

1800 McKenzie Redevelopment 2025

Frequently Asked Questions

Capital Region Housing Corporation | November 2025

What is the Capital Region Housing Corporation (CRHC), and what is its role in the community?

The CRHC is a wholly owned subsidiary of the Capital Regional District (CRD) and delivers and manages affordable, attractive, inclusive, sustainable housing. It is the largest non-profit housing provider on Vancouver Island with over 2,000 homes for more than 4,500 tenants across the capital region.

Why is CRHC proposing to redevelop 1821 & 1827 McKenzie Avenue?

This site represents an ideal location and opportunity to help address both the CRHC's and the District of Saanich's affordable housing commitment. The redevelopment contributes to meeting the Province of British Columbia's mandate to deliver 4,610 new housing units in Saanich between 2023 and 2028. Our proposal supports key goals of the District of Saanich's Official Community Plan (OCP) by:

- Increasing housing supply and affordability.
- Creating a "15-minute community" with easy access to shops, services, and transit.
- Enhancing livability and community well-being through diverse housing options.
- Promoting sustainable transportation, such as walking, biking, and public transit.
- Advancing climate goals with energy-efficient, low-carbon buildings

Does this project also support provincial housing goals?

The redevelopment contributes to meeting the province's mandate to deliver 4,610 new housing units in Saanich between 2023 and 2028.

What type of building is being proposed?

The project proposes 259 units across three, six-storey wood frame residential buildings, atop a common underground parkade. The site is designated for Multi-Unit Residential in the District Saanich's OCP and aligns with policy supporting development of appropriate density to add affordable housing stock. As well as contributing to the District of Saanich's target of completing 4,610 units between 2023 and 2028.

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What sustainability features will the building include?

The building will be designed to Step Code 3, which is highly energy efficient and is anticipated to be fully electric and designed to EL-4, Zero Carbon Performance as part of the Zero Carbon Step Code. An on site storm water management system will minimize or eliminate the impact to the Bowker Creek watershed.

What other amenities are being proposed?

If sufficient funding can be secured, the development will seek to incorporate electric vehicle (EV) charging stations on site to help provide the residents with more places to charge EV's. The property will also provide amenity spaces and green space on site.

How will the project impact traffic and parking in the neighborhood?

The CRHC understands that traffic and parking are key concerns. This project supports a shift away from car dependency by encouraging public transit and active transportation, taking advantage of its location along the future McKenzie Corridor rapid transit route and close proximity to the UVic Exchange . Key features include:

- Bike storage and electric vehicle charging stations to encourage low-carbon travel.
- Parking spaces will exceed Saanich's requirements for multi-family housing, balancing resident needs with transit-oriented design.
- Visitor parking and drop-off area
- We are collaborating with Saanich and transportation consultants to ensure minimal disruption to the neighborhood

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What does “affordable housing” mean?

The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends less than 30% of its gross income (before-tax) on acceptable shelter. All units, with the assistance of provincial funding partners, BC Housing through the Community Housing Fund (CHF), will meet or exceed the “affordable” definition.

What is the Target Population & Unit Composition, and what types of units will be available?

The development will consist of studio, one-bedroom, two-bedroom, three-bedroom and four-bedroom units. Just under half the units are anticipated to have two or more bedrooms to accommodate families. Units will be available to, and with priority given to, families, seniors, and people with disabilities who can live independently and whose income falls within guidelines set by BC Housing.

What will happen to current tenants?

Discussions have already begun with tenants, and CRHC will continue to support tenants through the relocation process and work on individual tenant relocation plans.

What is the timeline and current status of the project?

There are many additional steps to take, including reaching a final acceptable design, before detailed timelines for development approvals and construction can be established, but we tentatively have set the start of construction to occur in late 2026.

The project is being advanced through the District of Saanich’s Rapid Deployment of Non-Market Housing policy, which eliminates the need for rezoning for non-market housing developments.



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How can I share my feedback or stay informed?

You can learn more about the 1800 McKenzie redevelopment, and register for regular updates, at: [1800 McKenzie Avenue | Capital Region Housing Corporation](#). If you have additional questions, you can email developmentsservices@crd.bc.ca.