

The North Quadra Community

Our neighbours and the community will benefit from this project in many ways:

- The Music School has an enrollment of 300 students and employs 11 teachers, the majority of whom live close by. It is through the local demand for music lessons and the support of the neighbourhood that Taber Music has been successful. We wish to continue this cultural contribution.
- While we are adding commercial space to what is existing in the two C1-zoned buildings, we do not plan to increase the number of tenants. The uplift is primarily through the addition of the residential rentals, in keeping with the Local Area Plan. Tenants will be selected to compliment our music school and further enhance the corner as a neighbourhood gathering place. One of our new tenants, Victoria Bakery, plan to expand their business to include a coffee shop.
Noting a historically low vacancy rate in the Capital Region, rental accommodation is in high demand. This project would assist through offering a variety of market-rent spaces. These apartments will all feature private balconies and share common-area outdoor spaces.
- We wish to enrich the cultural fabric of Saanich, and especially the musical arts. Through creating musicians and a love of making and listening to music, Saanich will be a more vibrant community. We are also reaching out to local schools and musicians in our neighbourhood to find ways that we can assist them and contribute to their programs and success.

We have held three open house meetings during our preliminary design process to involve and engage our neighbourhood, plus made presentations on three occasions to the North Quadra Community Assn. We have also engaged neighbours directly who have responded to our requests for consultation.

Support has been quite positive by all we have contacted with some concerns voiced that we have tried to address through preliminary design changes. These concerns included retaining street parking for residents, minimizing the effect of the project's height at the east side of the property so that it does not block or intrude on privacy, and encouraging pedestrian and bike use, to reduce vehicular traffic.

