



January 8, 2021

Mayor and Council:

RE: 1971 Ernest Ave - To vary the Subdivision Bylaw to permit the construction of a new single- family dwelling with suite with a water retention system in lieu of a municipal storm water connection.

File: DVP00456

The Camosun Community Association is a neighbourhood organization. The CCA is committed to representing the interests of community residents. The CCA is a non-profit society, some of the CCA's activities that are relevant to this file include:

- Liaising with the municipality on matters of interest to the community
- Providing relevant information to community residents
- Upholding local plans for the community
- Working with developers to ensure concerns from neighbouring residents are met during development applications
- Supporting community services in the area
- Helping restore natural areas in the community including Bowker Creek

The CCA is a volunteer board, we do not have legal or engineering expertise or the funds to hire such counsel. Stormwater management is complex, it has been our position and communicated to the applicants, since June 2020, that this file remains very much an operational issue between the applicant and the municipality given the scope of practice. In June of 2020 the CCA responded to the applicant communicating our position and encouraged them to explore the Local Improvement process.

The CCA supports the municipalities leadership on climate action and preparedness. In 2019 Council declared a climate emergency. The Saanich Climate Action Plan Guidebook states a top priority is to improve climate resilience of Saanich's infrastructure, such as our stormwater system, flood hazard planning, and engineering design specifications. We ask that Council factor climate preparedness into their criteria when reviewing the file.

It is general practice for the CCA to do community surveys once land use permits come to council and when residents have expressed concerns with a proposed land use permit. The CCA canvassed the neighbourhood to gain broader insight on resident's position on the proposed variance to the bylaw and to find out, how widespread the problem of flooding is around Ernest Ave and adjacent and down stream properties. The CCA received 24 survey responses that we have submitted to council on January 8, 2021. The survey data is summarized in the excel file attached and hardcopies of the surveys were submitted as part of our package to Saanich Council. I would encourage Council to read the entire file. I have summarized some key metrics below:

Please indicate your position on the proposed development:

Road	No objection	Not in support	No opinion
Argyle	2	4	
Carter	2		
Ernest	8		1
Richmond	1	3	
Veda Pl		2	
Grand Total	13	9	1

How do you manage your stormwater?

Road	Municipal Storm drain	Open ditch	Overland
Argyle	3	2	2
Carter	1		1
Ernest		3	2
Richmond	3	2	1
Veda Pl	2		
Grand Total	9	7	6

Are you or have you experienced flooding?		
Road	Are you or have you experienced flooding?	Total
Argyle	No	1
	Yes	5
Argyle Total		6
Carter	No	1
	Yes	1
Carter Total		2
Ernest	No	8
	Yes	1
Ernest Total		9
Richmond	No	1
	Yes	4
Richmond Total		5
Veda Pl	Yes	2
Veda Pl Total		2
Grand Total		24

The CCA is making the following recommendations to Saanich council:

- 1) To mitigate flooding risk on Ernest Ave. and downstream properties we would request that Saanich council investigate means to improve and clear the existing open ditch drains and examine if closed ditched areas are free flowing on Ernest Ave.
- 2) We encourage Saanich Engineering and planning to reach out to residents on Ernest Ave. to clarify the impact of and consequences of storm water pipe installation, so that residents are adequately informed by the municipality.
- 3) The CCA would like to request a speaker from Saanich to do a virtual presentation to Camosun residents in 2021 on Stormwater Management – owner responsibilities and programs and Local Improvement Information. The CCA would host this virtual event.

Thank you in advance for reviewing resident feedback and the CCA recommendations.

Submitted by Lisa Timmons

Camosun Community Association – President

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