

# 926/930 Pandora Avenue Project Fact Sheet



## About the Project:

BC Housing, the City of Victoria and the Capital Region Housing Corporation (CRHC) are partnering to build 205 new affordable rental and supportive homes at 926/930 Pandora Avenue for individuals and families.

The project also includes a ground-floor community space offering amenities for the broader community.

## New Affordable and Supportive Housing with Community Space

### 926/930 Pandora Avenue, Victoria

The mixed-used development at 926/930 Pandora Avenue will include:

**158 affordable homes:** A mix of studios, 1-, 2- and 3-bedroom units for individuals and families, with rents set at deep subsidy, rent geared to income and below-market rates.

**47 supportive homes:** Studio units for people experiencing or at risk of homelessness, with supports available on site to ensure residents can achieve and maintain housing stability.

**Community space:** Approximately 16,000 square feet of ground-floor space managed by the City of Victoria and used for community programs and childcare.

## The need for affordable and supportive housing

Building more affordable rental and supportive housing is crucial to accommodating rapid population growth in the region. This proposed development supports a diverse, liveable community in a city where three out of five people rent their homes.

This project will provide much-needed housing for families and others in need of safe, secure and affordable homes during the ongoing housing crisis. In a city that has seen average market rents increase 20-35 per cent in the past year, the creation of more affordable rental and supportive homes has also become an urgent matter and an important measure in limiting homelessness.

Increasing affordable housing will also benefit both workers and downtown businesses by reducing commuting and helping attract and retain local employees.

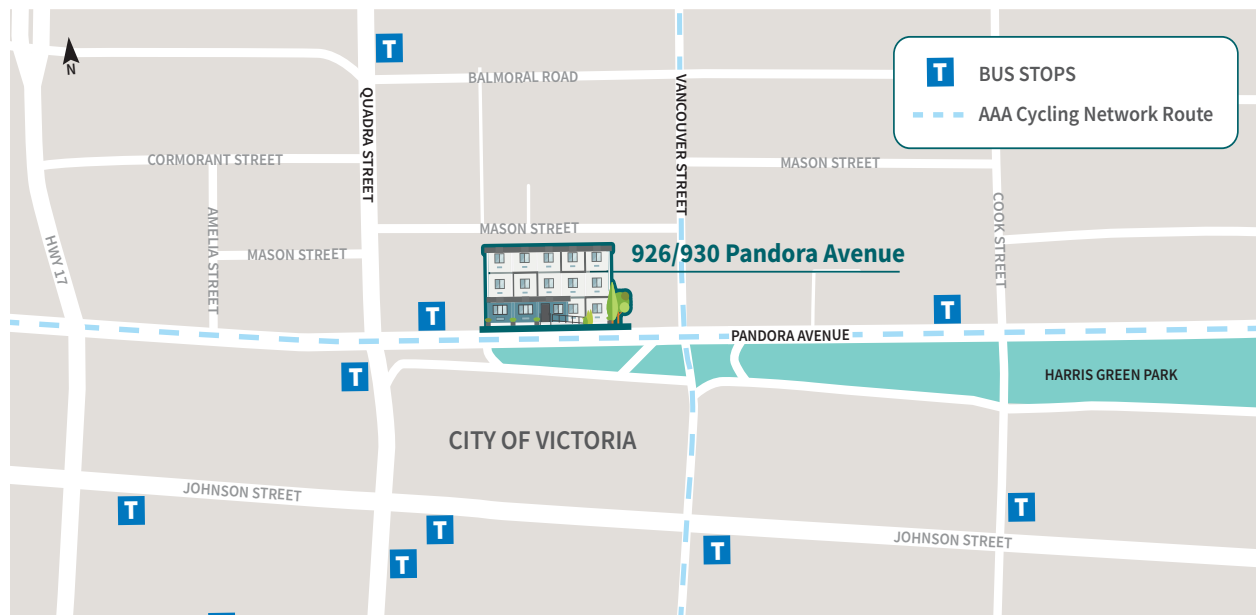


# Why this location?

Affordable and supportive housing locations are determined based on proximity to services, such as transit, cycling and pedestrian routes, shopping, employment, entertainment, recreation and health supports.

926/930 Pandora Avenue was chosen because it makes efficient use of land and government funding to provide urgently needed affordable and supportive homes with access to transportation, shopping, employment and other community services. The site is located on major bus routes and the Pandora Avenue AAA cycling network.

This project also provides an exciting opportunity to breathe new life into a long-vacant, city-owned property while also creating a new community space for the growing Downtown and North Park neighbourhoods.



## Who would live in this building?

Residents of 926/930 Pandora Avenue will be a mix of individuals and families eligible for affordable housing as well as people at risk of or experiencing homelessness who will benefit from additional supports.

- **Affordable housing residents** apply and are selected through the CRHC application process with eligibility based on income.
- **Supportive housing residents** go through BC Housing’s assessment process to ensure they are matched with the right supports to help them maintain housing stability. They can be as varied as any other neighbour and have all chosen to work towards living a healthy, stable life.

# What is supportive housing?

Supportive housing provides an opportunity for people to transition out of homelessness and the shelter system into safe, stable housing and an improved quality of life. Each of the planned 47 studio units has a private washroom and kitchenette. Supportive housing residents will have access to on-site support services such as support workers, life skills training, employment assistance, connection and referral to community services and support groups.

## Supportive housing – key values and commitments

**BC Housing is committed to bringing key values into this supportive housing project.**

**Safety:** Staff will be on-site 24/7 and local community members will be given a Who to Call/When to Call contact sheet so any questions or concerns can be addressed quickly.

**Quality of Life:** We are committed to improving the quality of life for supportive housing residents as well as the broader community. We do this by maintaining a clean site, designing with the community in mind and coordinating our approach with community partners.

**Community:** This project will bring together a mix of community members, housing options, programs and services. All project partners commit to keeping the community informed from construction to operations. Once the building is operational, a Community Advisory Committee will keep channels open between neighbours and the housing operators to identify and address concerns and work together to ensure the new housing integrates well.



## Project Partners

**BC Housing** is leading the development and construction of the building with input from the City of Victoria and CRHC. BC Housing will enter into a long-term lease with the City through the Provincial Rental Housing Corporation (PRHC), manage supportive housing applications and operate the supportive homes through an experienced non-profit operator.

**Capital Region Housing Corporation (CRHC)** will enter into a long-term lease with the City to operate the affordable rental homes and manage the affordable housing application and selection process.

**City of Victoria** will own the land and the completed building, and determine an operating model for the community and childcare spaces.

## What is the City of Victoria's new Rapid Deployment of Affordable Housing process?

The 926/930 Pandora Avenue project is being submitted under the City of Victoria's new Rapid Deployment of Affordable Housing process. In April 2022, Victoria City Council passed this process to accelerate the construction of new non-market affordable rental and cooperative housing. Under this process, projects by non-profit, government or co-op housing organizations do not require rezonings with public hearings when they are consistent with the City's Official Community Plan,

applicable design guidelines and other key qualifying criteria.

This new process will increase certainty for non-market affordable housing projects while significantly reducing project timelines. It will also reduce costs by helping lessen the impact of rising construction costs and interest rates.

For more information, please visit [www.victoria.ca](http://www.victoria.ca).

## Timeline

**Fall 2022** - Submit Development Permit

**2023-2024** - Ongoing design and municipal/partner approvals

**2024** - Construction start

**2027** - Construction completion



## How can I keep informed?

The project partners will be hosting online community information sessions to share the latest updates and answer questions about the project. Information session dates will be added to BC Housing's Let's Talk Housing BC website at [letstalkhousingbc.ca/victoria-930-pandora](http://letstalkhousingbc.ca/victoria-930-pandora). We will also be extending invitations directly to immediate neighbours and stakeholders.



## Contact Us

For more information about the project, visit: [letstalkhousingbc.ca/victoria-930-pandora](http://letstalkhousingbc.ca/victoria-930-pandora)  
You can also email your questions and comments to: [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)

