

# MATEAH - Community Update

4291 Glanford Ave  
750/760 Enterprise Cres



# AGENDA

- Project History
- Project Vision/ Community Input
- Design Feedback
- Parking
- Community Amenity Contributions
- Q&A

# Project History



October / November 2019 - Public Open Houses



February 2020 – Submitted Rezoning / Development Permit Application



September 2020 - Presentation to Community Association Executive



December 2021 – Advisory Design Panel #1 (Recommended APPROVAL)



March 2022 – Community Update

# LOCATION



# ALIGNING THE CIRCLES OF INTEREST



# COMMUNITY FEEDBACK

## Your opinion matters...

What is the most important to you? Please circle ONE letter for each question.

### 1 What is the most important element that defines a successful shared Public Space?

- a. Shade and trees
- b. Weather protection / Covered areas
- c. Connection to the natural landscape
- d. Provision of open space

### 2 What do you think drives the Economic Viability of a project?

- a. The diversity of services and amenities
- b. Complementary services
- c. Local shops and smaller scale services
- d. The appropriate density to support the services

### 3 What mode of Transportation should be encouraged for this development?

- a. Bicycles
- b. Pedestrians
- c. Cars / Car share
- d. Bus and public transportation

### 4 What is the most important item in a truly Environmentally Sensitive project?

- a. Access to natural light and views
- b. Low energy design
- c. Reduced stormwater demand
- d. Incorporation of passive design principles

### 5 What defines a Healthy Building?

- a. Direct connections to the outdoors
- b. Natural materials
- c. Abundant natural daylight
- d. Alternative energy

### 6 How do you design a building for the Future?

- a. Through flexible open layouts
- b. Through unit variety and including adaptable units
- c. Allowing for future connections to alternative sources
- d. Through emerging sustainable technologies

### 7 What is the best way to design a Place for All Ages and Incomes?

- a. Incorporation of childcare or amenities for children
- b. Inclusion of health + wellness services
- c. Accessible spaces which cater to seniors
- d. By providing a variety of market and non-market housing

### 8 How do you create a successful Community Gathering Space?

- a. By leaving considerable open space for farmer's markets and public gatherings
- b. By providing a space where everyone feels safe and welcome
- c. By providing adequate seating and lighting
- d. Through shared common public space

### 9 What is the most important aspect of a good Landscape Design?

- a. Connection to bike paths and sidewalks
- b. Natural spaces for birds and bees
- c. Striking the right balance of planted area versus hardscape (concrete or paved areas)
- d. Connection to water

### 10 How do you create a space that encourages Social Interaction?

- a. By including cafes + restaurants in the development
- b. By creating a common central courtyard
- c. By including a public viewing area or lounge
- d. By including play structures or children's areas

### 1 What is the most important element that defines a successful shared "Public Space"?

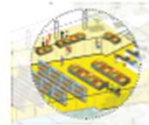
- a. Shade and trees
- b. Weather protection / Covered areas
- c. Connection to the natural landscape
- d. Provision of open space



Connection to the natural landscape is one of the key elements of the project. The entire project imagines a "fuzzy cell" eco-system which blurs the line between natural landscape and the built form.

### 2 What do you think drives the "Economic Viability" of a project?

- a. The diversity of services and amenities
- b. Complementary services
- c. Local shops and smaller scale services
- d. The appropriate density to support the services



A wide range of service spaces are envisioned for the project which could include a childcare facility, health care, and a market which connects onto the open plaza which also contains cafe spaces.

### 3 What mode of "Transportation" should be encouraged for this development?

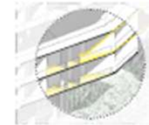
- a. Bicycles
- b. Pedestrians
- c. Cars / Car share
- d. Bus and public transportation



The close proximity to existing bus stop on Glenford Avenue allows the community to have direct access to all the services offered in this project.

### 4 What is the most important item in a truly "Environmentally Sensitive" project?

- a. Access to natural light and views
- b. Low energy design
- c. Reduced stormwater demand
- d. Incorporation of passive design principles



A low energy design house on a high performance envelope, and passive design strategies in order to provide high living standards and comfort with low energy consumption.

### 5 What defines a "Healthy" Building?

- a. Direct connections to the outdoors
- b. Natural materials
- c. Abundant natural daylight
- d. Alternative energy



An overall reduction in energy use will be achieved in the continuing stages of the project development with an overall goal to minimize energy use and the overall carbon footprint.

### 6 How do you design a building for the "Future"?

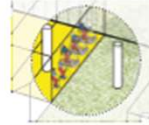
- a. Through flexible open layouts
- b. Through unit variety and including adaptable units
- c. Allowing for future connections to alternative sources
- d. Through emerging sustainable technologies



It is important when designing to plan for the future. This can be achieved by integrating sustainable technologies when it comes to integrating high efficiency strategies and systems.

### 7 What is the best way to design a Place for "All Ages and Incomes"?

- a. Incorporation of childcare or amenities for children
- b. Inclusion of health + wellness services
- c. Accessible spaces which cater to seniors
- d. By providing a variety of market and non-market housing



Health and wellness services are important when designing a place for all ages. By providing these facilities, we offer an inclusive community which responds to the entire cross section of users.

### 8 How do you create a successful "Community Gathering Space"?

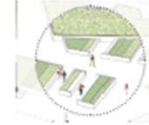
- a. By leaving open space for farmer's markets and public gatherings
- b. By providing a space where everyone feels safe and welcome
- c. By providing adequate seating and lighting
- d. Through shared common public space



Gathering spaces for the community are at the heart of our design. These universally accessible spaces are designed to ensure everyone feels safe and welcome and provide a new civic living room for the entire community.

### 9 What is the most important aspect of a good Landscape Design?

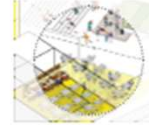
- a. Connection to bike paths and sidewalks
- b. Natural spaces for birds and bees
- c. Striking the right balance of planted area versus hardscape (concrete or paved areas)
- d. Connection to water



A successful balance of planted area and hardscape is achieved through a combination of natural planted landscape as well as community garden spaces within the paved public plaza.

### 10 How do you create a space that encourages "Social Interaction"?

- a. By including cafes + restaurants in the development
- b. By creating a common central courtyard
- c. By including a public viewing area or lounge
- d. By including play structures or children's areas



The inclusion of a potential market, restaurant and cafe encourage social interaction within the community. This is further augmented with the opportunity to hold farmer markets and events within the central spaces.

MIKE GERIC  
CONSTRUCTION

SHAPE  
Architecture INC.

\*Please fold the paper and put it in the survey box.

MIKE GERIC  
CONSTRUCTION

# SOCIAL / COMMUNITY VISION

Creating a New Community Gathering Space



Critical Mass and Economic Viability



Multi-generational Living



# ENERGY / SUSTAINABILITY VISION

Low Energy Buildings and the Environment



Maximizing Light, Air + Views



Stormwater Management + Water Recycling



# LANDSCAPE VISION

Healthy Spaces and Outdoor Connections



Shared Public Spaces



Integration of Landscape + the Built Form



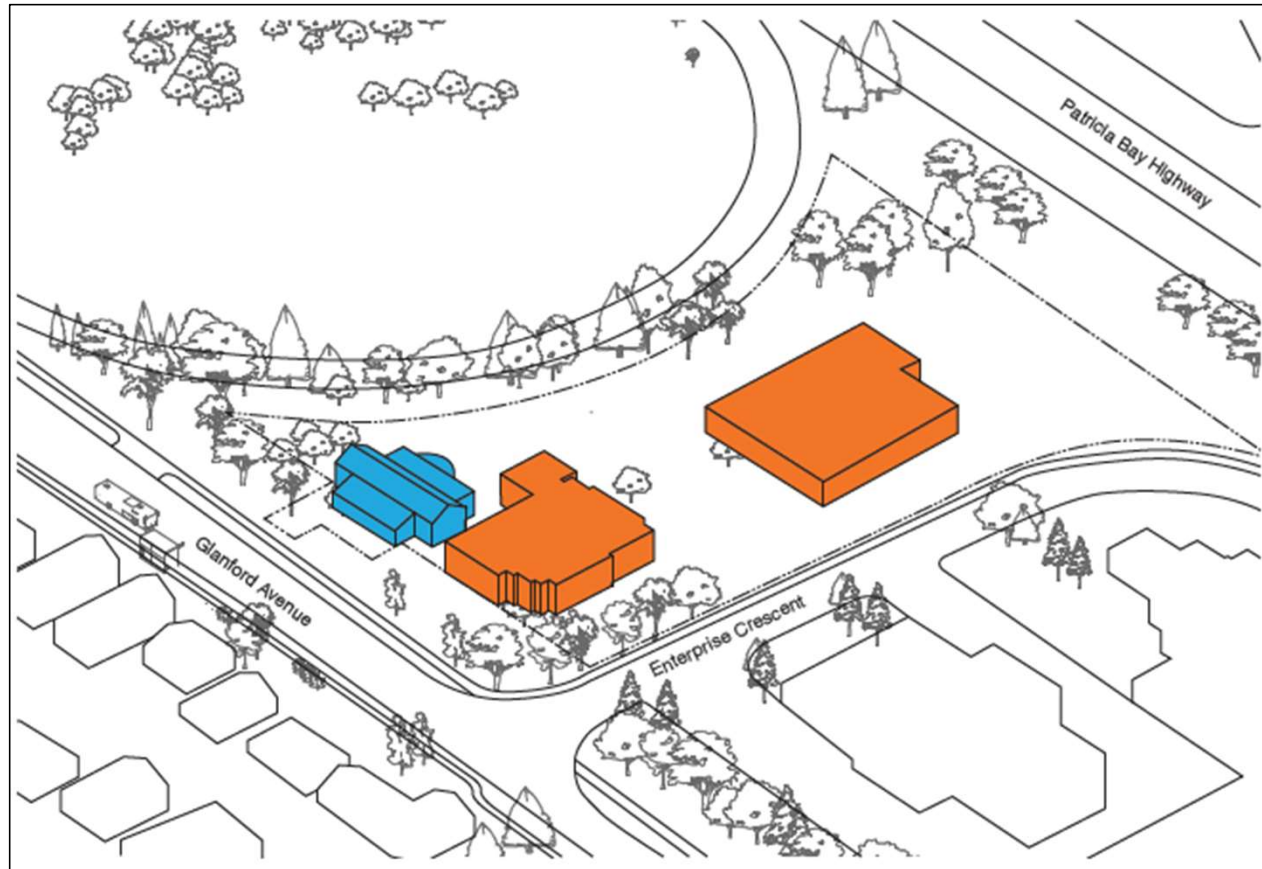
# SHARED VISION

- Creating vibrant/dynamic new social and community spaces
- 50% minimum of site back as usable public space
- Achieving sustainability through design
- Seemlessly merging landscape and architecture
- Provide a range of housing tenure
- Providing new barrier free route through the site
- Maintaining some of the light industrial character

# DEVELOPMENT SUMMARY

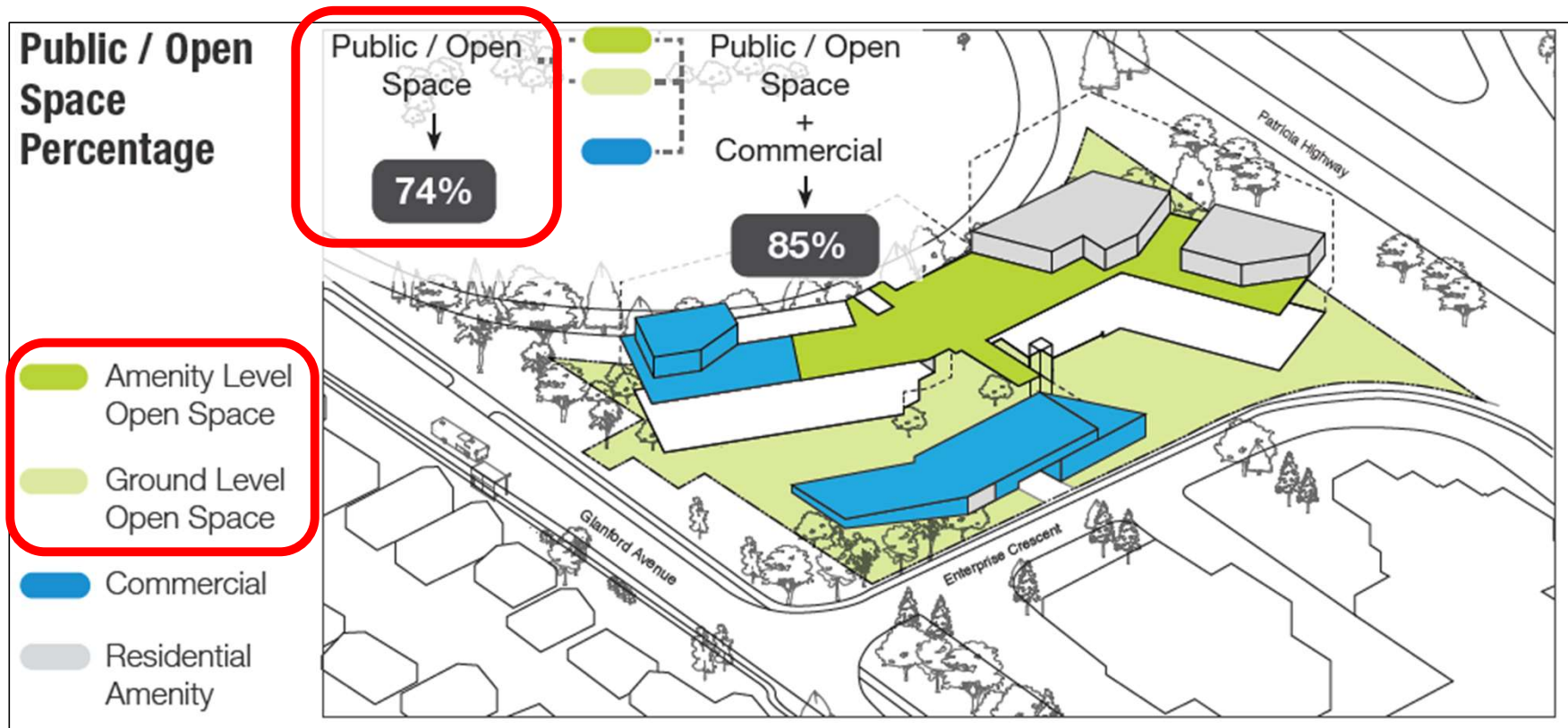


# EXISTING PROGRAM




- Light Industrial
- Commercial

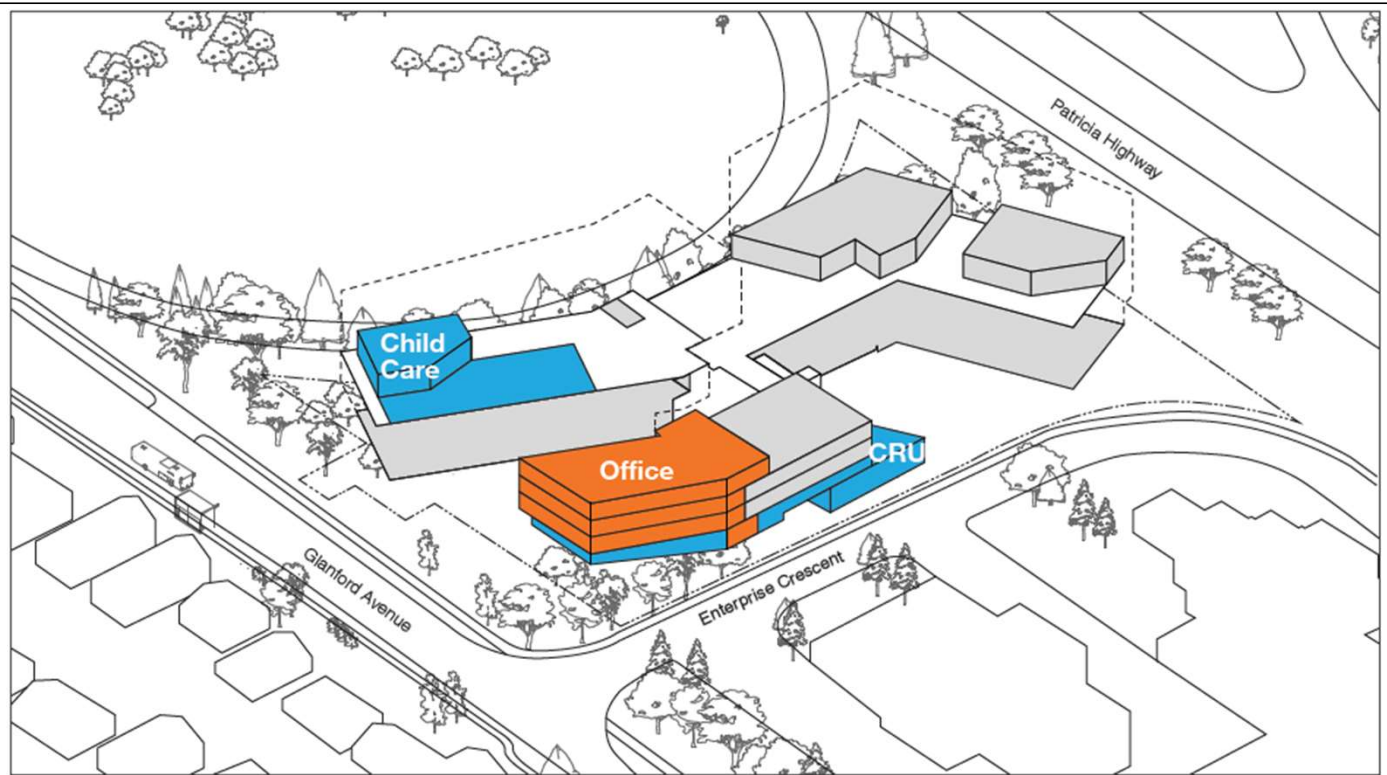
# PUBLIC / OPEN SPACE



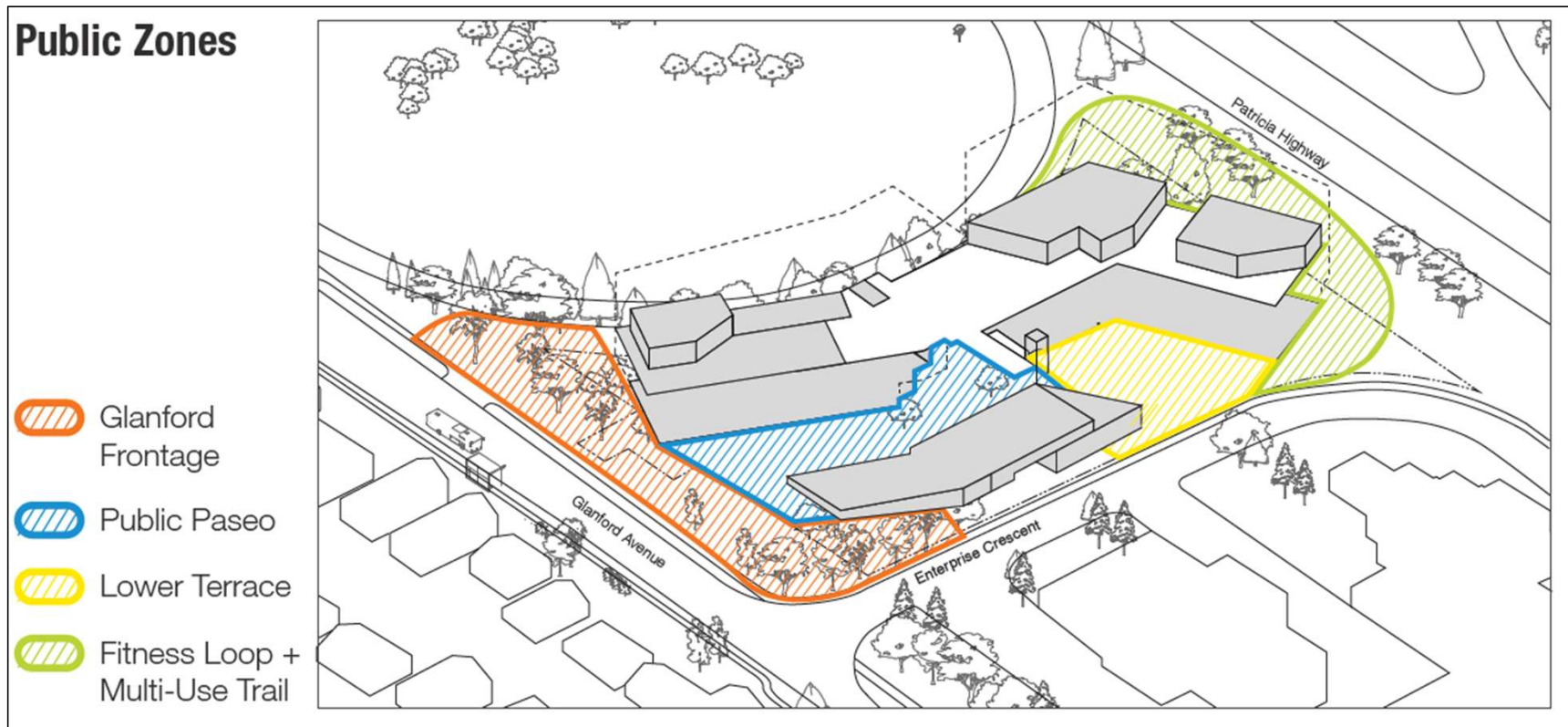
# COMMERCIAL /LIGHT INDUSTRIAL

## Commercial / Light Industrial Program

-  Light Industrial
-  Commercial



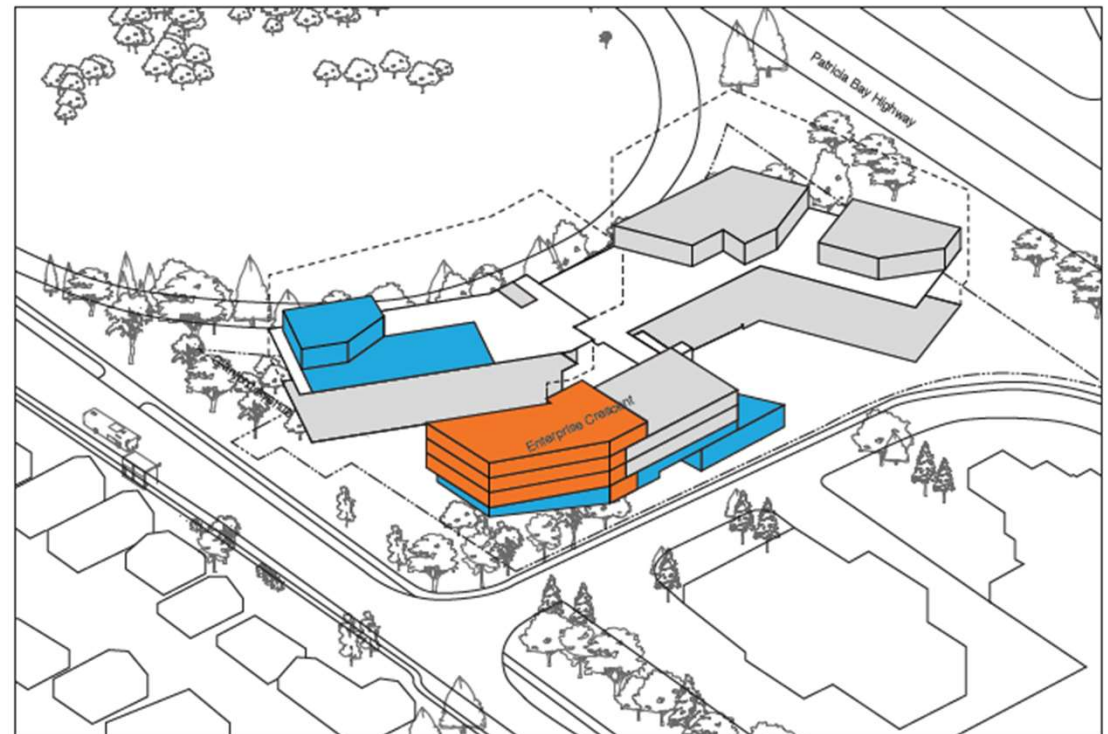
# PUBLIC ZONES



# PUBLIC PROGRAM AND BENEFITS



## Rental Breakdown

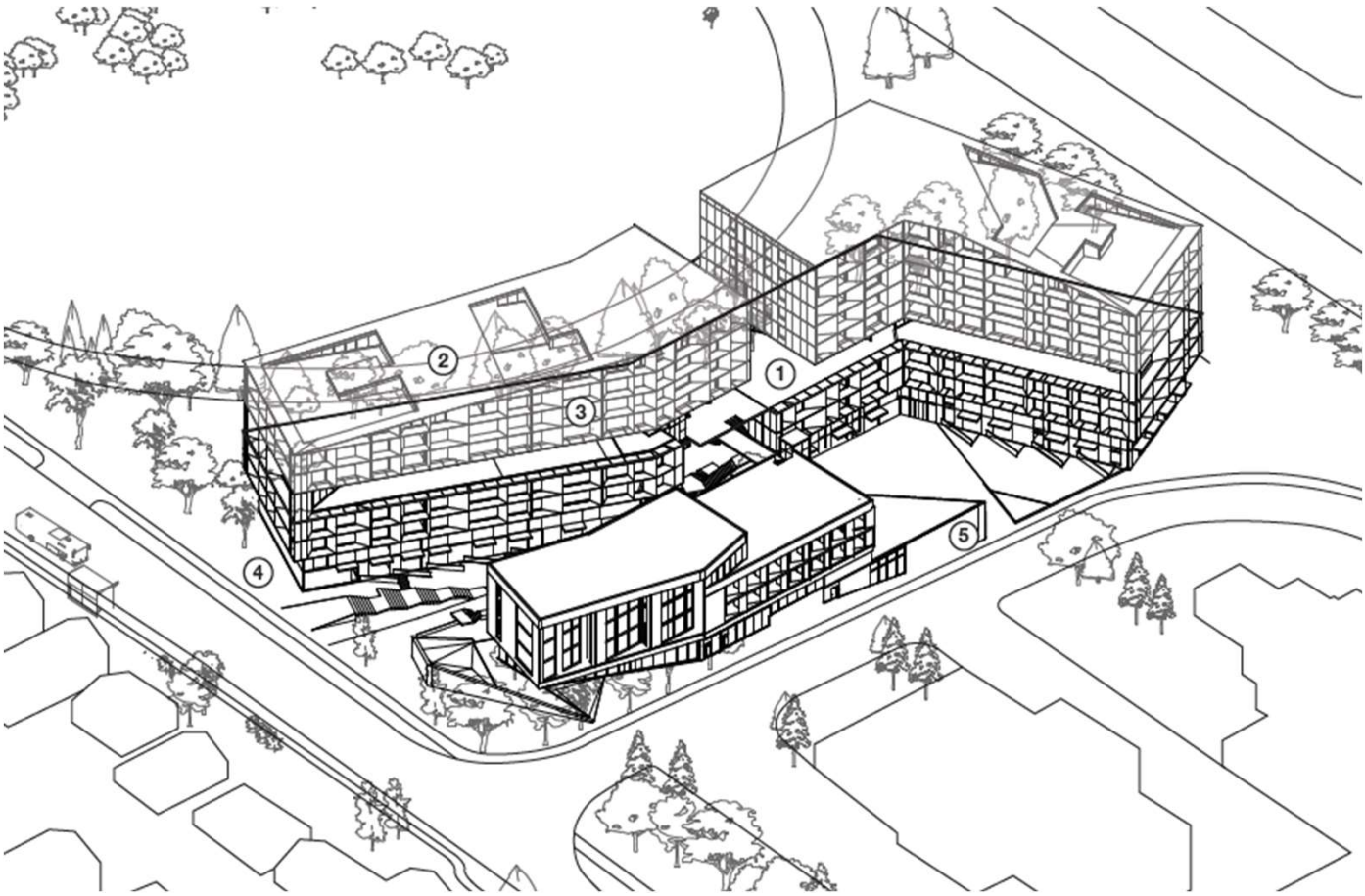


- Light Industrial / Office
- Commercial / Child Care
- Residential

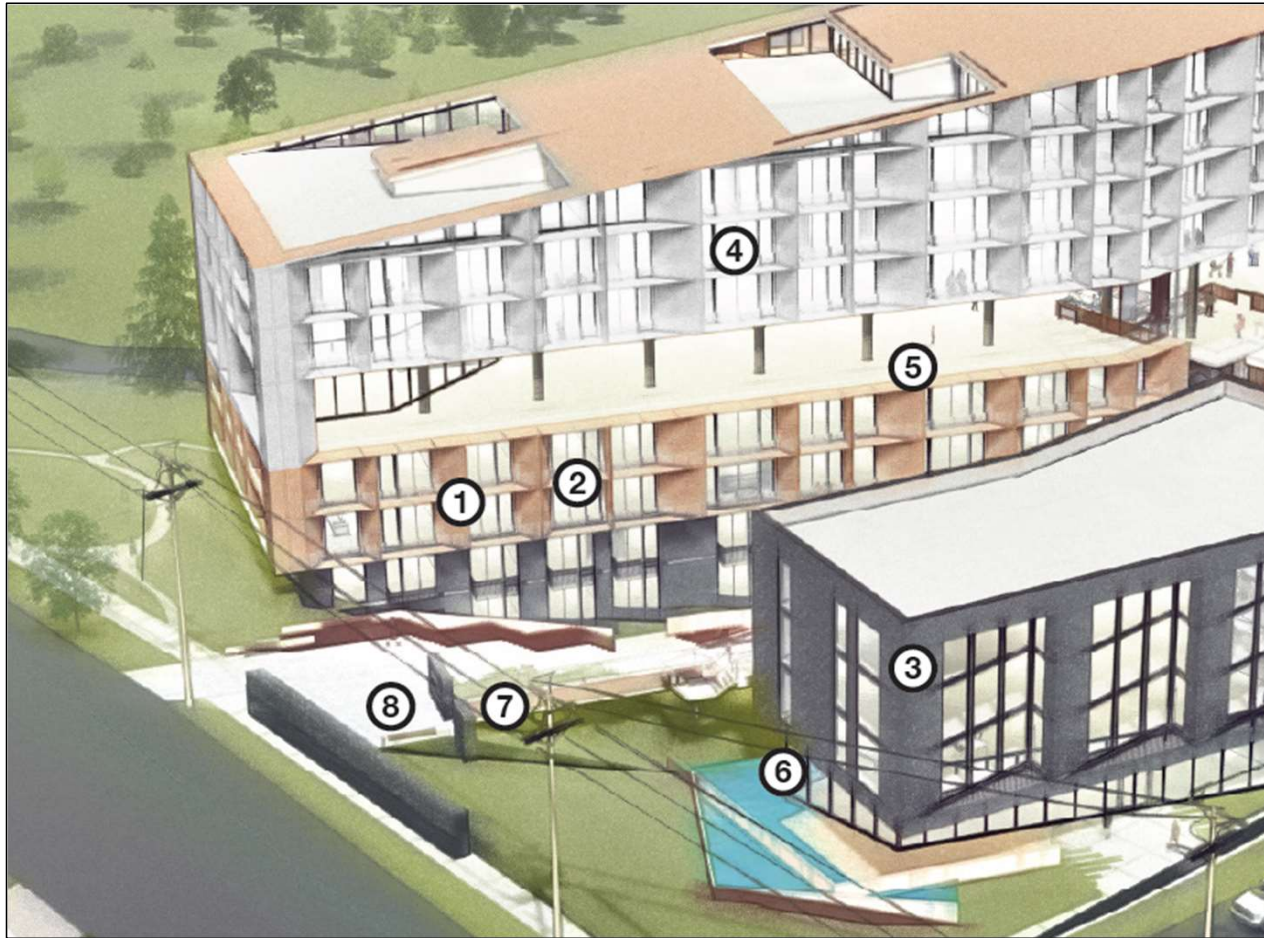
# DESIGN RATIONALE



# ARCHITECTURAL CHARACTER



# MATERIALITY



# MATERIALITY



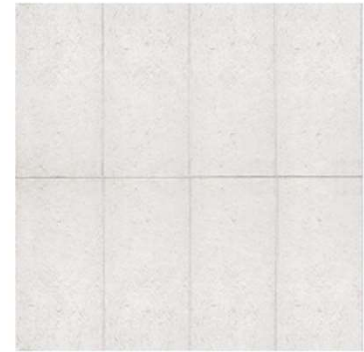
1. Steel Panels



2. Vinyl / Metal Windows



3. Stone Veneer



4. White Metal Cladding



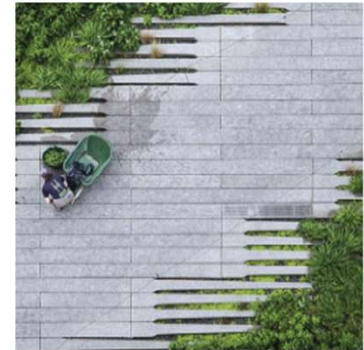
5. Glass Guardrail



6. Insulated Glazing System



7. Steel Retaining Wall



# TRANSPORTATION DEMAND MANAGEMENT

Land Use	Quantity	Rate	Spaces Required	Spaces Provided
Multi-family Residential	251 Units	1.2 spaces / unit	301	247
Visitor	251 Units	0.3 spaces / unit	75*	65
Light Industrial	1,034m <sup>2</sup>	1 space / 25 m <sup>2</sup> for first 1000 m <sup>2</sup> and 1 space / 30 m <sup>2</sup> thereafter	39	
Retail	973 m <sup>2</sup>	1 space / 14 m <sup>2</sup>	76*	
Child Care	214 m <sup>2</sup>	1 space / employee + 2 spaces	7	
Car Share				2
			<b>487*</b>	<b>314</b>

Shared Parking

Cycling End of Trip Facilities

Car Share x2 (EV)

# AUTOMATED PARKING



## Park and Smile

**Klaus Multiparking is one of the leading manufacturers of parking systems in the world for over 50 years.**

Headquarters in Germany and representatives in over 80 countries worldwide.



# AUTOMATED PARKING



# Community Amenity Contributions (CACs)



Recreation: Saanich Commonwealth Place - future program related upgrades



Environment: Colquitz Watershed protection initiatives within Royal Oak



Active Transportation: Viewmont Avenue Bike Improvements



Public Realm: Over 70% Public / Open Space



Housing Diversity: 15% below market rentals



Childcare: Zero rent to non-profit provider for minimum 10 years

View from SE corner of amenity deck level, looking west towards Glanford Ave.



View from Pat Bay Highway, heading south.



View from Pat Bay Highway,  
looking SW towards project site.



View of gateway plaza, looking  
east into project site. Glanford Ave  
is behind you.



View of grand staircase, looking east back towards Glanford Ave. The Public Paseo is behind you.



View of Public Paseo, looking west, as you continue into project site.



View of Lower Terrace, looking SW  
as you transition from Public  
Paseo behind you.



View from Lower Terrace, looking  
NW back towards the Public  
Paseo.



View of Lower Terrace,  
looking NW from  
Enterprise Cres.



View of commercial  
space along Enterprise  
Cres, looking west as you  
move towards Glanford  
Ave.



View of ground floor commercial space along Enterprise Cres. with light industrial and housing above, looking west as you move towards Glanford Ave.



View of Glanford Frontage, looking SE along Glanford Ave.



THANK YOU!



# STAY IN TOUCH

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