



Quadra Cedar Hill Community Association

March 4, 2024

RE: SUB00915, REZ00710: 0 and 3353 Salisbury Way

Dear Mayor and Council,

Thank you for the opportunity to provide input into the above item on your March 11, 2024 agenda – a subdivision and rezoning application to rezone from RS-6 Zone to RS-1 Zone, creating 3 fee simple lots and 4 strata lots for a total of 7 lots.

The proponent, Kors Development Services, met and engaged with the QCHCA Land Use & Development group and with neighbours, both as a group and individually, on specific questions and issues over an extended period as the proposed subdivision took shape. Ms. Kors also maintained a database of all interactions, including what was discussed and any of her follow-up actions or resolutions, which she shared with QCHCA.

The loss of a significant number of trees, and of a large sequoia and a mature Garry Oak in particular, were raised as key issues by neighbours. Ms. Kors investigated the possibility of saving the mature trees by relocating them but, due to the tree sizes and spreads of the root systems, this was deemed to be impossible. However, because of the concern with potentially losing these mature trees, the proponent redesigned the proposed subdivision in such a way as to preserve the Garry Oak as well as a number of the trees that would otherwise have been lost along the south and west lot lines. This redesign also has the effect of partially overcoming some of the loss of privacy concerns of adjacent neighbours. Several neighbours raised concerns about parking on Salisbury during the construction period and requested that a construction schedule be provided.

QCHCA is appreciative of the fact that, if approved to proceed, this development will contribute to missing middle housing in our area, providing housing for families in a beautiful residential area, close to Camrose and a number of other parks, and to transit and other amenities.

Thank you for the opportunity to comment.

Sincerely,

Susan Haddon
President, QCHCA

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