

## Nareka Jacques

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**From:** Andrea Giese  
**Sent:** Wednesday, October 30, 2024 4:26 PM  
**To:** Municipal Hall  
**Subject:** Webform #95 Oct 27

**Subject**

1934 Hovey Road proposal

**Full Name**

Jemima Balabyekkubo

**Phone Number**

[REDACTED]

**Address**

3177 EAST 23RD AVE  
VANCOUVER, BC. V5M 2Y7

**Neighbourhood**

{Empty}

**Email**

[REDACTED]

**Message**

Dear Mayor and Council,

Please reconsider your decision to reject the 1934 Hovey Road proposal.

Central Saanich, like many areas in BC, is suffering from a housing crisis. Too many people are struggling to find housing. By rejecting the proposal, you are sending the message that Central Saanich does not care about the housing struggles of its residents.

I ask that you reconsider your decision and refer the 1934 Hovey Road proposal to public hearing.

Sincerely,

Jemima Ewhubare

{Empty}

**Subject**

Development Proposal PL001503 - 1934 Hovey Road - Letter of Support

**Full Name**

Stuart Common

**Phone Number**

[REDACTED]

**Address**

1966 Hovey Road  
Saanichton, BC. V8M 1V8

**Neighbourhood**

Saanichton

**Email**

[REDACTED]

**Message**

To the Mayor and Council of Central Saanich:

Re: Development Proposal PL001503 - 1934 Hovey Road

We live at 1966 Hovey Road which is one of the five lots included in this proposal. We are writing to offer our support for this development.

Central Saanich is a wonderful community, but there exists a need for greater residential options for our seniors and also for people wishing to have rental accommodation. This development would address both of these needs. The location of the proposed seniors' residential building directly beside Legion Manor is ideal, while the rental development would offer additional housing options within easy walking distance of the village for people working in our community.

We would strongly urge Council to approve this proposal to support seniors who wish to continue living in their Central Saanich neighbourhood as well as members of our community seeking rental accommodation.

Thank you.

Stuart and Alison Common  
1966 Hovey Road  
Saanichton, BC V8M 1V8

## Nareka Jacques

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**From:** Megan Misovic [REDACTED]  
**Sent:** Monday, October 28, 2024 7:09 PM  
**To:** Mayor Ryan Windsor; Bob Thompson; Sarah Riddell; Zeb King; Chris Graham; Gordon Newton; Niall Paltiel  
**Cc:** Municipal Hall  
**Subject:** New municipal building

Dear Mayor and Councillors,

I am writing to say that I do not support the building of a new municipal hall.

The embedded carbon in demolishing the current building is not being taken into account, nor the reality of working from home in this day and age. If we discard a building just because it was built in the 60s we'd have a lot of buildings to build.

I support renovations to expand and adapt the building for emissions reduction and accessibility and spending money on improving safety and access to safe active transportation infrastructure, natural spaces and outdoor recreational spaces.

Megan Misovic

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## Nareka Jacques

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**From:** Municipal Hall  
**Subject:** FW: Please reconsider your rejection of the 1934 Hovey Road Proposal

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**From:** Peter Waldkirch [REDACTED]  
**Sent:** October 25, 2024 4:43 PM  
**To:** Mayor Ryan Windsor <[Ryan.Windsor@csaanich.ca](mailto:Ryan.Windsor@csaanich.ca)>; Chris Graham <[Chris.Graham@csaanich.ca](mailto:Chris.Graham@csaanich.ca)>; Zeb King <[Zeb.King@csaanich.ca](mailto:Zeb.King@csaanich.ca)>; Gordon Newton <[Gordon.Newton@csaanich.ca](mailto:Gordon.Newton@csaanich.ca)>; Niall Paltiel <[Niall.Paltiel@csaanich.ca](mailto:Niall.Paltiel@csaanich.ca)>; Sarah Riddell <[sarah.riddell@csaanich.ca](mailto:sarah.riddell@csaanich.ca)>; Bob Thompson <[Bob.Thompson@csaanich.ca](mailto:Bob.Thompson@csaanich.ca)>  
**Subject:** Please reconsider your rejection of the 1934 Hovey Road Proposal

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

Dear Mayor and Council,

Please reconsider your rejection of the 1934 Hovey Road Proposal.

I was shocked to read that you refused to even send this proposal to public hearing. Central Saanich has a shortage of housing, including rental housing, but the fact that this project included a substantial amount of below-market homes for veterans, seniors, and health-care workers, and you nonetheless rejected it shocks the conscience.

Please reconsider your decision and advance the 1934 Hovey Road Proposal to public hearing.

Sincerely,

-Peter Waldkirch

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## Nareka Jacques

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**From:** Municipal Hall  
**Subject:** RE: 1934 Hovey Rd - revisions to Market rental building

**From:** Chris Quigley <[chris@aryze.ca](mailto:chris@aryze.ca)>  
**Sent:** Monday, November 4, 2024 10:50 AM  
**To:** Jarret Matanowitsch <[Jarret.Matanowitsch@csaanich.ca](mailto:Jarret.Matanowitsch@csaanich.ca)>  
**Cc:** Ivo Van der Kamp <[Ivo.VanderKamp@csaanich.ca](mailto:Ivo.VanderKamp@csaanich.ca)>; Luke Mari <[luke@aryze.ca](mailto:luke@aryze.ca)>  
**Subject:** 1934 Hovey Rd - revisions to Market rental building

Hi Jarret

As we continue to work towards the best proposal for this site and incorporate feedback we have received from a number of important groups, we are proposing a change to the Market Rental (West) building that **reduces the height from 5 storeys down to 4 storeys**. This brings the building in line with OCP General Policy #5 which supports 4 storey housing forms on key travel corridors (East Saanich Road). The Legion Manor will remain as proposed because the business case for this building (as previously outlined) requires it to be at this scale and delivering 62 homes is vital for reducing the existing seniors waiting list.

The market rental building will **change from 135 total homes to 126 homes**. The breakdown in unit mix is outlined below and it is worth stating that **we now have a higher % of family units (2 and 3-Bed homes) than previously proposed**. The FAR of the market building will drop from 1.97 to 1.8.

	Previous Proposal	New 4-storey Proposal
Studio	34 (25%)	28 (22%)
1-Bed	54 (40%)	53 (42%)
2-Bed (+ den)	24 (18%)	28 (22%)
3-Bed	23 (17%)	17 (14%)
<b>Total</b>	<b>135</b>	<b>126</b>

I have outlined the key statistics that have changed below which would be relevant for the DP Amendment:

- The maximum building height of the market rental building will be 16.2m.
- The overall parking requirement will drop from 329 to 204 spaces (the variance reduces from 141 down to 125). The overall parking ratio for the whole site will increase to 1.09.

Furthermore, we are proposing the following agreements:

- The Housing Agreement will still be proposing 10% of the homes at affordable rates. The rate will be established to not exceed 30% of the income of the median renters income.
- In order to address the nervousness around the project being sold and operated as complex housing, we propose a Right of First Refusal with an assignment clause in favor of the District.

- On the amenity contributions we are proposing the following local benefits:
  - **NEW** - \$100,000 to the Aurora Outreach Society
  - \$50,000 for Little League turf at Centennial Park
  - New sidewalks from the development to Centennial Park (capped at \$130,000)
  - \$50,000 contribution to the Tsawout Nation, including right of first refusal for affordable homes
  - Right of first refusal for 1 month pre-leasing to the workforce at Saanich Peninsula Hospital
  - \$200,000 contribution to the District Active Transportation Fund
  - The seniors fitness pad will be delivered at Legion Manor as part of the project construction budget.

We are confident the revised proposal aligns with the feedback we have received to date and builds on the positive discussions we have had with staff, Council, the community, and at APC/SPAAC.

If you require any further information prior to tonight please let us know.

Thanks  
Chris

--

*Chris Quigley*  
Director of Development

## **A R Y Z E**

1839 Fairfield Road  
Victoria BC V8S 1G9

+1 250 940 3568 ext 358 (office)

+1 778 908 6618 (cell)

[aryze.ca](http://aryze.ca) [@aryzedevelopments](mailto:@aryzedevelopments)

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## Nareka Jacques

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**From:** Ron Bartrom [REDACTED]  
**Sent:** Sunday, November 3, 2024 1:33 PM  
**To:** Municipal Hall  
**Subject:** OCP

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

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Mayor and Council of Saanich Municipality.

A note to encourage the present council not to change the OCP bylaw 2100, dated April 2023, for a developer who does not respect the existing community plan in place and the preferences of the existing residents in this area. I specifically moved to very area from Langford due to its low key environment around the skirt of Saanichton. [REDACTED]

Property owners need to have continual confidence in their local council, specifically in the coming years ahead.

So please, do not approve the development at 1934 Hovey Road.

Yours very truly,

Ron Bartrom, 7709-D East Saanich Road, Saanichton, B.C. V8M 1M [REDACTED]

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**Home Office**  
1701 – 4555 Kingsway  
Burnaby, BC V5H 4V8

Tel 604-439-4109  
Fax 604-433-5915

November 1, 2024

Luke Mari  
Principal, Aryze Developments  
1839 Fairfield Rd, Victoria, BC

Dear Mr. Mari,

Please accept this letter as confirmation we are considering the project at 1934 Hovey Road, Central Saanich for the South Vancouver Island Housing Society under the Affordable Rental Housing Program. While BC Housing cannot issue a Preliminary Project Approval (PPA) until Government has formed, the project meets the intent of the program and is expected to move forward.

A key milestone in any project approval from BC Housing is the adoption of the required Official Community Plan and Zoning bylaw amendments required to permit the proposed project. We encourage Central Saanich Council to advance these requirements in order for BC Housing to move through our internal processes.

Sincerely,

John Brendan McEown  
Associate Vice-President, Development Strategies  
BC Housing



**Nareka Jacques**

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**Subject:** FW: Municipal OCP priorities

**From:** Vince Blankenburg [REDACTED]  
**Sent:** Sunday, November 3, 2024 7:56:15 AM  
**To:** Mayor Ryan Windsor <[Ryan.Windsor@csaanich.ca](mailto:Ryan.Windsor@csaanich.ca)>  
**Subject:** Municipal OCP priorities

Ryan

It seemed timely to address municipal commitment and alignment.

As an elected council member you have an obligation to represent and work for the residents in the municipality. This includes supporting the OCP.

There have been recent attempts by developer Aryze to apply for zoning changes for a development at 1934 Hovey Rd that do not align with our OCP. The people that voted for you as a Central Saanich municipal council member expect you to support and align with the OCP and not be pressured by a developer that does not align with our OCP. I want to acknowledge and thank you for opposing the OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) on Oct 21.

Why should the municipality go through the lengthy effort and process of requesting public input, developing/updating their OCP if staff and council members are not going to abide by and enforce it?

Vince Blankenburg  
6950 Wallace Drive  
Brentwood Bay, BC

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## Nareka Jacques

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**From:** John Bodnar [REDACTED]  
**Sent:** Monday, November 4, 2024 10:40 AM  
**To:** Municipal Hall  
**Subject:** NON-SUPPORT for OCP Bylaw change on HOVEY ROAD

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

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Dear Mayor and Council,

We wish to advise that we are NOT in support for a change to the OCP Bylaw in order to advance the proposed development on Hovey Road by Aryze Development.

We feel most strongly that the proposed development does not respect the existing OCP by a very long shot and puts in jeopardy the character of the existing single family neighbourhood and liveability of the residents. Any re-development should and can be carried out within the Legion Manor property without encroaching onto the properties designated for single family homes.

By amending the OCP we believe Council is opening the door to developers' wishes regardless of the negative effects that such flagrant and out of scale developments affect existing single family neighbourhoods and their residents. The recent Provincial election has shown that a vast number of residents are against the Provincial government over-riding existing municipal zoning bylaws, and wholesale amendments to OCPs. The new Provincial government is now considering pulling back from their over-riding power over Municipal Councils with regard to unilateral "blindness" to existing zoning and OCPs. Existing municipal zoning bylaws and OCP legislation has been meticulously thought out over the past number of decades in order to allow for orderly and sensible planning that creates the best possible living conditions for neighbourhoods and their residents.

THIS PROPOSED DEVELOPMENT ON HOVEY ROAD GOES AGAINST ANY AND ALL REASONABLE OR COMMON SENSE AND IS OF DEEP CONCERN TO ANY RESIDENT LIVING WITHIN CENTRAL SAANICH OR AROUND IT BY SETTING A PRECEDENT THAT IS BOTH DANGEROUS AND IMPRACTICAL.

We strongly urge you to REJECT any proposed amendment to the current OCP.

Thank you.

John and Susan Bodnar  
8620 Kleewyck Road  
North Saanich  
[REDACTED]

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## Nareka Jacques

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**From:** Gord Clarke [REDACTED]  
**Sent:** Saturday, November 2, 2024 4:39 PM  
**To:** Municipal Hall  
**Subject:** 1934 Hovey Road

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

I wish to add my name as a Resident who is not in favour of modifying the Central Saanich OCP to allow the Development to proceed.

The property should remain “residential” and should the OCP be modified to allow it to proceed, it sets a precedent that other lots within a “residential” area can be changed.

I believe much work was put into establishing the OCP and that it does not have to be revised or modified now.

Gord Clarke  
8000 Polo Park Crescent  
Saanichton, B.C.  
V8M2J2

[REDACTED]

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## Nareka Jacques

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**From:** Donna M Cottell [REDACTED]  
**Sent:** Monday, November 4, 2024 9:02 AM  
**To:** Municipal Hall  
**Subject:** Re development on Hovey Road

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

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To Those it may concern:

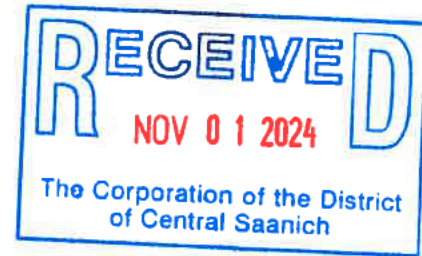
We should pay attention to the Development plan for Central Saanich, it has been thought through carefully! Donna Cottell Saanichton

Sent from my iPhone

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October 31, 2024

Re: In Support of Hovey Development



Dear Mayor and Council Members,

With the severe lack of rental housing, especially for low to moderate income households, the Hovey Development would have been ideal for Central Saanich, which I fully support. The location is only 1-2 blocks from Centennial Park (with its playground, wooded trails, sports field, picnic areas, tennis and pickle ball courts and the new upcoming multi-plex), daycares and about 7 blocks (10–15-minute walk) to Saanichton business core and churches. With Legion Manor as a neighbour, it would also offer inter-generational community to the families that would have moved into the development, which it is designed for.

The offering to Saanich Peninsula Hospital staff would have helped with the staff shortage, which is causing the Emergency department to shut down overnight or close for entire days. It would help in other departments of the hospital, giving better care to those in extended care, for example. The Auroras at Prosser and East Saanich is also a victim of staff shortage, which is likely one of the base reasons for the problems that a select few are creating for the neighbourhood. The business community in Saanichton is struggling, due to staff shortages, thus it is slowly dying because the customers do not like to serve themselves or, because of some visible and/or disability, need the extra customer service help, of which there is none.

Legion Manor's housing waitlist has been growing longer for the past decade, where the independent section is now 7 years long and getting longer. Hovey Development would help Legion Manor with this problem by working and partnering with Aryze in reducing the actual impact and better safety on Hovey and East Saanich roads. Legion Manor is supported by non-profit and with the lack of funding being reduced, it is more difficult to build, let alone maintain present buildings for its present Seniors and Veterans.

Population growth is expanding in Central Saanich and the price of housing, land and construction is getting higher. Higher density is needed, and Hovey Development already sits beside and down the road from higher density. This does not really change the character of the area. Because of the location, this would likely reduce the traffic impact since there most needs are walkable, bikeable and transit, with school bus stop at East Saanich and Hovey for the students.

Aryze has worked with the Planners, to ensure that the needs of the present neighbours are met, and most of the wants, where possible. But the community is continually changing and, though most don't like change, it is needed to thrive. Having lived and been associated with this community for over 50 years, and if you include my grandparents then over 80 years, I have seen a lot of changes to the community we have today, and changes are still needed. Without change, it will die, and the community members will have to go further for their shopping, recreation activities, medical and hospital needs. Everything, especially housing, is getting too expensive to live or even

build. The residents were willing to sell, with hopes of greater benefits to the community, while being able to move themselves and possibly remaining in Central Saanich. We have to look after our needs and our family, as well, while making these changes.

Yes, we live on an island where the necessary resources are limited and the South Island, in this case, has to be careful in its management. Unless, we have been misled, we have not yet reached that concern, except in ALR. So, there is no factual reason, except for playing politics and NIMBY mindset, for projects like this, that is greatly needed, to proceed. Yes, the OCP was recently finished, but it is just a guideline that can be changed at any time, as the needs and demands of the times are needed for the good of the community. Let's not be so short-sighted that we lose the greater good/benefits of the community.

The defeat, that I heard on October 21<sup>st</sup> Council Meeting, did not seem to be based on facts, as I have mentioned, but more in the area of politics and NIMBY mindset, and not for the greater benefit of the community. I ask Council to reconsider and let this development go to Public Hearing, which Aryze has already done before submitting their original plans and let the public voice their opinion. Let the public, developers and construction industry know that this Mayor and Council are open-minded and willing to listen to their municipality before making a final decision and not close-minded, as it came across at the last meeting. Yes, there are risks in any decision-making and a bad path to a decision can set the future paths for worse things to come, while the good path towards the decision-making may be the same decision but lead to better outcomes.

Regards,

  
Llweyn Friars

1934 Hovey Road

Saanichton BC V8M 1V8



## Nareka Jacques

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**From:** Vryan Graham [REDACTED]  
**Sent:** Sunday, November 3, 2024 2:55 PM  
**To:** Municipal Hall; Mayor Ryan Windsor; Chris Graham; Zeb King; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson  
**Subject:** HOVEY ROAD DEVELOPMENT PROPOSAL & the OCP  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mayor and Councillors,

It recently came to my attention that you are considering amending the OCP in order to accommodate the developers 'Aryze' and their Hovey Road proposal. If this is true I am shocked. The OCP is a democratically determined document, adopted only 18 months ago. For a council to use their privileged positions to alter this document would, I believe, cause a great deal of distrust and frustration amongst the voting public.

Furthermore, I would like to voice my opposition to the overall Hovey road development proposal. The project clearly does not reflect the democratically determined OCP, and clearly does not sit well with the majority of us local community members.

This is a RURAL community, for so many obvious reasons a 5 and 6 story development would cast a dark shadow over our community. I believe that allowing this project to go ahead would set a bad precedent.

I would like to offer my perspective on how Mayor and Council could continue to help support solutions that address the nationwide housing shortage, whilst still maintaining our lovely rural community sensibilities.

Instead of allowing developers from outside our community to come in and construct unwanted high rises, I suggest that more should be done by government to make it easier for local community members, who own property in Central Saanich, to add housing to their land through thoughtful infill, such as cottages, suites, and low impact subdivisions.

My family is currently working on a small property development on Stelly's Cross Road - after working through the drawn-out bureaucratic process and long wait times, we eventually received your approval to subdivide our 1/4 acre lot. We moved our existing home to one side of the property, fixed it up, moved back in, and then moved a small recycled home onto my parents' newly created lot next door. Soon to be completed, my parents "new" house will become their "age-in-place" home. Through an immense amount of hard work, expense,

and stress, with no subsidies or government incentives, we private citizens have doubled the amount of accommodation and tax base our original property previously had. Furthermore, in the near future we hope to add a suite to each lot, once again doubling the amount of available housing in our neighbourhood. As part of our plan to create a healthy home lifestyle, we designed our subdivision to incorporate lots of outdoor living and food growing space. From the very beginning of our project our goal has been to create a development that is in harmony with the neighbourhood and enhances the overall livability of Brentwood Bay. We absolutely love what we are creating and are so glad we did not try to densify our project any further than we have.

In conclusion, please, let us avoid turning Central Saanich into an urban jungle! Lets support and encourage smaller, more low impact housing solutions that truly enhance everyone's overall quality of life.

High quality living can be attained for more people if we are reasonable and thoughtful with our development expectations and goals.

Thank you very much for your time. I apologize for the long letter, but I felt it was important that I give context to my opinions.

Yours truly,

Veryan Graham  
1035 Stelly's Cross Road



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## Nareka Jacques

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**From:** David Hall [REDACTED]  
**Sent:** Sunday, November 3, 2024 9:38 PM  
**To:** Municipal Hall  
**Subject:** Proposed development on Hovey Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Mayor and Council:

I am contacting you to record that I am not in favour of the planned housing development at 1934 Hovey Road. It is too dense and our OCP should not be amended to accommodate this project.

David Hall  
765 Sea Drive, Brentwood Bay, V8M1B1  
Email: [REDACTED]  
[REDACTED]

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## Nareka Jacques

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**From:** [REDACTED]  
**Sent:** Sunday, November 3, 2024 12:10 PM  
**To:** Municipal Hall  
**Subject:** Aryze building proposal and potential change to the Central Saanich OCP

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

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Dear Mayor and Council,

We have been made aware of a potential request to change the OCP for the proposed building of a multi-level set of buildings by the development company Aryze. It is our belief from past projects that the Aryze company has been involved with that they are not necessarily a company that holds true to their original agreements. Aryze has been involved in several projects within the CRD and on occasion have changed the direction of their builds once approval has been granted. We would caution this council to be very careful of making changes to the official OCP to benefit a business that has a track record of not fulfilling their obligations. Please review the articles which we have provided links to below.

[www.timescolonist.com/local-news/victoria-mayor-warns-developers-to-keep-their-promises-8811727#:~:text=Then%20last%20fall%20Aryze%20petitioned,units%20no%20longer%20made%20sense.](http://www.timescolonist.com/local-news/victoria-mayor-warns-developers-to-keep-their-promises-8811727#:~:text=Then%20last%20fall%20Aryze%20petitioned,units%20no%20longer%20made%20sense.)

<https://vancouverisland.ctvnews.ca/victoria-townhome-development-headed-for-public-hearing-amid-opposition-from-neighbours-1.5797872>

<https://www.saanichnews.com/opinion/letter-victoria-must-take-more-rigorous-approach-with-housing-proposals-7115051>

<https://www.focusonvictoria.ca/controversial-developments/14/>

Thank You for taking the time to consider our concerns,

Sincerely,

James and Leslie Halston

6960 Wallace Drive  
Brentwood Bay, BC

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## Nareka Jacques

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**From:** Steve Perrett [REDACTED]  
**Sent:** Saturday, November 2, 2024 6:01 PM  
**To:** Municipal Hall  
**Subject:** Mayor and Council 1935 Hovey road Saanichton

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

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Good afternoon,  
we live at 1961 Hovey Rd, Saanichton, BC V8M 1V8.  
Regarding Hovey Road /East Saanich Road rezoning. We feel strongly that the OCP has been recently created with considerable care and forethought. To change this purely to benefit developers is not in the best interest of this community.  
We have lived on Hovey Road for over 35 years and enjoy living in Saanichton. The reason we live here is because of the neighbourhood. Going from 10 residents to 300-400 people is excessive.  
The applicant, Aryze, is not interested in making a home within the existing neighborhood structure, but in substantially changing the neighborhood for their commercial benefit, using the enticement of "providing housing" for workforce, healthcare, seniors, and low income. Aryze's track record clearly shows they do not always adhere to their proposed plans.

We are not against the low cost Senior housing, but it could be located on the present Legion Manor five acre site, at a significant cost saving to them.

The idea of revisiting an issue or even re-voting a vote, (done with a quorum), would not be prudent, considering other negative issues in Saanichton, regarding the Aurora building. Also it removes any possible trust in future council decisions.

Democracy is in jeopardy and if this continues to go forward; all of Central Saanich property owners will never be safe from the same situation happening **anywhere**.

By amending the OCP and allowing rezoning we feel our council is opening the door to developers, to do what they want, regardless of the resident's preferences and changing the neighborhood for developers benefit.

The Legion has admitted not having secured funding for this project, and that YES, they could update and build on their own 5-acre property!

Most importantly, we want to express that we are not against development and sensitive infill.

We believe that any changes need to be for **the good of all** and this is not the case in this proposal.

The news reports have so far been featuring people who stand to benefit from this development, due to selling to the developer and moving to a new location.

Yours Sincerely Stephen and Marie Perrett

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Oct. 31, 2024

To: Mayor and Council for Saanichton

From: Barbara Geroux, resident of Legion Manor Victoria

Re: Proposed Apartments ~~for~~ for Hovey at East Saanich Rd

This is my second written submission to your office stating that I support and am in favour of the "go-ahead" of this project for the 2 apartment ~~buildings~~ buildings on Hovey at East Saanich Rd.

all How is it that the provincial office counts absentee voters choice but your office failed to do so on such a critical supportive housing request?

Please reconsider or put to vote again in the near future this supportive housing project sent to your office.

*B. Geroux*

Barbara Geroux, Veteran  
Legion Manor Victoria





Edward P.J. de Trafford.  
Legion Manor Moffitt  
ES-7601 E. Soanik Rd.

29 OCTOBER 2024.

Central Saanich Municipal Hall.

Mayor and Councillors

Please see my previous letter regarding the Hover Rd. Project <sup>16 Jan.</sup> 2024.  
At a critical time of housing shortages, and increasing immigration that causes some social unrest, affecting us all in some way; please reconsider, whole heartedly, this project; while our military serves overseas to protect the safety and comforts of our communities; one must not leave some of them stranded. As a former C.A.R. member, I was fortunate to be accepted here. James Bay's redevelopment has evicted 100 of us since 2022. There's veterans in need of housing. The more we delay redevelopments, social unrest could become increasingly desperate. It takes all of us to build a community. These issues being stalled, could only bring about a back log of needed units. If a serving veteran, in a war zone, doesn't have a home to return to, it in turn shows that we haven't considered them, perhaps. As I have ~78 family members here, but because we all have our own life styles, we like to show confidence, by not relying on them, I prefer not to even ask them, even though they would offer.

Because of housing shortages in Victoria, the city has made a bill known as the 'missing middle' submit a plan, that excludes the community from blocking redevelopments, once the plans are passed; the permits are issued; I'm sure this will eventually become a common place through our region.

Let's all show our veterans, how honoured we are of them, and secure homes for them. As they well deserve them.

Truly Edward.



## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Saturday, November 2, 2024 12:00 PM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

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

Submitted on Sat, 11/02/2024 - 12:00pm

Submitted by: Anonymous

Submitted values are:

**Subject**  
1934 Hovey Road proposal

**Full Name**  
Kenny Sabarese

**Address**  
Vancouver, BC. V5Y 0C6

**Neighbourhood**  
Mt. Pleasant

**Email**  
[REDACTED]

**Message**  
Dear Mayor and Council,

Please reconsider your decision to reject the 1934 Hovey Road proposal.

Central Saanich, like many areas in BC, is suffering from a housing crisis. Too many people are struggling to find suitable and affordable housing. This proposal would have provided many homes to people who need them. Please, don't forget them. By not even holding a public hearing you are sending the message that Central Saanich does not care about the housing struggles of its residents.

I ask that you reconsider your decision and refer the 1934 Hovey Road proposal to public hearing.

Sincerely,

Kenny Sabarese  
BC Resident

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Karen Scott

1960 Hovey Road



RE: Development Proposal PL001503 – 1934 Hovey Road – Letter of Support

Centra Saanich Council,

I joined the Hovey Road land assembly after it had begun. Prior to being a part of the assembly, the project would have been built next to my home. I supported it then, and I support it now, because I strongly believe in the importance of creating more housing.

Central Saanich, like many communities, is facing a severe housing crisis. The housing that is available is scarce and costly, making it unaffordable for many. The main factors driving up rent are simple: demand is high, and supply is low. The best way to address this is through higher-density housing, which can deliver the most homes for each dollar spent. Increasing housing supply takes time, but it will ultimately help ease pressure on rent and make living here more affordable.

The housing shortage has far-reaching effects on our community. Local businesses struggle to find staff because workers cannot find affordable housing close by. For those who must live farther away and commute, high fuel costs and long travel times negatively impact their quality of life. Our seniors, often on fixed incomes, need housing near essential services like healthcare, shopping, and transportation. But as rents rise, they are forced to choose between basic needs and the cost of shelter. Many are one unexpected expense away from losing their homes.

Central Saanich has limited development opportunities, with much of the land zoned for agriculture. If we look at the "neighborhood residential zoning", this does allow for higher density, but it is greatly limited and depends on the ability of a homeowner to have the desire and funding to build multiple housing on their lots. The few areas available for higher density are mainly along the "major corridors," yet even these sites face hurdles. The cost to assemble the multiple properties needed to create a similar development to the Hovey Road project, using the assessed values for the land plus the cost of construction would be cost prohibitive. We'd need numerous homeowners to agree to sell, and the cost of purchasing and redeveloping these properties would be immense. Similarly, redeveloping strata properties along the major corridor would require approval from the strata and involve high costs, making it unrealistic.

The Hovey Road development presents a real solution to our housing needs. Unlike many projects, this one isn't designed to sell—it aims to provide rental housing, with a significant number of units set aside for low-income seniors. The developer has collaborated with planners to adjust the building's design to minimize its impact on neighboring residences, though some residents still resist any development.

This project does not back on to or border any neighborhood residential zoning with the Legion Manor on the north border, East Saanich Road on the west border and ALR to the east. The only other location I see in Saanichton to match this ideal spot is the property on the Northwest Corner of East Saanich Road, which was agricultural until recently. Any other neighbourhood would experience a far greater impact.

I would also like to comment on the Council Meeting of October 21, 2024. It was clear that when the council was considering this project for moving forward it was not following previous protocols when considering applications for rezoning and development. The staff supported this project moving forward to move to the next step of public input. What I heard was that council did not like the density, but as I have pointed out in my letter the lack of other locations within Saanichton that would be able to add any meaningful amount of housing.

I urge the council to reconsider the rezoning application. This community needs affordable housing, and the Hovey Road development is a crucial step forward in providing that housing.

I would be happy to discuss my letter with the council.

Sincerely,

Karen Scott

*Karen Scott*  
1960 Hovey Road



## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Thursday, October 31, 2024 7:56 PM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

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

**Categories:** Council Correspondence

Submitted on Thu, 10/31/2024 - 7:55pm

Submitted by: Anonymous

Submitted values are:

**Subject**

Hovey Road development

**Full Name**

Brian Smith

**Phone Number**

[REDACTED]

**Address**

1974 Hovey Road  
Saanichton, British Columbia. V8M 1V8

**Neighbourhood**

Saanichton

**Email**

[REDACTED]

**Message**

Dear Mayor and Council

We want to thank you for supporting us, the neighbours and the rest of the community by upholding the OCP and community guidelines at the October 21 st meeting.

You showed courage, integrity, responsibility, accountability, wisdom and considerations in seeing the clear conflicts of the Aryze Proposal with our Central Saanich bylaw and community values.

No outsider/developper should be able to come into the community and try to make radical changes to

the OCP to suit their needs at the expense of the longtime residents.

All our friends were impressed at how the meeting was conducted, with care in your proceedings.

You restored our faith and balance in the system and the “Good of All”.

Gratefully,

Brian & Josée Smith

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