**Mt. View Colquitz Community Assoc. – mountviewcolquitz.ca**

**Regular Meeting, March 19th, 2024**

**7:00 – 9:00 pm Pearkes Recreation Center, 3100 Tillicum Road - Owen Room**

**DRAFT MINUTES**

Attendance: S. Andrews, T. Andrews, C. Hamill, N. Heilke, R. Jeffries, R. Nelson, D. Oostland, D. White

Meeting conducted in informal manner

**Minutes** of previous regular meeting (Feb. 2024) adopted as amended (sp correction)

**Reports**

Treasurer D. Oostland reported a balance continues to be $2139.12

SCAN (Saanich Community Assoc. Network) D. Oostland reported the Terms of Reference of SCAN are under review.

Mt. View Garden - It has been a hard winter but the Pacific crab apple appears well. The Nootka roses need to cut back. We will replace any plants that have died, from the Swan Lake Native Plant sale.

**Correspondence (and news)**

Council meeting decisions  
        Short Street condo request and e-scooters  pilot project - approved   
              DCCs cost of living increase

Yard & Garden waste fees to be implemented   
   Sale of 3657 Harriet Road - for Transit Hub use

Highway 1- Colquitz River bridges widening project 2025

Interurban project (major disruption) – no details yet

**Old Business and business arising from agenda**

Update on in-process rezoning applications – none to report

‘Wish List’ of amenities for Tolmie site needed in case the project is set to appear before council

**New Business**

Harriet/Whitter rental building - request for comments

Most of the meeting was devoted to a discussion of the neighbourhoods response to this project and what the MVCCA will write to Planning. ACTION. C. Hamill will draft letter to be sent end of March. See separate notes

website costs item moved to next month’s agenda

We have arranged our guest speaker (AGM Oct. 15) will be Colin Plant

**Announcements**

April 16 next MVCCA meeting

Oct 19 provincial election

Meeting ended at 9 pm.

Notes from MVCCA meeting 19 March 2024 prepared by Carol Hamill

3383/3444 Harriet and 3442 Whittier Ave. Rizzo Developments project

Comments were made by the neighbourhood residents attending the meeting and two emails were read out loud. Correspondence from Mr. Rizzo was received that indicated two proposed changes. The Saanich Planning Dep’t has requested that the number of units be increased from 56 to 57 via a change to the floor plan, the developer agreed to that change. The second request is that the parking ramp be moved to the Harriet Road side of the building, Mr. Rizzo indicated that they did not agree with this change and this issue remains unresolved.

This neighbourhood is identified in the Uptown Douglas (UD) Plan as the Tolmie Quarter. It is transitioning from light industrial use to densified housing of up to 8 storeys. The School Board site makes up a larger portion of the area, and that redevelopment will be pivotal to the character of the neighbourhood. On week days all the street parking spots, around the School Board site, are filled with vehicles of by area workers. The existing light industrial businesses require the regular flow of large trucks and vans into the area using Culduthel Road.

The community is bounded by Harriet to the east, Boleskine to the south and the curve of Hwy #1. Although Culduthel Road crosses the Galloping Goose and there is a right turn onto Hwy #1, it is not safe to direct vehicle traffic across the Galloping Goose at this intersection where cyclists are coming down off the switch bridge. Vehicle access to the area is via Boleskine at three streets; Harriet, Whittier and Davidson. The Uptown Douglas Plan Policy 7.7.2  calls for a "traffic signal at the intersection of Boleskine and Tennyson" but a traffic signal there is only helpful to the Tennyson traffic coming north to Boleskine and to the future use of the School Board site.

Individuals taking a bus will primarily be walking along Culduthel, to the south end of the Uptown shopping center or will catch the U Vic bus anywhere along Boleskine. Cyclists wishing to go west from the Galloping Goose trail can not access Boleskine (which the trail goes under), but can exit or enter the trail at Culduthel Road. West on Culduthel takes a cyclist all the way to Harriet (after the completion of the cut through path between the Abstract townhouses and this project).

The resident’s comments are supportive of this rental building project. They would prefer that the traffic access to the site, be off of Harriet Road instead of Whittier Ave. Harriet is a collector road for the larger area and better suited for increased traffic. However, they do not want to see the project become unviable because of delays. Whichever street the parking ramp will access, the issue should be resolved as quickly as possible. The MVCCA requests that Rizzo Developments talk to their current tenants and jointly plan the timeline for the end of their tenancy and the possibility of renting a unit in the new building.

Road safety is the greatest concern for the neighbours. Given the planned densification of the Tolmie Quarter it is expected that Saanich will fund necessary upgrades and sidewalk to accommodate the increase in vehicles, pedestrian and cycling traffic. This includes sidewalks for both Culduthel and Whittier. The street layout also provides a safe and useful route for cyclists. Culduthel should be designated a neighbourhood cycling route.

Traffic planning should be put in place for improved vehicle access to and from Boleskine. The street is already busy and congested at peak hours.