

May 22, 2020

Community Associations
University Heights, Saanich BC

Re: May 2020 Rezoning and Development Permit Update Summary

INTENT

To provide the affected Community Associations and interested parties with a brief summary of the significant changes between our last Open House in December 2019 and the May 2020 University Heights resubmission. This document is meant to be supplemental to the Final Proposal Summary Presentation on the University Heights information website at: www.universityheightsvictoria.com.

SUMMARY OF KEY CHANGES

Below is a high-level summary of the key changes that are included in the final University Heights rezoning and Development Permit submission redesign:

1. Consolidation of two three storey commercial buildings along Shelbourne Street into a single mixed-use six storey building;
2. Site circulation and transportation improvements including a new at-grade access on Shelbourne Street which will ensure better circulation and increased flexibility around the internal 'High Street';
3. Introducing an additional P2 parkade level, parking availability for both commercial and residential uses has been increased:
 - a. 396 Residential Stalls, or 0.64 stalls per dwelling unit, and;
 - b. 726 Commercial Stalls: 3.7 per 1,000 square feet of commercial space;
4. An increase in the total number of residential units to now total 618 dwelling units and an increase of affordable dwelling units to 62 (or 10% of all units); and
5. A decrease of 44,950 sqft from the total amount of commercial density. This reduction will result in an overall net reduction in the number of projected vehicle trips to and from the site resulting in reduced traffic;
6. Included as part of the increased residential density is additional residential amenity space such as shared kitchen, indoor/outdoor dining, indoor/outdoor entertainment lounges, study and co-working spaces, as well as a fitness centre;
7. An increased daycare area of up to 11,000 sqft;
8. An enhanced public realm and Cedar Hill Art Walk feature which will provide an impressive and connected pedestrian experience throughout the site for residents, visitors, and shoppers; and
9. Overall density reduction of approximately 800 sqft, essentially no change.

SITE COMPARISON

	<i>Topic</i>	<i>2019 Submission</i>	<i>2020 Resubmission</i>	<i>Comments</i>
1	Shelbourne Street building(s)	Two three storey commercial-only buildings.	One six storey mixed-use residential and commercial building.	The consolidation of the two previously proposed commercial buildings into this single mixed-use building is more consistent with that which was envisioned within the Shelbourne Valley Action Plan.
2	Shelbourne street pedestrian access enhancements	A grand staircase between the two commercial buildings.	The new landscaped Shelbourne Stair will include: dramatic wooden-clad beams which will celebrate University Heights introducing mass timber development to the District of Saanich; separated stairs, ramps, and walkways providing safe access; access to a public elevator to provide an additional level of accessibility; a commemorative World War I plaque in collaboration with the Memorial Avenue Committee.	A strong horizontal design element defines the commercial second floor which will be home to a daycare and office-oriented users such as medical professionals. The podium will be landscaped with trees adding a vertical element to the landscape design, enhancing the urban tree canopy to help achieve the District's objectives within the Climate Action Plan.
3	Vehicle access improvements and High Street circulation enhancements	<ol style="list-style-type: none"> 1. Shelbourne south driveway only accessed the parkade. 2. An internal 'High Street' with only one direct connection through the site. 	<ol style="list-style-type: none"> 1. Shelbourne south driveway retains the existing driveway configuration servicing both the underground parkade and the above ground High Street and Home Depot retail level. 2. The internal 'High Street' now has two connections. 	Adjacent the pedestrian gateway is the Shelbourne access driveway, maintained and upgraded in its current location, providing vehicle access to both the High Street retail level as well as to the underground parkade. This access and onsite vehicle circulation design now provides for the ability of University Heights to close a portion of the 'High Street' for public/pedestrian events without compromising

				vehicle access and circulation throughout the rest of the site.
4	McKenzie Avenue streetscape and site access improvements	<ol style="list-style-type: none"> 1. The 2019 application introduced the pedestrian breezeway to access the site from the McKenzie Avenue bus bays. 2. The 2019 submission also introduced a retail streetscape fronting McKenzie. 	<ol style="list-style-type: none"> 1. The 2020 resubmission will maintain the covered pedestrian breezeway between the building on McKenzie Avenue. 2. The 2020 resubmission also maintains the vibrant and active commercial streetscape along McKenzie Avenue. 	Site circulation improvements and an active streetscape along McKenzie will animate University Heights' interaction with the public realm.
5	Cedar Hill Road	<ol style="list-style-type: none"> 1. The residential buildings along Cedar Hill Road had been significantly recessed from the Road. 2. An art walk was introduced as a means to provide a lively, dynamic public realm along Cedar Hill. 	<ol style="list-style-type: none"> 1. The updated submission maintains the same significant step-back from Cedar Hill Road. 2. The art walk has been enhanced with larger "gallery" space. 	The Cedar Hill Road Art Walk has been enhanced to include a series of interactive dynamic and individually curated sidewalk art galleries with seating areas for residents and neighbours to interact.
6	Public courtyard and park	The public courtyard and park were introduced in the 2019 application. This amenity space included some seating and a dog walk.	The 2020 University Heights resubmission includes more detail for the public courtyard including: a "bird nest" style playground, a fenced dog park, vehicle drop off and food truck parking area, and public seating spaces.	The design of the courtyard is vehicle tolerant, not dominant, as the paver stone shared spaces allow for vehicle circulation to facilitate pick-up and drop-off activity, at the same ensuring traffic is calmed to respect the pedestrian realm.
7	Residential density	<p>The 2019 University Heights application included a total of 528 residential units. The breakdown of this included:</p> <ul style="list-style-type: none"> • 103 micro homes • 120 studio homes • 210 one-bedroom homes • 85 two-bedroom homes • 10 three-bedroom homes 	<p>The 2020 University Heights application includes a total of 618 residential units. The breakdown of these units includes:</p> <ul style="list-style-type: none"> • 181 micro homes • 111 studio homes • 227 one-bedroom homes • 89 two-bedroom homes • 10 three-bedroom homes 	The Shelbourne Avenue building redesign has resulted in the addition of 90 residential dwelling units. The overall density of development across the University Heights centre has not changed due to the net reduction of commercial square footage.

		• 52 affordable homes	• 62 affordable homes	
8	Commercial density	<p>The 2019 University Heights application included a total of 249,561 commercial square feet.</p> <ol style="list-style-type: none"> 1. The existing Home Depot site is comprised of 84,159 sqft; and 2. The new commercial is comprised of 165,402 sqft. 	<p>The 2020 University Heights application includes a total of 196,821 commercial square feet.</p> <ol style="list-style-type: none"> 1. The existing Home Depot site remains unchanged; and 2. The new commercial is now comprised of 112,662 sqft. 	<p>The net decrease of 44,950 sqft commercial square footage has been reduced from the upper floors of the previously proposed Shelbourne Avenue commercial buildings. The new mixed-use Shelbourne Avenue building reduces commercial square footage to the first and second floor. This proposal still includes a significant daycare amenity with associated outdoor play area.</p>
9	Increase in overall commercial and residential parking ratios	<ol style="list-style-type: none"> 1. 272 total residential parking stalls (.51 per home) 2. 709 total commercial parking stalls (2.8 per 1,000 square feet) 3. 627 secured bike parking stalls: <ul style="list-style-type: none"> 561 residential 46 commercial 	<ol style="list-style-type: none"> 1. 396 total residential parking stalls (.64 per home) 2. 726 total commercial parking stalls (3.7 per 1,000 square feet) 3. 697 secured bike parking stalls: <ul style="list-style-type: none"> 621 residential 58 commercial 	<p>The combination of the redesigned underground parkade through the addition of a new P2 parkade level, as well as the reduction of commercial square footage has resulted in increased vehicle and bicycle parking facilities and ratios. The decrease of commercial square footage has also resulted in a net decrease in vehicle trips to and from the University Heights development.</p>

CLOSING

Wesbild and our University Heights redevelopment team is pleased to present the updated University Height resubmission. Over the past two years, we have diligently listened to the various perspectives and feedback from our neighbours, the Community Associations, our tenants and other interested perspectives in the community. This redesign provides the following benefits:

1. An improved, green design which further animates Shelbourne Avenue and better aligns our proposal with the Shelbourne Valley Action Plan;
2. Maintain the existing south Selbourne driveway access that will maintain site circulation while providing a reimagined, safe and pedestrian-only event option for the proposed internal 'High Street.'
3. The introduction of the District of Saanich's first ever cross laminated timber development components. This helps align the District of Saanich's local and regional employment and climate action objectives.

4. A redesign with an improved pedestrian realm throughout the centre:
 - a. Large, protected sidewalks;
 - b. A commercial 'High Street' with the option for closure for special events such as farmers markets, performances, community gatherings, and car shows; and
 - c. Increase in the number of trees and greenery throughout the site to improve resident and shopper experiences and better align the resubmission with the District of Saanich's Climate Action Plan targets.
5. Maintaining key McKenzie Avenue and Cedar Hill Road streetscape and building design elements which ensures multiple, safe accesses to and from the University Heights centre.
6. Enhancing the public courtyard and Cedar Hill Art Walk to ensure current and future neighbours and shoppers can enjoy a meaningful and engaging outdoor experience. This includes:
 - a. An Art Walk with local artwork and design;
 - b. Multiple seating opportunities along Cedar Hill Road and throughout the interior of the site;
 - c. The fun new 'Bird Nest' children's play structure;
 - d. The District of Saanich's first designated dog park; and
 - e. A clear and protected East-West pedestrian connector to provide mid-block public access from Shelbourne Avenue to Cedar Hill Road.
7. Reduced commercial square footage and increased residential units. This has resulted in:
 - a. An increase in affordable housing units;
 - b. An overall net increase in both commercial and residential vehicle and bicycle parking stalls and ratios;
 - c. A net decrease in the overall projected vehicle trips to and from the Centre; and
 - d. No material change in overall project design density.

Thank you for your ongoing input and consideration and we appreciate your feedback on this final University Heights resubmission.

Sincerely,



Bentley Harris
Director, Development

on behalf of the University Heights Development Team

www.universityheightsvictoria.com