

Preet Chaggar

From: G McL [REDACTED]
Sent: Sunday, November 17, 2024 11:46 AM
To: Council
Subject: (External Email) 5070 Catalina Tce bylaw amendment

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

Dear Council: thank you for the opportunity to comment on this proposed bylaw amendment, No 10101 for subdivision of 5070 Catalina Terrace.

As I am sure you are aware, the proposed additional 2 lots are entirely on a very steep slope with limited access opportunities. To me this seems completely inconsistent with and contrary to the Cordova Bay Local Area Plan.

This proposal is located within the Ridge Slope Sub-Area of the Plan, which accurately states: *"The Ridge Slope is an area with environmental sensitivity and slope stability issues."*

Section 4.2 of the plan, dealing with Terrestrial Habitat, includes Policy 4.2.2: *"Provide steep slope stability by maintaining the treed slope area of the ridge through continued application and strengthening of the District's Tree Protection Bylaw, maintaining and planting trees and shrubs, maintaining larger lot sizes, and limiting infill development opportunities."*

I cannot see how this proposal can be approved in light of the existing plan.

In addition, the subject area is less than 200 metres from the recently publicized XEOLXELEK-Elk Lake Fault. Published scientific studies conclude that a magnitude 6.1 to 7.6 earthquake most likely occurred on this fault between 4.7 and 2.3 thousand years ago - meaning a strong earthquake occurred in a very recent geologic timeframe. Such an earthquake today would cause substantial damage, particularly on steep slopes without bedrock nearby to anchor structures into. This further speaks against approval of this proposal.

Please give these facts full consideration in your review of this proposal.

G. McLaren
Del Monte Ave.
Cordova Bay

Preet Chaggar

From: PAT GLOVER [REDACTED]
Sent: Sunday, November 17, 2024 11:14 AM
To: Council
Subject: (External Email) November 18 2024 council meeting

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

Reference: 5070 Catalina Terrace

History:

Myself and family have lived [REDACTED] to this proposed development site since 1958. In 1995 my mother went to great expense to her had a rock wall built to help hold the end of Wesley Rd. from further erosion. We have always had an unobstructed view to the north from the driveway up to the second storey windows as we have the [REDACTED] of Wesley Rd.

Concerns and recommendations:

1. The height variance NOT to be granted for three storeys. It is not the same as other house designs in the surrounding area. It will be in [REDACTED] balcony and five other [REDACTED] windows. It will impact our privacy in the garden and pool area. Bright lights from his existing house have already limited night views to [REDACTED]. Any house being proposed should have to comply with building heights regulations from existing elevations at Catalina Terrace.
2. A taller house would mean bigger foundation or deeper footings in to sand causing more impact on the stability of the slope.
3. Having two more driveways at a dead end street with all of the stuff that comes with it ie. Garbage pickup, recycle , delivery vehicles, snow removal equipment and parking for vistors will have an impact on access to existing driveways. Plus the fact now that you have more hard surface to catch water and that much less space for plant material .
4. I would have thought that that some compromise would have been made to the height given the number of people that were opposed.
5. Why has not one of the driveways been changed to come from his existing driveway off Catalina?
6. In our opinion it all seems to be about greed and profit without the consideration for environment for neighbouring residents . We can see only one person benefiting from this.

In conclusion we are not supporting this proposed development as presented.

Lawrence and Patricia Glover

[REDACTED] Wesley Rd. Victoria BC [REDACTED]

Preet Chaggar

From: Alex Inch [REDACTED]
Sent: Thursday, November 14, 2024 3:18 PM
To: Council
Subject: (External Email) 5070 Catalina Terrace - Zoning Bylaw, 2023, Amendment Bylaw, 2024, No. 10101 Proposed Rezoning For a Subdivision On Catalina Terrace

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

Mayor and Council, District of Saanich,

I received correspondence on the subject reapplication for a zoning change and variance request through a notice from Saanich by letter early November 2024. I have reviewed the details available on the Saanich Council website on 14 November 2024, and I thank you again for allowing me the opportunity to provide comment on the application.

I and my family have resided at [REDACTED] Wesley Road for over 23 years. Our property is one house south of the north end of Wesley Road, which borders on the development property in question.

In early 2023, the subject application was discussed by Saanich Council and, due to the issues raised by both neighbours and the Council, it was returned to Saanich Staff and the Applicant to review and amend the application to address the issues raised. I have just reviewed the 2023 application as compared to the current 2024 version (unfortunately, only the current version site map and elevations drawings were available online on the Saanich Council 18 Nov 2024 Agenda). While I cannot determine the detailed specifications from the drawings, the new design appears to bring the two new houses closer together, and the height of the house on Lot A appears to have been reduced. Both are welcome changes.

That said, I continue to have a significant concern with the development as currently proposed. The application again appears to be an attempt to squeeze in two large houses onto the north end of Wesley Road. This would necessitate an enlarged cul de sac and would add significantly to traffic and parking congestion on a very small frontage, as well as complicating garbage pick-up and snow removal.

In my opinion, the main cause for this issue is where the new houses are situated on their respective lots, along with their planned frontage on Wesley Road. I therefore support an amendment to this plan with the goal of situating one or both of the proposed new houses farther north within the overall property, and fronting one house on Catalina Terrace. This might well eliminate the need to widen the Wesley Road cul-de-sac and would have both Wesley Road and Catalina Terrace share in the added traffic and parking congestion.

Thank you for the opportunity to comment.

Alex Inch
[REDACTED] Wesley Road
Saanich, BC

