

From: [Shari Holmes-Saltzman](#)
To: [Planning](#)
Subject: FW: (External Email) Community Referral Dated Feb.11, 2022 - 4079 Quadra Street
Date: Thursday, March 3, 2022 1:24:05 PM
Importance: High

File & prospero please

From: [REDACTED]
Sent: Thursday, March 03, 2022 12:29 PM
To: chistine.rickards@saanich.ca; Shari Holmes-Saltzman <Shari.Holmes-Saltzman@saanich.ca>
Cc: 'RW Wall' [REDACTED]
Subject: (External Email) Community Referral Dated Feb.11, 2022 - 4079 Quadra Street
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Hello Ms. Rickards, here is our response on the proposed development at 4079 Quadra Street.

We thank Ms. Donna Hais for attending our community meeting on February 24 and making a presentation on the proposed development and answering questions.

We generally have no objection on the proposed development; however, we have the following concerns and proposed changes:

1. We support Right-in and right-out at Quadra Street. However, there was a concern regarding the traffic impact on the neighbouring streets. In addition, the intersection of Saanich Road at Quadra needs attention from the Engineering.
2. We support the storm water management on the site, and therefore, do not see the need for a roof garden.
3. There was a strong preference for planting native trees. We urge Saanich to consider adding native trees rather than non-native trees.

4. We do not object to a small parking variance of four parking spots.
5. We believe 2 E/V charging stations are not adequate. We ask that, as a minimum, this development be wired so that more E/V station can be added in future. We urge Saanich to have the development follow the current E/V policy.
6. We believe the CAC offered is not adequate. We were told there is \$10,000 cash and \$12,000 for a pergola built on the site. We do not consider a pergola on site as a Community Amenity. We urge Saanich to apply minimum \$4,000 per unit for housing units and additional CAC for commercial areas as per the CAC policy.
7. We believe some changes to the traffic signal will be necessary at the intersection/cross-walk at Saanich Road and Quadra. Also, we urge Saanich and BC Transit to consider adding a sheltered bus station there.
8. We have accepted the words from Ms. Hais that they have conducted Shadow Study and they have consulted/informed the neighbours to the east of the site. These residents will be directly impacted by the development.
9. All other issues such as bicycle storage, Right-of-Way, setbacks, etc. seem to be adequate.

We will watch the covenant imposed with respect to market based rental for 10 years and then potential strata conversion. We will leave it with Saanich to work out the details of the covenant.

Thank you.

Best regards, Haji Charania, Chair, LUC of NQCA