

EVERGREEN TERRACE

Let's Plan It Together

Tenant and Stakeholder Engagement Summary of Events and Activities

What is happening at Evergreen Terrace

In early 2022, BC Housing started a multi-year community planning process for the redevelopment of Evergreen Terrace. Located at 2501 Blanshard Street, this 7.8 acre site currently has 175 affordable homes as well as 21 supportive housing homes in $\text{Speq}\theta\eta\acute{\epsilon}\text{utxw}$, Spaken House, a temporary modular building operated by the Aboriginal Coalition to End (ACEH).

BC Housing plans to replace the aging buildings with better-quality, more liveable and more sustainable homes that will serve Evergreen Terrace tenants for decades to come. Redeveloping Evergreen Terrace will also allow for the construction of many more homes on the site providing much needed housing in Victoria.

As part of the Evergreen Terrace redevelopment, BC Housing is working to build strong Indigenous partnerships based on the principals of reconciliation. Through outreach and engagement efforts, the Songhees Nation and the Esquimalt Nation, descendants of the Lekwungen People on whose territory the Evergreen Terrace site is located, have been invited to co-create opportunities for both Nations to participate in and inform the redevelopment planning of Evergreen Terrace. Our work together is evolving and ongoing.

BC Housing acknowledges and offers gratitude to the Songhees Nation and the Esquimalt Nation on whose traditional lands we are working to advance this redevelopment project.



Tenants-First Approach

BC Housing has dedicated its engagement processes to a ‘tenants-first’ approach, reaching out first to tenants of Evergreen Terrace and Family Members of Spaken House. Since the outset of the project in January 2022, communication with existing tenants has conveyed BC Housing’s commitments to prioritizing safe and secure housing for current Evergreen Terrace tenants and Family Members of Spaken House, and providing support over the duration of the project.

This initial engagement period with tenants spanned an approximately six-month period, during which key stakeholders in the neighbourhood received project introductions to notify them about the redevelopment planning process and that robust engagement with the broader community was desired and would follow. Key messages were shared with stakeholders to reinforce that no tenant of Evergreen Terrace would be without a home and that BC Housing was committed to supporting each tenant throughout the redevelopment project.

The approach has been to listen and to learn from the people of Evergreen Terrace and the surrounding neighbourhood, so that the design solution incorporates the community’s preferences, needs and values into an imaginative and practical plan. The ACEH has been directly involved in the project to plan for the permanent Spaken House location in the redeveloped Evergreen Terrace site.

The Evergreen redevelopment project, led by Thomas Bevan, BC Housing’s Development Manager, is organized into three general phases of work: Let’s Imagine It Together; Let’s Plan It Together; Let’s Build It Together, and this document contains a summary of events and activities in the first two phases leading up to the submission of the Rezoning Application to the City of Victoria in late 2023. A complete listing of project information materials can be found online at letstalkhousingbc.ca/victoria-evergreen-terrace.



Let's Imagine It Together, 2022–2023

The goal of this stage of work was to reimagine what Evergreen Terrace could be by working with tenants and stakeholders to help inform the project's guiding principles and vision, and to explore the site's potential to accommodate more housing along with new tenant and community open space and amenities. Engagement activities were intended to convey project information with tenants, Spaken House Family Members and the broader neighbourhood, and were focused on the following key objectives:

- sharing project information and capturing interest;
- creating a Tenant Advisory Group (TAG);
- learning about tenant values, aspirations and needs;
- reflecting back what we heard, and;
- sparking enthusiasm for the redevelopment of more new homes and a more sustainable, healthy, and safe neighbourhood.

Tenant Engagement

Project Introductions

Respecting and abiding by restrictions to public gatherings as informed by the Provincial Health Officer, in January 2022, BC Housing hand-delivered communications materials to every residence at Evergreen Terrace, and to Spaken House for Family Members. This introduction of the redevelopment planning project focused on primary messaging:

- Evergreen Terrace tenants will not be without a home;
- BC Housing will work with tenants of Evergreen Terrace to make sure they have access to secure housing and their needs are met throughout the planning and phased construction processes;
- There will be no changes for several years and during the construction phases, the goal is for people to stay in their homes for as long as possible and minimize disruption for everyone.

Materials included Frequently Asked Questions, a comment card to encourage tenants to get involved, and contact information for the BC Housing development team. These materials were followed closely by an opportunity for direct engagement with the project team.



EVERGREEN TERRACE Let's Imagine It Together



As we begin to plan for the future of Evergreen Terrace—to create more sustainable, affordable housing and revitalized community spaces—we are calling on you to join us. Your voice will help shape the vision of what's to come.



BC Housing acknowledges and offers gratitude to the Lekwungen speaking peoples, home of the Songhees and Esquimalt Nations, on whose traditional lands we will be working. We value the voices of all stakeholders and are engaging with our tenants first, before reaching out to the broader community through an inclusive and collaborative planning process.



EVERGREEN TERRACE Let's Imagine It Together



Questions? Concerns? Let us know!

Fill out your comments on the back. Please drop your completed comment card in the BC Housing mailbox at Middle House.

Tenants-First Engagement

BC Housing is committed to a tenants-first approach, prioritizing safe and secure housing for current Evergreen Terrace tenants and Family Members of Spaken House, and providing support over the duration of the project. This approach also means we have been engaging with our tenants prior to any other groups.



April 2022 Tenant Survey and Event

In the spring, tenants were invited to fill out a short survey to provide input on the issues and opportunities you see for the future of Evergreen Terrace. Tenants were also invited to attend drop-in information sessions on April 30, 2022 with members of the redevelopment planning team. The following is a summary of what we heard.

What is it about living at Evergreen Terrace/ Spaken House that you like?

Location, with proximity to shopping, groceries, restaurants, medical services, transit and walking distance to downtown.

Supportive, friendly community; well-maintained and clean complex with helpful BC Housing staff.

Affordable housing and a sense of belonging.

Townhouses with outdoor yards and places for children to play.

What are your concerns for the planning and redevelopment process?

That residents will lose their homes or that large families will not be accommodated in the new development.


Want the process to go quickly to minimize disruption (noise, construction impacts, relocation) to residents, with lots of notice being provided to residents about temporary relocation.

Don't want children to have to change schools during temporary relocation.

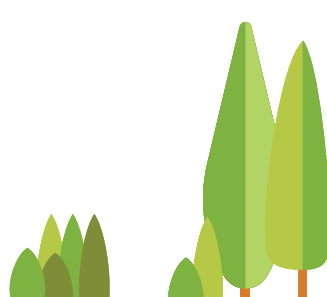
Don't want to lose the yard spaces that are valued by townhouse residents and balconies that are important to apartment tenants.

Concern about a potential loss of garden space.

Concern that there will be smaller units at the end of redevelopment.



"I like that it provides affordable homes for families, fosters community, and gives people access to communal and personal outdoor space."



What improvements would you like to see at a future Evergreen Terrace/Spaken House?

Larger units for larger families, with more bathrooms and larger kitchens, dishwashers, better storage, and more living space.

Accessible units, with elevators for multi-unit buildings, wide doorways, bathrooms with grab-bars, and places to park scooters, walkers and strollers.

Better soundproofing between units for privacy and better insulation to help against cold and hot temperatures.

Screens for windows and doors.

Better safety and security in common areas (cameras, lighting, etc.), including the garbage and recycling areas.

In-unit laundry and/or improved access to shared laundry.

The inclusion of Indigenous cultural influences in new development.

Expansion of garden spaces with edible plants and trees to help connect tenants to nature and learn about sustainability.

More space for children to play that is separate from places for seniors to gather.

What are your hopes for the planning and redevelopment process?

Tenant voices are considered in the redevelopment and that communication throughout the process will be continued.

If tenants are required to be temporarily relocated, they will have support to find replacement affordable housing that considers each household's needs (access to school, medical services, etc.) and that the costs of moving are covered by BC Housing.

Consider neighbourhood layout to provide some separation between buildings for seniors and family-oriented housing.

Gathering spaces for residents are warm and inclusive, with multicultural spaces and community gardens and art on the property.

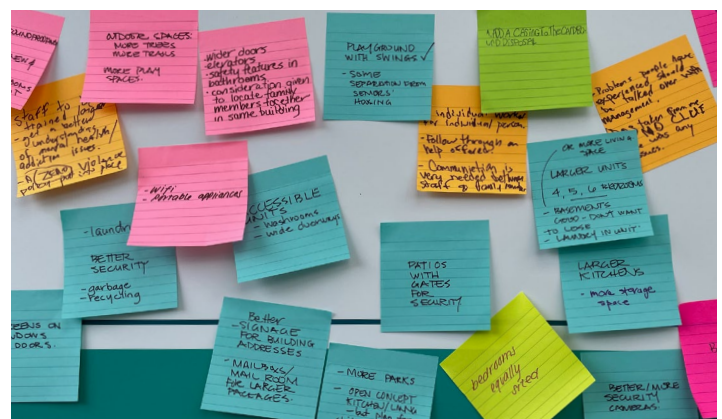
Spaken House is pet-friendly and allow more family visitors.

Secure, safe and accessible parking for residents that is more convenient and close to the units.

The creation of more housing and more townhouses.

That the process will be quick and smooth and that residents will never be without a home.

Better signage on-site so visitors and deliveries can find each unit.



Tenant Advisory Group (TAG) and Drop-in Sessions

BC Housing’s Development Manager for the Evergreen Terrace project commenced monthly project drop-in hours working on site the last Wednesday of each month. Tenants and community members are invited to drop by with questions and to learn more about the redevelopment plans for Evergreen Terrace. Included in the ongoing communication materials hand-delivered to tenants was an opportunity for tenants to volunteer to participate in the planning processes to help guide the redevelopment of Evergreen Terrace as a member of a Tenant Advisory Group (TAG). The purpose of the TAG is to provide the project team, Evergreen Terrace tenants, and Spaken House Family Members with a mechanism to:

- Build and maintain positive relations among the community and project partners;
- Facilitate information sharing and dialogue about the redevelopment with Evergreen Terrace tenants and Spaken House Family Members;
- Create a safe, welcoming and inclusive opportunity for tenants and Family Members to help shape engagement and inform the design.

Beginning in September 2022, the TAG has been meeting every second month on the last Wednesday of the month for a period of two hours. The meetings allow for the exchange of information, the sharing of ideas and concerns to assist in shaping the redevelopment plans. A grocery gift card is presented in recognition of the tenant volunteer’s time and contributions at the end of each meeting. TAG membership is open to all tenants.

Aboriginal Coalition to End Homelessness (ACEH) Meetings

BC Housing and the ACEH have been working together to plan for the permanent location of Spaken House as part of the redeveloped Evergreen Terrace site. Initial communications were informed by meetings between ACEH and BC Housing to help shape the materials that were issued to all residents of Evergreen Terrace and Spaken House at the outset of the planning process, and to specifically address the needs of Family Members at Spaken House.

Early meetings also helped identify the long-term needs of Spaken House and opportunities to learn from the operation of the temporary, modular building to inform how to best co-locate the permanent Spaken House within the redeveloped site. The project team also invited and encouraged Family Member participation in the Tenant Advisory Group (TAG) and confirmed that all communication materials will be shared with Spaken House in the same way they are shared to all residents of Evergreen Terrace.

Interested in joining the Tenant Advisory Group?

We’re gathering interest from tenants to work more closely with us through the planning process. If you’re interested in joining this group, please let us know by getting in touch with us.

- www.letstalkhousingbc.ca/victoria-evergreen-terrace
- ✉ EvergreenTerrace_Redev@bchousing.org or call
- ☎ 604-454-2058



What are your concerns for the planning and redevelopment process?

What improvements would you like to see at a future Evergreen Terrace/Spaken House?

What are your hopes for the planning and redevelopment process?

Stakeholder and Community Engagement

Project Introductions

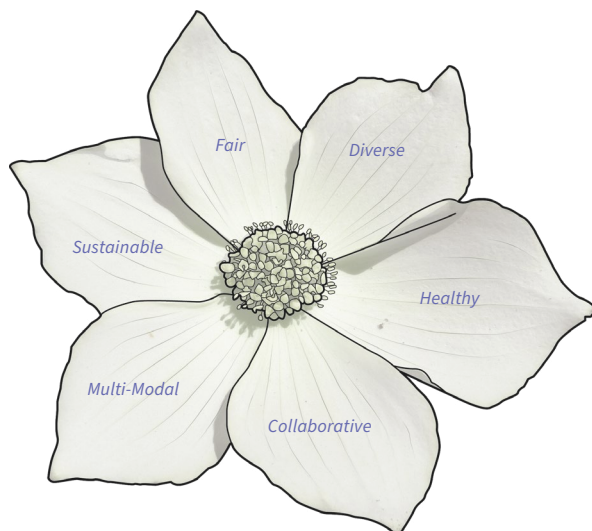
Evergreen Terrace is part of a diverse neighbourhood located close to social amenities, shops and services of Quadra Village and along Blanshard Street, and is within the area known as Quadra West. The City of Victoria completed the Hillside-Quadra Neighbourhood Plan in 2022 following a program of community engagement. The HQNP anticipates the redevelopment of Evergreen Terrace and provides detailed planning and policy directions for the redevelopment of Evergreen Terrace. The Plan’s policies have served as the starting point for discussions with the community with respect to targeted density and the creation of a mixed-income neighbourhood.

“ Consider future renewal of Evergreen Terrace that adds affordable and mixed-income housing in a mix of building types, green spaces and amenities, and sustainable transportation options ”

Hillside-Quadra Neighbourhood Plan, 2022

Initial outreach to inform key stakeholders of BC Housing’s intent to redevelop Evergreen Terrace was launched in January 2022. Stakeholders included: Hillside-Quadra Neighbourhood Action Committee (NAC); Quadra Village Community Centre; Burnside Gorge Community Association; North Park Neighbourhood Association; Downtown Victoria Residents Association, and local not-for-profit agencies and businesses that provide services and support to tenants at Evergreen Terrace.

Vision and Guiding Principles



Hillside-Quadra NAC Meetings

The Hillside-Quadra NAC is the Community Association tasked by the City of Victoria with reviewing development applications within the Hillside-Quadra neighbourhood and is an important stakeholder in the Evergreen Terrace redevelopment planning process. The project team began engagement with the NAC in early 2022, and attended an initial community meeting with the NAC in May 2022, providing an introduction to the redevelopment project. The project team shared a presentation outlining the processes that are guiding the redevelopment and provided an overview of planning priorities. Ongoing collaboration with the NAC has occurred through the process, including meetings with the Executive and presentations at open public meetings hosted by the NAC.

June 2022 Community Event and Survey

BC Housing was a Platinum Sponsor of Quadra Village Day in June 2022, a popular community event organized by the Quadra Village Community Centre. Interactive display boards along with copies of the Community Survey were featured and attendees were asked to provide feedback on the draft guiding principles for the redevelopment and to share additional ideas on what a Future Evergreen Terrace could embody. BC Housing also sponsored free hotdogs to attract attendees to the information booth, and to support community spirit. The Community Survey presented a draft project vision statement and a set of guiding principles for tenant and community feedback, and sought responses to a series of questions similar to those asked of the tenants in the earlier Tenant Survey. 33% of respondents were Evergreen Terrace tenants; 40% were residents of the Hillside-Quadra Neighbourhood, with others identifying as residents of other neighbourhoods or business owners in the neighbourhood.

At the end of Phase 1, Let’s Imagine It Together, the project team had arrived at a shared vision statement and set of guiding principles to help shape the next stage of work.

Vision Statement

Evergreen is a diverse, accessible, and sustainable mixed-income neighbourhood that provides a range of housing options for people of all ages and backgrounds, and is connected to, and forms an integral part of the city.

Let's Plan It Together, 2023–2024

January 2023 began with a recap of engagement learnings from the initial phase, Let's Imagine It Together, as the foundational work for Phase 2. The Let's Plan It Together phase has been focused on the development of a comprehensive plan for the future of Evergreen Terrace. Phase 2 has included ongoing tenant engagement, along with broader community engagement informing the submission of this Rezoning Application to the City of Victoria. Engagement will continue as the application advances through the municipal approvals process.



Tenant Engagement

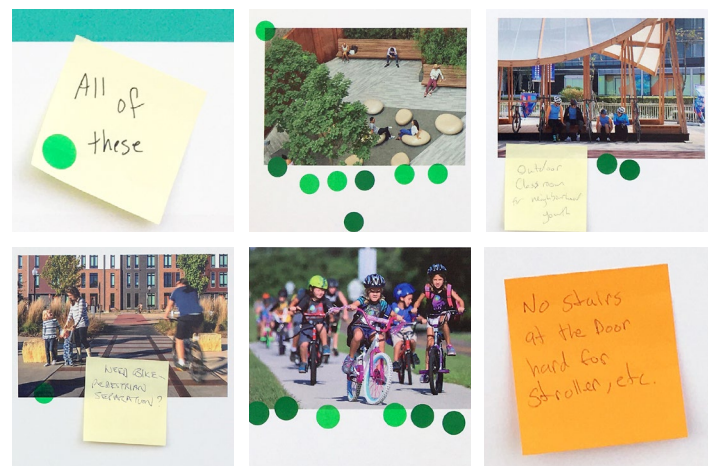
Concept Plan Development

Tenant engagement during this phase of the project has included ongoing communications, monthly drop-in sessions and regular bi-monthly meetings with the Tenant Advisory Group (TAG). Discussions focused around the topic of density and how it's measured and the targeted floor space ratio (FSR) for the project as identified in the Hillside-Quadra Neighbourhood Plan. In preparation for a series of Design Workshops in March 2023, TAG members helped test out the planned workshop engagement activities by participating in a hands-on modeling exercise that saw TAG members working with blocks representing the targeted floor area. TAG members placed these blocks in various configurations on a paper site plan, exploring the impact of building orientation in relation to sun shading and transportation networks, green space, safety and quality of life considerations, such as amenities for children and seniors.



March 2023 Tenant Design Workshop

In March 2023, Tenants at Evergreen Terrace were invited to attend a drop-in Design Workshop at the Quadra Village Community Centre hosted by the project team and project architects. A series of interactive, design-related story boards were placed around the room reflecting examples of various design elements giving tenants a visual representation of possible housing scenarios and outdoor space design treatments that considered private outside space, residential outside space, streets and edges, shared open spaces and buildings at the street. Tenants were asked to place coloured dots on images that they liked the most from an array of photos on each board. Project team members in attendance engaged with tenants to discuss their reactions to the story boards and to learn more about their preferences. Two tabletop site plans were available for tenants to explore site design and layout possibilities using blocks representing housing units and coloured tiles representing amenities and coloured paper representing green space considerations. A children's charette table was integrated with the workshop using Lego. Members of the Tenant Advisory Group (TAG) chose to attend to assist with the facilitation of the workshop activities and discussions.



Preliminary Concept Plan

The preliminary concept plan for Evergreen Terrace was shared with TAG members, and then with tenants and the broader community at the May 13, 2023 Quadra Village Day event. BC Housing again sponsored a community BBQ with free hot dogs during the event, encouraging tenant and community review of the plan.

TAG Meetings

With growing membership, the TAG includes tenants of Evergreen Terrace and Family Members from Spaken House who participate in ongoing meetings with the redevelopment project team. Meeting discussions in Phase 2 have included an overview of the considerations that went into the distribution of density on the site and the types of open spaces and amenities that were being contemplated based on feedback from the workshops and engagement activities with tenants and the broader community. Planning considerations for the new Spaken House have also been discussed at the TAG meetings, with direct input from two Spaken House Family Members participating as members of the TAG.

The redevelopment project team introduced the upcoming rezoning application to the City of Victoria and reviewed refinements to the redevelopment concept plan that would be submitted as part of the application. Discussions included the work that BC Housing has begun to develop a phasing plan, noting that BC Housing would be prioritizing communications with Evergreen Terrace tenants and Family Members at Spaken House, especially those tenants in the first phase of the development, in early 2024.

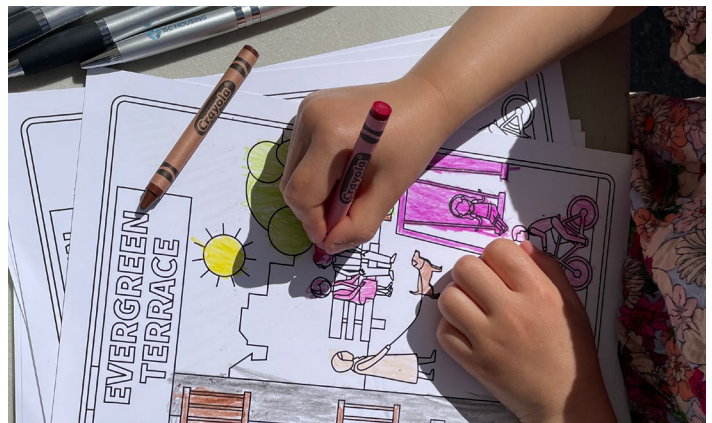
September 2023 Tenant Event

In September 2023, BC Housing's redevelopment project team hosted a drop-in hot dog BBQ for tenants at which design plans for the redevelopment were shared. This event was an opportunity to discuss tenant support information and to provide a more detailed Frequently Asked Questions document that addressed density, the City of Victoria's rezoning process and reconfirmed BC Housing's broad suite of tenant support commitments.

CALUC Meeting and Rezoning Application

At its October TAG meeting, BC Housing and the redevelopment project team discussed the commencement of the more formalized process with the City of Victoria noting that signage regarding the pre-application consultation had been erected at Evergreen Terrace. TAG members were advised that all tenants and neighbours within 100 metres of the Evergreen Terrace site would be receiving a letter from the City of Victoria notifying them that details of BC Housing's redevelopment project had been posted on the City's development tracker tool on the City's website and that a 30-day consultation/feedback period had begun. The final development plan that would be the basis of the formal rezoning application was reviewed once again.

TAG members were advised of the November 7 Community Association Land Use Committee (CALUC) meeting with the NAC and encouraged to attend.



Aboriginal Coalition to End Homelessness (ACEH) Meetings

Meetings with the ACEH have been ongoing on a monthly basis during Phase 2, with a focus on learning about the site and building considerations and program requirements to support a permanent Spaken House at Evergreen Terrace. Opportunities for co-location of the facility with other housing in the redeveloped Evergreen Terrace is being explored. Considerations for private outdoor space for cultural practice, community gatherings and gardening have been documented to help shape the detailed design in future phases of the project. Meetings will continue throughout the planning process.

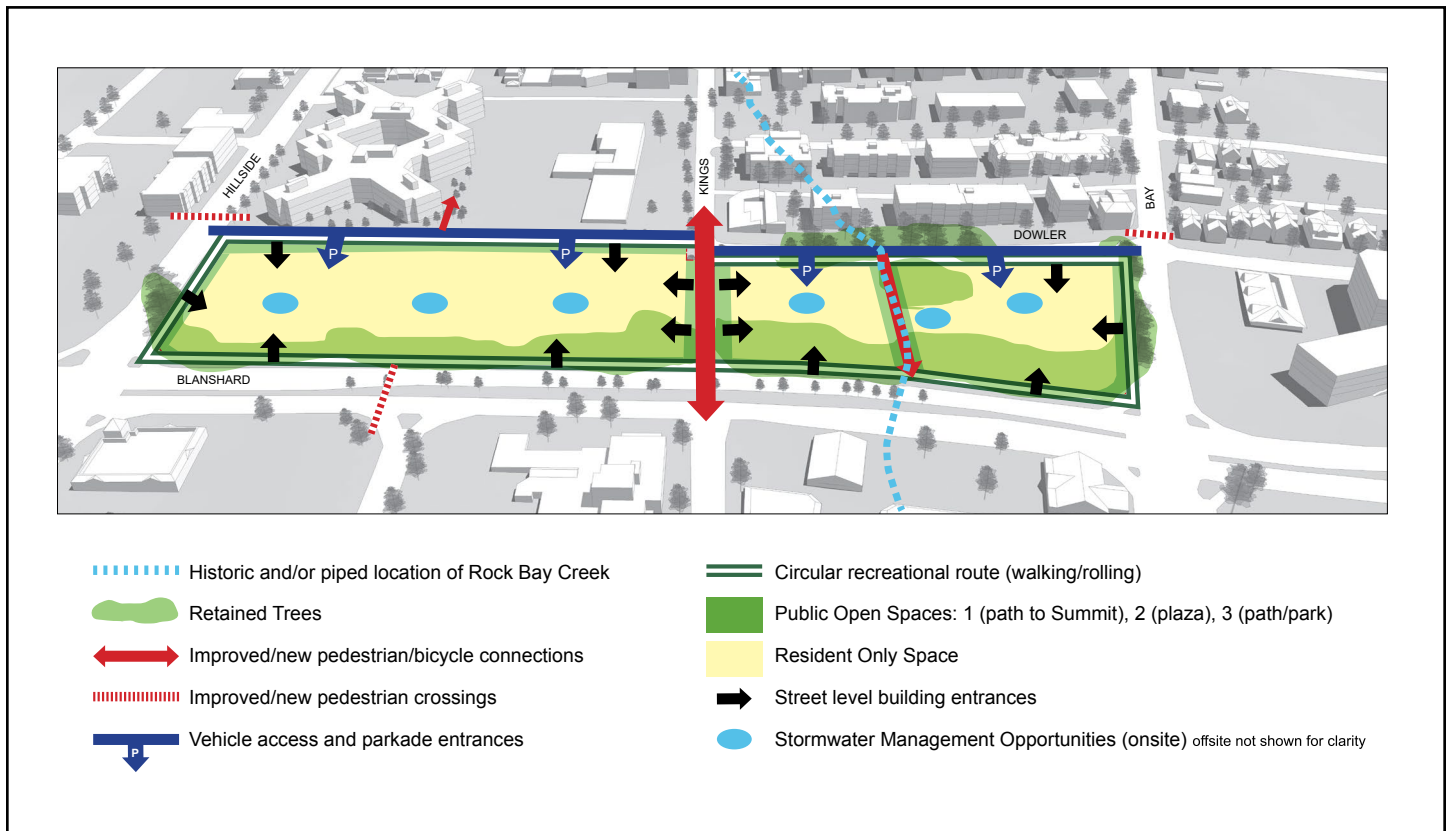
Stakeholder and Community Engagement

Concept Plan Development

Beginning in early 2023, the project team worked to develop a preliminary concept plan based on the site analysis and engagement findings of Phase 1. The site planning framework, which established the ground plane open spaces, building areas and site circulation networks, began to take shape with conceptual building massing considering the relationship between building height and open space.

Hillside-Quadra NAC Meetings

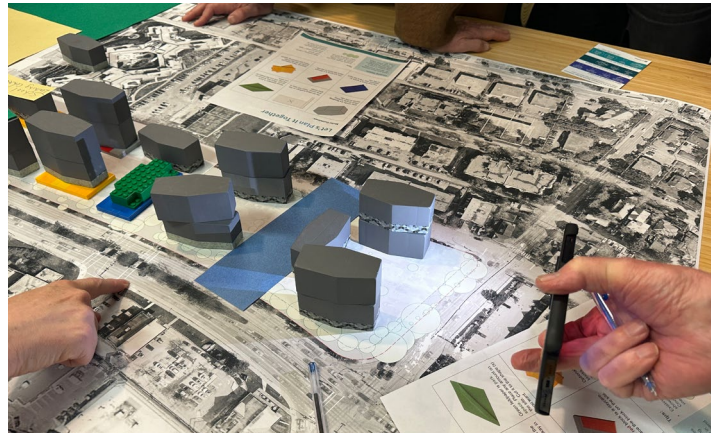
Meetings with the NAC continued in Phase 2, with an overview of the design development phase of the project introduced in early 2023, and iterative discussions and presentations about the concept plan development. Density distribution, housing typology and the spectrum of housing affordability were key discussion points.



March 2023 Design Workshop

Held at the Quadra Village Community Center and hosted by BC Housing’s Development Manager and the project team, this Design Workshop welcomed members of the community to participate in the design exploration process and was structured to repeat the workshop held a day earlier for tenants of Evergreen Terrace. Invitations to the Design Workshop were shared with the broader community through the NAC and hand-delivered to all commercial businesses within 200 metres of the site.

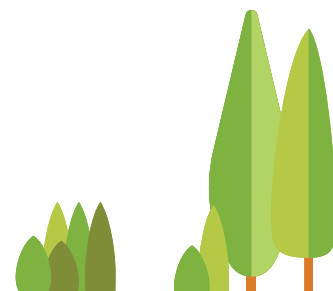
A series of interactive, design-related story boards were placed around the room reflecting examples of various design elements giving tenants a visual representation of possible housing scenarios and outdoor space design treatments that considered private outside space, residential outside space, streets and edges, shared open spaces and buildings at the street. Participants were asked to place coloured dots on images that they liked the most from an array of photos on each board. Project team members in attendance engaged with participants to discuss their reactions to the story boards and to learn more about their preferences. Two tabletop site plans were available for exploration of site design and layout possibilities using blocks representing housing units and coloured tiles representing amenities and coloured paper representing green space considerations. A children’s charette table was integrated with the workshop using Lego. Again, members of the Tenant Advisory Group chose to attend to assist with the facilitation of the workshop activities and discussions.



May 2023 Community Event

This was the second consecutive year that BC Housing was a Platinum Sponsor of Quadra Village Days. Now in the Let’s Plan it Together phase of the redevelopment of Evergreen Terrace, a preliminary concept plan was shared with attendees along with interactive story boards that invited the public to comment on visual preferences of various potential design aspects of the planned redevelopment that considered private outside space, residential outside space, streets and edges, shared open spaces and buildings at the street. The preliminary concept plan and the visual preference exercise reflected feedback gathered over the past year from tenants and from the broader community, including input from the two design workshops held in March 2023 (one with the tenants and one with the NAC and broader community).

The preliminary concept NAC plan identified how the targeted density of 2.5 FSR, accommodating approximately 900 non-market and market rate rental homes, might be distributed across the 7.8 acre site.



CALUC Community Meeting

The Community Association Land Use Committee (CALUC) meeting, hosted by the NAC, was held on November 7, 2023. Approximately 30 people attended the CALUC meeting in person and another 19 people joined this hybrid meeting virtually throughout the course of this 2.5-hour meeting. The Evergreen Terrace redevelopment project team met in advance with members of the NAC to test the technology to ensure a high-quality experience for those choosing to join remotely. The majority of the attendees raised their hands when asked if they were residents of Evergreen Terrace or lived within the Quadra Village neighbourhood.

The Evergreen Terrace redevelopment project team, led by Thomas Bevan, shared BC Housing’s goal to build new, higher quality housing to replace the existing homes at Evergreen Terrace, and to create more housing on the 7.8 acre property. Highlighted was the critical need for the full spectrum of housing with further emphasis placed on a desire to see below-market rentals to the full extent possible through partnership agreements with not-for-profit housing providers.

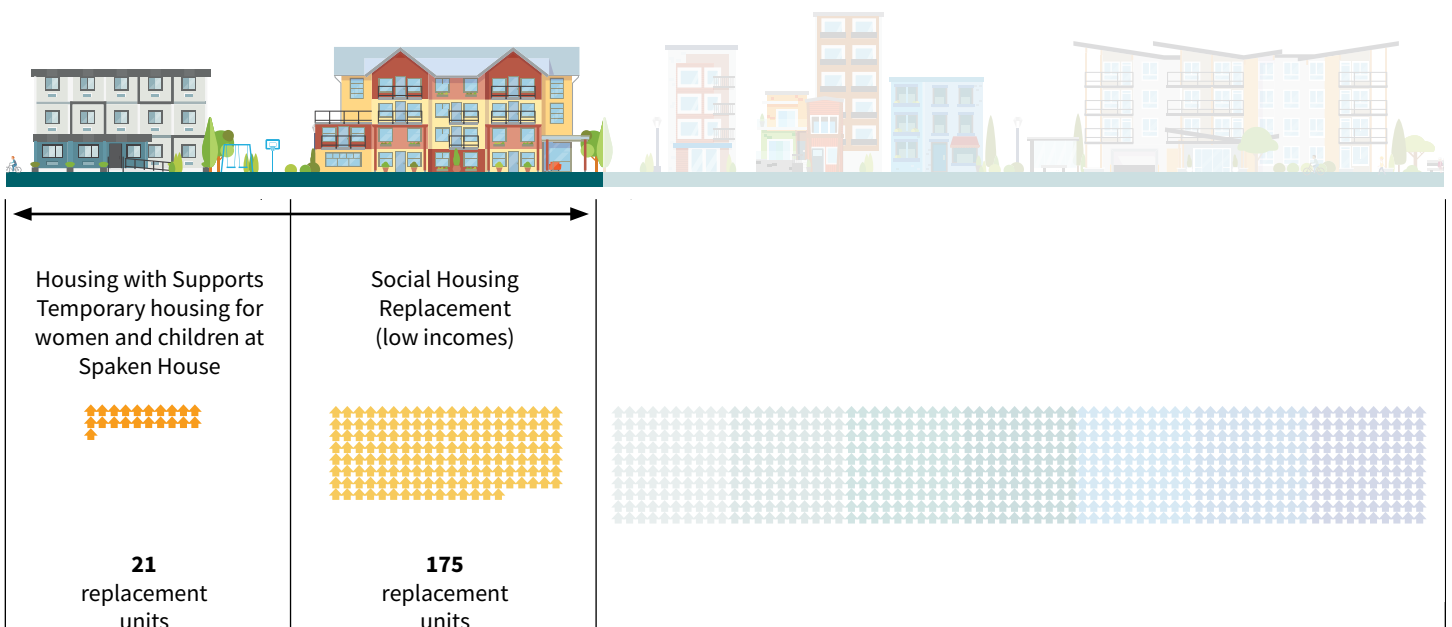
TownSquare and DAU, the engagement and design consultants on the project team, presented an overview of the project considerations and work undertaken over the past 18+ months working closely with Evergreen Terrace tenants, the neighbouring community, and the City of Victoria. The formal presentation reflected the tenant and community-informed, pre-application submission for the redevelopment of Evergreen Terrace that would see approximately 900 new homes built in phases over a period of 10 to 15 years.

Both the NAC Chair and the Evergreen Terrace redevelopment project team prioritized the importance of plain language explanations of key project elements. Time was dedicated to understanding FSR, density and the process considerations of massing density across the site, drawing from the hands-on workshops that helped inform the redevelopment framework.

BC Housing shared their comprehensive tenant-support commitments and plans to address the phasing of construction to ensure that no one living at Evergreen Terrace would be without a home during this process.

Prior to opening the meeting to questions, the project team explained next steps in the rezoning application process, the timeline estimation, and the advancement of the project to the design phase should approvals be given. Questions were taken from those in the room as well as from those participating online.

Current Housing Spectrum at Evergreen Terrace



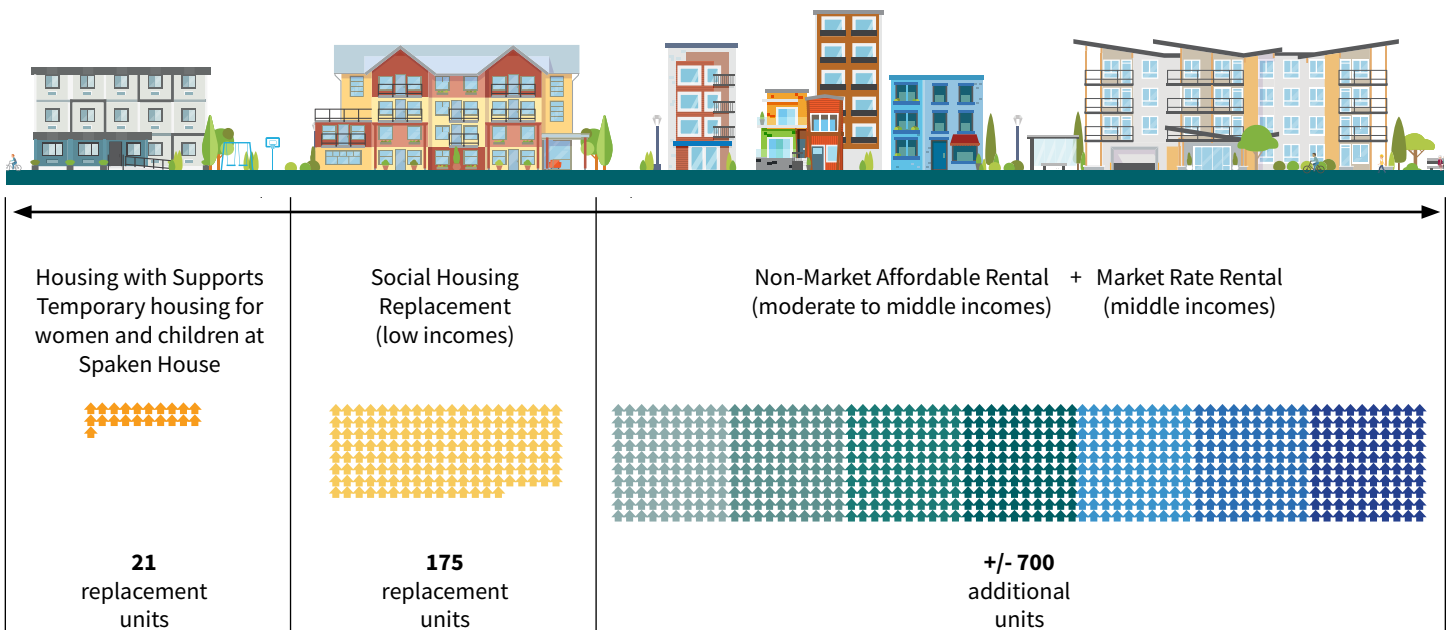
Attendees in person and online engaged in robust discussions appropriate to the level of change planned for this new neighbourhood. While all in attendance recognized the need for more below-market housing, there was consensus that more deeply affordable housing opportunities was the desired outcome. BC Housing reaffirmed their housing mandate and explained the redevelopment portion of BC Housing’s portfolio, confirming their minimum commitment to replace the existing number of deeply affordable homes. BC Housing shared their aspirations around the significant opportunity that this redevelopment project presented, noting that a project of this scale would require partnerships to realize the full extent of the housing opportunities that the property presented.

Attendees, both in the room and online, raised the importance of informing and collaborating with essential service providers such as schools, BC Transit, and community support programming organizations. BC Housing concurred and shared that discussions with the School District had taken place, and more fulsome discussions were anticipated with other essential service providers once all necessary project approvals had been secured from the City of Victoria.

Attendees asked that the safety impacts of corresponding traffic and mobility plans be prioritized and that alterations to traffic patterns for cyclists and those with vehicles deliver safer streets for the neighbourhood. The provision of parking space was a catalyst for discussion regarding the importance of building a neighbourhood for the future and the need to prepare now for a more urban neighbourhood, addressing, with appropriate urgency, the need to both mitigate and consider climate impacts.

While all who participated in the discussions, both virtually and in person, acknowledged the magnitude of change that redevelopment would bring, there was agreement that more housing is necessary and that the plan introduces more open spaces and amenities. Participants prioritized the potential to achieve a mixed-income neighbourhood, with non-market and market-rate rental homes to be realized through BC Housing’s planned partnerships.

Future Housing Spectrum at Evergreen Terrace



Key Themes from Engagement

We have listened and learned a lot from tenants, Spaken House Family Members, the community and stakeholders, and we are grateful to everyone for participating in the redevelopment planning process. The following summarizes key themes that emerged from the engagement activities and events that have helped shape the Future Evergreen Terrace plan.

Redevelopment is needed

There is broad recognition that the existing buildings have reached the end of their economic life and that the site has capacity to accommodate more homes. New higher-quality homes that offer contemporary construction standards and prioritize safety and wellbeing are welcomed.

Tenant support is appreciated

Tenants value BC Housing's commitment to continuity of housing and supports throughout the redevelopment process. Tenants also carry anxiety regarding where replacement housing will be for those tenants living in units that will be part of the first phase of construction. Community stakeholders have also verbalized strong interest in ensuring the appropriate care and support of tenants of Evergreen Terrace.

A mixed-income neighbourhood is desired

Replacement of the existing social housing and supportive housing units is a priority of the project. Tenants and community members support the introduction of new housing across a broader housing spectrum to achieve a more diverse mixed-income neighbourhood. The level of affordability for new housing will be subject to funding and partnership opportunities. BC Housing's intention to retain ownership of the land and explore partnerships with other housing providers was acknowledged.

Open spaces and resident amenities are important

Tenants are seeking a variety of quality open space and resident amenities that foster passive and active engagement opportunities for a diverse population of children, youth and seniors. Natural open spaces and programming spaces are desired at ground level as well as rooftop activations. Indigenous cultural influences are welcomed including native and medicinal landscaping and orientation of open spaces to support the healing journeys of the women living at Spaken House. A centralized communal gathering space with a kitchen is desired, with space sufficiently large to allow for programming appropriate to the size/demographics of the tenant population.

Natural systems should be considered

Tenants and community members share interest in recognizing the historic Rock Bay Creek corridor through the creation of the Evergreen Park open space area, with opportunities for educational signage sharing the site's natural and Indigenous history. Stormwater management strategies are supported, with a priority on naturalized landscaping in the open space areas.

Varied building heights are supported

The planning process fostered discussion around the relationship between building height and open space, with recognition that the inclusion of some taller buildings allows for more open space to be created at grade. Tenants and community members shared input to the location of taller buildings, considering sun access, shadowing, and neighbourhood context.

Safety must be a priority consideration

Tenants shared support for more clear delineation between public and private spaces at Evergreen Terrace to foster a stronger sense of community safety for residents. Tenants favour the creation of secure underground parking and secure waste disposal areas. Traffic safety improvements at Bay Street and Blanshard Street, and at Hillside Avenue and Blanshard Street are welcomed. Design elements that allow for safe, outdoor private residential areas (rooftop and ground level) are desired. Consideration for how the new buildings are addressed, along with a system of signage and wayfinding throughout the site, to facilitate visitors and emergency response vehicles attending Evergreen Terrace were discussed.

Transportation connectivity is an important outcome

Tenants favour design considerations that will calm the cycling route that forms the Kings Road connection to Blanshard Street as well as design considerations that will encourage and safely support multimodal, all ages/abilities connectivity around the Evergreen Terrace site separated from Blanshard Street.



Housing types

While there is strong recognition that more higher-quality housing is needed, there is also a sense of loss from Evergreen Terrace tenants living in the traditional townhouse units as these families will no longer have private, fenced outdoor space. In the redevelopment, ground-oriented units will have private entrance areas and all units will have balconies. Rooftops will serve as active and passive living areas for residents. There is strong support for mixed-income housing typology as well as for maintaining the existing 21 units for Spaken House.

Household size, accessibility and mobility needs will be recognized

There is also recognition that the redevelopment process will identify each tenant's housing needs to ensure new housing better accommodates household size, access and mobility requirements. Tenants embrace knowing that new buildings will have elevators and accessibility features to support a more diverse population. The plan has considered the potential for lock-off suites that could, for example, allow a 3 bedroom unit to expand with a separate lock-off suite into a 4 bedroom unit, in response to changes in household size and composition over time.

Community amenities and services are needed

There is strong recognition that the increased number of homes must be met with the appropriate increase in community amenities and services, including schools, recreation and community centres and health care services. There is strong recognition by tenants and community stakeholders that 950 Kings, currently under the ownership of the Capital Region Hospital District, is an important complementary development site for the delivery of key amenities to Evergreen Terrace and the broader community.

Parking and transportation choices are needed

While there is support for secure underground parking, there is also concern that the number of resident parking stalls could be less than currently provided. There is recognition that the planned redevelopment is in close proximity to BC Transit express routes and that car-share programs are being considered. Support for the planned cycling and pedestrian routes around and through the site was noted. Ground-level designated parking spots will also be available for deliveries as well as transportation for people with mobility challenges.

EVERGREEN TERRACE Let's Plan It Together

Get in touch:

letstalkhousingbc.ca/victoria-evergreen-terrace

EvergreenTerrace_Redev@bchousing.org

604-454-2058

This document contains important information about Evergreen Terrace. If you cannot read it, please contact us at EvergreenTerrace_Redev@bchousing.org.

本文档包含有关 Evergreen Terrace 的重要信息。如果您无法阅读该信息，请通过 EvergreenTerrace_Redev@bchousing.org 与我们联系。

تحتوي هذه الوثيقة على معلومات مهمة عن Evergreen Terrace إذا لم تتمكن من قراءتها، فيرجى الاتصال بنا على EvergreenTerrace_Redev@bchousing.org



Development Manager Drop-In

Our Development Manager for Evergreen Terrace will be working at Middle House on the last Wednesday of each month. Tenants are welcome to drop by between 3 and 5 pm to ask questions and learn more.

BC Housing staff are also available by appointment to discuss the Evergreen Terrace redevelopment and answer any questions you may have.

For an appointment, please contact us:

604-454-2058

EvergreenTerrace_Redev@bchousing.org