

## Nareka Jacques

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**From:** Carmen [REDACTED]  
**Sent:** Tuesday, November 19, 2024 12:52 PM  
**To:** Municipal Hall  
**Subject:** Central Saanich OCP

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Dear Mayor & Council Members

As our elected representatives for Central Saanich, I would like to state my concerns about the proposed development by Aryze Development at Hovey Rd and E Saanich.

The intention of Bill 44, which would allow for increased subdivision of residential properties in order to address the need of affordable housing is backed by many Canadians including myself.

The Bill requires local municipalities to allow increased density on residential lots currently zoned for single families and duplexes. Depending on the lot size, up to six housing units are allowed. This would allow up to 28 additional unit on the proposed Aryze building site. I think most Central Saanich residents could live with this demand and it would easily fit into the Central Saanich theme of family living.

Artze proposed development of 197 units on this site which FAR exceeds the intention of increased density and the residential family life style of Central Saanich.

Based on the above I am not in favour of this Development.

Carmen Augustini  
[REDACTED]

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## Nareka Jacques

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**From:** Louise [REDACTED]  
**Sent:** Wednesday, November 20, 2024 4:23 PM  
**To:** Municipal Hall  
**Subject:** OCP plan

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I have been reading and listening to concerns residents have over what is being planned in our municipality mainly Hovey Road and a new municipal hall. I personally feel like I'm not being included or informed well about the changes that are in the works it seems underhanded.

I moved here because it was quiet rural agricultural community we knew that every street didn't have a sidewalk it was peaceful and didn't have a 7-11 on the corner.

I'm not opposed to change and I'm aware that people need to have rentals to live in but more input and open communication is necessary.

I certainly do not understand the need to purchase new lands for up coming projects when it seems perfectly logical to use the lands we already own.

Residential property is being scooped up putting existing residence in an uncomfortable position because they feel they're not being listened to.

My understanding of the community plan was that the core of Saanichton across and beside the Prairie Inn were where development should take place not disrupting existing neighbourhoods .

I hope that council will recognize the unhappiness taking place in our community and listen.

We would like a voice.

Louise Banting  
Saanichton Resident

Sent from my iPad

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## Nareka Jacques

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**From:** Frankie Boswell [REDACTED]  
**Sent:** Monday, November 18, 2024 9:19 AM  
**To:** Mayor Ryan Windsor; Zeb King; Chris Graham; Bob Thompson; Gordon Newton; Sarah Riddell; Niall Paltiel; Municipal Hall  
**Subject:** Council meeting November 25 vote to amend OCP

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

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Dear Mayor and Council,

I would ask that you vote NOT to change the OCP at the next council meeting. I know that the OCP was just completed 1 - 11/2 years ago with much deliberation, planning and consultation. It is a good document that is respectful of the needs of the community and planned growth. If the OCP is adjusted so easily and so quickly after passing, it will have been done at great cost (\$250,000 - \$500,000) and be meaningless, as future councils will also be quick to make changes based on this one currently under consideration.

Please consider how Brentwood Bay has planned its growth in the commercial center of town, without imposing on and breaking up the residential neighborhoods. We have a commercial hub that is underused and has so much potential for development of multistory building for business and residential. Almost every building in the commercial area around Shoppers Drugs is one-story with much room for growth.

We live in a small town and as residents we like that and moved here for that, Please respect our freedom to continue to remain so and consider developing our commercial town center.

Thank you for your consideration.

Frankie Boswell  
1925 Hovey Road  
[REDACTED]

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## Nareka Jacques

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**From:** Bruce Conley [REDACTED]  
**Sent:** Tuesday, November 19, 2024 1:50 PM  
**To:** Municipal Hall  
**Subject:** 1934 Hovey Road Redevelopment Proposal

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Mayor and Council,

I'm writing to you regarding the proposed development on 1934 Hovey Road by Aryze Developments.

We are against this proposal because it is contrary to our recently adopted Official Community Plan (OCP) which was subject to extensive community consultation and input. Why hold public hearing to seek community input when we just had that?

We feel that the OCP should be followed unless there is a compelling reason to do otherwise, and the proposed Hovey Road development by Aryze presents no compelling argument.

You've already voted against moving this to public hearing, so please stand by your decision and vote no to moving OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) to public hearing.

Bruce and Marianne Conley  
7710 Wallace Drive

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November 19, 2024

Dear Mayor and Council,

My husband, Scott, and I have lived at 1941 Hovey Road (southeast house on East Saanich Road/Hovey Road intersection) since 1994. I would like to outline why I am opposed to the two housing developments on Hovey Road. They will drastically change the nature of the neighbourhood, they are too high density, they are too tall, our block of Hovey Road cannot accommodate the parking, and they are not needed.

Thirty years ago, before we purchased our house, we had been living and working in Victoria. We chose to move out of the downtown core, and we purchased our home here on Hovey Road for the rural low density neighbourhoods, the cleaner air, the greater spacing between homes, the farmlands and all of the parks, trees and green spaces. One thing that attracted us to this area was the charm of standing at my sink while washing dishes, and being able to watch the farmer haying his field across East Saanich Road from our house, and seeing the tractors and farm equipment driving up and down Hovey Road.

We have also had some wonderful animal experiences while living in this rural, spacious agricultural area. We have had deer walk up our driveway, peacocks and California Quail crossing the road, snakes in our backyard, rabbits living under our mature Douglas-fir tree, and one time we even saw out our kitchen window a donkey running down Hovey Road with a long rope trailing behind it, and then a few seconds later, a farmer running after it, calling its name. We would never have had these wonderful, charming, unforgettable experiences if we had stayed living in the concrete-covered, high density downtown area.

When we purchased our house and moved to Hovey Road I was a forest biologist with BC Ministry of Forests, and part of my job included rearing insect colonies for research experiments. I saw firsthand that the higher density in which one raises living organisms, the greater the likelihood that a virus can come in and wipe out the population. Of course, this was with insect populations, not people; however, it is a good reminder of the pandemic, i.e. how quickly viruses can spread, particularly in high density living areas, as we saw in nursing homes, for example. When it comes to viruses, it is safer to live in more widely spaced areas such as single family homes with greater spacing vs. living in high density areas such as crowded cities and condos. We chose to move out to Hovey Road in a low density living area because we did not want to live in a crowded high density area such as the downtown core. We chose the healthiest and safest place we could find to raise our kids.

In 1994, before we moved to Saanichton, my husband went to the police station in Saanichton to ask what the crime rate was like here. The person at the counter laughed and asked, "Crime rate? What crime rate?" Again, we felt this was the place for us because we wanted the safest place to raise our family. That is another trend that seems to occur when population density gets too high, such as in crowded cities. You tend to see more crime and pollution. We moved out to our Hovey Road house for a healthier lifestyle, to get farther away from the city, more space between homes and lower population density. I do not agree with the two Hovey Road housing developments as they will cause a marked increase in population density and counteract the ideal traits of this rural and agricultural area. It is the wrong place for these two housing developments.

In addition to the increased population density, I also disagree with the two housing developments because they are too tall and too big for the area, like a glaringly large blip on a graph. They will stand out like a sore thumb. I agree with the suggestions I heard at the recent November 12<sup>th</sup> Central Saanich Community Association meeting, to put such large buildings where they fit in better with their surroundings. It makes more sense to erect them in the centre of town, closer to shops like Thrifty Foods and Shoppers Drugmart, not out here on the periphery of Saanichton village, on a small dead end road, where there has only been one level, single family homes.

Parking is also a problem with these two proposed high density housing developments. There is another development which recently went up across East Saanich Road and one block north of us. We were promised that parking would be provided to those incoming residents and that cars would not need to park on our block of Hovey Road, and yet every day now, I have two vehicles (a light coloured van and a small navy blue car) that park directly in front of our house. They do not live on our block. If the two developments proceed, I am stressed and concerned that the parking situation is only going to worsen drastically, particularly considering parking will only be included by the developers for some, but not all, of the residents. Where will the others park? And what about when they have guests? Where will they park? As it is now, my house guests have to park down the block from me. I would like to tell my house guests that they can park in front of my house, but I cannot even do that now. How much worse would it get if two housing developments were allowed to proceed? By building these two housing developments, especially with insufficient parking stalls, parking will be next to impossible for our house guests. This is not fair to residents of this block of Hovey Road.

Finally, another reason why I do not agree with these two housing developments is that they are no longer urgently needed. Since Central Saanich has far exceeded its housing targets this year (November 12<sup>th</sup> meeting of Central Saanich Community Association), there is more flexibility to wait for another more appropriate property to come up for sale, which would be better for the future development of the community. Since we have exceeded our housing targets it is no longer necessary to plunk these

high density housing developments on a rural, agricultural, dead end block, in the middle of a single family home area.

To summarize, please reconsider going ahead with the two housing developments on Hovey Road. They do not belong here. They will increase the population density, they are too tall, they do not fit into the aesthetic of the neighbourhood, there is insufficient parking, and housing targets have already been met.

Thank you,

Michelle Hall

1941 Hovey Road, Saanichton, B.C. V8M 1V8 (30 years)

## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Monday, November 18, 2024 7:36 AM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 11/18/2024 - 7:35am

Submitted by: Anonymous

Submitted values are:

**Subject**  
Hovey Road

**Full Name**  
Sylvia Harrison-Vagle

**Phone Number**  
[REDACTED]

**Address**  
2453 Mt. St. Michael Rd  
Saanichton, BC. V8M 1T7

**Neighbourhood**  
Saanichton

**Email**  
[REDACTED]

**Message**  
Nov. 17, 2024

Dear Mayor and Council:

As a Central Saanich resident, it is my hope and expectation that council supports and defends the Official Community Plan (OCP). It is one of Central Saanich's most important documents. Recently there has been attempts by developer Aryze Development to obtain zoning changes for a development at 1934 Hovey Road; these changes are out of alignment with our OCP. I am opposed to the OCP being amended for several reasons.

For a start, an amendment allowing the Hovey Road development to proceed will have a significant negative impact on the nearest neighbours. They are fellow Central Saanich residents that have already

been negatively impacted by the nearby Prosser Road Development. With the addition of yet another large building complex, their property values will go down. They will be living with many months of construction noise, and their way of life will be negatively affected long term. According to our OCP, any redevelopment should avoid resulting in an orphaned single detached property that would not feasibly be redeveloped otherwise. Sensitive transition to adjacent single-detached homes must also be considered. Neither of these conditions are being met by the proposed development.

Secondly, I am troubled by the speed at which I see my community changing. I know we are in a housing crisis and every community has a responsibility to increase the availability of housing, but the changes are happening too quickly. Central Saanich has met its housing targets for 2025. Does this not allow us a bit of time to plan for large changes like this development, instead of rushing forward to amend an OCP that is just 18 months old? We have already seen an example of how quickly implemented changes can affect our community: the development of Marigold properties. I live just off of Mt. Newton Cross Road, and I have directly observed the effect of the Marigold development on the amount of traffic coming up the road. Every day I see near misses as vehicles try to navigate onto Mt Newton Cross Road from Central Saanich Road. It is clear to me that the necessary infrastructure is sorely missing to accommodate the extra traffic associated with these new buildings (and they are not yet even fully occupied). Development has been implemented too quickly at the expense of public safety. I am concerned that the proposed development on 1934 Hovey Road is yet another example of too much change, implemented too quickly.

I hope that you will seriously consider the impact of these major changes and thank you for opposing the OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) on Nov. 25th.

Sylvia Harrison-Vagle  
2453 Mt. St. Michael Rd  
Saanichton, BC

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## Nareka Jacques

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**From:** Rick Hudson [REDACTED]  
**Sent:** Friday, November 15, 2024 9:22 PM  
**To:** Municipal Hall  
**Subject:** Revoking the OCP regarding Hovey Road

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

Dear Mayor & Council,

I write to you to urge you to stick with the OCP which has been the basis for well considered progress throughout Central Saanich's existence and has allowed the district to grow in a measured and rational way, following many hours of consultation with stakeholders.

Allowing development outside the OCP is shortsighted and inappropriate. Please vote to stop this development proposal on Hovey Road by not amending Bylaw 2205-2024 on Nov 25.

Sincerely,  
Rick Hudson  
10960 North Saanich, BC V8L5P2

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## Nareka Jacques

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**From:** sandra jones [REDACTED]  
**Sent:** Tuesday, November 19, 2024 11:56 AM  
**To:** Municipal Hall  
**Subject:** OCP Revision

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Hovey & E Saanich Rd Development

Dear Mayor & Council

The people that voted for you as a Central Saanich municipal council member expect you to support the OCP and not be pressured by a developer that seeks major changes to the OCP. We hope that you will seriously consider the impact of these major changes of ( Hovey rd & East saanich rd).

The residents moved into this area for the purpose of it being a rural area to live in.  
It's residential & agricultural especially this street.

That will be changed forever, if you allow a large complex to be built on Hovey road.  
The design aspect will unbalance the street. With such small houses.  
I am very surprised that your planning office would allow this.

You are the Mayor & Council voted in to help your constituents.  
Please take careful consideration for them.

Yours sincerely  
Sandra Jones  
Saanich peninsula.  
Sent from my iPad

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## Nareka Jacques

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**From:** Allison MacDonald [REDACTED]  
**Sent:** Wednesday, November 20, 2024 2:59 PM  
**To:** Paula Hosking; Municipal Hall; Mayor Ryan Windsor  
**Subject:** Aryze Development

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

Paula, it was really great speaking with you. Thank you for all the work you do at the Legion (NFP staff need more recognition!)

To the mayor and those involved in the proposed Aryze Development,

I recognize there has been significant push back related to the decision to reject this project, and appreciate that in response to the public's feedback it is being reconsidered at the upcoming meeting on November 25.

At first glance, the Aryze proposal looks like a win-win for most parties involved. The Legion gets 60 units for veterans and seniors, while Aryze gets to build rental units with first right of refusal given to medical professionals working at the Saanich Peninsula Hospital. Sure, a few local residents would rather maintain the single family residential neighborhood feel. But if we're looking out for the best interests of everyone involved rather than a select few, I can't see how you can vote against seeing this proposal through to the next stage of the development approval process.

While I am certain the current iteration of the Aryze proposal will be amended to best suit the needs of our community, rejecting a proposal to provide affordable housing for our veterans and seniors citing the OCP seems very much like a "not-in-my-backyard" attitude. The OCP isn't a static document and using it to protect a few privileged homeowners from the inconvenience of living next to a new housing complex feels wrong.

As a new mom living in Brentwood Bay, thank you for letting me share my perspective and reading this note!

All the best,

Allison MacDonald  
[REDACTED]

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**From:** Paula Hosking <phosking@legionmanorvictoria.ca>  
**Sent:** Tuesday, November 5, 2024 1:42:47 PM  
**To:** [REDACTED]  
**Subject:** How to contact Central Saanich Council



Hi Allison,

Thank you again for your call today and your support with our potential new build. Please email your letter of support to: [Municipal.Hall@csaanich.ca](mailto:Municipal.Hall@csaanich.ca) They will be bringing the vote forward again on Monday, November 25<sup>th</sup> at the 7pm council meeting.

Let me know if you have any other questions.

Paula Hosking  
Assistant Executive Director  
Legion Manor Victoria  
F100-7601 East Saanich Road  
Saanichton, BC  
V8M 0A4

Office (250) 652-3261  
Direct (778) 426-8581  
Fax (250) 652-3260



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## Nareka Jacques

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**From:** Robert McLure [REDACTED]  
**Sent:** Thursday, November 21, 2024 12:41 PM  
**To:** Municipal Hall  
**Cc:** Brian and Josée Smith  
**Subject:** Re: Amendment to ByLaw 2205-2024

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Dear Mayor Windsor and Councillors,

Although my wife and I do not live in Central Saanich we are concerned that reviewing ByLaw 2205- 2024 and then taking it to a Public Referendum undermines any of the years of devoted home ownership and care for their property on Hovey Road by Josée and Brian Smith. What was once a peaceful and delightful residential street that Central Saanich could claim as a model for urban life will certainly no longer exist when the proposed 4-6 story development is located cheek by jowl west of their property thus blocking any sunlight for their superb garden, along with privacy and the likelihood of major traffic congestion.

Yes, I totally agree with the need for more housing for seniors but that housing should not be located where the needs and desires of single family house owners are obliterated. Central Saanich is a very large municipality and your Council has the administrative power to ensure that ALL responsible residents of the municipality can continue to enjoy their lives as they intended.

Thank you for this opportunity to offer another perspective, Robert G. McLure (a Senior)  
402- 4680 Elk Lake Drive  
Victoria, BC. V8Z 0B4  
[REDACTED]

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## Nareka Jacques

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**From:** Rosalind McLure [REDACTED]  
**Sent:** Monday, November 18, 2024 10:53 AM  
**To:** Municipal Hall  
**Subject:** OCP amendment bylaw

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Dear Mayor and Council,

I am a long time resident on the Peninsula and urge you to abide by the OCP. Otherwise what was the point of all the careful thought and effort originally put into that plan. Residents will lose faith in any future OCPs if substantial changes as the proposed development can be included later.

Already the condominium building nearby the new proposal has changed the look and feel of that Central Saanich neighbourhood from rural.

The present Veterans housing complex could be added to on their property in the same low profile.

Please consider the huge impact this change would make to Central Saanich and the negative effect it may have on people considering moving to an area where they can't rely on the OCP.

Yours truly,

Rosalind McLure

*Sent from my iPad*

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## Nareka Jacques

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**From:** Jennifer Mooney [REDACTED]  
**Sent:** Wednesday, November 20, 2024 10:33 AM  
**To:** Municipal Hall; Municipal Hall  
**Subject:** Re the OCP

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

Dear Mayor and counsel,

I would ask that you vote not to change the OCP at the next council meeting. I feel as though this creates slippery precedent going forward, and if the OCP is not followed, what is the purpose of having one?

I have returned to Saanichton after living in Vic West for five years and I came back in search of the small town rural feel that is so unique to Saanichton. As you may know Vic West has gone through a development boom of its own and let me tell you it is an absolute nightmare getting in and out of Vic west daily. I don't want this to happen to Saanichton. Multiple multi story buildings do not have a place in Saanichton. Please consider duplex or 4 plex instead.

Jennifer Mooney  
7856 Scohon Dr.

Sent from Jen's iPhone

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## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Sunday, November 17, 2024 12:41 PM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 11/17/2024 - 12:41pm

Submitted by: Anonymous

Submitted values are:

### Subject

OCP Amendment Bylaw No 2205 2024 (1934 Hovey Rd)

### Full Name

Marie Perrett

### Address

1961 Hovey Road  
Saanichton, BC. V8M 1V8

### Neighbourhood

Saanichton

### Email

[REDACTED]

### Message

Please note that those residents of Hovey Road who appear to be in favour of this development stand to gain financially, since the developer, Aryze, is buying their homes, and they will not be living here, with the drastic impact of this change to our neighbourhood afterwards.

We who are left will have possibly three or four hundred new residents across the road from us. It will pretty much destroy a quiet country lane and a close knit neighbourhood, where we all knew and helped each other.

We are not against new homes for the seniors, but knowing that they are sitting on five acres on which they can expand, we feel that it is unwarranted to change the OCP to place four and six story buildings on Hovey Road.

Please uphold the guidelines of the OCP which was only finalized last year. Density of this type is more appropriate closer to the core, rather than the outskirts of the town and bordering the ALR.

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Sunday, November 17, 2024 12:47 PM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 11/17/2024 - 12:47pm

Submitted by: Anonymous

Submitted values are:

### Subject

1934 Hovey road development

### Full Name

Stephen Perrett

### Phone Number

[REDACTED]

### Address

1961 Hovey road  
Saanichton, BC. V8M 1V8

### Neighbourhood

Central Saanich

### Email

[REDACTED]

### Message

Regarding 1934 Hovey Road , Saanichton development,  
I have a questions regarding the real estate representative working for the sellers on Hovey road  
proposed development, that is also a resident on Hovey road, and is also a seller of a property on Hovey  
Road, is this a conflict of interest?  
I am also very concerned that the recently updated OCP is being considered to be changed, is this why  
there is a long term OCP ?  
The legion manor, in name only, which is not owned by the Legion has a huge amount of unused land on  
their own property, where the older buildings should be replaced with new higher density buildings.  
I am not against more residents for seniors but strongly feel that scrapping 5 or 6 perfectly good family  
homes is not the right choice, going from 9 residents to 300-400 is not a good community plan.  
Looking at all the recent Central Saanich, over 800 rental buildings are in progress, another 376 being  
proposal stage , total 1192, Central Saanich goal is 557 by 2025, so why more??

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Dear Mayor and Council,

November 19, 2024

Aryze Developments (Victoria) in partnership with South Vancouver Island Housing Society has been proposing a 197-unit housing development in two buildings at 1934 Hovey Rd.

Some community members and some members of council have opposed this development because it does not meet the most recent version of the Official Community Plan (OCP).

We note with interest that Aryze has made some recent changes to their proposal, likely due to this community and council opposition. Nevertheless, the proposal still fails to meet the OCP. While they have reduced the height of one building facing East Saanich Rd, they have done nothing to reduce the height and mass of the six-storey building on Hovey Road next to us, the “orphaned” ALR home.

We remain unimpressed with this token nod to the OCP. This development continues to ignore other policies of the OCP, including:

“1. Sensitive transition to adjacent single-detached homes **must** be considered”

“2. Redevelopment **should avoid** resulting in an orphaned single detached property that would not feasibly be redeveloped otherwise”

“3. Within the **established commercial Village Centres of Brentwood Bay and Saanichton**, support apartments or mixed-use buildings (commercial/ residential) higher than 5 storeys when they provide a community benefit such as: a. affordable, seniors, or supportive housing.” This is **not** in the established commercial Village of Saanichton.

We have no doubt, a closer scrutiny of OCP policies will reveal further shortcomings of the Aryze development. Furthermore, we believe that other better sites for the Legion Manor expansion exist closer to the Village Center and Hospital and should be explored."

Aryze Developments has also emphasized a amenity package of over a million dollars.. This, however, is not tied directly to the development and is of arguably narrow community benefit. Council needs to be aware of the optics and propriety of this amenity package, lest it appear like buying approval. And given current expenditures on amenity-type projects in the district (i.e. multi-sport box Centennial Park at \$4.9 million dollars), this \$1 million proffered by Aryze falls woefully short.

We will not resort to name calling like Mr. Hughes from the Legion. We had extended an invitation to get together as neighbors would. He chose to ignore our letter. Councillor Paltiel also has ignored our invitation.

**As our elected leaders, we expect you to uphold the OCP for the greater good of all citizens in Central Saanich. When you vote, you are listening not only to your own conscience, but that of the community who elected you.**

Rejecting this proposal, which continues in its flagrant disregard of the OCP, would enable council's time and resources to be better spent on those projects, **including housing**, that are better aligned with this community's expressed values.

Although Aryze Developments has made some recent changes to their proposal, it still does not align well with the OCP.

Signed Residents of Central Saanich.



## Nareka Jacques

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**From:** Pieta VanDyke [REDACTED]  
**Sent:** Wednesday, November 20, 2024 11:48 AM  
**To:** Municipal Hall  
**Subject:** 1934 Hovey development proposal

To: Mayor and Councillors

I am writing to ask you to decline the request for an amendment to the Official Community Plan to allow the proposed development at 1934 Hovey Rd. , for the following reasons:

1. The District is doing really well in meeting its housing targets. There are a number of multi unit buildings under construction or in the proposal stage. We are not at a point of desperation. The District is in an enviable position of being able to pick and choose the developments that will enhance the community and provide needed housing.
2. The proposal is in the wrong place. The OCP, reflects well established planning principles that require higher height and density to be located in town/village centres where it is easy to walk to shops, services and transit. In such a location commercial and office space can be included on the ground floor. We see a number of such buildings along W. Saanich Road in Brentwood Bay. These proposed buildings are beyond easy walking distance to shops, and are across the road from protected agricultural land. The developer should look for land in the Saanichton village centre, not here.
3. The proposal will destroy a well established residential neighbourhood. Most residents have been here for decades. Tearing down houses along one side of the street will destroy the ambiance and the ability for neighbours to connect across the street. Allowing this proposal will send a message to residents that, regardless of the protections in the OCP, their home and lifestyle can be threatened at any time by a developer who decides to accumulate property for a multi unit development.

**Pieta VanDyke**  
**1-7701 Central Saanich Road**  
**Saanichton**  
[REDACTED]

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## Nareka Jacques

---

**From:** Maureen Watters [REDACTED]  
**Sent:** Wednesday, November 20, 2024 1:11 PM  
**To:** Municipal Hall  
**Subject:** ARYZE Development Proposal

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

Dear Mayor and Council:

I am writing to express my opposition to the proposed ARYZE development on Hovey Rd. at East Saanich Rd. My concerns include the following:

1. **Traffic Impact:** The proposed development will significantly increase traffic in the area. Public transit options are currently insufficient and unreliable, making it unrealistic to expect residents of these new buildings to primarily rely on buses or bicycles. The lack of adequate transportation infrastructure means that several dozen additional vehicles will contribute to congestion on East Saanich Rd., particularly near the already busy intersection with Veyaness and Hovey Rd., just north of a significant curve.
2. **Incompatible Building Height:** The height of the Aurora building on East Saanich Rd. already disrupts the character of this area. Adding two more buildings of substantial height will only exacerbate this issue, especially for the single-family homes directly opposite.
3. **Inappropriate Density Location:** Higher-density developments like this one are more appropriately located closer to the existing commercial centre at Wallace and East Saanich Rd., where infrastructure is better suited to support it.
4. **Non-Compliance with OCP Guidelines:** This development does not align with the Official Community Plan (OCP) guidelines which were adopted approximately a year and a half ago. Ignoring the plan so soon after adoption undermines its purpose and suggests that the council is prioritizing short-term interests over the community's long-term well-being. Further, approving the development would undermine long-term planning efforts, disregard the value of public consultation, erode public trust, and set a troubling precedent for future decisions. Allowing policies to be disregarded when deemed expedient sends the message that Council is willing to overlook established guidelines whenever it suits immediate goals. This not only weakens the credibility of the OCP but also jeopardizes the community's confidence in the planning process, leaving residents to question whether our voices and the long-term vision for the area truly matter.

Yours truly,  
Maureen Watters  
2157 Tanlee Crescent  
Saanichton, B.C.

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Nov. 15, 2024

Dear Mayor and Council:

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 Development to apply for zoning changes for a development at 1934 Hovey Rd that are well out of alignment with our OCP.

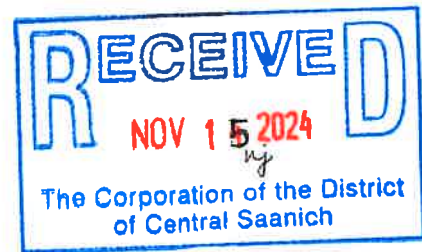
The people that voted for you as a Central Saanich municipal council member expect you to support the OCP and not be pressured by a developer that seeks major changes to our OCP. I hope that you will seriously consider the impact of these major changes and thank you for opposing the OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) on Nov. 25th.

Why should the municipality go through the lengthy, expensive effort and process of requesting public input, developing/updating their OCP (April 2023) if staff and council members are not going to abide by and enforce it?

Tom Campbell



6787 Wendonna Place  
Brentwood Bay, B.C.  
V8M 1A5



## Nareka Jacques

---

**From:** Yahoo Mail [REDACTED]  
**Sent:** Thursday, November 7, 2024 6:58 PM  
**To:** Municipal Hall  
**Cc:** C M  
**Subject:** Housing for Seniors and Veterans

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

Seniors and veterans desperately need our help during this time as housing crisis is skyrocketing and rent is outstripping their pension.

We as the following generation have a duty to look after our seniors and veterans who have taken care of us and our country.

These people deserve our respect and help

SVI Housing which operates Legion Manor and Veterans House Victoria is needing to expand and they have partnered with Aryze Development. They are not asking to build anything that will be disruptive. They want to build next to their current facility for the last fifty years.

As a citizen who cares about the elderly, I support this project, and it is our duty to take care of the elders and veterans

Thank you in advance

Candace

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## Nareka Jacques

---

**Subject:** FW: 1934 Hovey Rd

**From:** Adam Carlson [REDACTED]  
**Sent:** Monday, November 4, 2024 11:40:36 AM  
**Subject:** 1934 Hovey Rd

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

Dear Mayor and Council,

I am writing as a Central Saanich community member regarding the proposed development at 1934 Hovey Road. I would like to express my deep disappointment that this project was not approved let alone given a Public Hearing. This proposal offers significant benefits to our community, and it is disheartening to see such a thoughtful development dismissed. Watching the news, it seems very simple to me that we should not be hiding beyond policy documents that ultimately result in less housing being built for seniors, workers, and the broader community.

Please reconsider and move this project forward and approve the housing.

Regards,

Adam

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Pauline Eastick  
DS-7601 E. Saanich Rd  
Saanichton - B.C.  
V8M 1Z2

Mayor Windsor

Just a note expressing my disappointment  
in the response to the proposed housing on Hawey Rd.

I presently live at the Present Legion Manor  
and this is the third proposal for this building of  
another Legion Manor that has been turned down.

The housing is desperately needed for Seniors  
& Veterans.

Would like yourself & Council to okay this  
at the meeting in November.

Myself and alot of the residents are in favor  
of this project being approved

Thank You

Pauline Eastick

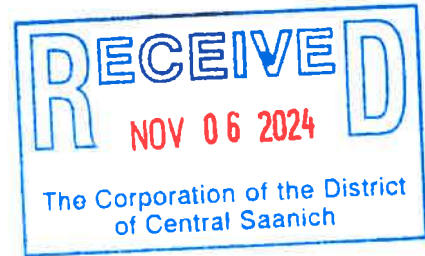
DS-7601 E. Saanich Rd

Saanichton - B.C.

V8M 1Z2



October 30th, 2024



Mayor and Council  
District of Central Saanich  
1903 Mount Newton Cross Road  
Saanichton, B.C.  
V8M 2A9

Re: Proposed new development on Hovey Road

Dear Sirs:

I wish to advise that I am very much in favour of this new development. The number of people that work and live in Central Saanich continues to grow and accommodations are limited and expensive.

I understand that this development is within what is called the Central Saanich's Urban Containment Boundary and that the new buildings aim to conform to Central Saanich's own goal.

Yours truly,

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

Ms. M. Gervais



## Nareka Jacques

---

**From:** Municipal Hall  
**Subject:** FW: 197 unit proposal at East Saanich and Hovey Road

**From:** billandsheena [REDACTED]  
**Sent:** Wednesday, November 13, 2024 3:58 PM  
**To:** Gordon Newton <[Gordon.Newton@csaanich.ca](mailto:Gordon.Newton@csaanich.ca)>  
**Cc:** [REDACTED]  
**Subject:** 197 unit proposal at East Saanich and Hovey Road

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

My name is Bill Heuman. My wife Sheena and I would like this email included for the next council meeting this month in November. I am concerned and opposed to the above development. I ask you simply to follow the current OCP as developed in part by us residents and keep this to maximum I believe of some 28 townhouses or the alike. This is a poor spot beside residential and nearby crops on ALR.

I thank you in advance to slow this and other new proposals that request OCP ammendments.

Please don't disappoint us residents. You and council have some 816 new unit that have either been proposed completed or are presently being developed in Central Saanich over past few years. With the Lockside development of 143 units plus 36 units at 6719 West Saanich, this new 197 unit proposal could bring total new units close to 1200 new homes for some nearly 2000 people.

Our population is a little over 16,000, and this could represent a 12.5 per cent increase in Central Saanich which is way higher than the Provinces goal for CS. Enough already.

As an aside. The Generations Apartments beside Thrifties, which was supposed to include some commercial but miraculously didn't happen, is presently and normally showing vacancies. When Marigolds opens I truly doubt this apt next to Highway 17 will ever be full.

So we have affordable apartments and condos galore that do not need more competition at this time. We need more residential with yards more than ever. So let's focus there and keeps to the OCP please.

Bill and Sheena Heuman  
7220 Seamount Close

## Nareka Jacques

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**From:** Hanne Kohout [REDACTED]  
**Sent:** Monday, November 4, 2024 2:03 PM  
**To:** Municipal Hall  
**Subject:** No to the request for 1934 Hovey Road

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

To Mayor and Council  
District of Central Saanich

Dear Honorable Mayor and Members of Council,

Please do not amend the OCP to accommodate the rezoning application for 1934 Hovey Road.

It does not fit in the plan for our municipality.

Thank you

Hanne Kohout

1550 Kersey Road,  
Brentwood Bay. BC

[REDACTED]

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## Nareka Jacques

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**From:** Kristine McGhee [REDACTED]  
**Sent:** Thursday, November 14, 2024 2:09 PM  
**To:** Municipal Hall  
**Subject:** Hovey Road Development.

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

To whom it may concern:

My name is Kristine McGhee and I both live and work in Saanichton.

I live at Legion Manor, 7601 East Saanich Rd. I have lived here for almost two years and I have loved every minute of it. I waited 5 years to get a place here and was 48 hours away from homelessness when I got the call a suite was available.

Legion Manor is wonderfully run and maintained. It is beautiful here and any time I have needed attention from the office they were helpful, professional and friendly.

I also work at Shoppers Drug Mart in Saanichton. We continually are short staffed and on occasion have been unable to open the store due to the workforce shortage in Central Saanich. We would certainly benefit from a new pool of employees.

It is due to all the reasons above that I can't stress enough how strongly I support this new development and I believe it will enhance our community and the people like me who live and work here. Thank you,

Kristine McGhee  
[REDACTED]

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**From:** [Dalyce Joslin](#)  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Attention Planning: Central Saanich Council regarding support for Legion Manor Development for Hovey Road from Legion Manor resident Pearl Olfert  
**Date:** Friday, November 1, 2024 12:36:30 PM  
**Attachments:** [03134353\\_photo-elderly-edit.jpeg](#)

---

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

Dear Central Saanich Council,

Attention Planning:

I am sending this mail at the request of my mother Pearl Olfert a resident of F301 - Legion Manor Victoria, 7601 East Saanich Road, Saanichton, BC V8M 0A4. Phone: [REDACTED]

My mother Pearl Olfert wants the Central Saanich Council to know that she fully supports the development for seniors and veterans for Hovey Road, proposed by Chairman Dave Sinclair and the Development Committee at Legion Manor.

Pearl values and supports the need for affordable housing for seniors and veterans both for their welfare and the greater good of the community.

As noted in the article referenced below, written by real estate reporter Jami Makan, published Oct. 4, 2024 in Business Vancouver, affordable housing for seniors in BC is in short supply. As the future need increases the availability of safe and appropriate housing for seniors will only grow. Approval of this project by Central Saanich Council would be a positive step in the right direction.

Senior housing shortage looms as B.C.'s population ages - Business in Vancouver

[03134353\\_photo-elderly-edit.jpeg](#)



Sincerely,  
Pearl Olfert

Email sent by Dalyce Joslin (daughter)  
Contact for Dalyce - [REDACTED]

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## Nareka Jacques

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**From:** Jodie Panter [REDACTED]  
**Sent:** Monday, November 4, 2024 2:45 PM  
**To:** Municipal Hall  
**Subject:** Development at 1934 Hovey Rd/ Amending OCP

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

Good Afternoon,

I am writing today to inform the Central Saanich Council that I DO NOT favour in the vote for the Aryze /Legion Manor development. The decision made October 23, 2024 should stand. To revisit this once again to appease a development company who is interested in lining their pockets should not be entertained. Legion manor has the property to expand and has admitted to this. Instead of expanding, their decision was to renovate existing aging buildings.

This is building is not in favour of the community, and it's shameful this is once again being voted upon. Stand by your vote and do not let this happen.

Thank you  
Jodie Panter  
6786 Barbara Dr  
[REDACTED]

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## Nareka Jacques

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**From:** merrilyn panter [REDACTED]  
**Sent:** Thursday, November 7, 2024 2:29 PM  
**To:** Municipal Hall  
**Subject:** 1934 Hovey Road proposed development. Revamped due to typos, please disregard previous.

There was a typo in my original email, My stance on the proposed development on 1934 hovey road is as follows: I do not believe the OCP should be amended and would be a disaster for this community. Once the floodgates are opened, there is no going back. I do not think it would be wise for the council to allow this structure to be voted in, and the legion manor has more than enough space on their current property. I do not believe that it would be favourable to entertain transport or make special allowances for Nurses. As per the last council meeting it was stated that the council is not allowed to show favouritism to one business, therefore it should also stand that they should not favour the nurses who make a sufficient income to support themselves.

The nurses at every other hospital do not ask for housing or transportation, why should they get preferential treatment? Nurses do not run the hospital by themselves, the Doctors, pharmacists, lab techs, radiologists, housekeeping do not have their hands out.

The meeting on November 4th, council decided to have a vote (November 25th) to include all members from council, hmm why is that? The established vote should stand. If a member of council was ill, on holidays or somehow out of commission would you hold off the vote until they returned? A council vote was made by responsible adults, the vote was cast, please do not open it up and cast further doubt with our elected members of council.

I had a privileged seat beside the member of the news, I observed the seniors having a finger wagged in their face to silence them by their Legion President. That was totally disrespectful by the individual. The Legion Manor residents should have had the right to speak. They have lived full lives and deserved to speak if they chose. Instead they were lead like a group of school children and put on display in their uniforms for all to see. Clothes do not make a person, simple observation would suffice they are senior citizens of this community. The act of parading the ladies and gentlemen for all to see was staged, the Legion Manor president whispered to the media to exit and the seniors dutifully followed along.

Thank you for time  
Respectfully  
Merrilyn Panter

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Pauline Eastick  
DS- 7601 E. Saanich Rd  
Saanichton - B.C.  
V8M 1Z2

Mayor Windsor

Just a note expressing my disappointment  
in the response to the proposed housing on Harvey Rd.

I presently live at the Present Legion Manor  
and this is the third proposal for this building of  
another Legion Manor that has been turned down.

The housing is desperately needed for Senior  
& Veterans.

Would like yourself & Council to okay this  
at the meeting in November.

Myself and alot of the residents are in favor  
of this project being approved

Thank You

Pauline Eastick

DS- 7601 E. Saanich Rd

Saanichton - B.C.

V8M 1Z2





NOV 2ND.

TO MAYOR RYAN WINDSOR  
AND COUNCIL ;

I AM WRITING, TO EXPRESS MY SURPRISE, AND  
DEEP DISAPPOINTMENT; THAT YOU CHOSE TO  
REJECT THE EXCELLENT, PROPOSAL, PUT  
FORWARD; BY LEGION MANOR VICTORIA AND  
ARYZE DEVELOPMENT, FOR THE HOVEY ROAD  
SITE.

I FEEL, THIS OPPORTUNITY TO ADD  
SENIOR AND VETERAN HOUSING TO OUR  
COMMUNITY IS VITAL! THE OPPORTUNITY TO  
HAVE WORK FORCE HOUSING AT REASONABLE  
EXPENSE IS A WONDERFUL BONUS!

PLEASE TAKE THE VOTE ON NOV 4TH  
AS A FORWARD - POSITIVE STEP. ONE THAT  
MAY SEE YOUR OWN SENIORS AND VETERANS  
AND PERHAPS YOURSELF ABLE TO FIND, SAFE AFFORD-  
ABLE HOUSING IN YOUR OWN COMMUNITY IN  
THE FUTURE.

RESPECTFULLY Wendy & Herman  
Windmibelt

## Nareka Jacques

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**From:** Jodie Panter [REDACTED]  
**Sent:** Monday, November 4, 2024 2:49 PM  
**To:** Municipal Hall  
**Subject:** Development at Hovey Rd/ amending OCP

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

Good Afternoon,

I am writing today to inform the Central Saanich Council that I DO NOT favour in the vote for the Aryze /Legion Manor development. The decision made October 23, 2024 should stand. To revisit this once again to appease a development company who is interested in lining their pockets should not be entertained. Legion manor has the property to expand and has admitted to this. Instead of expanding, their decision was to renovate existing aging buildings.

This is building is not in favour of the community, and is pure greedy.

Stand by your vote and do not let this happen!

Thank you

David Wilton

6786 Barbara Dr  
[REDACTED]

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## Nareka Jacques

---

**From:** Jodie Panter [REDACTED]  
**Sent:** Monday, November 4, 2024 2:52 PM  
**To:** Municipal Hall  
**Subject:** Development at 1934 Hovey Rd

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

Good Afternoon,

I am writing today to inform the Central Saanich Council that I DO NOT favour in the vote for the Aryze /Legion Manor development. The decision made October 23, 2024 should stand. To revisit this once again to appease a development company who is interested in lining their pockets should not be entertained. Legion manor has the property to expand and has admitted to this. Instead of expanding, their decision was to renovate existing aging buildings.

This is building is not in favour of the community, and or its surrounding areas.

Stand by your vote and do not let this happen.

Do Better!

Thank you

Margo Wilton

6786 Barbara Dr

[REDACTED]

Get [Outlook for Android](#)

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November 23<sup>rd</sup>, 2024

Dear Mayor + Council,

We are writing to you in support of neighbours and the community.

The proposed development at 1934 Hovey rd by Argyze does not fall within our OCP designation and we are also not in favour.

Thank you for your consideration of this important community matter.

Sincerely,

Christopher and Pamela Ball

1015 Greig ave. Brentwood Bay



## Nareka Jacques

---

**From:** Donald Bottrell and Associates [REDACTED]  
**Sent:** Friday, November 22, 2024 4:28 PM  
**To:** Municipal Hall  
**Cc:** S Bottrell; [REDACTED]  
**Subject:** 1934 Hovey Road

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

Good Evening,

I attended many of the community meetings that resulted in the creation of Central Saanich's present OCP.

You can imagine how I felt when I found out through the community FB page that the development community was already tearing at the very fabric of a document that my community and Municipal staff spent 1000's of hours fine tuning to be the long term vision that the community was in favour of.

I have lived at 1611 Kersey Road since 1990. One year after building our home 1991 saw the bombardment of my neighbourhood by the COOP, its henchmen and women and the very council that I had voted for. This initial go around became very ugly for my neighborhood. We hired a very talented Municipal Law expert whose assistance allowed us to block the ongoing ravaging of our community. However, since that time we have had to defend against the greed which prevails within the development community. Each and every time the community and the Municipal OCP allowed the lands to remain as they were intended within the current zoning.

I am not in support of this development proceeding. In fact I cannot for the life of me understand how the Municipal Staff would allow an application, which is in so contravention of our Zoning, move forward to Council.

Sincerely Yours,

**Don Bottrell**  
**1611 Kersey Road**  
**Brentwood Bay, BC**  
**V8M1J5**

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## Nareka Jacques

---

**From:** S Bottrell [REDACTED]  
**Sent:** Friday, November 22, 2024 5:54 PM  
**To:** Municipal Hall  
**Cc:** [REDACTED]  
**Subject:** Fwd: 1934 Hovey Road

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

Sent from my iPad

Begin forwarded message:

I would like to send my support of the letter from my husband below. I too do not support the development proposal at 1934 Hovey Rd. It is in contradiction to our OCP.

Sincerely  
Shelly Bottrell  
1611 Kersey Rd.  
Brentwood Bay, BC

**From:** Donald Bottrell and Associates [REDACTED]  
**Date:** November 22, 2024 at 4:28:31 PM PST  
**To:** municipalhall@csaanich.ca  
**Cc:** S Bottrell [REDACTED]  
**Subject:** 1934 Hovey Road

Good Evening,

I attended many of the community meetings that resulted in the creation of Central Saanich's present OCP.

You can imagine how I felt when I found out through the community FB page that the development community was already tearing at the very fabric of a document that my community and Municipal staff spent 1000's of hours fine tuning to be the long term vision that the community was in favour of.

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Sincerely Yours,

**Don Bottrell**  
**1611 Kersey Road**  
**Brentwood Bay, BC**  
**V8M1J5**

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## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Sunday, November 24, 2024 10:03 AM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 11/24/2024 - 10:03am

Submitted by: Anonymous

Submitted values are:

**Subject**

OCP

**Full Name**

Ernie Carley

**Phone Number**

[REDACTED]

**Address**

8000 Arthur Drive  
Saanichton, BC. V8M1V4

**Neighbourhood**

Turgoose

**Email**

[REDACTED]

**Message**

"Protecting and enhancing the rural and small town character of the community is a key principle of the newly adopted OCP."

This familiar quote take from CS Website. Yet as a 25year tax paying resident of the district, we are unimpressed with the proposal to even consider changes to the OCP, in favor of more development. What is the purpose of spending hundreds of hours and dollars on a OCP, just to amend it in for developers. With 800 plus units already available in the district and another 300 plus proposed, this is appear to be simple greed for developers. Changing the OCP to benefit development will effect All residence in All neighborhoods of CS. Living near the Marigold/Starlight over developed site we already are witnessing the chaos with traffic, hospital over crowding and that is before the units are even occupied. In closing I would like to thank Mayor Windsor and councilors King and Thompson for standing up for the residents of CS, in voting against changing the OCP.



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## Nareka Jacques

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**From:** Chris Carr [REDACTED]  
**Sent:** Friday, November 22, 2024 5:38 PM  
**To:** Municipal Hall  
**Cc:** [REDACTED]  
**Subject:** 1934 Hovey road development

Dear Council members,

I am in support of the proposed project, in particular the building of additional assisted living spaces managed by the Legion Manor. My father-in-law, a 92 year old veteran, was lucky enough to secure a unit at the Legion Manor early this year despite a long waiting list for applicants. The Manor provides a valuable resource for older residents on the Saanich Peninsula who can no longer live independently.

My wife and I have seen my father-in-law's life improve for the better and consider that additional assisted living spaces are required in the region as the population (including myself) ages.

Please consider these comments at the next council meeting.

Regards,  
Chris Carr (retired professional engineer)

Sent from my iPad

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## Nareka Jacques

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**From:** Rebecca J Evans [REDACTED]  
**Sent:** Sunday, November 24, 2024 9:53 AM  
**To:** Municipal Hall  
**Subject:** OCP

What is the point of an OCP, if your going to change it to fit your needs.. Not the community needs, but yours... a buzz in the ear, promises, money under the table and one home is now many.  
Brentwood Bay is very soon not going to be an affordable place for familys.It is fast losing ' Community ' .  
Don't let this happen.  
Rebecca Evans  
Brentwood Bay

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**Nareka Jacques**

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**From:** [REDACTED]  
**Sent:** Sunday, November 24, 2024 9:27 AM  
**To:** Mayor Ryan Windsor; Chris Graham; Zeb King; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson  
**Cc:** Municipal Hall  
**Subject:** Concern for a review and change to the OCP

Dear Mayor Windsor 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. [REDACTED]

[REDACTED] 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:** Carla Hunt [REDACTED]  
**Sent:** Monday, November 25, 2024 9:02 AM  
**To:** Municipal Hall  
**Subject:** 1934 Hovey Road

Dear Mayor and Council,

I am writing to express my dismay at the proposed housing development at 1934 Hovey Road.

This was not part of the OCP. You asked for community input into the latest OCP. I am wondering why this addition does not provide citizens of Central Saanich with the same respect around voicing their opinions on how they would like to see development happen in their community.

I believe this development also does not adhere to the walkable distance to amenities that was important to reduce carbon emissions.

This proposal needs community input and I hope you will afford citizens the opportunity to weigh in on this.

Sincerely,

Carla Hunt- Central Saanich

Sent from my iPad

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## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Sunday, November 24, 2024 2:18 PM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 11/24/2024 - 2:18pm

Submitted by: Anonymous

Submitted values are:

**Subject**

1934 Hovey Rd - Proposed OCP Changes

**Full Name**

Chris Raper

**Phone Number**

[REDACTED]

**Address**

1251 Mount Newton Cross Road  
Saanichton, BC. V8M 1S1

**Email**

[REDACTED]

**Message**

Mayor Ryan Windsor & Council,

Re: 1934 Hovey Rd - Proposed OCP Changes

While I am a proponent of densification within our municipality and I applaud Council's efforts in this regard, I encourage Council to question the purpose of the OCP, if it can be so easily changed.

A yes vote for the 1934 Hovey Rd. proposal on Nov. 25, 2024 would seem to make the OCP redundant and thus the entire community will rightfully question its purpose and why all of our tax dollars were spent to develop it.

I encourage Council to carefully weigh the precedent which is being contemplated.

Respectfully and grateful for your service,

Chris Raper

1251 Mount Newton X Rd

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Dear Mayor and Council,

November 19, 2024

Aryze Developments (Victoria) in partnership with South Vancouver Island Housing Society has been proposing a 197-unit housing development in two buildings at 1934 Hovey Rd.

Some community members and some members of council have opposed this development because it does not meet the most recent version of the Official Community Plan (OCP).

We note with interest that Aryze has made some recent changes to their proposal, likely due to this community and council opposition. Nevertheless, the proposal still fails to meet the OCP. While they have reduced the height of one building facing East Saanich Rd, they have done nothing to reduce the height and mass of the six-storey building on Hovey Road next to us, the “orphaned” ALR home.

We remain unimpressed with this token nod to the OCP. This development continues to ignore other policies of the OCP, including:

“1. Sensitive transition to adjacent single-detached homes **must** be considered”

“2. Redevelopment **should avoid** resulting in an orphaned single detached property that would not feasibly be redeveloped otherwise”

“3. Within the **established commercial Village Centres of Brentwood Bay and Saanichton**, support apartments or mixed-use buildings (commercial/ residential) higher than 5 storeys when they provide a community benefit such as: a. affordable, seniors, or supportive housing.” This is **not** in the established commercial Village of Saanichton.

We have no doubt, a closer scrutiny of OCP policies will reveal further shortcomings of the Aryze development. Furthermore, we believe that other better sites for the Legion Manor expansion exist closer to the Village Center and Hospital and should be explored."

Aryze Developments has also emphasized a amenity package of over a million dollars.. This, however, is not tied directly to the development and is of arguably narrow community benefit. Council needs to be aware of the optics and propriety of this amenity package, lest it appear like buying approval. And given current expenditures on amenity-type projects in the district (i.e. multi-sport box Centennial Park at \$4.9 million dollars), this \$1 million proffered by Aryze falls woefully short.

We will not resort to name calling like Mr. Hughes from the Legion. We had extended an invitation to get together as neighbors would. He chose to ignore our letter. Councillor Paltiel also has ignored our invitation.

**As our elected leaders, we expect you to uphold the OCP for the greater good of all citizens in Central Saanich. When you vote, you are listening not only to your own conscience, but that of the community who elected you.**

Rejecting this proposal, which continues in its flagrant disregard of the OCP, would enable council's time and resources to be better spent on those projects, **including housing**, that are better aligned with this community's expressed values.

Although Aryze Developments has made some recent changes to their proposal, it still does not align well with the OCP.

Signed Residents of Central Saanich.



Name	Address
L Evelyn Marsh	7937 Wallace Dr
Billas Leiber	7620 WALLACE DR.
Melissa Hepburn	1082 Lucille Dr
Bonnie McLaughlin	1349 Columbia Ave.
Palmer Hepburn	1082 Lucille Dr
MCS	7188 Skyline Crst.
Debbie Conley	7645 Sigman Place
Wayne Conley.	7645 Sigman Place
K. Patton	2157 TANLEE CRES.
Louise Banting	7856 Scotchon Dr.
B. W. C. E. H. L.	7856 Scotchon Dr.
Yvonne	7856 Scotchon Dr.
M. S. S. S. S.	7877 Fairmeadow Place
Maureen Motters	2157 Tanlee Crescent
Shirley M. Murray	2958 Lamont Rd. Brentwood
Kath M. Murray	2958 Lamont Rd. Brentwood
Pat Jones	#76. 1144 Verdier Ave. Brentwood
Cliff Jones	" " "
Pat Jones	6880 Wallace Dr. Brentwood
Grant Garner	6880 Wallace Dr. B.B.
<del>Garrett S. S. S. S.</del>	

Name

Address

JEENA ROBINSON

2980 ISLAND VIEW RD

MICHAEL ROBINSON

2980 ISLAND VIEW RD

Cynthia Robinson

2980 Island View Rd.

D.E. WILTON

6793 BARBARA DR.

MARGO WILTON

6793 BARBARA DR

JOE PANTER

6793 BARBARA DR.

David Wilton

6793 Barbara Dr

Merrilyn Panter

7486 East Saanich Road

JoAnna Panter

7486 East Saanich Road.

NORM Panter

7486 East Saanich R

ROB PANTER

7041 BRENTWOOD DRIVE

JAYDEN PANTER

7041 BRENTWOOD DRIVE

Rafael Robinson

2969 East saanich Rd

## Nareka Jacques

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**From:** Ken Steffenson [REDACTED]  
**Sent:** Saturday, November 23, 2024 8:25 AM  
**To:** Municipal Hall  
**Cc:** csc2016@hotmail.com  
**Subject:** November 25, 2024 Council Meeting AgendaDear Mayor and Item 12.21: 1934 Hovey Rd - OCP Amendment, Rezoning and Development Permit

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

Dear Mayor and Council,

With respect to the agenda item 1934 Hovey Rd – OCP Amendment, Rezoning and Development Permit, I am concerned that the Central Saanich Council may disregard the recently approved Official Community Plan under the misguided premise that any housing is better than no housing. The recently updated OCP provides substantial opportunity to ‘gently’ increase the available housing in Central Saanich. Meanwhile, a vote in favour of the OCP amendment sends an unhealthy message to all residents of Central Saanich the OCP is meaningless.

Therefore, I ask Council members to vote against a change to the OCP and as a result send a reassuring message to residents of Central Saanich that the contents of the OCP has meaning.

Ken Steffenson  
1628 McHattie Rd,  
Brentwood Bay, BC  
V8M 1X1

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## Nareka Jacques

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**From:** bill wilson [REDACTED]  
**Sent:** Sunday, November 24, 2024 10:22 AM  
**To:** Municipal Hall  
**Subject:** Proposed changes to the OCP.

Hello. My name is William Wilson and I live on Hovey Road.

I am totally against changes to the OCP. We need to keep Central Saanich's rural nature, and greatly increasing development has already put that agricultural character at risk. Not to mention the rapidly accelerating road congestion in C.S. that densification causes.

Please reject the proposed changes to the OCP.

William Wilson 1590 Hovey Road, Saanichton

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