



May 2, 2020

Mayor and Council

Re: 3281 Cedar Hill Road - Rezoning and development permit application.

File REZ00624 DPR00737

The Camosun Community Association (CCA) considered the application in respect to Saanich's OCP and the policies of the Shelbourne Local Area Plan (LAP). This is on Saanich's website around Community Planning: "The OCP provides a policy framework from an overall perspective. The local area plan provides the policy framework landuse, transportation, environment, urban design, housing, economic development, parks, climate change, and community amenities. An integral part in consideration of the application was community consultation."

The application does not meet the following requirements of the Shelbourne local area plan:

6.0 HOUSING

Two-Family Housing

- 6.5 Require that a two-family dwelling lot has a) 1.3 times the minimum lot size of the largest adjacent single family zone. The site is twice the size of the adjacent property **however the proposal is to construct a two-family dwelling and two (2) single family dwellings on the lot.**
- 6.6 Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context and lot size, and building scale and design, access and parking. The two-family dwelling in combination with the two single family dwellings is seeking variances for rear yard setback and visitor parking, this does not meet policy 6.6 evaluation.

The application does not meet the following policies:

- 6.2 Consider single family infill development that is compatible with, and contributes to the character of the community and preserved the privacy of dwellings.
- 6.3 Provide opportunities for a variety of housing types by considering applications to rezone for attached housing or apartment use on **sites identified on Map 6.2. Site is not identified on Map 6.2.**
- 6.7 The design and scale of two-family dwellings should be compatible with adjacent single family dwellings and have regard for the number of two-family and multi-family zoned properties in the area, as well as meet the requirements of the General Plan policies.

- The application to rezone to RT-FC (Attached Housing Four Corners) Zone is not compatible with the neighbourhood. **The application requires leveling the property and enclosing the site with retaining walls and fencing. Variances are being requested for visitor parking and rear yard setback.**
- The Official Community Plan contemplates limited in fill in neighbourhoods inside the Urban Containments Boundary and notes “maintenance of neighbourhood character is paramount importance when considering new developments with established area”.

The application is deficient and incomplete:

- No details have been included regarding leveling the property or justification to need to.
- The servicing report does not include the amount of fill required.
- No details regarding the retaining walls or fencing
- No justification provided regarding the rear yard setback.
- Project silent on secondary suites. Not supportable in consideration of the density proposed.

Comments from the planners report and ADP (Advisory Design Panel):

- Construction of the retaining walls has the potential to create an unfriendly interface with the adjacent properties and impact trees located close to the proposed wall.
- Construction of the retaining walls has the potential to impact trees on the adjacent properties.
- Leveling of the lot takes away from the neighbourhood esthetics.
- Consideration be given to make the duplex units accessible.

Neighbourhood Context:

- The size of the property 1116m² (12012 sq.′) meets the requirement for a duplex but not meet the requirement for a duplex plus two houses. .
- RS6 is the dwelling type in the neighbourhood.
- The location is convenient to shopping, schools, recreation and transit.
- The property is the last remaining property of the historic McCrae Farm.
- The Shelbourne Local Area Plan identifies the McCrae heritage registered and designated homes at 3291 Cedar Hill Road and Oakcrest Drive.
- The properties to the east are easily accessible by a foot path.

Environment:

Although no environmentally significant features are identified on the site, the Shelbourne Local Area Plan identifies the surrounding properties as having major tree cover

Location and Safety:

- The location on Cedar Hill Road is situated at sharp uphill bend with a history of vehicle accidents. The most recent a vehicle out of control and crashing into the north destroying the front bedroom and garage.
- It is a major pedestrian and cyclist route. Recently a crosswalk was installed.

Community Consultation

- June 2018: A community meeting was held at the Cedar Hill Recreation Centre. **The applicant made a presentation to the CCA board in 2018. There has been no further contact with the applicant, even though changes have occurred.**
- Following the community meeting in June 2018 a community petition was circulated to 54 homes within a 110m of the site. The community was not supportive. The results were shared with Mayor and Council by email. It was subsequently submitted to Saanich planning.
- The CCA surveyed the adjacent neighbourhoods in September 2019.
- September 2019 the duplex was reduced to one story to accommodate a view corridor covenant held by the property owner at 3291 Cedar Hill Road.
- The current plans have not been presented or shared with the community.
- The neighbourhood was not informed of the intention to level the property and install retaining walls topped by fencing.
- The applicants conducted a survey but did not share it with the CCA. The survey did not include the properties to the east of the development. The applicant's letter to planning of April 15, 2019 stated "we did not canvass the area behind on Keats as they do not access Cedar Hill directly and the development would have little impact on them." The property directly behind on Keats will be the most impacted with a ten (10') retaining wall and fence as a rear lot line. In addition the applicant is requesting a rear yard setback variance placing the duplex eight (8') from the same property. Those properties will be the most impacted.
- The retaining wall to the east is not supportable

Development at this location is supportable however in its current form it is not due to its impact on the existing neighbourhood.

The project is incomplete and not ready to go forward at this time. The variances for the rear yard setback is not supportable. We suggest the applicant redesign the duplex to remove the kitchen intrusion into the rear set back. This would reduce the impact to properties to the east.

The Camosun Community Association does not support waiving the public hearing. Not ready to go forward. We look forward to working with Council to establish a creative way for the Municipality to host public hearings during COVID-19.

Submitted by Vicki Sanders

Camosun Communalty Association

Land Use Director

camosunca@gmail.com