



## QUADRA CEDAR HILL COMMUNITY ASSOCIATION

March 23, 2021

### RE: **SUB00865 3960 Blenkinsop Road**

Application for subdivision to create one standard and one panhandle lot under the existing RS-10 zoning.

The site plan shows the existing house and proposed panhandle lot indicating a building envelope, potential building footprint and panhandle access. The existing house will remain. The separate garage will be removed. The site plan indicates the panhandle access sharing the entrance to the existing house and curving into the panhandle access to the rear of the property. This has the potential to create conflicts on site and unsafe access and egress. The frontage on Blenkinsop Road at this location has open ditches.

The rear of the property is heavily treed with an understory of non-native fill covered in invasive plants. The fill is extensive. It appears to be soil, rubble, wood chips, and sawdust. An inventory by the Garry Oak Meadow Preservation Society in December 2000 documents 11 Garry Oak trees on the site. An arborists report has been completed. No building or servicing plans were provided so they were unable to accurately report on loss of trees or impacts or servicing. The driveway access and parking areas need to be designed to reduce impact on the tree root zones.

Location: The property is located on the west side of Blenkinsop Road north of the intersection of Blenkinsop Road and Cedar Hill X Road. It backs onto Margot Place to the west. The property has a significantly higher elevation sloping south to north (McKenzie Avenue). The Blenkinsop Road frontage has an open ditch.

Buildings: The house on the property is proposed to be retained. The garage will be removed to provide access to the proposed panhandle lot at the rear.

Community engagement: The applicant has not held a community meeting. He has relied upon the required development sign at the front of the property to notify the neighbourhood and to generate conversation. He met with QCCHA representatives in February 2020 and March 2021. The QCHCA - Reynolds's area director made door to door contact with adjacent neighbours recently and found that although there had been neighbourly

conversation, they know few details of the application. There does not appear to have been communication with the neighbours to the west on Margot Place.

#### Comments:

3958 Blenkinsop Road (south of proposal): Property drops off significantly to the north. Would like a retaining wall and a fence the length of the north side of his property; would like the overhanging trees pruned to reduce rubbing on his roof and reduce moss growth. He is concerned how close the setback will be to his house and where the gas line will be located.

3966 Blenkinsop Road (north of proposal): Concerned about drainage. Due to extensive non-native fill on the proposed building lot and the significant change of elevation from the south he is concerned with flooding. There is already a considerable amount of runoff. He is not aware if the row of cedar trees along the property line are on his property or on the applicants. Regardless he would like a fence or hedge between the properties. Privacy is a concern.

The community is not opposed to a subdivision to add one additional lot in the community. However, they are concerned that the applicant will not be building on the site and that there are no details for a future purchaser regarding size, location, and impact to existing neighbours.

#### Conclusion:

The community issues are the lack of information, no specific building footprints, tree retention, grade drop south to north, bank stabilization, flooding, need for retaining wall/fencing, unstable ground/soil conditions, privacy, and neighbourhood context.

Should the subdivision proceed the QCHCA requests that the applicant:

- Redesign the driveway access to separate the existing house driveway and panhandle access.
- Provide retaining walls and fencing/hedging between the panhandle lot to both the south and north properties.
- Remove all existing fill from the proposed new lot to establish a stable building surface prior to construction.
- Install all services and determine a building envelope that creates the least impact on the trees being retained.

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Landuse Committee