



# Cadboro Bay Residents' Association

July 27, 2022

Mayor, Council and Planning

cc-Denise Kors-for applicant, Kristel Walker-CBRA Comms.

By email

Dear Mayor, Council and Planning,

RE: 2345 Queenswood Application for rezoning

We are writing to provide feedback following the recent open house on the latest plans for the above-mentioned rezoning application based on community input to the CBRA.

While there was some appreciation of the effort put into minimizing footprint and tree removal in creating the proposed rezoning, most feedback received from residents to the CBRA was not in favour of granting the rezoning to build three homes and that changes should be limited to two homes for the subject property. The objections received to date are:

-The applicants have enjoyed the neighbourhood under its current zoning for decades but now, as they are ready to move, they wish to change the nature of the neighbourhood for the remaining residents for their sole financial benefit.

-That the applicant's statements that they weren't aware of the split zoning at the time of purchase and always planned to subdivide later is irrelevant. The zoning was in place at the time of purchase and no hardship will flow to the applicants through being limited to two homes.

-That while the R14 in between R12s may feel like an anomaly suitable for correction, the property sits on the edge of a portion of the Cadboro Bay LAP that provides for a rural feel and isn't indicated as an area for increased density or infill.

-The applicants have not advised of any economic hardship and would be sufficiently enriched by selling the current property as is or by building one additional home under the current zoning.

-The applicants are not intending to live on the newly rezoned properties if the application is granted but are moving to another street in the neighbourhood thus the change to the affected streets would impact their neighbours but not them.

-While only a couple of trees would be removed pre-emptively in the current format, the impact on root zones from prolonged construction can be unpredictable and considerably more mature trees could be lost in the process.

In summary, the consensus of feedback received by the CBRA is that the property should remain under zoning that would allow for 1 or 2 homes but not three as proposed. Rezoning for three homes would alter the neighbourhood and set a precedent of rezoning in the area contrary to the Local Area Plan and negatively impact both the enjoyment and value of neighbouring properties.

The Development Committee of the CBRA can be reached at [chair@cadboro.ca](mailto:chair@cadboro.ca).

Sincerely,



Liz Miller, BA, LLB  
Chair, on behalf of Cadboro Bay  
Residents Association Chair,  
Development Committee (CBRA)  
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