

Alfonso Molina

From: Tally Heilke [REDACTED]
Sent: Monday, June 9, 2025 11:52 AM
To: Council
Subject: (External Email) Comments regarding Amendment Bylaw No. 10031 - proposed rezoning for new apartment building on Harriet Rd. and Whittier Ave.

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

To Saanich Council,

This letter is regarding a Notice of Zoning Bylaw amendment No. 10031 for proposed rezoning for a multi-level apartment building on Harriet Rd. and Whittier Ave.

I'm a resident of [REDACTED] Culduthel Rd [REDACTED], and I'm happy to see further density coming to our neighbourhood, despite the temporary disruptions new development brings to daily life. We've been pleased, for example, to see the completion of the new Whittier/Harriet townhouse complex just beside us, and are glad to now make use of the new path that connects our road to Harriet, rather than having to walk or bike along busy Boleskine Rd.

With this new proposed development we hope to see a widening of that path (especially in light of cyclists now using the path to connect onto Culduthel in order to access the Galloping Goose trail) and to welcome increasing numbers of active transportation users to the area. I do have a few comments and concerns about the proposed development, primarily related to road safety.

1) Whittier and Culduthel share a near-complete lack of sidewalks, leaving pedestrians to walk on the road and alongside parked cars to access both Boleskine rd and the bike path. This is already a safety concern, and with additional residents and traffic that concern increases. I would like to see near-term plans for full sidewalk extensions along Whitter to Boleskine and along Culduthel to Douglas, whose timeline for completion aligns with the building of this new development.

2) Culduthel Rd houses a large trucking depot at one end, just across from the school board building and alongside the Galloping Goose trail. This depot has become an increasing risk to active transportation users accessing the trail (already heavily trafficked by both pedestrians and cyclists, as it sees massive semi trucks as well as a host of smaller deliver vehicles coming in and out at all times including peak commute hours, and also sometimes parking in the road for long spans of time in order to load and unload. In addition, multiple fleets of plumbing company vans now operate out of this area, and significant traffic arrives at the school board building daily, as well as regular neighbourhood commuters going in and out. Culduthel Rd has only one brief stretch of sidewalk in front of a single development, and beyond that offers zero protection for pedestrians or cyclists, who are forced to share space in the road with both private and commercial vehicles. The increased density that the new proposed development will bring (including its encouragement of active transportation-using residents, given its parking variance) will serve to further increase cyclists and pedestrians along both Whittier and Culduthel, and only heightens the already crucial need for road safety infrastructure in service of those vulnerable road users.

I would like to see a plan alongside this development, and with completion timelines that align with that of the new development, for full sidewalk installation along Whittier and Culduthel, and for a protected bike lane along Culduthel to provide safe access to the Galloping Goose.

3) In light of the above points I would also like to see requirements of the new development to provide secure bike storage to residents.

4) Also in light of the above points, I would like to see the new development's plans updated for its vehicle parking to empty onto Harriet road, which is much better equipped to handle additional vehicle traffic, and where that traffic would empty onto a straight stretch of road rather than a tight curve right alongside two existing parking lots.

Thank you for your time and consideration.

Sincerely,
Natalia Heilke

Alfonso Molina

From: Strata [REDACTED]
Sent: Sunday, June 8, 2025 3:53 PM
To: Council
Subject: (External Email) Fwd: Saanich Council Meeting

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

Saanich council please find these comments and concerns regarding the proposed development at 3442 /3444 Whittier and 3383 Harriet . These are submitted by the owners of Strata 785, 400 Culduthel Rd.

----- Forwarded message -----

From: Strata [REDACTED]
Date: Tue, Jun 3, 2025 at 2:08 AM
Subject: Saanich Council Meeting
To: [REDACTED]

Hello Owners

By now you all will have received a letter from Saanich outlining the upcoming meeting on June 9 . The community has the opportunity to voice any concerns or suggestions regarding the apartment building slated for the 3 lots directly south of the townhouse complex by Abstract , 3450 Whittier . Council has put together a list of concerns, if anyone has any others kindly send them to the Strata Gmail by Friday this week. We will forward them to Saanich prior to the meeting .

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Total number of apartments and size to be built , studio, 1-2 bedroom etc.?

Total number of parking spaces available to owners and guests , we understand the plan is for 2 level underground parking .?

Will there be a loss of available street parking ?

We understand the building height has been increased to 6 floors , from 5. We would prefer it to stay at 5 floors .

We request the entrance and exit to the parking by on the Harriet St. side of the building. We have the addition this year of 23 , 3 and 4 bedroom townhouses entering and exiting onto Whittier /Culduthel We would expect a sidewalk to connect with the sidewalk at 3450 Whittier.

Is there any plan to continue a sidewalk to Boleskine or down Culduthel Rd ?

Is there a plan to remediate Whittier as there are large tree roots breaking through the pavement from the east side of the street currently. With 2 years of heavy machinery upcoming, the street will be in much worse a condition.

Strata Council [REDACTED]
[REDACTED]
[REDACTED] Cuduthel Road
Victoria, BC, [REDACTED]

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Strata Council [REDACTED]
[REDACTED]
[REDACTED] Cuduthel Road
Victoria, BC, [REDACTED]

Alfonso Molina

From: Gloria Kopplin [REDACTED]
Sent: Sunday, June 8, 2025 12:25 PM
To: Council
Cc: [REDACTED]
Subject: (External Email) Zoning Bylaw2003, Amendment bylaws, 2025 NO 10031 Proposed re zoning for a multi-level apt building Harriet road and Whittier ave.

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Comments to proposal:

Six stories is far to high, there are no buildings in this area taller than 3 with the exception of Verve on Boleskin ave, however, it is on a hill and a main street and does not impact the neighborhood.

Parking for 43 cars however there are 68 units, Not enough as street parking is very limited.

There are no traffic lights off Davidson, Whittier or Harriet which poses a traffic nightmare.

Culduthel road and Whittier are both narrow with no sidewalks and has heavy commercial traffic and there is concern regarding travellers on the Galloping Goose which cars would need to cross to get to Douglas Street. With the new townhouses at the end of Whittier, traffic has already increased and this does not seem to have been considered..

The underground parking entrance is proposed for Whittier Ave which heavily increases traffic and noise on the rest of the community.

Trees? my understanding is any tree over 20 inches in diameter is protected by Saanich bylaws. All the trees will be cut down which does not seem reasonable regardless of what they propose to plant.

There is not enough room on Whittier Ave for a sidewalk and bike lanes and not everyone rides a bike. Seniors can not bike every where or want to.

There is nothing to suggest that any of these units would be for lower income people therefore not making it affordable to rent.

While I understand rental units are needed, the height and size of the proposed building is far too large for this quiet neighborhood.

I would suggest 3 stories would be sufficient and not overwhelm the area.

Respectfully,

Gloria Kopplin.

Alfonso Molina

From: Merissa Raymond [REDACTED] >
Sent: Thursday, June 5, 2025 4:49 PM
To: Council
Subject: (External Email) Zoning bylaw 2003, amendment 2025 no. 10031

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

Dear Council,

I live [REDACTED] to the proposed rezoning area, at [REDACTED] Whittier Avenue, and the [REDACTED] directly faces the lot at 3383 Harriet Road. I am on the [REDACTED], with a small outdoor space that [REDACTED], and most of the [REDACTED] essentially all the natural light I receive in my home comes from that direction as my only other window is in the bedroom (and I keep the blinds drawn in there for privacy).

While I am generally in favour of infill construction, it needs to be done with serious consideration to neighbourhood impacts as some adjacent houses to infill projects just won't be going anywhere for a while. I am concerned by the proposal for a six-storey building on the [REDACTED], as it seems almost certain a building that tall will block all sunlight [REDACTED]. [REDACTED]

[REDACTED] If there are balconies on that side, the upper floors will have a direct view [REDACTED]
[REDACTED]

I am, of course, also concerned about living [REDACTED] to a construction site and the dust that will create until the tear down of the existing houses and the construction of such a large apartment building are finished.

I question the need for six storey housing on this street, which is mostly houses that as far as I know are all multi-family dwellings. I also question what such a large and sudden influx of residents will do to the street parking in the area, which is already difficult from time to time on Harriet Road because of residential parking from all the existing multifamily homes. I run my business from my home and my clients need some reasonable access to street parking when they come to meet with me, ideally somewhere within half a block as some of them have mobility issues.

I would prefer that rezoning not be granted for such a project due to the severe impact it will have on its neighbours. The new multi unit dwelling on the lot on its other side is only about three stories. I would request that rezoning not be granted for a building or complex taller than three stories, with a realistic amount of onsite parking for its tenants, and reasonable setbacks to let me continue to see the sun from my home and home office when it deigns to come out.

I attach a couple of photos taken at two of my three front windows, in hopes of illustrating what [REDACTED] and natural light sources [REDACTED]. Feel free to picture a tall wall [REDACTED]
[REDACTED] as I sincerely doubt a setback bigger than that would be sought by the applicant. The white(ish) fence is on the [REDACTED].

Thank you for your time and consideration.

Sincerely,

Merissa Raymond
[REDACTED] Whittier Avenue
Victoria, BC [REDACTED]
[REDACTED]



