



April 2022

MATEAH – FREQUENTLY ASKED QUESTIONS

I have concerns about traffic along Glanford Avenue. What are you doing to improve the pedestrian/cycling experiences and beautification for Glanford Ave.?

An independent, 3rd party Traffic Engineer conducted a Traffic Impact Assessment (TIA) for the project, with input from the District of Saanich and Ministry of Transportation. Project scope included:

- Quadra/Glanford/West Saanich
- Mann/Glanford
- Glanford/Enterprise
- Glanford/Vanalman

The results of the TIA indicate the proposed development is expected to have a minimal impact on the surrounding area intersections in terms of additional delay and queuing.

In reviewing our proposal, District staff have indicated no further traffic/cycling/pedestrian upgrades are required along Glanford Avenue as recent infrastructure updates have already been completed (boulevard sidewalk, bike lanes, traffic light at Glanford and Mann Avenues).

Nonetheless, we will be upgrading Glanford Avenue and Enterprise Crescent to include:

- Significant public greenspace enhancements along entire Glanford frontage
- Boulevard sidewalk along Enterprise frontage
- Layby parking along Enterprise for pick-up and drop-off
- Dedicated eastbound left- and right-hand turn lanes at Enterprise and Glanford
- Dedicated southbound left-hand turn lane at Enterprise and Glanford
- New crosswalk across Enterprise at Glanford

Are you providing cycling lanes on Glanford Avenue?

According to Saanich's Active Transportation Plan, there are no short- or medium-term plans for cycling improvements on Glanford Ave. Nearby Viewmont and Mann Avenues have been identified as short- and medium-term bicycle network priorities, respectively.

As part of our Community Amenity Contribution, we are proposing a \$20,000 contribution to Saanich's Active Transportation Plan for upgrades to the Viewmont Ave bikeway.

Please tell me more about your proposed parking. Why are you seeking a variance?

All vehicle parking is located underground. According to Saanich's Zoning Bylaw, a total of 487 parking stalls would be required based on the proposed residential, commercial and office uses. These parking requirements have not been updated in nearly 2 decades and have been identified by Saanich as needing to be modernized.

An independent, 3rd party Parking Engineer conducted a Parking Study for the project and determined expected demand would require 314 parking stalls.

A variety of factors influence expected demand, including:

- Analysis of existing cycling, pedestrian and transit infrastructure
- Observations from similar projects in the Capital Region
- Peer municipality comparisons
- Shared Parking Analysis (where adjacent land uses share parking supply)
- Transportation Demand Management (TDM)

We are proposing several TDM strategies to help reduce overall parking demand, including adopting ALL recommendations contained in the parking Study, including:

- Providing end-of-trip-cycling facilities
- Car share (2 onsite EVs for resident use)
- Shared Parking for commercial, office, visitor use
- 10 e-bikes for resident's use

As part of our overall parking strategy, we are proposing use of an automated parking system for residents where vehicles can be stacked and stored in tandem, thereby reducing our overall parkade and environmental footprint.

More information about the parking system can be found in this [Animation](#) from Klaus Multiparking.

How tall is your project?

There are 3 buildings in total and range in height from 5 to 10 stories, although they rarely present as such due to the sloping nature of the property. The property slopes downward a total of 2 stories from Glanford (west) to the Pat Bay Highway (east).

Viewed from Enterprise Crescent, residential buildings A and B appear as 8-storey buildings with the 9th and 10th floors recessed away from adjacent homes and businesses.

Viewed from Glanford Ave, the same buildings appear as 5 ½ to 6 storey buildings with upper floors tucked into the receding building slope.

Building C contains a mix of commercial, office and residential uses and is 5 stories tall from Enterprise Crescent yet appears as 4 stories from Glanford Ave.

What type of tenants will occupy the commercial and office space?

A variety of potential tenants have expressed interest in occupying the commercial and office areas, including:

- Fitness studio
- Pharmacy
- Medical office(s)
- Technology company(ies)
- Liquor store
- Restaurant/Pub
- Cafés
- Childcare centre

Our goal is to offer a variety of complementary uses for residents and locals to enjoy in a vertically integrated community.

Is your project compliant with the Official Community Plan?

The project site is currently zoned commercial / light industrial and is identified as Industrial in the Official Community Plan (OCP). We are proposing to rezone the site to a comprehensive zone that encompasses a mix of residential, commercial and light industrial uses.

As such, an OCP amendment will be required to update policy documents to include multifamily housing use on the site.

When is the Public Hearing?

The project is scheduled to go before Council for 1st reading on Monday, April 25th. At this meeting, Council will decide whether to send the project to a Public Hearing.

Can you please elaborate on the publicly accessible areas?

Providing a variety of publicly accessible, open space for community gathering was an integral part of the shared project vision.

Key public areas shown on the attached Landscape Plan include:

A. Glanford Frontage

- enhanced plantings and naturalized landscape on publicly owned lands
- gateway plaza with seating and feature paving

B. Public Paseo

- grand staircase with planted terraces and seating
- access to commercial entrances

C. Lower Terrace

- naturalized landscape with seating
- access to commercial entrance

Not including the enhanced plantings and naturalized landscape on publicly owned lands, the total public open space offering is approximately 12,600 sqft.

On the 3rd level amenity deck of Buildings A and B, approximately 13,800sqft of publicly accessible open space is offered. This is an open-air level specifically designed to maximize light, air, views and creating outdoor connections.

Is the public plaza accessible without using stairs?

The site is 100% accessible for community members of all ages and abilities. Examples of access/navigation points include:

- At grade access to public 'catwalk' from Glanford Frontage for direct access to elevator down to Public Paseo.
- At grade access to Lower Terrace at Enterprise
- Multiple elevators throughout to ensure access to all parking and residential/commercial/office and public amenity levels

What are you doing to protect industrial land?

Preservation of industrial land is important in Saanich as we look to expand our economic resiliency.

There is approximately 23,000 sqft of commercial and light industrial uses currently on site and we are proposing to increase this by over 20% to approximately 28,000 sqft.

In our opinion, purely Industrial uses contemplated in the Zoning Bylaw including processing, manufacturing, salvage, sanitary service or selling large industrial equipment would not be appropriate given proximity to existing residential and commercial uses.

Instead, we have proposed a balance at the intersection of the residential, commercial and light industrial uses with a focus on housing diversity, public realm improvements, economic vibrancy. We do this while expanding opportunities for light industrial uses including office, research, commercial instruction and education as contemplated in the existing light industrial zoning.

What are you offering as your Community Amenity Contribution?

Reflecting upon the suggested amenities listed in the Official Community Plan, recent successful CAC offerings and community feedback, Mike Geric Construction is proposing the following CAC package;

- Contribution to Saanich Commonwealth Place for future program related upgrades (\$50,000)
- Contribution to Colquitz Watershed protection initiatives within Royal Oak (\$25,000)
- Contribution to District of Saanich for improvements to Royal Oak bike network (\$20,000)
- Public realm improvements to District-owned parcels along Glanford Ave and creation of internal pedestrian place making (\$275,000)
- Discount to market rentals (\$545,560); 15% discount to market for 19 rental homes for 10 years
- Zero rent to non-profit daycare provider for minimum 10 years (\$1,377,475)

Saanich Commonwealth Place (SCP)

MGC committed to donating \$50,000 to SCP as part of our rezoning at 4734/44/54 Elk Lake Drive and our intent is to match that contribution here.

Colquitz Watershed Protection

Subject to timing and scope, possible partners may include Peninsula Streams Society, Colquitz Coalition or the District of Saanich

Royal Oak Bike Network

MGC committed to donating \$20,000 to the District of Saanich to partially fund installation of cycling infrastructure along Viewmont Ave as part of our rezoning at 4734/44/54 Elk Lake Drive and our intent is to match that contribution here.

Public Realm Improvements

MGC is offering to significantly improve the District-owned parcels along Glanford Ave with expansive hard and soft scape additions plus creation of internal pedestrian place making of over 26,000 square feet throughout the project.

Discount to Market Rentals

Following on the success of our discounted rentals at Travino, MGC is prepared to offer 19 rental homes at 15% below CHMC average rents for a period of 10 years.

Non-profit Daycare

MGC is working towards an agreement with the YMCA and is prepared to offer internal/external daycare space for up to 49 children free of rent for a minimum period of 10 years.

Additional Amenities

Additional amenities that are standard components of Mike Geric Construction projects include;

- Underground Parking
- Extensive TDM strategies including shared parking, cycling end of trip facilities, 2 electric vehicles for car share and 10 e-bikes for resident's use

Not including Saanich requested road dedication, green building initiatives, underground parking or TDM strategies, total proposed Community Amenity Contributions are **\$2,293,035 or \$9,136 per home.**