

Project Update

Caledonia/Fernwood



Capital Regional District | October 8, 2020

Caledonia – A Place for New Neighbours in Fernwood

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

While we continue to adapt our business practices to a new reality and timeline as a result of the COVID 19 pandemic, we felt it time we update our Capital Projects Page to continue our record of engagement with the community about this exciting project. We expect the project will be given a public hearing date sometime in late fall 2020.

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 neighbourhoods, sustainable transportation, climate leadership and health, well-being and a welcoming city.

On part of the site, Caledonia will replace the existing Capital Region Housing Corporation's (CRHC) townhomes, which are now nearly 30 years old and in need of a complete building envelope replacement. By connecting with the existing lot left when Fairey Tech was dismantled, there will be 158 affordable rental units across two apartment buildings and three townhouse buildings. The unit mix includes 14 studios, 45 one bedrooms, 77 two bedrooms, 14 three bedrooms and 8 four bedrooms. Of that amount, 15 units will be accessible.

Caledonia will bring much needed affordability to what has historically been a mixed income neighborhood, and help to address some of the most needed housing in the region. In the City of Victoria, 61% of the city's population are renters and the median household income is \$44,165. The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends up to 30% of its gross (before-tax) income on acceptable shelter. At the median income level mentioned above, an affordable level would allow \$1,104/month to be spent on housing. The average rent being charged in the Caledonia development is \$1,122 per month.

This development has seen remarkable levels of collaboration with School District 61 (SD61) the City of Victoria, BC Housing and the CRHC to create a sense of community connectedness that Fernwood has a long history of.

For example, in one of the buildings the CRHC proposes to build a 1,450 square foot public amenity space that will be operated by the Fernwood Neighbourhood Resource Group (NRG). This amenity space has been specifically sized to suit the needs of the Fernwood NRG.

Further, the collaborative partnerships have ensured that the surrounding greenspaces and parks are protected for future generations, including the existing Fernwood Community Allotment Gardens. Additionally, landscape plans have incorporated rain gardens, allotment gardens and public pathway networks within the nearly 60% open site space on the Caledonia development, which further compliments the needs of the neighbourhood. 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](#). Feel free to connect with us should you have any further questions by sending an email to: developmentsservices@crd.bc.ca.

Sincerely,
Kimberly Lemmon, MCIP, RPP
Senior Project Coordinator, Regional Housing