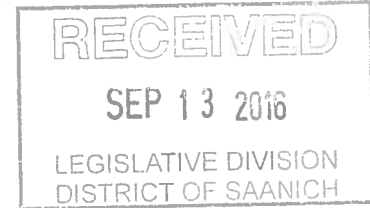




The Corporation of the District of Saanich



Supplemental Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: September 13, 2016
Subject: Rezoning and Development Permit Amendment Application
File: REZ00568; DPA00863 • 3440 Saanich Road

*Dir of Eng.
Applicant
Comm Assoc.
Council*

BACKGROUND

On June 20, 2016 Council called a Public Hearing to consider the application to rezone Uptown Shopping Centre from the C-3L (Shopping Centre/Major Liquor Retail) Zone to a new C-3U (Shopping Centre/Uptown) Zone in order to construct Phase 4 comprising a total of 134 rental apartments and townhomes and 5,157 m² gross leasable area of retail commercial space. At the meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

1. Affordable housing options;
2. Relocation of the BC Hydro pole at the corner of Ravine Way and Carey Road as part of the Phase 4 off-site works;
3. Addition of conduit or shaft space into the proposed residential building to allow potential addition of solar panels; and
4. The addition of electric vehicle charging stations to the residential parking area.

ADDITIONAL INFORMATION

In a letter dated August 24, 2016 Morguard Investments Ltd. provided the following additional information:

1. Affordable Housing

Morguard and the pension fund owners of Uptown, recognize the critical importance of providing stable, affordable housing stock. Phase 4 at Uptown is intended to meet that objective.

According to the applicant, using expected market rental rates of \$2.50 per sq. ft/month for new construction in Greater Victoria, and the CMHC definition of affordable (shelter costs should be less than 30% of household pre-tax income), 60% of the homes proposed at Uptown would be affordable for a working couple earning approximately \$15 per hour each. Additionally, beyond significantly increasing the supply of purpose-built rental homes in Saanich, the homes proposed to be built at Uptown integrate several other innovations designed to improve the affordability of the units being created, including:

- **LEED Gold design and energy-efficient building systems** – will provide residents with significant reductions in monthly heating, cooling, and water usage costs relative to the existing stock of rental housing in the market;
- **Optional vehicle parking stalls** – a parking stall will not be mandatory for all residents, or included in the monthly rent for their home; the cost of parking only has to be incurred by residents who choose to own and operate a vehicle;
- **Transit oriented location** – Convenient transit access improves affordability for residents by facilitating options to vehicle ownership; the additional and improved bus stops currently being created as part of Phase 3 of Uptown, on both Blanshard Street and Carey Road, enhance the convenience of transit access for future residents of Uptown. The Regional Transit Hub proposed to be built immediately across Carey Road from Phase 4 will further reinforce the status of the location as one of the best-served by transit in all of Greater Victoria;
- **Car Share Services on site** – interest in re-introducing car share service to the Uptown site is being expressed by Modo and encouraged by Morguard, which would provide another affordable and convenient alternative to vehicle ownership for the residents of Uptown and the surrounding area.

2. Hydro Pole Relocation

Morguard has confirmed their commitment to continue to work with BC Hydro and Saanich to relocate the hydro pole from the southeast corner of Carey Road and Ravine Way to a location across Ravine Way. Relocation of the pole requires approval from BC Hydro and Saanich, and would require infill of an existing pedestrian ramp, replacement sidewalk work and decommissioning of the accessible pathway under the Carey Road bridge. The pedestrian ramp and pathway connect to the Galloping Goose trail. This pathway and ramp would become redundant when at-grade improvements to the Carey Road/Ravine Way intersection and Galloping Goose connector are completed as part of Phase 3 & 4 at Uptown. Subject to detailed design work and discussions with Saanich and BC Hydro that the proposed works are not uneconomic in the context of the Phase 4 project, Morguard has agreed to bear all improvement costs as part of the off-site improvements of the Uptown Phase 4 project.

3. Installation of Conduit to be Solar-ready

Morguard has confirmed that the addition of conduit or shaft space into the proposed residential building to allow potential future addition of rooftop solar panels will be considered in the final building design.

4. Electric Vehicle Charging Stations

Morguard has confirmed that the addition of electric vehicle charging stations to the residential parking area will be considered in the final building design.

RECOMMENDATION

1. That Zoning Bylaw 8200 be amended by adding a new C-3U (Shopping Centre/Uptown) zone.
2. That the application to rezone Uptown Shopping Centre from the C-3L (Shopping Centre/Major Liquor Retail) zone to the C-3U (Shopping Centre/Uptown) zone be approved.
3. That Development Permit Amendment DPA00863 be approved.

Report prepared by:


Neil Findlow, Senior Planner

Report prepared and reviewed by:


Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:


Sharon Hvozdzanski, Director of Planning

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cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, CAO

