



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

February 28, 2021

RE: SUB00888; 1242 & 1246 Judge Place

Dear Saanich Planning,

Thank you for the opportunity to comment on the above application to subdivide two existing RS-6 zoned lots to create two panhandle lots and one standard lot resulting in a total of three lots.

Community Engagement

The applicants contacted QCHCA on October 15, 2020 to advise us of their proposed subdivision, share the plans and the results of a survey they'd undertaken of neighbours' views re the proposal. Three Board members met the applicants on October 19, walked their property with them and discussed their plans. They had spent the two months prior meeting "with all immediate neighbours and beyond (14 neighbours in total)" at that point, presenting and informing them of their proposal and shared signed support letters attached. They have also retained a certified arborist and submitted his report along with the application. We encouraged them to host an open house, which they did on November 7, and four QCHCA Board members attended this as well. The applicants had provided copies of the plans and invited attendees to walk the property and raise any questions. As of the date of submission of their application, they had 60 signed letters of support

Neighbourhood

Judge Place is a quiet street, that reaches a dead end in a pathway to Playfair Park. The neighbourhood is one of single-family dwellings on relatively large lots.

LAP

The proposed subdivision is supported by the Quadra Local Area Plan that states there is "potential to accommodate additional housing through redevelopment, primarily within the Quadra-McKenzie Development Permit Area, and infill within the residential area. The term "infill" is generally used to describe new development in established single family dwelling neighbourhoods that increases the overall density marginally without changing the predominant land use or neighbourhood character. Infill housing can be an effective way of

accommodating some growth within the municipality and providing a variety of housing opportunities without extending the urban area or constructing new and costly services”.

Form and character

The proposed design is in a modern style, but the neighbourhood contains examples of different architectural styles and eras. The neighbours have not expressed concern with respect to the design as far as we are aware.

Traffic and parking

Parking will be accommodated on site, with room to turn cars around so they can enter Judge Lane without having to reverse.

Arborist's report

There are currently close to 60 mature Gary Oak, Douglas fir and Yellow cedar trees on the subject property, but the applicants have tried to minimize tree loss in the way they have sited the new home. However, the arborist's report identifies 11 trees to be removed due to the proposed development and a further 5 as 'to be determined'. There are four additional trees identified as not suitable for retention in that they are either "standing dead or have structural flaws that cannot be mitigated by any other means". The proponents have said they "would be delighted to get involved with" Saanich's native plant salvage program.

In conclusion, the application is in conformity with the Local Area Plan and seems to have met with the neighbours' approval. The applicant did a commendable job of consultation. It is unfortunate that 11 trees will be lost but we acknowledge the applicants' efforts to minimize loss.

Thanks again for the opportunity to comment. Please let me know if you have any questions.
Sincerely,

Susan Haddon
President, QHCCA