

Alfonso Molina

From: Don Mockford <[REDACTED]>
Sent: Monday, June 9, 2025 7:43 AM
To: Council
Subject: (External Email) Rezoning and Development permit Application for 3921, 3925 and 1933 Quadra Street

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

Saanich Mayor and Council,

In making a decision for this application please consider the impact of development on the urban forest in Saanich. A recent news article in the Times Colonist informs us that Saanich wants to send a message to developers about the importance of saving mature trees. We agree this is a good idea as the environmental, social and economic benefits of a healthy urban forest are well known and clearly identified in the Saanich Urban Forest Strategy.

The development proposal for 3921, 3925 and 3933 Quadra will involve the removal of several healthy, mature trees including Garry Oak and some of the most significant Douglas Fir trees remaining in the area. The removal is deemed necessary to accommodate underground parking.

Other recent ideas for redevelopment in our immediate area would also involve removal of mature trees (St Peter's Church property and 1155 Schram Dr). Taken together with the Quadra Street project this would represent a significant loss of tree canopy cover in our area.

We understand a requirement exists in Saanich for the replacement of trees removed for development to a particular ratio depending on the size and type of tree. But we also know that replacement trees take many years to provide the level of benefits such as carbon storage, shading, noise reduction, improved air quality etc. currently being provided by the existing mature trees.

Please look carefully at possible ways to mitigate the removal of mature trees as you consider this development application. Thank You.

Don and Joanne

[REDACTED] St Peter's Rd

Alfonso Molina

From: Shawna Yamaoka [REDACTED]
Sent: Sunday, June 8, 2025 9:37 PM
To: Council
Subject: (External Email) Rezoning and Development 3921, 3925 and 3933

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

I am STRONGLY opposed to the rezoning of 3921, 3925 and 3933 Quadra street for a 73 unit condominium development.

St. Peter's is a one entrance and exit street. There already is congestion of traffic due to the existing residents and [REDACTED] early childcare centre at [REDACTED] Quadra Street. Handi dart and B.C. transit also utilize St. Peter's road to access the medical building of 3939 Quadra Street. A 65 unit condominium building on the corner would create significantly more congestion and parking issues. St. Peter's road is already tightly packed with a multitude of parked cars from many homes being rentals. There are no more spaces for extra cars to park.

There is an underground creek that runs through the property of 3933 Quadra street as well as the natural tree canopy on those properties that are vital to the birds, squirrels and owls that inhabit them.

Turning onto St Peter's at times already is a hazard. It would be considerably worse with a massive building on the corner, underground parking entrance and exit to navigate as well as families trying to drop off and pick up their young toddlers.

A 73 unit condominium building on the corner of St Peter's and Quadra street is just too large. This towering building would create too much shade to the existing homes, negatively impact parking on St. Peter's road, increase congestion and create an unsafe environment for the toddlers that get picked up and dropped off at the childcare centre ACROSS the street. Lower profile townhouses would be better suited for the property.

Shawna Yamaoka

Alfonso Molina

From: Dave Campbell <[REDACTED]>
Sent: Sunday, June 8, 2025 8:52 PM
To: Council
Subject: (External Email) Proposed Development 3921, 3925 and 3933 Quadra Street
Attachments: Development at 3921, 3925 and 3933 Quadra Street.docx

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

Hi,

Please add the attached letter to the counsel meeting scheduled June 9, 2025 for review and consideration.

Regards,
Dave Campbell

June 8, 2025

RE: Proposed development at 3931/3925/3933 Quadra St. at the exit end of St Peter's Rd.

To whom it may concern,

We are strongly opposed to this development for the reasons stated below.

The size of the complex is too large for the surrounding residential area and would be the tallest structure in our neighborhood. This view obstructing, shadow casting structure does not blend in with the surrounding single family homes. A few town homes or duplexes would be a much more suitable development as seen on other recent Saanich developments.

73 units worth of vehicles exiting onto St Peter's road, which is a quiet, residential, no through road, that's only exit is onto a very busy Quadra Street, is an unsafe situation. It only takes a couple of cars waiting to exit at the same time to create congestion on our road. Having cars stuck trying to leave the potential development combined with present local traffic would create a serious safety concern when turning on and off of Quadra. Developments of this magnitude should only be built on roads with two exits to help alleviate this situation.

Spill over parking from the proposed development will be a severe problem as there would only be 50 parking spots for owners of the complex. Many families these days maintain 2 vehicles and all those extra vehicles would end up being parked all the way to the end of the cul de sac. The inconvenience to the current resident's aside, the hazards with having too many cars parked on a street is serious when you consider our children playing and pedestrians walking around our quiet neighborhood.

The proposal includes an underground parkade that will require clearcutting the property in order to excavate down deep enough and wide enough for 50 parking stalls. Many of our longstanding cherished fir and oak trees would have to be needlessly sacrificed. Even if replacement trees were planted they would never replace the spectacle of these ancient specimens.

In conclusion, I believe this development is not the right fit for our neighbourhood.

Sincerely,
Dave Campbell
Shawna Yamaoka

██████ St Peter's Close,
Victoria, BC
Ph. ██████████

Alfonso Molina

From: Manjit Sidhu [REDACTED] >
Sent: Friday, June 6, 2025 1:46 PM
To: Council
Cc: [REDACTED]
Subject: (External Email) Fw: June 9th Council meeting, Agenda item D3 - Rezoning and development at 3921/3925/3933 Quadra St

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

I am writing regarding the June 9th council meeting, agenda item D3.

My name is Manjit Sidhu and I live at [REDACTED] Quadra St, which is the property [REDACTED] of the proposed development. I am DIRECTLY AND ADVERSELY impacted by the development.

It looks like Council is going to go ahead and approve everything that the developer has asked for, and there is zero chance that Council will listen to any concerns raised by myself or other residents. But I am putting my concerns/request in writing, for the record.

Looking at the pictures/renderings the developer has provided (specifically the south elevation) it appears that there will be at least 6 balconies and many, many windows overlooking my property, which is a single-family home with a basement. This will completely take away all existing privacy. There will be people looking down on me and my family every time we are in the yard or the bedroom(s), which are on that side of my house. It means we will never be able to open the curtains/blinds on the [REDACTED] side of the house. The new building will perhaps also partially block out the sun, casting a large shadow over my property, although I am not completely sure about this. To add insult to injury, there is a variance request that proposes to reduce the setback on [REDACTED]. Staff have deemed this to be a "minor" request. It's not minor to me!!

The development is going to considerably increase traffic in the area. It is already difficult to turn from Quadra onto my property and this development will make it worse.

The fact is, the proposed 70+ suites are too many and the building should be scaled down. However, it seems that horse has already bolted.

MY REQUEST

The reality is that the development is going ahead regardless of what I or anyone else says. However, there are things that the developer can and should do to reduce the impact on my property. **The developer should be specifically directed to address the privacy concerns I have raised as part of the revised Site and Landscape Plan that is in the staff recommendation.**

Also, the setback variances should not be approved. Infact, the developer should be directed to increase the setbacks around the building in order to create distance from existing homes.

Thank you,

Manjit Sidhu

From: susan haddon [REDACTED] >

Sent: Wednesday, May 28, 2025 2:33 PM

To: QCHCA [REDACTED] >

Cc: [REDACTED]

Subject: Council will consider the proposed rezoning and development at 3921/3925/3933 Quadra St on Monday, June 9

Hello, neighbours of the development proposed for 3921, 3925 and 3933 Quadra Street. I have your emails from when we corresponded in 2022 when a proposal was first put forward for the above addresses. I have just heard from Saanich's Legislative Clerk that Saanich Council will consider the **Rezoning and Development Permit Application for 3921, 3925 and 3933 Quadra Street** at a Council meeting to be held on **Monday, June 9, 2025**, in Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue, commencing at **7:00 p.m.**

If you wish to speak at the meeting, you can register to speak either in-person or via Microsoft Teams. Please register by:

- Emailing the meeting date, agenda item you wish to speak to, and your phone number to council@saanich.ca; or
- Calling 250-475-5501 and specify which meeting date and agenda item you wish to speak to.

Instructions will be emailed to all registrants on the afternoon of the meeting.

Written correspondence received up to **12:00 p.m., noon**, on the day of the meeting will be copied to Council for their consideration. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

- Send your comments to Council by emailing council@saanich.ca
- Mail your comments by post to Legislative Services, District of Saanich, 770 Vernon Avenue, Victoria, BC V8X 2W7.
- Leave your written comments in the dropbox by the main door at Municipal Hall, 770 Vernon Avenue.

The agenda package is available online, the Thursday before the meeting at [Saanich.ca/agenda](https://saanich.ca/agenda) . In the agenda package will be Saanich Planning's report and recommendations re the project. The rezoning and redevelopment application is [on this page](#); scroll down to the address and you will find links to the site plan, elevations and landscape plan.

An opportunity to speak during the meeting will be available, please watch the webstream for details. All meetings are streamed live on Saanich.ca

If you have any questions concerning the report's contents, please contact the Planning Department at [250-475-5471](tel:250-475-5471). If you have any questions concerning meeting procedures, please contact the Legislative Services Division at [250-475-5501](tel:250-475-5501) or by email at council@saanich.ca .

Please feel free to pass this along to any of your neighbours who may wish to write, attend the meeting or speak to the proposal.

Please let me know if you have any questions

Alfonso Molina

From: Michael Goodwin <[REDACTED]>
Sent: Monday, May 26, 2025 12:39 PM
To: Council
Subject: (External Email) June 9 2025 Council Meeting: Item B. Zoning Bylaw 2003, 3933 Quadra St.

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

Re: Zoning Bylaw 2003, Amendment bylaw 2025, No. 10130. Proposed rezoning for a multi-level apartment building at 3933/ 3925/3921 Quadra St.

Dear Mayor and Council:

I am writing with conditional support for this project. The PDF sent out to residents in the area doesn't specify the specific of 'multi-level'. I just that this means six storeys, in accordance with what is permitted on main corridors.

In the past, I have supported other projects on Quadra St., in the hope that one of them might include a retail space/ coffee bar. Other than the most decrepit Starbucks in the world at Saanich Center mall, there is no neighbourhood hangout. Hopefully this project will have street level retail.

Sincerely

Michael Goodwin
[REDACTED] Elsey Lane
Victoria bC.