



Quadra Cedar Hill Community Association

February 13, 2018

Ms. Liz Gudavicius
Approving Officer
Saanich Planning

RE: Application for subdivision of [3448 Salisbury Way](#)

Dear Ms. Gudavicius,

Thank you for your invitation to the Quadra Cedar Hill Community Association to comment on the above-mentioned application for subdivision. Our comments are as follows:

1. Hydrology

Hydrology is of significant concern to everyone we heard from. Excess runoff from the developed property will most likely find its way into Bowker and Cecelia Creeks and we have also been advised that there is an actual spring at the back of the property that feeds out to the road and across into the Bowker Creek's Reach 17. Accompanying this new runoff will be all of the contaminants that are picked up along the way. We believe a hydrological study must be done that would provide direction for containment of storm water on site through means such as rain gardens (swales), detention pond, detention tanks, and definitely permeable driveway surfaces.

The development, potentially ten new families (with rental suites), will feed into the existing storm sewer system. We understand Saanich is committed to repairing existing storm sewer lines on lower Salisbury rather than putting in storm sewers where they don't exist on mid-Salisbury. With climate change, extreme storm events and levels of precipitation are increasing. A neighbour's basement below the proposed subdivision flooded for the first time last winter. In 1984/85 when an upper Salisbury resident applied to panhandle his lot for one new house, Saanich required him to construct a storm sewer line to service his new house and others on Salisbury - the developer's community contribution. QCHCA respectfully requests that Saanich require the developer to contribute storm sewers for the sections of Salisbury that currently have no such service.

2. On- and off-site parking

Neighbours have concerns about on- and off-site parking, especially given the likely reality that each new home will have its own suite. The developer claims each house lot and garage could accommodate five cars. However garages may well become part of a rental suite footprint, or home-based businesses thus reducing the developer's concept for per lot parking. On street parking is a growing safety hazard on winding, single-laned Salisbury Way. The subdivision plan shows three common area parking spaces whereas the Municipality requires Approved Suites to have one additional parking spot per suite.

QCHCA respectfully requests Saanich require developer to amend subdivision plan to provide same number of common area parking spaces as number of houses allowed.

QCHCA respectfully requests Saanich require subdivision to incur NO additional on-street parking by residents of, or visitor to, 3448 Salisbury.

QCHCA recommends the developer include in its strata lot sale agreement with lot purchasers the understanding that no on street parking will be permitted on [3448 Salsbury Way](#).

3. Environmental

The one+ acre lot with its one old building is not an empty space. It is habitat, a largely wild, wooded and grassy habitat that is believed to have a fresh water spring feeding into Cecelia and Bowker creek watersheds. It is home to rich and varied bird life, pollinating insects, and a sanctuary for deer and other wildlife.

QCHCA respectfully requests, if the subdivision is approved, it be approved for four lots, not five and that an area no less than equivalent to one lot, and preferably the area richest in habitat benefits, be covenanted as Habitat-protected Green Space.

4. Privacy

The proponent has advised that trees and placement of windows would help to give more privacy to adjacent properties. Can this be stipulated so that the ultimate developer is required to follow through?

Thank you.

Yours sincerely on behalf of the QCHCA,

Susan Haddon
President, QCHCA