



## QUADRA CEDAR HILL COMMUNITY ASSOCIATION

January 12, 2020

Planning Department  
District of Saanich

### **RE: DPR00775, 3700 Cedar Hill Road**

Dear Planning,

QCHCA appreciates the opportunity to provide feedback on the above development application to replace the 70-year old cottages on their property with a new, 4-storey building with 85 units. Siting for the building, with parking in front of the building, was carefully chosen in order to maintain the Garry Oak meadow, meadow walk and wall to the west of the site. A new access road from The Oaks building to Church Avenue will be built as well as a pedestrian crossing with lights to improve safety and bike lanes, a significant improvement over the state of this intersection currently.

QCHCA Board members have attended four meetings with the proponent. Two of these meetings were with members of the Boards of QCHCA and of Mount Tolmie CA and the other two were public meetings for the local community, Dawson residents and family members. These latter two were held on January 25, 2018 and November 28, 2019. In addition to the public meetings, Dawson Heights Housing Society have posted plans and background information on their website and distributed occasional updates via newsletter so the community has been kept well informed and given good opportunity for input and feedback.

Feedback at the most recent public meeting included:

- appreciation that the proposed increase in number of units will help to meet the high demand for affordable seniors' units in Saanich
- it was felt that the design of the building and the way it is proposed to be sited and landscaped are aesthetically pleasing
- appreciation of the respect and support shown to current residents who will be given first priority for the new apartments, and who will be assisted in securing appropriate living space during the construction phase.
- although there is only one common room on the main floor of the new building, all The Oaks residents may participate in any of the social programs and activities at The Cedars which allayed concern.

Traffic was raised as a potential issue given the other developments planned in the immediate vicinity (Luther Court and Trillium) but some felt it was less of a concern given that all three of these proposed developments are senior-oriented. Also, several neighbours raised a concern about inadequate parking that may overflow onto Church Avenue.

QCHCA believes the proponent has done a very good job of consulting with the community, that the design and siting of the proposed building are aesthetically pleasing and preserve the Garry Oak meadow and path, and that the increase in affordable rental housing for seniors is much needed in our region. All this is being done with maximum respect and support for current residents. In conclusion, we believe this is a very supportable proposal.

Thank you for the opportunity to comment. Please let us know if you have any questions.  
Sincerely,

Susan Haddon  
President, QCHCA