



February 12, 2024

Dear Eric,

RE: 985 McKenzie – Sustainability Letter – Revision No.01

GIC Developments Ltd. (The Ownership) provides the following Sustainability Statement regarding proposed Rezoning/Development Permit Application for the property located at 975/981/985 McKenzie & 982/986/988 Annie (the Project) per the Sustainability Statement Guidelines for Rezoning & Development Permit Applications.

Environmental Indicators

Environmental features of the Project relating to ecological protection and restoration, as well as green design:

Ecological Protection & Restoration

The Project features an extensive landscape in the courtyard between the two buildings to provide a separation and privacy for the residents of the two buildings while additionally creating a “greenway” with adjacent properties. This area will also serve as an outdoor gathering space for the residents. Further, all units will have private outdoor space to ensure they maintain their connection with the outdoors.

A rain garden filtration system is located along the west side of the property that ties into the storm management system for hard surface water drainage. These planters will be filled with appropriate plants that will also provide landscape screening to the neighbours to the west. Trees will be provided along the frontages to provide additional separation for the building to the adjacent roads.

Green Design & Construction

The project includes extensive rain gardens that collect all the hard surface storm water prior to its discharge to the storm system. The building is anticipated to be a wood-frame building and will meet or exceed **Step Code 3** requirements for its construction. Additionally, the Project is being designed to be fully solar and EV-Ready, being able to install both solar panels and chargers based on demand of the residents of the Project.

Social Indicators

Features of the Project that enhance its social sustainability relating to public consultation, housing affordability, heritage preservation, public spaces and streetscapes and promotion of transportation alternatives.

Community Consultation

The Development Team met with the Quadra Cedar Hill Community Association (QCHCA) on two occasions:

- **May 5, 2022** Initial Introduction and concept discussion
- **September 28, 2022** Meeting with Board to present Project

A joint public consultation with the QCHCA was conducted on **Wednesday, November 9th from 7:30PM to 9:00PM** at the Swan Lake Nature House, located less than 2km from the Project. The consultation included a presentation by the Project Architect and Developer and included a Q&A session. Information packages were mailed via Canada Post on Tuesday, Thursday October 20th to all neighbours within 200m radius of the Project and included a letter noting the time and date for the Public Consultation as well as a Project brochure. A more detailed account of timelines including documentation is provided in the Application Package.



Location & Density

The Project includes a broad unit mix that is generally in line with the District of Saanich's Housing Strategy from August 2021 including studio, 1-bedroom, 2-bedroom, and 3-bedroom options. Additionally, the suites have been designed with efficiency in mind to maximize the possible density of the project.

	McKenzie Building	Annie Building	Total	
STUDIO	2	11	13	11%
1 BED	32	24	56	46%
2 BED	22	12	34	28%
3 BED	13	6	19	15%
TOTAL	69	53	122	100%

This building is located in a prime location for higher density being located within an area identified for increased development (Quadra/McKenzie Centre), and at the intersection of two high-volume corridor (Quadra Corridor & McKenzie Corridor). We believe we meet the intent of various Saanich plans and interim policies which are outlined in our Justification Letter. By maintaining the building heights below 6-storeys, The Project eases the transition of the neighbourhood to the expected shift to taller buildings in the area (12-storeys as noted in the Interim Height Policy). Further, by reducing the total density by splitting up the site into two separate buildings, The Project provides the future residents with private outdoor space, while also limiting the impact on the Neighbours by providing a "greenway" that ties in the courtyards together.

Further information is provided in the Application Package related to the rationale of the project in terms of its location and applicability to various policies and plans, as well as the intended CACs.

Community Character & Livability

The Project Architect, KOKA Architecture & Design, is a reputable architectural firm with a wide range of buildings located throughout the Lower Mainland and Capital Region. Their contemporary style is well-suited to current and future trends in design, ensuring the project will fit the community over its service life including surrounding developments such as The Otto. The Project will also include significant upgrades to the surrounding infrastructure including sidewalks and Boulevard trees per Saanich requirements. DCCs required for this project will also provide additional improvements to the infrastructure in the area.

In addition to the proposed unit mix noted previously, the Annie building is anticipated to be a market rental building that will include a portion of affordable rental that are outlined in the Justification Letter (to be finalized through negotiations with the District of Saanich).

Transportation

The Ownership Retained Bunt & Associates completed a Traffic Review of the Project which included an assessment of the location with respect to transportation needs and impacts. The report notes that the site has an excellent location for transit access with several main transit routes in the area. Additionally, preliminary conversations have been had with Modo and tentative approval has been provided by Modo concerning the inclusion of a car share on the property, provided the District of Saanich is agreeable to providing exclusive on-street parking similar to what has been completed at the corner of Gorge Road West and Wascana Street .



Economic indicators

Features of the Project that promote economic sustainability including support to local businesses, employment creation, impact on the tax base, infrastructure efficiency, and energy/water savings.

Employment, Enhancement, & Efficient Infrastructure

The Project will be constructed by local Trades and Suppliers, promoting local construction practices, and keeping economic benefits in the region. The Project will increase the property tax received from the original single-family residences which were present on the site. The Ownership will work closely with Saanich to ensure that the infrastructure surrounding the Project including sidewalks and boulevard landscaping meets Saanich's long-term goals for the region.

We hope that this list meets your requirements. Please do not hesitate to contact the undersigned if there are any questions or concerns regarding the proposed amendments.

Best regards,

A handwritten signature in blue ink, appearing to read "John Bourcet", is positioned to the left of the digital signature text.

Digitally signed by John Bourcet
Location: Victoria
Date: 2024.02.20 13:38:54 -0800

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