



QUADRA CEDAR HILL

COMMUNITY ASSOCIATION

February 28, 2025

RE: DPR01060 and REZ00755

Dear Saanich Planning,
Thank you for the opportunity for QCHCA to comment on the above application to rezone from RS-6 to a site-specific zone to construct a six storey, 89 unit wood frame multi-family strata building with surface (limited) and underground parking at the above address.

Community engagement

Neighbours were invited to MSTeams meetings on August and November of 2023. Abstract posted details of the proposed development on their project update web page

Proposal:

The proposal is to build a six-storey wood-frame building with 89 units on the southeast corner of Quadra at Tattersall Road. The units will be 'Junior one' up to two-bedroom units.

There is limited surface and underground parking.

Issues raised by neighbours were:

1. Traffic and pedestrian safety. There are poor site lines at this intersection, the sidewalk is narrow, and this is a high traffic, dangerous intersection. We realize there are plans to significantly modify Quadra as part of the Quadra McKenzie Plan but, in the interim, these concerns are real
2. Traffic flow. Concerns re traffic backing up waiting to turn left onto Tattersall from southbound Quadra and left onto Quadra from westbound Tattersall traffic. Could there be advance greens at the light to facilitate traffic flow?
3. People living on Hollis expressed concern about parking and turnarounds on their street – firstly, a need to ensure exiting off Hollis is not hindered during the construction period and a request to have 'resident parking only' and 'no turnaround' signs on Hollis.
4. Access/egress. There is some confusion over access/egress and parking. Is access onto the site from Quadra only from the northbound lane? Does it only allow entry into the parkade or does it access the whole site? Can a vehicle exit the site onto Quadra's northbound lane?
5. Construction period potential traffic/pedestrian/safety issues – given the particular location of this proposed development, there are concerns re how the construction period will be managed. Can a plan be shared with neighbours/the community in advance so they can find alternate routes to school, work, etc.
6. Lack of three-bedroom, family-oriented units. This is a general concern. Our neighbourhood has four elementary schools, four major parks, a village and centre

close by so family/three-bedroom units in any multi-family development would be so welcome.

In terms of CACs, neighbours expressed a desire to see sidewalk improvements on Tattersall and a pedestrian crosswalk on Tattersall at Salisbury.

Thanks again for the opportunity to comment. Please let me know if you have any questions.
Sincerely,

Susan Haddon
President, QHCCA