

Swanlea Redevelopment 2025

Frequently Asked Questions

Capital Regional Housing Corporation | July 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 898 Sevenoaks Road?

The 898 Sevenoaks Road site, also known as Swanlea, consists of 14 townhouses nearing the end of their useful life and will be removed to make way for redevelopment. The site is an ideal location to address increased housing need in the community while supporting the Capital Regional District's (CRD) and CRHC's goal to increase affordable housing and the District of Saanich's commitment to vibrant, sustainable communities.

The project aligns with Saanich's Official Community Plan (OCP) by:

- increasing housing supply and affordability;
- creating 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; and,
- 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 two, six-storey wood frame residential buildings, atop a shared underground parkade as permitted by Saanich's OCP. Design will align with the OCP's framework ensuring it complements the area's vision. Final design details are still being developed.

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

Traffic and parking are key concerns. Parking spaces will exceed Saanich's requirements for multi-family housing, balancing resident needs with transit-oriented design.

The number of parking stalls provided in this development reflects a shift in how the District is approaching housing and transportation. With 134 units and 70 stalls, the proposal considers its proximity to frequent transit, walkable amenities, and cycling infrastructure, all of which reduce the need for every household to own a car..

Key features include:

- bike storage and electric vehicle charging stations to encourage low-carbon travel;
- visitor parking and drop-off area; and,
- collaboration with Saanich and transportation consultants to ensure minimal disruption to the neighborhood.

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, and three-bedroom units. Approximately half of 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.

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What will happen to current tenants?

CRHC will support tenants through the relocation process and work on individual tenant relocation plans.

What sustainability features will the building include?

The building will target BC Energy Step Code Step 4, reducing energy use and costs for tenants.

The development aims to meet Saanich's Zero Carbon Step Code by electrifying the building systems and minimizing greenhouse gas emissions.

An Energy Modelling report, including Thermal Comfort and Sensitivity Analysis, ensures the building remains comfortable and efficient in varying climate conditions. And an on-site stormwater management system will minimize or eliminate the impact to the Swan Lake Watershed.

What is the timeline and current status of the project?

Construction is anticipated to begin in 2026, with completion expected by the end of 2028, pending final design and approvals.

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.

How can I share my feedback or stay informed?

You can learn more about Swanlea, and register for regular updates, at: [Swanlea | Capital Region Housing Corporation](#). If you have any additional questions, you also email developmentservices@crd.bc.ca.