

Capital Regional District | October, 2021

**the following questions were a result of the most recent meeting with the Fernwood CALUC*

Affordability

Q: How many of the units are subsidized housing, and how does one qualify for subsidized housing? How many of the units are below market rent?

A: The Caledonia Development will offer 158 new affordable housing units to very low and low to moderate income individuals and families. The development is primarily funded through BC Housing's Community Housing Fund that determines the rental breakdown and design requirements. In alignment with the CHF program, 20% of the units will be offered at deep subsidy rates for those on income assistance, 50% of the units will be rented as Rent Geared to Income (RGI) whereby monthly rent does not exceed 30% of a family's gross monthly income and the remaining 30% of the units are offered at below market rents.

For information on applying for Subsidized Housing (deep subsidy and RGI) please follow this [link](#).

For information on how to apply for Affordable (below market) Housing follow this [link](#).

Q: Has there been discussion of the benefits of mixing subsidized housing with full-market housing?

A: As a non-profit social housing operator, the CRHC does not develop market housing.

Easement

Q: Was it the CRHC that determined an 8m easement was needed on the school district's lands?

A: An 8m easement was requested by the City of Victoria during the rezoning and development permit review process in compliance with the City of Victoria Greenways Plan and the Official Community Plan. The land is being dedicated to the city by way of a Statutory Right of Way to permit public access and is being constructed by the CRHC as an off-site obligation connected to the Caledonia housing development.

Q: Can you confirm that the 8 metre greenway is not for fire access?

A: The 8m easement area is a 'People Only Greenway' defined in the [City of Victoria Greenways Plan](#) to provide a pathway connection with intended use by pedestrians, bicycles and other non-motorized rolling traffic. There will be no vehicular traffic permitted unless there is an emergency or parks maintenance requirement by the City.

For more information please visit www.crd.bc.ca/caledonia

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Density and Zoning

Q: Is the current development plan in alignment with the Fernwood community plan?

A: Our understanding is that the Fernwood Neighbourhood Plan was adopted by Council in 1994 and is currently undergoing a review and update by the Community Plan team through their Village & Corridor Planning work. As part of the rezoning and development permit process, it was determined that the OCP required an amendment to identify the lands as suitable for residential development. The project's height and density is in alignment with the Urban Residential OCP Designation and is sensitive to the existing form and character of the Fernwood community. Caledonia is proposed to be 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 while still permitting ample greenspace.

Parking

Q: With increased underground parking, is there a greater loss of mature trees?

A: There are 27 mature trees being retained and 121 new trees being planted as part of the Caledonia development. Of the 31 trees being removed, only 2 are Bylaw protected. A robust [Tree Preservation Plan](#) has been prepared based upon a visual inspection, survey and report prepared by a certified [Arborist Report](#).

Q: With underground parking, what is the potential for blasting damage to nearby homes, and who would be responsible for any damage?

A: As most of the material to be removed is till, there is anticipated to be very little blasting of bedrock. However, some limited bedrock removal will occur with the CRHC and all contractors are required to have appropriate liability insurance. CHRC may also engage individual homeowners should considerable bedrock removal be taking place in the immediate proximity of their homes.

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Q: Will the underground parking spots be assigned to specific units? Is there street parking for the building?

A: The Caledonia Development proposes an underground parkade that meets the City of Victoria requirements for parking. The underground parkade will contain 117 vehicle parking stalls and 224 bicycle stalls. Vehicle stalls are rented to tenants at a low monthly cost as a first come, first served offering. There is no charge to tenants for use of the bicycle parking area. Street parking is not controlled by CRHC or any other private owner/operator in the City of Victoria.

Local Land Use and Traffic

Q: Will the widening of Grant Street for maintenance service access cut into Haegert Park?

A: A turnaround at the terminus of Grant Street has been designed to reduce asphalt and impervious surface treatment and will include reseeded grass. A copy of the design can be found [here](#).

Q: Will Gladstone be closed at Fernwood?

A: No, Gladstone and Fernwood will not be affected. The roads to be closed are a portion of North Park and Vining Street. However, the portions of road that will be closed are not physically constructed, but legally owned by the City of Victoria within the Caledonia development boundaries.

Q: What is the anticipated impact on ongoing Chambers St. traffic calming initiatives?

A: This is a City of Victoria initiative unrelated to CRHC's Caledonia Project. The City has undertaken a study and analysis of traffic calming on Chambers.

Q: What will be the direct impacts on homes adjacent to both Vining & North Park? How will these be mitigated?

A: The CRHC has hired a Construction Manager who will be responsible for handling any issues that arise during construction.

Q: I support patios but am concerned that the road may be reduced to a one-way?

A: There are no one way roads planned in this development or on the surrounding streets.

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Q: Will the developer take on the costs associated with any renovation to the street or boulevard?

A: Costs incurred as a result of the development is required to be borne by the developer, although Municipal Councils have the ultimate decision making authority on waiving or requiring the off-site improvements. All of our requirements are stipulated in the [City of Victoria subdivision bylaws](#) and have been secured by section 219 covenants registered on title.

Building Attributes and Features

Q: Is the playground for the public or only residents who live there?

A: The playground is proposed for resident use; however, access will not be restricted to others who want to use the space to gather and meet their neighbours.

Q: I am curious what happens after the 60-year lease is up? Will the building still be managed by CRHC?

A: While it is highly speculative to look into the changes that could happen in the community over the next 60 years, typically when a lease term ends the two parties would negotiate another lease term or the property is returned back to the owner (School District 61).

Q: How many people are expected to be occupy the new development?

A: Based upon the National Occupancy Guidelines and CRHC tenant policies, units will be rented to individuals and families who qualify based on income and family size which cannot be determined at this time.

Q: There appears to be a difference in the square footage calculations for the same units. For example, a 3 bedroom unit in the townhomes is larger than in the apartments. Why is this?

A: The building design must be in alignment with BC Housing Design Guidelines, which identify target dwelling unit floor areas depending on the unit type. These unit sizes differ between townhouses and apartments.

Q: Will there be sound insulation between units?

A: The new walls and floors will be designed to industry best practices for sound isolation. While building codes require a minimum sound insulation level for all new projects, the assemblies that will be used for the Caledonia project will significantly exceed the minimum standards to ensure the liveability and comfort of CRHC tenants.

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Q: How long will the construction take?

A: Construction of the Caledonia development is estimated to take 30 months to construct.

Landscaping

Q: Will the existing trees on Grant Street near the end of the track be retained?

A: The Caledonia Redevelopment does not include the portion of lands surrounding the track or the trees adjacent Grant Street. Any impact to the trees would be as a result of SD61 construction underway as part of the Vic High seismic upgrades.

Additional Questions

Q: Will preference be given to Fernwood residents in the new development?

A: The Residential Tenancy Act governs all CRHC tenancies, which stipulates all current tenants must be given right of first refusal to move back into the redevelopment. However, tenants must meet the eligibility requirements for the redevelopment based on income and family size. As a condition of the funds received from BC Housing, CRHC is required to identify eligible tenants for the deep subsidy and rent geared to Income units through the BC Housing Registry. For the affordable units tenants will be selected in accordance with CRHC's Tenant Eligibility Policy.

Q: When did land negotiations with SD61 begin?

A: CRHC has leased the existing Caledonia townhouse lands from SD61 since 1992. Leasing a larger portion of consolidated land that is underutilized from SD61 will enable CRHC to provide 158 units of housing for very low and low to moderate income individuals and families. The school district's decision on the land exchange can be found [here](#).

Q: If the townhouses were built in 1992, why do they need replacement?

A: The existing Caledonia complex was built in 1992 and a building condition assessment completed in 2017 identified that the property requires a complete building envelope remediation that was very costly to undertake. Therefore, the property was identified as a suitable candidate for redevelopment to provide 158 new, energy efficient suites and amenity space.

Fernwood CALUC

Questions and Answers

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Q: Will the Caledonia Development impact the Fernwood Community Allotment Gardens?

A: The Caledonia Development review process at the City necessitated a widening of Vining Street to allow for emergency access and a partial closure of the north side of North Park Street adjacent the Gardens. The CRHC is obligated through a covenant registered on title to reconstruct the garden area in consultation with the Fernwood Community Allotment Gardeners, the Fernwood Community Association and the Compost Education Centre.