



Quadra Cedar Hill Community Association

August 23, 2020

Mayor and Council
District of Saanich
770 Vernon Avenue
Saanich, BC. V8X 2W7

RE: Rezoning and Development Permit Application by Wesbild (REZ00605; DPA00931)

Dear Mayor and Council,

Thank you for the opportunity to comment on Wesbild's rezoning and development application for University Heights, Item F5 on your August 24 agenda.

Members of the QCHCA Board participated in two Wesbild-hosted open houses, but, given the format, there was not an opportunity to raise questions and have them answered in a public forum-like way. The Board also attended a presentation by the Wesbild team of their updated plans earlier this year and a Wesbild-hosted zoom presentation to the MTCA, GHRA and QCHCA Boards on August 18, 2020 with opportunities to comment and raise any questions or concerns. In addition, one of our Board members attended a session with GHRA Board and membership. We posted a link to Wesbild's application on our QCHCA website and encouraged citizens to engage if they had questions or concerns.

The main concerns raised by QCHCA members and those residents who have written are associated with traffic and safety. The fact that the revised plan will limit vehicle access from Cedar Hill Road to northbound entry only will be helpful but, as has been raised by GHRA and MTCA, there are concerns about the proximity of the access to McKenzie Avenue and the potential for traffic to back up along Cedar Hill Road. We have also had concerns expressed about the parking variance being requested, with people fearing that adjacent streets will experience overflow parking and congestion. Safety concerns are related to the increased volume of traffic that will be experienced with a development of this size and concern for the safety of cyclists and pedestrians.

We believe 20 EV charging stations for 399 residential parking spaces is inadequate. Under the new Saanich bylaw passed on July 6th, the new standard would be 1.5 energized spaces per

dwelling unit for this size of apartment building, and that is just the residential spaces. For shopping centres over 1,000 m², the requirement will be 1 space per 19m² of gross floor area. Since UH plans were in the works prior to September 2020, they get a pass. However, many EV owners, and potential residents of UH, already charge their vehicles overnight at home using their 110 outlets. Further BC has already stated it wants all new vehicles sold after 2030 to be EVs so the demand for outlets will only rise.

Also, from an environmental sustainability perspective and given the prospective lifespan of the buildings, we wonder whether Wesbild has made provisions for renewable energy sources such as solar or wind. Is the provision of one car share car sufficient? We raised this question at the December Open House and were advised that, if there was sufficient demand, this would be increased.

We also wondered about the potential conflict of the proposed shared public/tenant space between buildings B1, B2 and C. The revised plan attempts to designate separate spaces for a playground, dog park, tenants' barbeque/outdoor area and 'public green space'. It seems that, in attempting to respond to community feedback that requested increased public green space, this 'public green space' would be limiting the tenants' communal, outdoor space.

A final comment is related to the proposed community amenity contribution. We appreciate greatly that Saanich will be the beneficiary of 599 new rental units, 10% (60) of which will be affordable as per the BC Housing and CRD definition and that there will be 10 three-bedroom units for bigger families. We also commend the proposed \$500K for the affordable housing fund and encouraging active transportation by building pedestrian walkways, an art park on Cedar Hill Road, bike lanes, a transit hub and a potential public plaza for events. However, we felt a number of the other items listed under amenities were more sales inducements for potential tenants than true community amenities.

Thank you. On behalf of QCHCA,
Sincerely,

Susan Haddon
President

cc Saanich Planning