



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

January 27, 2019

Planning Department
District of Saanich,

RE: DPR00737 – 3281 Cedar Hill Road

Thank you for the opportunity to comment on the above development permit application. The proposed development is within Camosun Community Association's boundaries, but Cedar Hill Road is our CA's eastern boundary.

We attended a preliminary meeting with the proponents on April 5, 2018 and a community meeting on June 13. At the well-attended June 13 meeting, Large & Company provided a detailed presentation and listened to concerns raised about the proposed development's density (the proposal would subdivide the currently vacant lot to provide four new homes) and the potential safety and traffic issues that the increased density could trigger.

In response to some of the feedback, Large & Company have redesigned the duplex proposed for the east side of the property from two storeys to one so as not to block views currently enjoyed by the home to the north and to give more 'breathing room' for the home to the east by reducing the duplex to one storey.

The proponent contracted Watt Consulting to do a traffic report in response to concerns around the impact of four additional homes on traffic on this section of Cedar Hill Road. The study's findings were that "The proposed development will not impact existing traffic operations on Cedar Hill Road. Daily fluctuations in traffic volumes, due to a variety of conditions, can be more than this development is expected to add to the network."

We understand the proponent is offering a CAC of \$3000/door for a total of \$12,000.

Thank you for the opportunity to comment.

Sincerely,

Susan Haddon
President, QCHCA