

September 2017

Frequently Asked Questions

1. Project Timing

1.1 Now that the rezoning has been approved, is the redevelopment proceeding?

Realstar is still in the early stages of the redevelopment process. Realstar must still apply for a Development Permit, a Building Permit and a Demolition Permit. We are committed to keeping you informed as we move through the process. Should approvals proceed in a timely manner, we should be under construction in early 2019.

1.2 What is the Development Process timeline?

On August 8, 2017, the Zoning Bylaw Amendment required to accommodate the project was approved at the final reading of the Bylaw.

Realstar is developing the implementation plan for the redevelopment, considering things like project timing, phasing and the complexities of building at this location. Once we have a detailed implementation plan finalized, we will present it to the community and be in a position to answer more detailed questions about the project. These include the timing of the 12 month notice, as well as the timing of starting demolition and construction.

The exact timing of construction has yet to be determined, but we hope to be able to make an announcement in early 2018 about how we are proceeding with the project.

1.3 When will Realstar issue the 12 months' notice?

We don't know at this time. We will have a better idea when we make an announcement about how we are proceeding with the project in early 2018.

1.4 What will rents be at the new development?

The rents for the new development have not been set yet; new construction, however, will likely result in rents that are higher than current rents at Christie Point. By offering a greater mix of unit types including bachelor and one bedroom units currently not available, our hope is that existing tenants may see an opportunity to transition to the new apartments. Should this not be the case, Realstar is committed to a comprehensive Tenant Relocation Package that exceeds provincial regulations.

1.5 Why can't Realstar provide existing tenants with an estimate on what rents will be at the new development?

Right now, Realstar's concept plans represent square footage only. It does not include a detailed design and breakdown of unit types, nor does it include development costs.

Given that the construction period will be 3 to 4 years, actual pricing will not be available until the project is nearing completion.

2. Relocation

2.1 Do I have to move?

No one living at Christie Point has to move right now; however, the existing buildings will be replaced and residents will have to move to make way for the new development. Realstar is proposing to phase the construction with the goal of giving some residents the option to move within Christie Point providing it is safe to do so.

Residents will be given 12 months' notice rather than the 2 months' notice required under the BC Residential Tenancy Act. Realstar is committed to providing the tools and supports necessary to help residents with their transitions and we are offering a strong Tenant Relocation Package to assist with relocation impacts.

2.2 If I have to move, what are my rights?

Under the BC Residential Tenancy Act, you are entitled to 2 months' notice before having to move. You are also entitled to a one-time payment of one months' rent as compensation for moving expenses. Realstar is offering significantly more support than what is legally required.

2.3 BC Residential Tenancy Act Requirements

Under the BC Residential Tenancy Act, tenants are to receive two months' notice and one months' rent compensation.

2.4 Christie Point Tenant Relocation Package Commitments

(In addition to the BC Rental Tenancy Act Requirements Above)

- Realstar will provide tenants with 12 months' notice of the estimated date of the demolition. During that period, the two months' notice required by the BC RTA will also be provided, in keeping with the legislation.
- Realstar will provide either a moving allowance of \$1,000, or provide moving services through a company contracted by Realstar (including the provision of packing supplies (boxes, tape)). If tenants are returning to the new development, Realstar will provide the same moving allowance for the return move (maximum of two moves).
- In addition to the \$1,000 moving allowance or moving services, for tenants that have a physical disability and or a household with no able-bodied adults in the household, Realstar will provide assistance with packing through a company contracted by Realstar.
- Tenants will be compensated by Realstar for the disconnection and reconnection of existing cable, internet, hydro and telephone services.
- Realstar will compensate tenants for mail-forwarding through Canada Post for up to 12 months.
- Realstar will give Christie Point tenants first right of offer to rent apartment in the new development, at the new rental rates.
- Realstar will compensate tenants who are relocating based on:
 - 1 month's rent for tenancies up to 5 years;
 - 2 months' rent for tenancies up between 5-9 years;
 - 3 months' rent for tenancies between 10-19 years; and
 - 4 months' rent for tenancies over 20 years.

- Realstar will “grandfather” rents for a maximum of 33 tenants who have:
 - accepted the right of first offer, and
 - who have entered into a lease of premises in the new development.

The tenants who are eligible shall be determined by Realstar in order of the length of the tenure of their existing leases.

- Realstar will give all tenants returning to the new development, who aren’t grandfathered, compensation equivalent to two months’ rent in the first year.

2.5 How are you determining the tenure with respect to compensation? (I’ve lived at Christie Point for 4 years but it will be 5 or maybe even 6 when I get my notice?)

Your length of tenure will be determined by the length of your current active lease at the time the 12 months’ notice is given.

2.6 How will the compensation amounts be distributed and when?

<i>One month’s rent compensation (based on BC RTA):</i>	One month’s rent compensation will be provided at the same time as you receive your damage deposit return.
<i>Moving allowance:</i>	The moving allowance of \$1,000 will be provided two weeks prior to your moving date, once you have signed the Relocation Agreement with Realstar and set a date for your move.
<i>Disconnection and reconnection of existing cable, internet, hydro and telephone services:</i>	Compensation will be provided once the disconnection/reconnection process is complete. You will pay the utility company directly for these services. Realstar will compensate you within 1 month of your presentation of receipts.
<i>Mail forwarding:</i>	You will pay Canada Post directly for mail forwarding. Realstar will compensate you within 1 month of your presentation of the receipt from Canada Post.
<i>Compensation based on tenure:</i>	Additional compensation based on tenure will be provided at the same time as you receive your damage deposit return and your one month BC RTA rent compensation.

2.7 If existing tenants wish to relocate prior to receiving the 12 months’ relocation notice, will Realstar offer the same tenant relocation commitments?

All residents living at Christie Point when the 12 month notice is issued, and who sign the Relocation Agreement, will be eligible for the relocation support package.

If residents living at Christie Point choose to move prior to the 12 months’ relocation notice being issued, they will not be eligible for the Tenant Relocation Package.

2.8 What guarantees do tenants have that Realstar will follow up on their tenant relocation commitments?

Realstar has outlined their support in writing and is committed to supporting tenants through the relocation process. These commitments are captured in a Relocation Agreement that forms part of the Housing Bylaw that accompanies the Christie Point application and is registered on title. Residents will then sign a Relocation Agreement with Realstar that outlines these commitments.

2.9 When will you know if tenants can remain on site during construction?

We will have a better idea about potential phasing when we make an announcement about how we are proceeding with the project in early 2018.

2.10 How will you determine who gets to remain on site during construction?

When 12 months' notice is given, Realstar will begin holding units vacant as residents relocate. Assuming a phased construction process is deemed safe, vacant units will be held for people to move into as part of relocation.

The mechanics of how we will accommodate residents who wish to remain on site during construction has yet to be determined. We will engage with residents on an appropriate methodology once we have an idea of how many residents would like to remain on site.

2.11 For those who remain on site, will we receive discounted rent during this period?

Discounted rent for those who choose to stay in the community during construction is not being considered at this time.

2.12 Will Realstar still cover the costs of our moves within the site?

Tenants who move to a relocation unit within Christie Point are eligible for the same Tenant Relocation Package as all tenants living at Christie Point at the time that the 12 months' notice is given.

2.13 When will you be hosting the Rental Fair?

We will be scheduling the Rental Fair at the time we give residents their 12 months' notice.

2.14 Who gets grandfathered?

Realstar has committed to grandfathering rents for 33 units in the new development. These units will be allocated based on tenure. That is 33 units will be allocated to tenants who have lived at Christie Point the longest based on their current lease and who would like to return to a new unit.

Today, there are approximately 33 households that have lived at Christie Point for 10 years or more. So, if you have lived at Christie Point continuously for 10 years or more, you are likely going to be offered a grandfathered unit.

2.15 How are grandfathered units allocated?

The grandfathered units will be allocated based on tenure. When Realstar is ready to lease the new units, we will contact all Christie Point residents and offer them the Right of First Offer. At that time, we will have the proposed rental rates and you will have 30 days to get back to us to confirm that you would like to move back to a new unit at Christie Point.

Once everyone has responded, we will allocate the 33 grandfathered units based on the length of tenure of residents who have confirmed they would like to return.

2.16 If I am getting a grandfathered unit, what size unit am I eligible for?

Residents will be offered a unit with the same number of bedrooms as your current unit today. You may also select a smaller unit.

3. Development Process

3.1 Why did Realstar need a Zoning Bylaw Amendment?

“Zoning” is a planning term that determines what can be built on a site. In order to build something different than what is currently on Christie Point, with more units and more height, Realstar was required to apply for a Zoning Bylaw Amendment.

As part of its application, Realstar worked with the Town of View Royal to determine what can be built at Christie Point guided by the Town’s Official Community Plan. Planning work included technical studies of traffic and parking, geotechnical issues, environmental issues and archaeology, among others. Realstar also engaged with the residents of Christie Point, the public and other interested groups. Feedback received was incorporated, where possible, into the vision for the redevelopment of Christie Point.

3.2 What does Realstar plan to build?

Realstar plans to build a new rental development of 473 units in several buildings ranging in size from 4 storeys to 6 storeys in height. The buildings would sit generally in the same place as the existing buildings and paved areas to preserve the natural beauty of the site. More information about the proposed project can be found at: www.christiepoint.ca

3.3 Can the Christie Point lands support increased density?

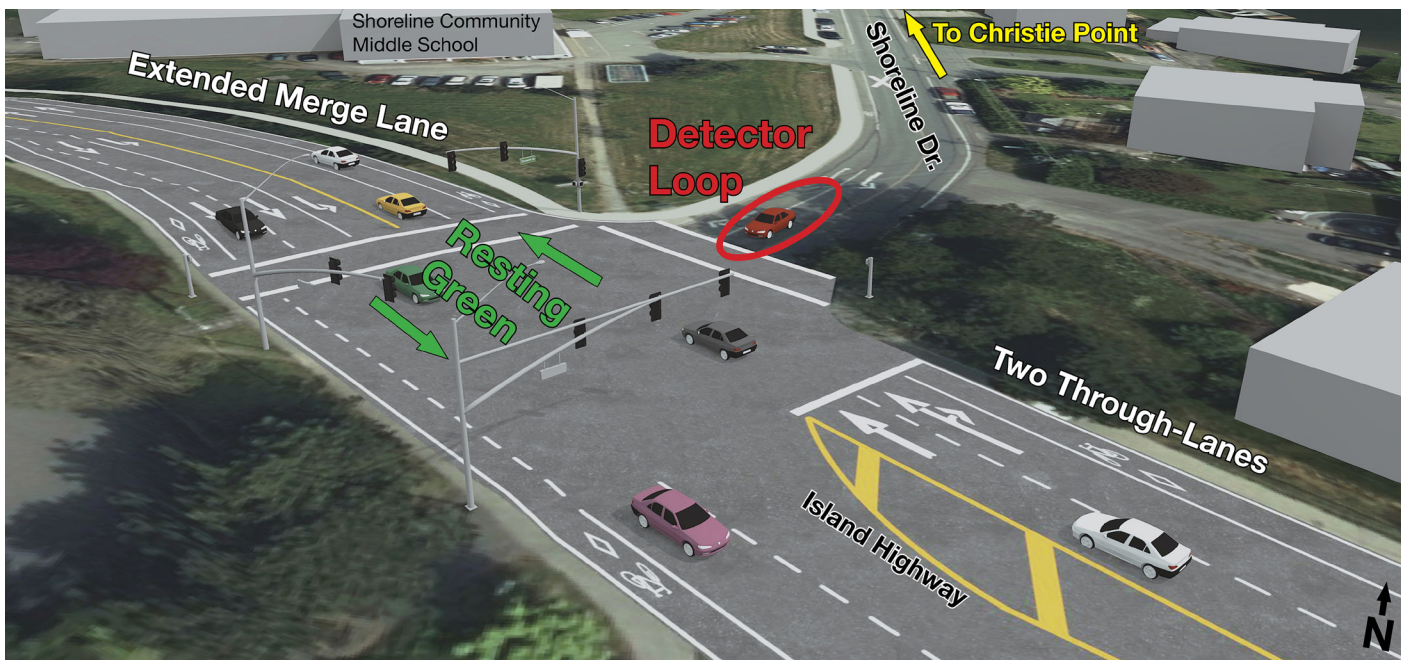
Yes. The density is well under that contemplated in the 2011 Town of View Royal Official Community Plan (OCP). In fact, the OCP contemplates more units at a density up to 1.6 floor space ratio (FSR) than our proposal which is at 1.15 FSR. Our investigations and research conclude that what we are planning is sustainable on the land and our restoration commitments will improve the overall health of the property.

3.4 What are the heights of the new buildings and why are they taller than the 3-4 storeys as outlined in the OCP?

The plans incorporate low to mid-rise buildings of 4 storeys, to 6 storeys, with some buildings stepping down to 3 storeys and 2 storeys.

We studied the potential to limit building heights to 4 storeys; however, doing so would have negative impacts on the natural open spaces of the property as new building footprints would need to extend into previously undeveloped portions of the site.

4. Transportation



Aerial View of Proposed Shoreline Drive & Island Highway Signaled Intersection

4.1 How will traffic improvements on the Island Highway mitigate the negative impacts of increased traffic arising from Christie Point Apartments now that the approved density is three times greater than existing?

During the weekday peak hour, for every 100 vehicles using the Admirals / Island Highway intersection, the proposed development at Christie Point is expected to add an additional 1.6 vehicles. Although the expected increase in traffic volume generated by the proposed development has a small impact on traffic at the Admirals Rd. / Island Highway / Craigflower Rd. intersection, there is an opportunity to improve an existing problematic traffic situation through improvements at the Shoreline Drive / Island Highway intersection.

This project provides an opportunity through our highway improvement commitments to address existing traffic congestion that has already been identified as a regional concern.

The proposed mitigation strategy involves the installation of a signal control at the intersection of Shoreline Drive and Island Highway. This will support:

- Existing neighbourhood traffic
- School pickup and drop-off operations
- Pedestrian crossing safety
- Increased development at Christie Point

The new signal involves retrofitting the intersection in the following ways:

1. Existing westbound Island Highway right-turn lane is converted into a through-lane with right-turn option
2. Existing eastbound segregated receiving lane is eliminated and southbound-to-eastbound traffic joins Island Highway's two eastbound lanes
3. The 2 -> 1 lane merge point is extended through Shoreline Drive, 120m to the west, significantly reducing queue spillback problems toward the Admirals Rd. / Island Highway / Craigflower Rd. intersection.

5. Environment

5.1 Christie Point is part of a migratory bird sanctuary. How will you mitigate against bird loss due to striking of the buildings given their extended heights?

The foundational principle of the project is the preservation and enhancement of the natural environment. We have biologists working on our team to help us make informed decisions, mitigate risk, and to plan accordingly. We will continue to seek input from the Gorge Waterway Initiative, Victoria Harbour Migratory Bird Sanctuary advocates and others, and Realstar will follow the guidelines and recommendations of Fatal Light Awareness Program (FLAP) to safeguard migratory birds in an urban environment.

For more information, please see www.flap.org

5.2 What else are you doing to mitigate against environmental impacts?

We have registered the site as a pilot project for the Green Shores program, a rating system that promotes sustainable use of the shoreline overseen by the Stewardship Centre for British Columbia.

Invasive species within the 15m Shoreline Areas DP area (SADPA) will be controlled and fully removed when possible.

Construction in the SADPA will be limited to circulation or to development over existing building footprints.

New trees along the shoreline will significantly improve fish and bird habitat, and contribute to buffering views from across Portage Inlet.

Oyster seeding and creation of a salt marsh at the edge of the southeast mudflat will also contribute to the site's ecological integrity.

All new plants within the SADPA will be native species, and plants across the site generally will be native or adaptive species that are suitable for the area.

5.3 How many trees are impacted by the proposed new development?

To accommodate the development, 18 native trees will be removed. More than 500 new native trees will be planted as part of the landscape design developed by LADR Landscape Architects.

5.4 How do you plan to address neighbourhood impacts of light pollution resulting from the increased density?

Light pollution resulting from lighting that is excessive or inappropriately designed or installed not only affects wildlife, ecosystems, and quality of life – it also wastes energy.

Realstar's consultant team is committed to employing recognized Dark Skies principles and policies in the designing of streetscapes, pathways, buildings and open-spaces at Christie Point.

This includes following Dark Skies lighting principles such as:

- Controlling lighting so it is only on when needed;
- Using shielded lighting fixtures that point light downward, only reaching the area that requires illumination;
- Providing lighting levels that are no brighter than necessary;
- Minimizing blue light emissions to protect wildlife;
- Educating residents on the adverse effects of inappropriate lighting and strategies for minimizing light pollution through windows.

* More information on Dark Skies approaches can be found at www.darksky.org

6. General

6.1 Why is Realstar redeveloping Christie Point?

Christie Point Apartments were built 55 years ago and are approaching the end of their lifecycle. Redevelopment is necessary. Modernizing the aging sanitary services is also timely and better for the environment.

6.2 Will the new development be condominium or rental?

The new development will be rental tenure providing additional, much needed rental units to the Victoria market.

6.3 Will the redevelopment of Christie Point include affordable housing units?

Realstar has set aside \$750,000 to contribute to the Town of View Royal, which may direct the funds to the CRD Regional Housing Trust Fund. This fund leverages other contributions from across the Capital Region and has a greater potential for cumulative impact.

Realstar's goal is to introduce a greater mix of new rental types presently not available at Christie Point that will offer a greater range of pricing options for tenants.

Christie Point is a market rental project today and the new development will continue to be market rental.

6.4 Will Realstar continue to invest in maintenance of Christie Point during this period of ongoing permitting applications? ?

Realstar will continue to invest in maintenance while we have tenants living at Christie Point. Larger capital projects will be deferred; however, everyday maintenance and repairs will continue.

6.5 Will Realstar continue to rent vacant apartments?

Realstar will continue to rent vacant apartments until we have a better sense of project timing. We will continue to inform prospective tenants about redevelopment plans

6.6 Will pets be allowed in the new development?

Pets will continue to be allowed in the new development and a new fenced, off-leash dog park will be developed to help limit the potential of negative impacts by pets on the natural shoreline and wildlife.

6.7 Has Realstar engaged with the Songhees and Esquimalt Nations?

Realstar and our archaeological consultant have met with the leadership of both Nations. We are committed to engaging collaboratively with both communities throughout this project, and ensuring that their historical relationship to these lands is honoured.

6.8 How will you manage public safety during the construction phase?

Assuming we get our approvals and required permits, redevelopment will be undertaken over a 3 to 4 year time period. A phased construction plan is proposed and a stringent construction management program will be developed to minimize tenant disruption and impacts on the environment and the neighbourhood. Of paramount importance will be public safety. Realstar will be providing new sidewalks and street lighting along Shoreline Drive to connect to existing infrastructure by Shoreline School.

Working with the Town of View Royal, we are committing to invest in highway and public safety improvements, and we will ensure open communications with tenants, neighbours and the Shoreline School community of faculty and families.

How is it possible or safe for people to remain living in an active construction site for 3 or more years?

Realstar is now undertaking the detailed design and construction planning that will include considerations for phased construction. Only if all risks can be mitigated, and there is a positive and sensible opportunity for residents to transition within Christie Point, will we proceed with this approach. At this moment, we have reason to believe that this is a viable consideration.