

## Sian Bell

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**From:** [REDACTED]  
**Sent:** Monday, February 26, 2024 8:25 AM  
**To:** Municipal Hall  
**Subject:** 1255 Marchant Rd. - Urgent

**Importance:** High

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For immediate submission to Central Saanich Council:

The proposed development on 1255 Marchant Road is completely absurd!!

A townhouse complex in a rural single family residential neighbourhood? & You'd like to take out more street parking and destroy protected trees? Where is the logic? Never mind the ongoing detrimental effects that construction would have to the people such as noise, and already problematic parking and traffic flow along narrow Marchant Rd.

As residents in Brentwood Bay, we are very concerned about inordinate development and all the negative effects it has on our community. This proposed development would severely damage this lovely family neighbourhood and roadway - where children walk to and from school and people often walk their dogs.

No, just no! Listen to we the people and community members. We do not want this development in our neighbourhoods! Do NOT rezone & Keep our properties, trees, homes and roadways intact!

Signed,  
Cheryl, representing my Family, Neighbours & Citizens of Brentwood Bay

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## Sian Bell

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**From:** Vanessa Deklerk [REDACTED]  
**Sent:** Saturday, February 24, 2024 11:08 AM  
**To:** Municipal Hall  
**Subject:** 1255 Marchant Rd. Development permit application

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Good afternoon,

I am regarding Property Address:  
1255 Marchant Rd  
Property Legal Descriptor:  
LOT A SECTION 12 RANGE 1W SOUTH  
SAANICH DISTRICT PLAN 12789 (DD-BB32848).

As a longtime resident of Brentwood Bay and property owner/ tax payer I have become aware of a potential development application submitted regarding this property. I am writing to express my strong opposition to such a development on one of our residential streets. Such a development would increase traffic in an already over busy street where children commute to school and play. It also spoils the view and is inappropriate for such an area. This area is not suited for such a development. It would be very unfortunate if central saanich even considers allowing a multi unit complex there. Please strongly consider the implications of approving such a request as it is a slippery slope and opens the door for others to challenge the land use bylaws surrounding agricultural land etc. and to further over develop our already rapidly increasing rural, family town. If this development was proposed on a Main Street in the heart of the village it would not have such negative consequences. Thank you for your time.

Vanessa Deklerk

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## Sian Bell

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**From:** Rick R [REDACTED]  
**Sent:** Saturday, February 24, 2024 9:05 PM  
**To:** Municipal Hall  
**Subject:** 1255 Marchant Rd.

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To Central Saanich council.

It is Sat. evening Feb. 24 and I just came across a post in Brentwood Bay Community Chat about the proposed development on the above mentioned property. My question is how can a development sign go up on a Saturday to inform us that you are holding a meeting two days later? I have never see this before for any other proposals in this area. This leaves little time for area residents to prepare to voice an opinion let alone even know about the proposal. I am very discouraged about this as this proposal is quite substantial and will affect this area both esteticly as well as safety on Marchant Rd.

Sent from my Bell Motorola device over Canada's largest network. \n Envoyé de mon appareil Motorola de Bell via le réseau le plus vaste au pays.

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## Sian Bell

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**From:** Joey (Joanne) van Oort [REDACTED]  
**Sent:** Saturday, February 24, 2024 4:33 PM  
**To:** Municipal Hall; Municipal Hall; Van oort, Jim  
**Subject:** Development proposal 1255 Marchant Rd

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Feb 24, 2024

To: Central Saanich Council

Email [municipalhall@csaanich.ca](mailto:municipalhall@csaanich.ca)

I am writing to express the following concerns with the proposed development at 1255 Marchant Rd.

### **Variations:**

The proposal includes an astounding 4 variations that clearly defines that the development exceeds the property's municipal regulated boundaries. We are all aware that these municipal setbacks are essential to ensure that neighbouring properties are not adversely affected by drainage problems, flooding, risk of fire, etc. caused by buildings being built too close to the property line and/or too much of the land being covered by buildings and pavement. Three established bylaw protected cedar trees are also slated to be removed in the proposal, to be replaced with large areas of pavement and 4 small non-native ornamental trees with shallow root systems. The soil in this area is clay with very poor drainage and throughout the winter is very boggy. Established trees with deep roots (like cedar) help absorb standing water and prevent additional flooding.

Reducing set backs on all 3 neighbouring properties (including 1 property included in the ALR) to allow this 5 unit townhouse would affect more than just the immediate landowners.

### **Road use and limitations:**

Marchant Road is a busy road that provides access to the entire lower community of Brentwood Bay. This portion of Marchant Rd (West Saanich to Wallace Dr) is the most direct route for our first responders - Fire Dept/Police/Ambulance to use to reach these community members in an emergency. Directly across from 1255 Marchant Rd is a community path that connects Marchant Rd to Brentwood Elementary and is used by children, seniors, families, residents and caregivers from the nearby Sluggett House, bicyclists and dog walkers on a continual basis throughout the day. Despite its frequent use, Marchant Rd remains to be a "rural road" with many open ditches, no sidewalks or alternate transportation lanes for bicycles or mobility scooters. It is my understanding that the reason for the vast road allowance down the south side of Marchant Rd is to allow access to the sewer system that was installed 50+ years ago and a more recently installed storm drain system that helps prevent flooding during heavy rains. According to long term residents another culvert is located along the east side of 1255 Marchant Rd that routes water from the open ditch in front of 1269 Marchant Rd to the farmland behind. The proposed development plans to build one of the units on top of this culvert. We have witnessed wildlife entering this culvert as a safe means to access the natural habitat behind our homes.

**Parking:**

At this time, with the current population of the area, there are very few locations for on-street parking. Several property owners have made modifications to their property to help ensure that their (or their guests) vehicles do not encroach on the already narrow section of road. According to the plans of this development there have been no visitor parking allowances for any of the 5 units. I, myself, have never yet seen a townhouse development without additional onsite guest parking. I have spoken to many nearby residents and all are concerned with parking issues that this development will incur, both during construction and after the units have been sold.

**Community Infrastructure:**

I also ask that the Municipality takes into consideration, for this and all future development applications of this kind, that Brentwood Bay's current infrastructure has some serious limitations. Our local elementary schools are now at maximum capacity, our out-of-school and daycare waitlists are over a year long, sports programs and activities are near impossible to enrol in due to limited spaces, medical care is scarce, limited parking in the village, a lack of sidewalks, lighted intersections, public bus service, waste collection and areas for dog owners to safely run their pets. Properties should not be subdivided into lots too small for children to play or for a dog to run, when these community concerns have not yet been remedied by the Municipality.

**Future precedence:**

There are 3 properties to the East of 1255 Marchant Rd that are the same size and in the future could face the same type of application for development. That would, in the end, add a total of 20 homes to a 270ft span of already congested roadway with no additional parking spaces. Hydro and other utilities will quite likely not be able to support this increase in density and will need to be upgraded, the road in its current condition would never withstand the additional traffic and would need to be replaced. In the past year, we have already seen 3 new homes built on Marchant Rd by a developer and 1 more is in the process of being built by a property owner.

Over the past 40 years many residential large lot property owners in Brentwood Bay panhandled their own property which allowed for 1 more residential property to become available. The property owner mentioned above, is now able to provide an opportunity for their family member to live on their original piece of land. This situation is entirely acceptable.

The townhouse application at 1255 Marchant Rd has been presented by a young, keen developer that doesn't live in the area, wanting to take one lot, asking for the rules to be changed for their sole purpose of overdeveloping the land, just to make a personal profit. When he spoke to inquisitive neighbours after he purchased the property he told them that he would be presenting a 3 townhouse unit proposal.

This is a decision that will set the precedence on how future applications of a similar kind will be determined. Future councils will have to attempt to remedy the long term complications created by allowing townhouse developments in single family home zoned areas of the community. I ask that you please decline the application and approve nothing more than a panhandle application which would allow 1 single family dwelling on each piece of land.

Thank you for your time,

James and Joanne van Oort

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## Sian Bell

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**From:** danaquarry [REDACTED]  
**Sent:** Monday, February 26, 2024 8:07 AM  
**To:** Municipal Hall  
**Subject:** Amended letter re Proposal ar 1255 Marchant Rd.  
**Attachments:** Ltr to Mayor & Council Feb 23rd, 2024.docx

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Attached is an amended letter to Mayor and Council. I neglected to include our address for Council's. I formation in the original letter I sent yesterday. Please forward this more complete letter in it's stead.

Thank you

Regards

Dale & Dana Quarry  
1244 Marin Park Close  
Brentwood Bay

Sent from my Galaxy

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February 23, 2024

To: Central Saanich Mayor and Council

Email: [municipalhall@csaanich.ca](mailto:municipalhall@csaanich.ca)

I am writing to you to express my serious concerns re the proposal for 1255 Marchant Rd. In Brentwood Bay.

This proposal requests 4 variances which, in itself, is an indication that this development from the start, exceeds the current municipal guidelines. These guidelines are there for the protection of all property owners. Five townhouses with driveways and garages far exceeds what this property should accommodate without serious impact on the surrounding properties. Setbacks are essential to ensure builders do not adversely affect the surrounding neighborhood. They help prevent drainage issues, flooding, fire risks, etc. These setbacks lessen the likelihood of such issues by preventing building too close to the property line and also by not allowing too much land being covered by buildings and cement. This proposal also asks for a variance regarding the protection of specific trees. These trees assist in soil preservation and proper drainage which protects adjoining properties from flooding. Our soil in this area is clay with poor drainage and we have spent 30 years planting deep rooting trees and bushes to protect our lot from flooding. Allowing the removal of the protected trees at 1255 Marchant and covering such a high percentage of the property with buildings and cement will affect the drainage on all 3 of the neighbouring properties. As one of the properties adjoining this lot in the proposal, we feel the negative impact on our backyard would be significant.

Marchant Rd. is a fairly high traffic area feeding both Bayside and Brentwood Schools and is a more direct route from West Saanich Rd. to lower Brentwood. Emergency vehicles, fire, ambulance and police, also use this road on a regular basis to service this part of the community, rather than driving through the more congested center of town by the Schools and businesses. This road is used by a vast number of pedestrians and many school children who use the path directly across from 1255 Marchant to get to and from school and Brentwood Center safely. Marchant Rd. is a narrow road with no sidewalks and ditches on both sides, and therefore limits street parking resulting in many homeowners creating parking spaces on their properties to avoid parking on this already narrow road. The proposal does not provide for any visitor parking and also doesn't seem to provide much parking for each of these five townhouses.



I would also ask that Council consider not only the immediate impact of this particular proposal but also the long range ramifications on our community's current infrastructure. Our schools, daycares, recreation facilities, are all at capacity. Friends and family are all complaining that these services and opportunities are sorely lacking in our community and excessive proposals in residential areas such as this one, will only serve to increase that shortage. Recent changes to the municipality's guidelines for infill housing allowing patio homes, cottages and carriage houses greatly contributes to our need for additional housing while still considering the impact on the neighbours. However, this type of proposal for 1255 Marchant Rd. almost mocks the care and thought that went into these new infill guidelines. Council's decision on this particular proposal can very well set a precedent for how future development proposals are handled. While increased housing is a real need, we hope that decisions on these types of proposals and their impact on neighbouring properties are made with an overall view to not negatively impact your current citizens and their properties. We ask that Council not approve this proposal of 5 townhouse units and limit it to one home towards the front of the lot with a panhandle lot for only one additional home.

Thank you for your consideration.

Regards

Dale and Dana Quarry

1244 Marin Park Close

Brentwood Bay, BC

## Sian Bell

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**From:** Tammy Cadwalader-Brown [REDACTED]  
**Sent:** Sunday, February 25, 2024 1:57 PM  
**To:** Yvan Sylvestre; Municipal Hall  
**Subject:** Marchant Development

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

My name is Tammy Brown. I have been a resident on Marchant rd since 2017.

I live at 1283 Marchant rd.

I am very concerned with the future development at 1255 Marchant rd.

I am concerned about the road safety foremost - speed, lack of sidewalks and parking, the loss of the rural feel of the area; noise, congestion on the road, and the chopping down of the trees.

I walk my son to school everyday. He walks in the ditch or sidegrass, and myself on the road, through the puddles and snow.. The amount of cars flying up the road to West Saanich is concerning, the speed says 40, but there are a few cars that do not listen. The road is only 17 feet wide.

We already have a situation of cars or trucks parking in the empty lot. Other times there can be 5-7 cars parked along the street across from the pathway to Knute.

I am one person trying to teach her children to ride bikes, but not on Marchant rd. We have to go elsewhere while we walk our bikes to that location.

The building of 4-5 houses I feel is too many. How will our sewer system keep up? Has the infrastructure been looked into? The soil quality? What will the weight of the properties do to our current yards? It says onsite visitor parking, How?

IF we are going to be higher density do we have sidewalk placement in place?

I moved from Langford to Brentwood Bay because of the rural feel. I understand we need more housing but not to this level. We already have 4 new houses on Marchant- 3 that are in the process of being built. Dump trucks, excavators, and pick up trucks are already filling up our small busy road. Today the 75 bus came up Marchant to West Saanich (quickly)!

I agree with future growth in the area. If this request goes through I would like to accelerate the fulfilment of the sidewalk creation- 1 year, not in 5 years or more.

Thank you for taking the time to read through this,

Tammy Brown

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## Sian Bell

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**From:** no-reply@centralsaanich.ca  
**Sent:** Sunday, February 25, 2024 11:28 AM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 02/25/2024 - 11:28am

Submitted by: Anonymous

Submitted values are:

**Subject**

1255 Marchand road

**Full Name**

David Bury

**Phone Number**

[REDACTED]

**Address**

972 Josephine road  
Brentwood Bay, B.C.. V8M1B3

**Neighbourhood**

Brentwood Bay

**Email**

[REDACTED]

**Message**

To Central Sannich Council,

I am writing this letter to voice my concerns about the proposed development at 1255 Marchand road. I am totally opposed to this as Marchant road and our infrastructure cannot handle such a ludicrous idea. I understand the need for housing but this is totally ridiculous. I feel for all the neighbours that this will affect their properties as well. There is no way Marchant road which is busy enough can support this proposal, it's just another way for these developers to make money, as they don't care if they cut down our trees and wreck our community to make a buck. I urge Central Saanich Council to show some back bone and squash this proposal. There has to be another way of developing this site that is better suited for everyone. Thankyou for your time.

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## Sian Bell

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**From:** Emily Rubidge [REDACTED]  
**Sent:** Saturday, February 24, 2024 11:38 AM  
**To:** Municipal Hall  
**Subject:** Planned rezone - 1255 Marchant

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Dear Central Saanich,

I am writing to express concern over the rezoning application for a townhome development at 1255 Marchant Rd.

Although I understand the need for infilling and more housing my concerns are for infrastructure to support increased density.

1. Traffic concerns - Marchant is busy and people use it as a cut through to avoid the light through Brentwood. The parked cars, kids on bikes, driveways, and pedestrians are already a recipe for disaster. We need sidewalks and speed bumps before increased density and traffic.
2. The intersection at Wallace and Marchant is still a nightmare despite attempts for improvement. The angle of that turn with the new curbs and school traffic has drivers zooming out because they get stuck there for so long. We need to make it less attractive to use Marchant as a cut through to west saanich.
3. A townhome complex will increase traffic and exacerbate the above problems, street parking is particularly dangerous on this road with all the kids walking to school having to walk out into the street to get around parked cars.
4. The reduction in limits for the building being closer to the ALR land and the adjacent properties sets a bad precedent for other properties on this street. If the city plans to make Marchant a higher density housing development- build the infrastructure FIRST or require developers who will make massive profits build it as a requirement. Not just the 5m strip of sidewalk in front of the development.
5. Increased public transit options and more pedestrian friendly and bike friendly options are necessary before many of us can get on board with development plans such as these. Do not build another car centric city. Brentwood Bay cannot handle the traffic.

Thank you the opportunity to provide comments,

Sincerely,  
Emily Rubidge  
1222 Marin Park Close, Brentwood Bay

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## Sian Bell

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**From:** Aaron S [REDACTED]  
**Sent:** Saturday, February 24, 2024 1:59 PM  
**To:** Municipal Hall  
**Subject:** 1255 Marchant Rd

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Mayor and Counsel,

I would like to submit a letter of support for the proposed development and hope to see the required variances allowed.

I am a nearby resident with two young children one of which is now happily attending Brentwood Elementary, we were fortunate enough to be able to raise our family in Central Saanich only because Counsel approved a variance to allow increased density on what was previously an older single family property with a large yard. I'm sure there may have been some who disagreed with what became our home but my family is sure thankful it was approved.

I hope to speak in support for the young family's who would love to start and raise family's in Central Saanich but our chronic lack of housing supply is a constant challenge to find an family home. For some who are concerned about parking and traffic I hope they remember that this area that is being proposed for redevelopment has many of the things one needs to live car free nearby and as the district improves its active transportation in the next few years it will only become more accessible.

Having schools, grocery stores pharmacies etc all within walking distance would be a huge asset to new families moving to the new homes in this development.

In closing I hope counsel will be supportive of these changes for the future residents of Central Saanich adding density to our current residential areas is critical to attaining goals of providing the needed housing supply for new families as well as being able to protect the farm lands and parks in our district, I feel strongly that this is a very reasonable development and that if municipalities continue to deny small density infill requests like this it will force Provincial and federal governments to implement more stringent and sweeping regulations that we as citizens will have no say in. It is our duty not only to think of ourselves but of the future for our district, keep in mind we are all guests on this land and the homes we are fortunate enough to inhabit were once taken from farmlands, nature and the indigenous peoples here before us. Let's make the most of the space we do have on our beautiful island home and add density for more families to live work and play here.

Sincerely,

Aaron Staples and Family

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## Sian Bell

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**From:** Brian Watt [REDACTED]  
**Sent:** Monday, February 26, 2024 10:34 AM  
**To:** Municipal Hall  
**Subject:** Council meeting-development 1255 Marchant Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I live across the street from 1255 Marchant and I am very concerned with the potential of increased on-street parking with the development of 5 town homes. Marchant Rd asphalt surface is 50 meters wide and into comparison the adjacent street Knute Way ( a cul-de-sac) is 90 meters. Marchant Rd is an extremely busy road, with transiting school children to both schools. The road is also used as a shortcut to avoid traffic lights at Wallace/West Saanich. 1255 was demolished last summer and yet the development sign went up a few days ago with a meeting this Monday. Not a lot of time for people to voice their concern. We all understand that progress is inevitable, however I trust that Central Saanich will look carefully at the present infrastructure with plan that includes safety above all.

Sent from my iPhone

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## Sian Bell

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**From:** Jennifer Quarry [REDACTED]  
**Sent:** Monday, February 26, 2024 11:31 AM  
**To:** Municipal Hall  
**Subject:** Development Permit Application with variances for the property located at 1255 Marchant Road

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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February 26, 2024

Dear Central Saanich Council

I am writing to each of you to implore you to reconsider any thoughts you may have to approve the **Development Permit Application with variances for the property located at 1255 Marchant Road** (the topic property). A 5-unit townhouse proposal on this property is not appropriate for the land and area, it is excessive and would come with significant ramifications to the area and the surrounding properties.

I hope to be at the council meeting, on behalf of my family, who lives on an adjoining property that will be severely impacted by this application. I have lived on this on this property with my family since 1986, and I am grateful to have a voice opposing this development and conveying deep concerns for this application as it sits before you today.

I am writing to the council today to hopefully try to add to council's understanding of the concerns of the community and pleading to you to not approve this application. I am determined to continue to believe that the council will take the concerns of the members of the community seriously and work to find a better option than what this developer wants to do with the topic property. I believe that at the core, council has the best interest of the community and its people at heart and would strive to ensure any approved applications and their variances are not catastrophic precedents we cannot come back from. Though, lately the decisions being made, and applications that are being approved, have caused me to pause and wonder about the future of our community. You can have growth, and more needed housing, but there are ways to do that without destroying what already exists, and overdeveloping the land. There are many pieces of land that are suited for this type of development: the topic property is not and should never be one of those properties.

I find it important to note that the notice of this upcoming application did not leave the neighbours much time to prepare for being able to represent their positions appropriately to council. The letters from council are dated February 16, 2024, which is a Friday, and were sent by regular Canada post, they did not arrive at the respective "neighbours" until mid to late last week. Additionally, the application sign only just went up last week, and is also set back on the property not readily visible to the community. It was only because of a post on social media by a concerned neighbour many of us learned this application was on the docket for tonight's meeting. In fairness, more notice should be provided, and while it may be too late to provide the "neighbours" and those affected by this application more time to prepare, it could be beneficial to you as a council and to your community members to ensure more adequate time is provided.

Informing is only part of it, there needs to be time for a person to review and understand the proposals and what is impacting them and give time for them to prepare.

What is being proposed is an excessive development plan for the property at 1255 Marchant Road, with significant negative impacts to the land and nature, the neighbouring properties, and infrastructure of the surrounding community. This application proposal is not about providing "infill" housing or substructures, it seems to be about unnecessarily crowding every inch of the property with houses and cement, to get as much out of the property, but to do so also want to change how that is accomplished. If the developer built it to suit the property type and size without variances the development application would be what it should be, a pan-handle lot, with two houses, not for an entire 5-unit townhouse complex.

Included in this application are 4 variances that are staggering, and incredibly incongruent to the property's current regulated limits. For the council to approve this application and any of these variances would be a complete disregard to the neighbouring community, and lead to a precedent that is wildly unnecessary and should not be established on this property. The municipal set backs currently in place are there for a reason and are paramount to the integrity of the neighboring properties and current infrastructure of the area. This is not the property to explore pushing the boundaries of a property's land tolerance.

I have had the privilege of living my entire life on the traditional territory of the WSÁNEĆ people which includes WJOLELP (Tsartlip) and SÁUTW (Tsawout) First Nations. My family home will be significantly impacted by the choices that council makes regarding the topic property. As with all of the surrounding properties, including the topic property, we have planted trees and other foliage that work in tandem with the current municipal set backs/regulations in place. The municipal setbacks and existing trees help prevent flooding, protect our homes and yards from wind, give us shade, and are homes to wildlife. The topic property itself contains trees that are protected, and there has been much development in neighbourhoods such as this one, that the council has allowed for the destruction of protected trees. It is absolutely appalling, even more so when it is not necessary, and only needed to ensure the developer gets the maximum usage for this excessive application. With the approval of this application, the development will increase the susceptibility to flooding of the area. of Applications should ensure it works symbiotically with the existing land, community and neighbouring properties, this application is so far removed from any of those principles.

We as a community, council included, should be doing all that we can to ensure that growth and development is not explosive and at the expense of the integrity of the land. We should be growing sustainably, and that includes saving what we can from being destroyed. Of note, the demolition of the existing dwelling on the topic property already coincidentally included the destruction of every single fruit bearing tree and berry born bush on the property. This proposal seeks to destroy more of the ecosystem that nature and our neighbourhood has spent years building. The allowance of this development as it has been proposed, when weighed against the reality of the area, as with many areas of Central Saanich, this proposal in this area of Brentwood Bay should not be entertained. It needs to be scaled way down to be consistent with the current bylaws and regulations.

Central Saanich has many areas with limitations in their current state, and the topic property's location being one of these areas. Marchant Road is a small, narrow road, no sidewalks and limited visibility, therefore, to add more dense excessive housing with limited parking (even after cementing the entire land to build the townhouses) will cause parking to pour onto the street. It will also increase the traffic to that portion of the road, which it cannot withstand. Marchant Road cannot withstand that level of parking or increased traffic. The topic property is located on a street with many children, and families, it is directly located across from a pathway to Brentwood Bay school. The development would surely cause great concern for the users of the road, which includes families, people walking their pets, seniors, children riding their bikes, and walking to and from school.



In respect of the road use itself, Marchant is already a busy road at its capacity, as it provides access to the lower portions of Brentwood. It is a direct route for all emergency vehicles/first responders to be able to gain access safely and efficiently to community members in the lower portions of Brentwood Bay. To approve an excessive development such as this would undoubtedly cause safety issues for those who use Marchant Road.

Furthermore, on the topic of road use for Marchant, it is also our neighbourhood's understanding that the current road allowance along the southside of Marchant road is to account for access to the sewer system, and the storm drain system which assists in preventing flooding.

As I have noted briefly above, this type of precedent on this piece of land should not be permitted. There is already development underway on other portions of Marchant Road, that saw the destruction of protected trees (thankfully a couple were saved), and will be bringing increased traffic, more hydro and water usage that the current capacity limits may or may not be able to handle, without any planned upgrades. We can be certain more applications for similar properties will be up for application in future, as such approving this application would be a disservice to our community.

Currently there is a property that had an application approved on Marchant Road to develop a panhandle lot for a family member. That application and proposal was reasonable and in scope and to scale of the property, it is a completely acceptable development.

It appears that the developer does not have a sense of, or is not familiar with, the community that this area of Central Saanich is trying to maintain. The application for development that is being proposed is unnecessary and appears to be for a singular purpose; to overdevelop the property for their own personal gain. We are not saying that development is not needed, or that we object to any development on the property, we are asking for council to not set the community up for failure. We are asking for the council to please reject this application for a development permit, as it does not fit with current precedent, it is an over-ask, over development of land, and seeks to re-chart the direction of this community and have regulations and bylaws changed to suit them with no regard for anything or anyone else. To approve this application would bring significant irreversible impacts to not only future applications brought before council, but also the neighbouring properties and the immediate community.

I want to thank you for your time and consideration in this matter. I do appreciate the tough roles you have in reviewing these applications and maintaining balance within your community.

Sincerely,

Jennifer Quarry  
1244 Marin Park Close, Brentwood bay

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