

Verdier Land Acquisition

Frequently Asked Questions

Capital Regional District | March 2024

What is CRHC and What do we do?

Affordable housing is key to a strong economy and healthy region, and the Capital Region Housing Corporation (CRHC) provides over 2,000 homes for more than 4,000 tenants across the capital region.

The CRHC is a wholly owned subsidiary of the Capital Regional District (CRD) and is the largest non-profit housing provider on Vancouver Island. As leaders in non-profit housing in the capital region, the CRHC delivers and manages affordable, attractive, inclusive, sustainable housing within the capital region.

Why are you considering redeveloping 1183 Verdier Avenue?

This site represents an ideal location and opportunity to help address both CRHC's and Central Saanich's affordable housing commitment and is centrally located in Brentwood Bay Village. Our proposal will align with key objectives within Central Saanich's Official Community Plan which include: promoting and encouraging the creation of affordable rental housing and ensuring adequate housing for a range for income levels and needs in the community; creating compact and walkable communities and advancing climate mitigation and adaption through improved energy efficiency.

What is Affordable Housing and what rents will you charge?

All CRHC's projects are designed to provide affordable housing for low to moderate household incomes across the region. The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends less than 30% of its gross income (before-tax) on acceptable shelter. All units offered in the proposed development will be deemed "affordable" with the maximum number possible to be rented at below market rates. The specific rent structure will ultimately be guided by the type of funding that is secured to complete the project.

What will happen to current commercial tenants?

There is an existing commercial building on the property which is nearing the end of its usable life and will be demolished to make way for a mixed-use development. A commercial space is planned as part of the development and has been prioritized for a daycare facility.

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What is the anticipated unit mix?

We anticipate the unit mix to be comprised of studios, one-bedroom, two bedrooms and three-bedroom units. Ten per cent of the units will be accessible and the remainder will be of a universal design.

What other amenities/partnership are being proposed?

If sufficient funding can be secured, CRHC's development will seek to incorporate a childcare facility to help address the need for childcare spaces in the community. The Central Saanich Childcare Inventory and Action Plan completed in 2020 identified a shortage of daycare spaces in Central Saanich, with only 35% of the demand being met. One of the barriers to creating new childcare spaces noted was the access to land suitable for such a facility.

What building form is being considered?

The design and built form will be guided by the framework within Central Saanich's Official Community Plan. The site is designated for Multi-Unit Residential in Central Saanich's Official Community Plan and aligns with policy supporting apartments higher than 5 storeys within established village centres, including Brentwood Bay Village, when they provide a community benefit such as affordable housing.

What will be the new parking configuration and access arrangements?

While a detailed site plan and design has not been finalized, it is anticipated the parking configuration will include a combination of surface and under ground parking. The CRHC will work with traffic consultants and the District of Central Saanich to determine appropriate access and parking configurations.

What sustainability features will the building offer?

The building will be designed to a minimum of Step Code 3, which is 20% higher energy efficiency than the building code and it is anticipated that the building will be fully electric and designed to EL-4, Zero Carbon Performance as part of the Zero Carbon Step Code. In addition, the development would increase the overall number of trees and landscaped areas on site.

What is the timeline and what is the status of the project?

There are many additional steps to take, including reaching a final acceptable design, before detailed timelines for development approvals and construction can be established, but we tentatively have set the start of construction to occur in 2025.

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How can I stay informed?

Please visit CRHC's Capital Project Page where you can subscribe to receive regular updates. If you have additional questions, you can email: developmentsservices@crd.bc.ca