

3405 SHELBOURNE STREET
1647 McRAE AVENUE

*Camosun Community Association
Meeting February 19th, 2020*



PROJECT TEAM

Abstract Developments has assembled a highly-qualified award-winning project team.



Abstract Developments | Property Owner and Developer

Established in 1999, Abstract Developments has become well known for the design and construction of multi-family and mixed-use developments throughout Greater Victoria. As the city's most award-winning developer, Abstract has completed more than 370 single and multi-family homes to date, and currently has another 600 in development. Led by Founder and Chief Executive Officer, Mike Miller, the company's focus is on creating innovative, thoughtful and community-minded developments that enhance how people live.



WA Architects | Architect

In their 40+ years of building long-standing relationships with developers and construction professionals throughout Vancouver, Victoria, and Western Canada, they have created connections and built a reputation for excellence. WA Architects believe good relationships are the foundation of great design. They go beyond designing buildings and shaping landscapes.

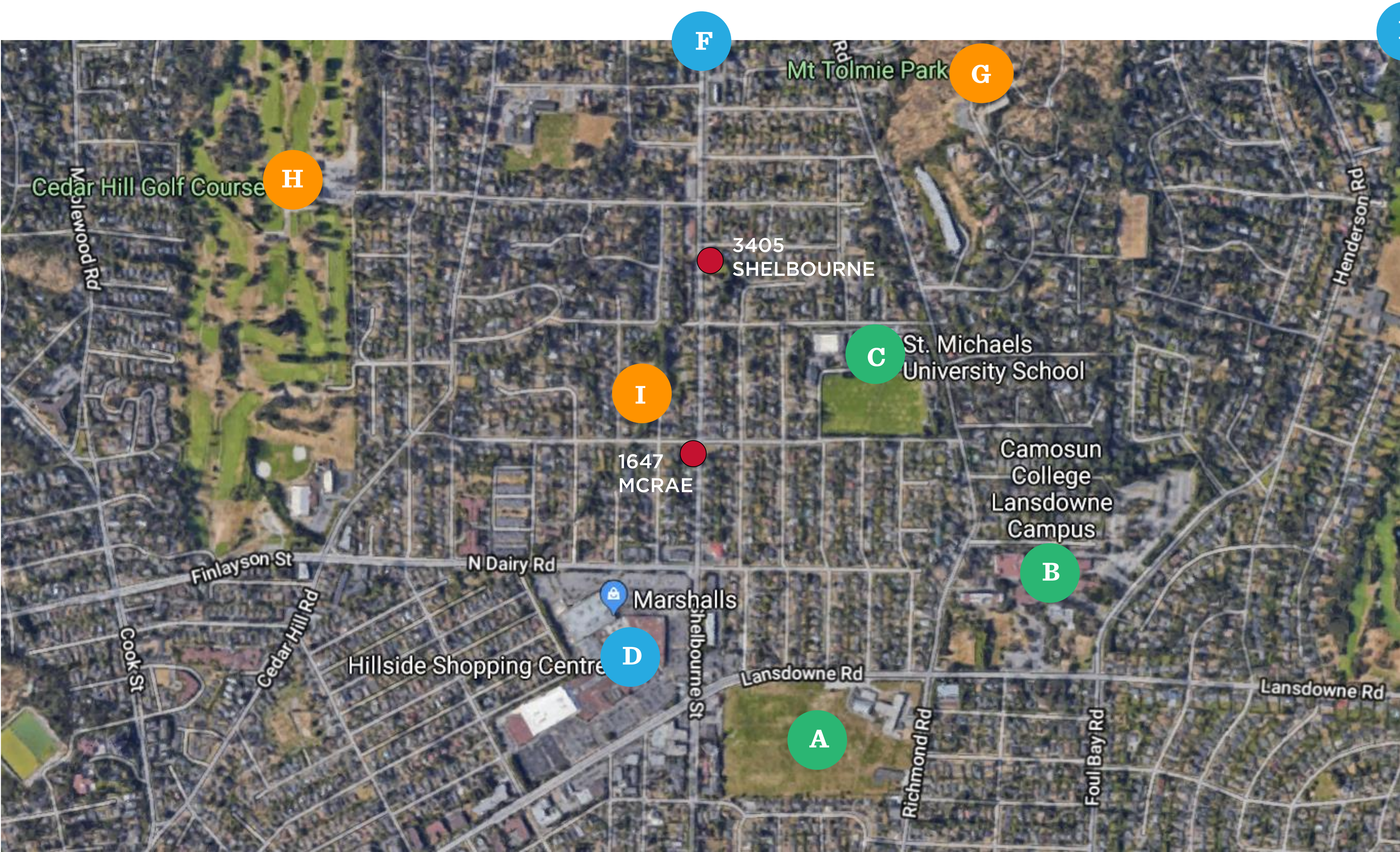


Biophilia Collective | Landscape Design

The Biophilia team is focused on bringing nature into peoples' lives in all environments. We believe that nature and specifically plants, natural light and fresh air make humans happier. It is with this belief that we begin our design process, creating spaces that connect people with nature and enabling them to heal and thrive.

CONTEXT MAP

Minutes by foot, bike, or transit from shopping, services, parks and schools, both site offer close access to amenities and employment opportunities, supporting a compact and complete community.

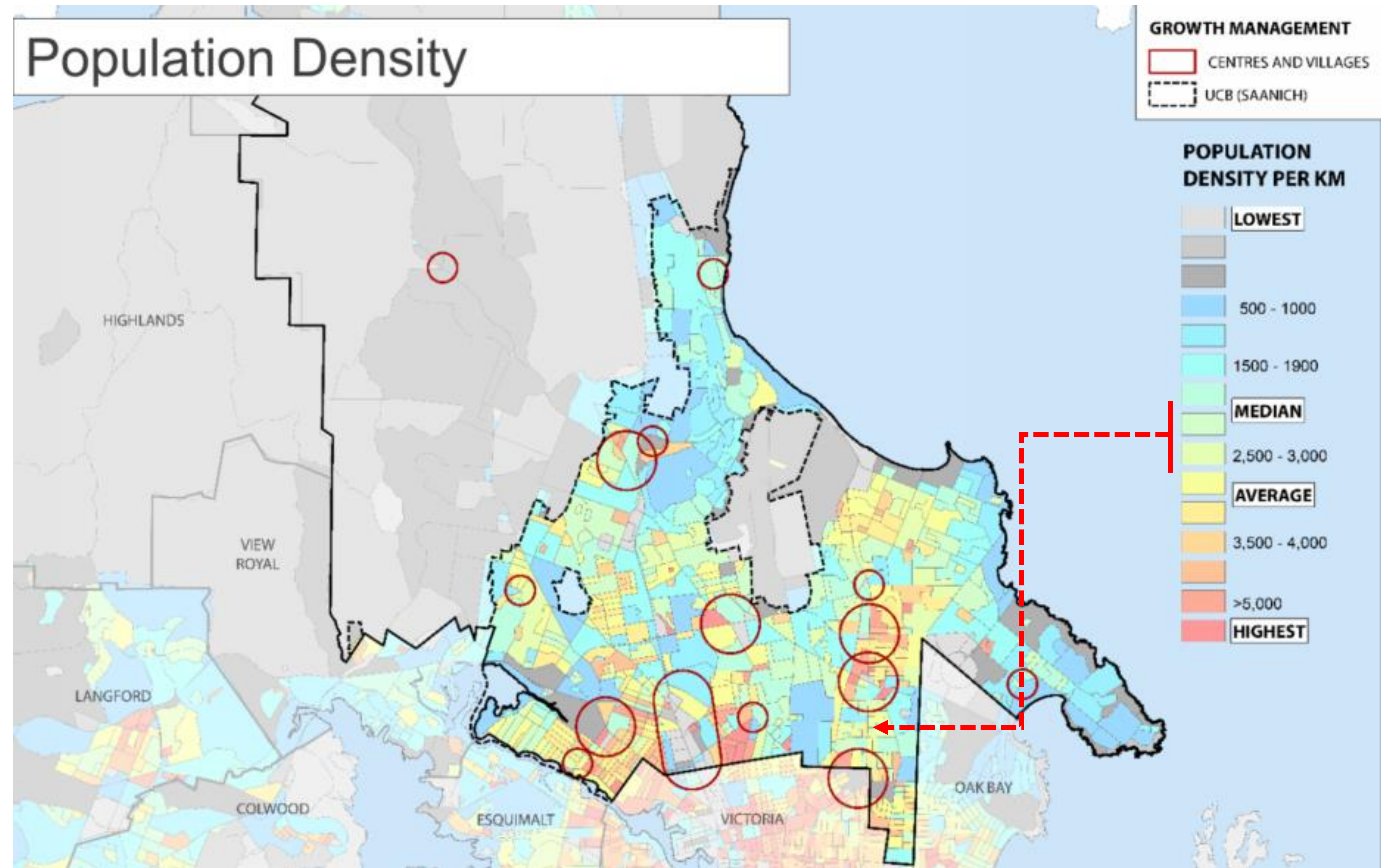


- A École Intermédiaire Middle School
- B Camosun College
- C St Michaels University School
- D Hillside Shopping Centre
- E University of Victoria (Beyond Map)
- F University Heights Mall (Beyond Map)
- G Mt Tolmie Park
- H Cedar Hill Golf Course
- I Browning Park

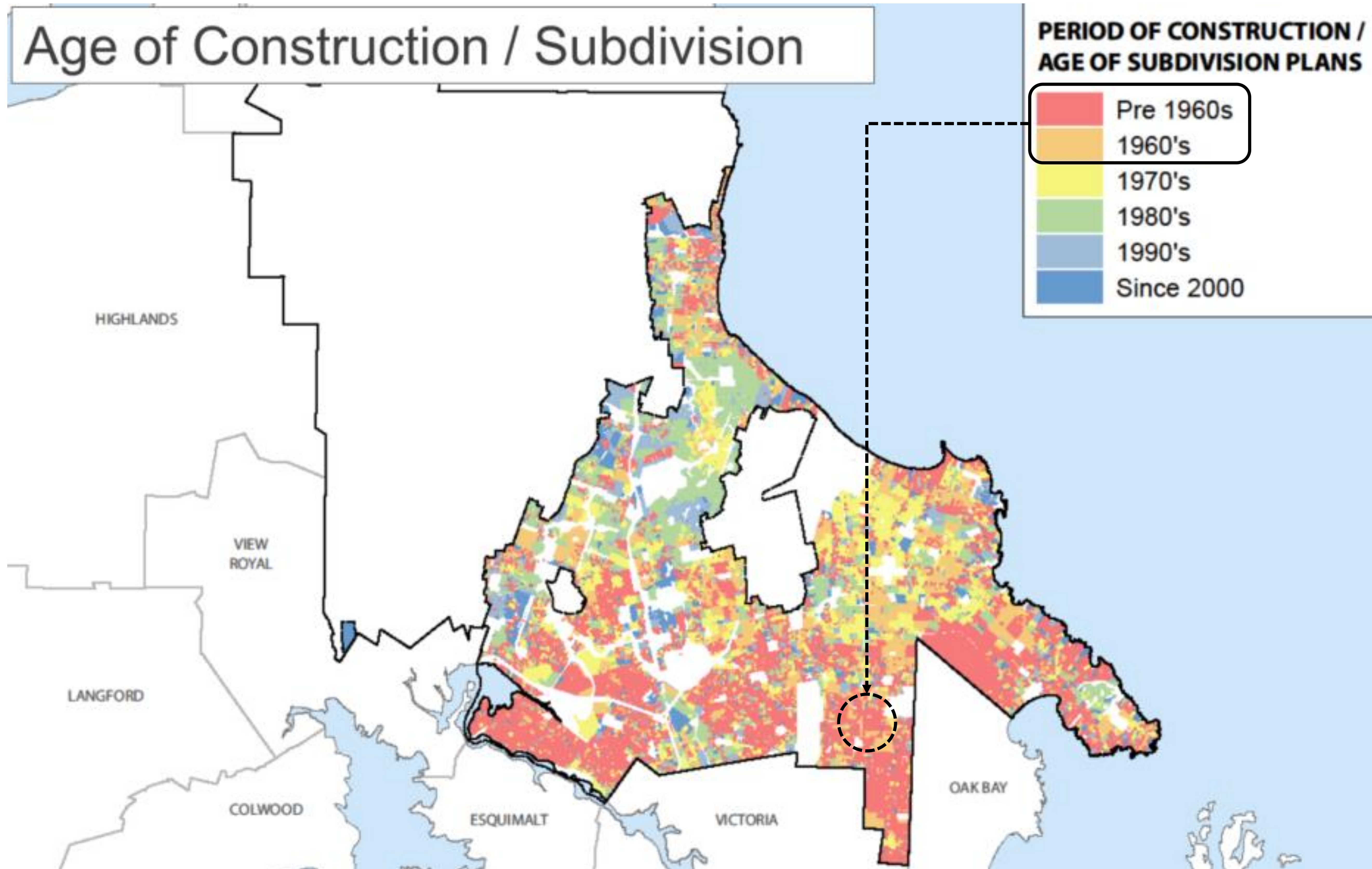
OFFICIAL COMMUNITY PLAN (OCP)

Both Sites are Identified as:
Land Use Designation: Neighbourhood

- The OCP is the principal legislative tool for guiding future growth and change in Saanich.
- The current OCP was adopted in 2008.
- Major reviews are normally undertaken every 10 years or so to remain relevant.
- The current OCP is now 12 years old.
- Generally, Saanich neighbourhoods are low density and composed predominantly of single-family housing.
- OCP calls for a broader range of housing forms in neighbourhoods to ensure residents have access to more affordable housing.

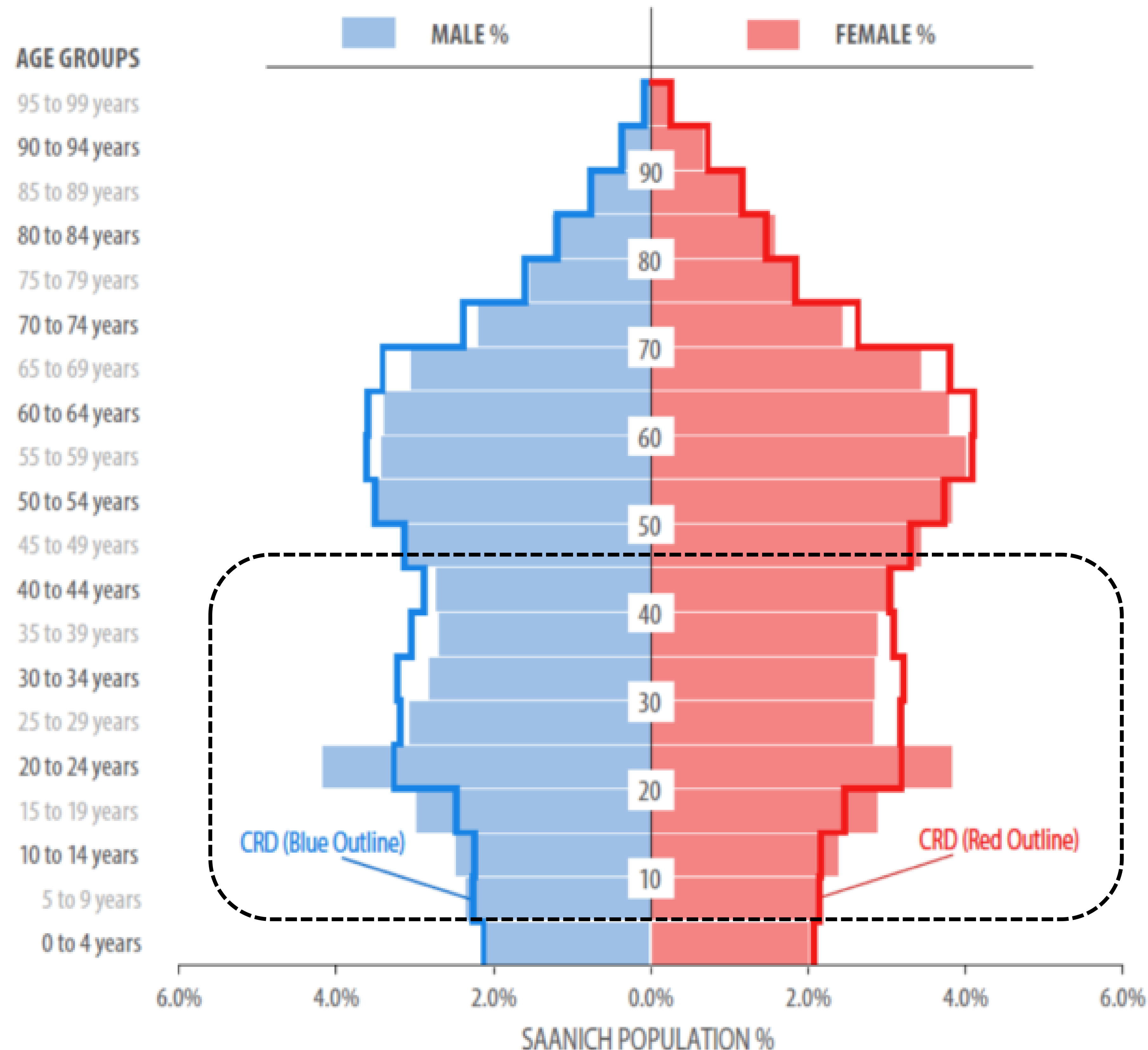


OFFICIAL COMMUNITY PLAN (OCP)



- The majority of building stock in the Valley is identified as 1960's and older.
- Single-family homes are no longer a sustainable or financially viable option for many young families.
- OCP supports Neighbourhood "Centres" to have a variety of housing forms, including Mid-Rise Residential up to 8 storeys.
- A broader range of new housing helps ensure residents have access to housing and allow residents to age within their existing neighbourhoods rather than move away.

OFFICIAL COMMUNITY PLAN (OCP)

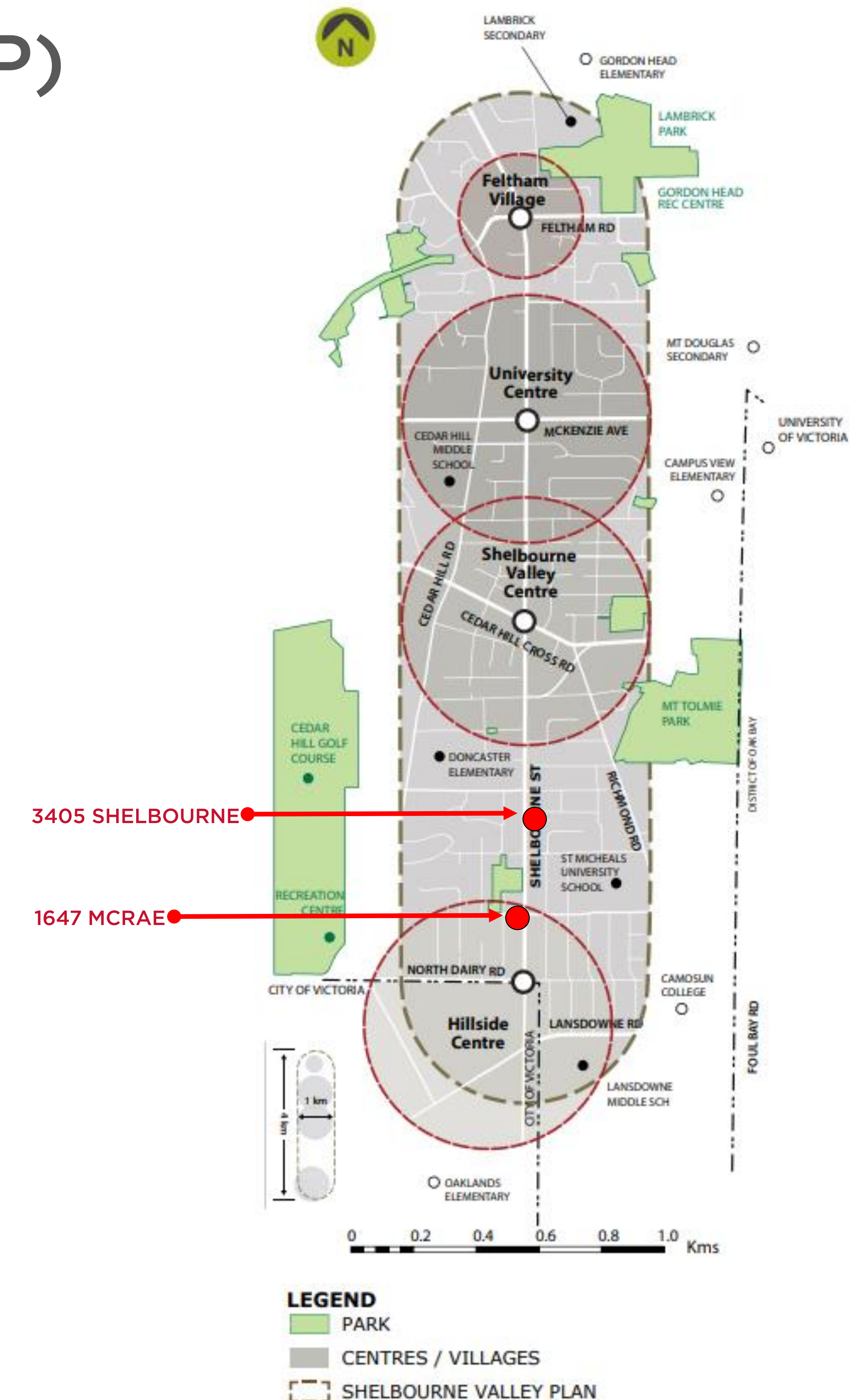


- Saanich has a high population in the range of 15-19 years and 20-24 years.
- There is a sharp difference between 20-24 years and 25 - 44 years, suggesting young people are leaving following University.
- Saanich is below the CRD averages for people in their late 20's, 30's and early 40's.
- The OCP calls for **“the provision of a range of housing types that can accommodate people of different ages, incomes, family structures, and physical and social needs”** in order to create and maintain a **“healthy, inclusive and sustainable community.”**
- The majority of growth is identified to occur in the Centres and Villages with residential infill occurring in neighbourhoods. The OCP indicates that it is important to **“recognize new approaches and styles can enhance neighbourhood vitality.”**

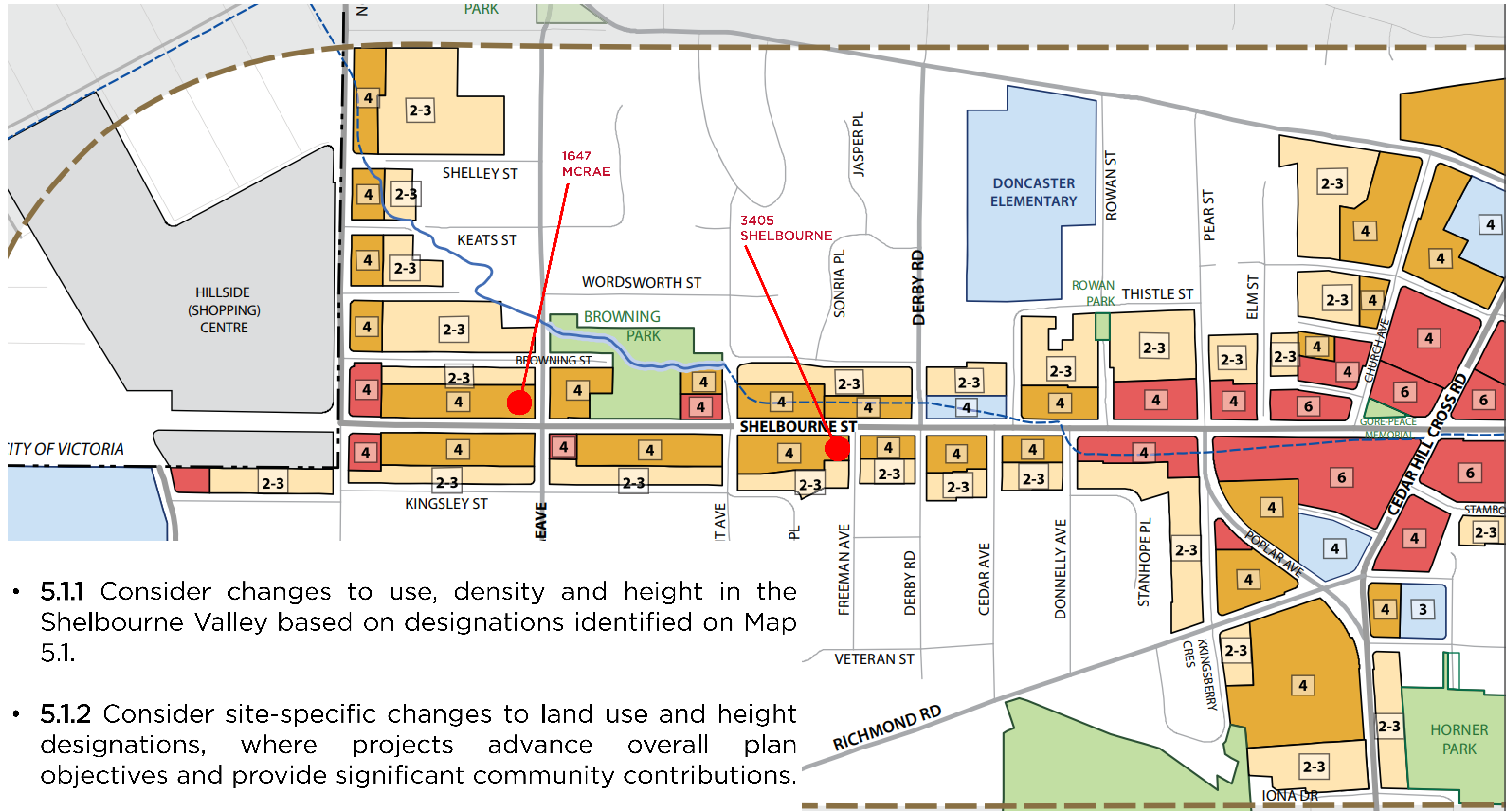
SHELBOURNE VALLEY ACTION PLAN (SVAP)

3405 Shelbourne and 1647 McRae are located along the Shelbourne Street corridor that connects Shelbourne Valley Centre and Hillside Centre

- The SVAP is about identifying tangible actions that materially implement the goals of the OCP and create a comprehensive 30-year vision for the Shelbourne Valley. These enhancements seek to “**fundamentally change the character of the Valley to create vibrant and livable Centres and Villages**” with balanced mobility networks for all ages and abilities.
- 3405 Shelbourne falls between the Neighbourhood “Shelbourne Valley Centre” and the Major “Hillside Centre” and is a mix of condo and townhome housing.
- 1647 McRae falls directly within the Major “Hillside Centre” and offers condos with a small, local serving commercial component.
- Increased density and land use intensification is appropriate and supported by the SVAP along the major Shelbourne Corridor.



SHELBOURNE VALLEY ACTION PLAN (SVAP)



- **5.1.1** Consider changes to use, density and height in the Shelbourne Valley based on designations identified on Map 5.1.
- **5.1.2** Consider site-specific changes to land use and height designations, where projects advance overall plan objectives and provide significant community contributions.

OUR PROPOSALS

Supporting Plan Objectives and Community Contributions

- Advancing the SVAP objectives through land dedications to allow for new bike lanes, sidewalks, and tree-lined boulevards;
- Providing a mix of housing in the form of studios, 1 bed units, 2 bed units, Family-Oriented Garden Suites, and 3 bed Family-Sized Townhomes
- Proposing a Modo Car Share at both sites to further enhance residents' transportation options;
- Proposing all underground parking allowing for enhanced landscaping (*Staff suggested addition*);
- On-Site play areas (*staff suggested addition*);
- On-Site Affordable Housing – we are proposing 5% of the new housing at 10% below their fair market value. Between these two proposals, that is 11 affordable residential units;
- Providing a small local café space (*CCA suggested addition*);
- Proposing a plaza space to place an interpretive sign and street furniture as part of the *Shelbourne Street of Unfinished Dreams* initiative (*staff suggested addition*)



3405 SHELBOURNE - SITE PLAN

Project Statistics

- **PROPOSED ZONING:**
Comprehensive, Site-Specific Zone
- **SITE AREA:**
 - 3004.20 m²
- **GROSS BUILDING AREA:**
 - 7098.07 m²
- **BUILDING FOOTPRINT:**
 - Condo - 1024.1m²
 - TH - 364.4m²
- **UNIT MIX:**
 - 100 condo units - mix of Studio, 1 Bed & 2 Bed Units
 - 6 three-bed Family-Oriented townhomes
- **TOTAL UNITS COUNT:**
 - 106 Units
- **HEIGHT:**
 - Condo - 6 Stories, Wood Frame
 - TH - 3 Stories, Wood Frame
- **PROPOSED PARKING:**
 - 2-levels of UG parkade accessed off Freeman Street
 - 86 Resident Stalls
 - 5 Visitor Stalls
 - 9 TH parking Stalls in private garages
 - 1 Modo Car Share on Surface
 - TOTAL STALLS = 101 stalls
 - PARKING RATIO = 0.92
- **PROPOSED BIKE PARKING:**
 - 1 Per Condo Unit = 100
 - 2 per TH = 12
 - Entrance = 6 condo, 6 TH
 - Total = 124 Stalls



3405 SHELBOURNE - LANDSCAPE PLAN

COURTYARD
RESIDENTIAL PARK + PLAY GROUND



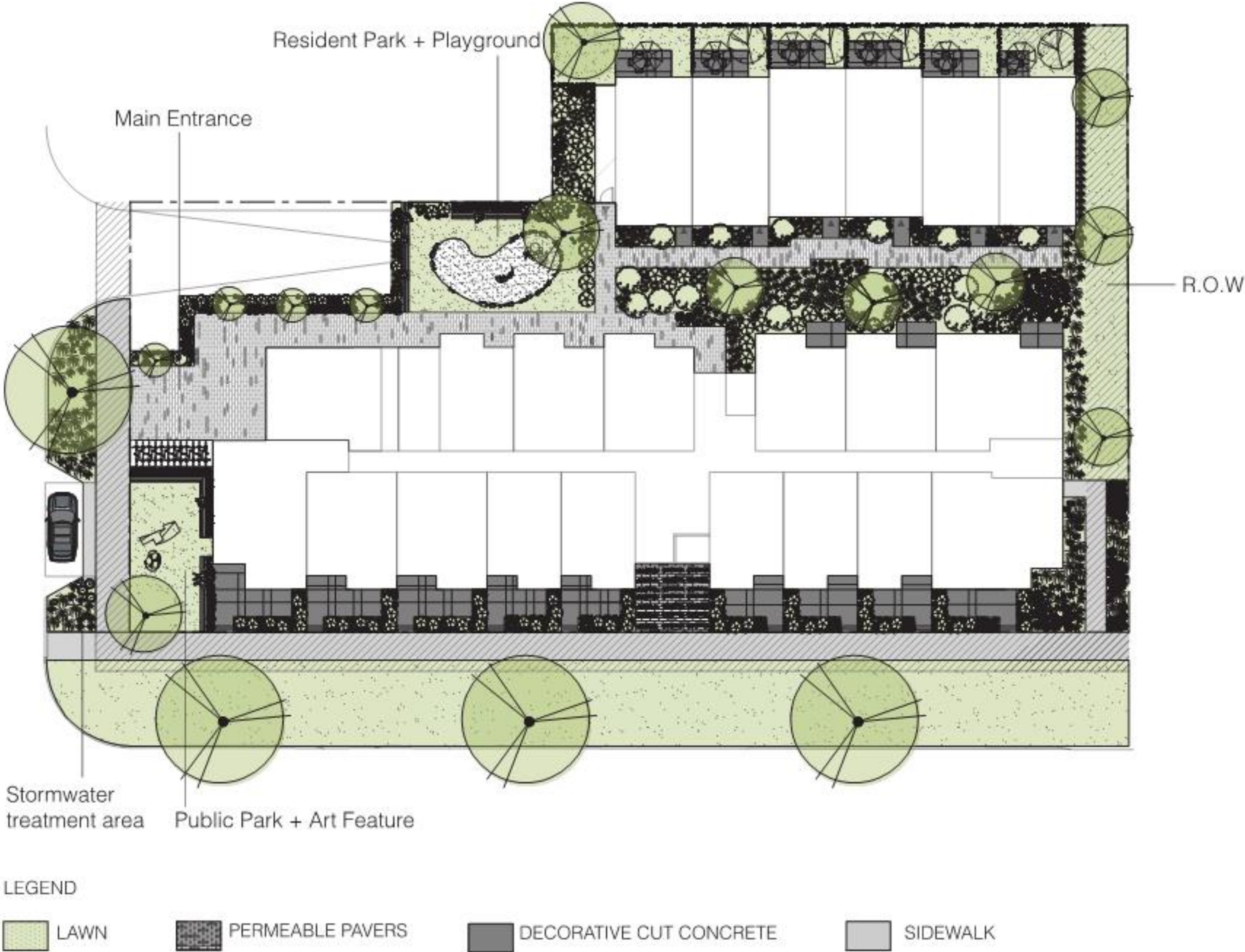
COURTYARD



PRIVATE GARDEN



RESIDENT PARK + PLAY GROUND



3405 SHELBOURNE - ELEVATIONS



West Elevation - Shelbourne

North Elevation - Freeman



3405 SHELBOURNE – RENDERINGS



3405 SHELBOURNE – RENDERINGS



100

- **PROPOSED ZONING:**
Comprehensive, Site-Specific Zone
- **SITE AREA:**
 - 2217.04 m²
- **GROSS BUILDING AREA:**
 - 6200.30 m²
- **BUILDING FOOTPRINT:**
 - Condo – 1013 m²
- **UNIT MIX:**
 - 86 condo units - mix of Studio, 1 Bed, 2 Bed Units, & 3-bed Family-Oriented Garden Suites
- **TOTAL UNITS COUNT:**
 - 86 Units
- **HEIGHT:**
 - Condo - 6 Stories, Wood Frame
- **PROPOSED PARKING:**
 - 2-levels of UG parkade accessed off McRae Street
 - 77 Resident Stalls
 - 4 Visitor Stalls
 - 1 Modo Car Share on Surface
 - TOTAL STALLS = 82 stalls
 - PARKING RATIO = 0.95
- **PROPOSED BIKE PARKING:**
 - 1 Per Condo Unit = 86
 - Entrance = 6 condo
 - Total = 92 Stalls



3405 SHELBOURNE - LANDSCAPE PLAN

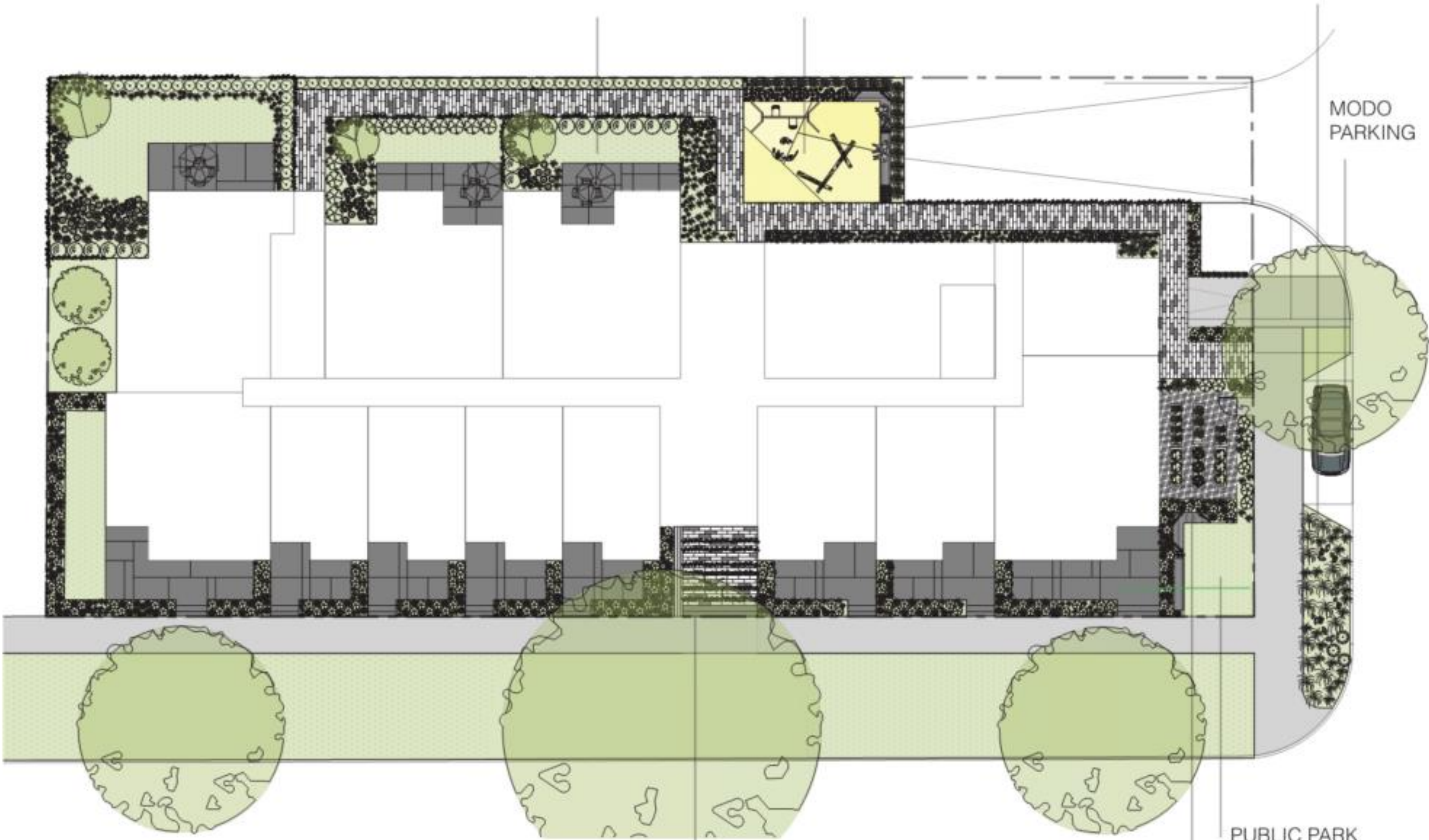
Landscape Plan

PRIVATE GARDEN

PARK & PLAYGROUND FOR RESIDENTS

STORMWATER TREATMENT

MODO PARKING



LEGEND

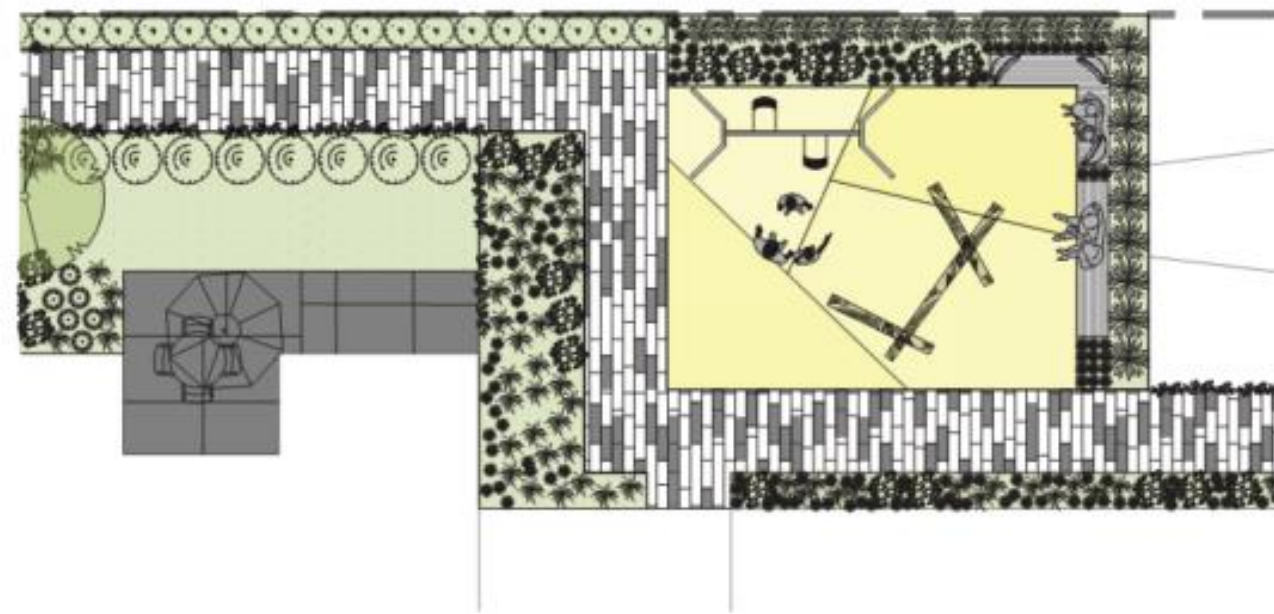
LAWN

PERMEABLE PAVERS

DECORATIVE CUT CONCRETE

SIDEWALK

RESIDENTS PARK + PLAYGROUND
PRIVATE GARDEN SPACE



PRIVATE GARDEN SPACE



PARK + PLAYGROUND



3405 SHELBOURNE - ELEVATIONS

East Elevation - Shelbourne



North Elevation - McRae



South Elevation



1647 McRAE - RENDERING





Thank you for coming.

