

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Friday, August 9, 2024 10:23 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

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Submitted by: Anonymous

Submitted values are:

Subject

Development Application for 7840 Lochside Drive

Full Name

Heather Tufts

Phone Number

[REDACTED]

Address

312--7840 Lochside Drive
Saanichton, British Columbia. V8M2B9

Neighbourhood

Saanichton---East Saanich

Email

[REDACTED]

Message

To Mayor and Council:

I am writing to express some deep concerns about the development application for 7840 Lochside Drive. As a resident of Lochside Manor, I would be amongst those affected in many ways, if these developments go ahead as planned.

As you know, this proposal includes two sections, a) townhouses on the east side of Lochside Manor and b) an apartment complex on the west side. The residents of Lochside Manor, are especially anxious about the east side townhouses which would take away our only treasured green space. Sunlight, views and the grassy space would be eroded since the townhouse would be right in front of Lochside Manor to an unacceptable proximity. The imposition is a very inconsiderate proposal to current residents and losing green-space during a climate crisis is not ethical.

I urge you to reject the portion of the development application that involves putting townhouses that would overshadow the east-side apartments where many tenants have lived for years. They deserve to

be heard if they are going to be deprived of both privacy and sunlight.

Please, take the time to stop by and witness first hand the piece of land that is being discussed and consider the current tenants in Lochside Manor. There is no reasonable rationale for this portion of the development application and we urge you to NOT approve it.

Regarding the proposal for more apartments on the west side, many of the residents also have several concerns about the current application. First of all, it would mean the removal of many of our valued trees that line the highway. This has to stop!

When, if ever, are we going to ensure that development applications include environmental considerations? Most of us in Lochside Manor have lived patiently for years with constant development dust and noise with the the project next door at Marigold. The ever-increasing development here, has affected our mental health for years with constantly disrupted peace and quiet. Some seniors feel that with the new proposal, they will have to live with this for the rest of their lives. How sad!

I have also witnessed the incredible increase in traffic at Mt Newton and Highway 17 over the past few years. Most of the next door apartments at Marigold are not yet occupied and so future, unacceptable traffic increases are already very concerning.

This is an erosion of our “village” of Saanichton and the ambiance of a semi-rural community is being sacrificed for development-gentrification. It is my understanding that our neighbours at Tsawout are also very concerned about the increase in traffic.

Developers love to talk about “traffic calming measures” which is code for widening roads but with no vision to reduce traffic.

Finally I would like to address my personal beliefs about the need for affordable housing and whether or not we are making a contribution. I am aware that Central Saanich is “in negotiations” for a modest 10% “affordable” units in the new apartment complex. Why not more?

But I challenge the definition of “affordable” which is regrettably government/developer defined. It does not come close to providing below market rents which is the most urgent societal need. If the application included the needs of marginalized renters, I would be more compliant.

But instead, what we witness is the constant erosion of affordable rentals, since the Investors (REITS) in buildings like Lochside Manor, can increase rents by attrition without regulation. If someone moves out or dies, the apartment is refurbished enough to justify huge-unmonitored rent increases so that the originally-affordable properties morph into unaffordable rentals. Nothing has been done at any level of government to stop this in order to preserve affordable rentals in the province and the practice is very widespread.

I understand that all municipalities are currently under pressure from the province to provide more urgently needed housing.

Nonetheless, we should demand that these housing proposals include below-market rentals (not just “affordable”) and firm-sustainable, environmental considerations. The current application at 7840 Lochside does not consider either.

I hope that you will take the time to walk-around this property prior to the application being formally present to council in September.

Stop by to witness the potential erosion of green space (especially on the east side at Lochside Drive,) to

remind yourselves of the enormity of the development next door at Marigold that already impacts our busy streets, and to give honest consideration to the disrupted life-style for the residents of Lochside Manor and the wider community.

I would appreciate hearing from you on this matter.
Heather Tufts

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