



DAWSON HEIGHTS

The Cottages- 3700 Cedar Hill Road

Dawson Heights Housing Ltd.

Neighbourhood Association Meeting- January 11, 2018



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Presentation Outline

1. Project Overview
2. About the Applicant
3. Site Context
4. Planning Framework & Policies
5. Proposal Details
6. Proposal Merits
7. Q & A

Project Overview

- Dawson Heights Housing Ltd. intends to re-develop its property at 3700 Cedar Hill Road
- To permit a larger rental building on site, an amendment to the Zoning By-law is required
- An architect has prepared building plans to submit to the District of Saanich
- Consultation with existing residents held already
- Meetings with City Staff
- Two consultations are being held prior to application submission to hear major concerns and gather actionable feedback



About the Applicant

Dawson Heights Housing Ltd. is a non-profit housing provider established in 1949 to administer a charitable housing project funded by philanthropist Percy Dawson on the site now known as 3700 Cedar Hill Road. The organization currently oversees a housing complex made up of multiple buildings containing a total of 130 rental suites that provide supported and independent living options for residents over the age of 55.



Aerial View of Site



Northeast corner of Cedar Hill Road & Cedar Hill Cross Road

Satellite View

3810 Cedar Hill Cross Road ("The Dawson")

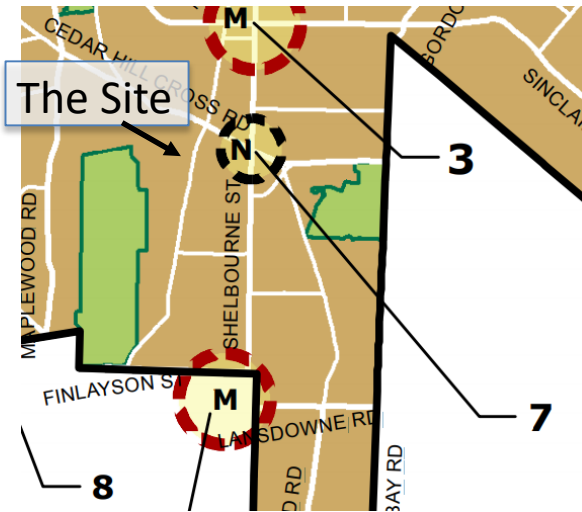
3710 Cedar Hill Road ("The Cedars")

3700 Cedar Hill Road ("The Cottages")



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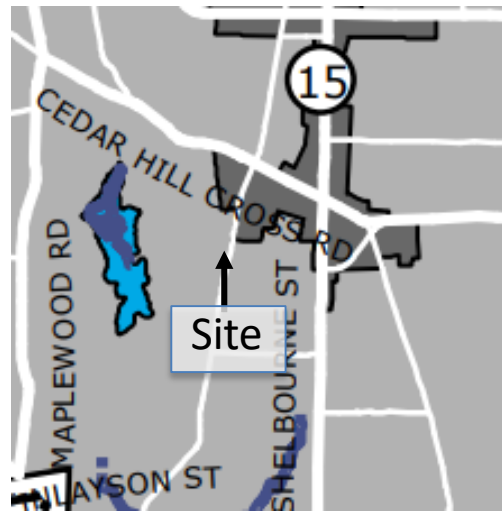
Planning Policies- OCP



Map 4- Centres & Villages

Proximate to Neighbourhood Centre #7- Cedar Hill Centre

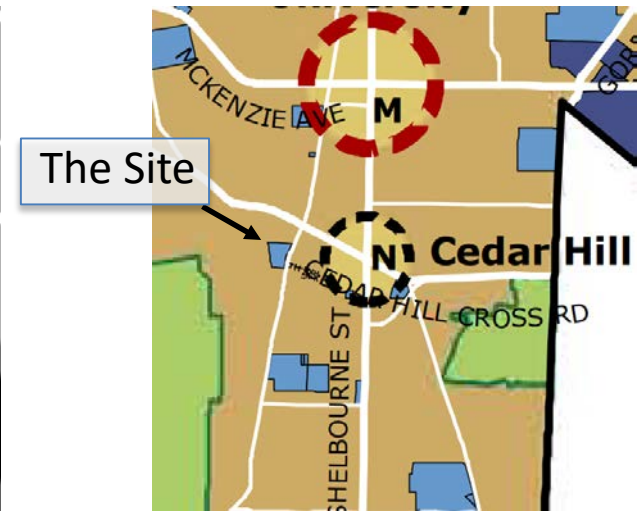
Neighbourhood Centres are areas well served by transit where growth is to be accommodated. Institutional and residential uses of up to 8 stories are supported here.



Map 5- Development Permit Areas

Area 15- Shelbourne/McKenzie

Provides design guidelines for new development related to landscaping, parking, tree planting and a new building's relationship with its neighbours.

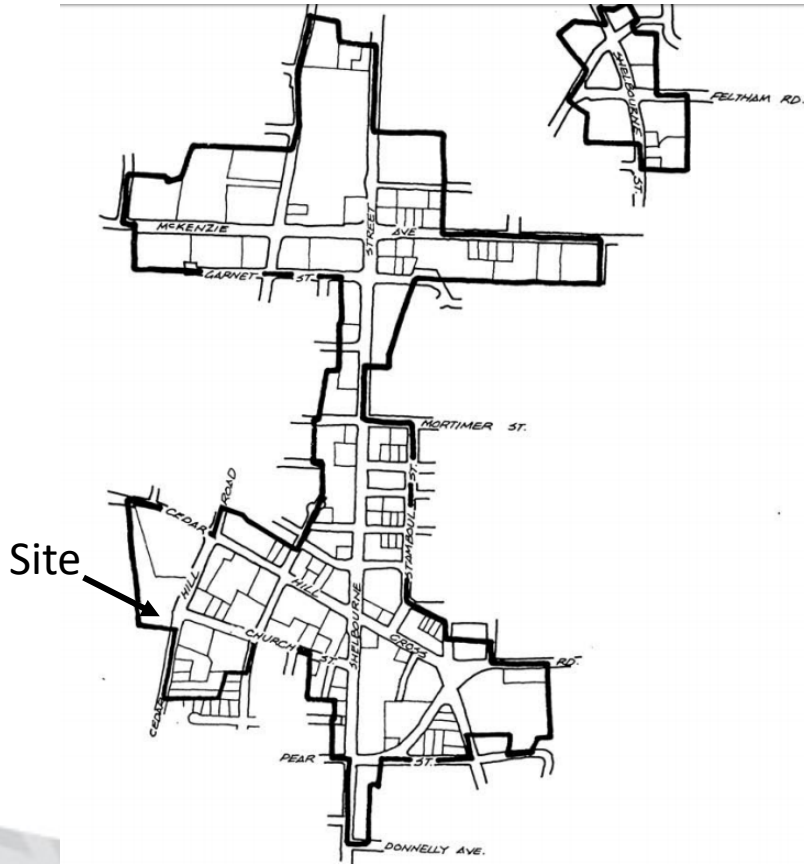


Map 6- General Land Use

Land Use Designation: "Institutional Lands" surrounded by "Neighbourhoods"

In Neighbourhoods, residential buildings of up to 4 storeys are permitted.

Development Permit Area 15- Shelbourne / McKenzie



MAP 15
SHELBOURNE/MCKENZIE
DEVELOPMENT PERMIT AREA

Key Development Permit Guidelines accounted for in building & site design:

- “Major or significant wooded areas and native vegetation should be retained wherever possible.”
- “New buildings should be designed to reflect the suburban character of the area with respect to scale and massing”
- “Architecture should be of a high quality that is contemporary and authentic. Innovative use of durable and high quality materials is expected. Elevations of buildings adjacent to a street should incorporate varied architectural elements and landscaping...”

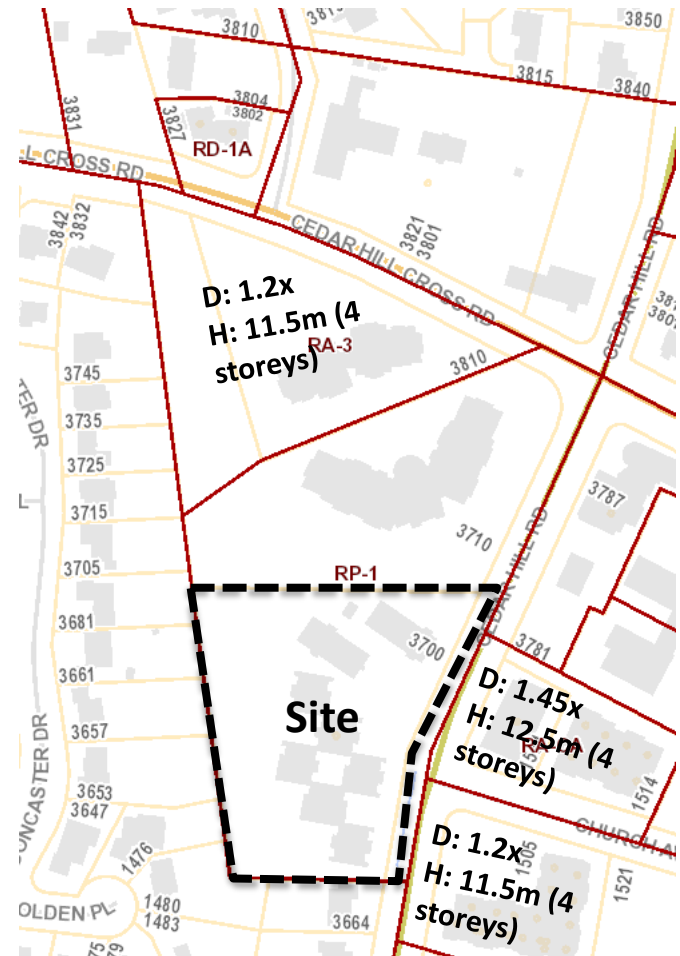
Planning Policies- Zoning

Existing Zoning- RP-1 Residential Personal Care Zone

- Permits “Congregate Housing”, but does not permit apartments
- Height Permitted- 9m (approx. 3-storeys)
- Density Permitted- 0.6x the lot area

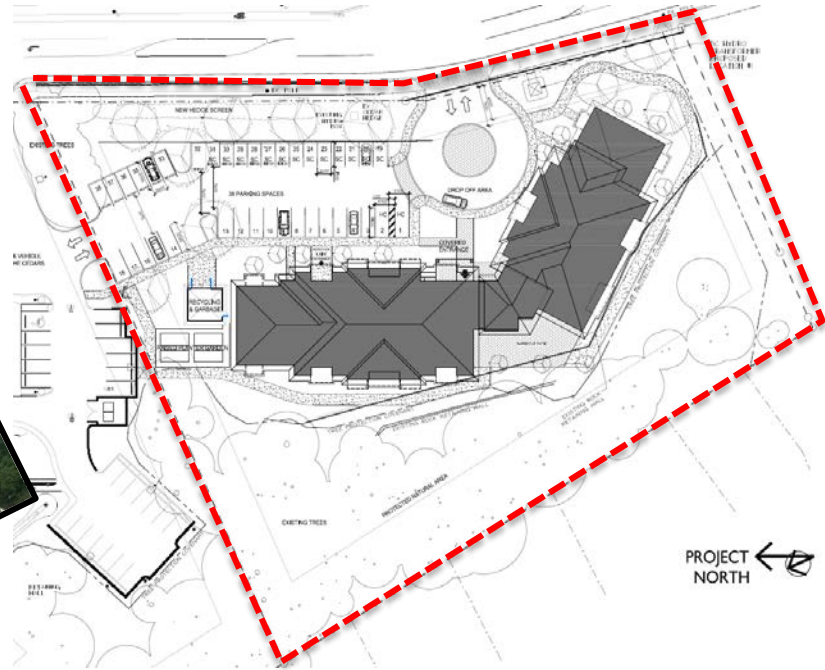
Proposed Zoning- RA-3 Apartment Zone

- Same zoning as 3810 Cedar Hill Cross Road
- Permits Apartments & congregate living
- Height Permitted 11.5 m or 4 storeys
- Density Permitted- 1.2x the lot area
- Properties nearby have identical or greater height and density permissions



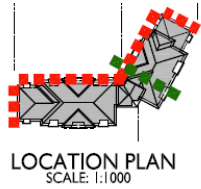
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Proposal



- 4-storey building containing 85 affordable units geared towards seniors aged 55 and over
- Traditional architectural design similar in character to existing buildings operated by Dawson Heights Housing Ltd.

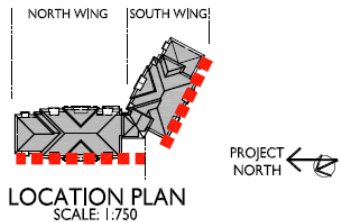
Elevations



PROJECT
NORTH



Elevations



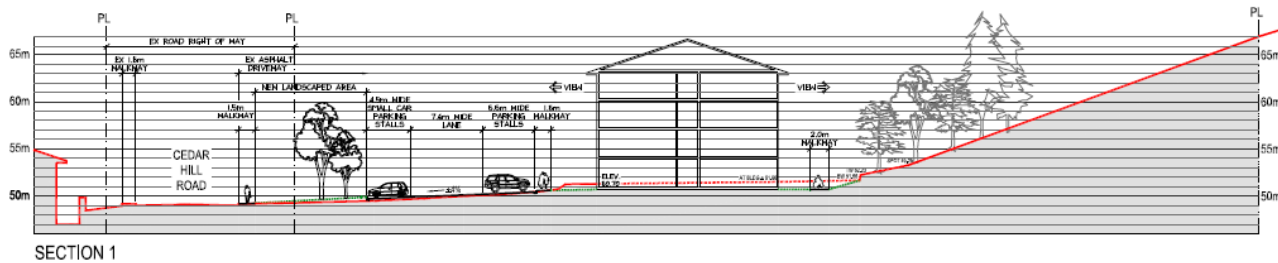
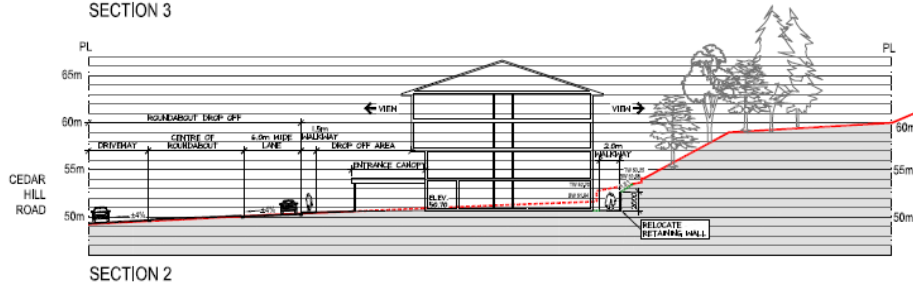
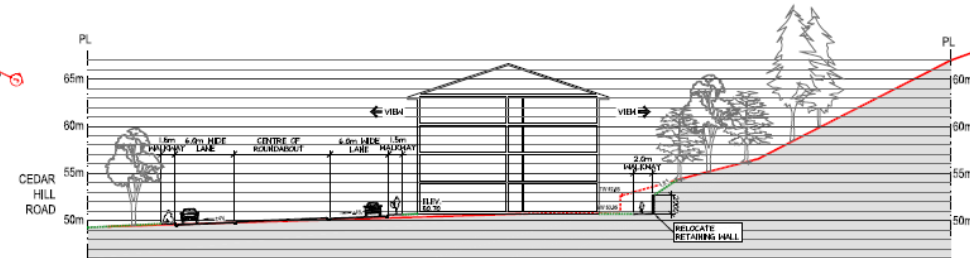
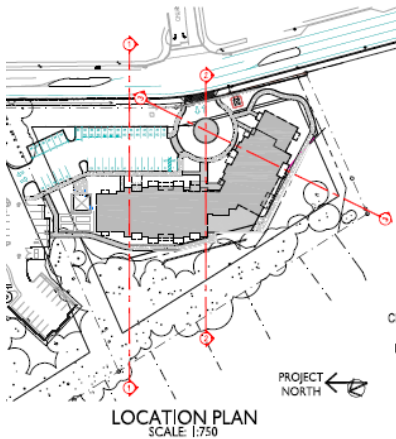
NORTH WING | WEST ELEVATION



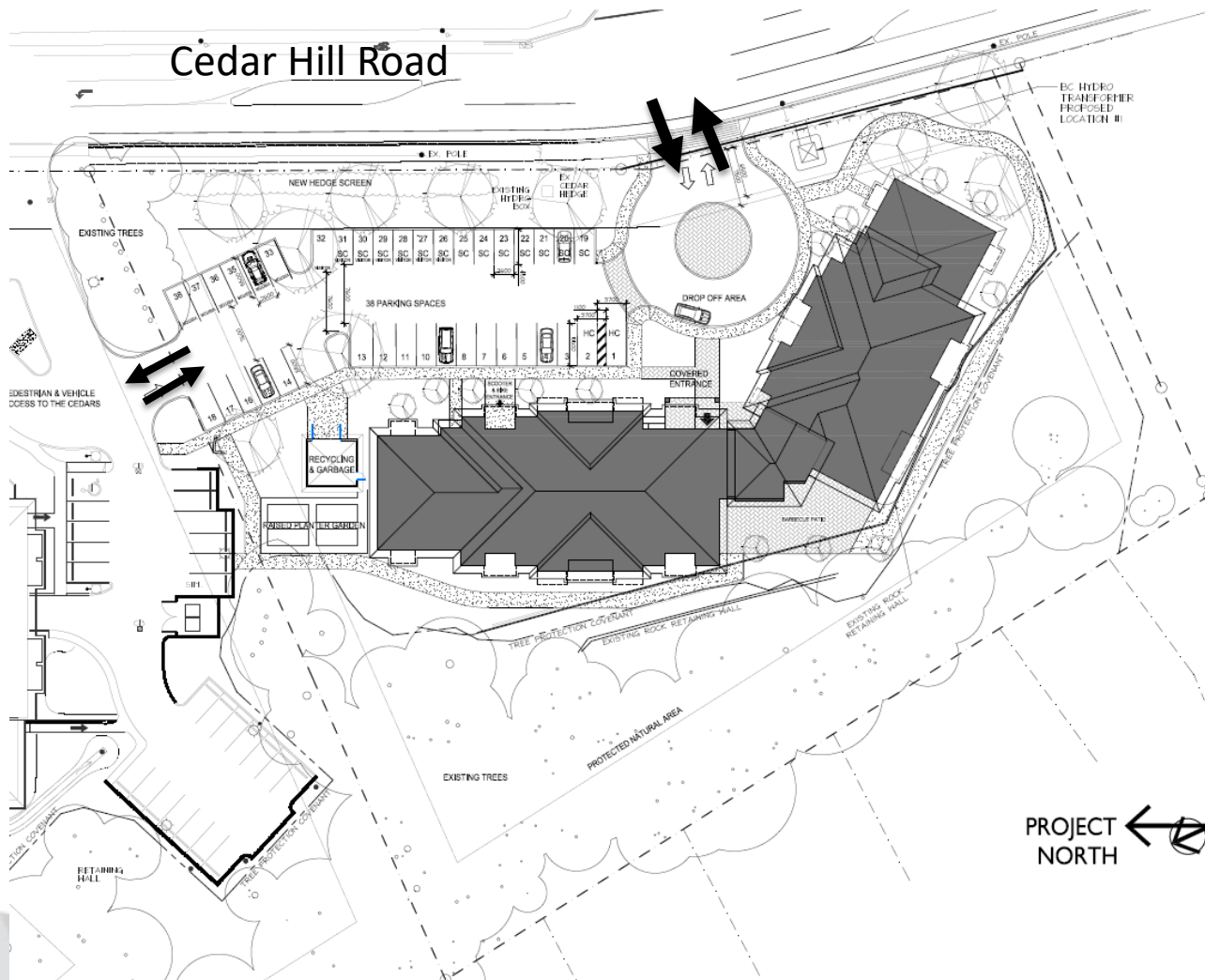
SOUTH WING | SOUTHWEST ELEVATION

Transition in height to adjacent neighbourhood

Sections



Site Plan



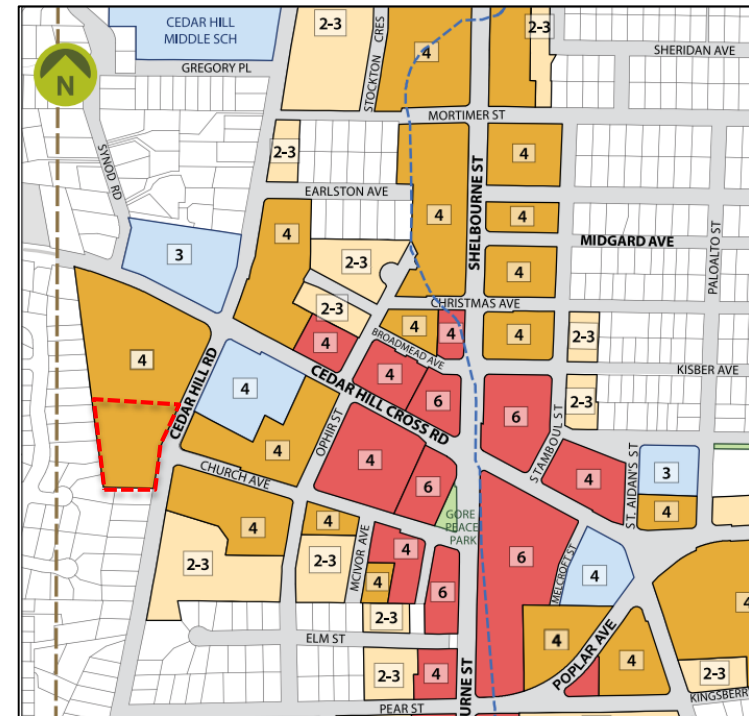
Need & Demand

- 45,390 households in Saanich, with 27% of those renting (12,110)
- 53% of seniors who rent (928) in Saanich are spending more than 30% of their before-tax income on rent and utilities, putting them in core housing need



Project Merits- OCP & Development Permit Guidelines

- Height permitted under OCP
- Conforms to the vision in the Approved Shelbourne Valley Action Plan (apartments of up to 4 storeys envisioned for the site)
- Design is similar to existing buildings on site and should fit in well
- Experienced housing operator who has been in the community for over 60 years
- Project will meet clear demand in Saanich for this type of housing
- Public Amenities Provided
- Combination of topography and sensitive building massing that steps down towards mitigates shadows



Shelbourne Valley Action Plan
Height & Land Use Map

Questions?

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