



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

January 24, 2020

RE: 3941 Lasalle Street, DVP00447

Dear Saanich Planning,

Thank you for the opportunity to comment on the above application to subdivide to create one additional lot under the existing RS-6 zone. Although the property meets the RS-6 zoning requirements, a variance is required in terms of lot width.

When the applicant connected with the CA, he had already circulated a notice to neighbours within the required area to advise of the application. He subsequently met with several QCHCA Directors to see the property and discuss the plans and a community meeting was scheduled for January 15, 2020. Unfortunately, it was the evening of the heavy snowfall; hence only one of the neighbours was in attendance. The Association has been contacted by the immediate neighbour to the south.

The applicant presented the details of the application: the subdivision, variance, elevations, siting, environment and sustainability features, and the neighbourhood context. The option of deconstructing the existing house rather than demolishing was discussed and the applicants said they would consider the request.

The houses will be dissimilar on the exterior but similar in the interior. There is a greater distance between the duplex to the north and the new house. The setback will be smaller from the southerly new house and the existing house to the south. Each house will have a one-bedroom suite in the basement. In response to the difference in the setbacks, the applicant stated the driveways and the access to the suites are proposed to be on the north side of each house. The applicant is also aware of the need to consider the privacy issues with the proximity of the existing neighbouring houses. No garden suites are proposed.

The applicant stated he will contact Saanich Parks to confirm if there are any environmentally significant or protected plants on site. They plan to reuse as much of the existing landscaping as possible in their landscape plan. What they do not plan to reuse they will provide as an on-site salvage project.

The proposal includes prewiring for an electric car charger and solar panels. A heat pump will be installed. The noise level was discussed. In the past there have been issues in the neighbourhood with noise disturbance from heat pumps. Storm water management will include a treatment train and filtration system.

Housing in the neighbourhood, dating from the 1920s, is eclectic. The applicant has chosen contemporary architecture to be in harmony to the existing architecture in the neighbourhood.

The applicant has indicated in the plan that he will be removing the laurel hedge on the north property line and installing a cedar fence. The neighbours to the immediate south of the proposed development, the side on which the width variance is being sought, have requested that a fence be installed between their lot and the proposed development and that the applicant trim the hedge on the development side of the property line. The applicant has agreed to both requests – i.e. install the fence around the perimeter of the proposed development and trim the hedge on the south side back to the property line.

The QCHCA has not been contacted regarding any other concerns. The applicant stated that from the time of receiving Saanich approval, the demolition of existing houses and fourteen months to build the houses the project will complete in two years. He assures us that when the project is complete, the property will be fully landscaped.

Thank you. Please let me know if you have any further questions.
Sincerely,

Susan Haddon
President, QCHCA