

# Village on the Green (VOG) Redevelopment

## Frequently Asked Questions

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Capital Region Housing Corporation (CRHC) | July 2023

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### 1) Why are you considering redeveloping Village on the Green?

As a local government owned non-profit housing provider we are tasked with creating more non-market rental housing to help keep up with a growing population and to try to make housing more affordable for more people in the region.

In an analysis of CRHC properties completed in 2020, this site was identified as an opportunity for redevelopment due to:

- the age and condition of the existing buildings;
- the location's ability to accommodate tenants, with nearby employment, services, schools, transit and cycling opportunities;
- the City of Victoria's vision, in the Official Community Plan (2016), to allow multi-unit residential development up to six storeys on the site, and;
- a redevelopment which could support a substantial net gain in affordable housing units.

### 2) What will happen to current tenants of Village on the Green?

Current tenants will be supported throughout the redevelopment process.

The CRHC has developed a tenant relocation policy and has a Tenant Services Assistant to assist with all tenant relocation efforts. Staff will meet with tenants to develop individualized Tenant Relocation Plans (TRP). These plans will support tenants in moving to an existing available

unit within the CRHC portfolio, or if necessary, with another social housing provider, while construction takes place.

Current tenants will be given right of first refusal to move back into the redevelopment.

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

Guide Dogs and Certified Service Dogs are permitted under provincial legislation. All current tenants with a pet who wish to return to the completed development will be allowed to keep their pets.

### 4) What might the new Village on the Green look like?

CRHC has proposed two, six-storey, multi-unit residential buildings which will provide 140 new homes. 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.

### 5) When will the new project be built?

The estimated time for beginning construction on the project will be April 2025. For a project this size, construction is estimated to take approximately 32 months.

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

The anticipated unit mix will include studios, one-bedroom, two-bedroom and three-bedroom units. At least 10 per cent of the units will be accessible, and the CRHC is considering 100 per cent universal design for the entire building with barrier free common areas to allow for greater adaptability in accommodating individuals with differing physical abilities, who are able to live independently without additional on-site supports.

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

The proposed redevelopment includes 43 vehicle parking stalls located in the underground parkade with street parking also being available.

#### 8) What rents will you charge?

The project has been designed to primarily accommodate low to moderate income households, and be affordable to people at risk of experiencing homelessness in the region. Under the Regional Housing First Program (RHFP), 20 per cent of units will be offered at provincial income assistance rates, the remaining 80 per cent are deemed “affordable” and will be offered at below market rates for the area.

#### 9) 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?

The CRHC is committed to working with the local municipality to ensure we are meeting the requirements of the [City of Victoria Tree Preservation Bylaw](#). A landscape architect and arborist have been hired to provide advice on which trees can and should be retained, which will need to be removed, and how many new trees the site can support.

#### 10) How does someone apply for this housing?

Current tenants will not require a new application and will be directed to CRHC Tenant Assist personnel who can respond to questions related to their tenancy to [crdhousing@crd.bc.ca](mailto:crdhousing@crd.bc.ca). Tenants for the Shelter Rate Units will be selected from the Coordinated Access and Assessment (CAA) system operated by BC Housing, Island Health and the CRD. Other interested residents can check the CRHC website ([crdhousing@crd.bc.ca](mailto:crdhousing@crd.bc.ca)) for the opportunity to apply for a unit as the project nears completion in early 2028.

#### 11) How can I stay informed?

For additional questions, please email [developmentsservices@crd.bc.ca](mailto:developmentsservices@crd.bc.ca). A website page dedicated to keeping the public informed, and where they will be able to subscribe and receive notifications when updates to the project are made, is available [here](#).