

# Campus View Redevelopment

## Frequently Asked Questions

Capital Regional District | March 2022

### Why are you considering redevelopment of Campus View?

This site was identified as a priority for redevelopment in an analysis of CRHC properties in the 2016 CHRC Portfolio Renewal, Redevelopment and Development Strategy report. The current buildings are reaching the end of their useful lives without substantial upgrades. The site is located in a prime location, with employment, services, greenspace, and transit and cycling opportunities nearby. The capacity for the site is up to as many as 119 units, meaning that redevelopment will result in a substantial net gain in affordable housing units provided.

### What will happen to current tenants?

CRHC has developed a tenant relocation policy and has a Tenant Services Assistant to assist with all tenant relocation efforts. Staff will meet with Tenant Households to develop individualized Tenant Relocation Plans (TRP). These plans will support tenants in moving to an existing CRHC unit or with another social housing provider. Current tenants will be given right of first refusal to move back into the redevelopment and tenants must meet the eligibility requirements for the redevelopment.

### Will pets be allowed in the new building? Are service dogs allowed?

Guide Dogs and Certified Service Dogs are permitted under provincial legislation. The CRHC continues to explore the applicability of its Pet Policy for the Campus View redevelopment.

### What building form is being considered?

Up to two multi-unit residential buildings up to 6 storeys in height are being considered providing up to 119 new units of affordable, safe, secure housing options for low to moderate income individuals, families and seniors. Increasing the building height and density will allow the site design to maximize the availability of open/green space and other outdoor amenities for tenants.

### When will the new project be built?

The estimated completion of this project is Q4 of 2025. We are just beginning the municipal approval process by applying for a Rezoning and Development Permit. This process can take anywhere from 12

to 24 months, after which the project team applies for a Building Permit and begins construction. For a project this size, construction is estimated to take 24 to 30 months.

### What is the unit mix and will the development include accessible units?

The unit mix will include 20 studios, 52 one bedrooms, 12 two bedrooms and 35 three bedrooms. A minimum of 10–12 units will be accessible in order to accommodate individuals with disabilities who are able to live independently without additional on-site supports. In addition, all other units will be built to a universal design criteria.

### What will be the new parking configuration and arrangements?

While a detailed site plan and design has not been finalized, it is anticipated the new Campus View building's 65 parking spaces will be underground with a few parking spots on the surface.

### What is affordable housing and what type of rents will you charge?

The Campus View affordable rental housing project has been designed to primarily accommodate low to moderate income individuals and be affordable to people at risk of experiencing homelessness in the region. While 20% of units will be offered at provincial income assistance rates, the remaining 80% are deemed "affordable" and will be offered at below market rates for the district.

### Will there be protection of existing trees? Will there be a loss of existing trees, and if so, is there a plan for replacement with new trees?

While a detailed arborist report is currently being prepared, the CRHC is committed to working with the local municipality to ensure we are meeting the requirements of the Saanich [Tree Protection Bylaw](#).

### How does someone apply for this housing?

Interested residents can check the CRHC website for the opportunity to apply for a unit as the project nears completion. Current tenants will not require a new application and will be directed to their tenant assist personnel and can direct all questions related to their tenancy to [crdhousing@crd.bc.ca](mailto:crdhousing@crd.bc.ca)

### How can I stay informed?

If you have additional questions, you can email [developmentsservices@crd.bc.ca](mailto:developmentsservices@crd.bc.ca)