

## Summary of activities Oct 2020 to November 2021 - President's Report

MVCCA during COVID pandemic:

- has had a representative attend the monthly SCAN (Saanich Community Assoc. Network) Zoom meetings
- has responded in writing, to all Planning Dep't requests for comments on rezoning applications
- has had a representative to speak at council meetings where issues of local concern are on the agenda
- has informed neighbourhoods of changes in their area to the extent possible during the pandemic

MVCCA maintains:

- the Mt. View Park native plant garden
- a website that provides information on local issues and events
- communication with residents via email and Zoom meetings.

Some of the approved projects have begun construction including the Nigel Valley redevelopment. Replacing of old homes with new ones has occurred at a steady rate, particularly on Crease and Cadillac Avenues. The Mt. View Park is well used and Raymond area residents held a street party this summer, complete with dancing dinosaurs.

Council has not yet ratified the Uptown Douglas (UD) Plan but I am told it will be presented at a Public Hearing, early in 2022. Saanich is hiring three new staff for parking enforcement and improved the technology for 'ticket writing'.

Saanich Housing Task Force report and the Development Review process will impact our area of the Carey Local Area Plan. That is generally bordered by McKenzie to the north; Highway 1 to the south; and Pat Bay Highway to the east. We are a neighbourhood that is centrally located and experiencing development pressures, due to our proximity to the Uptown Douglas corridor. Saanich Council is expected to ratify a hybrid approach to land use planning with full reviews of some Local Area Plans (LAPs) and an amendment to the Official Community Plan (OCP) to include a list of "designated corridors". These corridors are targeted for growth by encouraging midrise buildings along them. Potentially those streets could be our sections of Tillicum, Carey and Glanford. I think there are valid reasons to exclude our section of Tillicum Road.

As per the Interim CAC Policy, purpose-built rental project applications will qualify for between 50% - 100% exemption to Community Amenities Contributions. This Saanich policy could prove to be very detrimental to our area as many large rental projects are in the planning process.

3656 Raymond St. South came to Public Hearing on March 22<sup>nd</sup>, 2021, and was rejected by a 5-4 vote. However, that was not the end of it and the whole story is available on our website, The Métis Nation British Columbia (MNBC) is expected to issue a press release very soon, that they intend to buy the property.

### Current Applications Update

- Uptown Phase Four (3440 Saanich Rd.) In August 2020 MVCCA was informed of their application plan to build a 24 storey rental building. Note that this is not a rezoning application. The height is permitted by Policy 5.1.4 of the UD Plan.
- 3319 Douglas site of Island outfitters six stories affordable housing. Note that this is not a rezoning application.
- 3415 Douglas St. (old gas station site in front of Uptown) - rezoning to build a two storey commercial building with above ground parking. The owner operates a local pharmacy
- 3450 Whittier site (3421-31 Harriet & 3446-50 Whittier) - 23 three-storey townhouses Abstract Developments

### Future Applications

- 3950 Carey Road site of 6 Mile Bakery owned by Abstract Developments
- 760 Tolmie Ave. Super Store property is for sale to build housing over top of a 100,000 sq. ft. grocery store. Building between 14-18 storeys is expected. Note: this property is across Tolmie Street from the Mayfair Shopping Center.

### Opportunities

MVCCA is interested in including more community members on the executive. The new executive will need to plan a strategy for taking us out of our pandemic situation and mind set. We need an events coordinator.

Thank you for your interest in your community.

Carol Hamill - Nov. 16, 2021

### Active planning applications

Crease Ave. 50/54 Budget 15 & 5 storey condos 159 units plus commercial – ‘active’ status since 2015  
Douglas 3319, site of Island Outfitters non-market rental - not a rezoning  
Douglas St, 3415 (old gas station site in front of Uptown) rezoning, two storey commercial, above ground parking.  
- date to be set for Public Hearing  
Harriet 3421-31 & Whittier 3446-50 three-storey townhouses - date to be set for Public Hearing  
Nigel valley - multiple projects - rezoning complete  
Nora Place, 591 subdivision to create two lots  
Uptown 24 story, rental units and commercial – not a rezoning

### Pre-Application stage

Carey Road, 3950 - site of 6 Mile Bakery owned by Abstract Developments  
Raymond, 3656 - bought by Métis Nation British Columbia (MNBC)

### Approved (but not yet built)

Canterbury Road, 665 - subdivide lot  
Tillicum Rd, 3661 - subdivide lot

### For Sale

Cloverdale Ave & Blanshard St. (3 lots)  
Tolmie, 760 - Super Store property is for sale to build housing over top of a 100,000 sq. ft. grocery store. 14-18 storeys is expected.  
Note: this property is right across Tolmie St. from the Mayfair Shopping Center.