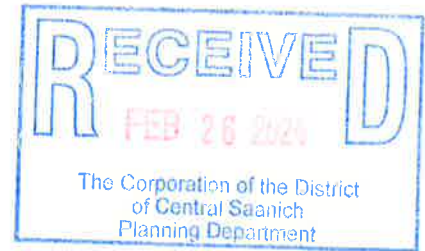


## Proposed Development on Hovey Road

District of Central Saanich  
1903 Mount Newton Cross Road  
Saanichton BC V8M 2A9



Mayor Ryan Windsor and Council

CC: Christine Culham Chief Administrator Officer

CC: Jarret Matanowitsch Director of Planning, Building and Bylaw Services

### Proposed new development on Hovey Road/East Saanich Rd. by Aryze Developments.

- 1) I have lived directly across the street at 1951 Hovey Road for over 50 years, where this proposed development is planned.
- 2) The proposal is to build two apartment blocks on what is five residential lots now approximately 2 km from Saanichton core does not make any sense to me at all.
- 3) The proposed plans have the parking lot exit just about right opposite my living room window and front door, so I would get all the traffic noise and lights shinning right into my house.
- 4) I would like to know what is happening to the 5 homes to be destroyed, as they make very nice homes for the families living there right now. On the Aryze plan, many mature trees will be taken down and replaced with only 17 trees.
- 5) I am sure there will be upgrades to the water and sewer lines. Who will be paying for this? Not us present landowners, I hope.
- 6) These plans go against the latest Central Saanich OCP produced and printed just this spring May 3, 2023, in all aspects. We hope the integrity and honesty of the council and planners will respect it.
- 7) Also, the intersection off Hovey Road and East Saanich can be very challenging to negotiate as there are very poor sightlines looking south. I have had many a close call over the years.

8) As a senior myself this is much too far to walk or even take a motorized scooter into Saanichton. Taking a city bus into Saanichton is not the best, especially when it is raining and carrying a load of groceries.

As a senior, I have worked hard over the last 50 years to make this property on this small dead end residential street my HOME. I urge you to please go carefully on this matter as it not only effects the ones left on the street but also the community as a hold with more traffic, more noise and no more services. We are told that our services like lack of doctors, daycare and hospital are already under a lot of stress. Another 200+ people will only make it worse. Once the door is opened on more large-scale development it is impossible to stop.

A suggestion from myself would be to allow a few more single-family houses or 2 story townhomes to be built on some of the lots. As for the Legion Manor I understand they have 5 acres with mostly old single-story apartments that could be easily redeveloped into 3-4 story apartments that would blend into the surrounding neighbourhood and quadruple their capacity. Probably no zoning change required.

As elected representatives voted in by the residences and taxpayers your first and foremost duty is to listen to us. Not the developers that do not even live in this neighbourhood.

We are trusting you, the city council, and planners that you will listen, consider, and care about the real serious impact of the choices made in the future regarding this development and its implications.

Trust is earned by ethical and respectful response on decisions made along the way. I believe in responsibility, accountability towards each other as human beings, residents, and council of this community.

Respectfully,

  
Rebecca Davis

  
Terrell Davis

*Colleen Nordstrom*  
(owner)

  
Joanne Davis

  
KERRI DAVIS

Date: February 19/2024

To: Mayor and Council of Central Saanich

From: Residents of 7601 East Saanich Rd.

RE: The construction of a 6 story complex on Hovey St.

As residents of 7601 East Saanich Rd. We are very opposed to this proposed construction.

We live in a beautiful, quiet, rural, area where farm land is in abundance and something as large and obtrusive a 6 story complex would be a determinant to this community. We already have large apartment buildings right across the street.

Our main objection is the tearing down of 5 homes to make room for this huge building. That is an environmental travesty to tear down perfectly lovely homes to build something that isn't congruent with this landscape. Also the effect this would have on our local landfill would be enormous.

I understand that senior housing is needed but not at the expense of our environment and tearing down 5 perfectly functional homes that makes no sense environmentally and practically.

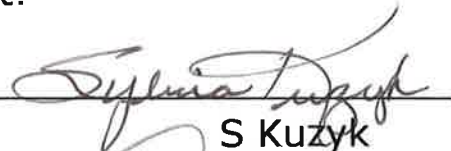
Please, Please do not allow this to take place. We need to preserve our community and environment!



K. Sisu



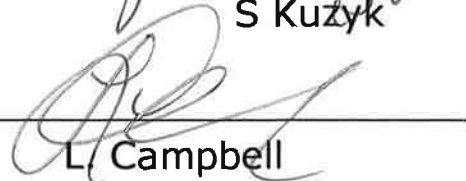
D Hinze



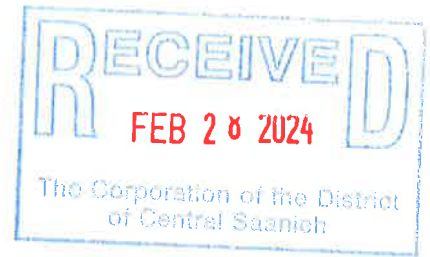
S Kuzyk



D. Gibson



L. Campbell





Kelly L Kurta  
Kaemac Services Inc / Greater Victoria Festival Society  
602-620 View Street Victoria BC V8W 1G6

Mayor Ryan Windsor and Councillors,

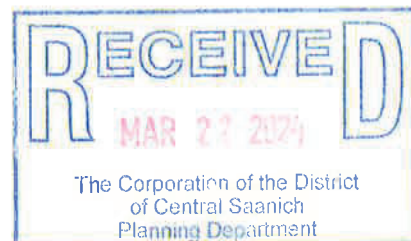
I recently had the pleasure to learn about the proposed Hovey Road Development during a conversation with our colleagues at the Vancouver Island Housing Society. (Legion Manor, Victoria).

As I have seen many developments being approved for their zoning applications, I could not be more pleased to see this project, partnered with the great team at Aryze Developments for the 2 apartment buildings, one of which to be used for the work force and the 2nd to be managed and operated by Legion Manor as affordable housing for veterans and seniors. These two buildings will serve such a great need to our community and I support this whole heartedly.

The current pressure that our community is experiencing due to the lack of affordable housing, and the talent that we are losing as our younger generation moves out of Greater Victoria to more affordable areas is very challenging and moving this initiative forward will support the future of our workforce and community.

Respectfully submitted,

Kelly L Kurta  
Business Owner  
Victoria BC





January 13, 2024

To: Mayor & Council,

I Brenda McGimpsey live  
at Legion Manor. I support  
the project of 62 more units  
to support the seniors to  
build a new complex

Yours Truly

Brenda McGimpsey  
A-25  
Legion Manor

Jan 9 20 24

For the mayor and council of  
Central Saanich.

Dear Sirs,

The purpose of this letter  
is to inform you I am strongly  
in favour of the Legion building  
a structure for housing low  
income senior residents a  
comfortable place to live. I have  
been a resident of Legion  
manor since May 1 2021.

I very much appreciate the  
care and comfort of the  
manor. I hope you will  
vote in favour of the  
Legion building this structure.

Yours truly,  
Christine Doney

# NOTES

Mayor Ryan Windsor

& Council Members of Central Saanich,

I am writing in support of the newly proposed project, housing for seniors, next to the Legion Manor. We need more affordable housing for seniors.

Thank you,

Bel Maxwell

B7.

7601 East Saanich rd.

Jan. 18/24

Mayor: Ryan Windsor  
& Council Central Saanich, B.C.

Dear Sir:

I recently recieved a letter from the Legion Manor, Victoria informing us of the plans that are in the process of building a new affordable residence for Seniors close to Legion Manor.

There is a great demand for this kind of Residence for many people on a long waiting list.

I definitely support this project to benifit many people.

Yours truly,  
Audrey Campbell  
#317- Legion Manor,  
East Saanich Road,  
Saanichton, B.C.  
V8M-0A4.

Jan. 18/24'

Mayor: Ryan Windsor:  
Council Central Saanich, B.C.

Dear Sir:

I recently received a letter from the  
Legion Manor, Victoria informing us of  
the plans that we in the process of  
building a new affordable residence  
for Seniors close to Legion Manor.

There is a great demand for this  
kind of Residence for many people on a  
long waiting list.

I definitely support this project  
to benefit many people.

Yours truly  
B. B. Swan

#203 - Legion Manor  
East Saanich Road,  
Saanichton, B.C.  
V8M-0A4.

January 17 - 2024

To Mayor and Council  
Central Saanich

Subject . Affordable Housing on Hovey Road.

I am presently a Resident of Independent  
Housing - Legion Manor:


Have been living here 6 years and the  
waiting lists for New Comers is very lengthy.

Would be great to have another  
building to house Seniors:

Hopefully this Proposal will  
be accepted.

Thank You

Pauline Eastick  
05-760 E Saanich Rd  
Saanichton - B.C.  
V8M 1Z9



D13, 7601 E. Saanich Rd  
Legion Manor  
Saanichton, BC.

To: Mayor and Council  
Central Saanich

I fully support the Seniors Housing  
project on Hawey Rd.

I've lived here for 7 years. It's a  
wonderful place to live. It's well-  
maintained and well-managed.

There are so few to no places for  
Seniors to live. This project is so  
very important.

Laura Taylor



Jan 10th.

To Mayor & Council  
Central Saanich;

As long time residents and

Business people of Central Saanich  
my husband and I are very fortunate to  
be spending our final years in this community.

Please consider how needed further  
accommodation is now, and will be in the  
years to come. Perhaps your own families!

The proposed new building by Legion  
Manor on Hovey rd. would fill a very great  
need and is ideally located.

We strongly support and recommend  
your approval the project.

WENDY & HERMAN VANDENBELT  
F206 - 7601 East Saanich Road  
Saanichton, BC  
V8M 0A4



Respectfully  
Herman & Wendy  
Vandenberg



JAN. 26, 2024

To  
Mayor & Council  
of Central Saanich

I am writing to you to let you know as a RESIDENT  
of Central Saanich & living at the Legion Manor for the  
last 15 months how much I appreciate my home here.  
As a Senior I would like to show my support for the  
new building of 62 suites proposed in our area  
is a real need for housing. There is a real shortage  
of affordable housing & South Island Housing Society  
is prepared to build one. I SAY a big YES

Regards

W.C. Kenner

Dear mayor and Council of Central Saanich

I am one of those seniors, we need more affordable housing, I was looking after my mother, at the Legion Manor for 7 mos now I'm out there looking for a place to stay, 1,275 (No real kitchen) I loved staying here, everyone has been so kind, and I have made lots of friends, its close to everything and at a affordable price. please make sure you say yes to making more of these here in Saanich ton.

Nancy Hallberg

16 January 2024

Edward Patrick J. de Trafford-Moffitt  
65.7601 E. Saatch Rd Legion Manor

Central Saatchi.

Mayor and Council.

If we don't make available affordable housing for senior citizens, where will they go? It's too late to brush away the desperate need for affordable housing. Those having the authority to make this happen, has a responsibility; to make a greater effort to do so. As difficult as it may be, for some of us, to surrender some of our privacy, we enjoy, and worked so hard to achieve; we must now abandon our childish protectionism, perhaps for our communities to get where they are today, took all of us to accomplish.

Some of these seniors are veterans - as am I, or spouses, who saw, and perhaps, were in a war; now need our help. They have reached the "Age of Awareness", being a senior citizen. They deserve our help, because they have earned it. We all live in a free world with choices. Exponential Growth.

My families, here for ~ 150yrs. from James Bay Victoria, number about 78 members: 15 July 23 we had a reunion, when 50 plus of us showed up at Island View Beach.

The properties acquired by Legion Manor, etc. to redevelop, shows how important, and critical our housing situation shortage has become: It's not going to get any better for those needing homes, if we don't act now. The construction will take ~ 2yrs. alone, so each month there is a delay for a permit; desperation sets in deeper.

Some senior citizens don't want to put a burden on their family, by sleeping on their sofa, perhaps.

A huge redevelopment in James Bay as of 2023 Nov. displayed ~ 100 tenants.

Some were financially strapped to afford a higher rent, as we were there for decades. After applying at the Legion Manor, I had 2 wks to move after a 2-yr. notice; still with no prospects. With 6 tons of my household belongings, it took 6 mos to pack, with no place yet to go. I was finally accepted here. So, I know first hand what some people must face. My letter is a plea to accommodate them A.S.A.P.


Demands have overwhelmed the housing network, as you well know.


I am not a stranger here.

Some of my personal working days history is in the Saanich: In the 1970s I was a foreman in Saanich Municipality. Hired by Infrastructure company's to foreman and build the underground services for Institute of the Ocean Sciences (Panorama Rec) Centre, about 3 subdivisions, and contracts from Provincial government to install infrastructure. I've built, and renovated many house. When Infrastructure project dried-up here; I move to Calgary 1970-79 to be hired as a Field Engineer with Civil Engineering; building 4 major infrastructure projects, including survey work at The Crossnest Pass overpass, Nov. 78.

As you well read here, that as other senior citizens, we all had a hand in the development of Van. Island.

Pb. consider how comfortable we could all together let others to enjoy the comforts of a home

PS former Langford Mayor  
Steve Young seemed to have a way of getting permits available. 

Truly Edward 

Date: JAN 23, 2024

To: Mayor and Council, Central Saanich


From: Resident of Legion Manor Victoria

Re: Support of affordable housing project submission for seniors (located on Hovey St.)

I am submitting to you, Mayor and Council of Central Saanich, my individual support for the affordable housing for seniors project submission by the Board of Directors of Legion Manor Victoria.

This project will offer more affordable housing for seniors in our neighborhood which I am proud to support as everyone needs a place to call home that they can afford. With so many seniors facing additional costs to daily living (a good example are the medical costs as they age), it is no wonder that there are so many seniors finding themselves in need of affordable housing.

Let us all work together to provide the affordable housing that every senior in need can call home.

  
(Signature) KIRSTEN DUECK

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

OUR SENIORS NEED SO MUCH SUPPORT RIGHT NOW, WHEN THEY END UP ON THE NEWS BECAUSE THEY ARE LIVING IN THEIR CAR— IT'S TIME FOR A CHANGE.

Date: 23 Jan 2024

To: Mayor and Council, Central Saanich

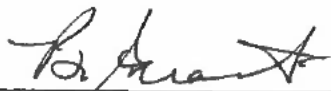
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Let us all work together to provide the affordable housing that every senior in need can call home.



(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

*If Mayor and Council can approve housing  
for those that are drug addicted surely  
they can support housing for Senior Citizens.*

*B.G.*

Date: 14 May 2024

To: Mayor and Council, Central Saanich

From: Resident of Legion Manor Victoria

Re: Support of affordable housing project submission for seniors (located on Hovey St.)

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Let us all work together to provide the affordable housing that every senior in need can call home.

A handwritten signature in black ink, appearing to read "P. L. Smith". The signature is fluid and cursive, with a large loop at the end.

(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

JANUARY 21 2024

To: Mayor and Council, Central Saanich

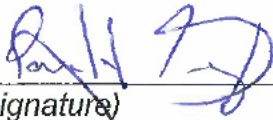
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Let us all work together to provide the affordable housing that every senior in need can call home.



(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

19/1/23

To: Mayor and Council, Central Saanich

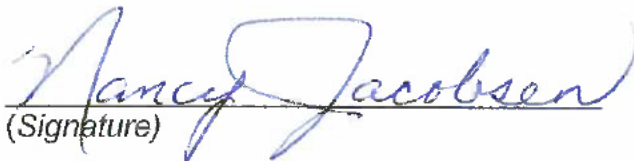
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(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC



Date:

19/1/23

To: Mayor and Council, Central Saanich

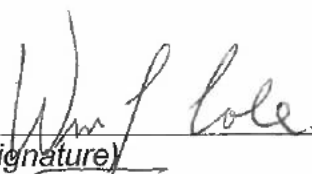
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(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

To: Mayor and Council, Central Saanich

From: Resident of Legion Manor Victoria

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Let us all work together to provide the affordable housing that every senior in need can call home.

(Signature)



Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date: Jan. 11, 2023

To: Mayor and Council, Central Saanich


From: Resident of Legion Manor Victoria

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Let us all work together to provide the affordable housing that every senior in need can call home.

  
(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

Jan 23, 2024

To: Mayor and Council, Central Saanich

From: Resident of Legion Manor Victoria

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Let us all work together to provide the affordable housing that every senior in need can call home.

  
(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

To: Mayor and Council, Central Saanich

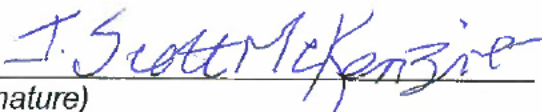
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(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

To: Mayor and Council, Central Saanich

From: Resident of Legion Manor Victoria

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Let us all work together to provide the affordable housing that every senior in need can call home.



---

(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

Date:

To: Mayor and Council, Central Saanich

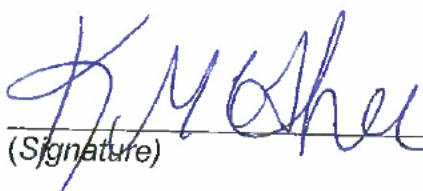
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Let us all work together to provide the affordable housing that every senior in need can call home.

  
(Signature)

Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC

I would like to voice my support  
for the proposed new senior residences to be built  
on the corner of Wemy Road beside the present  
Legion Manor. I am currently a resident of  
the Legion Manor and find the location excellent  
and feel that the use for this land for this type of  
project is a perfect fit. This type of housing is  
very much needed and fits right in with the  
present Legion Manor.

Sincerely  
Dorva Donner  
B13-7601 East Savin Rd.



To The Mayor and Council of  
Central Saanich.

Very much in favor of your  
proposal of a new building.  
It should help in the waiting  
period of entry. A wait of 18  
mths was my time and when  
needed - health does decrease  
also in a lengthy wait -

Thank you for your help  
to all seniors!!

G. Alfut

From: Eileen Nattrass [REDACTED]  
Subject: Building homes for Seniors  
Date: January 16, 2024 at 1:22 PM  
To: To Mayor and Council of Central Saanich

EN

At 93 years of age I have found a safe haven for me to live. Life changes for Seniors...our families have moved, we have had to get rid of our treasures, sell our homes, and change our lifestyle, which can be very stressful. Legion Manor has made my Senior years more bearable. I have friendships, that share their time with me. I am not alone, and feeling sad.

It is so important that Seniors are thought about. We have been responsible for the next generation, we need places too live. Places, that help us over these difficult times. It's time that this Council thought about Seniors, how you can make their lives easier. We need more housing for them. Hovey Road is a good place, to build homes for Seniors. There are too many who have no home to call their own. That is not the way it should be. Seniors need your help, now!

Respectfully,

A handwritten signature in cursive script, appearing to read "E. Nattrass".

Mrs. Eileen Nattrass

TO: Mayor R. Windsor and Council

January 13, 2024

Municipality of Central Saanich

1903 Mount Newton Cross Rd.

Saanichton, BC V8M2A9

100 % "Affordable Housing" for the District of Central Saanich

I write in support of the Legion Manor Victoria's up-coming application for a building permit to build a 67-unit apartment complex immediately adjacent to its present location at 7601 E Saanich Rd. Saanichton Village.

Consider the "Optics" of an apartment complex for the municipality where the total number of rentals are indeed "affordable" and not the token (possibly) 20% of eager For-Profit' builders.

Consider the fact that senior occupants tend to spend available income locally.

The build, being set back against the present Legion property and of 67 units, makes for a small 'foot print' in Central Saanich, whereas the new senior arrivals (about 100) of modest income, will find affordable homes where they can walk or scooter to local amenities.

This will lend a solid boost to Community Building in the Municipality of Central Saanich.

I am a resident of Legion Manor and enjoy a modest rent of \$890/mo. in a well-maintained independent unit.

Such a rental makes 'affordable housing' for the elderly with only basic government pensions, a comfortable expense.

There is great demand for this sort of accommodation, but very little of it exists in Greater Victoria or all of Canada for that matter.

I am asking Mayor Windsor and Council to give the Legion Manor Victoria's building proposal, serious consideration.



Barbara MacDougall

Unit D#4 - Legion Manor of Victoria

To: Mayor and Council  
Central Saanich

Jan 9, 2024

Subject; Legion Manor Victoria's Proposal for  
Development of **Seniors' Affordable Housing** on Hovey  
Road, Saanichton BC.

Dear Mayor and Council,

Having lived in Legion Manor seniors' residence five years, I strongly support their proposal to develop **seniors' affordable housing** on Hovey Road.

Many of us find almost all seniors' facilities out of our reach financially. Legion Manor has found a way to accommodate us with dignity, security, support and comfort. We find our lives continue to have purpose. There is a sense of pride in being part of a community.

Thank you for your considered attention to this matter.

Respectfully submitted,

A handwritten signature in cursive script, reading "Ruth Volquardsen".

Ruth Volquardsen F314

A3-7601 East Saanich Road  
Saanichton BC V8M 1Z1

January 10, 2024

Central Saanich Mayor & Council

Dear Mayor & Council

I have lived in Saanichton for 20 years. I am a recently bereaved senior citizen. My husband was a veteran, and I was fortunate to qualify for a home at Legion Manor. This security has saved my life at a time of great uncertainty.

Today I am writing in support of the proposal to build a 62 unit community on Hovey Road, once it is rezoned. Please give seniors like me a future built on healthy affordable communities. I can say I fully support the Legion Manor Victoria for their organizational abilities.

Sincerely

A handwritten signature in cursive script that reads "Yolande Purcell Hardwick". The signature is written in dark ink and is positioned above the printed name.

Yolande Purcell Hardwick

January 10, 2024

**To:**

**Mayor and Council of Central Saanich**

**Subject:**

**6 story building 62 suites for seniors**

Mayor and Council, I would like to express the urgency and needed home for seniors. I'm sure you are aware of many seniors living barely making it from month to month. These 62 suites are only a small help, but they're needed. To be honest, Mayor and Council there should be no hesitation in going forward with this request. It's needed now.

If it wasn't for Legion Manor allowing me to enter this complex, I have no idea where I would be. It saved my life. I've been here for five years and grateful for every day.

Please don't hold this request back. Do whatever it takes to get seniors in a safe affordable home.

Thank you.

  
Donna Daniele D15

Mayor Ryan Windsor and Council of Central Saanich

January 10, 2024

As an almost six years' tenant of Legion Manor Victoria, I wish to support the Legion's proposal to build **affordable housing for seniors** on Hovey Road, adjacent to the present complex at 7601 East Saanich Road.

Thank you for your attention to this matter. It is my hope that in the very near future more seniors will be able to confidently look forward to living in accommodations they can afford.

Yours truly,

A handwritten signature in cursive script that reads "Marie Gervais".

Marie Gervais  
Unit 321

Date:

Jan. 13/2024

To: Mayor and Council, Central Saanich

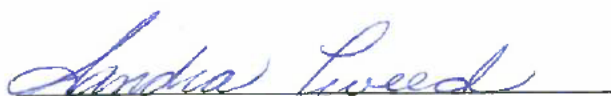
From: Resident of Legion Manor Victoria

Re: Support of affordable housing project submission for seniors (located on Hovey St.)

I am submitting to you, Mayor and Council of Central Saanich, my individual support for the affordable housing for seniors project submission by the Board of Directors of Legion Manor Victoria.

This project will offer more affordable housing for seniors in our neighborhood which I am proud to support as everyone needs a place to call home that they can afford. With so many seniors facing additional costs to daily living (a good example are the medical costs as they age), it is no wonder that there are so many seniors finding themselves in need of affordable housing.

Let us all work together to provide the affordable housing that every senior in need can call home.

  
(Signature)

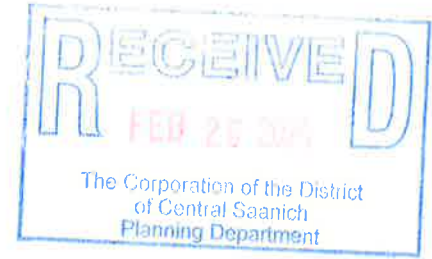
Resident of Legion Manor Victoria  
7601 East Saanich Road  
Saanichton, BC



**Date:** February 23, 2024

**To:** Mayor Ryan Windsor and Council Members

**CC:** Central Saanich Planning Department  
District of Central Saanich  
1903 Mount Newton Cross Road  
Saanichton, BC V8M 2A9




**Re:** Aryze Development proposal affecting properties on Hovey Road Saanichton

I am a homeowner at 1945 Hovey Road, which is one of the homes most impacted by this proposed development. I had owned a 30 acre farm property on Mt. Newton Crossroad for 30 years before retiring to this one-level home 8 years ago. We wanted to stay in Saanichton and do what is now referred to as "age in place" where either of us could stay on after the other died.

This Aryze development has negatively affected me more profoundly than I can express. Moving from the farm to here was challenging, but it was a relief to know we would not have to move again. Year after year, we have continued to invest time and money to update and make improvements for our comfort, enjoyment, and safety as we've aged into our eighties. Our front and back yard are now low maintenance, and several neighbors willingly shovel snow when needed. Through the living room window my dog and I have enjoyed seeing people going to the corner mailbox, stopping by my Little Free Library, or walking their dogs down our quiet dead-end roadway. But since Aryze showed us their drawings, I look through that window and realize how badly I would be affected by the lights of all the vehicles entering and leaving that underground car park which is directly in line with it!

If Council approves this proposal, I -- at age 82.-- will have to sell my home and move again. The real estate appraisal I paid for on November 21, 2023 was \$1,110,000. There is no question that this development will lower that value significantly. I will also have to bear the additional costs and stresses of the selling and the buying and the moving.

I have been informed that Aryze has already signed agreements to purchase five houses at a price above their respective 2023 property tax assessment values. I propose that Aryze also make agreements with the homeowners on my side of the street if their properties sell at a price below their respective 2023 property-tax assessment. My second proposal is that Aryze pay any deferred property taxes of these homeowners. This would benefit both the homeowners and the District of Central Saanich.

Respectfully submitted,   
Lynda.W.Miller, BscN, MSN, Ph.D.



1961 Hovey Road  
Saanichton

6 Dec 2023

552-5426

To Central Saanich Mayor and Council,

CC: Central Saanich Planning

We are close neighbours to the proposed development from Aryze on Hovey Road. We saw their article in the Times Colonist and on the local TV station, making it all seem very positive with regards to seniors housing, and workforce housing, but this kind of density in what is on the very outskirts of the town, in what has always been a very rural area is totally out of place. Is too much. In the centre of the town would be more appropriate.

We attended a neighbourhood meeting arranged by Aryze, so that they could explain their proposal, and get feedback from the community. Well there was no positive feedback at all, none of us want a six or four or five story building across the street, or right beside us!

We are all concerned about the safety of exiting Hovey Road onto East Saanich Rd. Personally we have written letters to staff about this. You can't see what is coming from the left! It will only be worse with all the extra cars on Hovey Road. I heard the Legion representative say that they can't make enough money without six stories! Then I suggest they build elsewhere. They are getting a mortgage from Aryze. So clearly Aryze are making money from the seniors too. Aryze is not doing this out of the goodness or their hearts.

In their proposal they show a tiny community garden, and talk about residents growing their own food! What a joke. The gardens there now produce more food than the postage stamp of usable growing space they will provide.

Needless to say Aryze has not addressed our concerns, they simply use the buzzwords, affordable housing, seniors accommodation and 15 minute city to spin their PR campaign, please don't fall for it. Please don't give them their Zoning change. A little infill housing, a few cottages in the backyards is fine, but this proposal is too much.

A handwritten signature in black ink, appearing to read "Marie Perrell".

A handwritten signature in black ink, appearing to read "Stephen Perrell".



March 20, 2024

Mayor Ryan Windsor and Councilors,

The Saanich Peninsula Chamber would like to show its support for the housing project in Central Saanich proposed by the Vancouver Island Housing Society (Legion Manor Victoria) for Hovey Road.

This partnership with Aryze Developments has proposed two apartment complexes, one for workforce housing, and one for affordable housing for the communities' veterans.

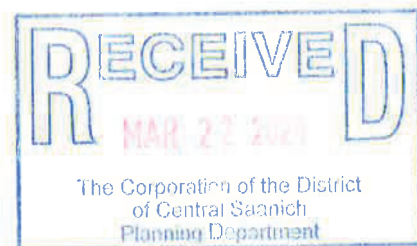
We believe that both of these developments are imperative to the future realization of the alignment of human rights in Central Saanich in regards to access to adequate housing as stated in the Housing Act of Canada and federal Bill C-97.

We believe that all local municipal governments have a responsibility to reduce the cost of median housing for median income earners to 30% of their household income. We believe that his project will help to accomplish this in your municipality.

We look forward to seeing this project approved and supported at the councilors, municipal staff, community, and local businesses of Central Saanich.

Respectfully,

AL Smith  
Executive Director  
Saanich Peninsula Chamber of Commerce



**From:** [Laura Li](#)  
**To:** [Planning](#)  
**Subject:** RE: Legion Manor expansion  
**Date:** Tuesday, March 12, 2024 10:34:08 AM

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**From:** The Sibbald Family <[REDACTED]>  
**Date:** January 20, 2024 at 11:02:15 AM PST  
**To:** Mayor Ryan Windsor <[Ryan.Windsor@csaanich.ca](mailto:Ryan.Windsor@csaanich.ca)>  
**Subject:** Legion Manor expansion

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

Good Day Mayor Windsor,

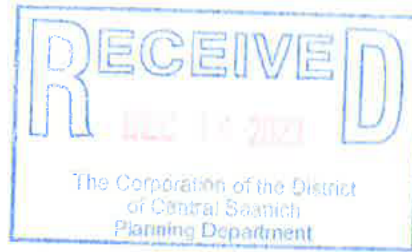
I wanted to express my positive opinion of the staff and council of Central Saanich. Overall, I give a very satisfied review of how things are going in the community, having lived here since 1994.

In regards to the Legion Manor expansion, in principal, I am hoping that it goes forward. My only hesitation in height. After the Prosser-East Saanich building, I'm aware of it as I pass by but it isn't the total eyesore that it was in the beginning. I hope that the Legion Manor expansion can proceed to the agreement of the majority.

I commend you, the council and the staff for the work that is being done. Many thanks.

Ray Sibbald

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Brian and Josée Smith  
1974 Hovey Rd  
Saanichton BC, V8M1V8

December 18, 2023

District of Central Saanich  
1903 Mt. Newton Cross Road  
Saanichton BC, V8M 2A9  
Attention: Mayor and Councillors

**Re: Proposed Development of Hovey Road**

Dear Mayor Windsor and Central Saanich Councillors,

We write today as residents residing for the past 23 years in Central Saanich on a unique ALR zoned property located at 1974 Hovey Rd.

We have serious concerns regarding the proposed new development affecting current residents on Hovey Road/East Saanich Road by Aryze Developments and raise to your attention these concerns that we believe require your consideration and attention as you consider this proposed new development.

It is our hope that once you have had the opportunity to consider this matter further you will realize that this development proposal and zoning changes for 1751 East Saanich Road, and 1934, 1950, 1960 and 1966 Hovey Road requested by Aryze, as currently presented is a bad fit for our neighbourhood on Hovey Road and for Central Saanich as a whole.

**Official Community Plan (Bylaw 2100 passed April 2023)**

- 1) The latest flyer (Nov 2023) Council sent out via the mail states: ***This growth must suit the community and fit the Official Community Plan, Village Design Plan and Residential Infill and Densification Guidelines.*** This proposal does not reflect these guidelines.
- 2) Building two (5 and 6 story) apartment blocks on 5 community plan designated Neighbourhood Residential lots next to ALR land about 1Km from Saanichton core is counterintuitive, flies in the face of the community plan and does not make community and neighbourhood planning sense.
- 3) The visual impact for the remaining residents on Hovey Rd. is immense and terribly off balance.
- 4) The OCP specifically states Page 28 b) ***Redevelopment should avoid resulting in an Orphaned single detached property that would not be redeveloped otherwise.*** d) ***Sensitive transition to adjacent single-detached homes must be considered.*** See figure 1 page 30 of OCP **We are the orphaned property at 1974 Hovey Road.** The plans show no signs of consideration to these major issues.

## **Impact and consequences to our home at 1974 Hovey Road**

- 1) The shadow casting study from Aryze on the 6-story apartment next to us is incomplete and misleading as the study only done up until 4pm! What about in the summer when we get sunlight until 10pm.? The proposed development will cast a huge shadow over our lone house directly east of the development! The huge impacts of this building on our home are:
  - a) Loss of west sky, loss of west sunlight. It is a human right to retain sunlight for quality of life.
  - b) Loss of privacy, with balconies and windows looking into our bedrooms as well as front and backyard, more light pollution.
  - c) Loss of water retention from more pavement uphill from us, a potential of 400 people on a dead-end street, no room for the extra cars using our street for parking. Simply put the proposed height and density does not fit in with our street or Central Saanich's Community Planning.
  - d) Loss of many mature trees. The Aryze plan, will see 44 mature trees taken down and replaced with only 17 trees. What happened to the OCP 3 trees planted for each removal of 1 tree? There should be 132 new trees planted. Why would there be a different standard for developers?

## **Traffic Planning**

1. Living next door to the Legion Manor for 23 years we have never seen any resident from the Legion ride a bike into Saanichton. We can also count on one hand the odd person walking to the Village. East Saanich Road is a very busy road to cycle on. Let alone a scooter. So not very safe to bike and not a "15 min" city like your OCP would like.
2. What is the Hovey Road plans for all the sewer and storm water. Currently there is only an open ditch that overflows in heavy rain. Who will pay these infrastructure upgrades.
3. Using Hovey Road as an exit point onto East Saanich Road is vey dangerous. One has approximately 3 seconds from seeing a car coming north bound on East Saanich (because of the curve in the road) until it is at the Hovey Rd./East Saanich Rd. intersection. Not safe for the elderly. Not safe for anyone.
4. Further, at the ARYZE meeting in September the residents suggested for the 5-story apartment building planned on East Saanich Rd, to move the access/exit from Hovey Rd. to East Saanich Rd. to minimize the number of cars and traffic on this dead end, bad corner street. Is Central Saanich aware that Juan, the Aryze developer, stated that Central Saanich didn't want that option.
5. None of these suggestions or options given that evening was considered or materialized on the plans presented to the city. This process was clearly a sham consultation and later when published on the Chek News and Times Colonists it was a blow to us and residents in Central Saanich to only see this plan appear on the town website that same day.

## The Process

The letter left at our door in June from Aryze came out of the blue. Our world has never been the same since. This has affected our everyday life, our family, our friends, our neighbors.

We are also retired seniors. We have worked hard over the years to make this property a home, a space to grow food and an oasis in our beautiful mature garden for the past 23 years.

Aryze has efficiently divided our street into the haves and have not. The 5 homes bought were given more money than what their house is worth on the market and the ones left behind are having to live with a big loss on house value and huge negative changes. They purposely did not invite "the bought homes" neighbours to the information meeting in September. Divide and conquer once again! Two of the five homes were never told of the whole plan (2 huge buildings) when they signed the contract with Aryze! They are not happy with what's happening to their properties.

To gather support, Aryze's "show and tell" on Chek TV (Nov. 22) were deceitful. They only talked about the seniors home. Showed close ups of 2 of the homes, never showed the whole street. Did not talk about the rental appartements on East Saanich. There are NO positives in any of this plan for the remaining residents of 53, 34, 23, 8 years of living on this street respectfully! The surrounding neighbours feel the same.

## Options:

1. Stay with the Official Community Plan for Hovey Road (***neighbourhood residential***) provide zoning for 2 or more good family homes to each existing lot on Hovey? Townhomes? 2-3 stories max. With a small yard for families? Fresh air and space are much better for the community, environment, and its residents.
2. Start from the inner core where zoning is already planned for such large developments before destroying long time residential neighbourhoods.
3. Central Saanich has a great opportunity currently to use land and fulfill a need in a correctly zoned area to rebuild the civic offices including apartments, day care, seniors lodging etc.
4. Work out a long-term lease with developer (Aryze or others) and in this instance the Legion Housing group to build on the civic land. Central Saanich could allow a proper planning process as opposed to one off development proposals. Central Saanich has a great opportunity currently to use land and fulfill a need in a correctly zoned area to rebuild the civic offices including apartments, day care, seniors lodging etc.



**Mayor and Councillors.**

Each of you, our elected local representatives are the trustees of Central Saanich future.

Our future is in your hands and your decisions will show if the council and planners have considered the opinions, concerns, and livelihoods of the existing residents seriously. The government or developers don't live here. **WE** the residents in this community do.

We are trusting that the city council and planners will listen, consider, and care about the real serious impact of the choices made in the future regarding this development and its implications. There are always at least 2 sides of every situation.

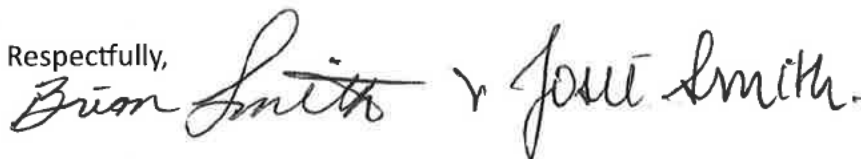
Trust is earned by ethical and respectful response on decisions made along the way. We believe in responsibility, accountability towards each other as human beings, residents, and the council of this community.

This proposal and these plans go against the latest Central Saanich OCP produced and printed just this spring May 3, 2023, in all aspects.

We hope the integrity and honesty of the council and planners will respect the OCP. The scale and density of this proposal simply does not fit for residents of Hovey Road and Central Saanich. We urge you in the strongest terms to stop this proposal as it stands from moving forward. You all work for us, this community, and its residents, not the developers who come, build, and leave.

We would be pleased to meet with you at your convenience at our home or your office and look forward to hearing your response and your position regarding this development proposal.

Respectfully,

A handwritten signature in black ink that reads "Brian Smith & Josée Smith". The signature is written in a cursive, flowing style.

Brian and Josée Smith  
1974 Hovey Rd  
Saanichton BC,  
[REDACTED]

cc:

Adam Olsen, MLA

Elizabeth May MP

Central Saanich Planning Department



**From:** [Emilie Gorman](#)  
**To:** [Municipal Hall](#)  
**Cc:** [Planning](#)  
**Subject:** FW: Development on Hovey Road  
**Date:** Tuesday, October 31, 2023 9:23:22 AM

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Please save in pending.

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**From:** Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>  
**Sent:** Tuesday, October 31, 2023 9:21 AM  
**To:** Brian Smith [REDACTED]  
**Cc:** Jarret Matanowitsch <Jarret.Matanowitsch@csaanich.ca>; Emilie Gorman <Emilie.Gorman@csaanich.ca>  
**Subject:** Re: Development on Hovey Road

Thank you for sharing your concerns. At this time while we are aware of the proposal I don't believe an application has been received. We will save your correspondence.

Kind regards,

**Ryan Windsor | Mayor**  
**District of Central Saanich**  
[250-885-8539](tel:250-885-8539) | [centralsaanich.ca](http://centralsaanich.ca)

On Oct 30, 2023, at 8:18 AM, Brian Smith <[REDACTED]> wrote:

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

Dear Mayor Ryan,

We have heard from our neighbours that a development company, Aryze, have offered to purchase 1934, 1950, 1960, 1966 Hovey Road and 7551 East Saanich Road. They will demolish all the houses and take down many mature trees and put up a 4 and 6 storey apartment blocks. The 6 storey one will parallel our property at 1974 Hovey Road.

We are on ALR land and will be in much shade with a 6 storey building about 20 metres west of us. The immediate loss of privacy and sunshine is also a big concern with such a high build.

My question to you is, would this be actually possible and passed at council as it goes against the OCP plan of starting in the core of Saanichton and working outward? Also if only 4 storeys is allowed against East Saanich road why would you allow 6 storeys next

to residential and ALR land. We would be the lone orphan house left with our daily living impacted.

Sun reduction and the immediate loss of property value is a major concern.

Will we as residents of central Saanich living at this property for the past 23 years and paying over \$125,000 in property tax have a say in what is built next to us? Truly? The end results will show that in the end.

We have talked to two of the saanichton planners and they were both very good at hearing our side of the story.

I know that you do not have any plans of the development as of yet, but reassurance of maybe a smaller building would help in our everyday living and /or moving.

We would very much like to meet you and talk to you in person about this life altering situation.

Hope to hear from soon.

Regards

Brian & Josée Smith

1974 Hovey Road



Sent from iPad

Sent from iPad

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**19 July 2024**

1934-66 Hovey Road & 7551 East Saanich Road

# Project Overview

Purpose-Built Rental Housing in Partnership with  
Legion Manor Victoria

**ARYZE**



Dear Mayor & Council,

Ahead of Monday's Council meeting, we wanted to share key details about our proposed development at 1934-66 Hovey Road & 7551 East Saanich Road, which we believe will bring significant benefits to the Central Saanich community.

## Housing Diversity and Affordability

The project includes 197 purpose-built rental units:

- **West Building (Market Rental):** 135 rental homes to support the local workforce, ranging from studios to 3 bedroom homes. 10% of these homes will be rented at affordable rental rates to ensure affordability. The rental rate will be set to match 30% of the median income for the region. Following feedback from staff we have increased the number of 3-bedroom homes in the building, which now sits at 15% of the homes and 35% as 2 and 3-bedroom units combined.
- **East Building (Legion):** 62 non-market senior housing units, developed in partnership with Legion Manor Victoria, to meet the critical need for housing and provide a connection to the existing Legion Manor campus.

The proposed buildings are thoughtfully designed to minimize disruption to the surrounding and broader community while making efficient use of the natural grade change of the site. The site has a slope of 3-5% from west to east, resulting in an overall elevation change of approximately 5.1 meters. The design takes advantage of the slope on Hovey Road, allowing the West Building to transition from 5 stories on the East Saanich front, to 6 stories on Hovey Rd access. Similarly, the East building (Legion) extends to 6 stories without exceeding the height of the West Building (Market Rental).

This design approach enables us to provide additional at-grade, tuck-under parking in the East Building, ensuring affordability for senior residents. The stepping back of massing further reduces the visual impact and preserves the aesthetic quality of the neighbourhood. Additionally, the 22.7-meter separation from the ALR ensures minimal impact on the adjacent house.

Overall, this design strategy balances the need for increased housing options with sensitivity to the existing community and landscape.

## BC Housing's Community Housing Fund

- We are working closely with the Planning Department to secure a flexible zoning approach.
- If the Legion Manor is unable to secure financial support from BC Housing's Community Housing Fund, our intention is for the East Building to become a second purpose-built rental development of 5 storeys
- This building would include 10% of the homes at an affordable rate—not exceeding 30% of the median income for the Region
- We would also amend the mix of home sizes in this building to include more 2- and 3-bedroom homes as it has currently been designed for the specific needs of independent senior living.

## Workforce Housing

We recognise that workforce housing is critical and, as such, we are in conversations with Saanich Peninsula Hospital and the Healthcare Foundation to secure priority housing for hospital staff. This arrangement will ensure that these homes are offered to healthcare workers first and foremost before being available for general leasing. We plan to extend this conversation to include Victoria Airport authorities and members of the Saanich Peninsula Chamber of Commerce, further supporting the local workforce.

## Transportation Improvements

Our proposal aims to balance the transportation needs of the tenants who may need a private vehicle, while also introducing measures to encourage active transportation and non-auto trips. Across both buildings, the development will provide 177 vehicle parking spaces for 197 residential units; a parking ratio of 0.9 spaces per unit.

- **West Building:** 106 underground parking spaces
- **East Building:** 43 at-grade or partially covered parking spaces, including 12 designated visitor spaces shared between both buildings
- **Overflow Parking:**
  - 14 additional newly-created spaces at the current Legion Manor with direct access to the proposed development
  - 26 additional spaces secured through a long-term lease with Saanich Baptist Church, located within a 5-minute walk to address immediate community needs while all TDM measures are fully implemented

- **On-Street Parking:** 5 additional stalls on Hovey Road and East Saanich Road, one being exclusive for the proposed car share program
- **Off-Street Loading Zone:** Thoughtfully located within the development to minimize impact on East Saanich Rd any time there is a move in/out
- **Bicycle and Mobility Scooter Parking:**
  - **West Building:** 209 long-term bicycle spaces in a dedicated bicycle room, including provisions of 9 oversize bikes exceeding bylaw requirements and providing the equivalent of 1 stall per bedroom. The bicycle room will also accommodate e-bikes with electrified outlets available to recharge them.
  - **East Building:** 12 mobility scooter spaces and 42 long-term bicycle spaces; this can also be re-balanced to suit the specific needs of Legion Manor Victoria tenants
  - **Development-Wide:** 42 short-term bike parking spaces for visitors and guests.

## Transportation Demand Management (TDM) Initiatives

- **Car-Share Program:** One new on-street car-share vehicle and designated parking stall, accessible for the community, located on Hovey Rd and car-share memberships for all homes in the development.
- **Bicycle Facilities:** Enhanced bicycle room access with electrified charging capabilities and a minimum 41-inch door width to accommodate cargo bikes, along with bicycle repair and wash stations
- **Off-Site Transport Improvement Measures:** Improving site fronting sidewalks and boulevards (Hovey and East Saanich) and adding a controlled pedestrian crossing along the north leg of the East Saanich Road & Hovey Road intersection

Across the diversity of rental projects that we have developed, we average a parking ratio of approximately 0.4 spaces per home. On regular intervals, we check in with Bylaw Services to see how many parking related complaints are received. We are happy to report that post construction, we usually have less than one complaint, per year, across five rental buildings. We credit this to our expansive TDM package and our tenant selection and education process that attracts people looking for a more car-lite lifestyle.

## Engagement

Since we first began engagement in June 2023, we have received feedback from large segments of the local and regional population. We held an Open House on September 27, 2023 and have continued to meet with immediate neighbours through the planning process.

In summary, we have:

- Full support from the Tsawout First Nation Chief and Council in bringing forward this important and much-needed housing development
- Received 32 letters of support from local neighbours and community members.
- Received the support of local farms and businesses who see the benefits the proposed development will bring to the community
- Worked with the Saanich Peninsula Hospital, BC Ferries, Victoria International Airport and the Saanich Peninsula Chamber of Commerce to understand the need for workforce housing and how this project can support their organization's goals

This proposal aims to place the right homes in the right places, providing housing choice for citizens of all ages, demographics and stages of life. The development will not only address the urgent need for rental housing but also support the local workforce and seniors. By promoting sustainable transportation options and enhancing connectivity, we are committed to building a thriving and inclusive community.

We look forward to discussing this proposal further and addressing any questions you may have. Thank you for your time and consideration.

Best regards,



**Chris Quigley**

Director of Development  
[chris@aryze.ca](mailto:chris@aryze.ca)



**Juan Crespi**

Development Manager  
[juan@aryze.ca](mailto:juan@aryze.ca)

## Nareka Jacques

---

**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Friday, July 19, 2024 12:46 PM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Fri, 07/19/2024 - 12:46pm

Submitted by: Anonymous

Submitted values are:

### Subject

1934 Hovey Road - Conditional Letter of Support

### Full Name

Kyle and Jenn Michell

### Phone Number

[REDACTED]

### Address

2003 Hovey Road  
Saanichton, BC. V8M 1V8

### Neighbourhood

Saanichton

### Email

[REDACTED]

### Message

Dear Mayor and council,

We would like to submit a letter of conditional support for the proposed development "1934 Hovey Road"

We believe more rental housing like this is needed in our community but as we operate an extremely active farm at 2003 Hovey Road, we must maintain access to East Saanich road for our equipment that is upwards of 4 meters wide. We would like to see "No Parking Tow Away Zone" signs along the entire ALR section of Hovey road and no street parking along the frontage of the proposed development.

Best regards,

Kyle and Jennifer Michell

Property owners and residents of 2003 Hovey Road (Field Five Farm)



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**STÁUTW FIRST NATION**

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

July 19,2024

To Central Saanich Mayor & Council

On behalf of Tsawout First Nation Chief and Council, we are writing to lend our support in favour of Aryze Development's proposal at 1934-66 Hovey Road & 7551 East Saanich Road.

The property is within Stautw First Nations traditional territory that has lived in the region and stewarded the land since time immemorial.

Our leadership believes that this proposed purpose-built rental development will provide much-needed housing for people in the area, while making an efficient use of the land.

We are familiar with Aryze and the work they do throughout the region. Their thoughtful approach to construction, development and community-building gives our leadership great confidence in this proposal and the positive impact it will bring to Saanichton.

Moving forward in reconciliation and supporting necessary homes for all the people is a high priority for all people. We look forward to having a healthy government to government relationship moving forward on numerous projects. We strongly encourage Mayor & Council to approve this needed development.

HÍSWKE

Chief Abraham Pelkey