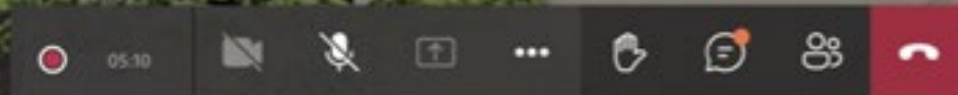


MGC Presentation

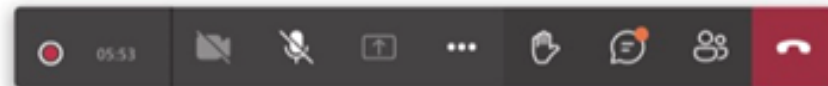
~~Mateah Project ~~

March 23, 2022

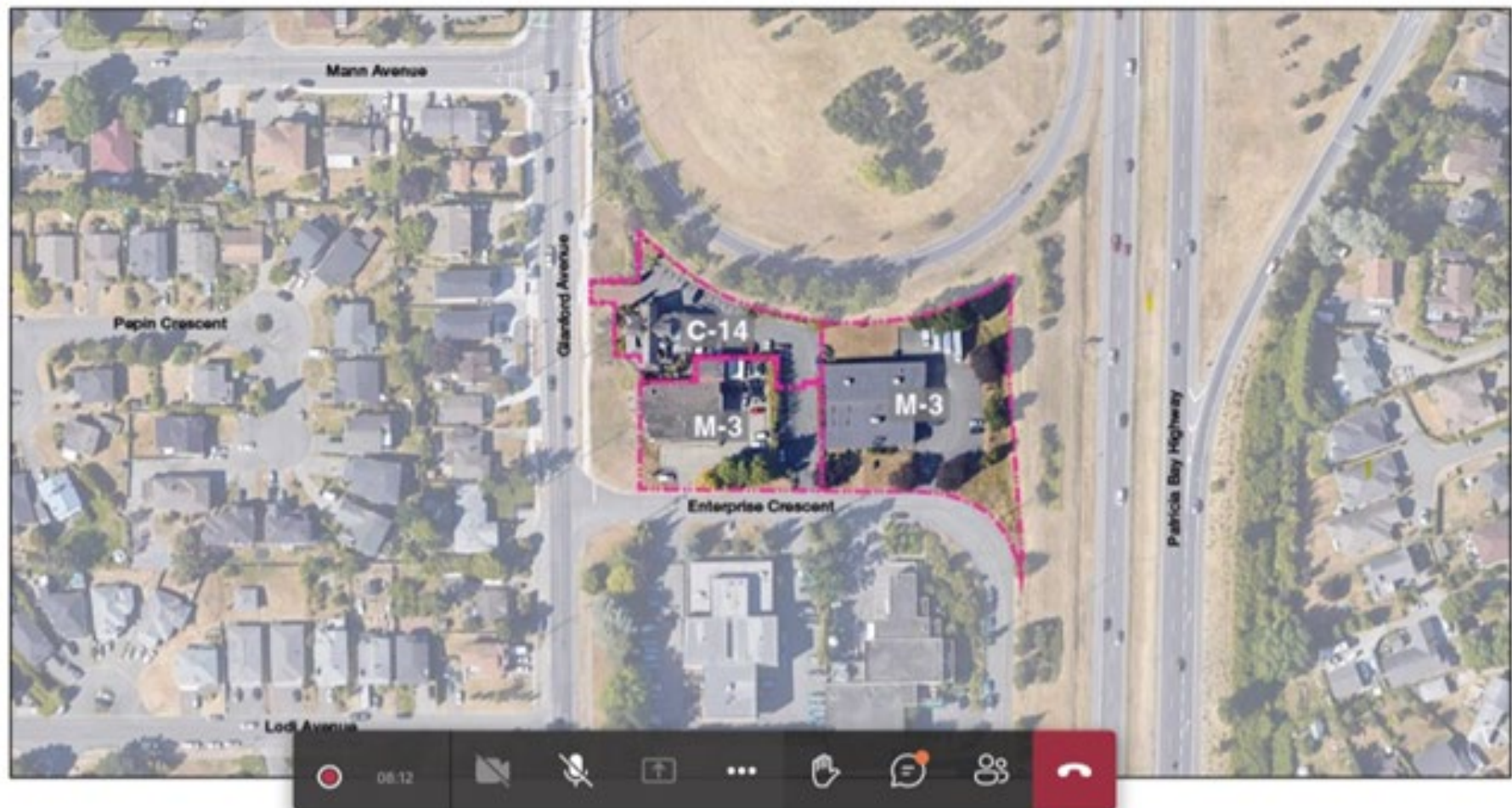
4291 Glanford Ave
750/760 Enterprise Cres



- Project History
- Project Vision/ Community Input
- Design Feedback
- Parking
- Community Amenity Contributions
- Q&A



LOCATION



ALIGNING THE CIRCLES OF INTEREST



COMMUNITY FEEDBACK

Your opinion matters...

What is the most important to you? Please circle ONE letter for each question.

1 What is the most important element that defines a successful shared Public Space?

- a. Shade and trees
- b. Weather protection / Covered areas
- c. Connection to the natural landscape
- d. Provision of open space

6 How do you design a building for the Future?

- a. Through flexible open layouts
- b. Through unit variety and including adaptable units
- c. Allowing for future connections to alternative resources
- d. Through emerging sustainable technologies

2 What do you think drives the Economic Viability of a project?

- a. The diversity of services and amenities
- b. Complementary services
- c. Local shops and smaller scale services
- d. The appropriate density to support the services

7 What is the best way to design a Place for All Ages and Income?

- a. Incorporation of children's or amenities for children
- b. Inclusion of health + wellness services
- c. Accessible spaces which cater to seniors
- d. By providing a variety of market and non-market housing

3 What mode of Transportation should be encouraged for this development?

- a. Bicycles
- b. Pedestrians
- c. Cars / Car share
- d. Bus and public transportation

8 How do you create a successful Community Gathering Space?

- a. By leaving considerable open space for farmers' markets and public gatherings
- b. By providing a space where everyone feels safe and welcome
- c. By providing adequate seating and lighting
- d. Through shared common public space

4 What is the most important item in a truly Environmentally Sound project?

- a. Access to natural light and views
- b. Low energy design
- c. Reduced automobile demand
- d. Incorporation of passive design principles

9 What is the most important aspect of a good Landscape Design?

- a. Connection to the public and accessible amenities
- b. Mixed spaces for birds and bees
- c. Linking the right landscape to planned uses within the design (for birds & bees)
- d. Connection to water

5 What defines a 'Healthy' Building?

- a. Direct connections to the outdoors
- b. Natural materials
- c. Abundant natural daylight
- d. Alternative energy

10 How do you create a space that encourages Social Interaction?

- a. By including cafes + restaurants in the development
- b. By creating a common central courtyard
- c. By including a public viewing area or lounge
- d. By including a common area for social gathering

1 What is the most important element that defines a successful shared 'Public Space'?

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- d. Provision of open space

2 What do you think drives the 'Economic Viability' of a project?

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- c. Local shops and smaller scale services
- d. The appropriate density to support the services

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MIKE GERIC
CONSTRUCTION

SHAPE
Architectural Inc.

*Please hold

09:47

MIKE GERIC
CONSTRUCTION

SOCIAL / COMMUNITY VISION

Creating a New Community Gathering Space



Critical Mass and Economic Viability



Multi-generational Living



ENERGY / SUSTAINABILITY VISION

Low Energy Buildings and the Environment



Maximizing Light, Air + Views



Stormwater Management + Water Recycling



LANDSCAPE VISION

Healthy Spaces and Outdoor Connections



Shared Public Spaces



Integration of Landscape + the Built Form



SHARED VISION

- Creating vibrant/dynamic new social and community spaces
- 50% minimum of site back as usable public space
- Achieving sustainability through design
- Seemlessly merging landscape and architecture
- Provide a range of housing tenure
- Providing new barrier free route through the site



DEVELOPMENT SUMMARY

Residential **Units 251**

15% rental and affordable rental units **38**

Maintaining the industrial presence on the site with industrial and commercial components. **28,000ft²**

Residential, Commercial and Industrial **parking spaces 314**

The **height** of the buildings vary between **15m to 34m**

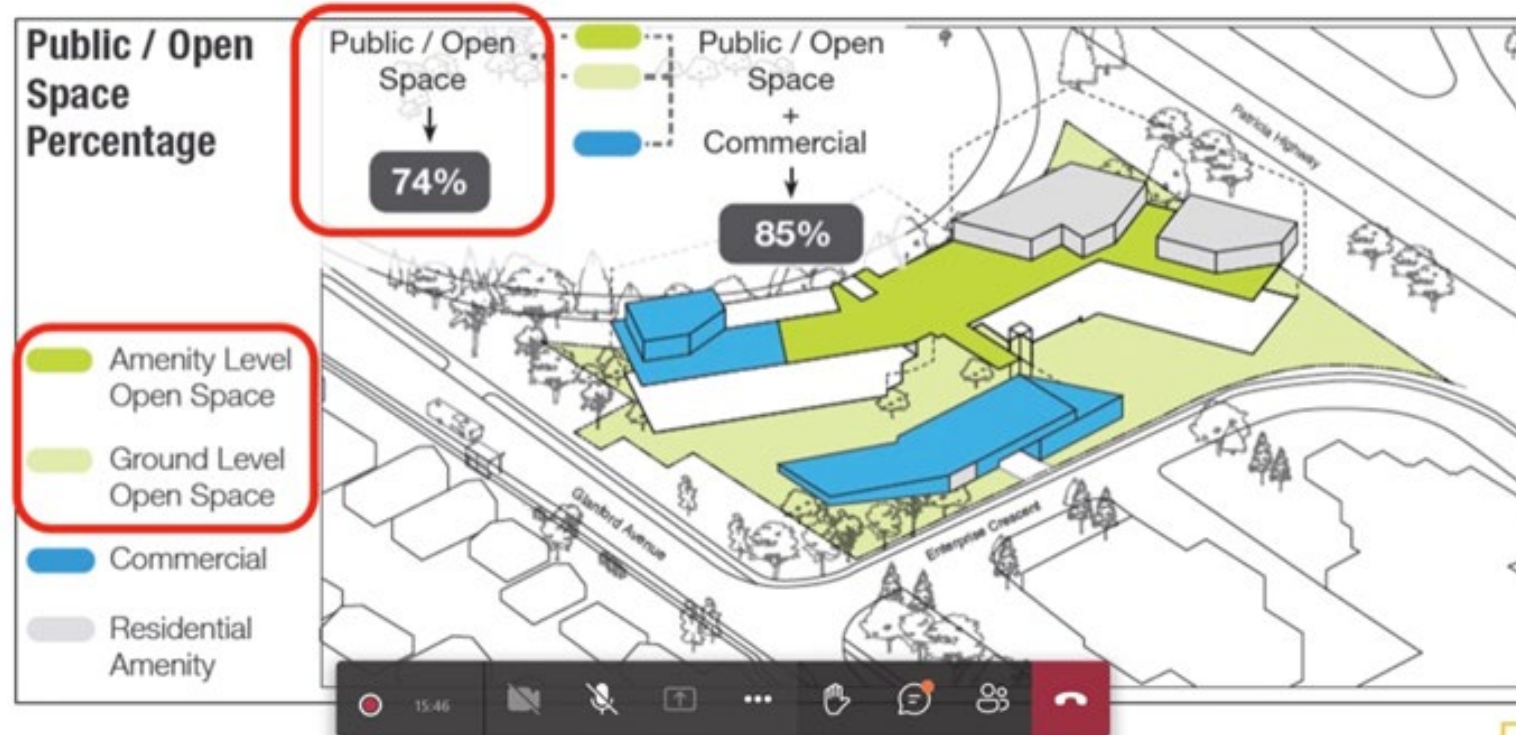
Floor Space Ratio **2.97**



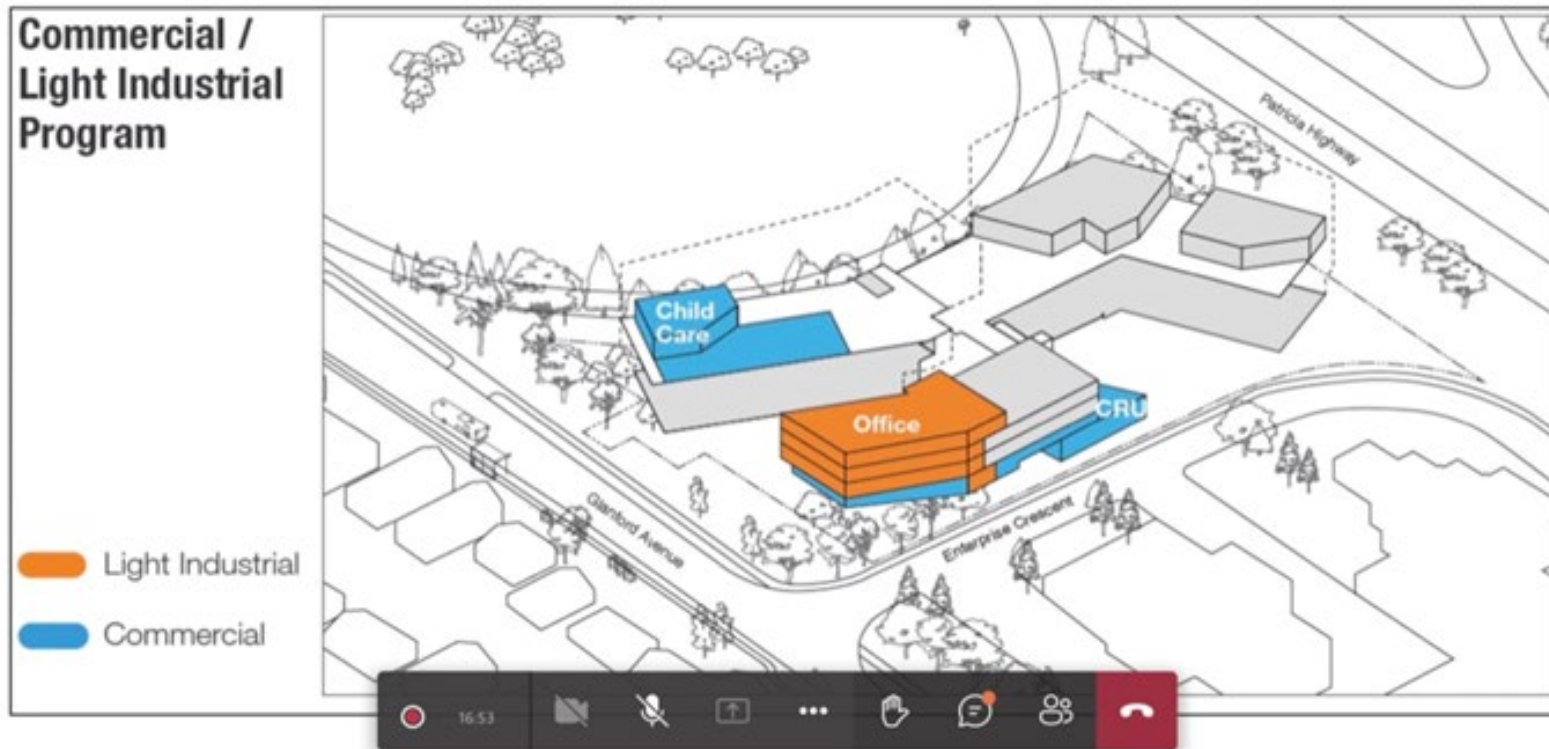
EXISTING PROGRAM



PUBLIC / OPEN SPACE



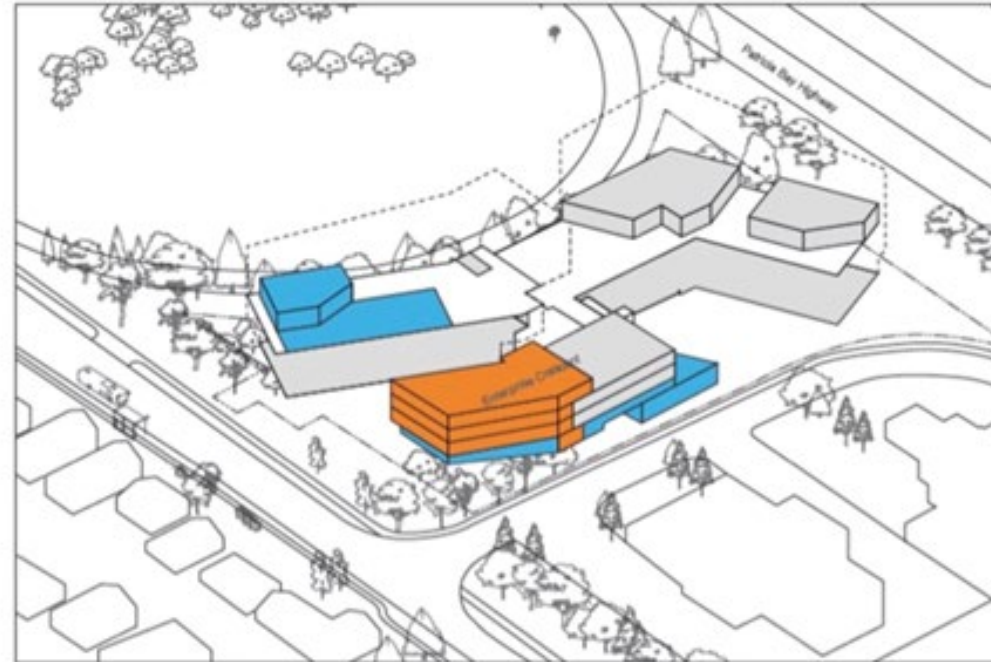
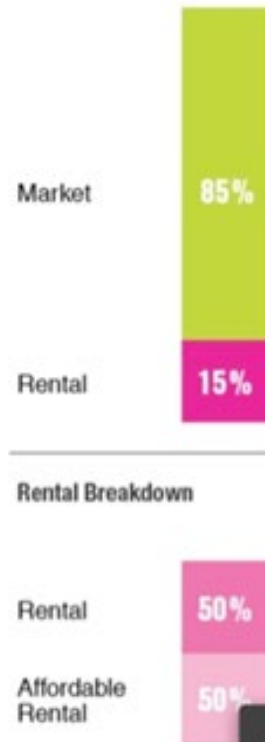
COMMERCIAL /LIGHT INDUSTRIAL



PUBLIC ZONES



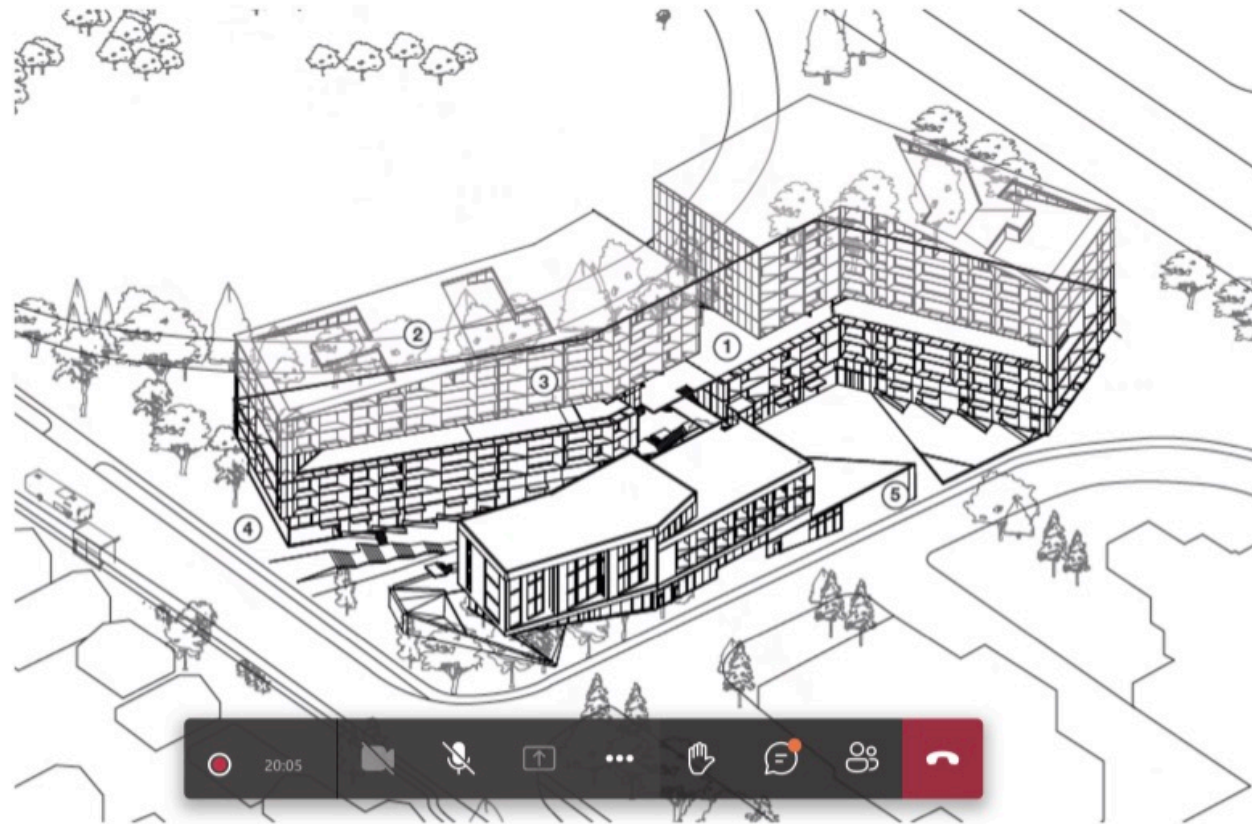
PUBLIC PROGRAM AND BENEFITS



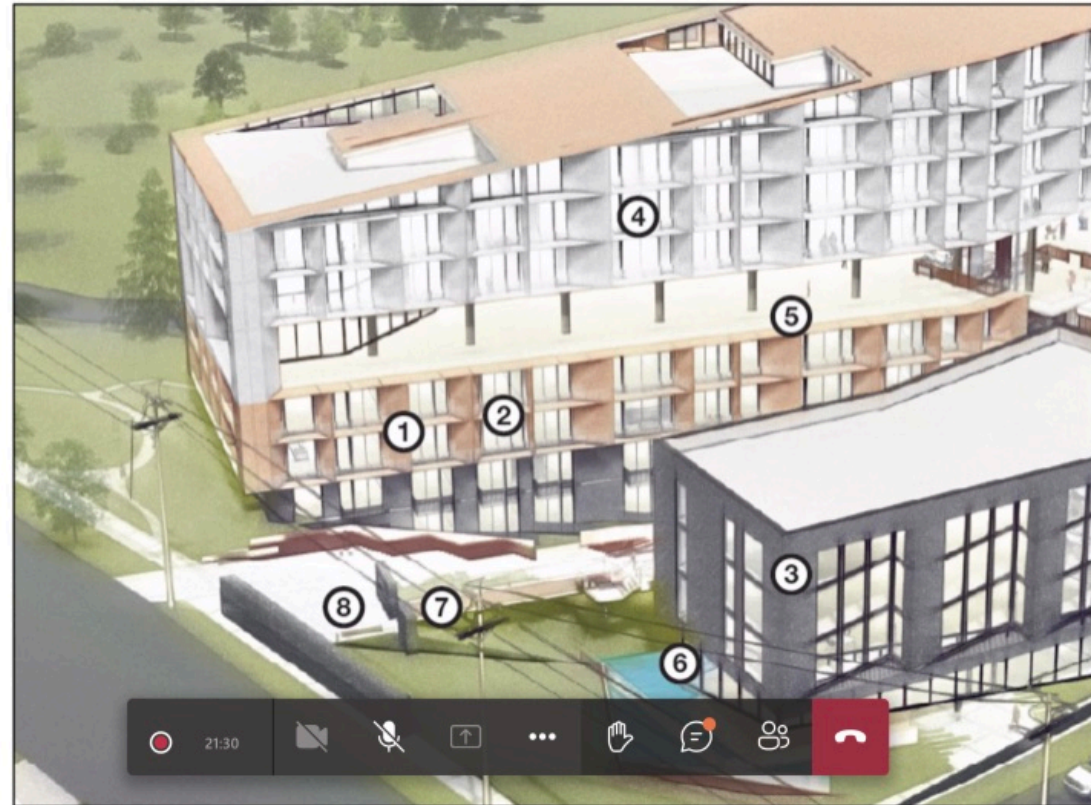
DESIGN RATIONALE



ARCHITECTURAL CHARACTER



MATERIALITY



MATERIALITY



1. Steel Panels



2. Vinyl / Metal Windows



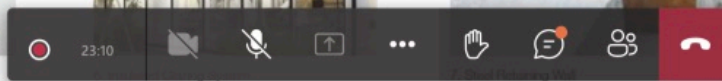
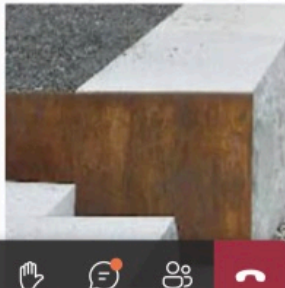
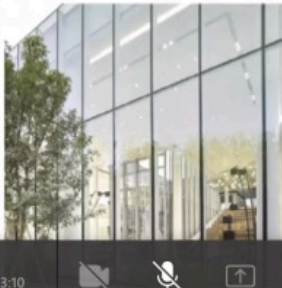
3. Stone Veneer



4. White Metal Cladding



5. Glass Guardrail



TRANSPORTATION DEMAND MANAGEMENT

Land Use	Quantity	Rate	Spaces Required	Spaces Provided
Multi-family Residential	251 Units	1.2 spaces / unit	301	247
Visitor	251 Units	0.3 spaces / unit	75*	65
Light Industrial	1,034m ²	1 space / 25 m ² for first 1000 m ² and 1 space / 30 m ² thereafter	39	
Retail	973 m ²	1 space / 14 m ²	76*	
Child Care	214 m ²	1 space / emplo		
Car Share				
			487*	314

Shared Parking

Cycling End of Trip Facilities

Car Share x2 (EV)

AUTOMATED PARKING



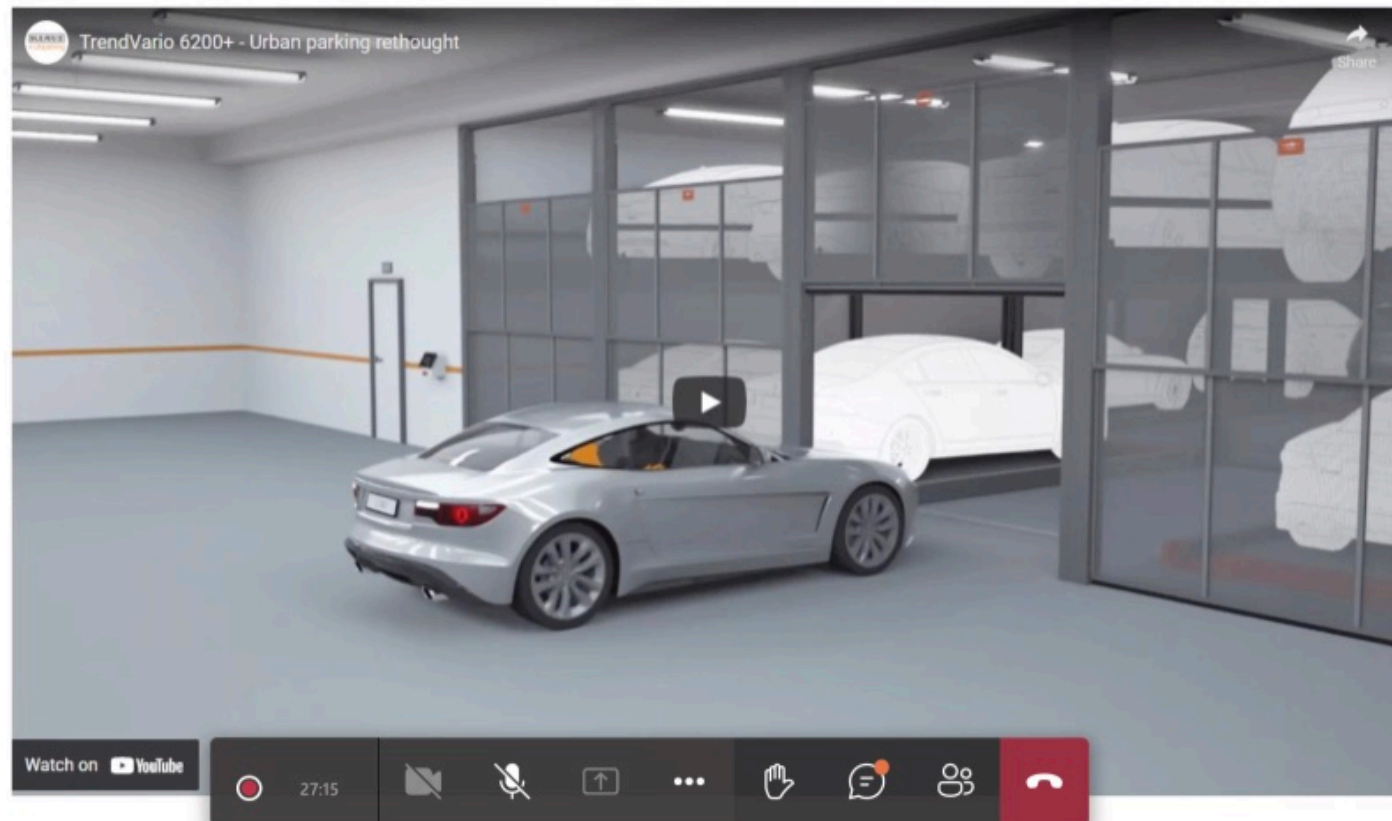
Park and Smile

Klaus Multiparking is one of the leading manufacturers of parking systems in the world for over 50 years.

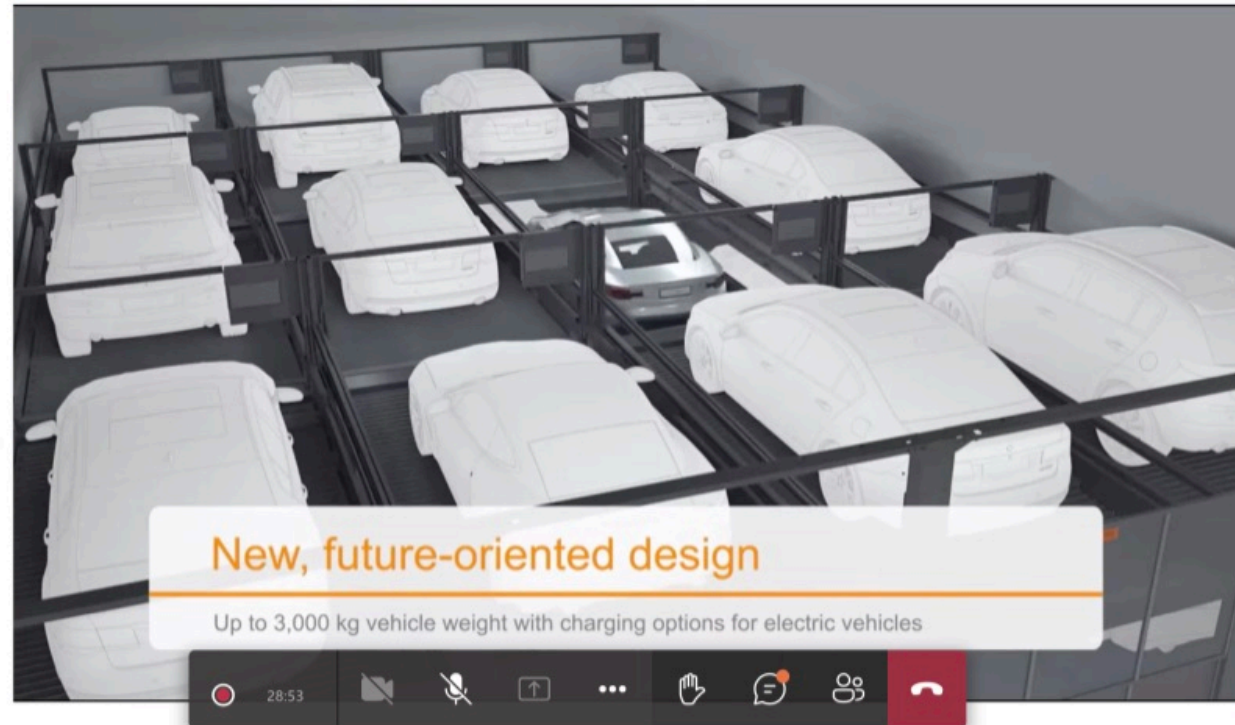
Headquarters in Germany and representatives in over 80 countries worldwide.



AUTOMATED PARKING



AUTOMATED PARKING



Community Amenity Contributions (CACs)



Recreation: Saanich Commonwealth Place - future program related upgrades



Environment: Colquitz Watershed protection initiatives within Royal Oak



Active Transportation: Viewmont Avenue Bike Improvements



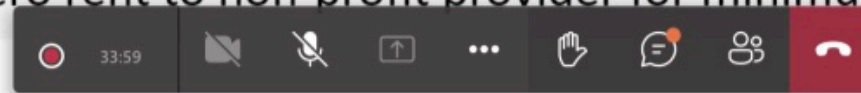
Public Realm: Over 70% Public / Open Space



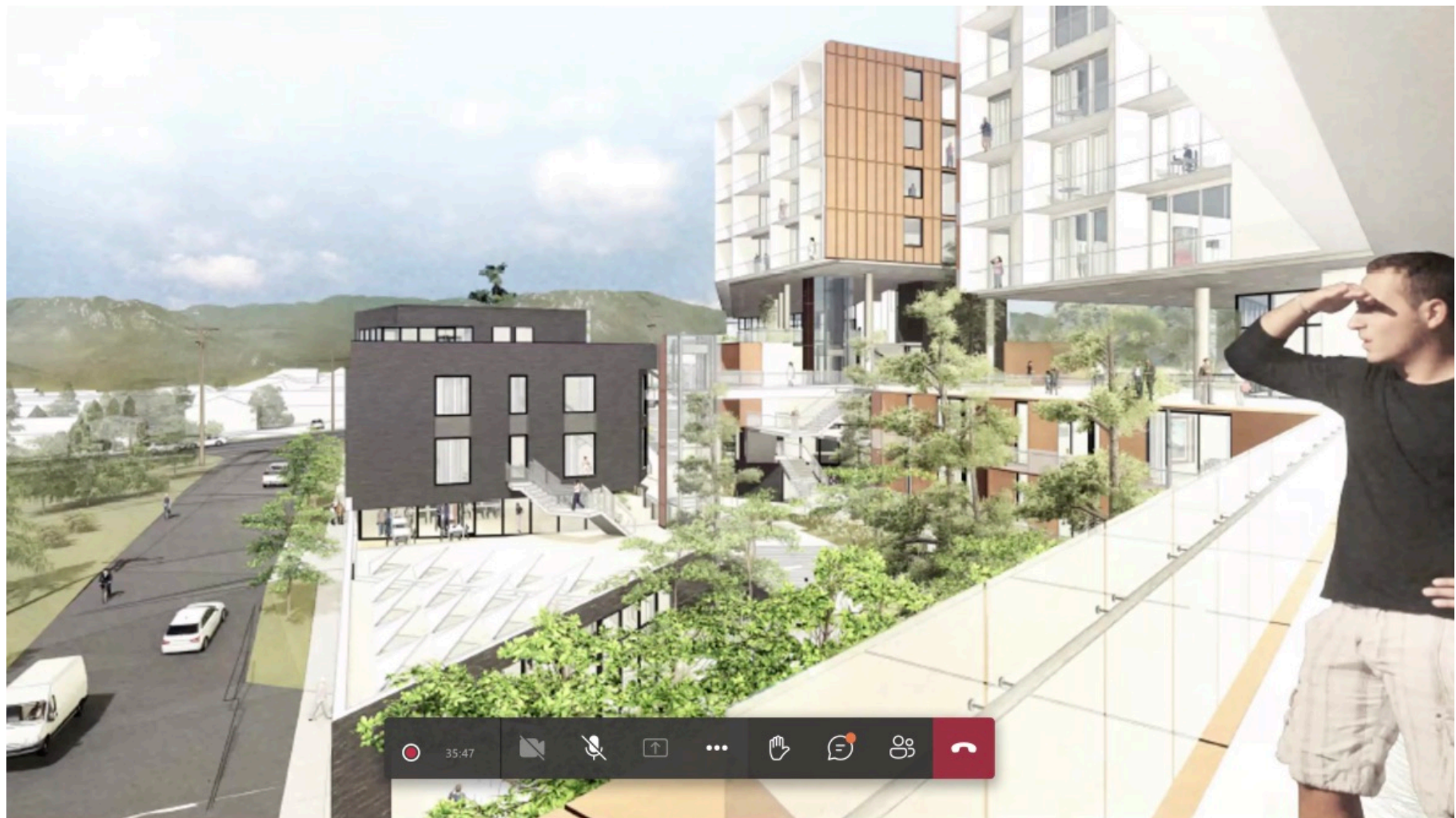
Housing Diversity: 15% below market rentals



Childcare: Zero rent to non-profit provider for minimum 10 years



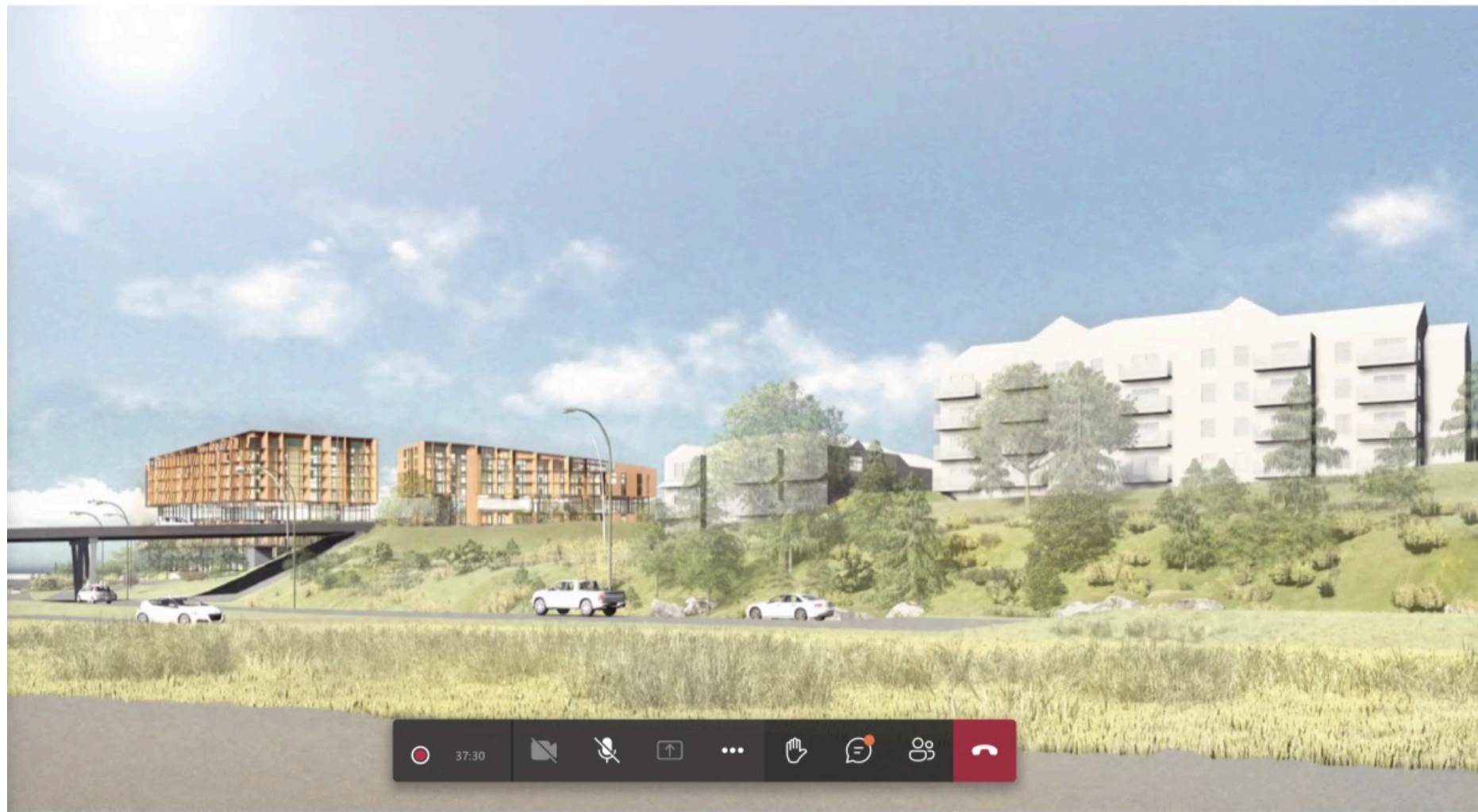
Enterprise Crescent on left ~~ looking West to Glanford Avenue



Highway heading South to Victoria at the Quadra Street Overpass



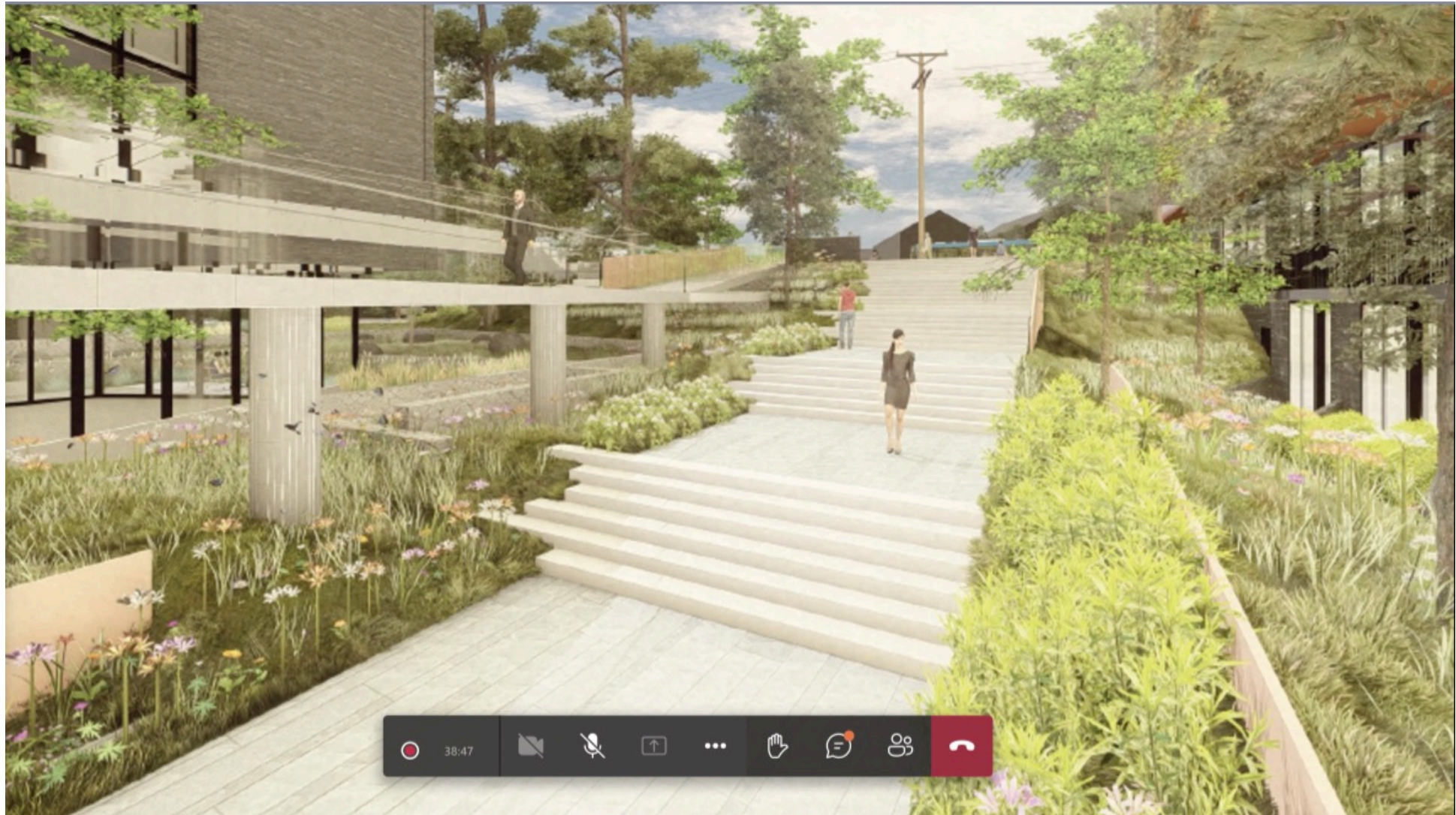
From East side of highway looking across to Mateah at Quadra Overpass



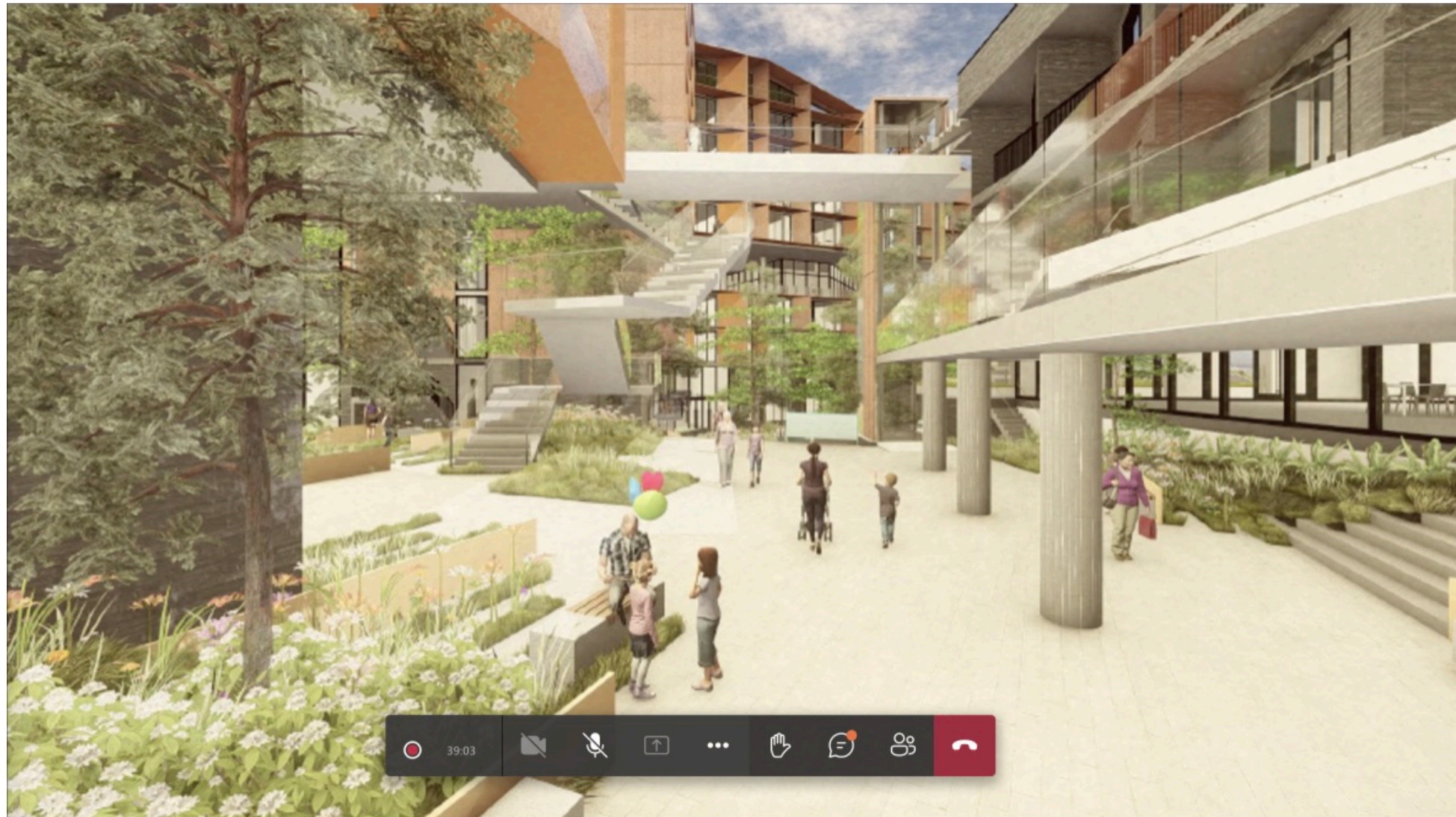
Entering the Paseo from Glanford Avenue



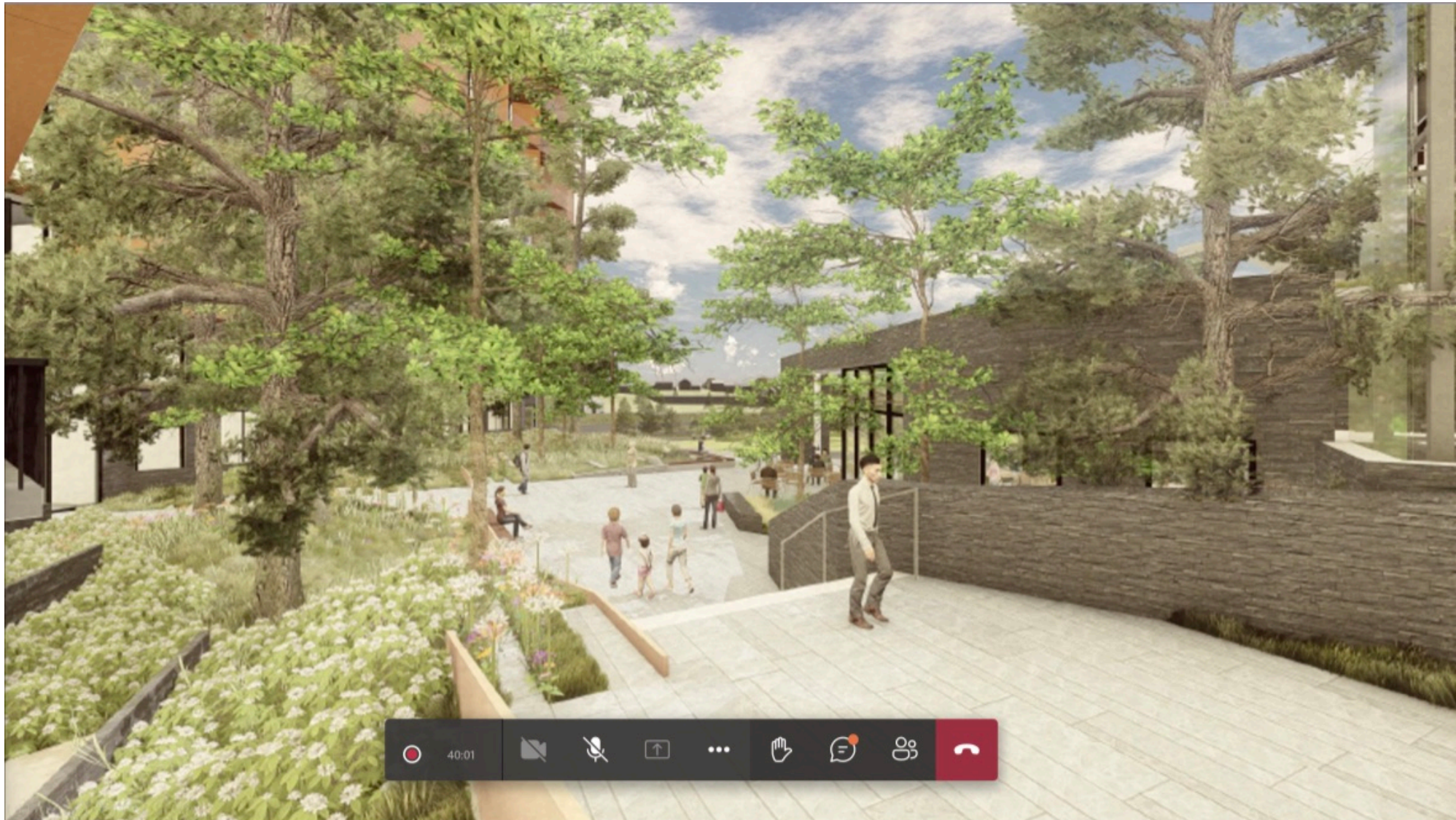
Glanford Avenue at the top of the stairs (wheelchair ramp on elevated walkway to left)



The Paseo Area



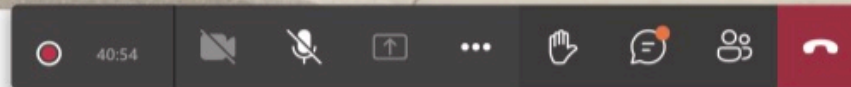
Entering the Paseo from Enterprise Crescent



Commercial/Retail on left at the Enterprise Crescent entrance



The (lower) Commercial/Retail on left and open view of Paseo from Enterprise Crescent



Commercial/Retail building from Enterprise Crescent



Entrance from Enterprise Crescent



View from Mann Avenue and Glanford Avenue looking towards Mateah



THANK YOU!

