

3656 Raymond St. South Neighbourhood Consultation on Reconsideration of Council Project Rejection

project:

- Raymond St. South
- Brunswick Place
- Dumeresq St.
- Casey Drive
- Tillicum from Hwy 1 to Cadillac
- Cadillac from Tillicum to Raymond
- Kamloops from Tillicum to Casey

A map of the handout delivery area, and a copy of the joint handout can be found in Appendix 1 and 2 respectively.

The Survey provided quantitative data about the level of neighbourhood support for reconsideration. Parties decided that all those identifying as having an interest in the project should be able to respond to the survey. However, it was felt that it was most important that the survey reflect the wishes of the immediate neighbourhood. For this reason, the URL for the survey was contained in the joint handout sent to immediate neighbours but was not widely publicized. To allow the responses from neighbours, and those from citizens resident elsewhere to be distinguished from one another, survey participants were asked to provide their address and email information. Personal information was not included in the survey results.

The survey was open from April 7th 9 am to April 19th 9 am.

Zoom meetings were intended to provide a qualitative scoring about the level of neighbourhood support for reconsidering the Raymond Street project, through comments made during the meetings. In the interest of ensuring that the zoom conversations remain focussed around concerns of neighbourhood residents, registration information for the zooms was included in the joint hand-out, but not broadly publicized. The agenda for the zooms were straightforward; Abstract personnel spoke to the revised options, participants asked questions and some discussion ensued.

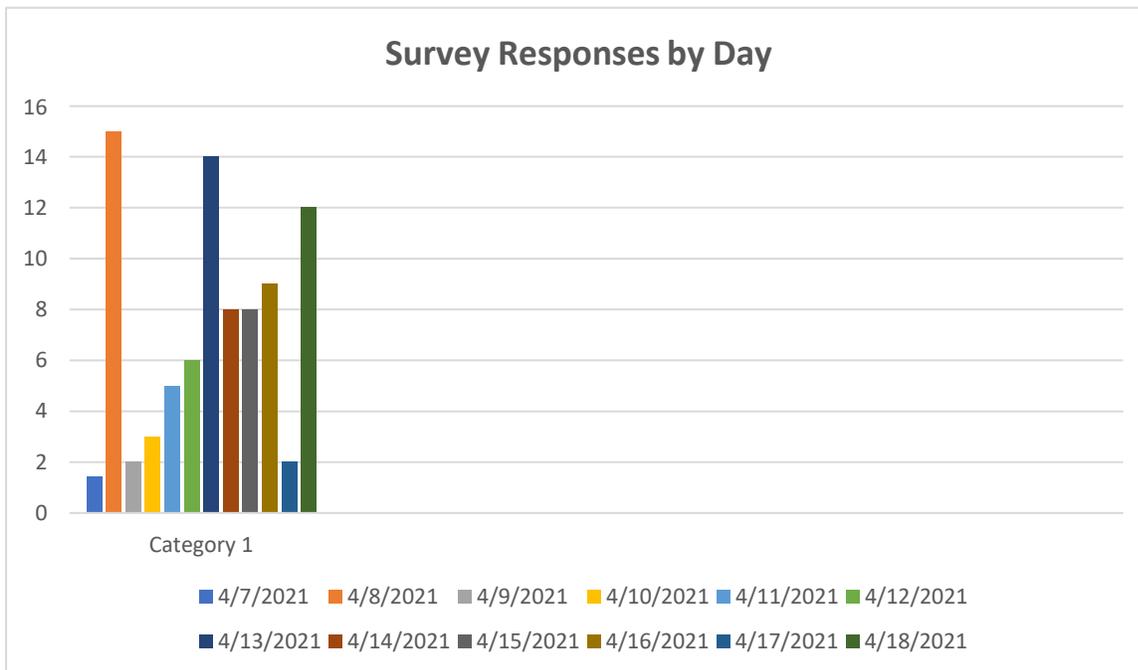
Results of Consultation

Survey Responses

Below is a summary of the survey responses:

- There were 103 handouts circulated and 86 responses to the survey in all. One response was from far outside the neighbourhood and has been discounted, so total responses used in the survey is 85.
- 79 responses were from people who received handouts.
- 4 responses were from people resident on Whiteside, adjacent to handout delivery area.
- 2 responses were from people in the general neighbourhood on Anton, Carnation Place, and Loretta Drive.

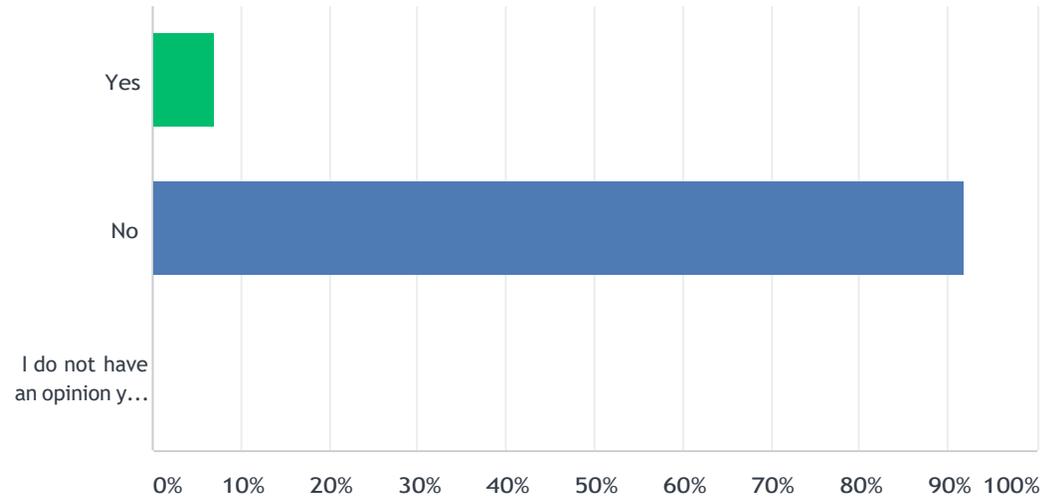
Response to the survey was steady throughout the 10-day consultation period. The graph below shows a slight correlation of responses and zoom meeting dates. a summary of respondent's comments is contained in Appendix Three.



Graphs on the next two pages break down responses about whether there is neighbourhood support for the project, and if so, for which options.

Q4 Do you support forwarding one of the proposed project amendment options to Council with a request to reconsider their March 22 rejection of the Raymond Street project?

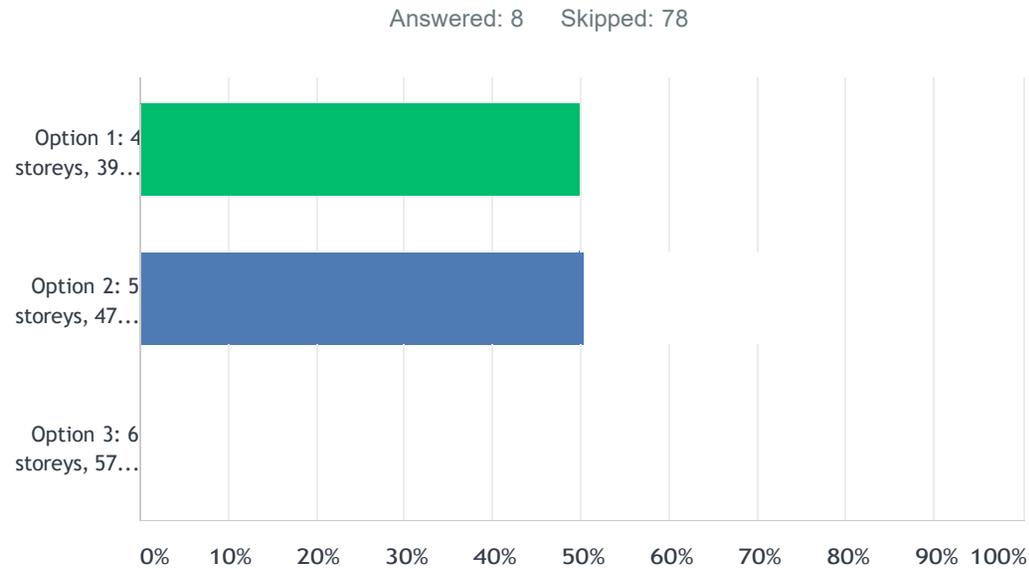
Answered: 86 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	7.05%	6
No	92.94%	79
I do not have an opinion yet and will attend one of the Zoom meeting	0.00%	0
TOTAL		86

This shows that 91% of respondents are opposed to any of the project amendments going ahead.

Q5 If you answered yes to question 3, which of the three proposed project amendment options do you support to be forwarded to Council with a request to reconsider their March 22 rejection of the Raymond Street project?



ANSWER CHOICES	RESPONSES	
Option 1: 4 storeys, 39 units, rooftop amenity space, .83 parking ratio, \$78,000 CAC	50.00%	4
Option 2: 5 storeys, 47 units, EV ready parking, MODO carshare, \$207,129 CAC, Daycare for 22 children	50.00%	4
Option 3: 6 storeys, 57 units, EV ready parking, MODO carshare, \$251,199 CAC, Daycare for 22 children	0.00%	0
Total Respondents: 8		

It should be noted that respondent 54 voted no to Question 4 but chose option 2 in question 5 instead of skipping the question. Also, respondent 19 chose both options 1 and 2 in Question 5. This accounts for discrepancies in the response numbers for questions 4 and 5. Interestingly, Option 2 with 5 storeys, took a narrow lead over option 1 among the 8.14% of people supporting the project.

Zoom Conversations

Three Zoom conversations were held on different dates and times for greater convenience. Registrations for these conversations were disappointing:

- April 14 4 participants
- April 16 1 participant
- April 18 4 participants

Despite the low numbers, there was good engagement during the meetings, and several comments were made thanking Abstract for making the effort to address neighbourhood concerns with their new options. For example; “Feels like true community consultation, listening to our opinions. Thanks for scrambling”

It seems that most of the people who attended the Zoom meetings were also those who supported, or had an open mind about, the project. There were also some who attended the Zoom who changed their minds about the project. However, their view was substantially outweighed by neighbourhood residents who chose not to attend a meeting and simply voted in the survey.

Conclusion

The survey results show that 91.86% of respondents do not support any of the options presented. While 8.14% of respondents did support either option 1 or 2, there is no evidence of neighbourhood consensus to support an approach by MVCCA to request Saanich Council to reconsider the March 22 rejection of the project.

Appendix One



Appendix Two Joint Handout

Dear Neighbours,

As you are likely aware, the project at 3656 Raymond St. South was rejected by Saanich Council in a 5-4 vote at a Public Hearing on March 22nd.

It is possible to resurrect the project if clear community support for project amendments can be shown to Council by April 21st. Abstract has approached MVCCA to canvas neighbours to find out if the community will support an amended project. To ensure a strong community voice, MVCCA agreed. Abstract has forwarded 3 project amendment options to be considered, outlined starting on page 3.

If the community supports one of the project amendment options going to Council, that choice is binding. Council could choose to reconsider their March 22 rejection vote. If they reconsider and rescind their vote, it would be as if the March 22 Public Hearing had not happened. Abstract would submit the changed design to the Planning Department and after their consideration, a new Public Hearing date would be set.

If there is no clear neighbourhood support for any of their new ideas, Council's March 22 rejection of the project will stand. Abstract has indicated that they will likely not submit a new application. They may likely sell the property and they may or may not implement their demolition permit before the sale.

It is important that the neighbourhood have a say in what happens to this property now. There are several ways that you can respond:

1. Take part in a short survey now to indicate if any of the project amendment options have your support to be sent to Council by April 21st, recalling the Mar 22 rejection. There is an "I don't support any of the options, don't send this back to Council" choice in the survey as well. Go to the survey link below.
2. If you want more information before doing the survey, attend one of 3 Zoom meetings by computer, mobile device, or phone to learn more. They will be held Wednesday April 14 7:30 pm, Friday April 16 at 5 pm and Sunday April 18 at 2 pm.
 - Each Zoom meeting will include a Q & A and discussion about the options. You will be invited to vote in the survey after the meeting on whether any of the options should be forwarded to Council by April 21st.
3. To register for a Zoom meeting, or if you have no computer access, contact the process facilitator at susan.e.belford@shaw.ca or call 250-508-6233.
4. The survey will be open from Thursday Apr. 8 until Monday Apr. 19. Results will be compiled and shared no later than Tuesday Apr. 20.

If a clear majority of residents favour a project amendment option going forward, MVCCA will ask Council to consider it. If there is no overwhelming support for one of the new ideas, the process stops there.

Frequently Asked Questions

Q: Why is the MVCCA re-suggesting this? I thought we asked to reject this proposal?

A: We did. Abstract brought amendments and the MVCCA does not have the right to refuse to listen. A fundamental issue with this project has been the community impression that the developer has not adequately responded to the concerns expressed, so MVCCA will facilitate the communication between Abstract and the neighbours.

Q: Why should we entertain resurrecting this project?

A: The options presented to the neighborhood at this juncture *may not* be available in the future with this or any other developer. The MVCCA believes that the community deserves transparency and an opportunity to state its preferences. Abstract wants to attempt consultation and it is the MVCCA's mandate to support dialogue.

Q: If this project is not resurrected Abstract will sell the property?

A: They have indicated that that is the likely course of action, but it is their right as a property owner to keep or sell the property at any time they see fit.

Q: How was it decided who would receive these paper handouts?

A: While anyone may comment on an amended application, MVCCA limited the distribution of paper handouts to 100 households located on roads required for direct access to and from the property.

Q: I did not get a handout delivered but live in the area and want to comment

A: If you have not received a copy of the handout detailing Abstract's alternate ideas by April 16th, and you feel you are part to the Raymond neighbourhood, please contact susan.e.belford@shaw.ca or call 250-508-6233.

Q: Who is the facilitator?

A: Susan Belford is an independent 3rd party hired to run and anonymize this process. They will not provide any information about or reveal you as the source of your opinions to anyone.

What is a Community Amenity Contribution?

A: These are contributions offered by developers and agreed to by local governments, as part of a rezoning process initiated by the developer. CACs can take several forms including community amenities, affordable housing, and financial contributions towards infrastructure.

Community Amenity Contributions increase when a proposed development does not conform to local planning, for example when it is taller than the OCP or Local Area plan specifies. With non-conforming buildings, a bonus density may be applied with the expectation that the total value of the CAC will be considerably higher. For this site, any building over four stories is subject to bonus density.

For more information on this, the BC Guide can be found here.

https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/community_amenity_contributions_guide.pdf

Survey URL: <https://www.surveymonkey.com/r/WP6KL38>

Dear Raymond Street Residents

We are writing to provide information with respect to the potential reconsideration of a development plan for 3656 Raymond Street. We appreciate the time and energy area residents and the MVCCA have afforded us in discussing possible changes to the application and the information that has been provided thus far.

Presented below are descriptions of three options we feel are viable and which we believe respond to the most prevalent concerns that have been raised. Each option contains a set of trade-offs and tries to deliver on community values that have been articulated over the past two years.

We would like to get neighbourhood feedback on three options, which we feel respond to community values. Our goal in presenting these options is to try and close the gap between community values and the previous application for 3656 Raymond Street. Attached to the document in Appendix A is a summary table containing all of the salient facts of each option so you may more easily compare them against each other.

OPTION 1: 4 Storey Building

Option 1 is a four-storey condo building containing 39 homes and 33 parking stalls on one level of underground parking, resulting in an overall parking ratio of 0.83. In this option, the height is reduced by two storeys, and the number of homes is reduced by 20. A rooftop amenity space would be proposed as an on-site building amenity. Eight off-site parking stalls will be provided in front of the building. In support of a parking reduction Abstract Developments would be pleased to pay for 'resident only' parking signs where necessary.

A Community Amenity Contribution (CAC) of \$78,000 would be provided (\$2000 / home), which is consistent with our understanding of current practices in Saanich. Abstract would seek community input on where to apply this CAC.

OPTION 2: 5 Storey Building + P1 (Daycare) Space + Increased Community Amenity Contribution (CAC)

Option 2 is a 5 storey condo, including an onsite daycare facility that can accommodate 22 children. In this option the building height is reduced by one floor, the number of homes is reduced by 12 and the rooftop amenity space is removed. Option 2 contains 47 homes with 33 parking stalls on one level of underground parking, for an overall ratio of 0.70. All vehicle parking would be "electric vehicle ready" to meet Saanich's new EV policy.

In support of a parking reduction Abstract Developments would be pleased to pay for 'resident only' parking signs where necessary. A Modo vehicle will be provided and every home will have a membership. Neighbours who wish to purchase a membership, can also use this vehicle. Eight off-site parking stalls will be provided in front of the building.

In this scenario, Abstract is able to provide a greater Community Amenity Contribution compared to Option 1, as a result of the additional height and ability to keep parking on a single level underground. A CAC equal to the greater of \$207,129, or 73% of the land lift (as determined by a third party qualified professional) would be provided. This CAC is more than double what is proposed in Option 1 and consistent with the per home CAC value proposed on the previous application, which was supported by a third party land lift analysis. Abstract would seek community input on where to apply this CAC.

OPTION 3: Six Storey Building + P1 (Daycare Space) + Maximum CAC

Option 3 is a 6 storey condo, including an onsite daycare facility that can accommodate 22 children. In this option the building height is not reduced, the number of homes is reduced by 2 and the rooftop amenity space is removed. Option 3 contains 57 homes and 49 parking stalls on two levels of underground parkade, for an overall ratio of 0.86. All vehicle parking would be “electric vehicle ready” to meet Saanich’s new EV policy. **OPTION 2: 5 Storey Building + P1 (Daycare) Space + Increased CAC**

Option 2 is a 5 storey condo, including an onsite daycare facility that can accommodate 22 children. In this option the building height is reduced by one floor, the number of homes is reduced by 12 and the rooftop amenity space is removed. Option 2 contains 47 homes with 33 parking stalls on one level of underground parking, for an overall ratio of 0.70. All vehicle parking would be “electric vehicle ready” to meet Saanich’s new EV policy.

In support of a parking reduction Abstract Developments would be pleased to pay for ‘resident only’ parking signs where necessary. A Modo vehicle will be provided and every home will have a membership. Neighbours who wish to purchase a membership, can also use this vehicle. Eight off-site parking stalls will be provided in front of the building.

In this scenario, Abstract is able to provide a greater Community Amenity Contribution compared to Option 1, as a result of the additional height and ability to keep parking on a single level underground. A CAC equal to the greater of \$207,129, or 73% of the land lift (as determined by a third party qualified professional) would be provided. This CAC is more than double what is proposed in Option 1 and consistent with the per home CAC value proposed on the previous application, which was supported by a third party land lift analysis. Abstract would seek community input on where to apply this CAC.

In support of a parking reduction Abstract Developments would be pleased to pay for "resident parking only" signs where necessary. A Modo vehicle will be provided and every home will have a membership. Neighbours who wish to purchase a membership, can also use this vehicle. Eight off-site parking stalls will be provided in front of the building.

In this scenario Abstract is able to provide the greatest Community Amenity Contribution, as a result of the greatest bonus height. A CAC equal to the greater of \$251,199, or 73% of the land lift (as determined by a third party qualified professional) would be provided. Abstract would seek community input on where to apply this CAC.

We look forward to hearing from the MVCCA and area residents on how a CAC for this application could be used to benefit the immediate area. In order to stimulate the conversation, we are providing some examples of other Community Amenity Contributions that have been made in Saanich.

- Contribution to Saanich’s Affordable Housing Trust Fund
- Road frontage upgrades, including new sidewalks, boulevards and bike lanes
- Park or trail upgrades
- Supporting safe routes to school programs
- Contributions to local non-profits (i.e. Shelbourne Community Kitchen)

In respect of the parking variances requested, Abstract felt it was important to highlight to area residents and the MVCCA some other projects we have had approved in the District as well as the City of Victoria which are similar in scope and have been granted parking variances.

Project Name	Verve	Sparrow	Shelbourne / McKenzie
Address	433 Boleskine	1301 Hillside	3494 Shelbourne
Total Number of Homes	95	49	76
Total Number of Parking Stalls	57	23	23
Overall Parking Ratio (Homes / Stalls)	0.60	0.46	0.30
Size of Commercial Space	5,694 sq. ft.	636 sq. ft.	2,874 sq. ft.

We look forward to learning what if any of the three options the nearby residents deem supportable. We are open to providing you with materials that will help quantify your analysis of these options, including paying for an independent economic analyst to evaluate any of the alternatives to “ground truth” the options.

If the area residents choose to proceed with this process, the Option agreed upon could be formalized through a Letter of Intent between the MVCCA and Abstract Developments which would clarify all aspects of the proposal and ensure there is clear understanding and agreement about how Abstract would proceed.

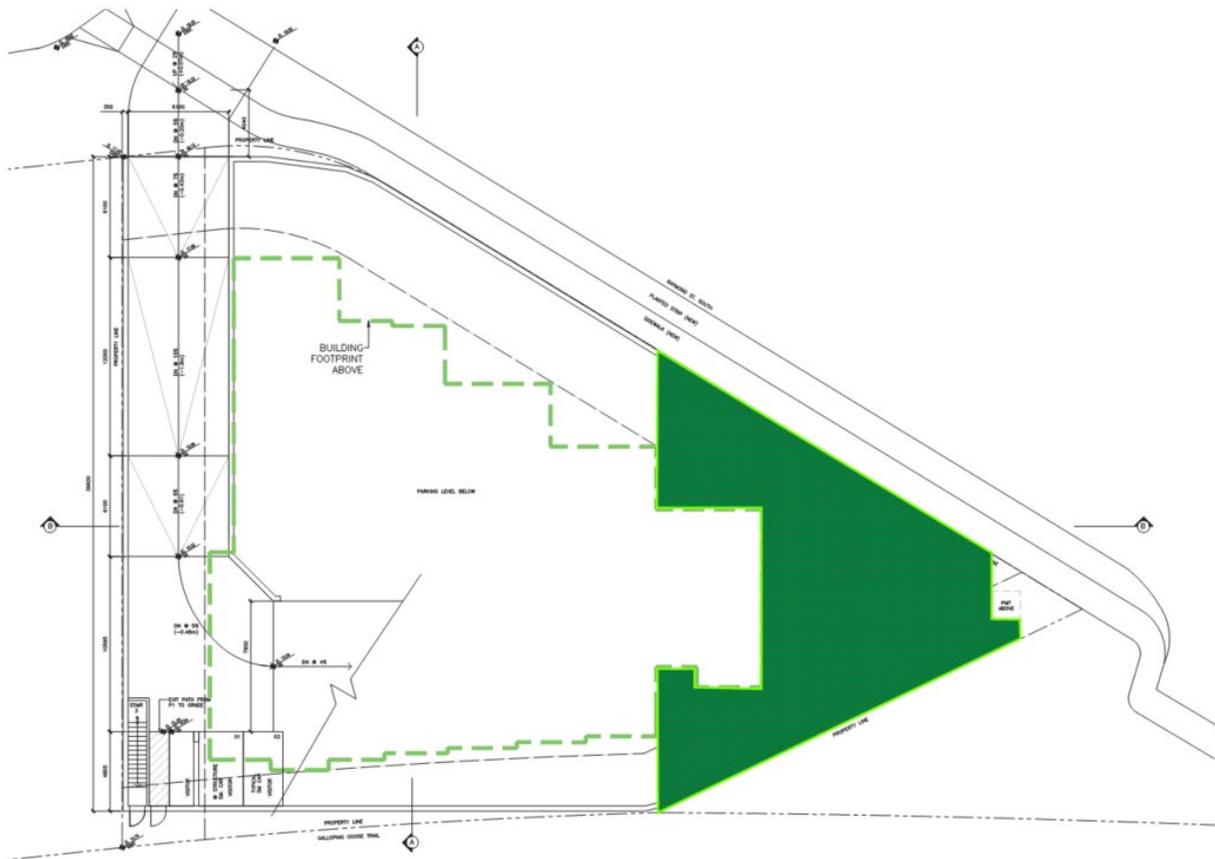
We are optimistic about the opportunity to find consensus on how to proceed and hope that you are equally interested in a constructive and expeditious dialogue. We look forward to working with you as we move through this process.

**APPENDIX A
SUMMARY TABLE**



	Former Application (For Information Only)	OPTION1: 4 Storey	OPTION 2: 5 Storey	OPTION 3: 6 Storey
Total Number of Homes	59	39	47	57
• Affordable Homes	6	N/A	N/A	N/A
• Rooftop Amenity Space	Yes	Yes	N/A	N/A
Total Number of Parking Stalls (Resident / Visitor and / or Commercial)	49	33	33	49
• EV Ready Parking	Yes	No	Yes	Yes
• Parking Ratio (homes/stalls)	0.83	0.83	0.70	0.86
• On-Street Parking (not included in Parking Ratio)	8	8	8	8
• Levels of Underground	2	1	1	2
• MODO Vehicle	Yes (1)	N/A	Yes (1)	Yes (1)
• Resident Only Parking Signs	No	Yes	Yes	Yes
Community Amenity Contribution:				
• Total Value of CAC	AHOP Discount valued at \$225,000 to \$260,000	\$78,000	\$207,129	\$251,199
• Per Home CAC	\$3,813 to \$4,407	\$2,000	\$4,407	\$4,407
P1 Land Use				
• Daycare Space	N/A	N/A	Yes	Yes
• Daycare Load	N/A	N/A	22 Children	22 Children
• Daycare Indoor Space	N/A	N/A	1,115	1,115
• Daycare Outdoor Space	N/A	N/A	1,500	1,500

Appendix B Location of outdoor Play Area for Day-Care (Options 2 and 3)



Survey URL: <https://www.surveymonkey.com/r/WP6KL38>

To Register for a Zoom Call

**Wednesday April 14 7:30 pm,
Friday April 16 at 5 pm or
Sunday April 18 at 2 pm.**

contact susan.e.belford@shaw.ca or call 250-508-6233

Appendix Three Summary of Survey Comments

There were 40 comments made in total, which fell into the following themes (please note that numbers do not total 40 as some comments made more than one point.

Against existing OCP or Local Area plans	10
Doesn't fit with neighbourhood/doesn't meet community needs/too dense	13
Traffic/parking concerns/dead end street	8
Loss of sun in winter/ devaluation of surrounding properties	1
Just no	14
I support because...	5

Opposing Comments

A daycare next to a school is needed and valued in the neighborhood. The property is too small for a condo development is not in the community plan and therefore should not be allowed to move forward

None of the proposals fit into our neighbourhood. We already have enough density with a large number of secondary suites in this neighbourhood. Perhaps a couple of townhouses would be a better fit and more 'family friendly' compared to a big oversized condo building. We also have a couple of cooperative housing units close by. Corner of Carey, behind the church and off Columbine and interurban. Thank you!

Too many issues from original application are still there - such as local plans & zoning, insufficient resident & visitor parking, parking on neighbourhood streets (parking signs wouldn't apply to residents, visitors, daycare as all are 'resident'), and safety for bicycle route and school access, existing mature trees.

The community voted no to Abstract's proposals and these are not significantly different. I believe the core area needs to be developed before starting to consider impacting this residential area with multi storey buildings. The zoning for the property in question is needed and appropriate when considering its proximity to a major highway. Studies show that the constant noise from the highway will be detrimental to the health of people residing in the proposed building.

I feel that the size and location of the site is not suitable for this type of proposal. Maybe a compromise could be something like a ten-unit townhouse development. There has been no sincere consultation with the neighborhood.

The neighborhood has lost a functioning and badly needed daycare as a result of this developer's actions to date. I do not support ANY of the options. Do not send this back to council.

Any multiple dwellings building on this lot would affect this neighborhood only negatively. I cannot think of ONE positive thing to having this company, "Abstract", build anything on this lot. There is only one street in to the location, a narrow, quiet winding street. There are no sidewalks in the neighbourhood. Cyclists and pedestrians would be in more danger than we already are due to increased traffic from an increased population and their guests. We simply do not need or want more cars parked on our streets, more noise pollution, more exhaust pollution, more rubber on the streets, more traffic, more speeding. We need a daycare, peace and quiet, not apartments or businesses. I am STRONGLY against ANY apartment building, condominium or business, other than a daycare, on this site, PERIOD. Also, I know that this company has broken the rules and possibly the law before when allowed to build at other sites. They

demolished a heritage rock wall in Oak Bay just hours before a community meeting that would decide the fate of that wall. They did this outside of work hours at 5 am, very early in the morning. Abstract also killed trees that they wanted gone, trees that had been designated safe, by digging up their roots at yet another site. At the meeting for the building they want to build in my neighborhood, they sneaked people who do not live in our neighborhood to speak on their behalf against the rules, some from up island, others from other communities!!! So, I doubt that "Abstract" would follow the rules or keep their promises here or even build a daycare at all. Frankly, I simply do not trust "Abstract" at all, do not want their buildings here and want them out of my neighbourhood permanently

Supportive Comments:

I was and still am in support of the original proposal that went to council in March. I would also support all 3 options described in the recent mail-out, but I'm hopeful I can attend a Zoom session to gain a bit more info about options 2 and 3. Without hesitation, I'm all in for option 1 (and have no questions with that one). Again, I feel very supportive for 2 and 3 as well, just would like to hear a bit more about those. I'm sad and disappointed my neighbourhood did not value the affordable housing options that were originally presented, but once again, I'm increasingly impressed with Abstract's attempts to include the neighbourhood feedback in their offerings and I'm thrilled to hear the MVCCA has opened the avenue to reciprocal communication again. In summary, I continue to support this development proposal.

I have selected both option 4 and 5 but would prefer a hybrid of the two options. I think there could be a lot of give and take here. A 4 story building with a daycare would be best for this community.

I would ideally like the site to stay unchanged, but that's just not feasible in our growing city. Now that Abstract is taking the community's input into consideration and presenting options that reflect feedback, I am interested in working with them. I think preserving P1 zoning with a covenant as proposed (specifically concerned about daycare, but obviously the site could be used for other P1 allowable things) is best represented in option 2 (5 stories). The community amenities are acceptable. The 6 story density is too much for the quiet side street. It's too bad Abstract started this dialogue so late in the game- I worry that neighbours will just reject all options and we'll have to start this same process over with another developer. Again, now that Abstract is hearing our concerns, I am willing to work with them as a developer.

I still have some concerns about exactly how some of these details would be handled, and if they key aspects of the 5 story proposal became impossible because of planning requirements I would not want it forwarded to public hearing. But in principle this option does resolve many of my concerns with the project.