



January 21, 2026

M'akola Development Services
731 Station Ave #107
Victoria, BC V9B 5R5

RE: NEW AFFORDABLE RENTAL HOUSING PROJECT AT 3861 CEDAR HILL CROSS ROAD

Dear Neighbours,

On behalf of the Community Living Victoria (CLV), we are reaching out to share a progress update as we explore the redevelopment of 3861 Cedar Hill Cross Road.

ABOUT COMMUNITY LIVING VICTORIA

Community Living Victoria (CLV) is a non-profit organization dedicated to supporting persons with intellectual disabilities and their families. Their mission is to empower people to enhance their quality of life through self-determination, and they have been providing supports and services including affordable housing, employment services, family support and community access for over 70 years in the community. 3861 Cedar Hill Cross road has served as CLV's administration and program space for the past 40 years. 3861 Cedar Hill Cross Road is CLV's current primary office, service hub, and day program space.

Subject to funding approvals, Community Living Victoria is proposing to re-develop the property with the goal to expand and upgrade their current program facility as well as increase affordable rental housing options for their clients and community members.

ABOUT THE PROJECT

While designs are still in the development phase, Community Living Victoria's (CLV) project proposes a four (4) storey building, with CLV programming space on the ground floor and 60 affordable rental units above. The residential area includes a mix of one-, two- and three-bedroom units, 5% of which would be fully accessible and 15% of which would be adaptable. Parking would be provided through a combination of at-grade surface parking and one level of underground parking, inclusive of bicycle storage facilities. For residents, indoor and outdoor amenity space will be provided to foster community interaction and support tenant well-being, while the main portion of the ground floor would house CLV's newly expanded office and programming space.

The building is being designed to meet Step Code 4 energy efficiency and be 100% electric, aligning with District of Saanich regulations. The Garry Oak meadow present on site will be protected in its entirety, and the landscape design will feature green infrastructure elements such as pollinator and climate friendly plantings and rain gardens to enhance biodiversity, support stormwater management, and contribute to a healthy outdoor environment.

The project is currently applying for funding, which has not yet approved. Project timelines will become clearer once funding is confirmed and we will reach out with further updates at that time.

THE NEED FOR AFFORDABLE HOUSING

This project supports District of Saanich housing goals by increasing secure and affordable housing supply for low-income families and individuals, increasing purpose-built rentals, and diversifying housing forms through multi-family units. The proposed development would be for individuals and families of low-to-moderate income, including CLV client households. In addition, the housing would be targeted towards those facing barriers to housing stability, including individuals, smaller

families, single-parent households, newcomers, seniors, and anyone working in the local community who is struggling to access market rental housing. This housing would fill a critical gap in the current District of Saanich rental housing market, by providing a safe, accessible option to Saanich community members.

HERITAGE REGISTRATION

Earlier design iterations of the site explored maintaining the existing Cedar Hill School building, however an assessment of the building's current condition, the financial cost for upkeep, and the development potential led to deregistration as the most viable path forward (approved by Council in September 2025).

The heritage significance of the site is important to CLV and has been a key consideration in the preliminary design process. CLV is committed to preserving the Manual Training Hall, which will remain in-situ, and is working to incorporate heritage design elements of the former Cedar Hill School into the new building. By thoughtful incorporation of architectural elements from the original heritage building, such as mullions and shake-style siding, into the new design, the project will honor the site's history while presenting a visually appealing and contemporary aesthetic.

MUNICIPAL REGULATIONS

3861 Cedar Hill Cross Road is located within the Quadra Local Area Plan and is consistent with the plan's natural environment, land use, housing, and heritage policies. The proposed development aligns with the District of Saanich Official Community Plan (OCP) and advances key policy objectives at the regional and District levels related to affordable housing, sustainability, inclusive growth, and community-oriented development.

The subject property is zoned Institutional (P-1) and is subject to Schedule I: Non-Market Housing Development Regulations of the Zoning Bylaw. The zoning permits the proposed uses of "Non-Market Housing Development" and "Assembly", and the project meets all zoning regulations, therefore no re-zoning or variances will be requested for this project. The development is subject to "Saanich General" Development Permit Area regulations, and the project team is preparing a development permit application with anticipated submission in January 2026.

CONTACT INFORMATION

CLV's goal is to ensure neighbours feel comfortable reaching out to learn more about the development as it progresses and anticipate ongoing communication over the next few years.

In considering the proposed development alongside the applicable policy framework, Community Living Victoria (CLV) are confident that this project, through careful, context-sensitive planning, is designed to contribute meaningfully to the well-being of future residents and the long-term vitality of the Saanich community. If you have any questions, concerns, or comments about the proposed development please contact Jamie Bégin, Project Manager, M'akola Development Services at jamie.begin@makoladev.com.

Sincerely,



Jamie Bégin
Project Manager
M'akola Development Services