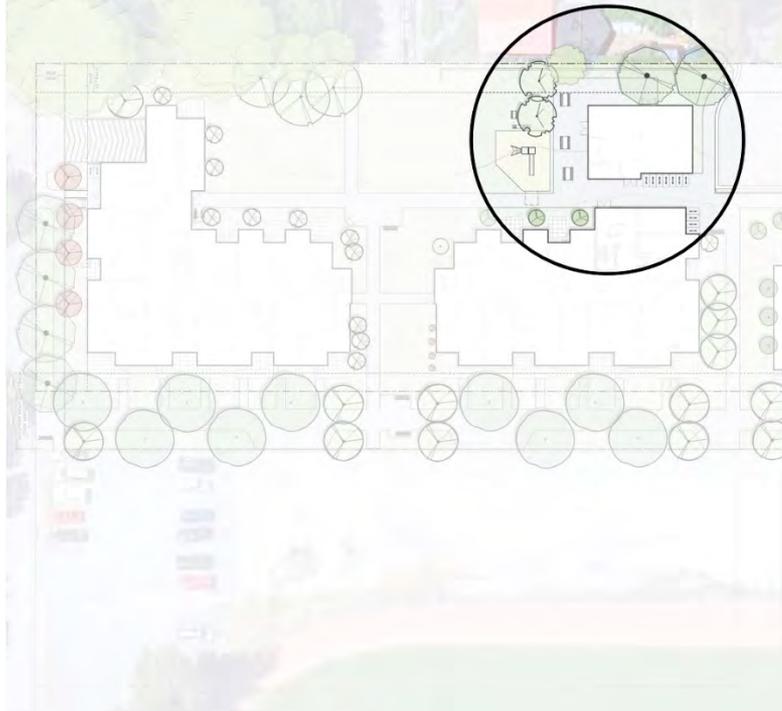


Caledonia: Design Elements

PROJECT FEATURES

**A CENTRALIZED 1,500 S.F. DOUBLE-HEIGHT AMENITY ROOM
OVERLOOKS THE COMMUNITY GARDEN AND A NEW PLAYGROUND**

**THE AMENITY ROOM IS UNPROGRAMMED OPEN SPACE, AND MAY
BE USED FOR A WIDE RANGE OF RESIDENT AND/OR COMMUNITY
FUNCTIONS**



Caledonia: Design Elements

PROJECT FEATURES



CENTRAL COURTYARD PROVIDES ACCESS TO TOWNHOUSE FRONT DOORS AND A HEART TO THE NORTH HALF OF THE SITE. AN ELEVATOR PROVIDES BARRIER-FREE CONNECTION FROM THE PARKADE TO THREE ACCESSIBLE GROUND LEVEL TOWNHOUSES

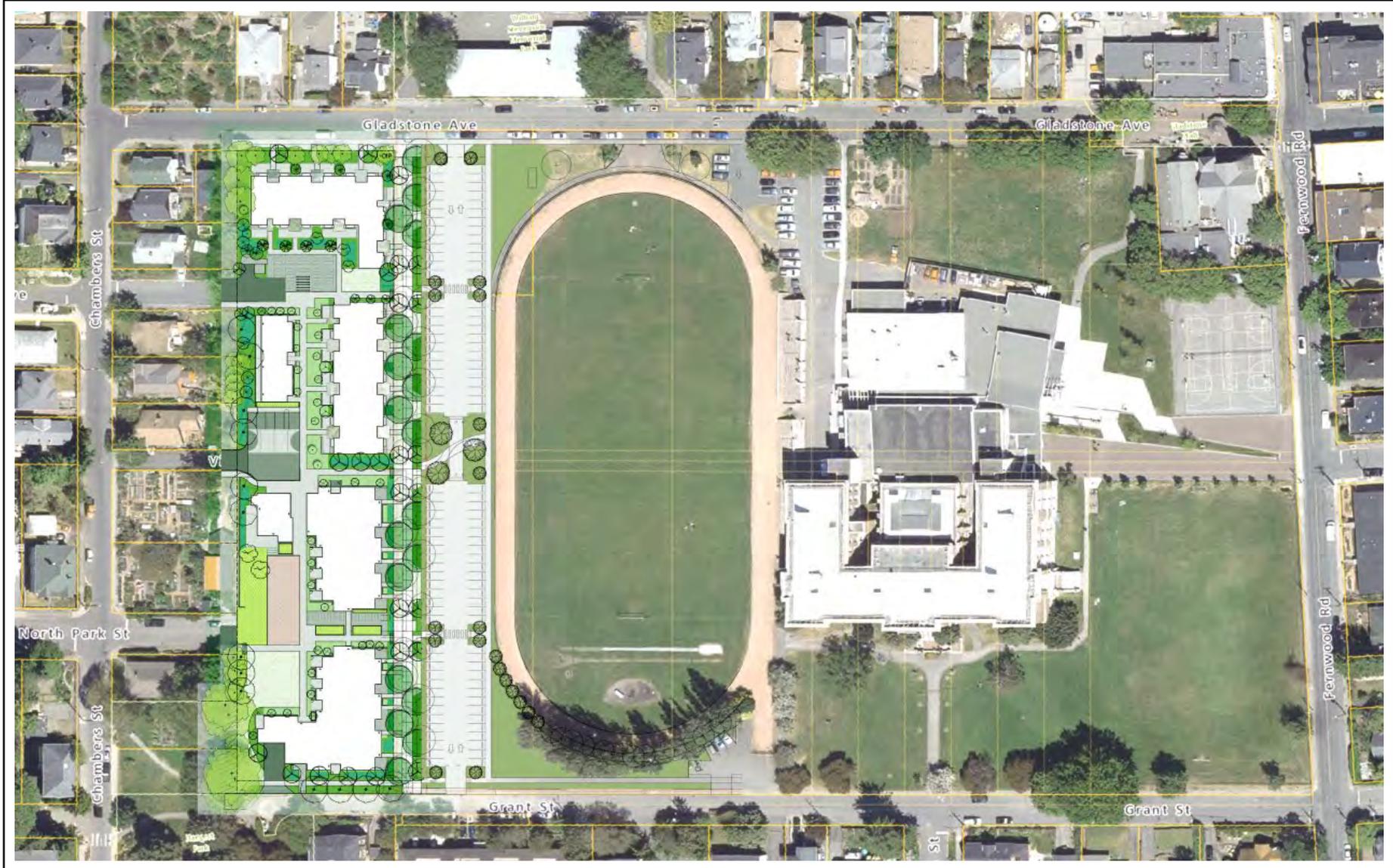


PROJECT FEATURES

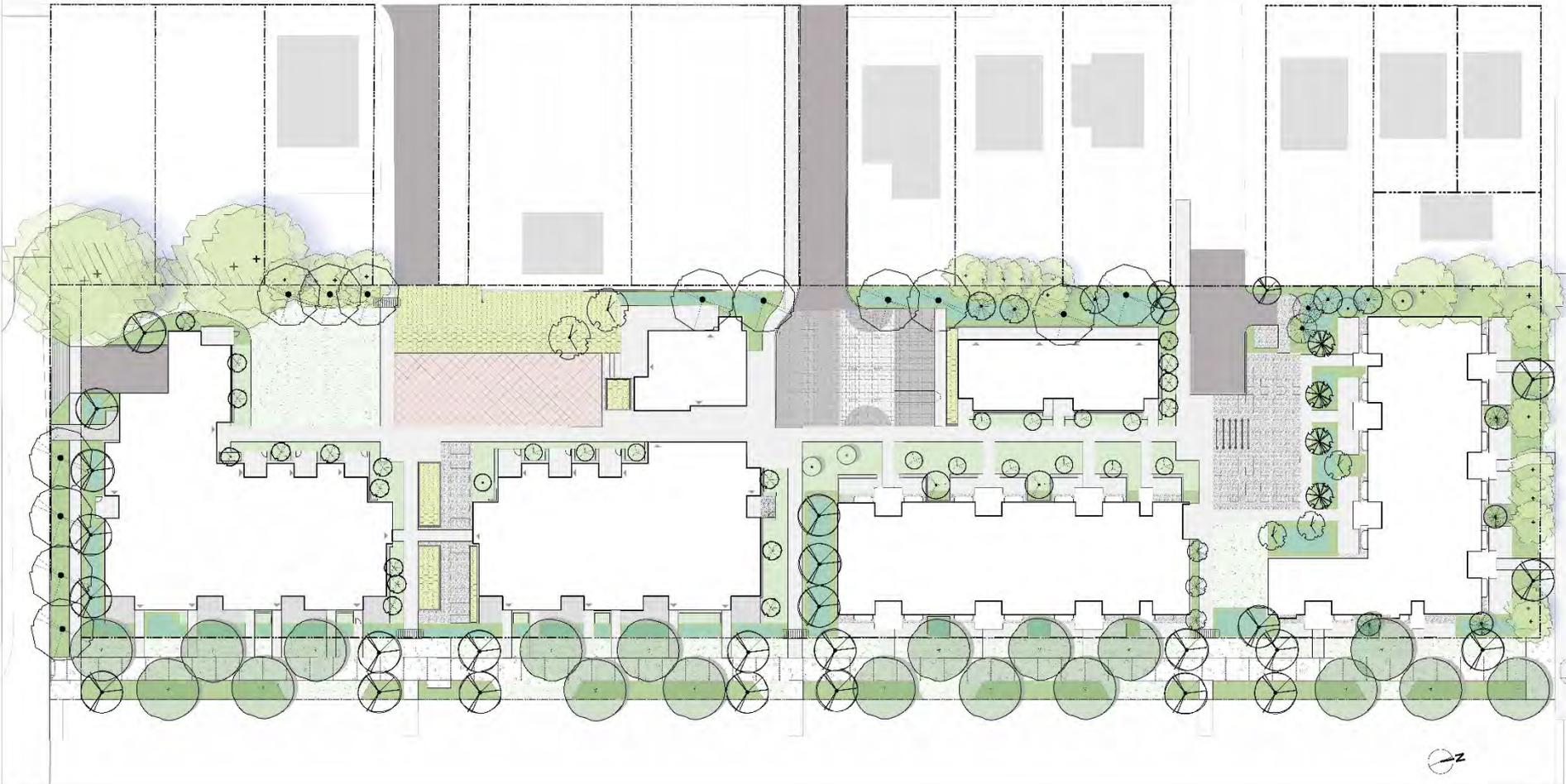


THE NEW GREENWAY PROVIDES DIRECT PUBLIC ACCESS FROM GLADSTONE TO GRANT, AND EXTENDS THE MOSS/CAMOSUN GREENWAY AS PART OF THE CoV GREENWAYS PLAN. THE PATH PROVIDES ACCESS TO TOWNHOUSE FRONT DOORS, AND LARGE FLANKING TREES PROVIDE A GREEN BUFFER BETWEEN BUILDINGS AND THE ADJACENT SCHOOL FIELD

Caledonia: Design & Context



Caledonia: Site Plan



Caledonia: Unit Mix



GRAPHIC LEGEND:

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM
-  ACCESSIBLE

- 97 Apartment Units
 - 14 studios
 - 45 - 1 bedroom
 - 20 - 2 bedroom
 - 12 - 3 bedroom
 - 6 - 4 bedroom
- 61 Townhouse Units
 - 57 - 2 beds
 - 2 - 3 beds
 - 2 - 4 beds

Caledonia: Design Elements



Caledonia: Design Elements



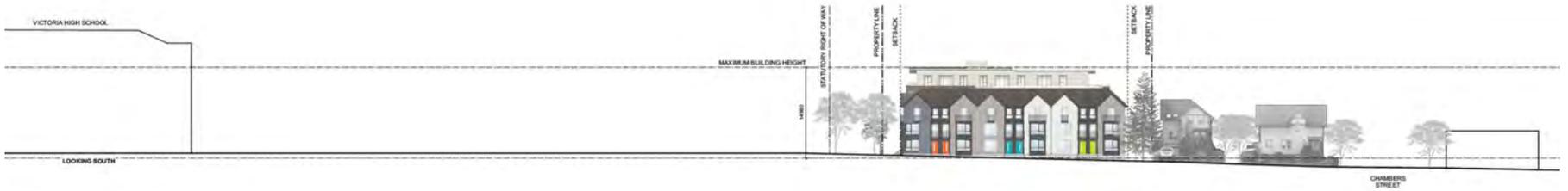
Caledonia: Design Elements



Caledonia: Design Elements



Caledonia: Design Elements



Looking South from Gladstone St.



Looking West from Vic High

Landscape Programming: Celebrating Fernwood

Open House & Community Feedback

—————> Programming the Site



BICYCLE FACILITIES



HABITAT PLANTING



SOCIAL SPACES



URBAN AGRICULTURE



ACTIVE PLAY



PUBLIC ART



GARDEN PLOTS



PLAY PLACES



RAIN GARDENS

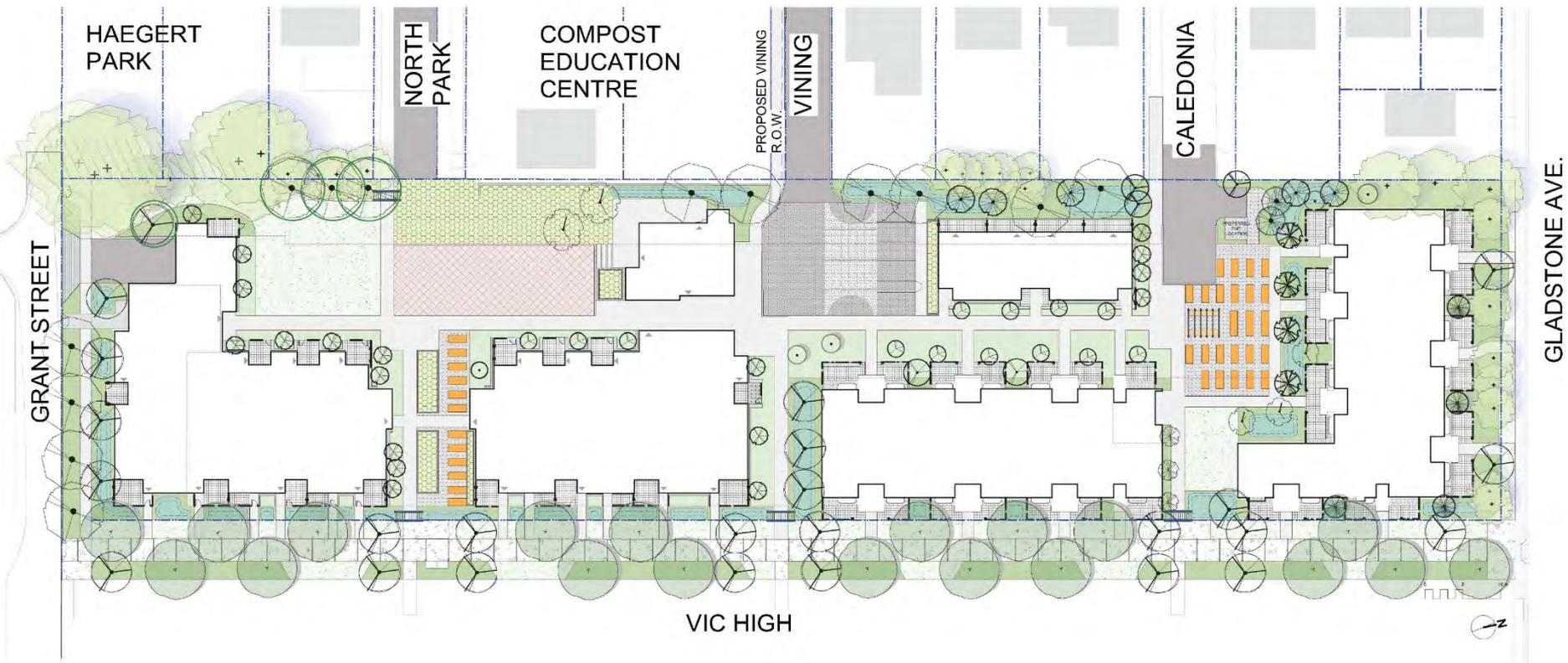


PERSONAL OUTDOOR AREAS



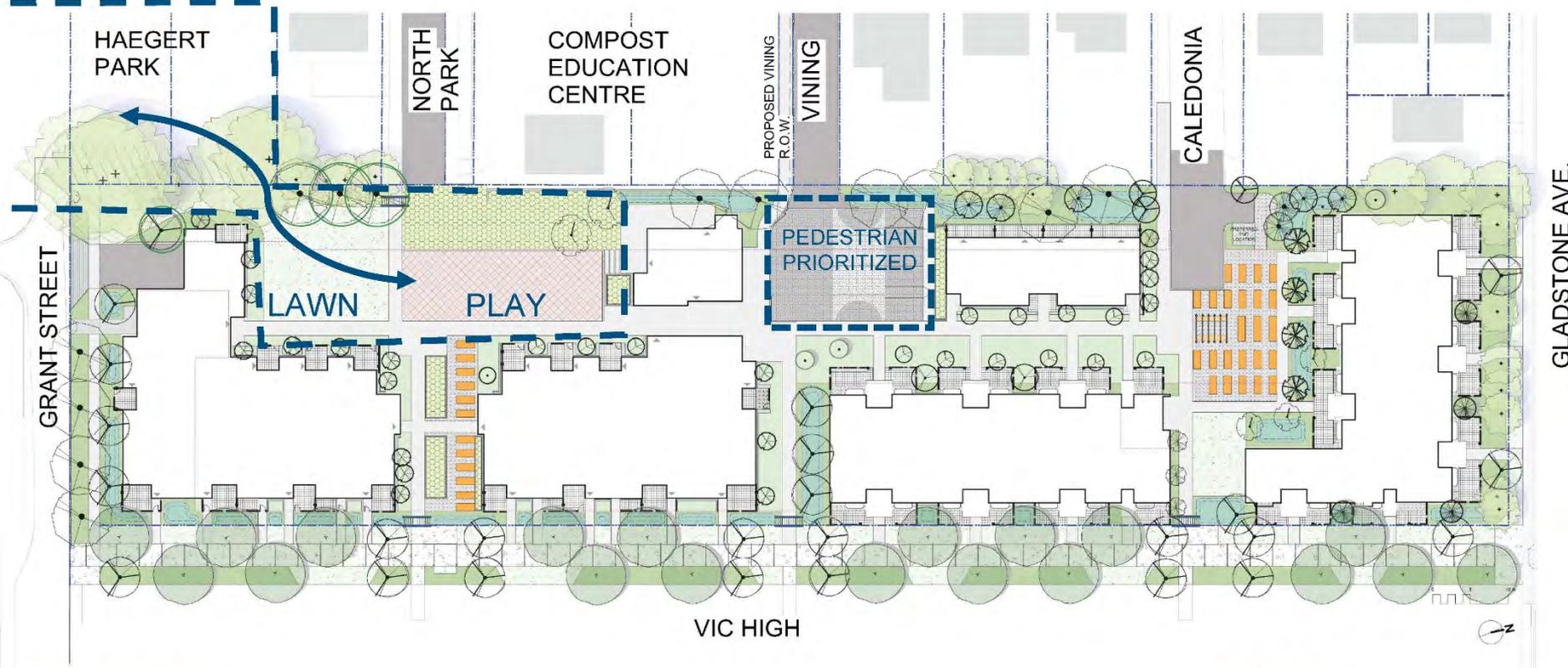
GATHERING PLACES

Landscape Concept: Celebrating Fernwood

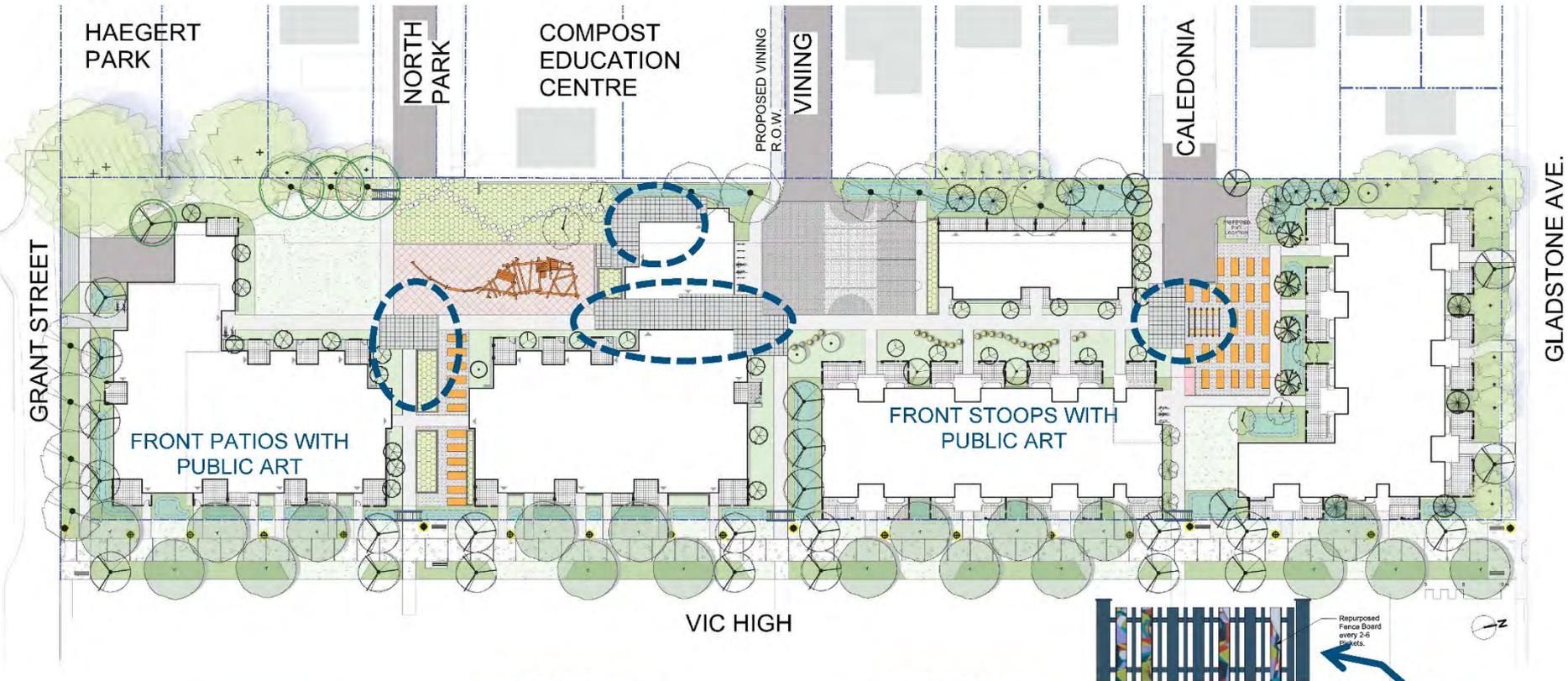


PLAY PLACES	RAIN GARDENS	PERSONAL OUTDOOR AREAS	GATHERING PLACES	BICYCLE FACILITIES	HABITAT PLANTINGS	SOCIAL SPACES	URBAN AGRICULTURE	ACTIVE PLAY	PUBLIC ART	GARDEN PLOTS

Landscape Concept: Park & Play Connections



Landscape Concept: Gathering Spaces



PLAY PLACES



RAIN GARDENS



PERSONAL
OUTDOOR AREAS



GATHERING
PLACES



BICYCLE
FACILITIES



HABITAT
PLANTINGS



SOCIAL SPACES



URBAN
AGRICULTURE



ACTIVE PLAY



PUBLIC ART

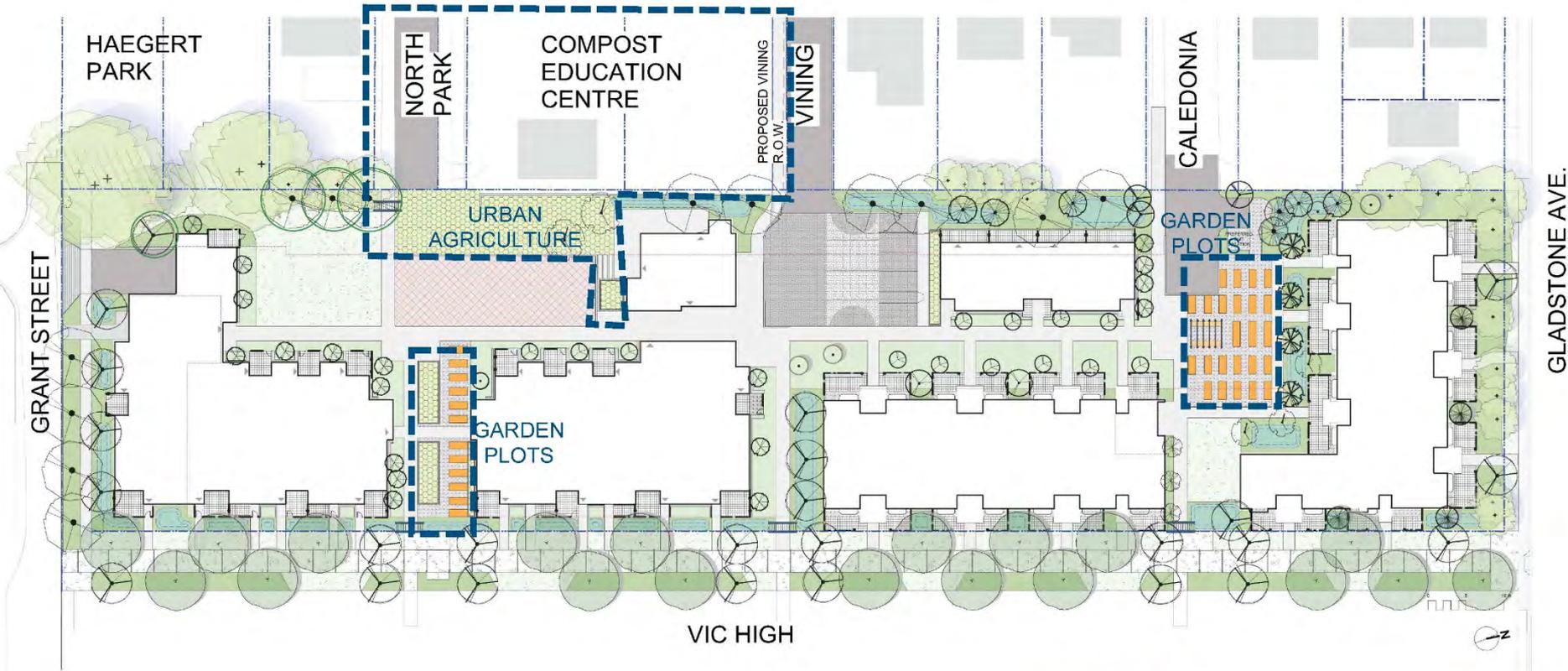


GARDEN
PLOTS



Repurposed
Fence Board
every 2-6
Feet.

Landscape Concept: Gardening



PLAY PLACES

RAIN GARDENS

PERSONAL
OUTDOOR AREAS

GATHERING
PLACES

BICYCLE
FACILITIES

HABITAT
PLANTINGS

SOCIAL SPACES

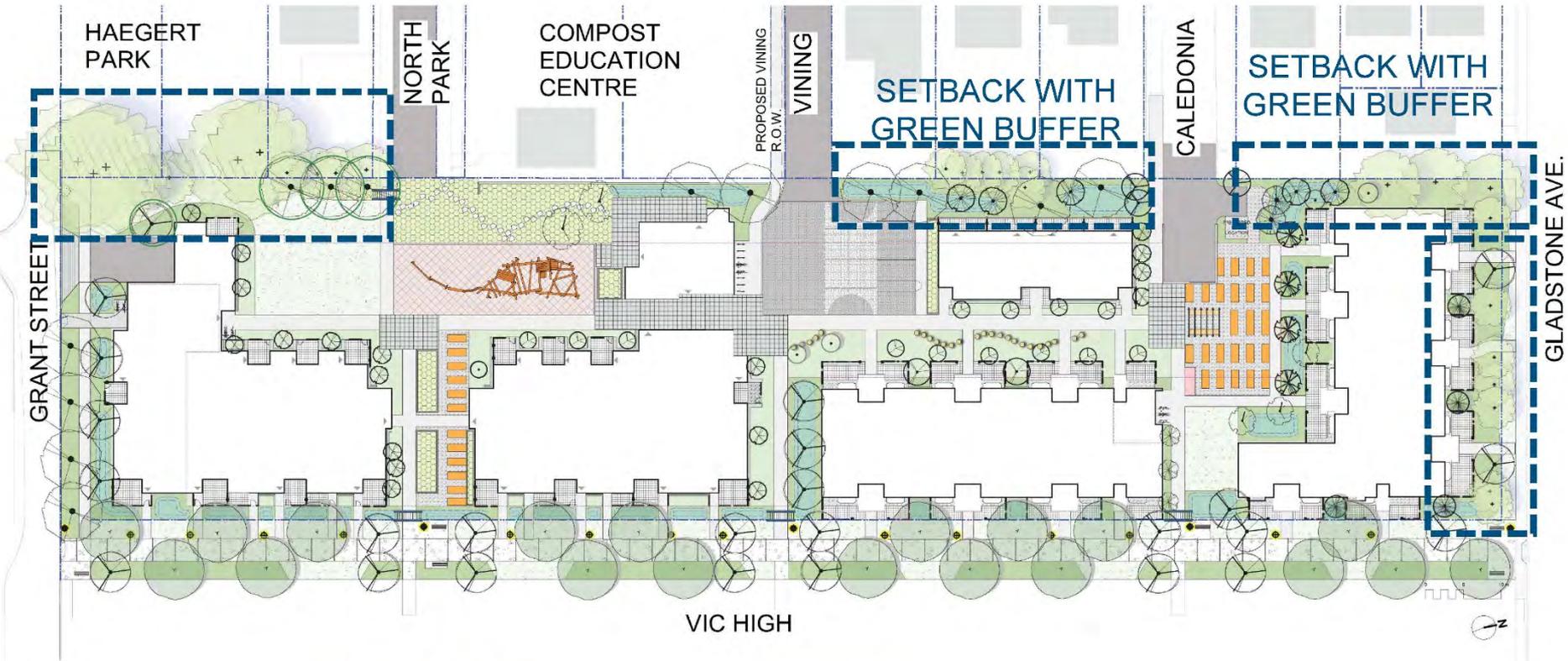
URBAN
AGRICULTURE

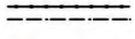
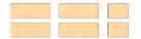
ACTIVE PLAY

PUBLIC ART

GARDEN
PLOTS

Landscape Concept: Privacy & Tree Retention



										
										
PLAY PLACES	RAIN GARDENS	PERSONAL OUTDOOR AREAS	GATHERING PLACES	BICYCLE FACILITIES	HABITAT PLANTINGS	SOCIAL SPACES	URBAN AGRICULTURE	ACTIVE PLAY	PUBLIC ART	GARDEN PLOTS

Landscape Concept: Greenway



Elevation from Greenway (looking towards housing)



Cross Section of Greenway

Caledonia Timeline

CALEDONIA TIMELINE

- MAY/JUNE 2019**
CALUC and Open Houses
- SEPTEMBER 2019**
DP/RZ Submission
- JANUARY 2020**
ADP
- MAY 2020**
COTW
- JUNE 2021**
SD61 School Board Approval
- SEPTEMBER 2021**
Public Hearing
- OCT - DEC 2021**
BCH Final Project Approvals
- EARLY 2022**
Construction Start



Thank You & Questions

Caledonia Project Website

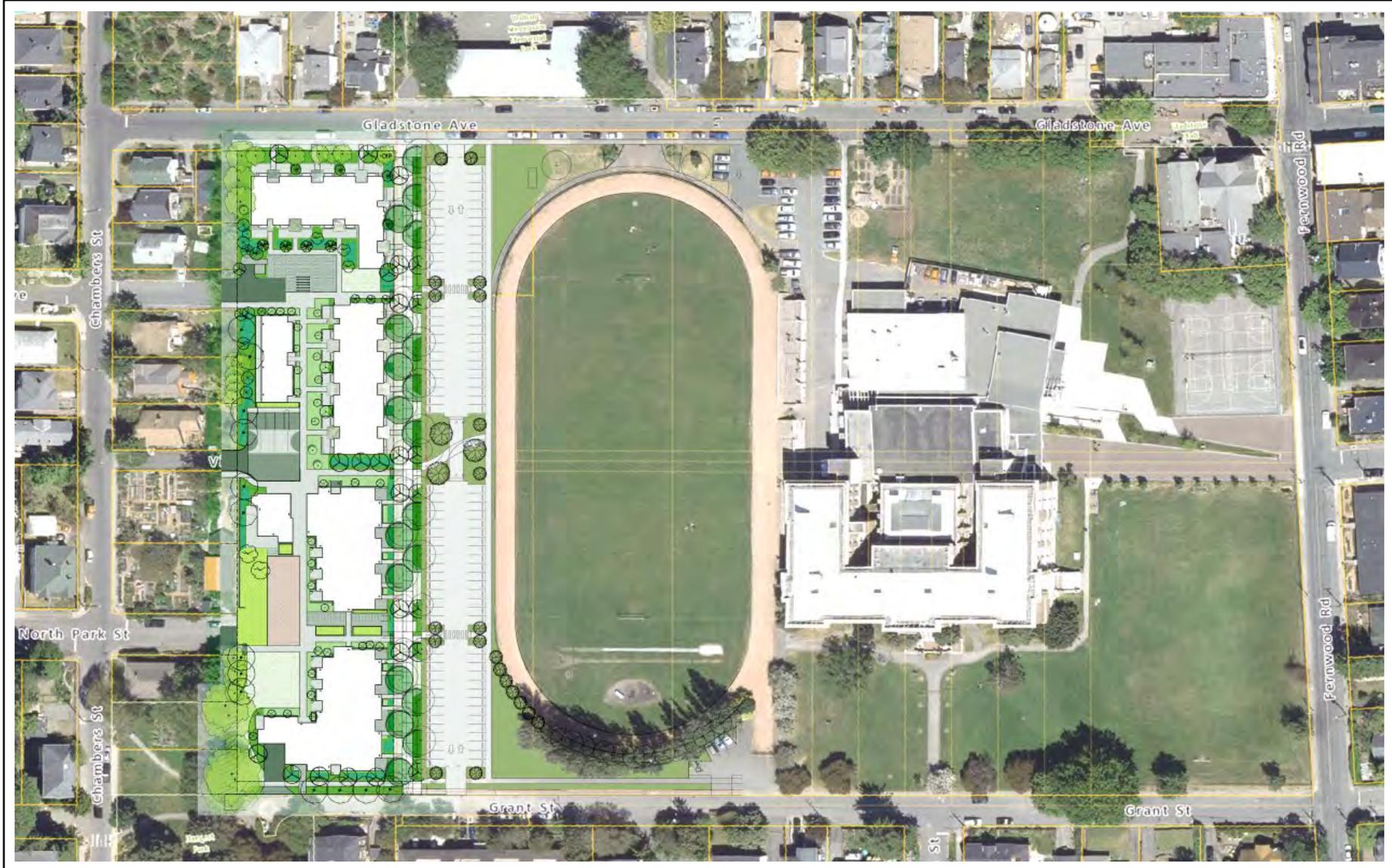
<https://www.crd.bc.ca/project/capital-projects/caledonia>

Contact Us

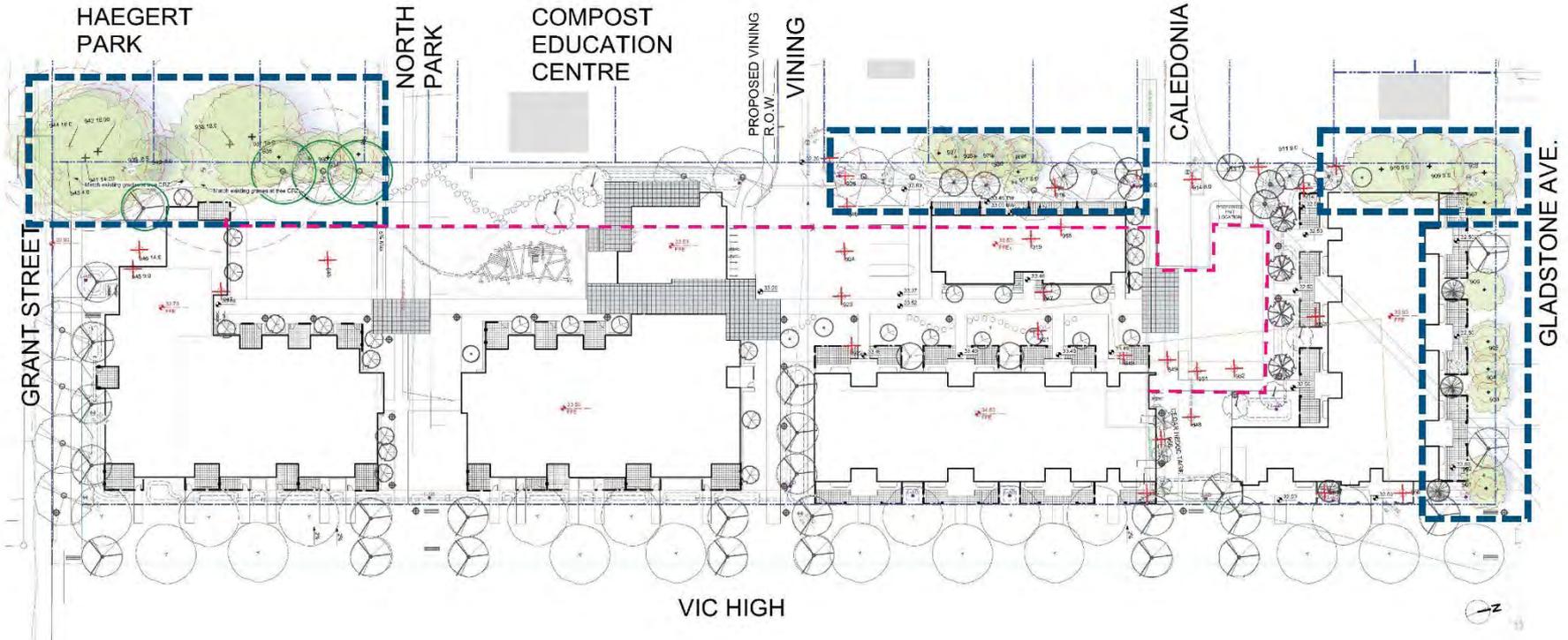
developmentservices@crd.bc.ca



Caledonia: Design & Context



Urban Forest



**REMOVED
TREES:
31**

**REMOVED
TREES
(BYLAW
PROTECTED):
2**

**RETAINED
TREES:
27**

**PROPOSED
TREES:
121**

Grant St. Turnaround



Apartments - 1

- 97 Apartment Units
- 4 & 5 storey
 - 14 studios
 - 45 - 1 bedroom
 - 20 - 2 bedroom
 - 12 - 3 bedroom
 - 6 - 4 bedroom



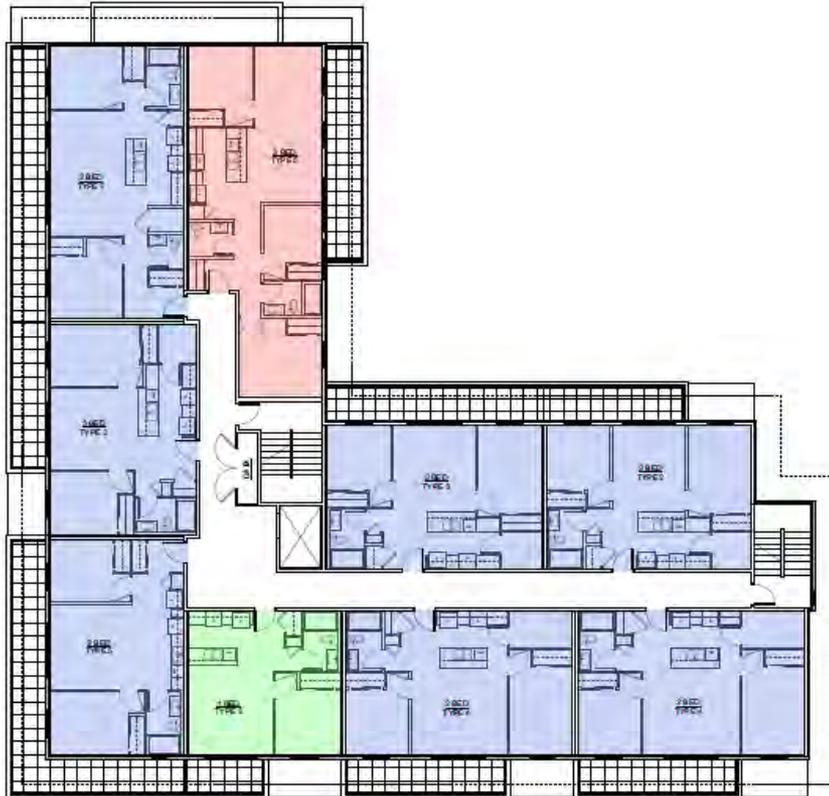
Apartments - 2



Apartments - 3



Apartments - 4

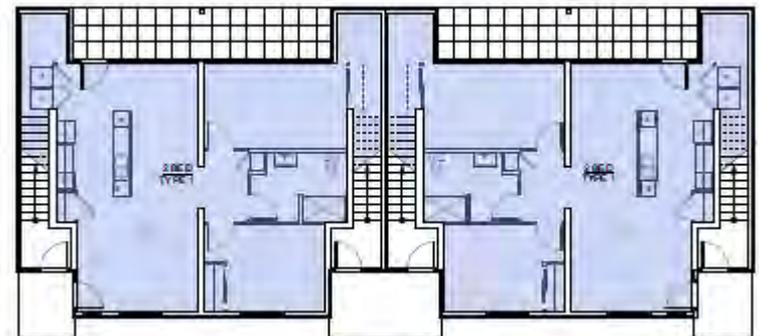
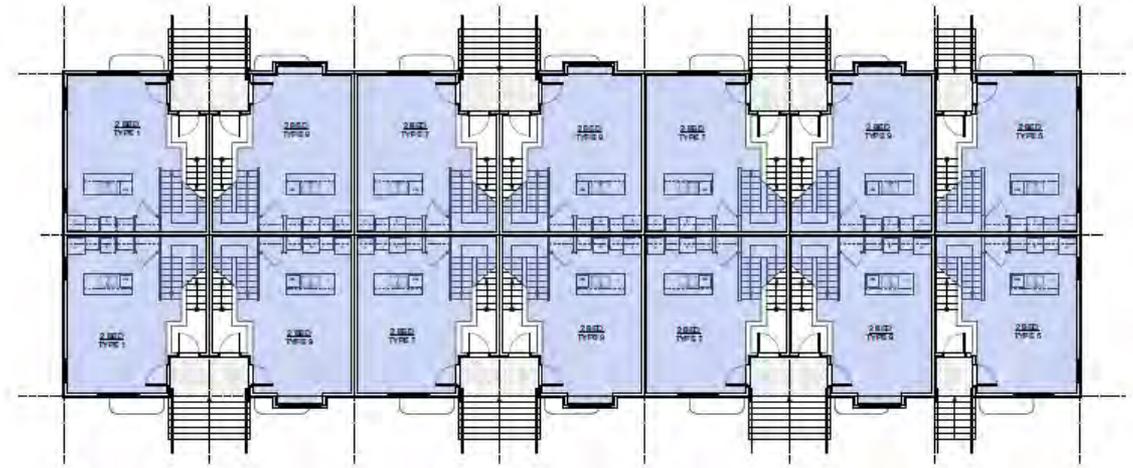


Apartments - 5



Building Floorplans: Townhouses

- 3 Townhouse Buildings
 - 2 - 3 storey
 - 1- 4 storey
- 61 Townhouse Units
 - 57 - 2 beds
 - 2 - 3 beds
 - 2 - 4 beds



Building Floorplans: Townhouses

