



June 5, 2020

Mayor and Council

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

File REZ00624 DPR00737

The Camosun Community Association (CCA) submitted the attached letter dated May 2, 2010 indicating that although development is supportable at this location the current application is not supported by the community. It does not meet the criteria of Saanich's housing policies as stated Saanich's OCP (Official Community Plan) or the Shelbourne Local Area Plan. Policy 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.

The concerns raised by the community are regarding compatibility to the neighbourhood, privacy, and particularly the impact of the retaining walls. The Planners and the Advisory Design Panel reports include the following comments:

- 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.

Since the Committee of the Whole the CCA has met with the applicant via zoom to discuss the application. The discussion has been regarding redesigning the project so that it meets the housing policies of the Official Community Plan and Shelbourne Local Area Plan. The development as proposed significantly impacts the properties to the east. Infill development must consider its impact on the existing neighbourhood.

The applicant was not receptive to removing the duplex and/or redesigning the duplex floorplan to eliminate the intrusion into the rear yard which creates the variance request. They made no comment regarding the suggestion of redesigning the application to a small lot subdivision.

The site slopes north to south as well as diagonally north to east. The applicant plans to level the property by moving the existing soil from the north side to the southeast corner. This creates the need for a retaining wall along the east and south property line to a height of 2.6m (8.5') at the south/east corner. The existing south rock wall averages 1 m (3.3') with a fence on top that drops down by sections to the east.

The Camosun Community Association has reviewed the site, the plans, the impact to the neighbours and has communicated with residents.

The CCA has found a solution that addresses the impacts to the neighbourhood. It addresses the topography of the site, eliminates the need for retaining walls and creates a development that will be an asset to the community.

The solution is to not level the site but to treat it as two levels north to south. This is consistent with all the single-family homes on Cedar Hill Road. To accommodate the north/south grade change they all require a southern retaining wall. The site plan would remain the same with the road access, building locations and parking. The duplex would have a north unit with an attached stepped down south unit. It could utilize the existing south retaining wall on site. Similarly, the north house would have a south retain wall. And the proposed southerly house would be accommodated by the existing south low retaining wall on site.

Implementing this proposal would eliminate the impacts to the property to the east. The existing retaining wall would not have to be increased in height. Also, by redesigning the duplex floorplan and removing the building intrusion into the rear yard set back would eliminate the variance request. The variance invades the privacy of the property to the east. It positions the duplex eight feet from the property line directly in line the adjacent house windows and living space.

The application as presented is not supportable. It does not contribute to the character of the community and does not preserve the privacy of dwellings.

We request Council not to support the application in its current form. We request Council to either reject the project as presented or request the applicant to redesign the application to address the impacts as suggested.

The Camosun Community Association supports the site as a suitable infill location. But does not support the application as proposed.

Submitted by Vicki Sanders

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Commented [V51]: