



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

December 15, 2023

Planning Department
District of Saanich,

RE: Development and rezoning permit applications DPR00963 and REZ00713, 3347/3351 Glasgow Avenue

Dear Planning,

Thank you for the opportunity to comment on the above development permit and rezoning applications submitted by TLA Services for property at 3347/3351 Glasgow Avenue. The proposal is to rezone from RS-6 and FM-6 to construct a six-storey, 50-unit residential building.

The proposed development is within Quadra Cedar Hill Community Association's boundaries. The area is home to multi-family buildings as well as single-family and townhomes and is experiencing densification due to its location and amenities such as that it is within a 15-minute walk to Cloverdale School, Quadra Village and Rutledge Park. The ratio of parking spaces is more generous than other recent proposals, with two underground levels of parking and almost one parking space per unit. A covenanted Garry Oak meadow area lies within the property line which they have committed to not only preserving but adding to. The proposal would fit within the guidelines of the updated OCP.

Five members of our Land Use & Development group attended a preliminary meeting with the proponents on October 27, 2021. Subsequently, TLA hosted an online presentation and Q&A via zoom on November 21. They also hosted a drop-in event at the Victoria High School Library at 923 Topaz Avenue on January 24, 2024. Attendees raised concerns about the increased density for the area, parking variance requested, and potential traffic and parking issues on this stretch of Glasgow, which is a cul-de-sac. Some attendees suggested there should be three-bedroom units in addition to the one, one- plus den and two-bedroom ones.

The proposal went to the Advisory Design Panel on September 20, 2023 and was approved "subject to consideration of:

- visual access to the covenant area from the units above;
- the addition of an outdoor amenity patio;
- softening the parkade entrance through the use of stepped landscaping, lid or trellis;
- increasing bike parking on P1 and L1 for ease of access;
- access to the covenant area as appropriate; and

- screening of the transformer.”

Following the ADP meeting, TLA “completed a comprehensive update of their project drawing sets which included feedback from Saanich Departments and the Advisory Design Panel considerations”. The proponent is proposing the following as a community amenity contribution:

- Removal of all invasive species in the Natural State Covenant area and to plant Garry Oaks and complementary native species to “reinvigorate the Natural State Covenant and support the urban canopy”. TLA advises that “Saanich is currently reviewing this proposal and, subject to Saanich approval, the intent would be to have these activities completed prior to April 2024.”
- An art piece and rest area in front of the property
- Replacement and upgrading of the sidewalk in front of the immediately adjacent property at 3363 Glasgow to support pedestrian and cycling traffic

Thank you for the opportunity to comment.

Sincerely,

Susan Haddon
President, QCHCA