

Frequently Asked Questions

Capital Region Housing Corporation | September, 2026

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 72 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. Reducing excessive parking also helps lower the cost of housing, making it more accessible for a wider range of people.

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, and how will rent prices be set?

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 be offered at below market rates for the region, and 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.

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.

Has there been an Environmental Impact Assessment (EIA) done for this redevelopment?

The redevelopment area is a previously developed area (single detached residential), within the Urban Containment Boundary, and designated as a Primary Growth Area and intended for a concentration of homes, therefore an EIA would not be required here.

What is the timeline and current status of the project?

Construction is anticipated to begin in Q4 2026, with completion expected by the end of Q4 2028, pending final design and approvals. The project benefits from 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 developmentsservices@crd.bc.ca.

