

Nareka Jacques

From: Louise [REDACTED]
Sent: Sunday, December 8, 2024 1:18 PM
To: Municipal Hall
Subject: OCP amendment

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After reviewing the OCP document I feel it unnecessary to see changes made. The time and effort were taken to approve this document therefore you were satisfied as a council with the content in 2023.

The landscape of our community is changing, I accept that, but to build a 6 storey development in our ALR setting is disturbing. A building of this size is neither homey or conducive to community living.

SPH is a good example of what the elderly appear to like be able to navigate in a peaceful rural environment.

When it comes to providing housing for health care providers, I personally feel you are causing friction between different occupations. We all need affordable housing.

Having been a nurse for the last forty years I can tell you the need isn't for housing but for funding grants and encouragement to enter the professions.

If the OCP is amended will council immediately move to return the property to residential neighbourhood if the development proposal is defeated.

Louise Banting
Saanichton BC
Sent from my iPad

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Nareka Jacques

From: Ron Bartrom [REDACTED]
Sent: Monday, December 9, 2024 8:50 AM
To: Municipal Hall
Subject: OCP

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To Mayor and council.

I, Ron Bartrom of East Saanich Rd. definitely do not support the changing of the OCP for the profit of those outside developers. It is just not the right place for this type of development.

Thank you, Ron.

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Nareka Jacques

From: Sarah and Greg [REDACTED]
Sent: Monday, December 9, 2024 11:02 AM
To: Niall Paltiel; Mayor Ryan Windsor; Chris Graham; Bob Thompson; Gordon Newton; Sarah Riddell; Zeb King; Municipal Hall
Subject: Support for amendment to OCP RE: 2.1 Official Community Plan Amendment Bylaw No. 2205, 2024 (1934 Hovey Road)

Dear Mayor and Council,

We support an amendment to the Official Community Plan (OCP) to re-designate five properties from 'Neighbourhood Residential' to 'Multi-Unit Residential' for a project consisting of two multi-storey buildings, including market rental units and seniors housing.

The distance of 800 metres to the village centre is well within what would be considered walking or biking distance for residents. With the new municipal hall planned for Hovey and East Saanich as well, this would also shift the village centre to include this area.

When it comes to affordable housing, we need a healthy amount in our area - not just to meet the minimum.

Thank you,
Greg Bate & Sarah Frumento
Hovey Road

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From: [Planning](#)
To: [Planning](#)
Subject: FW: Mayor & Council email form submission from centralsaanich.ca
Date: Friday, January 17, 2025 10:27:58 AM

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: December 31, 2024 11:37 AM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Tue, 12/31/2024 - 11:36am

Submitted by: Anonymous

Submitted values are:

Subject

OCP

Full Name

Cher Beattie

Phone Number

[REDACTED]

Address

8028 Arthur Drive
Saanichton, BC. V8M1V5

Neighbourhood

Lochside

Email

[REDACTED]

Message

Please explain why we are sending the message that our OCP can be just set aside for developers who are assuming approval. Aryze seems convinced their project is already approved. Can Legion Manor better use their own land to accomplish the same results? Do we really need 130 market rental units in exchange for 57 targeted senior spaces? The Marigold Lands project is still evolving and a large portion isn't even filled as yet.

How can we trust that Aryze won't follow 902 Foul Bay Rd and ask to drop affordability covenants after approval? I have seen many projects morph into something totally different than what was originally intended (Aurora). The OCP has been carefully guiding us in safe sustainable growth. We are yet to see the effects of provincially mandated zoning changes. How can council approve a rental project that potentially will discriminate against tenants simply because they aren't employed locally? So many questions unanswered. Let's not get ahead of ourselves before we skip the OCP and miss the point of its existence.

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From: [Vince Blankenborg](#)
To: [Mayor Ryan Windsor](#); [Bob Thompson](#); [Gordon Newton](#); [Chris Graham](#); [Sarah Riddell](#); [Zeb King](#); [Niall Paltiel](#); [Municipal Hall](#); [Planning](#); [Jarret Matanowitsch](#)
Cc: [Christine Culham](#)
Subject: Public hearing Input/considerations - 1934-66 Hovey Rd & 7551 East Saanich Rd
Date: Thursday, December 5, 2024 1:11:42 PM

You don't often get email from [REDACTED] [why this is important](#)

To: Mayor, Council members & Director of Planning and Building Services
Subject: Public hearing Input/considerations - 1934-66 Hovey Rd & 7551 East Saanich Rd
Date: Dec 5/2024

I am submitting the following points for consideration for the upcoming Public hearing for Proposed OCP amendment – 1934-66 Hovey Rd & 7551 East Saanich Rd.

Housing Support

As you know from the work I have done over the past several years I strongly support housing development in alignment with the geographic areas designated in our OCP and the preferences of Central Saanich residents. However, I have concerns about the proposed OCP amendment at 1934-66 Hovey Rd. As I cannot attend the public hearing in person, I am providing the following points for your consideration regarding the proposed OCP amendment

OCP Key principle

Protecting and enhancing the rural and small town character of the community is a key principle of the newly adopted OCP. Policies remain strong on protecting agricultural lands and supporting farming, and the District's urban containment boundary is unchanged.

OCP Vision

As the municipal website states, the OCP is one of Central Saanich's most important documents. The OCP was recently developed over three years and with considerable community input. Two small areas of the District are identified to transition to multi-unit development over time to improve housing options and support work-force housing—the central core area of Saanichton Village, which is consistent with the Saanichton Village Design Plan, and Dignan Road in Brentwood Bay. It presents the long-term vision for the community, setting out objectives and policies that guide decisions on planning, land use, and the provision of municipal services. In doing so, it helps us determine how and where we live, work, play and move. Like many people in the community I provided input to the OCP process so find it disappointing that we have to justify that input for this amendment that was initiated and requested shortly after the OCP process was completed.

BC charter

The Local Government Act of British Columbia defines an official community plan (OCP) as a long-term strategy for land use management and development. The OCP is a statement of objectives and policies that guide local government decisions on planning and land use. The OCP is created in collaboration with the community, elected officials, and local committees. The OCP's goals are implemented through the zoning bylaw. Local governments are not required to adopt an OCP, but if they do, all bylaws and work must be consistent with the plan.

Council Responsibility/Commitment

As elected officials, you represent and work on behalf of Central Saanich residents, and alignment with the OCP is critical to maintaining public trust.

APC Guidance/Input

It is standard practice for staff and council to consider input from the Advisory Planning Commission (APC) on development applications. At the Sept 18, 2024, meeting, the APC expressed concern about the significant departures this application makes from the Official Community Plan."

Yes our OCP allows for adjustments however as the APC states this is not a minor adjustment however a significant departure.

Rural community character

A key principle is protecting and enhancing the rural and small town character. This OCP change is adjacent to ALR lands and would result in the removal of mature trees, which provide critical habitat for wildlife, including barn owls, a species of concern in our region. These environmental impacts deserve the same scrutiny applied to smaller development proposals

Loss of housing opportunities

Zoning changes from R1 Residential Neighborhood to higher density reduce opportunities for young families to purchase older, more affordable single-family homes, which are often an entry point into the housing market.

The Federal government is now investigating and seeking to restrict large investors from amassing single-family homes, as it tries to deal with the lack of affordable housing in the country. "With the launch of a formal consultation on Tuesday, Ottawa is asking the public for

feedback on ways to curb the purchase of existing single-family homes by what it called very large corporate investors.”

Provincial Housing targets

Existing multi-story, high-density developments in Brentwood Bay, Saanichton, and Turgoose already contribute significantly to provincial housing targets. A comprehensive tally of current and pending housing developments should guide whether an OCP amendment is warranted."

I urge council to uphold the principles of the OCP by rejecting the proposed amendment, thereby preserving our community’s rural character and aligning with both local and provincial housing goals.

Thank you for your consideration
Central Saanich Resident
Vince Blankenborg
6950 Wallace Drive
Brentwood Bay BC V8M 1G2

Definitions / References

OCP Designations (Page 20 of the plan)

- Residential Neighbourhood

"Within the Urban Containment Boundary to permit a mix of housing types in areas predominately consisting of residential uses. Supported housing forms include single-detached, secondary suites, accessory cottages, duplexes, pocket-neighbourhoods and multi-unit residential buildings containing up to 8 dwellings.

- Multi-Family Residential

"Within the Urban Containment Boundary to permit multi-level apartment buildings, townhouses, and long-term care facilities in areas that are walkable to a range of services, such as retail, schools, parks, and public transit. Multi-unit residential does not include a commercial component."

Central Saanich OCP - Official Community Plan

<https://www.centralsaanich.ca/node/44>

<https://www.centrialsaanich.ca/our-community/news/central-saanich-adopts-new-official-community-plan>

Advisory Planning Commission Meeting – Sept 18/2024

<https://pub-centrialsaanich.escribemeetings.com/FileStream.ashx?DocumentId=19162>

Ottawa takes aim at corporate investors buying single-family homes

<https://www.theglobeandmail.com/business/article-ottawa-takes-aim-at-corporate-investors-buying-single-family-homes/>

<https://www.canada.ca/en/departement-finance/news/2024/11/deputy-prime-minister-announces-new-action-to-lower-the-cost-of-housing-for-canadians.html>

Proposed OCP amendment – 1934-66 Hovey Rd & 7551 East Saanich Rd.

<https://www.centrialsaanich.ca/our-community/meeting-events/public-hearing-regular-council-meeting-be-held-immediately-following>

Development Tracker

<https://www.centrialsaanich.ca/home-property-development/rezoning-applications>

<https://www.mycentrialsaanich.ca/TempestLive/OURCITY/Prospero/Search.aspx>

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Nareka Jacques

From: Michele Bond [REDACTED]
Sent: Thursday, December 5, 2024 9:55 PM
To: Municipal Hall
Subject: 1934 -66 Hovey Rd and 7551 East Saanich Rd

Dear Mayor Windsor and Councillors

We are unfortunately unable to attend the Public Hearing regarding 1934- 66 Hovey Rd and 7551 East Saanich Rd

We would like to have our voices heard and on record. We are totally against ammending the OCP. We are against any changes to the Urban Containment Boundary.

Michele and David Bond
6549 Lochside Dr
[REDACTED]

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Harbour City Kitchens Inc.
2189 Keating Cross Rd.
Saanichton, BC V8M 2A5
www.harbourcitykitchens.com

December 6th, 2024

City of Central Saanich
1903 Mt. Newton Cross Rd
Saanichton, BC
V8M 2A9

Dear Mayor and Council,

Re: Letter of Support for Affordable Housing Project at 1934 Hovey Rd

As proud members of the business community in the Greater Victoria area, Harbour City Kitchens is writing to express our strong support for the proposed affordable housing project at 1934 Hovey Rd. This development represents a vital step toward addressing critical challenges faced by local businesses, including ours.

Affordable rental housing provides an essential solution to one of our most pressing concerns: staffing. The high cost and scarcity of housing in our area make it difficult for employees to live close to work. This directly impacts our ability to recruit and retain skilled team members, leading to increased turnover and operational inefficiencies. By creating affordable housing options, this project will enable employees to live and thrive in the community, reducing these challenges significantly.

Moreover, affordable housing enhances local spending power. When residents live in Central Saanich, they naturally support local businesses by shopping, dining, and accessing services nearby. This development promises to strengthen our local economy, ensuring steady support for businesses like Harbour City Kitchens. This project is more than just housing—it is an investment in the sustainability and vibrancy of our community. It fosters a connected and engaged population, which benefits businesses, families, and individuals alike. Harbour City Kitchens stands ready to welcome and support the new residents who will call 1934 Hovey Rd home.

We respectfully urge the City of Central Saanich to approve this project and prioritize this much-needed addition to our community infrastructure.

Thank you for considering our perspective.

Sincerely,

Craig Bryden
Owner
Harbour City Kitchens

Samer Akouri
General Manager
Harbour City Kitchens

Nareka Jacques

From: [REDACTED]
Sent: Thursday, December 5, 2024 7:15 PM
To: [REDACTED] Municipal Hall
Cc: Mayor Ryan Windsor; Chris Graham; Zeb King; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson
Subject: Official Community Plan DO NOT Amend OCP - 1934 Hovey Road
Importance: High

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Attn: Central Saanich Council, CSCA Board of Directors & Municipal Hall members:

This message is to inform you that we, as a community are VERY OPPOSED to the proposed change in the OCP designation from "Residential Neighbourhood" to "Multi-Family Residential"

Concerning the upcoming Municipal Hall meeting on Dec. 9, 2024, let our voices be heard that we wish to Keep the current Residential "Neighbourhood" Within the Urban Containment Boundary.

With valid concerns for the massive environmental and volume impacts 'Multi-Family' would have on the community.

As our elected city Council, you need to listen to the voting community members that you serve (ALSO TAXPAYERS who pay your wages) - Adhere to the existing OCP, as requested by ALL the people that are opposed to the change. & Preserve RURAL Central Saanich for future generations while protecting trees, agricultural and natural landscapes, small towns, and low population density!

Thank You,
Cheryl & family on behalf of
We the People of Central Saanich

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From: [Planning](#)
To: [Planning](#)
Subject: FW: community plan amendment bylaw No. 2205, 2024 (1934 Hovey rd)
Date: Monday, December 9, 2024 1:16:34 PM

From: BARBARA CHESTER [REDACTED]
Sent: Monday, December 9, 2024 11:59 AM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: community plan amendment bylaw No. 2205, 2024 (1934 Hovey rd)

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Regarding the above amendment and Dec 9th at 6.00 p.m. council meeting.

We ourselves have had the same experience after maintaining, improving, landscaping and raising our kids in our dream home of 36 years.

As members and home owners in Central Saanich, where we chose to live out our later years (we are 83 and 86) our hearts go out to the people who are opposed to the original suggestions regarding the above plans for Legion Manor

and those houses on Hovey Road.

However, in this era of huge change, homelessness, the health care collapse, more seniors than ever before being evicted through no fault of their own WE NEED HOUSING and somewhere to encourage health care workers to work

in our area, such as the Saanich Peninsula Hospital, clinics and hopefully Doctors offices.

We trust and hope the community will pull together as a community, and reach the goal that there will be some compromises, but everyone feels we should move on to meet the needs so badly sought after by those who need housing, security

and the welcoming hope that they can move forward.

Thank you

The Chesters

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From: [Cheryl Chisholm](#)
To: [Planning](#)
Subject: Hovey Road rezoning
Date: Thursday, December 5, 2024 5:55:25 PM

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Like many residents of “rural Central Saanich” I am against these changes to the Official Community Plan. We are currently away so can’t attend the meeting on Monday.

There are a number of reasons for being against this development; increased traffic, not enough resources such as schools and recreation. Please listen to the residents of our community and say no to this very unreasonable zoning proposal.

Cheryl and Randy Chisholm
1056 Losana Place
Brentwood Bay

Sent from my iPad

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Nareka Jacques

From: Gord Clarke [REDACTED]
Sent: Sunday, December 8, 2024 7:01 PM
To: Municipal Hall
Subject: Hovey Road Development

Unfortunately we are not able to attend The Public Hearing that will take place on December 9, 2024 regarding the development that is proposed for the corner of East Saanich Road and Hovey Road.

We do believe that there is a need for “rental”accommodation, but that this development is outside the OCP that was adopted in April 2023.

The Developer is only interested in making a profit and is not interested in the community or the residents. The small concession that the Developer has proposed: a Monetary donation to the Central Saanich Little League and a sidewalk to Centennial Park does not begin to compensate for the huge negative impact this development will have on the community.

In addition, this development will open the door for other developers to further erode the rural atmosphere that we currently all enjoy.

Gord & Marla Clarke
8000 Polo Park Crescent
Saanichton, B.C.
V8M 2J2

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W. Allan Cram
1072 Holly Park Road
Brentwood Bay, B.C., V8M 1E6
[REDACTED]

Dec 9, 2024

Planning Department
District of Central Saanich
1903 Mount Newton Cross Road
Saanich, B.C., V8M 2A9

Dear Central Saanich Mayor and Council,

I am writing to express my strong disapproval to any amendment of our Official Community Plan (OCP) to move forward with the proposed development at 1934 Hovey Road. The proposal to re-designate five properties from "Neighbourhood Residential" to "Multi-unit Residential" is disturbing and extremely concerning, especially given that the original Aryze Development application was recently rejected based upon our OCP.

An Official Community Plan is a document enacted in the Local Government Act section 875 and takes great effort by the Municipality and members of the community to create and ratify. Amendments to OCP's may be necessary when priorities or needs rapidly change, but not at the behest of a developer. Any forthcoming agreement to amend the OCP can only be considered an insult and disrespect to the hard work of the Municipality and community members who devoted time to create our OCP.

Central Saanich has consistently and successfully contributed to increase housing supply, and I believe the community agrees that housing developments are required. But Aryze Developments has demonstrated their proclivity to renege on previous commitments, in particular their actions with their project on Foul Bay Road, and there is little reason to believe that this project would be any different.

Rejecting this proposal would allow the council to focus on initiatives that align with the OCP and more deeply reflect community priorities. There are other suitable locations within Central Saanich for large housing projects, which would provide better support for sustainable growth while respecting our community's values.

I urge you to uphold the integrity of our Official Community Plan and reject this ill-advised amendment. Thank you for considering my perspective on this crucial matter.

Sincerely,

W. Allan Cram

8 December 2024

Mayor Windsor,
The District of Central Saanich,
1903 Mount Newton Cross Road,
Saanichton, BC, V8M 2A9.

Dear, Mayor Windsor,

I am strongly **opposed** to the proposal by Aryze Development to build on Hovey Road.

I believe that high-density residential units should be within reasonable walking distance of services such as groceries, drugs, banks, etc. Otherwise, our roads and parking lots will soon be too congested.

It is important to follow the official community plan. If you agree to this development, which does not meet conditions of the community plan, how will you be able to refuse future massive developments that promise affordable housing and also do not follow this plan? Central Saanich will soon have massive buildings with residents driving to services daily, creating traffic congestion.

Respectfully,

William Crawford
7093 Hagan Road,
Central Saanich V8M 1E4



From: [Betty Devaeger](#)
To: [Planning](#)
Subject: Another comment for you about Hovey rd.
Date: Wednesday, December 25, 2024 9:58:23 AM

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Goodmorning, Merry Christmas. My husband and I just walked around our neighborhood and want to comment on the proposal for a seniors housing complex on Hovey Rd. The taller the better is our opinion. In twenty years, you will wonder why you didn't go higher. Don't let it become a homeless hotel, be sure to keep it for seniors and hospital workers.

Thanks,
Betty and Lynn DeYaeger

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Nareka Jacques

From: Doug Ellison [REDACTED]
Sent: Monday, December 9, 2024 9:40 AM
To: Municipal Hall
Subject: CHANGING THE OCP

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As long term residents of Central Saanich, my wife and I do not support a change to the OCP. We can't believe what is happening in this once great municipality. Blanketing the area with high rise buildings of late is no benefit to the residents.....only the developers looking for profit.

We have the feeling we are being swamped and if things don't slow down it will soon be as hard to breath as to find a parking spot !!

Sincerely,

Doug & Shirley Ellison

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Nareka Jacques

From: Todd Golumbia [REDACTED]
Sent: Wednesday, December 11, 2024 1:12 PM
To: Municipal Hall
Subject: Correspondence

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Mayor and Council
District of Central Saanich
December 11, 2024

RE: Redevelopment at 1934 Hovey Road

While I support the development of affordable housing in our community, it needs to be done in a determined way in accordance with community planning under the OCP. I cannot support the current redevelopment proposal for 1934 Hovey Road. The whole purpose of the OCP is to be strategic and inclusive. Following OCP guidance will help the District avoid being reactive and rather provide a clear path forward for the development of our community in the way we envision it. There are more suitable options available for facilities like this within Central Saanich and perhaps even within the current land parcels being considered. I have provided a few points to consider directly related to this proposal and more generally to the way I would like to see our District evolve.

1. This project as proposed would result in a rather “harsh” transition to the adjacent residential properties and will result in an orphaned lot to the east. This is not in keeping with the development goals of our district and would be very unpleasant for the existing neighbors.
2. If Legion Manor wants to provide more affordable units for veterans and other seniors, they should be encouraged to do so. The first encouragement should be that they consider re-developing their existing footprint. There are many ways to be creative and effective if you consider the whole package (including the existing Legion Manor properties). In my rough estimation, you could completely contain the current proposed development within the footprint of 20 or so semi-detached units and surface parking on the southern half of the existing Legion Manor property. If an apartment building (like the one proposed) was developed here, the supply of affordable homes for veterans would be increased 4 or 5 times from the existing layout of “dated” buildings. This would also provide an opportunity to develop the lots on Hovey Road with complementary townhouses or small lot homes in keeping with the residential nature of Hovey Road thereby providing a more meaningful transition to higher density buildings on the Legion Manor property.
3. The developer has gone door to door throughout the community with flashy brochures providing little if any clear information about the development. I find this appalling and a little “unprofessional”. It does nothing to increase my confidence in their motivation or their reputation. How does the District respond to these tactics and ensure residents are receiving accurate and balanced information?
4. Because of the limited supply of development lands in our community, any development going forward should not have open surface parking. In this specific development proposal, if the intent is to house veterans and seniors in affordable housing, then the east building could be doubled in size to accommodate many more target residents. The parking should be located underground as in the adjacent west building or under building as seen in several recent high density developments in Brentwood Bay.
5. The District should encourage higher density redevelopment of properties closer to the town centre that are reaching the point where they need to be re-developed - such as 7675, 7751 and 7768 East Saanich Road. There are also many opportunities within the Saanichton Village where commercial properties are made up of parking lots and 1 or 2 storey outdated commercial buildings. The density of these areas needs

to be increased with residential over commercial and conversion to underground or under-building parking facilities. This should be a priority for the District.

6. Development land is at a premium and therefore, The District is “in the driver’s seat” in terms of setting the direction for our neighborhoods. The pressure to be responsive is always there but, you should take a more proactive approach in seeking out and encouraging developments and developers that fit our needs as a municipality.
7. Amenities are always alluring – especially for a small municipality like ours. In this specific proposal, don’t hesitate to demand that developers provide more significant amenities directly to the District in addition to their deal with the Legion Manor or other third parties. The District represents development opportunities that are uncommon in the region and should expect a premium benefit from developers in a competitive market.

Thank you for the opportunity to comment on this important re-development proposal.

Sincerely,

Todd Golumbia

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Nareka Jacques

From: Michelle Hall [REDACTED]
Sent: Monday, December 9, 2024 10:40 AM
To: Municipal Hall
Subject: Hovey Road Development

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello, my name is Michelle Hall. I live at 1941 Hovey Road. I want to be clear that I disagree with making the changes to the OCP for this development. It is a guideline that should be respected and adhered to.

Michelle Hall

Sent from my iPhone

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Development Proposal - 1934 Hovey Road

Comments - Public Hearing

Mayor, Councillors and Staff,

Although a resident of North Saanich for the last 22 years, I was a resident of Central Saanich for 20 years before that. My interest in this hearing rests upon the vital importance of good community planning and the bylaws that provide for it. I appreciate this opportunity to offer these comments.

The Regional Growth Strategy and the Official Community Plan are foundational documents in accommodating the myriad of demands and pressures placed upon the land and resources within the CRD and Central Saanich specifically. The goal of the OCP is to reasonably manage land development and population growth according to widely accepted guidelines and principles. Both the RGS and the OCP are very clear that higher housing densities will be focused within the Urban Containment Boundary. In addition, the OCP is also clear that higher housing densities and taller residential buildings will be limited to only certain areas within the UCB. This proposal does not conform to the OCP prescriptions.

We must remember that the OCP rests upon significant public input from the Municipality's residents and represents their vision for the community for 10, or possibly 20, years going forward. Of course, it is subject to periodic review. However, it is a Plan (not a guideline) which implies that it is not intended to undergo random major changes. To refer to it as a "living document" is a disingenuous attempt to undermine the OCP, diminish its importance and attempt to provide a weak justification for spot rezoning.

As I have observed numerous development proposals over the years, in assessing them I have been guided by the principle that, "Spot rezoning is to be avoided as it undermines the OCP but, in very rare circumstances, could be considered if the project **confers a significant benefit for the whole community.**"

This Hovey Road project does not meet that test. No one would argue that affordable housing is not needed but it is questionable whether this location is a good choice, particularly since it requires major changes to the OCP. This application was initially submitted very shortly after citizens approved the current OCP.

It is also important to note that these major changes to the community and the OCP did not originate with Central Saanich residents. It is a commercial endeavour by a Victoria enterprise located upon land that was speculatively assembled, chosen for its availability, not necessarily its suitability. This is not to imply that land speculation and profitable commerce are unworthy, just that the proponents are not necessarily entitled to approval in every case and in any location.

The OCP must be respected as an expression of the preferences of the residents. The Mayor and Councillors are obliged to act for the residents in upholding the OCP. My understanding is that the Hovey Road residents would not object to a project that was in conformity with the OCP.

The July 2024 Staff Report and a report from the APC both mention noteworthy concerns about this project being significantly out of compliance with the OCP. Unfortunately, the APC did not elaborate on their list of concerns.

I believe that Mayors and Councils must first respect and uphold the preferences of their constituents as expressed in the OCP. Their first allegiance is to the community and its residents, not to outside interveners.

I believe that this project should be rejected due to the lack of compliance with the OCP. Those shortcomings have been documented well elsewhere as has the substantial public opposition.

In closing, I must note that not all Councillors in Central Saanich can be considered completely impartial when considering matters of land development and major OCP changes. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Thank you again for considering these important points.

Sincerely, Spring Harrison, North Saanich, [REDACTED]

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Saturday, December 7, 2024 11:05 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Sat, 12/07/2024 - 11:04pm

Submitted by: Anonymous

Submitted values are:

Subject

Hovey Road Development

Full Name

Janice Kerr

Phone Number

[REDACTED]

Address

6547 Torin Road
Brentwood Bay, Select your state/province. V8M 2H5

Neighbourhood

Garden Gate

Email

[REDACTED]

Message

To: Mayor, Council and the Development, Planning and Approvals Dept.

I am writing you regarding the proposed Hovey Road Development, as I am unable to attend the December 9th meeting. I will however be watching the meeting live. I am on the fence regarding this development. I honestly don't know which way I would vote, given the opportunity. No doubt this is what you are grappling with too.

On the one hand how can we deny a low-cost housing development for seniors.

On the other hand, a recent article in the Times Colonist that referred to a comment from Luke Mari of Aryze made my blood boil. His comment was:

Luke Mari, principal of development at Aryze Developments, acknowledged the project is not compliant with the OCP, but said the plan hasn't kept pace with the district's housing needs.

The OCP references a 2020 housing-needs report that suggests the district needed 557 new housing units between 2020 and 2025, but a 2024 housing-needs reports indicates the district needs to add 1,200 units, Mari said.

“The OCP does not have that capacity and vision within the document,” he said.

Albeit presumably an accurate statement, he has no business commenting on Central Saanich’s housing needs. This decision is up to council and the residents of Central Saanich. At the end of the day the only thing he is concerned about is developing as much land as is feasibly possible. He could care less about the residents of Central Saanich, nor any other municipality for that matter. If this development is approved, Aryze needs to know that it is a one and done. When there is a new OCP, they can then apply for other development approvals, but until then they can butt out.

Ideally, the four-story building with more units would provide homes for seniors whereas the six-story building would not receive approval. This scenario would receive my vote. Unfortunately, the two buildings are probably part and parcel.

Thank you for considering my email.

Janice

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8 Dec 2024

Letter to Mayor and Council

LEGION MANOR PROPOSED DEVELOPMENT (1934-1966 HOVEY ROAD AND 7551 EAST SAANICH ROAD)

Ref:

1. Development Project (<https://aryze.ca/projects/1934hovey>)
2. Solving the Housing Crisis: Canada's Housing Plan (<https://housing-infrastructure.canada.ca/housing-logement/housing-plan-logement-eng.html>)
3. BC Housing Targets (<http://xxx2.gov.bc.ca/gov/content/hoiusing-tenancy/local-governments-and-hoiusing/housing-targets#roles>)
4. 3 of 10 BC municipalities under province housing mandate hit 1-year target (<http://www.cbc.ca/amp/1.7383562>)

To the Honourable Mayor and Council,

I regret that I cannot talk to you in person, but I have other commitments to my fellow veterans and community during the meeting scheduled 9 Dec 2024. I am greatly disturbed that this Council has delt with this specific project so inappropriately given the facts to the above referenced materials and that with this specific project that all efforts by this Council has not been to support the project, make as much effort as possible in meeting the Federal and Provincial Mandates and most importantly meet the needs of the citizens within this Municipality,

I am a Canadian Forces Veteran, PTSD Survivor, husband to a Registered Nurse, father of a 22-year-old, a Service Dog Provider (that employs 2 other full-time staff, 3 part-time staff) to meet the needs of the disabled, Royal Canadian Legion Branch 37 Sargent at Arms and a resident of Central Saanich since Dec 2015. I have extensive firsthand experience with the needs of this community, specifically the immense demand on affordable residential housing for persons of limited incomes. This includes (but not limited to): elderly; Indigenous; disabled; and persons/families attempting to get themselves established (young adults and young families).

The simple facts are:

1. This project would be a substantial supportive manner in easing the demand for low-income people in various areas that are in desperate need of such housing including allowing Legion Manor to meet the need of it current waitlist presently sitting at 100,
2. This project would potentially provide the opportunity for Legion Manor to adapt its current housing infrastructure to further meet the housing needs by then developing the current single units to larger multiple unit buildings which it cannot do at present without displacing current occupants and further increasing the housing crisis to satisfy the redevelopment,
3. This project would be in line with the Federal and Provincial Mandates in improving the Housing Crisis and better position our Municipality in meeting these Mandates (where currently we are seriously delinquent),

4. That “rezoning” and reclassifying “Land Use” hurdles have been eased by both Federal and Provincial Legislations,
5. That the owners of the residential properties directly involved with this project **fully support** this project moving forward,
6. That a singular resident on an adjacent property has been carrying out a disinformation campaign (and what has been described to me by more than one resident of bullying tactics by that person) with minimal efforts by this Council to check such efforts,
7. That easing the demand of housing will increase the population within this Municipality, increase the tax revenue for this Municipality and have a positive impact to the local businesses and economy, and
8. Young adults and families (some with skills that could benefit our local economy and businesses) are looking elsewhere (Sooke and up island) where housing is cheaper.

I recommend that this Council do everything in its power and as expeditiously as possible to amend any such zoning or land use conditions as to allow this project to move forward and thus minimizing the housing crisis and helping the economy in this municipality.

Tyson King, CD

6973 Wallace Drive

Brentwood Bay, BC



Dec 5/24

Central Saanich Council:

I attended your last council meeting and was taken aback by the number of uninformed council members re zoning procedures.

The Artyze Development would be a real plus for the community. The need for affordable rentals ^{for} the workers is almost dire. Hospital, all Care Homes, Small businesses, can not get the needed help. Most of these workers will never be able to own a townhome or home.

Getting old is not an option & certainly not that great, so living at the Legion Manor is a God send for me & many others. I receive much appreciated help from, Care Workers, Cleaners & all the people it takes to run the home.

I am aging with dignity & hope they will be here for all you young people.

Lily D. (85)

Legion Manor Resident

From: [Cynthia Mackey](#)
To: [Planning](#)
Subject: Hovey road proposal
Date: Friday, December 6, 2024 6:08:48 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor and Council,

As a Central Saanich resident since 1997, (whose grandparents also lived on Veyaness Road from 1970 - 2006), I wanted to put in my two cents about the Hovey Road proposal. I believe it is critical to take a balanced approach to community planning. I recognize that our community is growing and we have housing needs that are important to address. I'd like to see housing needs balanced with our natural world and the birds, wildlife, and beneficial pollinators that inhabit our community. To achieve that balance, trees and gardens need to be part of the plan. When I looked at the plans, I didn't see much to satisfy me that these needs are being considered. I'd ask respectfully that you consider what the developer has to gain with the project and what the community has to gain. It should not be that the developer benefits more from the project than the community itself. The land we live on gives us so much, but what do we as a community give back to the land? Whenever new developments are planned, it is critical that we consider the trees and plants that support life. Green spaces support peoples emotional well being and help our community thrive. Please take the steps you need to ensure that the changes being made are balancing everyone's needs in the best way possible.

With appreciation,
Cynthia Mackey
7769 Scohon Drive
Saanichton

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Nareka Jacques

From: Marlon Martens [REDACTED]
Sent: Friday, December 6, 2024 5:27 PM
To: [REDACTED] Municipal Hall
Cc: Mayor Ryan Windsor; Chris Graham; Zeb King; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson
Subject: Official Community Plan DO NOT Amend OCP - 1934 Hovey Road

You don't often get email from [REDACTED] [Learn why this is important](#)

Attn: Central Saanich Council, CSCA Board of Directors & Municipal Hall members:

This message is to inform you that we, as a community are VERY OPPOSED to the proposed change in the OCP designation from "Residential Neighbourhood" to "Multi-Family Residential"

Concerning the upcoming Municipal Hall meeting on Dec. 9, 2024, let our voices be heard that we wish to Keep the current Residential "Neighbourhood" Within the Urban Containment Boundary.

With valid concerns for the massive environmental and volume impacts 'Multi-Family' would have on the community.

-
As our elected city Council, you need to listen to the voting community members that you serve (ALSO TAXPAYERS who pay your wages) - Adhere to the existing OCP, as requested by ALL the people that are opposed to the change. & Preserve RURAL Central Saanich for future generations while protecting trees, agricultural and natural landscapes, small towns, and low population density!

-
Thank You,
Marlon & family on behalf of;
We the People of Central Saanich

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From: [Planning](#)
To: [Planning](#)
Subject: FW: Delivery Status Notification (Failure)
Date: Monday, December 9, 2024 1:17:11 PM

----- Forwarded message -----

From: Faye McClinton [REDACTED]
To: planning@csannich.ca

Cc:

Bcc:

Date: Mon, 9 Dec 2024 11:03:02 -0800

Subject: Public Hearing Dec 9 2024 written submission

My name is Faye McClinton and I am a resident of Central Saanich and thus affected by the matter before the Public Hearing.

I oppose the application to amend the Official Community Plan (OCP) for 1934-66 Hovey Road and 7551 East Saanich Road.

With what I see as biased media coverage, I appreciate how difficult it may be for the Council to stay the course with the current OCP. If Council chooses to unilaterally alter the current OCP then public faith in the extensive work by staff and the public consultation process that went into creating it will be eroded. Faith once lost is difficult to regain.

In addition, are developers not responsible to look at existing OCPs and zoning prior to purchasing land and drafting a new development? If they choose to move forward then it should be at their own risk. Although the development community is needed to build our future that should not be done without involvement of the people that live in the community and the OCP should be respected as a voice for residents.

Thank you for the opportunity to voice my concerns.

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From: [Planning](#)
To: [Planning](#)
Subject: FW: Mayor & Council email form submission from centralsaanich.ca
Date: Thursday, January 23, 2025 8:58:33 AM

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: January 21, 2025 4:55 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Tue, 01/21/2025 - 4:55pm

Submitted by: Anonymous

Submitted values are:

Subject

Aryze development proposal for 1934 Hovey Road

Full Name

Marie Perrett

Phone Number

[REDACTED]

Address

1961 Hovey Road
Saanichton, BC. V8M 1V8

Neighbourhood

Saanichton

Email

[REDACTED]

Message

Dear Mayor and Council,

Recently Aryze held an information session with the community. I would say that if they were hoping to win us over with their revisions, that it did not go well for them.

Really the only revision was from 6 to 4 stories for the seniors building, they claimed that the entrance to the market rental was new, but it wasn't, we had been told about that the last time they came to see us.

The seniors building now spreads out further across the lot, taking it closer to the remaining house beside it.

We have discovered contrary to their claim, that they have not secured funding from BC Housing. If they claim before council that they have, I suggest you ask them for proof.

Aryze has no agreement with the Saanich Peninsula Hospital and Health care Foundation for providing accommodations for healthcare workers. A nurse at the meeting made that clear, she asked Aryze where they were going to find these hospital staff, as the hospital itself is unable to find them, in fact there is a shortage everywhere, and it cannot be blamed on a lack of housing. Aryze had no answer to that.

The 13 units made available at below market value are just that, and not necessarily "affordable" whatever that means.

This development is NOT in compliance with the OCP guidelines in many ways, one of them being, that it does not provide a sensitive transition with neighbouring homes, either beside it, or to the south. These are all single detached homes. Neither is there any consideration for retaining the many mature trees.

This kind of density is inappropriate in what has been a small well-established neighbourhood on the edge of Saanichton. There are areas within the OCP which are designated for this very thing and I suggest that Aryze look at these locations.

Thank you for your consideration.

Marie Perrett

1961 Hovey Road.

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From: [Planning](#)
To: [Planning](#)
Subject: FW: 1934 Hovey Road
Date: Thursday, January 23, 2025 8:58:20 AM

From: Stephen <no-reply@web-response.com>
Sent: January 21, 2025 7:59 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: 1934 Hovey Road

Submitted on Tue, 01/21/2025 - 7:59pm

Submitted by: Anonymous

Submitted values are:

Subject

1934 Hovey Road

First Name

Stephen

Last Name

Perrett

Email

[REDACTED]

Home Address

1961 Hovey Road Saanichton V8M1V8 B.C.

Phone

[REDACTED]

Message

Regarding the recent meeting with Aryze on the 15th January 2025. ! I strongly feel as also a huge majority did at the meeting that they were playing fast and loose with the facts.

They stated that they were in full alignment with the OCP, not true !

they also stated that ALL funding was confirmed, after checking this statement it was found this is also not true!

Another statement that was made was that they had an agreement with Saanich Peninsula Hospital and the health care foundation, not true!

Fact is there is a shortage of Doctors and Nurses, as confirmed by a Hospital Nurse that works at the Saanich Peninsula Hospital.

Question, regarding the Legion building, I was under the impression that if a new application was applied for that it could not be done for 6 months,

The OCP states that a maximum of 6 units per lot on Hovey Road , with the Aryze development there could be 300 people on Hovey Road!!

According to your numbers Central Saanich has passed the required amount of new apartments.

This is the wrong location on the edge of Saanichton.

looking at the new plans, it seems that there are inconsistencies between the drawings of the legion building ,some drawings show different spaces between the ALR property, so they are not to scale?

Yours Truly

Stephen Perrett.

Contact Email

municipal.hall@csaanich.ca

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From: [Stan Rozendal](#)
To: [Planning](#)
Subject: East Saanich & Hovey Road property OCP compliancy
Date: Sunday, December 8, 2024 7:49:31 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Committee,

We, Brenda and I, were listening to the last Central Saanich Council meeting and heard that the Official Community Plan (OCP) is a "living" document suggesting that the specification of its content is constantly in flux. That might be true, however, we would like to suggest that the hard work that folks put into assembling it should also be acknowledged along with the general public acceptance of the OCP, especially considering that the OCP just went under revision not that long ago. The OCP is a road map of where we as a community want to see expansion as our population density increases.

The development proposal at East Saanich & Hovey is not in line with the current OCP. We do not think that the OCP should be changed to accommodate the current development proposal. Rather, we would encourage that the development be changed to be in compliance with the current OCP.

Stan & Brenda

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Sunday, December 8, 2024 11:54 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 12/08/2024 - 11:54am

Submitted by: Anonymous

Submitted values are:

Subject

1934 Hovey Rd OCP Amendment

Full Name

Amy Sanderson

Phone Number

[REDACTED]

Address

1730 Stellys Cross Rd
Saanichton, BC. V8M1S8

Neighbourhood

Saanichton

Email

[REDACTED]

Message

Dear Mayor and Councillors,

I am writing with regard to the proposed development at 1934 Hovey Rd. which includes affordable housing for seniors and other members of our community. Thank you for granting an opportunity for a public hearing on this matter. I strongly believe that everyone has the right to housing and believe all communities must commit to increasing housing stock through a variety of means. It is not surprising that building more housing has been shown again and again to bring down rents and housing prices. Ideally this housing is in a variety of sizes and at different price points, which allows existing community members to remain in the community as they age and downsize, families to find bigger homes as they need, and newcomers to join us. This project, which is sensibly located on existing transit lines and close to services and the hospital, and in partnership with community organizations that are working on behalf of our seniors and health care services, seems like a good fit to improve the diversity and availability of housing in Saanichton specifically.

Access to quality, affordable housing creates stability for individuals and families, our neighbours, that improves health, education, safety, and economic outcomes for all of us that live and work here. It is more important than ever to consider creative and progressive proposals that partner with different stakeholders in our community to provide desperately needed housing. I would like to see this OCP amendment/rezoning application be approved so that this project can move forwards.

Sincerely,
Amy Sanderson
Saanichton

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From: [Michael Simmons](#)
To: [Planning](#)
Subject: OFFICIAL COMMUNITY PLAN AMENDMENT, 1934-66 Hovey Rd and 7551 East Saanich Rd
Date: Monday, December 9, 2024 12:02:48 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor Windsor and Council

As this building is proposed to be at least four stories high and is on the edge of farmland it poses a significant risk to birds through collision with windows and other uses of glass. If Council decides to amend the zoning bylaw I would strongly urge you to include bird friendly requirements for all exterior glass in the revised bylaw.

You may not be aware that, after cats, collisions with exterior glass are the leading cause of human caused mortality in birds. North American birds have suffered enormous declines in numbers in the last fifty years and continue to do so. Standards are available for exterior glass that make it visible to birds and very substantially reduce fatalities and injury from collisions.

Environment Canada estimates over 40 million birds die in Canada each year from collisions with exterior glass. This number may well be low as the NGO FLAP (Fatal Light Awareness Program) cite a recent study that between 1 billion and 5.6 billion birds die annually in North America from collisions with buildings. Up to 3 billion birds now live in North America now than there were 50 years ago. Except during long distance migration most bird activity is below tree top level. It is in the first 100 feet above ground level that most bird collisions with buildings occur.

I therefore ask you to take this opportunity to revise our zoning bylaw to make all buildings and especially multi story buildings bird friendly.

Thank you

Michael Simmons
Brentwood Bay

--

Michael Simmons
[REDACTED]

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Driftwood Communications

December 9, 2024

Dear Members of the Central Saanich Council,

I am writing to express my strong support for the proposed development on Hovey Road for a 57-unit housing project dedicated to the senior citizens in our community. As our population ages, it becomes increasingly important to ensure that our elders have access to safe, affordable, and accessible housing options. This project represents a vital step toward meeting those needs.

I recognize that similar proposals have been turned down twice before, and this challenge has persisted for over a decade. It's also clear that this community does not currently have such a solution included in its official plans. However, the challenges our senior citizens face weren't in anyone's plan either. Many now find themselves in desperate need of suitable housing. This wasn't their plan, but as a community, it's our responsibility to adjust and ensure their needs are met. Plans are not static—they can and should evolve to address urgent issues and reflect our community's values.

The proposed development will provide much-needed housing and foster a sense of community among its residents. With amenities and services tailored to the needs of seniors, it will allow them to maintain their independence, dignity, and quality of life. Without decisive action, we risk leaving a generation that has given so much to this community without the support and housing they deserve.

This development is not just a project—it is an opportunity to demonstrate our commitment to all members of our community, especially those who have contributed so much over their lifetimes. We are running out of viable options to address this growing issue. The time to act is now.

I urge you to consider the critical importance of this project, not just for our senior citizens but for the future of our community as a whole. Let us come together to ensure that no one is left behind and approve this much-needed housing development.

Thank you for your time and thoughtful consideration.

Regards,

Don Sinclair

Donald Sinclair, CEO
Driftwood Communications

Head Office
6800 Veyaness Rd, Saanichton, BC, V8M 2A8

driftwoodcom.com

From: [Planning](#)
To: [Planning](#)
Subject: FW: Questions about OCP
Date: Thursday, January 23, 2025 8:59:11 AM
Attachments: [Chat gp letter to council Jan 21, 2025.docx](#)
[image001.png](#)
[image002.emz](#)
[image003.png](#)

From: Brian Smith [REDACTED]
Sent: Wednesday, January 22, 2025 2:10 PM
Subject: Questions about OCP

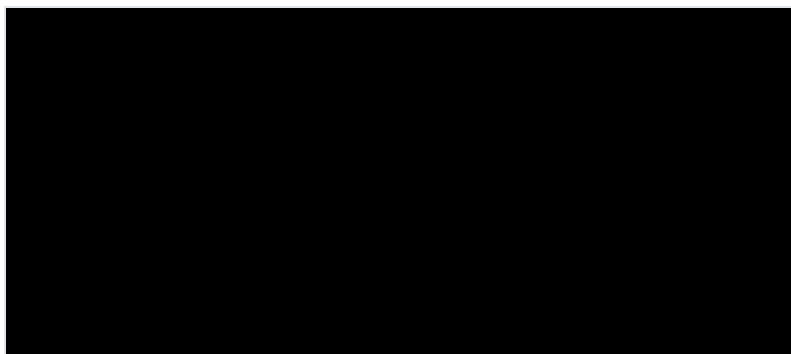
You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor , Council and staff:

Attached is a letter with a few questions arising from latest Community Focus flyer that came with water bill. Please also try to watch the interview with Luc Mari and UVIC real estate club.

Regards
Brian & Josee Smith

[UVic Real Estate Club presents Luke Mari from Aryze Developments](#)



UVic Real Estate Club presents Luke Mari from
Aryze Developments

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Brian and Josée Smith

1974 Hovey Rd.
Saanichton, BC
V8M 1V8

January 22, 2024

To:

Mayor Windsor
Councillors
CO Emilie Gorman
CAO Christine Culham
District of Central Saanich

We are writing to seek clarification on several points regarding the upcoming vote to amend the Official Community Plan (OCP) to rezone land on Hovey Road from Residential Neighbourhood to Residential Multiunit, in order to allow a developer (Aryze) to proceed with their proposed project.

1. According to the community focus flyer in our recent water bill, **Central Saanich anticipates being able to accommodate additional units within existing land use designations**. Given this statement, we would like to understand why this project is still moving forward when current land use rules appear sufficient for growth.
2. An alternative approach could involve subdividing the land into smaller, affordable lots for townhomes. This could make homeownership more affordable while also minimizing the stress and uncertainty for residents of Central Saanich by avoiding the need to change the OCP shortly after its implementation.
3. If the OCP is amended and the land use designation on Hovey Road is changed, will the public have an opportunity to provide input on the rewritten policies? Many sections of the OCP would no longer apply under such a change, including:
 - *Managing growth and development through land use planning, which is a central role of the OCP.*
 - *Encouraging innovative, site-sensitive housing designs that reduce stormwater runoff, ensure energy efficiency, and respond sensitively to the site's context, particularly in terms of tree retention.*
 - *Avoiding redevelopment that results in “orphaned” single-detached properties.*
 - *Ensuring a sensitive transition from higher density areas to lower density neighbourhoods.* It is important to remember that Aryze is a commercial entity seeking to profit from this development, and not a charitable organization. Their interests may not align with the long-term well-being of the community.
 - We urge you to take the time to review this interview with Aryze's principal: <https://www.youtube.com/watch?v=xKva9zbYnZY>
 -
 - This does not reflect the kind of developer anyone wants in our community!

Additionally, we have concerns about the OCP itself:

- The OCP, which came into effect on April 23, 2023, is a foundational document for land-use planning and should not be amended so soon after its adoption for spot rezoning.
- The OCP is meant to be reviewed every five years, not altered frequently to accommodate individual proposals.
- The phrase “living document” is often used by those seeking to bypass the integrity of the OCP for specific projects. The OCP is meant to be a plan, not just a guideline subject to change at will.

Regarding the Legion Manor property, we believe that the 5.5 acres they currently own could be redeveloped without acquiring additional land. With over half of the property unused for housing and most of the buildings nearing the end of their lifespan, we urge you to encourage them to rebuild on their existing land, saving substantial costs in the process.

As for Aryze's revised proposal to reduce the building height to four storeys, all this accomplishes is an increased footprint, pushing the building closer to the property lines. Their claim to be in full alignment with the OCP is again inaccurate. If they were there would be no need of an OCP amendment!

Finally, we urge you to remember that the **citizens are at the top of the decision-making** structure. The elected council is responsible to the citizens and directs staff accordingly.

Respectfully,
Brian & Josée Smith

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Friday, January 10, 2025 3:17 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Fri, 01/10/2025 - 3:16pm

Submitted by: Anonymous

Submitted values are:

Subject

Aryze Development and OCP

Full Name

Ethelwyn Smith

Phone Number

[REDACTED]

Address

7464 Veyaness Road
Saanichton, BC. V8M1V9

Neighbourhood

South end of Saanichton

Email

[REDACTED]

Message

Ethelwyn Smith
7464 Veyaness Road
Saanichton BC V8M1V9

[REDACTED]

To Mayor and Council of Central Saanich:

This letter is in response to the ongoing issue involving the Aryze development proposal on Hovey Road. The Hovey Road proposal is really a test to our community as to whether the citizen involvement in the Official Community Plan is worthy of the time and commitment given to it by those Central Saanich citizens who participated in the process.

It is apparent that our mayor and council are not sure just how to handle this issue. They initially voted in

favor of the OCP on October 21, 2024, with the motion to amend the OCP failing.

Then they reconsidered on November 4, which deserves some explanation but to my knowledge, none has been given. This was followed by a last minute cancellation of a public hearing on December 9. These decisions do not build community confidence that the council is equipped to manage this and future proposals that have such a significant impact on neighborhoods in general and the Hovey Road one in particular.

A few years ago I attended the initial community meeting, initiated by Aryze, a developer from outside our community, and though I appreciated their attempt to communicate with the immediate neighbors, the general tone of the meeting left many of us feeling that we would have little influence on the business plan of Aryze and the Legion Manor. It was somewhat unsettling that at that time they had already reached purchase agreements with home owners on the street but had NOT presented a proposal to council yet. Now that I realize this company has offered money for community facilities and housing for health care workers, there is a sense that they are willing to 'buy' approval from council by sweetening the pot, so to speak.

The 2023 OCP appeared to protect rural residential areas from such development. The provincial mandate to allow secondary homes and suites on single family lots has seen a significant increase in home buildings with lots split up and suites being built. I recognize the need for increased housing density and feel that Central Saanich has been quite generous in allowing such development by home owners and has exceeded the provincial requirements for the increase. These changes have significant impact for neighbors but not the severity of 4 story buildings, housing a few hundred people, on a very quiet dead end, rural street!

In addition to these concerns, I am left to wonder why the expropriated land between Wallace and East Saanich is not designated for higher density housing, alongside the Prosser Road development. That would not impact immediate properties in the same manner that the Hovey Rd proposal does. It is interesting to also consider that prior to expropriation, the land owners had held that land to add to the much needed health care facilities in our region.

Another thought, if indeed the Wallace –East Saanich is ultimately designated for new council buildings, the land currently housing municipal offices is much more suitable to increased density as it is closer to the shopping core, will have another higher density structure on the same corner and there are fewer private properties to be impacted. It is more suitable for seniors than Hovey Road would be, apart from its proximity to the Legion Manor. However the Legion team has looked at other properties not adjacent to their current buildings but these were turned down by the council.

It is incumbent on this council to listen to the citizens, abide by the community plan, amend it only through thorough community input and definitely not on an ad hoc basis in response to profit seeking developers.

Thank you for considering these concerns.

Ethelwyn Smith

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Tuesday, December 10, 2024 9:33 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Tue, 12/10/2024 - 9:33am

Submitted by: Anonymous

Submitted values are:

Subject

Concerns regarding Development and OCP

Full Name

Ashley Stefanson

Phone Number

[REDACTED]

Address

6608 Tamany Dr
Victoria, CA-BC. V8Z 6Y9

Neighbourhood

Tanner Ridge

Email

[REDACTED]

Message

Dear Mayor and Council,

I am a resident of Central Saanich, my husband and I bought a home on Tanner Ridge two years ago. We were excited to join this community, namely because of the promise of the Official Community Plan. We left downtown Victoria with hope that our dreams of raising a family in a community oriented place would come to fruition. We dreamed of agricultural land, space that supports parks and a council with a thoughtful approach to development. Instead, I am aghast at the way this Mayor and Council have approached the public engagement on the Aryze project and discussions around the OCP.

I have been following the discussion on the OCP and believe it was on the agenda for December 9th hearing. Many residents of Central Saanich are saying they were not given a forum to speak up. This is unacceptable. If you pay attention to our community forums, you will see a group of citizens actively engaged because they care deeply about where they live and their community.

Mayor, you have absolutely lost my vote. And I will be actively campaigning with whomever runs against you. How you have treated your constituents in these discussions has been shameful. Watching council meetings I am appalled at your lack of professionalism.

Council, you have time to repair- listen to your constituents. You are elected to represent the interest of the people and I truly believe that is not what is happening here.

If this project is pushed through without proper public consultation, I believe this council will have lost the plot. And I fear that Central Saanich is going to follow in the footsteps of the ruin of Victoria, where people do not want to be out at night, safety is a primary concern, and local businesses are constantly shutting down. I saw it happen, one poor decision at a time in Victoria. We will move away from this community before I experience that again.

For your consideration, and with hope for this community,
Ashley Stefanson

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**Royal Canadian Legion
Saanich Peninsula Branch 37
STN Main
Sidney BC V8L 3S6**

**Phone: 250 656 2428
E-mail: rcl37@peninsulalegion.ca
Website: peninsulalegion.ca**

To: Mayor & Council

Re: 1934 Hovey Road Development

December 5th, 2024

Dear Central Saanich Mayor & Council, and Saanichton Residents,

I am writing you today in support of the expansion of Legion Manor at 1934 Hovey Rd. Many years ago, in the late 1960's and early 1970's, land which was bequeathed to the Legion from WW1 veterans was in turn donated to the South Vancouver Island Housing Society, which operates currently as Legion Manor Victoria (their name proudly borrowed from us, the Saanich Peninsula Legion). The spirit of this arrangement was that veterans, of any background, would always have a first priority for care and a place to live at the facility. This honourable arrangement has been kept now, for over 52 years, and is a proud example of a non-profit working to support a need in the community. While its first focus is veterans, it has also come to support all seniors in need of access to low-income housing.

I have a personal example to share, of the good work these folks are doing. A colleague of mine has been a Saanichton resident for 9 years, living in a temporary living situation due to financial hardship. She and her husband have been on the Legion Manor waitlist for over 5 years, waiting for a safe, secure, and dignified place to call home which they both could afford with their small Old Age pensions. This Spring – they got a call which brought tears to their eyes. “We have a suite that’s come available for you, would you like to accept”. I cannot describe the relief, the sense of hope, and joy that this call brought to my colleague and I can’t help but admit it brought a big smile to my face too.

Later, this same Spring 2024, Legion Manor became the home for two displaced veterans without a place to live who were living in Victoria. These men had served Canada, in the forces for years, and their country had turned its back on them. Both formerly residents of Saanichton, a social worker found out who they were, and put them in touch with our organization. We worked with Legion Manor to find a suite, and we worked with the Pendray Family and others in the Legion to provide furniture, clothes, and other amenities to get them in a safe, secure, and dignified place to live. I was happy to personally bring 3 truckloads of furniture in from John Pendray’s house (himself a veteran, who recently passed, founder of Island Farms)-

REMEMBER - JOIN - GIVE



**Royal Canadian Legion
Saanich Peninsula Branch 37
STN Main
Sidney BC V8L 3S6**

**Phone: 250 656 2428
E-mail: rcl37@peninsulailegion.ca
Website: peninsulailegion.ca**

-to help these veterans. That is the reality- of Legion Manor. Actions over words; rolling up sleeves and doing the work to support our heroes!

As Canada, and indeed the Saanich Peninsula faces the 'Silver Tsunami', we must be prepared for the future. According to the 2016 Census, the Saanich Peninsula hosts the highest age demographic in the country with the median age of 48.5 years. With over 100 families on the waitlist for a place to call home now, the demand for a safe, secure, and dignified seniors housing in our backyard is higher than ever. There are concerns about what the role is in our community of the OCP, of bylaws, about densification. Many valid concerns, which I believe are questions we should ask, and deserve to be answered by the town, by the developer by residents. What might not be part of these consultations though is a desire for a home for 'Grandma & Grandpa' – the human side of the urban planning discussion. A thought that should close the argument, I would say is: How do we make our community a place fit for heroes to live in? Mayor, Councilors, residents – our task that lies before us is to support the expansion of Legion Manor as we in the Central Saanich community answer the call to King & Country to support those who have given so much for us and our way of life.

Respectfully submitted,

Ryan Trelford

President

Saanich Peninsula Legion Branch 37

From: [Jason Vaartstra](#)
To: [Planning](#)
Subject: Support OCP Amendment
Date: Monday, December 9, 2024 8:25:01 AM

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Hello Central Saanich Council,

I'd like to voice my support for the OCP to be amended and support to be thrown behind the Aryze Development proposal for Hovey Rd.

It is well known that due to Provincial mandates that development will be coming to Central Saanich whether it is desired or not.

Please consider that we have a developer looking to present a solution to several issues related to housing shortages and affordability. This development is geared toward housing the people that make Central Saanich what it is.

Thank you
Jason Vaartstra
[REDACTED]

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Jennifer Wear
7997 East Saanich Rd
Saanichton, BC V8M 1T4

Bob Wear
7997 East Saanich Rd
Saanichton, BC V8M 1T4

December 5, 2024

To the Members of the Central Saanich Council,

Subject: Follow-Up Regarding Concerns About Aryze Development on Hovey Rd and Potential Changes to the Official Community Plan (OCP)

Dear Council Members,

We are following up on the concerns outlined in our previous letter dated December 3, 2024 regarding the Aryze Development on Hovey Rd and potential amendments to the Official Community Plan (OCP). The limited response to our original letter leaves us deeply concerned about the level of engagement with residents on this critical matter.

Decisions impacting the OCP and developments like Aryze's proposal must reflect the priorities and long-term vision of our community. The relationship between Council and community members is based on **good faith, confidence, and trust**—values that should guide any decision-making process. We expect **Central Saanich Mayor and Council to honour the Official Community Plan**, as it represents the collective vision and values of our community.

Concerns About Changes to the Official Community Plan (OCP)

The OCP provides a foundation for responsible and consistent development in Central Saanich. Amending it for specific projects jeopardizes its purpose and raises serious concerns:

1. Erosion of Community Vision:

- The OCP was developed through extensive consultation with residents. Changes to accommodate developments such as Aryze's proposal risk undermining the community's vision for its future

2. Transparency and Accountability:

- Amendments must be backed by clear evidence and meaningful public engagement. Without this, Council risks alienating residents and prioritizing external interests.

3. **Environmental and Infrastructure Strain:**

- As previously noted, Saanichton lacks the infrastructure to support significant population growth. For example:
 - The **Saanich Peninsula Hospital** is overburdened, with limited parking and no emergency services overnight.
 - Local amenities—including schools, grocery stores, and public transport—are insufficient to sustain increased density.

4. **Social and Economic Impacts:**

- Changes that do not align with the OCP could alter the rural character of our community, displace residents, and fail to meet actual local needs.

Concerns Regarding Aryze Development on Hovey Rd

We remain opposed to the Aryze Development for the following reasons:

- **Fitwel Certification:** The emphasis on being "Fitwel Certified" does not address Saanichton's specific needs and appears disconnected from local realities.
- **Bike Infrastructure:** Aryze's plan for cargo and market bike stalls lacks evidence of demand, especially considering the low rate of bike usage in Saanichton, particularly in winter. Practical concerns remain: Where will these bikes go? Who is asking for them?
- **Local Workforce Housing:** There is no clear evidence to ensure the 130 proposed suites will serve the local workforce, especially given the global and local shortage of healthcare workers.

Our Request

We respectfully request that the above concerns, as well as those outlined in our original letter, be brought forward for discussion at the **December 10, 2024, Council meeting**. We urge the Council to provide residents with detailed responses and ensure transparency in its decision-making processes.

As representatives of the community, we trust you will prioritize the needs, vision, and integrity of Central Saanich. Please feel free to reach out to us for further clarification or additional input:

- **Jennifer Wear:** [REDACTED]
- **Bob Wear:** [REDACTED]

Thank you for your attention to this matter. We trust the Council will act in the best interests of the community it represents.

Sincerely,
Jennifer Wear & Bob Wear

From: [David Willows](#)
To: [Planning](#); [Municipal Hall](#)
Cc: [Mayor Ryan Windsor](#); [Niall Paltiel](#); [Chris Graham](#); [Gordon Newton](#); [Sarah Riddell](#); [Bob Thompson](#); [Zeb King](#); [Jarret Matanowitsch](#)
Subject: Public Comment: 1934-66 Hovey Road OCP Amendment Public Hearing
Date: Sunday, December 8, 2024 8:49:59 PM

Dear Mayor and Council,

I am writing to express my **unequivocal opposition** to the proposed Official Community Plan (OCP) amendment for 1934-66 Hovey Road. The significant increase in density proposed is inconsistent with the broader principles of the OCP, even if the proponents emphasize alignment with a few select elements.

As the former president of the Central Saanich Community Association during the OCP engagement process, I witnessed robust public input that emphasized key themes: protecting farmland and ensuring that growth is managed and respectful. The OCP clearly identifies areas for high-density development, and adherence to these principles is vital. This type of radical departure from the plan was the most prolific concern I heard during the engagement process. While minor amendments may arise, this proposal represents a "significant departure" as identified by the Advisory Planning Commission that should be deferred until the next formal OCP review.

I wish to highlight the following points supporting my opposition:

Advisory Planning Commission Opposition: The District's Advisory Planning Commission **did not support this OCP amendment**. Instead of remaining silent, the **APC unanimously passed a motion stating they have concerns with the "significant departure" from the OCP**.

Integrity of OCP Process: The OCP was updated last year, and this development proposal was submitted mere weeks later. Both Aryze Developments and Legion Manor had ample opportunity to influence the OCP during its long engagement process. Seeking special treatment now undermines the integrity of that process and the work done by council, staff and the community.

Existing Density Allowances: The current Residential Neighbourhood designation already permits up to 8 dwelling units per lot, totaling 20 units across the five properties—allowing for substantial density increases that is more fitting with the existing neighbourhood without the need for an OCP amendment. It is my understanding that a proposal of this density could be approved by Council without the need for any public hearing.

Inseparability from Specific Proposal: Council members have suggested the OCP amendment is only being considered due to the proposed seniors/affordable housing

use. Such reasoning sets a dangerous precedent for granting OCP amendments based on developer promises and emotional triggers rather than sound planning principles. It also means that Council is not considering the OCP in isolation and separate of the development proposal, thereby opening the OCP amendment comments at the public hearing to include elements specific to this proposal. Further, Staff added a letter from Aryze Development dated December 3, 2024 to Jarret that proposes significant changes to the development that has passed first and second reading by council, further implying a development specific influence to the OCP amendment process.

Strain on Local Services: Central Saanich is already facing significant challenges in healthcare, emergency services, and family medical care. The sudden influx of seniors requiring greater service levels is unsustainable given our current infrastructure.

Preserving the Social Contract: The OCP reflects a social contract between residents and Council, shaped through extensive consultation. Substantial deviations from its principles undermine community trust.

Proponent Credibility: Both Aryze and Legion Manor have demonstrated a pattern of pursuing major land-use changes contrary to community expectations. Notably, Aryze's public engagement materials differ from official submissions, creating public confusion and eroding trust of both the proponents and the District and Central Saanich.

Proponent Strategy and Process Issues: Aryze submitted a letter to the Director of Planning, Jarret Matanowitsch, on December 3, 2024, outlining proposed changes to the development proposal. Given that certain members of Council have tied consideration of the OCP amendments to the specific qualities of the proposed development, it is improper to proceed with either public hearing at this time. Council must rescind both **OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road)** and **Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road)** pending a finalized development proposal from Aryze, Legion Manor, and the Southern Vancouver Island Housing Society. The constantly shifting goalposts unfairly advantage the development proponents while exhausting community members attempting to keep up with these changes. Furthermore, the District has failed to provide the current proposal on its development website, and it has not been reviewed by Council negating the immediate need for an OCP amendment.

Disrespect by Proponents: Rod Hughes, president of the Southern Vancouver Island Housing Society (SVIHS), has shown great disrespect to Central Saanich residents by publicly labeling us as "NIMBYs" in the media. This is not the first time Mr. Hughes and SVIHS have divided the community with demands for substantial OCP amendments. A similar approach was taken with the Co-Op owned property on West Saanich and Kersey Road, during which residents who opposed the proposal with TL Developments were

also disparaged. Such behavior demonstrates a lack of respect and collaboration, qualities essential in a good neighbor. I would be surprised if any member of Council supports such conduct.

Provincial Influence on Local Decision-Making: The provincial NDP government has already significantly altered the trajectory of our community through recent housing legislation amendments. It is inappropriate for the NDP Housing Minister, Ravi Kahlon, to weigh in on specific developments, as this may unduly influence Council members, particularly those with strong ties to the current governing party.

Lack of Transparency in Development Application Processes: The District has inadvertently not been fully transparent regarding the procedures for development application processes. The updated Development Application Procedures Bylaw has not been published to the District's bylaw webpage, nor has the new Public Notice Bylaw. The public facing bylaw information currently indicates that public notice will adhere to the standards laid out in the *Community Charter*. While many residents, particularly seniors, were watching for a newspaper notice as required by the *Community Charter*, however notice was provided only through the District's website and social media channels—platforms not necessarily familiar to all community members.

Given these considerations, if council is determined to continue to consider this proposed OCP amendment bylaw, each member must evaluate this amendment solely within the context of the community's established priorities. **I urge you to consider: Would you approve this OCP amendment if the proposal were for 200 luxury condominiums rather than 200 seniors/affordable housing units? If the answer is no, you are approving the luxury condos as the OCP amendment cannot be tied to the specific development.** Transparency demands this question be addressed to ensure the amendment process is not swayed by the nature of the proposed development.

I trust that Council will uphold the integrity of the OCP and make decisions consistent with its principles and the community's expectations.

Sincerely,

David Willows

Kersey Road,

Central Saanich Resident

--

Capt. David Willows DiplT., B. Com, AFNI

Master Mariner, Licensed Maritime Pilot

1491 Kersey Road

Brentwood Bay, BC V8M 1J5

Tel: [REDACTED]

Email: [REDACTED]

The views expressed in this email and its attachments are personal opinion and do not represent the opinion or policy of any of any organisation.

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From: [Carolyn Yeager](#)
To: [Planning](#)
Subject: 1934 HOVEY RD DEVELOPMENT
Date: Monday, December 9, 2024 10:47:00 AM

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Attn. Central Saanich Planning & Council

I wish to convey my support for both proposed buildings as a resident of Saanichton. In my opinion this is exactly the type of development currently needed in Central Saanich.

The peninsula needs affordable rental housing for those seeking employment in Central and North Saanich, Brentwood and Sidney.

The 64 additional units for seniors is critical given the waiting list and the aging demographics in the region. The location is excellent with local services conveniently nearby.

It is my hope the project will proceed without delay.

Sincerely,

Carolyn Yeager
#6-8025 East Saanich Rd. Saanichton BC V8M0A1
[REDACTED]

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Central Saanich Mayor and Council
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

December 9, 2024

Re: Support for Proposed Development at 1934 Hovey Road

As a resident and local business owner, I would like to express our strong support for the proposed development at 1934 Hovey Road. This project is a critical step in addressing the urgent need for diverse and affordable housing options on the Saanich Peninsula.

As a local business deeply rooted in the community, we understand the importance of fostering developments that enhance Central Saanich's vibrant and sustainable future. The inclusion of affordable housing units for seniors and veterans, as well as market rentals for the workforce, directly addresses critical gaps in our local housing market. Its proximity to Saanichton Village, public transit, and essential amenities makes it an ideal location for creating a more inclusive and accessible community.

I am particularly appreciative of the proposed contributions to community amenities, including vital active transportation improvements and funding for recreational facilities. These enhancements will not only benefit the immediate residents of the development but also enrich the broader Central Saanich community.

We believe the 1934 Hovey Road project represents a thoughtful and balanced approach to meeting housing needs while revitalizing the economic and social fabric of our municipality. We strongly encourage Council to approve the necessary amendments to the Official Community Plan and zoning bylaws to allow this project to proceed.

Thank you for considering our perspective. Please feel free to contact me directly should you have any questions or require further input.

Yours truly,

James McNulty



From: [REDACTED]
To: [Planning](#)
Subject: re: Article is miss leading
Date: Monday, December 9, 2024 12:51:30 PM

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[Comment: Why the 1934 Hovey Rd. project in Central Saanich matters](#)



**Comment: Why the 1934 Hovey Rd. project in
Central Saanich matters**

When seniors are forced to leave Central Saanich because they can't
find an affordable place to live, the OCP is...

Hi this article is misleading as I live across the street in rental building Prosser.

There is no community centre unless in long term care at Legion Manor, which has some service to long term care residents only.

Mostly single men loitering all the time hanging around Prosser & Aurora and come over to the Cool Aid mobile health van on Wednesdays often which comes out for the Aurora clients only. No health services, bus trips, community hub at Legion Manor for basic renters.

Many on wait list and living at Legion Manor are not from Saanichton I have met many from downtown including places like View Towers on Quadra is lots of poverty & social issues with many tenants there.

I have heard now that Legion Manor does a poor job with providing well maintained rentals many say 'they do not care much just making money.

Ghetto is the future here on this block as 55 plus is young and with lots of social issues often and very few of these tenants are veterans.

We have no services for loitering in Central Saanichton.

I see residents from across the street smoking sitting at bus stops all down the street listening to music drinking open liquor, smoking drugs, cigarettes and hanging about its very much people bored, poor with nothing to do.

I really hope council with consider how this is very untrue and false this article.

Thanks
Jahnava Moore

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From: [Planning](#)
To: [Planning](#)
Subject: FW: 1934 Hovey Road
Date: Wednesday, December 11, 2024 10:48:50 AM

From: I L [REDACTED]
Sent: December 10, 2024 7:27 PM
To: community@aryze.ca
Cc: Municipal Hall <Municipal.Hall@csaanich.ca>; Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>
Subject: 1934 Hovey Road

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Good Evening,

I read in the news that you may be considering removing units from the current proposal. I hope this is not the case. Each and every unit will be filled easily and I imagine there will be quite a waiting list. Victoria has extremely expensive housing, I struggled to find housing myself while in the military despite being from Victoria. I have no doubt there will be many applicants for these units so hope that you consider making as many as possible.

Thank you,

Morris

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From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: 1934 Hovey Road OCP Amendment
Date: Monday, December 9, 2024 12:58:54 PM

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Hello,

Below is a letter we received through our letter generator form, with respect to the OCP amendment discussion tonight re: 1934 Hovey Road.

Dear Mayor and Council,

I am writing to voice my support for the proposed project at 1934 Hovey Road, and the associated amendment to the official community plan.

This project is important to me for the following reasons:

- We are provider of Seniors Independent and Assisted living.

I strongly believe the official community plan should be amended and that this project should ultimately be approved for the following reasons:

- This project tackles critical housing shortages by providing affordable options for seniors, healthcare workers, and the workforce, filling a major gap in the current housing market.
- The Legion building ensures seniors have access to safe, affordable housing, allowing them to age in place within their community, close to family and essential services.
-
- The project embodies the values of inclusivity and care, creating a multi-generational, diverse community that benefits everyone.
- This amendment aligns with the Official Community Plan's vision of fostering a thriving, equitable, and resilient community, while meeting long-term strategic goals.

There are very few options for Seniors who wish to live independently but have low to moderate incomes. In addition, all medical conditions are exacerbated when an individual has insecure housing, leading to a need for costly health care services. This project addresses this critical housing shortage for this vulnerable demographic and is especially needed in the Greater Victoria region. As an operator of a Seniors' Independent living facility, we see the challenges Seniors' face first hand.

This is an important proposal and I urge you to approve it.

Thank you for your consideration.

Adam Richards arichards@cridge.org

The Cridge Centre for the Family, 1307 Hillside Ave, Victoria, BC V8T 0A2

Thanks and all the best,

Jackson Freedman

Education Projects Coordinator

BC Non-Profit Housing Association



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