



QUADRA CEDAR HILL

COMMUNITY ASSOCIATION

January 25, 2025

RE: DPR01067: 970, 974 McKenzie Avenue/4015, 4017 Saanich Road

Dear Saanich Planning,

Thank you for the opportunity for QCHCA to comment on the above application to rezone from RS-6 and RS-10 to a RA zone to construct a nine-storey, 85-unit multi-family building with three levels of underground parking at the above address.

Community engagement

The proposed development is within the North Quadra Community Association boundaries but borders on QCHCA's. The proponent fully canvassed the immediate neighbors to the west, north and east regarding the 2017/2018 proposal and repeated these contacts in 2020. The proposal presented to the community on September 8, 2020 was for a five-storey comprised of 45 units – 8 Townhomes, 4 Bachelor suites, 24 one-bedroom, 6 two bedrooms and 3 three bedrooms. Copies of the 2018 traffic study and shadow diagram were dropped off by the proponent to a NQCA meeting in 2018 and a copy of an updated traffic study was sent to both NQCA and QCHCA in September of 2020. The architect on the project changed at that time to the current one. Both CAs were invited to open houses in November of 2023 at Commonwealth Place to see the revised plans.

The staff report on the revised 2020 proposal in the March 13, 2023 Council agenda package recommended postponing consideration of the rezoning and development permits to address:

- redesign of the building to a maximum of six storeys,
- provision of at-grade units along Saanich Road to enliven the street frontage, and
- reconsideration of the unit mix to provide more two- and three-bedroom units

An earlier architect on the project indicated in an email to North Quadra and QCHCA that the proposed CACs at that stage were \$20k for bleachers at Layritz Park, \$50k for youth center and bike park in North Quadra, \$10k to support intercultural opportunities in the Saanich Recreation program and \$10k to the Affordable Housing fund.

The current proposal is now for a nine-storey building with 85 units and three levels of parking. The OCP allows for eight storeys on a corridor so we assume a nine storey building would require variances. Neighbour concerns that we are aware of include:

- shadow study doesn't show effect on adjacent residential complex
- access/egress concerns given proximity to the McKenzie/Saanich Road intersection and high volumes of traffic at both morning and afternoon rush hours
- pedestrian safety concerns at above intersection, especially for St. Andrews students going to and from bus stop on the southwest side of the intersection

- safety issue relating to no advance left turn lane on McKenzie for vehicles turning north onto Saanich Road.

We are not aware of the unit mix of this current proposal. The 2020 proposal had three three-bedroom units or 6.7% of all units. If the same percentage is applied to this current application, there would be 8 three-bedroom units, a welcome addition of more family-oriented housing in our neighbourhoods.

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

Susan Haddon
President, QHCCA