

# MINUTES

## Camosun Community Association

### Zoom Conference - January 12, 2023

**Call to Order:** 7:00 PM. Present - Meralin Young, Leigh Urquhart, Lisa Timmons, Angus Whitmore, Evan Fryer, Vicki Sanders and Saanich resident Mike Kory

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**Approval of Agenda:** Lisa and Mike second.

**Approval of November 10, 2022 minutes:** Meralin and Mike second.

#### Reports:

#### New Business:

- **Presentation** given from Matthew Yerrel who is a resident in the Swan Lake community about a development proposed at 3977 Rainbow and Seven Oaks. Three homes would be removed to build 25 Townhomes with single car garages of which 15 are tiny garages on the three standard lots. Matthew outlined neighborhood concerns expressed in 95 responses from a door to door and online survey. Traffic congestion, reduced street parking and pedestrian safety were key comments along with too high a density on a small space. Residents are requesting a balanced development with possibly 3-4 units per lot. He suggests that it is frequently in the developer's interest when Saanich creates a new comprehensive zone and removes variances. There will be a critical public hearing on **January 24<sup>th</sup>** which is expected to show strong lobbies from both sides, and can be one sided dependent on the rallying effort expended by either side. Saanich does not limit who can speak at public hearings despite their residence location. The board discussed the significance of the new comprehensive zoning given to these new projects, which are in disregard of Local Area Plans, resulting in a waste of public time and confidence going forward.
- The board is considering conducting a website opinion poll focusing on the idea of creating special zoning structured on a developer's need and the impact on neighborhoods. Matthew will send background info to the CCA that we can utilize to inform our community.
- **Other new business:** Vicki reiterated that storm water damage is ongoing to properties on the Mt. Tolmie slope, including substantial new damage to her property. The new home built on Ernest is still uninhabitable due to the lack of runoff water containment and proper storm drains connected to major drain arteries.

#### **President: Lisa**

- The \$40 BC Societies registration fee for the CCA has been paid.

- Roundtable discussion of councilor Natalie Chamber's New Years message for "A 2023 New Year Call to Action: Preserve, Restore and Renew". We must endeavor to enshrine Natalie's points into our local initiatives and encourage more environmental support from new and reelected councilors and Mayor. Noteworthy that the Environmental Development Permit Area (EDPA) was rescinded on April 23, 2018 so we have to work hard to protect the Bowker Creek and other remaining green space/floodplain from unbalanced development that might harm future generations.
- We implore that all residents inform themselves on COP15 (UN Biodiversity Conference) [COP 15](#) held from **7-19 December 2022** in **Montreal, Canada**, where governments from around the world came together to agree on a new set of goals to guide global action through 2030 to halt and reverse nature loss.
- Lisa and Mike commented that there is a gap between what is actually happening locally, for example, the Bowker Creek Initiative, specifically loss of green space, floodplains and those lofty goals presented at international climate forums and Saanich's climate policies.
- Conversation ensued around why the EDPA was rescinded? What direction is Saanich taking with the overall direction of the environmental planning department and how council can be encouraged to uphold the principles of their Climate 2020 plan.

#### **Communications: Evan**

- Continued weekly posts on our FaceBook site, which are shared with CCA website.

#### **CALC (Community Association Liaison Committee): Leigh**

- Attended in person December 8, 2022 meeting at UVic along with reps from five other associations adjoining UVic property. A note to all was that Dean Murdock attended last SCAN meeting and answered questions for 1 1/4 hours.
- Trevor Barry is new SCAN chair.
- Mike Wilson, Director of Campus Planning and Sustainability outlined the results from an employee directed housing survey on their needs and received 1800 responses. Fall of 2023 the new Queenswood childcare facility will open. The new residence housing and dining facility has opened and under budget with a net increase of 521 beds. The new engineering building is expected for 2025 completion and a project management company has been hired. The National Centre for Indigenous Law building is progressing with site preparation and a 2024 completion date. The new Ring Road bus stop has been completed. The FTE (full time equivalent) enrollment figures are well down to 15,888, about a 15% decrease – due to Covid visa issues for foreign students and the overall economy /other opportunities.
- The committee reviewed its Terms of Reference document with little change.
- Key points from other associations are: **Mt. Tolmie:** Filling the board becoming difficult, development changes on Shelbourne St. forcing tree removal are a concern as well as speeding on side streets. **Cadboro Bay:** Polled residents for

community engagement issues. Rezoning applications are demanding along with the Local Area Plan revision. Former off leash Dog Park on UVic Cedar Hill X property has been revoked for UVic use for research and athletics. Residents can still apply for a community use permit. **Gordon Head:** Conducted Zoom call with Saanich police department discussing its four year strategic plan. Fraud workshops in cooperation with Saanich Police were well received. Pedestrian safety on San Juan and Shelbourne is critical after a serious incident. Highly contentious development on Tyndall despite not being a main through corridor. **Quadra Cedar Hill:** Brought speaker from UVic to their AGM. They have 9 members on the climate action group involving food farming, tree planting projects, mapping out pollinator corridors, working alongside UVic students. Quadra St. developments occupy considerable resources. Bollards on streets for safety.

#### **Land Development:**

- Meralin gave a brief on upcoming building addition to the Pacific Alliance Church on Townley, beside the Townley Place affordable housing complex. The project is in early stage and they are addressing the congregation for feedback. Neighbors bordering the site could be affected through sightline change, parking, light pollution and increased activity.
- Waiting on the next phase of Abstract's Shelbourne and Freeman development.

#### **Shelbourne Community Kitchen: Vicki**

- Building permit granted for new kitchen and a \$50,000 budget has been set. A philanthropist has matched donations from fundraising such as revenue from concerts. Many people are on the waiting list for food, a dramatic increase from the number served at the former Shelbourne location. A gratitude wall will be going up in the future honoring those who donated including the CCA.

#### **Adjournment**

**Next meeting February 9**