

**District of Central Saanich**

1903 Mt Newton Cross Rd,  
Saanichton, BC V8M 2A9  
21 08 2024

## Re: Revised Design

Dear Ivo,

I hope this message finds you well. We are reaching out to seek your feedback on revisions we are proposing in response to the feedback received during our introduction session with Mayor and Council on July 22, 2024.

In light of the comments, we have made adjustments to the project design to address the concerns raised. Below, we have outlined the key changes:

**Traffic and Safety**

Following recommendations from the Bunt Sightline Analysis to manage increased traffic and improve visibility, we propose to address issues caused by the horizontal curvature of East Saanich Road and vegetation at the southeast corner of the intersection as follows:

- Removing cedar hedges obstructing sightlines.
- Delineating the East Saanich Road bicycle lane and pedestrian crossing at Hovey Road's east approach. This allows the Stop Bar to be moved forward, reducing vehicle encroachment.
- Enhancing intersection warning signage with flashing lights.
- Reducing the speed limit on East Saanich Road from 50km/h to 40km/h.
- Relocating the parkade exit from Hovey Road to East Saanich Road.
- Revise TDM package to include a shared e-bike program for the building, to minimize vehicular traffic.

**West Building**

- Eliminate the 6th floor, classifying the building as a 5-storey structure. The lost homes will be recouped by widening the building slightly to the west/east.

- Switch to a flat roof to minimize visual impact and reduce the variance requested above the RM-5 maximum height.
- Extend the underground parking to the east and revise access/egress ramps.

## Legion Building

- Switch to a flat roof to minimize visual impact and reduce the variance requested above the RM-5 maximum height.
- Add a deeper step on the East side of the building towards the ALR land between L5 and L6.

## Amenity Package

Based on the Central Saanich Active Transportation Plan, we propose the following amenity package:

- Improvements to Little League Turf at Centennial Park
- New Hovey Rd Sidewalk from West Building to Centennial Park.
- New Wallace Rd Sidewalk from Hovey Rd to Prosser.
- Contribution to Tsawout Nation, including Right of First Refusal for affordable homes.
- New Seniors Fitness Pad at Centennial Park.
- Contribution to District Active Transportation Funds

The estimated total value for these proposed improvements is in excess of \$500,000.

We are including key attachments for your review, which consist of an updated drawing package containing revised elevations, floorplans, roof plans, parking plans, and statistics that reflect the design changes discussed. Additionally, there is an attachment that explores different exit ramp options onto East Saanich Road and examines the potential extension of the underground parkade footprint, a copy of the sightline analysis conducted by Bunt, and a footprint comparison showing the changes proposed to the building footprint. These documents are provided to support our proposed revisions and to facilitate your feedback on the project's direction.

We would appreciate your initial feedback on these revisions to complete our drawing package.

Thank you for your time and consideration.



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