



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

October 23, 2019

RE: 3494 Cedar Hill Road

Dear Ms. Gudavicius,

Thank you for the opportunity to comment on the proposal to rezone the above property from existing RS-6 zoning to a new, site-specific zone for the purpose of subdivision to create three bare land strata lots.

Two members of the QCHCA Board attended the neighbourhood meeting hosted by Joseph Calenda and the current owners of the above-noted property on February 20, 2019. Approximately 15 neighbours attended the meeting. Mr. Calenda introduced the current owners, presented the subdivision proposal, and took questions.

Mr. Calenda advised me by email that, on February 20, he and the owners met with the neighbours/owners of 1405 and 1409 Nev Place to present a modified option of one single-family house and one duplex building. He said he hadn't received a response and didn't expect one and had therefore proceeded with the 3 bare land strata subdivision application. The QCHCA was not part of these discussions.

The primary concern raised by the neighbours is that the degree of density (three bare land strata lots) is too high for the size and location of the property and inconsistent with properties in the surrounding neighbourhood.

Another major concern is access/egress and safety. The subject property is at the intersection of Cedar Hill Road and Rowan, across the street from Doncaster School, and adjacent to a well-used trail between Cedar Hill Road to Doncaster and a pedestrian/school crosswalk.

Additionally, neighbours to the northwest of the property expressed significant concern about loss of privacy, loss of sunlight and the fact that the homes would be only 1.5m from the fence line. Neighbours also raised concerns about potential loss of trees in the extensive Garry Oak grove to the north of the property.

Thank you for the opportunity to comment. Please let me know if you have any questions. Many thanks.

Sincerely,

Susan Haddon
President, QCHCA