

Project Update

Caledonia/Fernwood

Capital Regional District | November 16, 2020

Caledonia – Transparency and Engagement

Thank you for your continued interest in the Capital Region Housing Corporation's (CRHC) Caledonia project.

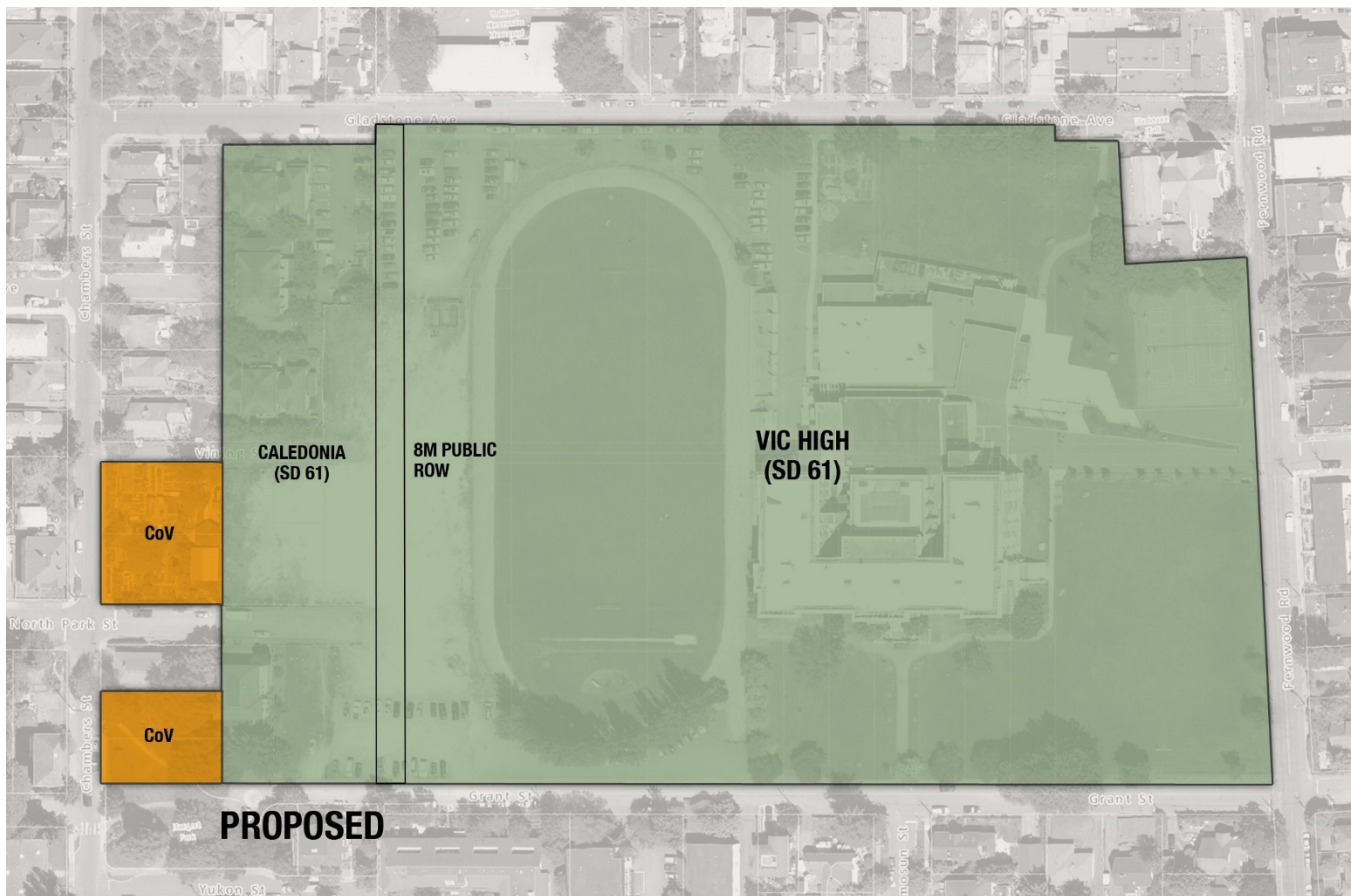
As we work towards a public hearing date for our proposed redevelopment we want to provide these Project Updates to engage with our neighbours in Fernwood, and to be transparent in its trajectory, as we fulfill legislative requirements and methodically move through the planning approval process.

Most recently, the CRHC has updated the information contained within the final Rezoning Booklet and Letter to Council to support the Caledonia Redevelopment. You will find the details contained within the Rezoning Application Update November 2020.

Some highlights of this application include:

- Extensive engagement between the CRHC, City of Victoria municipal staff, existing tenants, neighborhood groups, and school board trustees resulting in a design that has responded in a collaborative way to the feedback received
- A comprehensive re-development that increases density for affordable rental housing through sensitive positioning of buildings on the site. The Rezoning and OCP amendment will allow for this provision of additional affordable housing from 78 to 158 units
- An increase in affordable rental housing options for the Fernwood neighbourhood, including Family oriented homes with over 60% of the proposed units being 2BR or greater
- Integration with the broader community through partnerships with community groups such as Fernwood NRG and Compost Education Center to provide additional urban agriculture space and a 1450 ft² amenity room with a 14 foot ceiling to host neighbourhood programming and events
- 15 accessible units in a variety of unit types (1, 2 and 3 BR)
- Provision of ample on-site parking that exceeds the municipal standard in order to minimize parking supply impacts on the surrounding neighborhood
- Architectural design that sensitively transitions density to adjacent properties and respects the form and character of the neighbourhood and related municipal design guidelines.
- Energy efficient building design to perform to BC Energy Step Code - Step 3
- Architectural design that sensitively transitions to adjacent properties and respects the form and character of the neighbourhood

- A sustainability focused landscape design that includes rain gardens, tree preservation, and 121 new trees onsite
- A tenant relocation policy that exceeds the minimum standards established by the City of Victoria’s Tenant Assistance Plan, in accordance with the CRHC’s Tenant Relocation Policy
- Through the review process, an 8m Greenway was requested to be added in alignment with the City of Victoria’s Greenways Plan and Official Community Plan. The Greenway will provide a pedestrian and cyclist focused connection between the Caledonia redevelopment and adjacent Victoria High School property, safely connecting Grant Street with Gladstone Avenue. The 8m Greenway is shown below on the below map to clarify the location in relation to the Victoria High School and the Proposed Caledonia Affordable Housing Redevelopment.



About Caledonia

The Caledonia redevelopment proposal is a mixed-market community located in central Fernwood. The project has been designed to address the City of Victoria’s strategic priorities of increasing affordable housing, strong, livable neighborhoods, sustainable transportation, climate leadership and health, well-being and a welcoming city.

Caledonia will replace the existing CRHC townhomes, with 158 affordable rental units across two apartment buildings and three townhouse buildings. This includes 14 studios, 45 one bedrooms, 77 two bedrooms, 14 three bedrooms and 8 four bedrooms. Of that amount, 15 units will be accessible.

Surrounding greenspaces and parks are protected for future generations, including the existing Fernwood Community Allotment Gardens and Haegart Park. Additionally, landscape plans have incorporated rain gardens, allotment gardens and public pathway networks within the nearly 60% open site space on the Caledonia development. In consultation with the Compost Education Centre and the Fernwood Community Allotment Gardens, the urban agricultural space will remain a vibrant community amenity.

The Caledonia proposal represents how multiple levels of government can partner to create a much needed, affordable, sustainable and family-minded project. It also demonstrates that by working with the community from the onset, healthy community growth can be realized.

We encourage you to continue to follow this project through the CRD's [Capital Projects Update](#) page, the CRHC's [Current Developments](#) page, or the City of Victoria's [Development Tracker](#) and feel free to connect with us with any questions you may have at: developmentservices@crd.bc.ca.

Sincerely,

Kimberly Lemmon, MCIP, RPP

Senior Project Coordinator, Regional Housing