

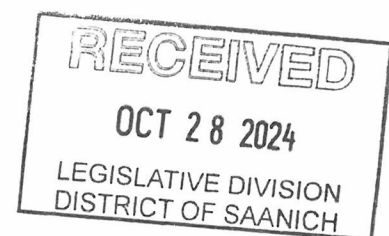
2870-30 Tolmie

From: [susan haddon](#)
To: [Mayor Dean Murdock](#); [Council](#); [Clerksec](#)
Cc: [Planning](#); [Carol Hamill](#)
Subject: (External Email) Fwd: 760 Tolmie rental project
Date: Saturday, October 26, 2024 12:03:39 PM
Attachments: [QCHCA letter to Council re 760 Tolmie.docx](#)

POST TO <u>GEN</u>	POSTED
COPY TO <u>LC</u>	
INFORMATION	<input checked="" type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input checked="" type="checkbox"/>
FOR _____	
ACKNOWLEDGED: _____	

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

Dear Mayor and Council,
Attached is a letter from QCHCA with respect to item E2, 760 Tolmie. Please let me know if you have any questions. Thank you for the opportunity to comment.
Sincerely,
Susan Haddon, President
QCHCA





QUADRA CEDAR HILL COMMUNITY ASSOCIATION

October 26, 2024

RE: DPR01021/REZ00728 at 760 Tolmie Avenue

Dear Mayor and Council,

Thank you for the opportunity to comment re the development permit and rezoning applications DPR01021/REZ00728 for 760 Tolmie Avenue to rezone from a C-6DE Commercial zone to a site-specific zone to permit three towers between 21 – 24 storey, mixed use, residential/commercial development with 555 residential units.

We wrote to Planning re the proposed development on February 2, 2024. In that letter, we Uptown Douglas Plan says, “Increase awareness of Cecelia Creek and the Cecelia Creek watershed, including through interpretive signage and public art”. We encourage that the suggested interpretive signage, showing location and describing the history of this urban Creek, along with public art, be included as part of the project.

We also support MVCCA’s request, as per their letter to you of October 25, 2024, that you “not make a final decision on the use of these CAC funds” at this time. We are unconvinced that the proposed use of CACs adds real value to the community and support MVCCA’s view that “the Uptown Douglas Plan area needs public infrastructure, this includes: safe routes to schools, childcare facilities, a full-sized library, a public hall, activities for teenagers and suitable places for people to gather.”

Thank you for the opportunity to comment. Please let me know if you have any questions.

Sincerely,
Susan Haddon
President, QCHCA

2870-30 Tolmie

From: Friends of Cecelia Creek Falls Park
To: Councillor Judy Brownoff; Nathalie Chambers; Susan Brice; Colin Plant; Zac De Vries; Mena Westhaver; Teale Phelps Bondaroff; Karen Harper; Mayor Dean Murdock; Council
Cc: Clerksec; Planning
Subject: (External Email) 2024.10.28 – Council Agenda Item E. 2. – Bylaws for Three Readings 760 Tolmie Avenue.
Date: Friday, October 25, 2024 7:51:27 PM
Attachments: 2024.10.25 - Ltr to Council - 760 Tolmie Avenue..pdf

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

Hello to whom it may concern please see the attached Letter regarding 760 Tolmie Avenue
Thank you
Friends of Cecelia Creek Falls Park

760 Tolmie Avenue	
POSTED	
COPY TO	LC
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED	

RECEIVED
OCT 28 2024
LEGISLATIVE DIVISION
DISTRICT OF SAANICH



**Friends of
Cecelia Creek Falls Park
Society**

Email: friendsofceceliacreekfallspark@gmail.com

October 25, 2024

Mayor and Council
District of Saanich
770 Vernon Avenue
Victoria, BC V8W 2W7

Via: Council@saanich.ca

Dear Mayor and Council

Re: 2024.10.28 – Council Agenda Item E. 2. – Bylaws for Three Readings
RE: DPR01020 and REZ00728 – 760 Tolmie Avenue

Thank you for the opportunity to comment on this application.

Friends of Cecelia Creek Falls Park Society ask Council that our comments pertaining to the application for 760 Tolmie Avenue be given your fullest consideration for the following reasons **to not support this application**:

1. The creation of the Uptown-Douglas plan (UDP) was a collaborative success with clear Objectives and Policies. In Saanich's newly approved Biodiversity Strategy, under Performance Objectives: Themes 1, 2 and 3 emulates the same intentions as the UDP Plan Objective: That is, to ***“Enhance and restore environmental assets including Cecelia Creek and its watershed.”***
2. This development application location seriously affects the future of the Cecelia Creek Watershed by not taking into account the above objective and corresponding policies which show our respect to the Indigenous lands that we now occupy. However, it is our belief that the objective and policies are not being clearly applied to in this application.

Our understanding from staff of “why the objective and policies are not being applied” is because the creek location was never identified or shown on a map in the UTD Plan. This should not be a justification to **not apply** objectives and policies. In our attached letter of June 20, 2023 we explain that the objective and policies **do apply** to this development application as well as, where the creek was located.

.../2

3. Currently the water in Cecelia Creek has unstable levels of **contaminates flowing directly** into the Gorge Waterway.

There is a plan in the works to start addressing this issue for both the quality and quantity of water flow which already exists in the UTD Plan with this Objective to ***“Enhance and restore environmental assets including Cecelia Creek and its Watershed”*** and other policies in support of addressing this exact issue through rain gardens, swale’s, onsite storm water management and more.

Applying UTD Plan policy 4.4.3 - ***“Through redevelopment seek to acquire additional dedication to secure the historical alignment for future enhancements to Cecelia Creek”*** is a critical stepping stone to ensure the land use is there to do so in the future.

4. The intent of the new Audley Crossing is to break up the large properties from Cloverdale Avenue to Saanich Road. However, from Cloverdale Avenue to Tolmie Avenue you don’t have large properties; therefore, there is no need to construct another road from Cloverdale Avenue to Tolmie Avenue. As well, there is absolutely no reason why this application cannot reconfigure their access points.

By **not giving** this development application the **First Three Readings** you acknowledge that the application ***excludes this vital objective***. Further, by not giving the application the First Three Readings you **can address and correct** this long standing contaminates and flow issue. By doing so, this will clearly indicate to the community that Council is putting a higher level of importance towards our watersheds, the Gorge Waterway, the environment and our climate emergency.

Yours truly,

Friends of Cecelia Creek Falls Park Society
Email: friendsofceceliacreekfallspark@gmail.com

cc: Planning

Attachment – June 20, 2023 Letter to Council



**Friends of
Cecelia Creek Falls Park
Society**

Email: friendsofceceliacreekfallspark@gmail.com

June 20, 2023

Mayor and Council
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

Via: Council@saanich.ca
Via: Planning@saanich.ca

Dear Mayor and Council:

RE: DPR01020 and REZ00728 – 760 Tolmie Avenue

Thank you for the opportunity to comment on this important application. The transition of this property will be a welcome addition to the neighbourhood.

The purpose of our registered society includes "...to advocate for the enhancement, function and health of the Cecelia Creek Watershed." With this lens in mind, we offer the following comments for your consideration:

1. Within the UpTown-Douglas Plan (UDP), policy 4.4.3¹ directly applies to the application in question. Cecelia Creek's historical alignment is located along the west property line of the application. This policy will apply to the two properties on the west side of the Creek as well.
2. The current application is indicating a dedication along the west property line, however, the submitted plans shows impervious roadway where the historical alignment is located.
3. With redevelopment of the UpTown-Douglas area, it is critically important to create the balance between both the "built and the natural environment." The policies and objectives within the UDP are intended to accomplish this balance. It is crucial that this balance be at the forefront of all decision making by Council.

Having this important balance will ensure the physical and mental health and well-being of all those who will live and work in the Uptown-Douglas area.

¹ Page 37, UpTown-Douglas Plan, Watershed and Storm Water Management Policy 4.4.3 states "Through redevelopment seek to acquire additional dedication to secure the historical alignment for future enhancements to Cecelia Creek."

It is the generally accepted belief that humans living with nature at their door step are healthier, happier, and live longer.

4. By combining these two objectives from the Environment and Sustainability chapter of the UDP will help lead to this balance and will ensure success to the health and well-being of residents and business staff. These objectives could also be an integrating element in creating neighbourhood parks, green space, and trails. The pertinent objectives are:

E. Enhance and restore environmental assets including Cecelia Creek and its Watershed.²

F. Improve urban forest health and significantly expand the tree canopy cover throughout the area.³

5. With respect to policy 8.1.4⁴, the minimum standard will require 1.3 Hectares of Neighbourhood Park for this application.

Further, policy 8.1.5⁵ for park land acquisition should be required with this application.

In closing, Council you have an important decision to implement several key policies within the UDP to move it forward. We ask that you give these comments your fullest consideration in evaluating the Rezoning and Development Permit applications for this application.

Yours sincerely,

Friends of Cecelia Creek Falls Park Society
<mailto:friendsofceceliacreekfallspark@gmail.com>

cc: Planning Department
Stephanie Maasik, Gorge Waterway Initiative
Kyle Armstrong, Peninsula Streams and Shoreline Society
Susan Haddon, Quadra-Cedar Hill Community Association
Carol Hamill, Mount View-Colquitz Community Association

² Page 33, UpTown Douglas Plan, Environment and Sustainability

³ Page 33, UpTown Douglas Plan, Environment and Sustainability

⁴ Page 108, Uptown Douglas Plan, Park Acquisition and Financing states "use a minimum standard of 1.2 Hectares of neighbourhood parks per 1,000 people to guide acquisition."

⁵ Page 108, UpTown Douglas Plan, Park Acquisition and Financing states "As part of any redevelopment application, seek to acquire land for neighbourhood parks, plazas/urban parks (non DCC parks) and/or publicly accessible open space based on the gross land area of the total lot, as follows:

- Minimum of 10% for properties 1 hectare or more, with a minimum 50% of this area to be formally dedicated as Park;
- Minimum 5% for properties between 0.5 hectare and 1 hectare, with no formal dedication of Park required.