



Aerial view of project site location

# DRAFT

## Uptown - Phase 4

3440 Saanich Road

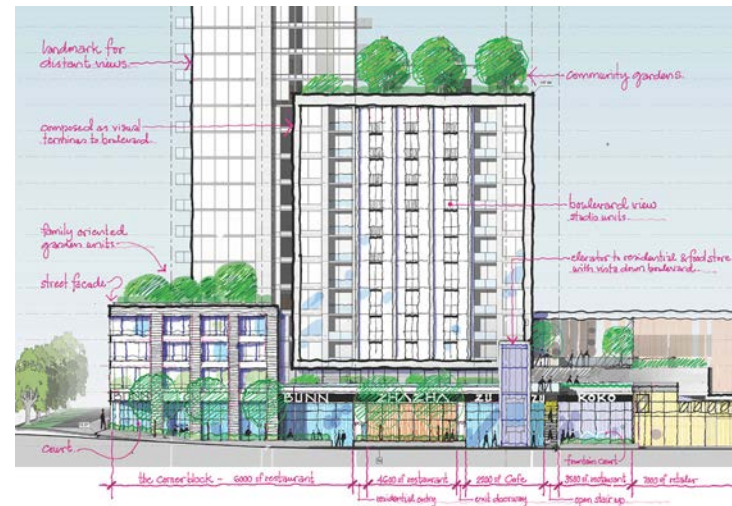




# FEEDBACK REQUESTED

As part of the Uptown Community, we are looking for your initial feedback and commentary on this package.

- Visit [www.shopuptown.ca/development](http://www.shopuptown.ca/development) to provide your feedback
- Or write to us at:
  - [UptownFeedback@shapeproperties.com](mailto:UptownFeedback@shapeproperties.com) or
  - **Uptown Administration Office** at  
#221 - 3532 Uptown Boulevard (M-F 8am to 5pm)



# Project Overview & Objectives

## Complete Uptown Boulevard

- Complete the build out of Uptown through development of the last vacant parcel of land.
- Increase retail space and add purpose-built rental homes to the mix.

## Build a Complete Community

- Provide new public realm and open spaces that will foster community.
- Realize the vision of Uptown as a mixed-use site and complete community.
- Add vitality to the core with the addition of residential use.

## Improve Connectivity

- Improve connectivity around and through the site, including a new elevator connecting Uptown Boulevard, Ravine Way, and Blanshard Street.
- Complete public sidewalk and bike lanes at the corner of Carey Road and Ravine Way.

## Contribute to Sustainability

- Provide above-and-beyond cycling amenities, bike path accessibility, and central public transit access.
- Increase biodiversity through a mix of planting sites and green space throughout the site.
- Include sustainable building design features.
- Encourage transit ridership with addition of residential adjacent to the transit hub.



**350+ New purpose-built rental homes**



**25,000 sf New retail space**



**Development of 310,000 sf (24 storeys)**



**Total Uptown Density: 1.44 FAR**



**Central public transit location**



**Above-and-beyond cycling amenities**



**Improved Connectivity**



**Increased public realms & open spaces**



**Sustainability focused development**



# Community Feedback

## What We Heard From the Community:

1. Concerns about traffic
2. Road crossings need upgrades
3. Concerns about height - both too high and not high enough
4. Housing needs and affordability

## What We're Doing:

1. A traffic consultant has been engaged. The majority of Uptown residents will be entering the site from Saanich Road and upgrades to the intersection of Saanich Road and the Trans Canada Highway are being investigated.
2. There will be an ongoing collaboration with Civil and Landscape consultants to enhance cycling and pedestrian circulation at the corner of Carey Road and Ravine Way.
3. Careful analysis is ongoing to ensure the height of the development will blend well with the existing neighbourhood, as well as the heights that have been planned for the area.
4. In addition to Saanich's Housing Needs Report, Altus Group was engaged to study Saanich's housing inventory and confirmed that a key area of need is purpose-built rental. The option to rent and live car free will provide homes to an under served market.

## Community Feedback:



**2000**  
Postcards  
Delivered



**515**  
Website  
Visits



**39**  
Surveys  
Completed



**12**  
Direct Emails  
Received

## Community Needs We Aim To Address:



**350+**  
New homes



**100%+**  
Increase in  
new purpose  
built rental  
homes\*



**350+**  
New bike stalls



**30%**  
Family units



**+11%**  
To Saanich's  
rental stock\*



**190+**  
Repurposed  
parking stalls

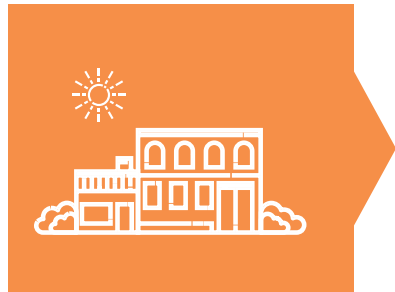
\*Based on statistics from Altus' April 2020 "Rental Market Study - Saanich BC"

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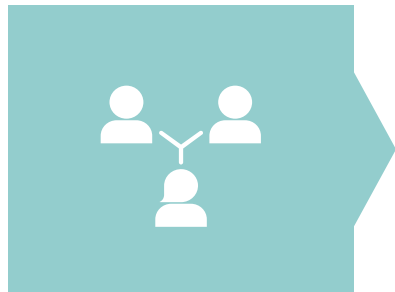
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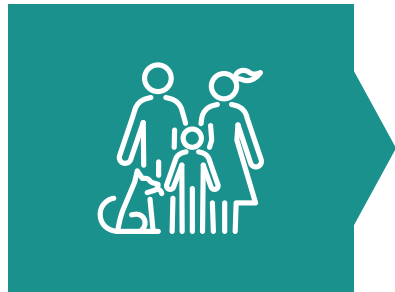
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## **1. The Future of Uptown**

5 Key Design Initiatives

Contributing to the Heart of Saanich

Landmark Location



# 1.1 5 Key Design Initiatives

- 1 Realize the Complete (live-work-play) Community with the Addition of Residential Homes
- 2 Improve Connectivity to the Surrounding Community & within Uptown
- 3 Complete Uptown's Retail High Street
- 4 Encourage Multi-Modal Transportation & Sustainable Practices
- 5 Respond to the Unique Context with Thoughtful Architecture & Urban Design



Above-and-beyond cycling amenities  
(Image: 45 Main St., New York)



The corner of Carey Road and Ravine Way




Rooftop green spaces  
(Image: The Spot on Cambie, Vancouver)



# 1.2 Contributing to the Heart of Saanich

- Adding residential to help create a mixed-use community in the core area.
- Locating residents near public transit and bike lanes to encourage multi-modal lifestyle
- Accessing local businesses and services will be convenient for new residents and this will build a deeper sense of community.
- Providing a visual accent on the skyline to indicate a key destination

 A 1200m / 15-minute walking radius from the site



Connectivity within the Douglas-oak hub



A revitalized pedestrian realm



Supporting local restaurants



Easy multi-modal access to destinations

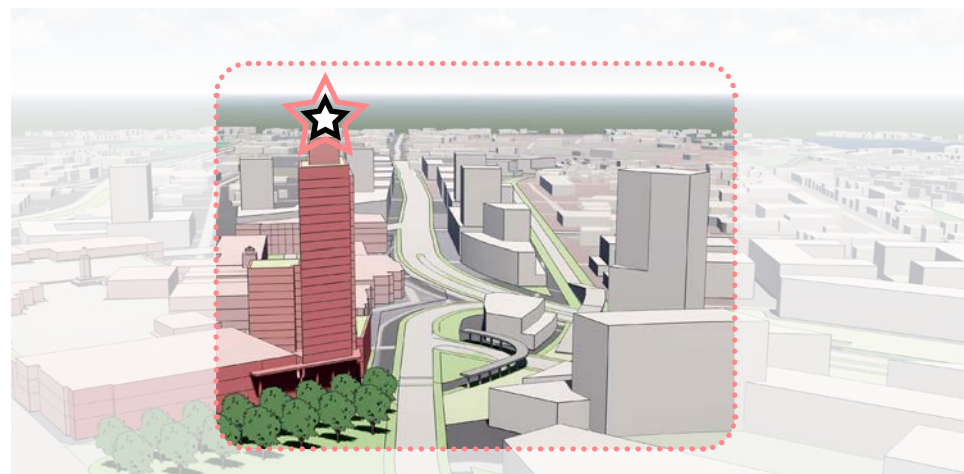


# 1.3 Landmark Location

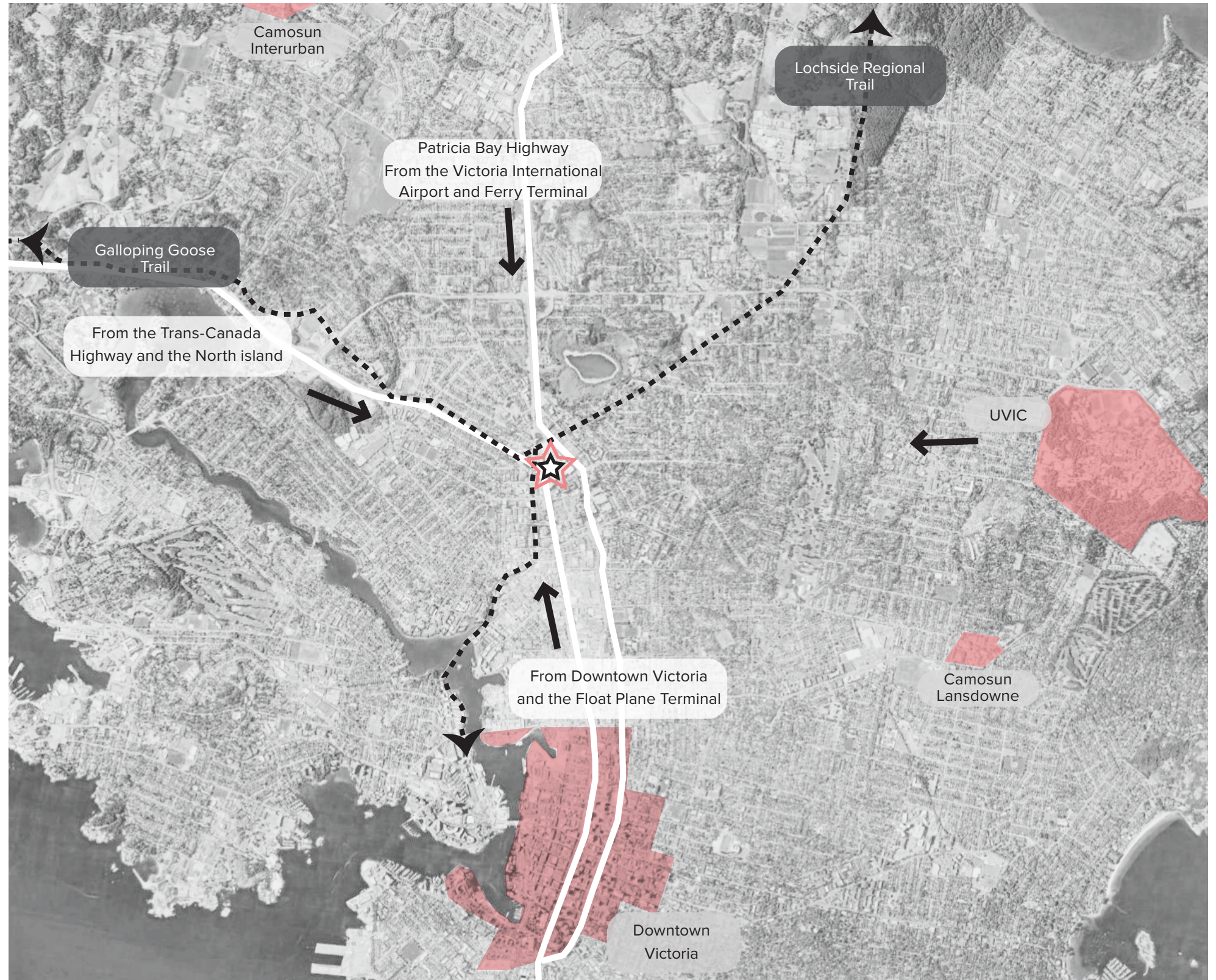
- The tower will serve as a point of orientation for the future landmark transit hub and supports policy 5.11.1 in the Douglas Uptown Plan



A landmark building in height and location  
(Image: Figure 9.1 UDP - Transition Building Heights down from the Core)

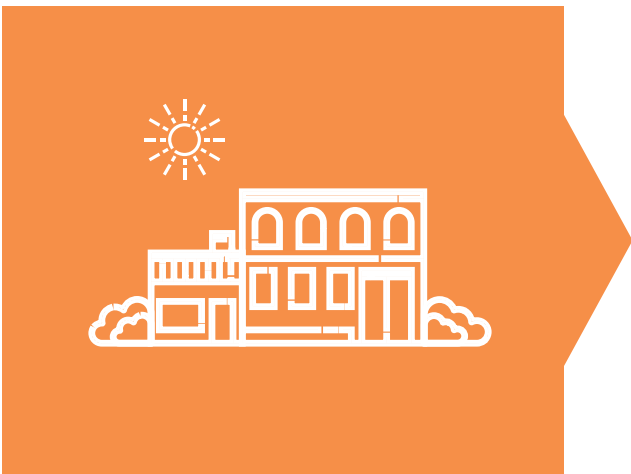


Framing the transit hub



Regional Connections





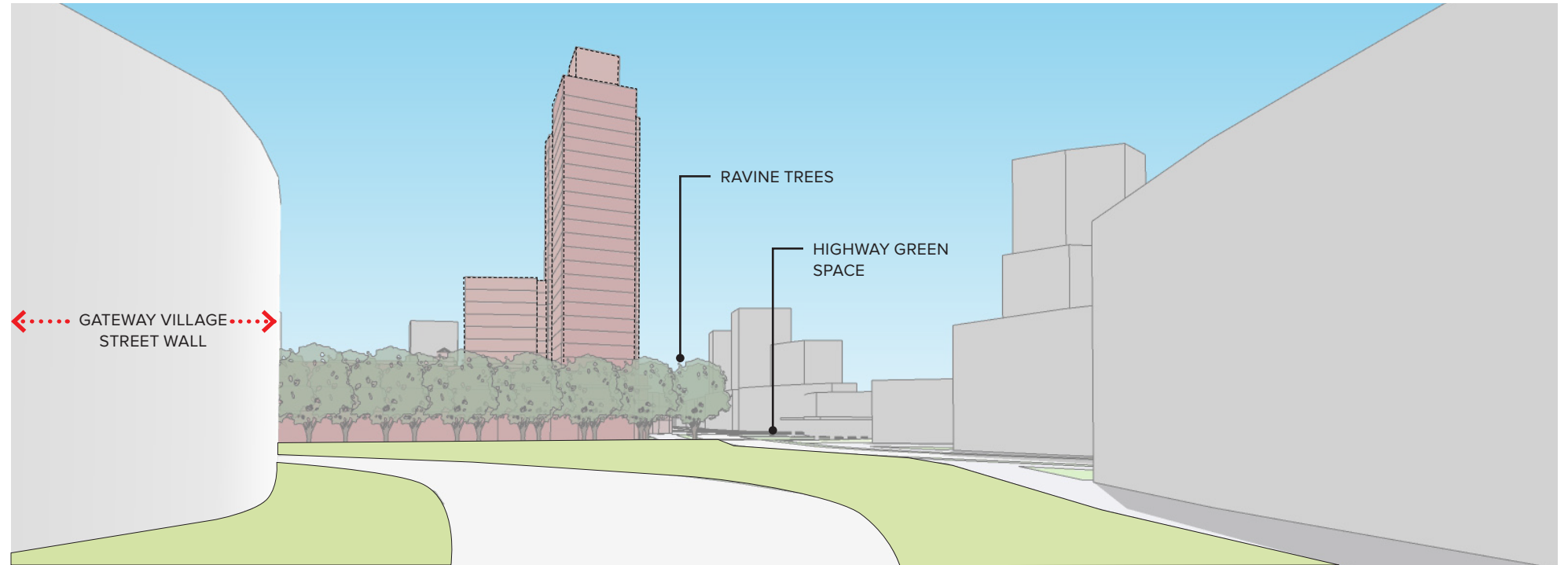
## **2. Responding to Context**

- Building Shape and Form
- Framing the Transit Hub
- Terminating Uptown Boulevard



## 2.1 Building Shape and Form

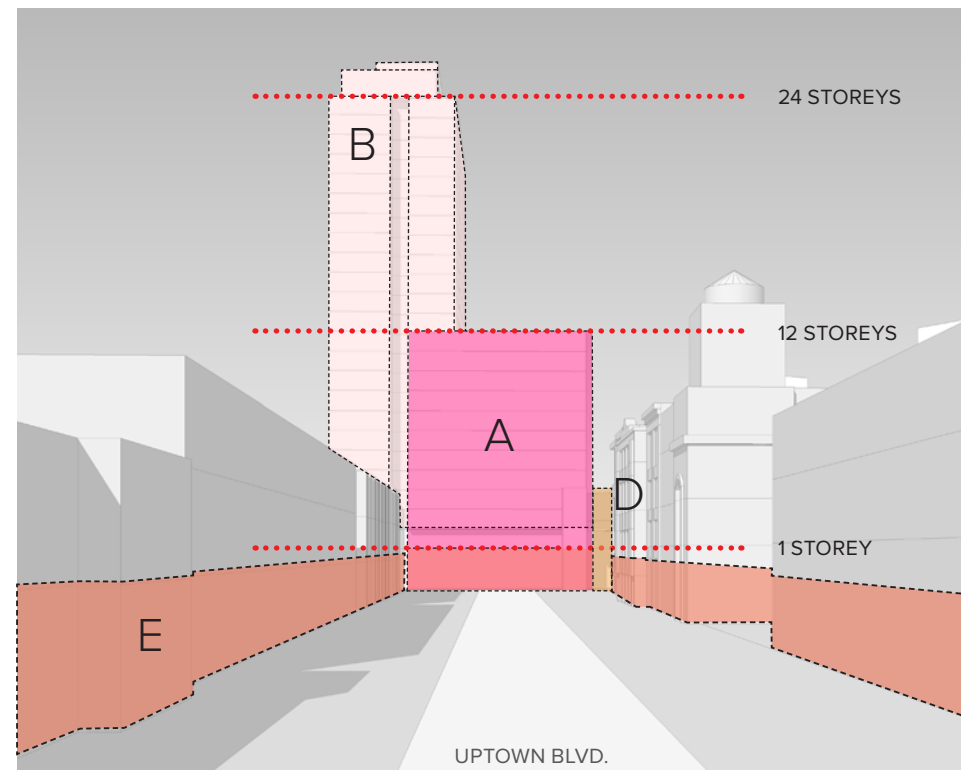
- The tower is 24 storeys, which is supported by the Uptown-Douglas Plan.
- It serves as a landmark for the transit hub and is visible on main highways approaches.
- It will create a landmark location with slender proportions from Patricia Bay Highway and Trans-Canada Highway.
- The end of Uptown Boulevard is accented by a 12 storey mid-rise block to create a memorable experience.



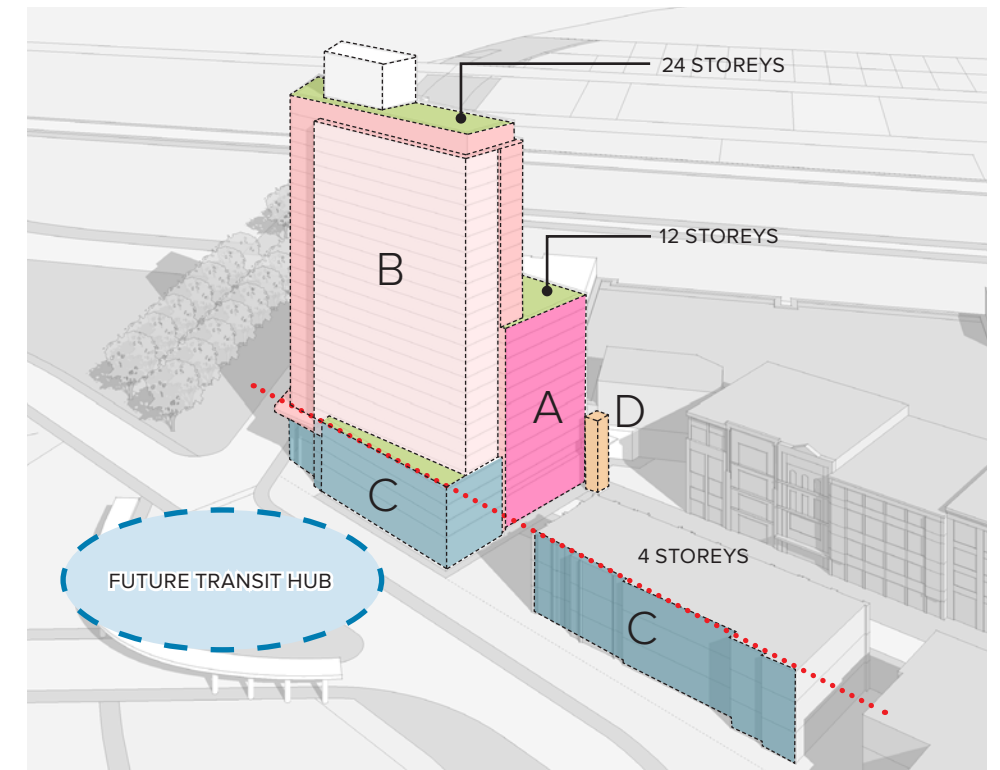
Arriving to the core area on Patricia Bay Highway

### Curated Components

- A** **Boulevard Terminus**
- B** **Shaped Tower:** Shaped tower creates a landmark as well as a focal point for the end of Uptown Boulevard
- C** **Street Wall:** Street wall podium along Carey Road provides continuity with the existing property
- D** **Elevator:** Strategically located public elevator and staircase to connect Uptown Boulevard (Lower Level) with Ravine Way and Blanshard Street through the Upper Level of Uptown (including Whole Foods)
- E** **Retail:** Retail at grade to complete and compliment Uptown Boulevard



Walking up the Uptown Boulevard

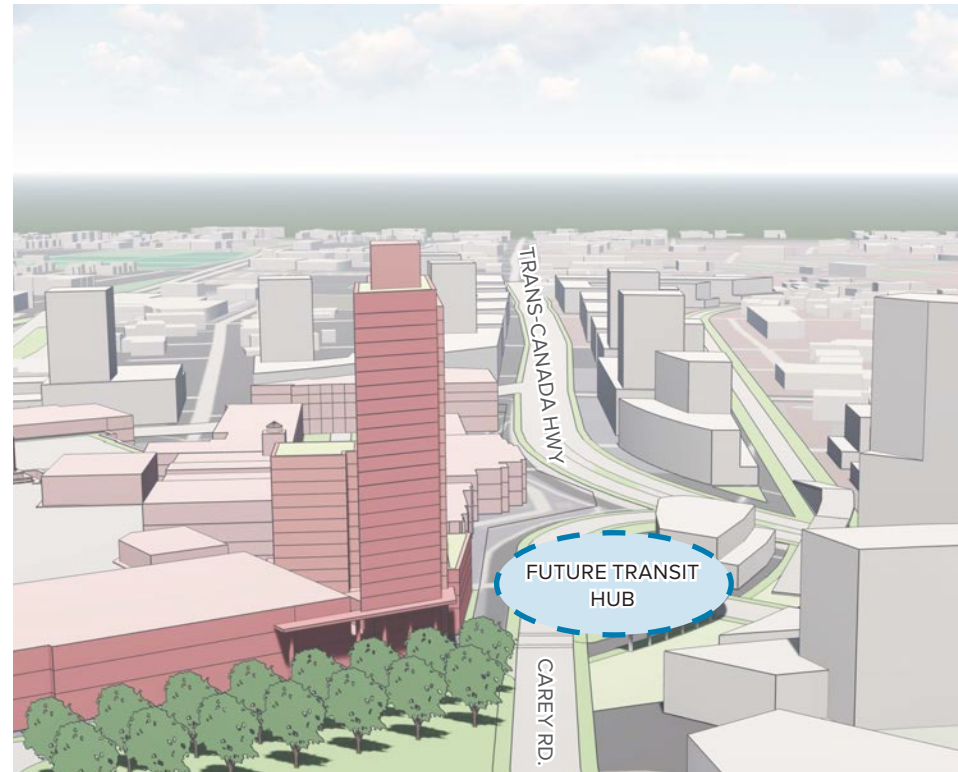


Massing diagram

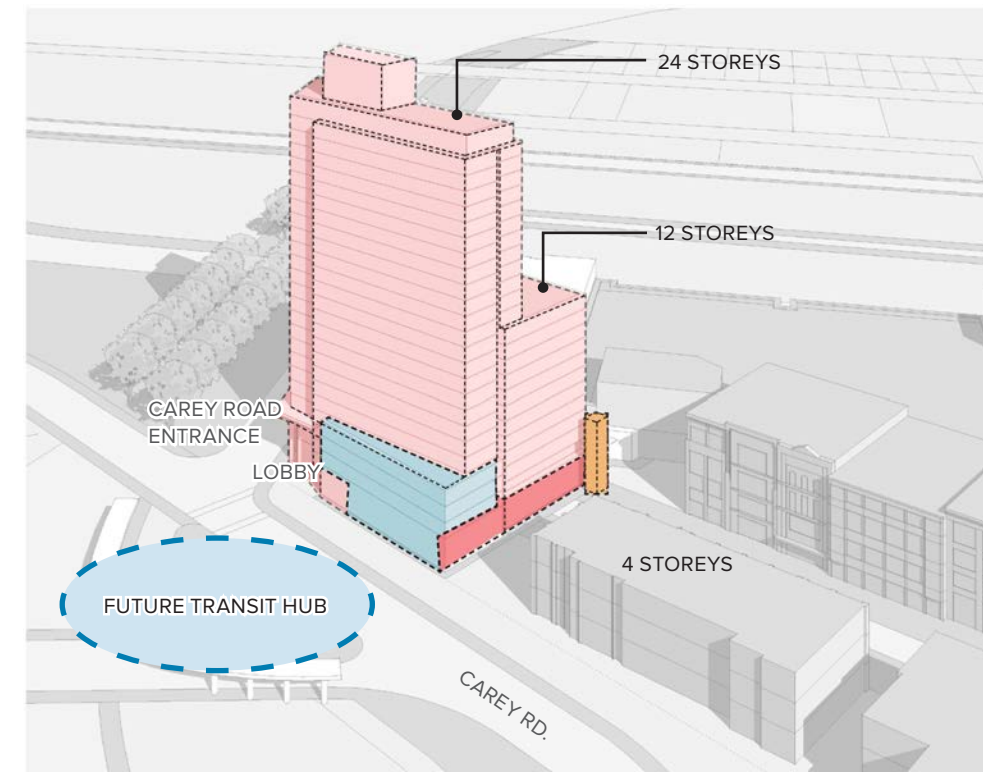


## 2.2 Framing the Transit Hub

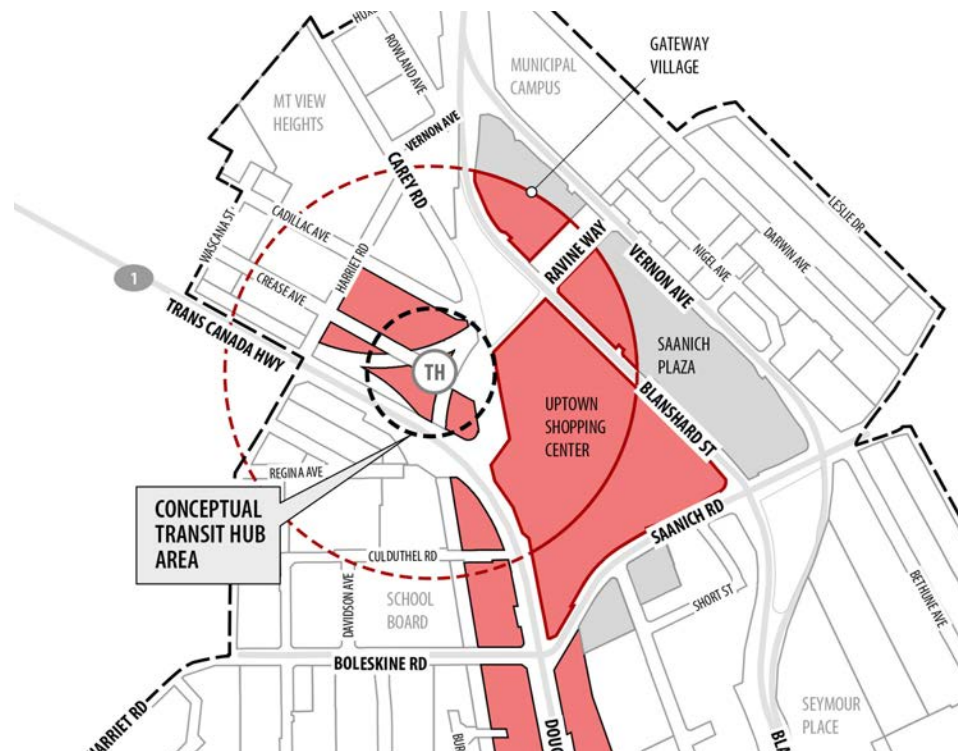
- The building will spatially define the transit node with the wider face of the tower aligning with the future hub
- It will centralize residential density in close proximity to the future transit hub for alternative modes of transportation
- The northwest corner of the site will be designed to address crosswalk connections
- The Carey Road street edge will be vitalized by the addition of retail, amenities, and the main lobby entrance.



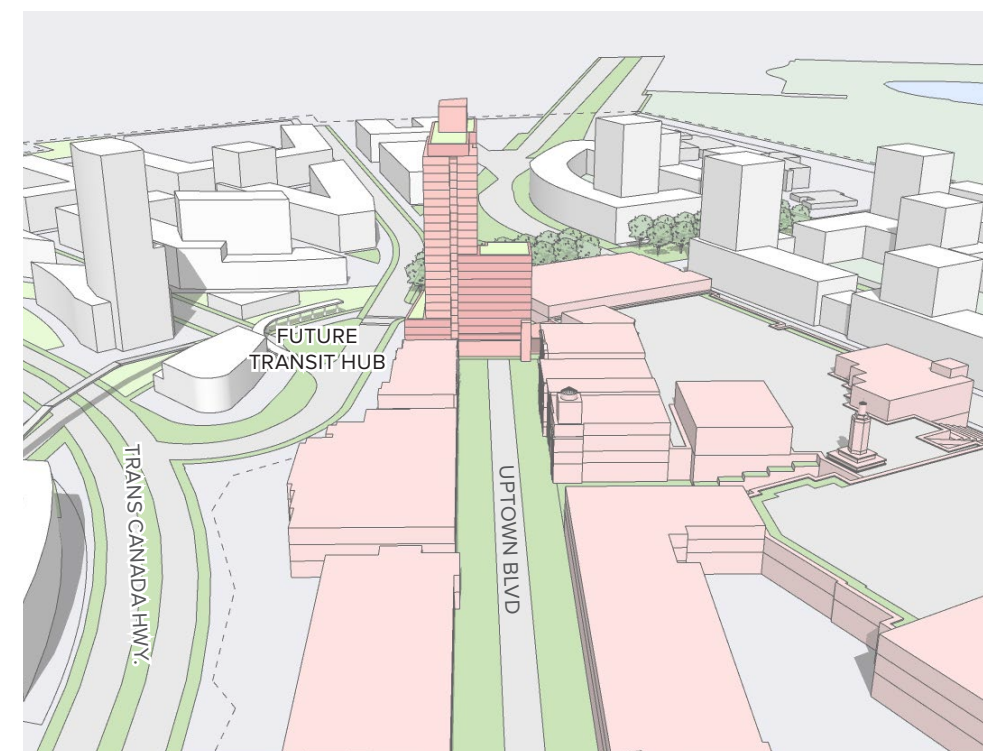
Aerial view from the North



Framing the transit hub



Ideal location for network connectivity  
(Uptown-Douglas Plan July 2020 Map 5.2, page 58)



Aerial view from the South



## 2.3 Terminating Uptown Boulevard

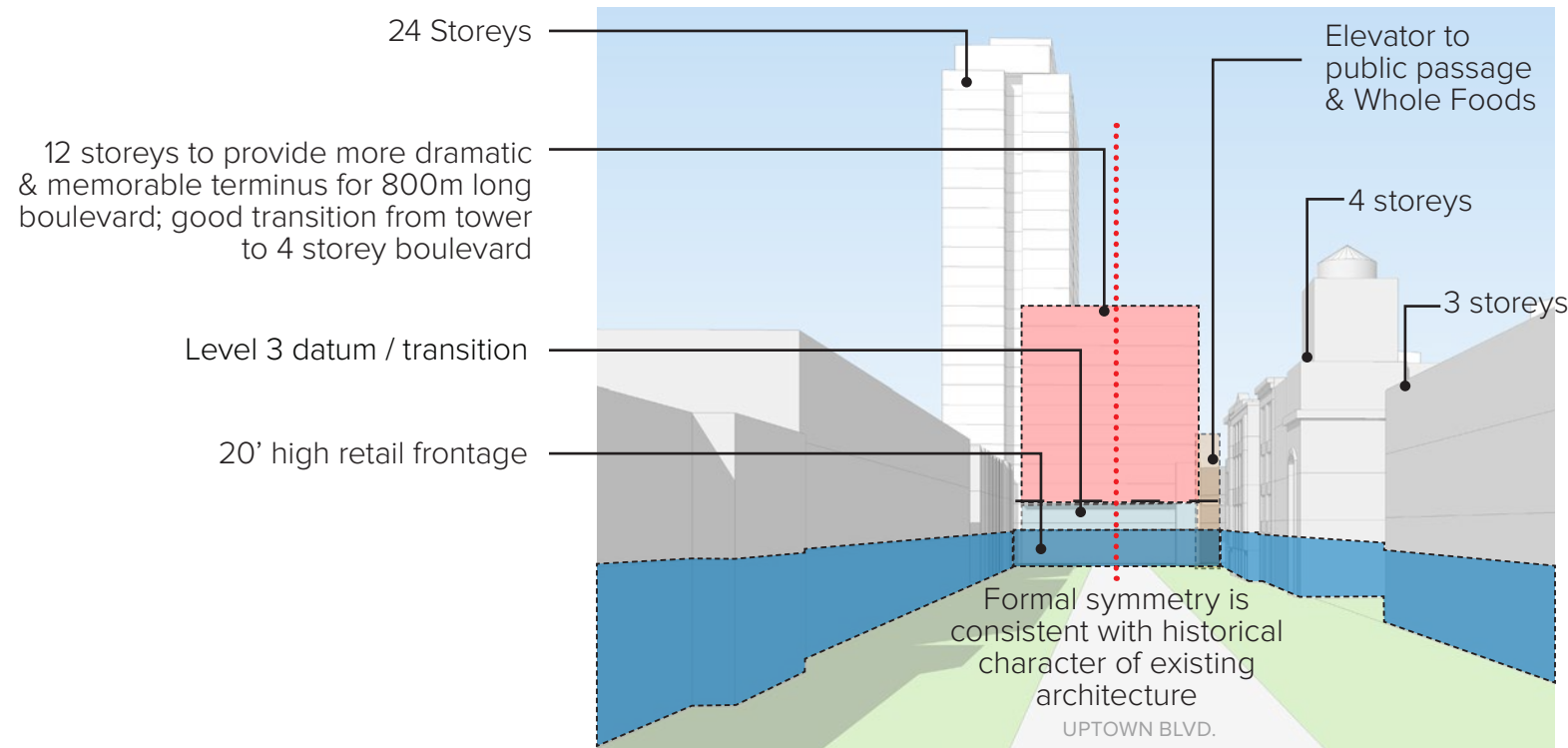
- Uptown Boulevard, in alignment with Oak Street, is envisioned as the social spine of the core area, providing a variety of spaces and places to gather and interact.
- A 12 storey mid-rise, centred on the boulevard will provide visual focus.



Aerial view of Uptown Boulevard



Photo of South end

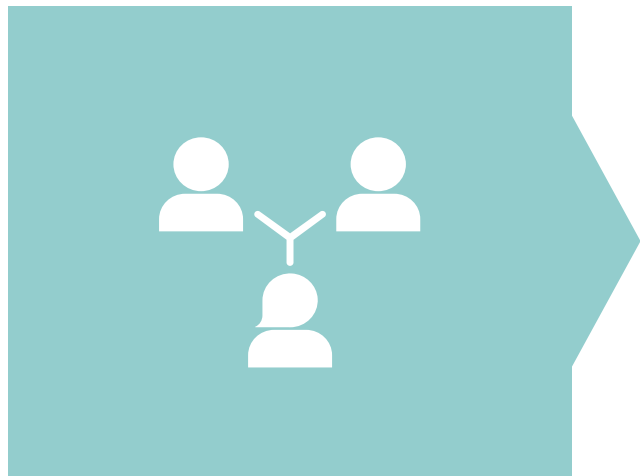


Composition & scale of North terminus



Photo of North end





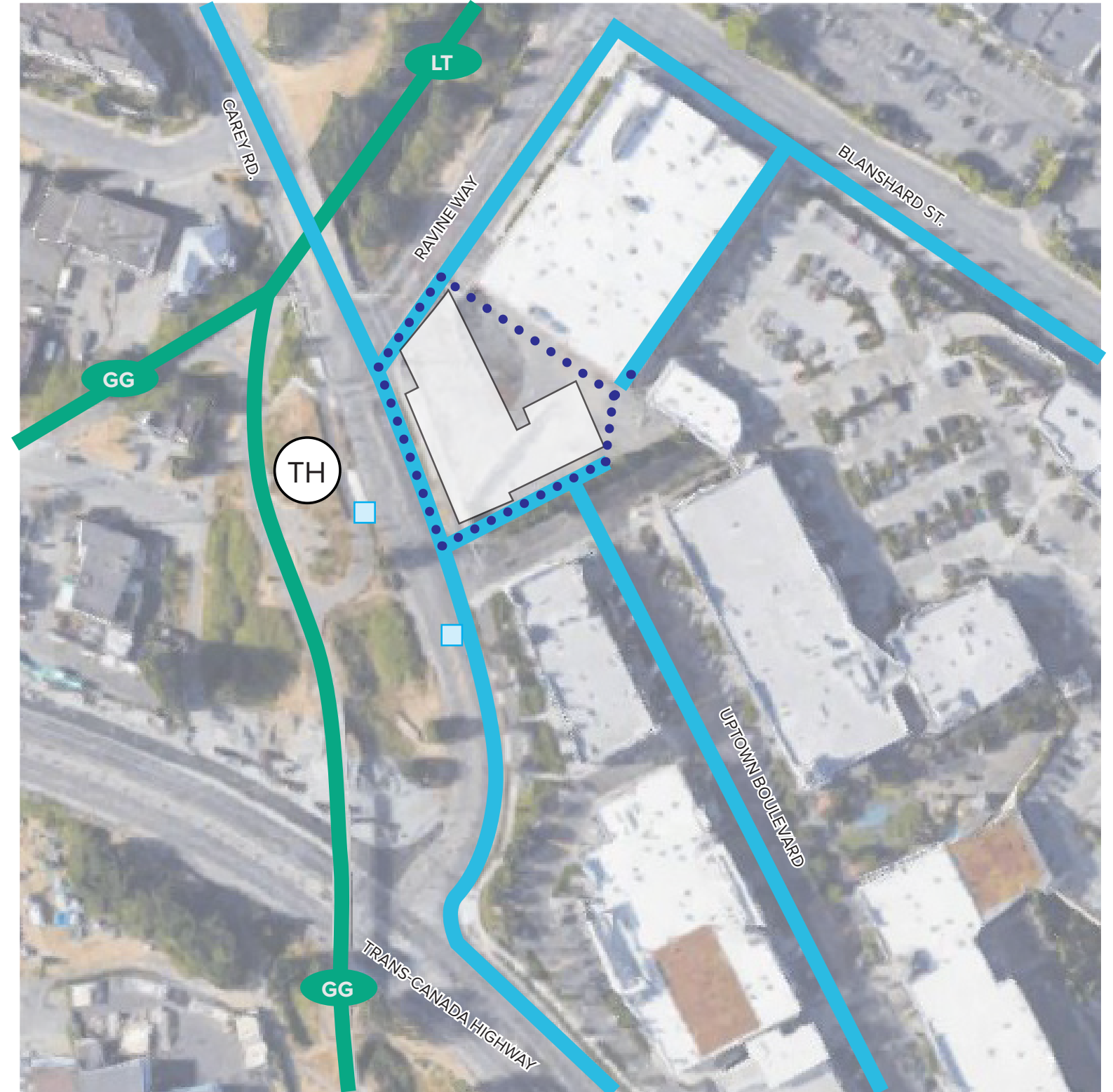
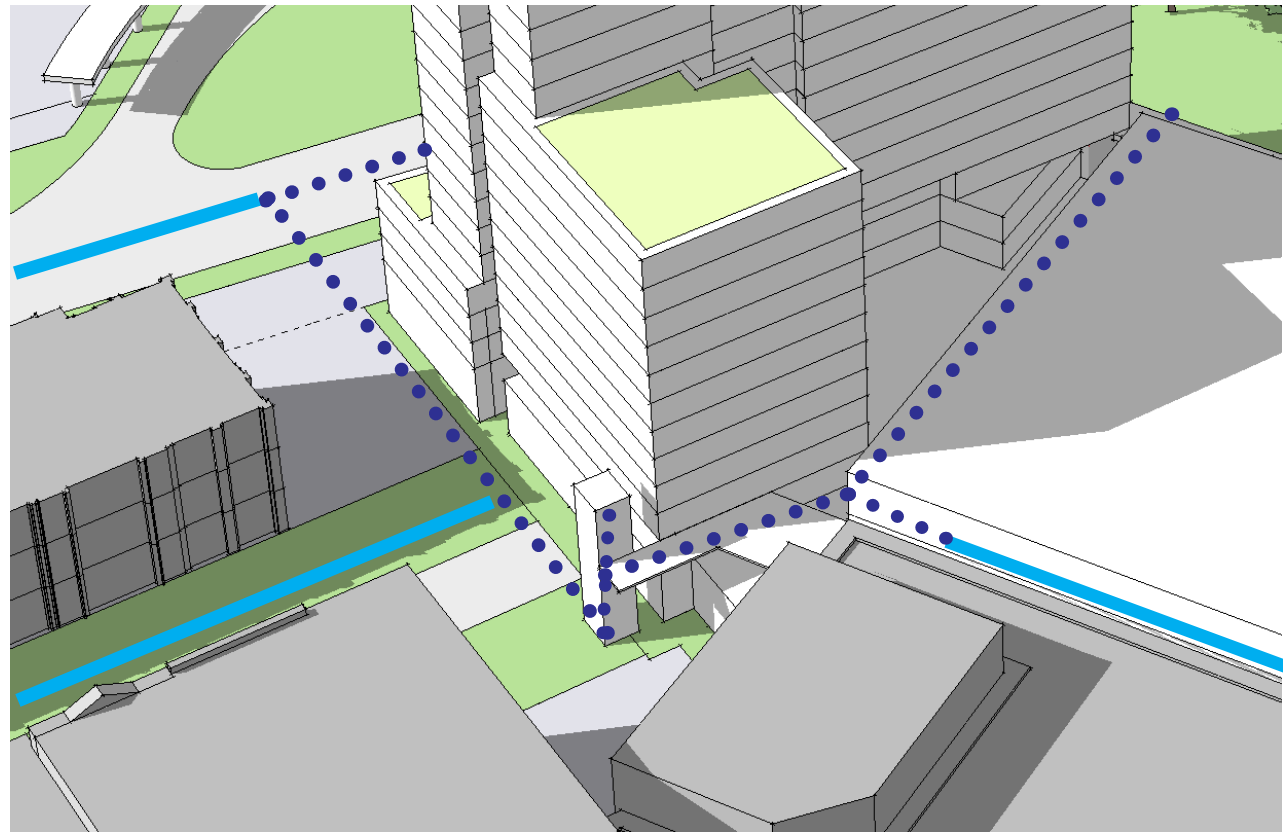
### **3. Community Connection**

Neighbourhood Connectivity

Network of Pathways and Spaces

## 3.1 Neighbourhood Connectivity

- Enhance overall circulation by adding a 3 level elevator to connect pedestrians and bikes to Uptown Boulevard, Ravine Way, and Whole Foods/Blanchard street
- Upgrades to adjacent sidewalks and boulevards
- Complete the bike network around the site
- Improve bicycle and pedestrian circulation



GG Galloping Goose Trail    
 LT Lochside Trail    
  Pedestrian Connection    
 ..... New Pedestrian/ Bike Connector    
 TH Future Transit Hub

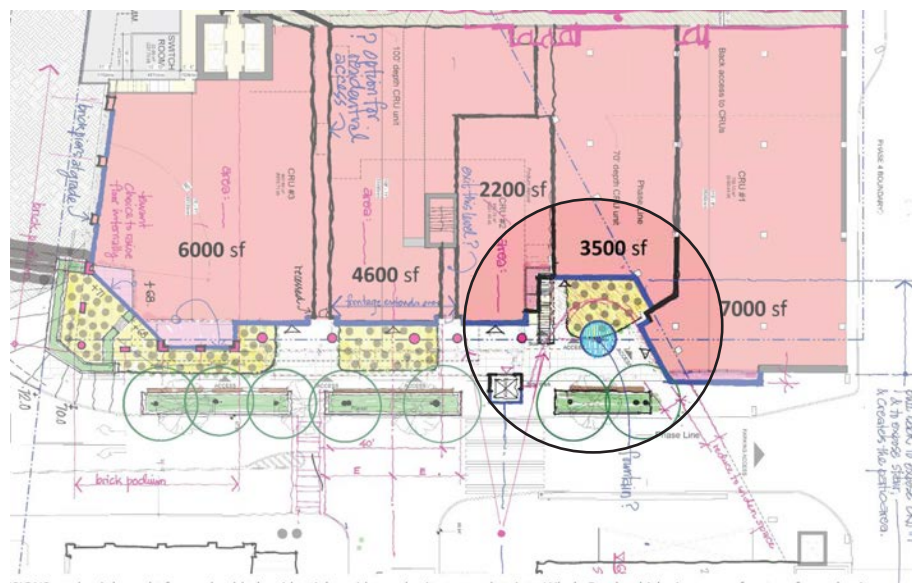
BUS STOP: Regional Route Buses 16 - 50 - 70, Frequent Route Buses 26 and Local Route 30 - 31 - 32 - 47 - 48 - 61 - 65 - 71 - 72 - 75



## 3.2 Network of Pathways and Spaces

A variety of spaces will provide opportunities to pause and interact. There are four distinct spaces to provide unique experiences for residents and visitors:

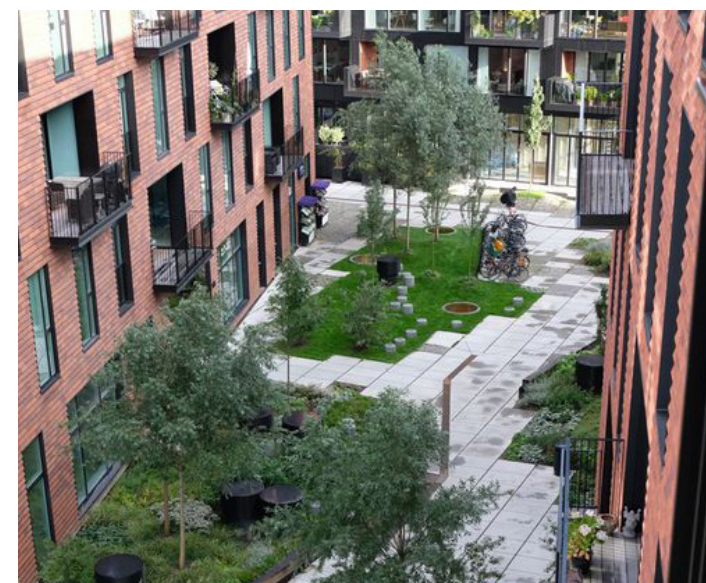
- 1 **The Cafés:** Located at the terminus of Uptown Boulevard, will be a wide sidewalk that provides public seating. Along with alfresco dining, there will be an inviting public south facing patio amongst the private offerings.
- 2 **The Overlook:** The elevator with bridge and terrace connections provides the opportunity for pedestrians to flow more seamlessly through the levels, and on the way, stop to meet and plan their next move.
- 3 **The Passage:** An inviting link between Ravine Way and Uptown Boulevard that also provides access to the residential lobby and the adjacent parking.
- 4 **The Active Zone:** The corner of Ravine Way and Carey Road is an important arrival point which will be animated by the lobby and entrance activity. A variety of public spaces will encourage interactions and provide a resting and meeting place for the community.



1- The Cafés (concept)



2- The Overlook (concept)



3- The Passage (precedent image)



4- The Active Zone (concept)





## **4. Activating the Neighbourhood**

Activating the Neighbourhood

Building A Community

Contributing to Saanich's Housing Vision



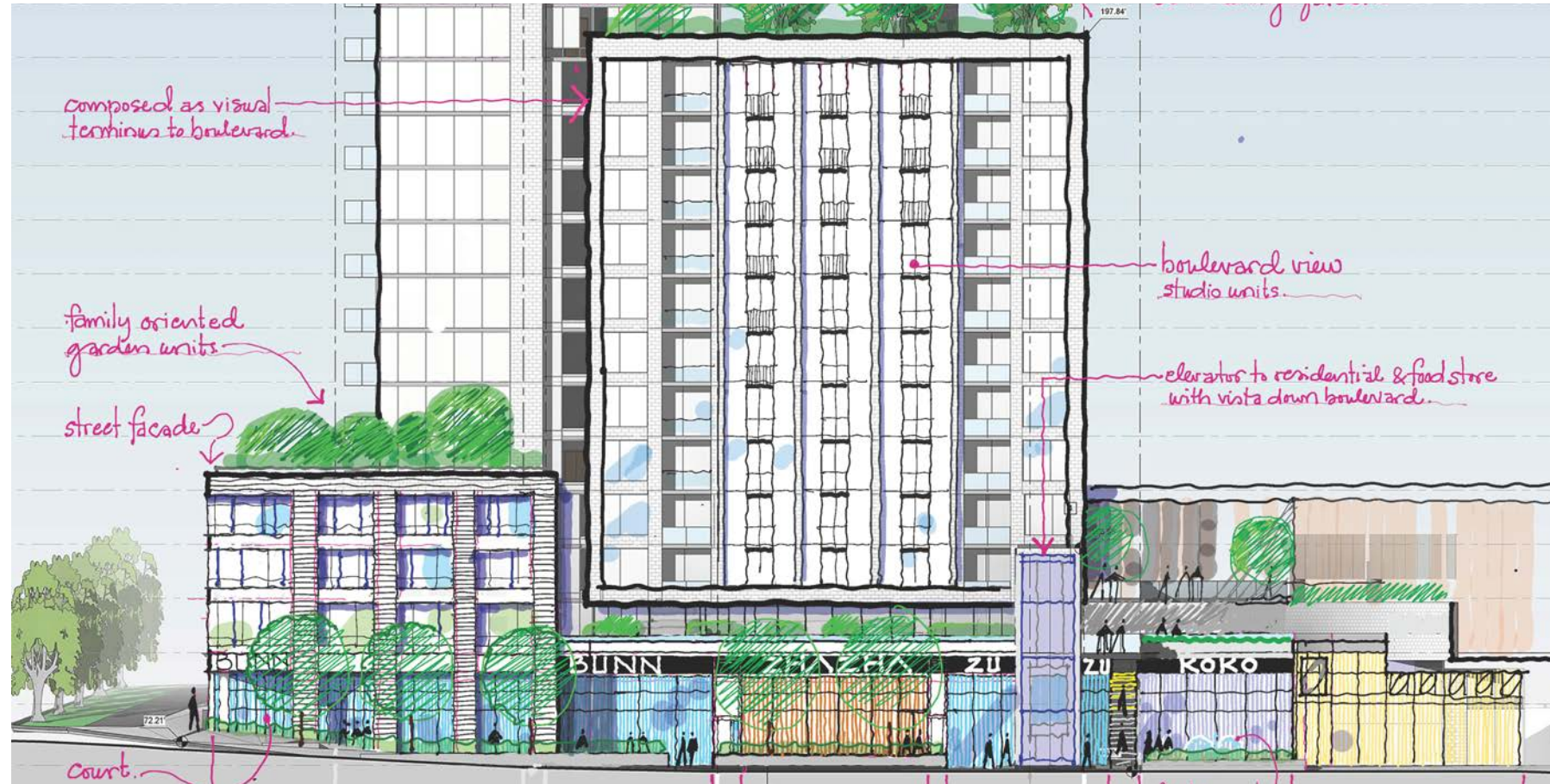
# 4.1 Activating the Neighbourhood

## Uptown Boulevard

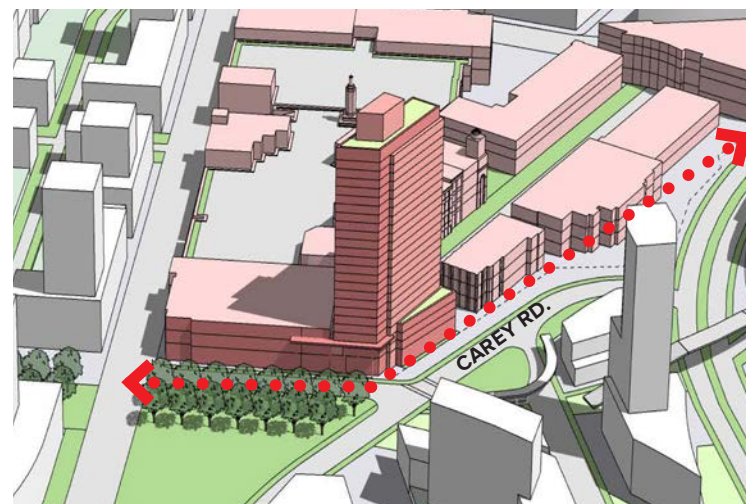
- Will be composed of three distinct parts: the four storey brick block, the deep overhang, and the elevator court.
- Commercial patios will activate the south frontage and extend to the Carey Road corner.

## Carey Road and Ravine Way

- A generous corner at Carey Road and Ravine Way creates a space to arrive and gather.
- A public passage and lobby will expand the frontage and activate this corner.



Uptown frontage sketch



Continuous street edge on Carey Road and Ravine Way





## 4.2 Building a Community

### Lobbies as Community Space

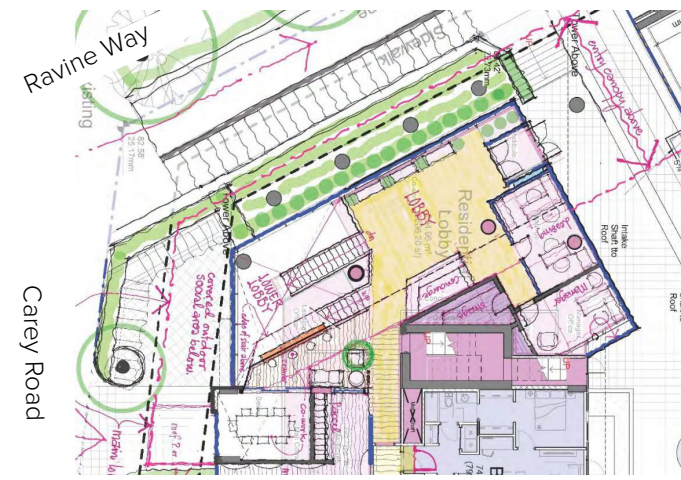
- The lobby space is envisioned as an additional community gathering space for building residents. An open co-working lounge will contribute to an active corner.

### Bicycle Zone as a Social Experience

- Bicycles will be celebrated and prioritized, alternative transportation methods will be encouraged and facilitated.

### Amenities to Support a Complete Community

- A variety of indoor and outdoor amenities will be provided to meet the needs of residents and promote community living
- Most roof surfaces are habitable, increasing landscaping and providing outdoor space in an urban environment.



Ravine Way entry



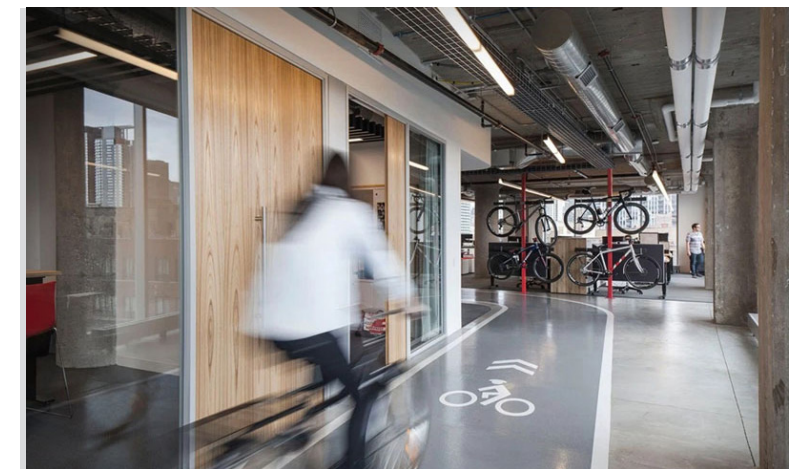
Carey Road entry



Rooftop amenities denoted in green



Co-working spaces for residents (precedent image)



Convenient cycling connection (precedent image)



Outdoor residential amenity (precedent image)  
(Image: Shape Properties - The Amazing Brentwood, Vancouver)



# 4.3 Contributing to Saanich's Housing Vision

## Saanich Housing Needs Report November 2020

- A healthy vacancy rate is between 3% and 5%,
- Vacancy rate in Saanich in 2019 was 0.9%
- The proportion of renter households is growing, from 12,035 households in 2006 to 14,020 in 2016 (+16%)
- Between 2005 and 2019, the total stock of purpose-built rental market units in Saanich only increased by 4% to a total of 3,211

## Uptown Phase 4 Opportunities to Contribute

- Add approximately 350 new purpose built rental homes (+11% to Saanich's existing purpose-built rental stock)
- 30% of homes would be family friendly 2 bed and larger
- Adaptable housing
- Add 350+ new bike lockers, which will accommodate family friendly bikes, ebikes and scooters.

## Affordability

- Uptown Phase 4 provides the opportunity for residents to live large without the need for a large home. By reducing and/or eliminating the need for a vehicle, proximity to shops and services, complete interior and exterior amenities, residents will be able to live a full life without the associated financial burden of a single-family residence.
- Living in a complete community with over and above access to transit and bike lanes provides the opportunity to live car free
- Premium amenities offer the opportunity to live smaller, because many needs are met in common building area

	% Of Units
Studio	9%
1 Bedroom	61%
1 Bedroom + Den	
<b>2 Bedroom +</b>	<b>30%</b>

Proposed Unit Mix



## 4 key areas of local need:

- 1 Car Free Living**  
Providing an opportunity to live in a complete community.
- 2 Rental Housing**  
Adding 11% to the housing stock of Saanich Core.
- 3 Housing for Seniors**  
Efficient adaptable homes provide age in place options.
- 4 Housing for Families**  
30% of units are 2 bedrooms or larger.







## **5. Sustainability**

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Minimizing the Ecological Footprint



## 5.1 Minimizing the Ecological Footprint

### A Complete Community

- Uptown and the surrounding areas provide access to offices and employers, parks and open space, medical offices, restaurants, retail, grocery stores and community services.
- Saanich Residents will be able to work, play, and live on-site, and their presence will support and encourage new and existing community initiatives that are driven by the on site management team.

### Taming the Car

- Uptown Phase 4 provides access to most services on foot.
- With the future transit hub, the Galloping Goose and Lochside Regional Trails across the street, alternative transportation is within reach.
- With enhanced cycling access and facilities Phase 4 will support active transportation.
- By reutilizing existing parking spaces, unnecessary construction is avoided.

### Green Building Design

#### Water Efficiency

- Low flow plumbing fixtures, water efficient irrigation and drought resistant plants

#### Energy and Carbon Efficiency

The following strategies are being evaluated:

- Improved airtightness
- In-suite energy recovery ventilators
- Condensing natural gas boiler
- In-suite LED lighting
- EnergyStar Appliances
- Connection to Phases 1-3 District Energy System

#### Enhanced Building Envelope Design

- Prioritizing robust and efficient envelope design will minimize the total energy needs and will maximize comfort for residents.

#### Landscaping

- Enhanced landscaping will convert grey to green.
- The footprint of this phase is small. The majority of roof surfaces will be planted, and accessible.
- The development's hardscapes and green spaces will be considerate of urban heat island effect.
- Landscaping will utilize a selection of native and adaptive vegetation best suited to the long term durability and aesthetic of the project to enhance the natural environment.

With the addition of residential, Uptown will provide a sustainable place where people can live, work and play.

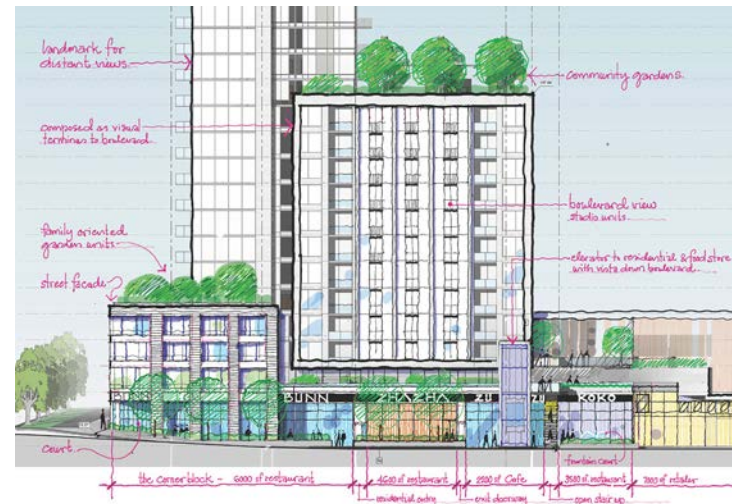




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#221 - 3532 Uptown Boulevard (M-F 8am to 5pm)





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# Thank You

We look forward to hearing your feedback.

SHAPE | uptown