

# Cedar Hill Rd Closure Bylaw

Sale of Property Adjacent to Jewish Cemetery

By

Ian Sturdy

2775 Fernwood Rd.

1

- Mayor and Council, Thank you for allowing my 5 minutes to talk to you about the proposal Bylaw change and sale of land.
- Hopefully you had the opportunity to review the Documents from September 8<sup>th</sup>, 2022, @ 12:00, Council Meeting, Item H.3. The documentation included feedback from the public through City Engagement.
- The information collected by City Engagement, confusing at times, but overall the **majority of submissions are against this proposal.**
- My Wife and I are STRONGLY OPPOSED to any changes to ownership of this green space used by the local community. We are totally committed to the preservation of this GREEN space in it's present state.

2

## Impact To Green Space

- Recent letter from City of Victoria, Real estate is not dated but arrived Tuesday Sept 20<sup>th</sup> 2022. Poster Notice for public has been installed on site as of Tuesday Sept 27, 2022 at 09:00 hrs. This has narrowed the publics time by a week to express their opinions.
- Drawing supplied by City Hall Real Estate does not identify the trees nor the Storm Drain at the south end of street. There are approximately 7 mature Garry Oak trees located in this area. Root system would be extensive, and cover the whole area according to Garry Oak Meadow Preservation Society. The result of blasting causes damage to the lateral roots, which in time will cause the tree to die and possibly fall.
- Many people use this area to picnic and enjoy the outdoors. Walking dogs, children playing and wildlife that live in the area. Residence from Condos and Apartments use this area.

3

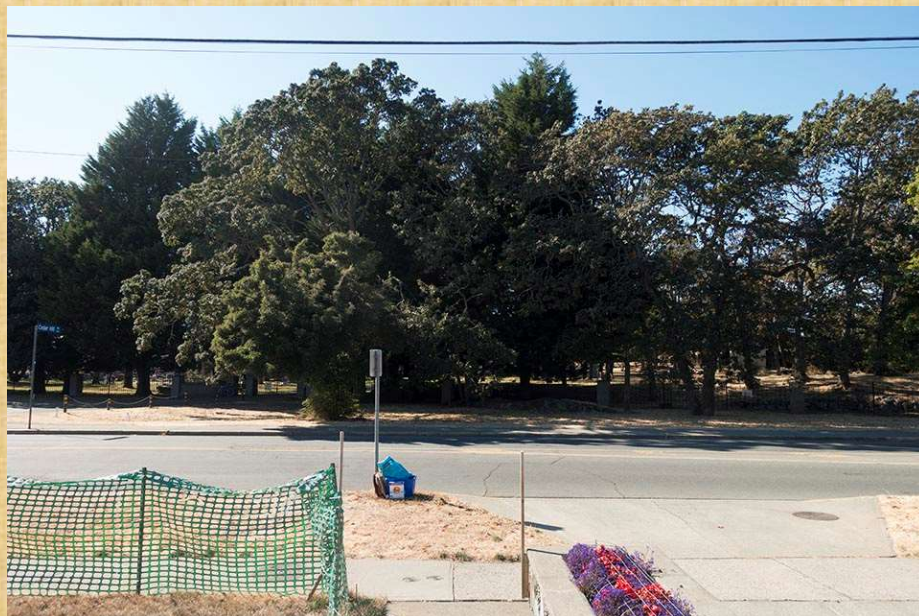
- Blasting would be necessary for burial and our property and house, shares the same ledge of rock that the cemetery is built on. There would be liability associated with damages caused by blasting. We already have cracks in our plaster from previous blasting.
- This area is mostly rock with a small layer of soil where the grass grows. The surveyors had great difficulty driving stakes for identification purposes.
- The value of this land to the community is priceless.

4

## Why we are Strongly Opposed!!

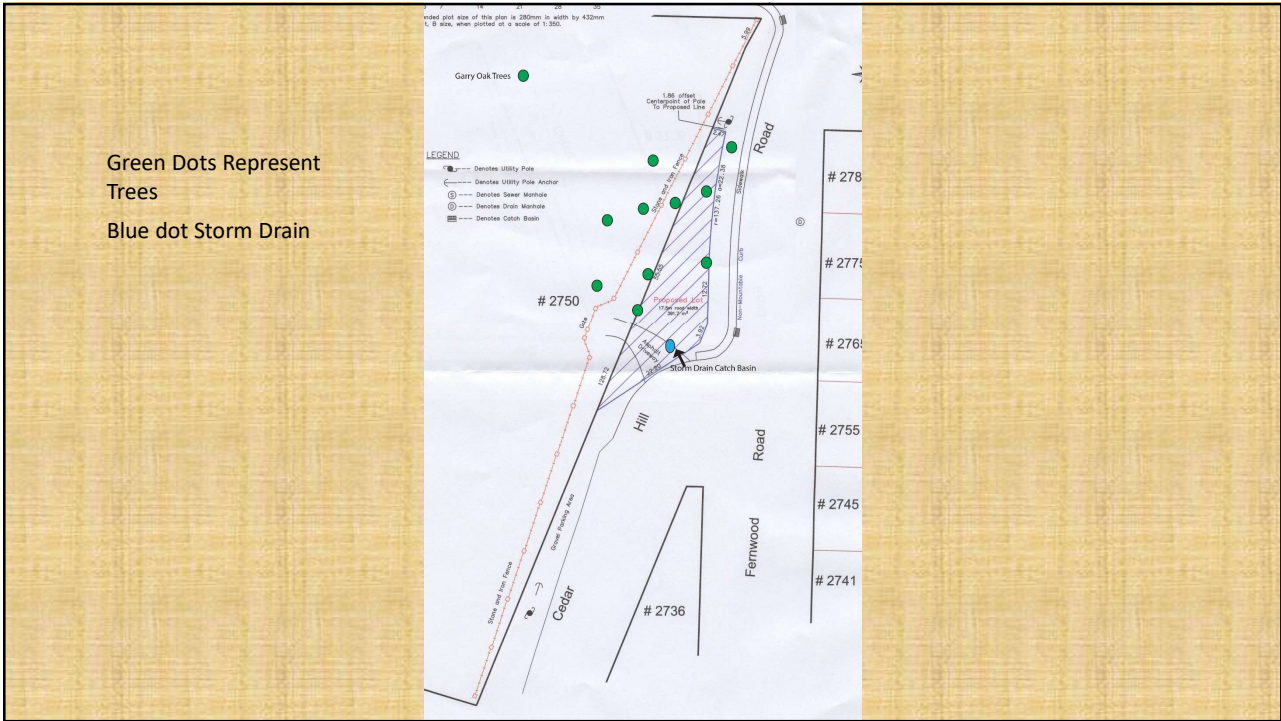
- We are the most directly affected by the proposed change as we live directly across the street from the proposed area of land.
- Property value will decrease according to BC Assessment.
- Narrows the ability to sell our home at some point in time.
- Potential damage done by blasting to our homes and property.
- Loss of green space and damage to the existing trees.
- We do not want a view from our front windows looking at a cemetery extension that close.
- As you can see from the following photos.

5



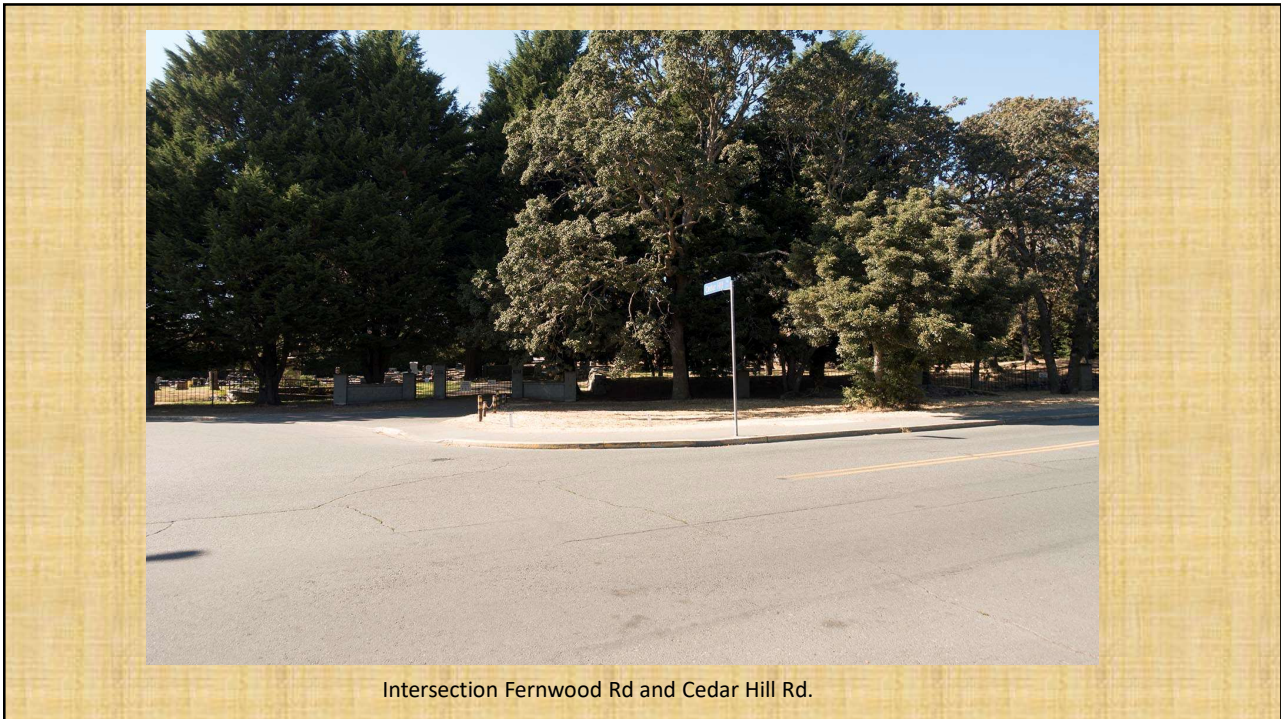
View from our front Window

6



Green Dots Represent Trees  
Blue dot Storm Drain

7

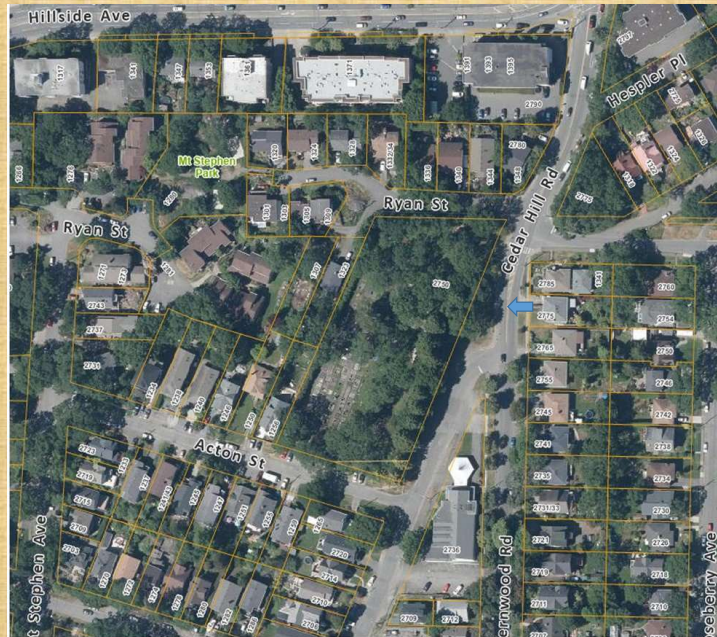


8

Satellite Map

From

VicMap



9

## Land Market Value

City of Victoria Real Estate values this land at \$70,000.00.  
Land is 4216 sq. Ft. and using this calculation is \$16.5 per sq ft.

Using BC Assessment value of current cemetery is \$5,218,000.00  
Area of current cemetery is 80949 Sq Ft.  
Works out to \$64.00 per Sq Ft.

BC Assessment would Apply the closest land (current Cemetery) at  
\$64 x 4216 sq ft = \$269,824.00.

If this proposal moves ahead The City is not getting fair market value  
As the difference would be \$199,824.00.

10

## Conclusion

- I hope that you have been informed by my presentation. And you have a full understanding why this is not a good idea.
- I would hope you can understand our point of view, the people who lived in this area for many years and the public feedback through City Engagement.
- Thank you for your time today.