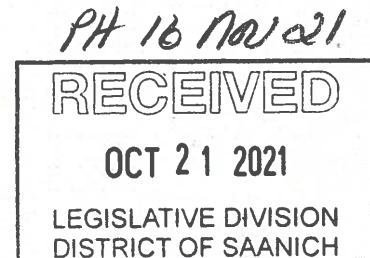




The Corporation of the District of Saanich

## Supplemental Report 3

**To:** Mayor and Council  
**From:** Sharon Hvozanski, Director of Planning  
**Date:** October 20, 2021  
**Subject:** Rezoning and Development Permit Amendment Application  
File: REZ00605; DPA00931; DPA00959 • 3956 Shelbourne Street



### BACKGROUND

The proposed Rezoning and Development Permit Amendment applications for the University Heights shopping Centre were considered by Council on September 27, 2021, at which time Staff requested that Council provide direction regarding the proposed options presented by the applicant with regards to the undergrounding of the hydro lines. At that meeting, Council made the following resolution:

"That Council direct Staff to proceed with Option 3 as outlined in the staff report for Undergrounding of the Hydro Lines with an amendment to change the fourth bullet to 'a contribution of \$750,000 to help the District acquire and improve greenspace in the Shelbourne Valley and surrounding area'."

### DISCUSSION

#### Revised Terminology

As a result of Council's motion, Staff have revised the Recommendation to secure a contribution of \$750,000 to acquire and improve Park land in the Shelbourne Valley and surrounding area. The revision of terminology from "greenspace" to "Park land" provides Staff with the detail required to ensure the funds are utilized in the manner Council intended. The Recommendation has been revised to reflect this proposed change and is noted in bold below.

#### Additional Public Art Contribution

As part of Option 3 identified in the Staff Report dated September 9, 2021, the applicant proposed to increase the contribution to the Public Art fund by \$100,000. This would be secured by covenant. The Recommendation has been revised to reflect this proposed increase and is noted in bold below.

#### Electric Vehicle Charging Stations

Supplemental Report 2, dated September 9, 2021, recommended securing 20 electric vehicle (EV) charging stations. The applicant has clarified that the 10 dual charging stations would provide charging to 20 parking spaces, as originally proposed. As per Option 3, the applicant is proposing to increase the number of dual charging stations by 10, for a total of 20, which would provide charging to 40 parking spaces. Staff will be requesting that the applicant provide a plan noting the locations of the dual EV charging stations prior to Final Reading. The Recommendation has been revised to reflect

this proposed change and is noted in bold below.

All other revisions to the Recommendation, in bold below, are consistent with the Option 3 as detailed in the Supplemental Report 2 dated September 9, 2021.

## RECOMMENDATION

1. That the application to rezone from the C-2 (General Commercial) Zone and the C-3 (Shopping Centre) Zone to a new site-specific C-3UH (Shopping Centre University Heights) Zone be approved.
2. That Development Permit Amendment DPA00931 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit Amendment DPA00931 be withheld pending registration of a covenant to secure the following:
  - A minimum of 325 m<sup>2</sup> (3,500 ft<sup>2</sup>) be restricted to daycare use for a period of two years following occupancy;
  - A contribution of \$500,000 to the Affordable Housing Fund;
  - A contribution of \$20,000 to a Saanich led report on the safety and visibility of the cross walk at Cedar Hill Road and Arrow Road;
  - A contribution of \$5,000 towards the acquisition and installation of London Plane trees along Shelbourne Street;
  - A contribution of \$15,000 towards the fabrication of a 'Shelbourne Street of unfinished Dreams' placard to be placed on the subject property;
  - **A contribution of \$750,000 to acquire and improve Park land in the Shelbourne Valley and surrounding area;**
  - **A commitment of \$600,000 worth of Public Art;**
  - **Provision of 20 dual electric vehicle charging stations which provide electric vehicle charging to 40 parking spaces with an associated plan noting the locations of all stations;**
  - **Provision of conduit to all new areas of the underground residential parking area for 100% of the stalls.**
  - A statutory right of way to permit the sidewalk to encroach onto the site;
  - That operation of Home Depot's Seasonal Outdoor areas be limited to mid-March to mid-September, and November 23 to December 25;
  - Provision of three boulevard trees between the Hopesmore Drive crosswalk and the overhead lines.
  - Completion of the Traffic Demand Management measures as identified in the Transportation Impact Assessment, dated July 21, 2021 including:
    - One parking stall being assigned for car share use;
    - The purchase of one car share vehicle;
    - Multiple bicycle repair stations for residential and visitor use;
    - Transportation Information Bulletin for all residential units; and
    - An erasable public notice board for the exchange of ride-share information.
  - The property dedication, works and services, outlined in Memo from the Engineering Department dated June 15, 2021, be provided prior to Building Permit Issuance, should any future development and/or works requiring a permit that are not associated with DPA00931 or DPA00959 be applied for.

Registration of a housing agreement to secure the following:

- All units to remain as rental for 60 years or the life of the building (whichever is less);
  - That 60 units be designated at 10% below market rents as determined by an appraiser at time of occupancy for a period of 20 years; and
  - Be rented to qualified renters with Low and Moderate Income Limits as defined by BC Housing.
4. That Development Permit Amendment DPA00959, for the temporary Cedar Hill Road loading ramp, be approved.
  5. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit Amendment DPA00959 be withheld pending registration of a covenant to secure the use of the loading access off of Cedar Hill Road to be limited to a five year period.

Prepared by: *Gina Lyons*  
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Reviewed by: *Shari Saltzman*  
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 Manager of Current Planning

Approved by: *Sharon Hvozdzanski*  
 For Sharon Hvozdzanski  
 Director of Planning

GL/jsp

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.

*[Signature]*  
 Paul Thorkelsson, Chief Administrative Officer