



## Quadra Cedar Hill Community Association

March 13, 2020

Saanich Planning  
(by email)

**RE: 3561 Quadra St and 3579 Quadra St**

Dear Saanich Planning,

Quadra Cedar Hill Community Association appreciates this opportunity to convey to you the opinion of residents regarding the proposed development at 3561 and 3579 Quadra Street by Tattersall Development (Abstract Development).

The proponent, Abstract Development, did talk with neighbours to these properties in early 2018, followed by a meeting with Quadra Cedar Hill Community Association Board members. Plans appeared to have been on hold until later in 2019. Abstract held a meeting in mid-December 2019 and, although they did notify a reasonably wide area of the community about the meeting, there were only a few neighbours along with QCHCA Board members in attendance. This was possibly due to the date, only two weeks before Christmas, and the inclement December weather. We are pleased to note that this meeting was in the form of a presentation followed by questions and answers facilitated by a QCHCA Board member, which allowed for all in attendance to hear all responses.

The following comments came mainly from the discussion at this meeting, with a couple from some additional contacts after the meeting.

One area of considerable concern was that the plans called for all the trees and other foliage on these properties to be removed, including a large Garry Oak in the middle of the two lots. Another was that the amount of impervious cover from both townhouses and driveways would leave little area for drainage. A comment made after the meeting pointed out that when it rained and especially in heavy rainfall, there was a significant flow of water towards these properties from the higher ground along a rocky culvert between Hollis and Tattersall.

Several people felt the development of 11 townhouses along with 'Highfield', the heritage-registered house, was far too crowded for the two lots. Concern was raised that this density, with entry from Quadra (a busy street at most times of day), will add more traffic to an already busy intersection. Additionally, the limited parking on site, generally one space per townhouse, is seen as problematic even if people do use transit. The bus service on this route is extremely busy and not dependable on times. Residents of Hollis Road, the nearest side road, have worked with Saanich in an attempt to resolve parking issues, particularly in relation to emergency access. Parking has been restricted somewhat but the road continues to be used for additional parking for vehicles of tenants living on Quadra and cannot accommodate more vehicles without compromising access. Abstract's plans show an easement to be used as parking for 'Highfield' rentals, but this does not add any parking capacity for the townhouses or for visitors.

The closeness to Quadra of several of the townhomes, with doors opening almost immediately to the sidewalk, is seen as not providing a good space for families, if that is one anticipated market. The lack of any space remaining on the lots is also seen as not suitable for families, although Abstract did point out that Cloverdale elementary school was within a few blocks as was Playfair Park which they suggested was sufficient for families. Both of these suggested play areas require traversing two very busy roads, Quadra and Tattersall, including two dangerous crossings at either Cloverdale/Quadra or Tattersall/Quadra.

Along with the discussion of which demographic the market might be aimed at, there were some questions as to whether the applicant had considered a different townhouse development style to better accommodate families with children, seniors and people with mobility issues, either in part or in whole. Comments were made that the steps up access would be difficult for families with strollers and carriages. We feel it is worth mentioning this as a potential improvement of the development because of the significant lack of such housing on the market.

Some concern was noted on how visible the townhouses are going to be from houses further up Hollis, especially as all current trees will be removed and replaced by columnar trees which do not provide as much screening. That lack of screening would also be the situation for anyone living in the townhouses fronting on Quadra. We all know just how busy Quadra is, especially for a few hours in the afternoon/evening.

In general, the design of the townhouses, mirroring the features of Highfield, seemed reasonably good to the people who attended the meeting.

Attendees were pleased to hear that Abstract intends to proceed with the heritage designation of Highfield, although we see there is no mention of that in the development proposal.

There was some discussion about what type of renovation might be undertaken on Highfield. From what Abstract said at the meeting, it appears as though it will be

minimal. One existing apartment at basement level apparently does not conform to height code and there was some talk of excavating. This process would need to proceed to the Saanich Heritage Foundation for direction and to acquire a heritage alteration permit. In general, there appeared to have been very little planned for the Highfield prior to the neighbourhood meeting.

After the meeting, when some people had already left, there was a little further discussion as to just how Highfield would continue as rental. The lack of clarity on the likely way of maintaining much needed affordable rentals at Highfield does concern the Community Association and we are interested in finding out how this is to be resolved.

Please let us know if you have any questions.

Sincerely,

Susan Haddon  
President, QCHCA