



Quadra Cedar Hill Community Association

March 13, 2019

Dear Planning,

RE: 3839 - 3861 Quadra Street

Dear Planning,

Thank you for the opportunity to comment on the above proposal. Our Community Association met with Abstract on September 28 prior to their first meeting with the community, held at Cloverdale School on October 17 and again prior to their second meeting with the community at St. Peter's Church. In addition, we attended a meeting for residents of Glenora Place on December 19 as it was felt they might have been missed in the notification to area residents and Abstract was happy to meet separately with them to hear any concerns. A third and final community meeting took place at St. Peter's on January 24 which we also attended. Finally, we asked for and attended a meeting with Abstract representatives on March 4.

The following represent concerns expressed by neighbours during these community meetings and through emails received throughout the period or since the last meeting.

Issues and concerns:

The major issue raised has been a near universal feeling that **the number of units proposed (78) is too dense for the location**, giving rise to significant concerns about the number of additional vehicles entering and exiting a quiet, narrow street with no sidewalks, heavily used by pedestrians, and the resultant safety issues.

The height of the proposed building, **six storeys, is felt to be too high** for the area and is two storeys higher than provided for in the LAP. Policy 4.1 in the current Quadra LAP is to "Protect and maintain the character of Quadra by maintaining single family dwellings as the principal housing form outside of the Quadra-McKenzie Development Permit Area (the proposed development is not inside this DP area).

Further, the LAP suggests "Predominantly single-family dwellings with some appropriately located and well designed, higher density housing that respects **the character of the neighbourhood and the scale of surrounding development**. Apartments are located near commercial nodes, not sprawled along major roads." Although there are four multi-family dwellings in the immediate vicinity, all are four storeys.

To have 78 individuals/households living on a space formerly occupied by three households will contribute to an already **challenging situation for resident and visitor parking**, even more so if the requested parking variances are allowed. There is no parking on Quadra and Palmer is an already heavily congested, quiet neighbourhood street which many children and families use to access Playfair Park.

A further set of comments was about the speed of traffic on this section of Quadra and the existence of only a pedestrian-activated traffic light. It was suggested that, regardless of whether this specific proposal is approved or not, that a regular traffic light be installed at this intersection and that a slower speed limit be posted for this section. Noise, disruption and potential liabilities associated with blasting was also raised as a concern.

Thank you for the opportunity to comment on this application.

Yours sincerely,

Susan Haddon
President, QCHCA