

February 23, 2025

[REDACTED]

[REDACTED]

Saanichton, BC

To Mayor and Council

I am writing regarding the development of 1934 Hovey Road.

As we all learn a lot when we listen to each other, I offer the following perspectives on the proposed development of 1934 Hovey Road.

Our two most valuable resources in Central Saanich are our land and people.

What we should consider and heed regarding the land is that the pandemic taught us how fragile our food supply is (remember the delivery challenges). The current potential for tariffs further reinforces this.

We need to value our land - the fact that Central Saanich is primarily agricultural means this needs to be protected. The five-mile diet would change Vancouver Island for the better in so many ways, and we would drastically lessen our reliance on other countries. There is a critical concept here - some densification is required to preserve our farmland.

The people: For a moment, make it personal and consider if you or your parents/ grandparents were among the seniors waiting for support. Building this proposed structure will take approximately two years alone. If it's not approved, it will take much longer. The housing shortage for seniors is already in crisis. Let's be proactive rather than reactive.

The balance: Yes, it means densification in some areas. This location puts seniors beside an existing seniors facility, which makes sense. This will allow us to leave the land to grow food for our communities.

One of the challenges of planning is being able to plan today but consider where we will be tomorrow. The best time to plant a tree was ten years ago, the second-best time is now.

It is wise to listen to all perspectives before jumping in and saying no. This development does not harm Central Saanich by densifying and changing its character. The narrow focus is on one road and the time frame of an OCP completed two years previously.

We need a broader focus.

This development will allow more agricultural land to remain available by adding some densification and promptly caring for our senior citizens (who, if we are fortunate enough, will include all of us one day).

Our farmland and seniors/vulnerable people deserve protection; this development is a way to support both.

Respectfully submitted

From: [Planning](#)
To: [Planning](#)
Subject: FW: 1934 Hovey Rd (12.2.1) Citizen Input
Date: Monday, February 24, 2025 3:08:16 PM

From: [REDACTED]
Sent: November 25, 2024 2:34 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>
Cc: Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: 1934 Hovey Rd (12.2.1) Citizen Input

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

Hello

I am writing this to you regarding a proposal that is being presented tonight (item 12.2.1). I would like to share my support but also my story.

I am a 56-year-old female that was living in an abusive relationship. A year ago, I had to make the difficult decision to risk homelessness for my safety. I had to leave my home in Alberta with only what I could fit into my car and my 2 small dogs. I am not educated and most of my adult years I was a stay-at-home mom raising kids. I didn't have a job at the time I left, and I had no idea where I was going to go or how I was going to survive long term. For 4 months I bounced around between family in Oregon, friends in Victoria and Edmonton while I looked for employment. After 4 months of searching, I was offered a position with the BC Public Service in Victoria. I hesitated because I was very concerned about the housing situation here, but it was my only option, so I took it.

I was right to be concerned about housing. Even with a decent job, I couldn't afford to get myself my own apartment and still can't. The lowest priced 1 bedroom I found was around \$1800 per month, nearly 60% of my bring home pay. Even if I found those situations, getting one was near impossible as they go fast. Realistically, what was more likely was a 1 bedroom at the \$2200 a month or more, nearly 70% of my bring home pay.

When I arrived here 8 months ago I was renting a room in someone's basement as a temporary solution until I found something else. After a couple months there, I was able to find a roommate situation, sharing a 2-bedroom 1 bath basement suite in Central Saanich. I love it out here and it is close to my work in Keating Business Park. However, only having a roommate agreement with someone that I didn't know prior to moving in, has left me with the insecurity of when will this situation end and if it does, what will I do. I literally feel like the only thing I have going for me is that I own my car, so I'll always

have that to live in.

I've investigated housing through CRHC and was told that there is a 10+ years waiting period to get into anything subsidized. I've applied for housing Co-ops but again, who knows how long I'll be on those waiting lists. I was told by one that it's hard to get into one as a single person. Every where I turn, there is no hope for ever having my own home that is safe and secure. Then there is the pet issue. I have my 2 senior dogs, but most housing doesn't allow pets.

A couple weeks ago I was travelling down Hwy 17, passing the intersection to go into Sidney. There was a clearly unhoused woman set up there on the corner. Not only did it break my heart, but my first thought is that that could be me. The next time I saw her, RCMP were removing her.

I know the situation with the unhoused in Victoria has presented a lot of challenges. It is a sad situation. The reality is, without more affordable housing being built and available, this problem is going to continue to grow. People like me, people that have had difficult life circumstances happen that are out of their control, people that have jobs, don't have drug or alcohol issues, that are responsible but just can't afford the exorbitant housing costs, will become homeless if there are not available options. For me it is looking 15 years in the future when I am 71 years old and can't work full-time any longer. If I don't find some kind of subsidized housing situation where I can't be kicked out of before I'm not longer able to work in my position, I will be unhoused. I won't be able to afford much of any rent on a measly pension income.

I know I am not the only one facing these challenges out there. I can tell you it was an impossible and frightening decision last year when I was trying to figure out how I could leave an unsafe situation with little to no options. I know there are many abuse victims that must stay for this very reason. They risk their lives and the lives of their children because they have no options. I know there are other people like me that haven't had much of a career due to childrearing and are getting close to the end of their working careers and have little to no options. The fact that it's not an automatic yes to this kind of housing being built is shocking. By saying no, you're not keeping the "riff raff" out of the area, you're contributing to the problem.

Thank you for keeping my circumstances in mind on this development proposal.

Kind regards,



"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: Letter of Support for 1934 Hovey Road and East Saanich Road
Date: Monday, February 24, 2025 12:27:54 PM
Attachments: [SupportLetter_CentralSaanich_241030.pdf](#)

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 12:23 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: Letter of Support for 1934 Hovey Road and East Saanich Road

From: Jill Atkey <jill@bcnpha.ca>
Sent: October 30, 2024 9:39 AM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Letter of Support for 1934 Hovey Road and East Saanich Road

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

Dear Mayor and Council,

Please find attached a letter expressing BC Non-Profit Housing Association's strong support for the affordable rental development for seniors and health care workers at 1034 Hovey Road and East Saanich Road.

Please do not hesitate to be in touch with any questions or concerns regarding our support of this project. In the meantime, take good care. Jill

Jill Atkey

Chief Executive Officer
She/Her/Hers

BC Non-Profit Housing Association
220-1651 Commercial Drive, Vancouver, BC V5L 3Y3
CELL 778.867-8159
jill@bcnpha.ca | www.bcnpha.ca

BCNPHA's offices are located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səlilwətaʔ (Tsleil-Waututh) peoples. Our work takes place throughout the ancestral lands and the many unceded territories of more than 200 First Nations in British Columbia.



"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

October 30, 2024

District of Central Saanich

1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

Dear Mayor and Council,

RE: Letter of support for 1934 Hovey Road and East Saanich Road

I am writing on behalf of BC Non-Profit Housing Association to express our organizational support for Legion Manor Housing Society and Aryze Developments proposed affordable housing project at 1934 Hovey Road and East Saanich Road, and would strongly encourage Council to reconsider this project and approve the housing at your earliest opportunity.

British Columbia Non-Profit Housing Association (BCNPHA) is the umbrella organization for the province's non-profit housing sector. Our sector stewards more than 70,000 units of affordable housing across BC, and as the leading voice for the non-profit housing sector we are acutely aware of the desperate need for each of the 195 homes proposed in this project.

Housing need is high across the capital region, and the District of Central Saanich is not immune from these pressures. A recent staff report from the District's own Planning Department has found that addressing the housing crisis will require 1,117 new homes of varying tenure over the next five years. The project proposed by Legion Manor Housing Society and Aryze Developments would deliver a significant portion of housing tenure diversity, setting the District on the right path to fulfil its commitment to delivering on its housing goals.

The project would not only move Central Saanich closer to achieving its housing targets but also address an urgent and growing need for affordable options, particularly for seniors and essential workers. According to the 2021 census, over 50% of senior households in Central Saanich spend more than 30% of their income on housing, and with rising rents across the region, we know rental affordability has continued to erode since then. With fixed incomes, seniors are most vulnerable to these rapid increases in rents.

The Saanich Peninsula Chamber of Commerce has been advocating for increased workforce housing on the Peninsula for over a decade, highlighting that nearly 70% of local workers must commute by car—adding over 68,000 tonnes of CO² to the atmosphere annually. To effectively address this challenge, the Chamber estimates that 4,295 new homes would need to be built in Central Saanich—a target significantly higher than those set by either the province or the District.



BCNPHA
BC Non-Profit Housing Association

TEL 604.291.2600
FAX 604.291.2636
TOLL-FREE (BC) 1.800.494.8859

220-1651 Commercial Dr.
Vancouver, BC V5L 3Y3
www.bcnpha.ca

This project is a rare opportunity for the District to support a highly effective non-profit and private sector partnership. This partnership demonstrates how powerful cross-sectoral collaboration can be to deliver much needed housing. Legion Manor and Aryze Developments are achieving an incredible level of affordability without any capital investment or operating subsidy from senior levels of government. Government alone cannot fix the housing crisis, and the partnership on display in this project could be used as a model for other communities.

In your considerations, it's important to bear in mind that this project has a high level of community support. This comes as no surprise to us, as our recent polling reveals that more than 80% of British Columbians agree that increasing non-profit and co-ops homes in all communities is critical in addressing the housing crisis. We encourage you to consider the broad community support for this proposed project in reconsidering this proposal.

In addition to time and cost, uncertainty of approval is the single biggest risk factor for non-profit housing developments. And when projects are turned down with no clear rationale, non-profits pay attention and will prioritize developments in supportive municipalities when considering where to spend their limited resources. Creating an environment of uncertainty will make it more challenging to meet the District's housing goals into the future.

BCNPHA would like to thank you for your time and consideration, and we urge you to reconsider this motion.

Sincerely,

Jill Atkey
CEO
Email: jill@bcnpha.ca
Phone: 778-867-8159

From: [REDACTED]
To: [Planning](#)
Subject: Fwd: Hovey rd
Date: Saturday, February 22, 2025 12:34:19 PM

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

See below.

Lorna Brewer

Begin forwarded message:

From: Lorna Brewer [REDACTED]
Date: February 22, 2025 at 12:32:30 PST
To: planning@csaanich.com
Subject: Hovey rd

Being unable to attend the hearing, I wanted to put my words down to council. Firstly, the need is high for affordable housing for health workers and seniors. The new building by me on lochside is so expensive, I don't know how some can afford to live there. So even though we are building, they are not attainable. Legion manor is a great place, my brother is in the assisted living part for almost a year and he has gone from being alone in an apartment and fading away, to thriving in this environment. It is not only affordable, staff are fantastic, meals are good. I have a friend on the waitlist for independent living of which is a 6-7 year wait so obviously the need is there. To the folks who say it could be built somewhere else, it could be, but needs to be beside the manor for obvious reasons. Please consider moving this forward for the good of the people!
Thank you
Lorna Brewer

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: 1934 Hovey Rd
Date: Monday, February 24, 2025 1:35:17 PM

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 1:07 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: 1934 Hovey Rd

Letter writer provided permission to have this included in the public package.

From: Adam Carlson [REDACTED]
Sent: November 4, 2024 11:41 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

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: Fwd: Support for Legion Manor Victoria's Development Plans
Date: Tuesday, February 25, 2025 6:24:03 PM
Attachments: [Outlook-Beacon-Com.png](#)

Sent from my iPhone

Begin forwarded message:

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Date: February 25, 2025 at 6:19:59 PM PST
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: Support for Legion Manor Victoria's Development Plans

Letter writer gave permission for this to be part of the public record.

From: Jessica Cochrane [REDACTED]
Sent: November 22, 2024 12:31 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Support for Legion Manor Victoria's Development Plans

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

Jessica Cochrane

5511 Alderley Rd
Victoria, BC V8Y 1Y1
November 22, 2024

Mayor and Council Members

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

Dear Mayor and Council Members,

Re: Support for Legion Manor Victoria's Development Plans

I am writing to express my strong support for Legion Manor Victoria's proposed development plans. As a Senior Housing Navigator serving the

Saanich Peninsula, I have witnessed firsthand the urgent need for additional affordable housing options for seniors in our community.

The current landscape for senior housing on the Peninsula is dire. Facilities such as Wakefield Manor, Kiwanis' Windward Village, and Legion Manor Victoria's existing building are simply unable to meet the growing demand. My caseload of over 100 seniors includes individuals who are renters, relying solely on basic pension incomes of less than \$25,000 per year—an amount insufficient to meet the high costs of rental housing in our region.

Many of my clients are ordinary seniors who lack significant savings, supplementary pensions, or a partner to share expenses with. Some worked in non-traditional jobs or did not realize their Canada Pension Plan alone would be inadequate. These individuals are increasingly being priced out of the rental market and are facing heartbreaking decisions about where they can live.

A consistent theme in my interactions with seniors is their deep desire to remain in the community they've called home for so long. Unfortunately, I often have no choice but to direct them to housing societies in the broader Greater Victoria area, as the options on the Saanich Peninsula are far too limited.

Legion Manor Victoria's commitment to addressing this gap is commendable. Their proposed development would provide much-needed housing opportunities for seniors who are struggling to stay in the community they love. By endorsing this project, your council has the opportunity to make a tangible difference in the lives of many seniors and ensure Central Saanich remains a welcoming and inclusive place for people of all ages.

I strongly encourage you to approve this development and demonstrate your support for our seniors, who deserve stability and dignity in their later years. Thank you for your attention to this critical issue.

Sincerely,

Jessica Cochrane (*She/Her*)

Senior Housing Navigator

Beacon Community Services at SHOAL Center

10030 Resthaven Drive, Sidney BC, V8L 3G4

Email: jcochrane@beaconcs.ca | website: beaconcs.ca

Cell: 250-514-3057



LIGHTING THE WAY FOR 50 YEARS.

Beacon Community Services respectfully acknowledges that we live, work, and serve on the traditional and unceded territories of many Indigenous Nations, including the WSÁNEĆ people, and the lək'wəŋən -speaking peoples of the Songhees and Esquimalt First Nations. Beacon Community Services' longstanding commitment to those we serve, including our staff and volunteers, is to work in partnership with Indigenous peoples and cultures to better understand how we can strengthen relationships and move forward together with care, love and respect.

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please notify the sender by reply email and destroy all copies of the original message and attachments.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: A non-profit perspective on Hovey Road
Date: Monday, February 24, 2025 12:27:34 PM

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 12:24 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: A non-profit perspective on Hovey Road

From: Executive Director <ed@mdshs.net>
Sent: October 31, 2024 12:54 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: A non-profit perspective on Hovey Road

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

Dear Central Saanich Leaders,

Forgive me for reaching out, but I've read the news that your Council rejected a recommendation to proceed with a public hearing to consider a mixed-income market and non-profit seniors' housing development in your community at 1934 Hovey Road. I currently work for a small independent non-profit housing society in Saanich with whom I also previously served as a volunteer Director on the Board. We faced challenges a few years ago similar to those you are creating for Legion Manor Housing, and I wish to share with you how detrimental your decision can be to the viability of non-profits, addressing our housing crisis, and the long-term health of your community.

Mount Douglas Seniors Housing Society faced challenges at Saanich Council several years ago when we proposed a seniors apartment block on our 4-acre property in the midst of a lovely Saanich neighbourhood. Mount Doug had built 80 apartment homes for seniors with low incomes in 1970 and successfully operated it for five decades. Ten years ago, they decided the large property had room to accommodate more affordable seniors housing that was in demand. A viable project required four stories for 113 homes, but Council approved only three stories, and our board went ahead because the

housing was so drastically needed. Here we are now, still with waiting lists, and our new building at less than 75% of what was required to cover the most modest costs of operating. To add insult to injury, important design elements of the building were also unjustifiably cut off due to the Council's then knee-jerk reaction to a few loud voices who translated their fear of change into forecasts of harm.

There has been no harm to our neighbourhood in Saanich, only to the viability of the housing we provide to 164 older adult households with low incomes. The "Mount Doug" property is a beautiful complement to the neighbourhood, and I have not experienced any neighbourhood conflicts over the past few years that I have been involved. Please come visit!

Reading the headlines about Central Saanich's actions toward the Legion housing brings to mind the financial jeopardy imposed upon our society by a wavering Council who delayed and then changed our project in ways that negatively impacted the financial viability of seniors housing. I read the reports on your October 21 agenda and, as a professional planner with over three decades of professional experience with such matters, I'm at a loss to imagine what objective case has been made to stymie the process. Funders require land use approvals before funding just as local governments require project details before granting land use approvals. I'm left wondering why your community is closed for innovation and this worries me as my board endeavours to maintain our housing and meet the dire need for low-cost housing from the non-profit sector.

Please take something from our fate and calm the alarm bells that have gone off for all non-profits trying to serve those the market cannot. Three key points come to mind:

- Delays pass time and time diminishes the viability of the thin margins in rental housing, especially for non-profits governed by volunteer boards who are forced into density constraints contrived by local land use regulations.
- Act now and let a wonderfully situated, thoughtfully assembled, and diverse development take roots to strengthen your community.
- Mostly, please let the community have a proper public dialogue about the matter at hand so the decision rationale benefits from some transparency that can educate the rest of us.

I appreciate your understanding, and I empathize with your challenging roles as you lead your community into a more diverse and inclusive future. Courage is not for the faint of

heart.

Warmly,

Jacqueline East, DDes, RPP, MCIP

Executive Director

Mount Douglas Seniors Housing Society

250-721-1818

100 - 1552 Arrow Road

Victoria, BC V8N 0B8

Providing a safe and caring community and comfortable homes to seniors on lower incomes

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Planning](#)
To: [Planning](#)
Subject: FW: 1934 Hovey Road development approval
Date: Monday, February 24, 2025 12:31:27 PM

From: Linda Friars [REDACTED]
Sent: Thursday, February 20, 2025 6:09 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>; Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: 1934 Hovey Road development approval

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

February 20, 2025

Central Saanich Council,

I hope that you will allow the development at 1934 Hovey Road, Saanichton to go through. This would be a great opportunity for those who are working in the low wage jobs within our community to be more available by living in the community that they are working in. The development will also provide housing for young adults to move out of their parents' houses to feel more independent without having to leave the community that they love. It could also provide adults nearing retirement, an opportunity to downsize while waiting for spots in retirement housing, which frees up houses for young families to move into, spend their money in the community and build up their wealth for retirement in the community. The development could also allow middle age adults to move back to their home community; bringing in more skilled workers like medical professions, the people that support them, and other business workers like farm hands into our community.

There is so many benefits to improving the community as a whole by letting this development through. This includes making things safer on a corner that has at least one nearly fatal vehicle accident, and many near misses for pedestrians; by the installation of a lighted crosswalk where school buses can stop at and sidewalks down Hovey Road, getting pedestrians off the street, freeing up the road for vehicles and farm equipment. The planned sidewalks also lead to a green space one block away, Centennial Park and a gardening space on the development property as well. By having a large development on the corner of Hovey could ensure timely snow removal at that corner; making it easier for postal delivery, delivery services and transit to support the rest of the area. This would also ensure more eyes in the area, leading to a reduction in possible crime since there will be more working adults that can report.

Please allow the legacy of these 5 properties become something that will aid the community rather than be a detriment; since most of the owners of those properties and the houses contained within, are getting older and deteriorating. Allow the development through.

Linda Friars

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

Sharon Glynn B.Comm., LL.B.

17-2740 Stautw Road Saanichton, BC
[REDACTED]

February 26, 2025
Sent by email

Mayor and Council
District of Central Saanichton
1903 Mount Newton Cross Road
Saanichton, BC

Dear Mayor and Council,

Re: Development Application 1934 Hovey Road

I am writing to indicate my strong opposition to the development proposal for 1934 Hovey Road. I have been deeply involved with the group of Hovey Road residents and supporters for several months, and the more I have learned about this case, the stronger is my conviction that this should be denied.

I developed the website, *CentralSaanich-CitizenVoices.org* with the input of people who are very knowledgeable in municipal matters. Our goal was to inform the public in a respectful way and to give them an opportunity to voice their views. It worked. We heard from hundreds of people who signed our petition and sent us their comments. I also knocked on many doors with other group members to inform the people and hear their feedback.

The opposition is widespread among most areas of Central Saanich that we were able to canvass. It is not just the local neighbourhood.

People are very concerned. They see this as a precedent for what could happen – and in the context of the draconian measures of Bill 44.

The hundreds of supporters that we reached in a short period of time, I believe, represents a much greater number and the opposition to this proposal is greater than it seems. As in the recent “pushback” of Canadians to the Trump rhetoric, I think you have awakened a “sleeping giant”.

Council’s Role to Ensure Factual Respresentations

I am very concerned about the misleading claims that have been advanced by the Developer – ones never corrected by this Council. The claims that the rental building is housing for healthcare workers and Central Saanich workforce is untrue.

Offering rentals to **healthcare workers** first – the so-called “right of first refusal” for one month - hardly qualifies as “housing for healthcare workers”. The developer also repeatedly claimed in their proposal to Council that they were working with the *Peninsula Hospital and Healthcare Foundation*. The Foundation made a public statement that this was false.

This claim was continually repeated throughout the media, including stating there might be a shuttle bus to the hospital.

The same is true for “workforce” housing. There is nothing to support this. Obviously these are attempts by the developer to fit within the OCP policy.

What is disturbing to me, is that these misleading claims are in the proposals before Council. They are repeated in the language. As they have never been challenged by Council (to my knowledge) the proponent is free to repeat these false claims. This needs to change. I believe it is incumbent upon Council to ensure these misleading statements are removed from the application documents.

The OCP Process

I have read through the thousands of paragraphs about the OCP process. “What We Heard”. “Summary Reports” “Who we talked to”. I spoke to Karen Dinnie-Smyth who was on the public advisory committee. She said for two years, once a month, the committee met on zoom with the paid consultant from Vancouver. And how many members of the public took the time and effort to write submissions? A lot.

Your Director of Planning stated that the cost of the 3 year OCP process was \$227,000. I doubt if this does takes all of the staff time into account.

What was this all for? The OCP was just adopted in 2023. It’s a good plan. It’s clear, logical, sensible and smart. Yet *before the ink was dry*, this development application was filed.

I believe that this should never have reached the starting line. Planning should have refused to consider this application which is in such direct violation of the OCP. The developer and Legion should have been told to come up with another plan.

By allowing this application to reach this point, Council has divided the public and it has turned into an ugly “shouting match”. I have see the angry facebook posts. I have seen the threats issued by the developer and Legion in their full page ads. And I have seen the veiled threat by Elizabeth May – which only the Mayor was willing to refute.

The OCP Policy and Land Use

The Official Community Plan is just that – an Official Plan – *it is not a Community Wishlist*.

Provincial law states that once the Official Community Plan is adopted, all bylaws must be consistent with the OCP. *The developer, Luke Mari, acknowledged in a Times Colonist interview Nov. 28, 2024 that the proposal was not compliant with the OCP.* Changing the design from 6 to 4 storeys and changing the entrance does not change this fact.

Is the development in compliance with the OCP Policy?

- The OCP General Policy supports new development that is sensitive to its surrounding neighbourhood. “Sensitivity to existing neighbourhoods” is major component of policy – it is mentioned many times throughout the OCP
- The highest density and intensity of redevelopment should be oriented toward major roadways.

- Policy is to avoid “Orphaned Houses”
- There must also be a sensitive transition to adjacent single-detached homes
- The retention of trees is critical.

The development meets none of these policies.

Is it in compliance with other OCP Policy?

- Affordable seniors’ housing is a policy objective, so the Legion’s housing is compliant.
- There will be only 13 “below-market” rentals in the rental building, which are required by the District law – and only for a 10 year period.

Do we urgently need more housing in Central Saanich?

- No. We have exceeded our housing targets.

Are there viable options for more Legion’s senior housing?

- Central Saanich should work with the Legion and BC Housing to redevelop the Legion’s own large 5.5 acre lot, possibly adding 7551 East Saanich Road. The current lot contains a great deal of undeveloped land and the 50 year old cottages could be redeveloped for more density. The millions of dollars earmarked for this new project could be better spent in improving the existing facilities while respecting the surrounding community.

The Effect on the Residents

I am shocked at how our Council is willing to drag these people through this process, ruining their lives – and the construction hasn’t even begun. These people have paid their taxes, raised their families and built their dreams of quiet retirement on this street – only to have it shattered by a Council that should have followed their own law.

If you approve this application imagine what it would be like to live on this street. 5 houses bulldozed and taken to the landfill, most of the beautiful tall trees cut down, heavy equipment, crews, mud, pollution for years. Then 300 residents with cars, noise, traffic. *How would you like this for your own neighbourhood?*

The Owls

Finally, the Barn Owls are a *Federal Species at Risk* and have been living, hunting, nesting and roosting on Hovey Road for 28 years at the Smith residence. They have been studied, banded, and photographed by BC Fish and Wildlife. This development would remove trees they use and would disturb the birds during nesting season. This is another reason why this development, right next to ALR is wrong on so many counts.

Please take the right, moral and legal action and reject this proposal.

Sincerely,

Sharon Glynn

From: [Planning](#)
To: [Planning](#)
Subject: FW: Letter to Council: Hovey Road
Date: Monday, February 24, 2025 12:31:40 PM

-----Original Message-----

From: Sharon Glynn [REDACTED]
Sent: Thursday, February 20, 2025 7:18 PM
To: Elizabeth.May.C1@parl.gc.ca
Cc: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Letter to Council: Hovey Road

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

Dear Elizabeth May.

I am writing regarding your letter to Central Saanich Municipal Council on the Hovey Road development application.

This is an inappropriate use of your office to pressure this Council that is set for a Public Hearing on March 5 and I am certain that many of your Central Saanich constituents would agree when they learn of this.

I understand that your letter is on the Agenda for the Council meeting on Feb. 24. I would respectfully request that you withdraw your letter and issue an apology to Council for this undue influence.

Sharon Glynn

Central Saanich

“The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.”

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: Letter of Support for 1934 Hovey Road and East Saanich Road
Date: Monday, February 24, 2025 12:26:45 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Central Saanich Letter of Support Oct 2024.pdf](#)

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 12:24 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: Letter of Support for 1934 Hovey Road and East Saanich Road

From: David Hutniak <davidh@landlordbc.ca>
Sent: October 30, 2024 3:00 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Letter of Support for 1934 Hovey Road and East Saanich Road

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

Dear Mayor and Council,

Please find attached a letter expressing LandlordBC's support for the affordable rental development for seniors and health care workers at 1034 Hovey Road and East Saanich Road.

Thank you in advance for your serious consideration.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca
he/him/his

LANDLORDBC



Learn how to Rent It Right™ with the free online [I Rent it Right™](#) course.

The information contained in this message reflects the latest information at our disposal, is privileged and intended only for the recipients named. If the reader is not a representative of the intended recipient, any review, dissemination or copying of this message or the information it contains is prohibited. If you have received this message in error, please immediately notify the sender, and delete the original message and attachments.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

October 30, 2024

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

Dear Mayor and Council,

Subject: Letter of support for 1934 Hovey Road and East Saanich Road

I am writing on behalf of LandlordBC to express our strong support for Legion Manor Housing Society and Aryze Developments proposed affordable housing project at 1934 Hovey Road and East Saanich Road. Acutely aware of the urgent need for each of the 195 homes proposed in this project, we encourage Council to reconsider this project and approve the housing at your earliest opportunity.

LandlordBC is a non-profit organization representing owners and managers of rental housing in BC with an emphasis on private sector housing solutions. Our sector provides safe and secure housing for approximately 90% of the renter population in the province, and are committed to the sustainable delivery of homes for British Columbians.

Housing need is high across the capital region, and the District of Central Saanich is not immune from these pressures. A recent staff report from the District's own Planning Department has found that addressing the housing crisis will require 1,117 new homes of varying tenure over the next five years. The project proposed by Legion Manor Housing Society and Aryze Developments would deliver a significant portion of housing tenure diversity, setting the District on the right path to fulfil its commitment to delivering on its housing goals. The project would not only move Central Saanich closer to achieving its housing targets but also address an urgent and growing need for affordable options, particularly for seniors and essential workers. In your considerations, it's important to bear in mind that this project has a high level of community support.

This project is a rare opportunity for the District to support a highly effective non-profit and private sector partnership. This partnership demonstrates how powerful cross-sectoral collaboration can be to deliver much needed housing. Legion Manor and Aryze Developments are achieving an incredible level of affordability without any capital investment or operating subsidy from senior levels of government. Government alone cannot fix the housing crisis, and the partnership on display in this project could be used as a model for other communities.

In addition to time and cost, uncertainty of approval is the single biggest risk factor for housing developments. And when projects are turned down with no clear rationale, builders pay attention and will prioritize developments in supportive municipalities when considering where to invest their capital. Creating an environment of uncertainty will make it more challenging to meet the District's housing goals into the future.

LandlordBC would like to thank you for your time and consideration, and we urge you to reconsider this motion.

Sincerely,



David Hutniak
CEO, LandlordBC

P: 604-644-6838
E: davidh@landlordbc.ca

10 February 2025

Dear Central Saanich Municipal Councillors:

I am writing in support of the proposed Aryze-Hovey project.

I am the owner and resident of 8284 Thomson Place, am an active member of Central Saanich and, am interested in Central Saanich's vibrant future. I have read the amended Aryze Project Plan in detail and have also attended a January 29/25 OCP Assn meeting where this proposal was discussed.

I view the OCP as an important living document that fits in with other critical planning and authorizing processes used by Central Saanich to forge the best future. I understand that since it was initially tabled, the OCP has been amended 13 times and is due to be replaced in several years. It seemed abundantly clear that attendees at the January 2025 OCP Assn meeting seemed wholly inclined to halt the Hovey development; and in the same vein, other legitimate approval processes were wholly denigrated. It seemed clear that the OCP Assn organized attendees had only a basic understanding of the intent of the OCP but were satisfied to weaponize it to achieve their ends.

To my surprise, [REDACTED] attending the meeting got wide applause and interest after distributing documents downloaded from [REDACTED] websites and explained that the Hovey project was [REDACTED]. Other neighbours seemed concerned that their new neighbours would have low incomes. It is disappointing when projects that help ease social concerns are forced into a political agenda and in my mind, the opponents I met forget that the intended residents will be seniors and veterans.

The very people who built and defended our communities in Canada.

If the OCP is the sole platform being used to shoot down this wonderful project then I encourage you to keep it fresh in your mind that as a living document, it is reaching the end of its shelf-life and is due to be updated by the end of this year. It should be tailored so Central a Saanich can take advantage of opportunities to do great things to help us achieve social and senior housing objectives that are not being met according to the CS Housing Strategy.

There were meeting attendees who seemed fixated that the Legion was "foolish" and had better options. However, no one seemed to know the constraints nor strategic plans that led Legion to this decision, which I presume are logical, sound and future-oriented; most likely balancing a number of challenges, opportunities and mandate constraints.

After the OCP meeting, a few residents of Hovey approached me, affirming that they disagreed with the OCP Assn meeting discussion and felt hopeful the project may re-invigorate what they called a "moribund neighbourhood".

As a decade-long DND Defence Team member I insist that veterans' supportive housing be a major priority. Supporting veterans is not only a federal duty it is an individual duty; and this includes municipal support. It has been my experience that veterans' realities mean that life on "civilian street" can be unfamiliar - as veterans age, the opportunity to age with other veterans gives them a sense of comradely, familiarity and community like no other. This is no small thing for veterans whose careers were defending our freedoms.

I understand that the building will be four stories but quite frankly, the minor inconvenience for one or two neighbours adapting to a taller building should be inconsequential to the debt we owe to veterans in their golden years. From my perspective, it seems both petty and inconsiderate to gripe about building height when we have the chance to do good for our veterans.

At the OCP meeting, I heard people say very insulting things about "the developer" - some comments bordered on libel. Other comments were absurd [REDACTED]. No one attending seemed to know their track record or where they were based. Many complained about "out-of-town corporations. In the recent past, I developed assistive refugee housing with Mayor Nils Jensen (RIP) and his Council at Oak Bay. The project was the first of its kind on Vancouver Island. My experience was that it was very difficult to get development funding from any level of government as refugees are similarly politicized and housing them is seen as a "hot potato" issue.

It was Matty and Ryan of Aryze who approached me and volunteered their help getting this costly and complex two-building project off the drawing board and housing refugees. Let me be absolutely clear: Aryze stepped forward and volunteered tens of thousands of dollar's worth of assistance and donations out of a sense of social concern. As well, they asked their regular subcontractors to also donate services like floor refinishing, landscaping, painting, plumbing etc. From my perspective, Aryze Development has stellar leadership who sincerely engage with a real heart for the community.

I understand that municipalities are required to consider their housing needs assessment when evaluating OCP amendments; and that Central Saanich still has a long way to go to meet our needs for 2029, being only 27% of the way there. I agree that there may be minor upticks in traffic and I encourage Central Saanich to improve corridors and intersections in that region these ought to be growth infrastructure considerations notwithstanding the Hovey project, and surely the additional tax base growth as well as added tempo for local business community will more than satisfy these costs.

Beyond that, I believe the Hovey-Aryze project will do nothing but good for Central Saanich, for that neighbourhood and for seniors and veterans who we truly owe a debt of obligation to serve now that their service to Canada is completed.

We will not get many opportunities to create this sort of wonderful housing outcome that demonstrates how residents of Central Saanich feel about the contributions and sacrifices our seniors and veterans have made. Frankly, this kind of opportunity does not come along often. Please do not reject the Hovey-Aryze proposal.

Sincerely,

David Lau, (he,him) resident & owner
8284 Thomson Place
Saanichton

I am grateful to live and work on traditional territories of the Lekwungen, Sencoten and Hulquimenum speaking peoples.

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: Letter of Support - Legion Manor Development
Date: Monday, February 24, 2025 12:49:46 PM
Attachments: [image003.png](#)
[2024-12-04 Letter of Support - Legion Manor.pdf](#)

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 12:47 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: Letter of Support - Legion Manor Development

From: Michelle Courtney <michelle.courtney@legionbcyukon.ca>
Sent: December 6, 2024 8:10 AM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Letter of Support - Legion Manor Development

Some people who received this message don't often get email from michelle.courtney@legionbcyukon.ca. [Learn why this is important](#)

Good Morning Mayor and Council Members,

Please find attached a letter of support from the BC/Yukon Command of the Royal Canadian Legion for the proposed Legion Manor Development Project, in consideration of your upcoming meeting on Monday.

Sincerely,

Michelle



Michelle Courtney | Executive Director

The Royal Canadian Legion | BC/Yukon Command
#503 – 17665 66A Avenue, Surrey, BC V3S 2A7
Direct: 604-579-0062 | michelle.courtney@legionbcyukon.ca
Toll-free: 1-888-261-2211

Website: legionbcyukon.ca

“We will Remember Them.”

This email message is intended only for the addressee(s) and contains information that may be confidential and/or copyright. If you are not the intended recipient please notify the sender by reply email and immediately delete this email. Use, disclosure or reproduction of this email by anyone other than the intended recipient(s) is strictly prohibited. No representation is made that this email or any attachments are free of viruses. Virus scanning is recommended and is the responsibility of the recipient.

“The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.”



**British Columbia/Yukon
Command**

BC/Yukon Command

#503-17665 66A Avenue
Surrey, BC V3S 2A7
Tel: (604) 575-8840
Fax: (604) 575-8820
info@legionbcyukon.ca

legionbcyukon.ca

December 4, 2024

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

Dear Mayor and Council,

On behalf of the BC/Yukon Command of the Royal Canadian Legion, I am writing to express our strong support for the proposed expansion to Legion Manor at 1934 Hovey Road and East Saanich Road, which includes dedicated spaces for Veterans. The Legion is a strong partner in many communities and we believe this project represents a critical opportunity to address the growing need for affordable, accessible housing for seniors and Veterans in the District of Central Saanich and the Greater Victoria Area.

The need for senior housing, especially for low-income seniors and Veterans, has never been more pressing. Many older adults, including those who have served our country, face significant challenges in securing affordable and stable housing. This development would provide them with the opportunity to live in dignity, safety, and community, enhancing their quality of life and helping to meet their unique needs. It also supports the broader goal of creating an inclusive and compassionate community for all.

In addition to the positive impact on seniors and Veterans, the project will provide economic benefits, including job creation and increased local investment. The development will help revitalize the area and contribute to the overall well-being of the District.

I urge the District of Central Saanich Council to approve this important initiative. The need for affordable senior and Veteran housing is urgent, and your support will ensure that our community remains a place where seniors and Veterans can age with respect, security, and dignity.

Thank you for your time and attention to this vital issue. Please feel free to contact me if I can offer any further support or assistance in advocating for this development.

Sincerely,

Michelle Courtney
Executive Director, BC/Yukon Command

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: URGENT Submission for Counsel Meeting on Monday February 10, 2025 re Proposed Housing Development 1934-66 Hovey Road and 7551 East Saanich Road
Date: Tuesday, February 25, 2025 9:40:48 AM

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Tuesday, February 25, 2025 9:25 AM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: URGENT Submission for Counsel Meeting on Monday February 10, 2025 re Proposed Housing Development 1934-66 Hovey Road and 7551 East Saanich Road

Confirmed she would like this to be part of the public record.

From: Hugh and Bobbi McCullough [REDACTED]
Sent: February 7, 2025 9:14 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>
Cc: Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Re: URGENT Submission for Counsel Meeting on Monday February 10, 2025 re Proposed Housing Development 1934-66 Hovey Road and 7551 East Saanich Road

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

I wanted to clarify that I am a resident of Central Saanich. I'm never sure which part of Saanich I'm in as I always use the address of Saanichton. However on looking it up, Saanichton is indeed in Central Saanich. I just wanted to be clear on my residency.

Sent from my iPhone

On Feb 7, 2025, at 6:00 PM, Hugh and Bobbi McCullough

[REDACTED] wrote:

Mayor Windsor and Council Members:

Re: **Urgent** submission for Counsel Meeting on Monday February 10, 2025
re **Proposed Housing Development 1934-66 Hovey Road and 7551 East Saanich Road**

Regarding the above proposed housing development presented by Legion Manor in partnership with Aryze, I would like to provide my input as a senior, a widow of a Veteran and resident of Saanich.

I am a recent widow - who has been and is now affected by the rental situation in Saanich. Having lost my husband (who was a veteran) in the last year, my income has been cut by approximately half. I have been paying over 50% of what I bring into my household on rent. This leaves me with little disposable income after paying hydro, car/home insurance, gas for my vehicle (which is a 2009 car soon needing replacement), internet, cell phone costs, groceries, my portion of prescription medications to name a few of the absolute essentials.

This is not just my story. This is the story of many seniors, veterans, single individuals working \$20/hour jobs, single parents, young couples with children requiring a 2 or 3 bedroom unit. We are all struggling and there is nothing available that is within our grasp. We are left feeling defeated. In 2015 the average rent was \$857/month (in Victoria) for a one bedroom apartment. In that same year the average rent for a two bedroom apartment was \$1,128.

This past week I looked into recently built apartments in this area.

These are the rental prices:

Studio rents "from" \$1,875

1 Bedroom rents "from" \$2,225

2 Bedroom rents "from" \$2,820

That equates to a \$1,368 increase for a 1 bedroom unit and a \$1,694 increase for a 2 bedroom in 10 years. That's well over a 100% increase in rent.

Affordable housing is urgently needed now and the need is continually growing each year. This need is recognized and supported by dozens of local businesses who require stable staffing – employees who are able to find permanent, adequate and affordable housing for themselves and their families.

The Legion Manor Victoria has been doing their part for over 50 years. They have proven their dedication to seniors and veterans which it seems to me, makes them a perfect partner in this project. By investing in affordable housing initiatives, you not only improve the lives of individuals and families struggling to find a place to live, but you also help build a stronger community. Can you not all come together and make a difference in the lives of those who need it the most? I believe our seniors, veterans, single

parents, and low-income individuals deserve better, and it is within your power to provide them with the support they need.

I urge you to reconsider this proposal to ensure that everyone has a safe and affordable place to call home.

Respectfully

Bobbi McCullough

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: 1934 Hovey Road
Date: Wednesday, February 26, 2025 2:16:23 PM

From: Maureen McGuire [REDACTED]
Sent: Wednesday, February 26, 2025 8:24 AM
To: Municipal Hall <Municipal.Hall@csaanich.ca>; Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>
Subject: 1934 Hovey Road

Dear Mayor and Council;

Thank-you for this opportunity to share my opinion with yourself and the council. I appreciate the process of open dialogue, with a goal of maintaining the unique qualities of our community. The citizens of Central Saanich worked collaboratively with yourself and the council to develop an Official Community Plan, which they hope will protect their homes and neighbourhoods.

The development at 1934 Hovey Road is contrary to the Official Community Plan. It is shocking when the facts of this development are reviewed. Five single homes will be demolished, leaving an orphaned home at the end of Hovey Road. A goal of the OCP is to avoid developments where orphaned homes are left. It is disappointing council will permit the disruption of a neighbourhood when other options are available.

The quality of life in Central Saanich will change dramatically, if this council continues to develop at the pace they propose. I recommend the Mayor and councillors refer to the attitude of Sooke politicians, who recognize the need to upgrade infrastructure before adding more density. Similarly, Oak Bay is considerate of the needs of its community in regards to development. They propose to "go slow", considering how suitable a development will be for their community.

There are many questions left unanswered by this council. Why is the Legion Manor not using their own property for additional housing for seniors? How will you restore the confidence of residents who currently live in single family neighbourhoods? Why is this council ignoring the OCP requirement of a gradual transition when building density?

I look forward to constructive dialogue with this council to answer the above questions.

Sincerely,

Maureen McGuire
76-2600 Ferguson Road
Saanichton, BC
V8M 2C1

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Planning](#)
To: [Planning](#)
Subject: FW: Proposed Aryze development at Hovey & East Saanich Rd
Date: Wednesday, February 26, 2025 10:42:20 AM

From: Connie Morahan [REDACTED]
Sent: Sunday, February 23, 2025 9:40 PM
To: centralsaanich.citizenvoices@gmail.com
Cc: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Proposed Aryze development at Hovey & East Saanich Rd

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

Hello,

I am writing about Central Saanich Citizens Voices' articles in recent Peninsula News Review papers about this proposed development by Aryze, which I believe are quite misleading:

- the proposed development is on East Saanich Rd as well as Hovey Rd; the former is not "a quiet rural residential road" but rather a main corridor
- the zoning of the lots to be used for the development includes RC (Residential Corridor) along East Saanich Rd as well as the RN zoning along Hovey Rd
- there is already a 3 story multi-unit building north of the proposed development on Legion Manor property, as well as two 5 story buildings to the north west at East Saanich and Prosser Roads, so this development is in keeping with the immediate neighbourhood along East Saanich Rd which is **not** rural
- the OCP has designated the area across East Saanich Rd from the proposed development for higher density multi-unit development over time, and similarly an area south east of the proposed development, so the Aryze proposal is in keeping with what's planned for the neighbourhood in the future
- the proposed building for seniors and veterans is immediately adjacent to Legion Manor which will enable seniors and veterans to access services and programs at that facility - a desirable feature
- the development is within short walking distance, as well as on a bus route, to the services and amenities of Saanichton Village

In summary, this development is in keeping with its surrounding neighbourhood while providing affordable housing for seniors and the workforce which is badly needed in our community. The opposition to this development unfortunately appears to be another instance of "not in my backyard".

C. Morahan

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

Ottawa

Room 518, Confederation Building
Ottawa, Ontario K1A 0A6
Tel.: 613-996-1119
Fax: 613-996-0850



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Ottawa

Pièce 518, Édifice de la Confédération
Ottawa (Ontario) K1A 0A6
Tél. : 613-996-1119
Télec. : 613-996-0850

Constituency

9711 Fourth Street, Suite 1
Sidney, British Columbia V8L 2Y8
Tel.: 250-657-2000
Fax: 250-657-2004

Elizabeth May

Member of Parliament / Députée
Saanich — Gulf Islands

Circonscription

9711, rue Fourth, suite 1
Sidney (Colombie-Britannique) V8L 2Y8
Tél. : 250-657-2000
Télec. : 250-657-2004

To Mayor and Council
Municipality of Central Saanich

RE Legion Manor Victoria — Aryze — Hovey Road Development

As you all may have noticed, as your Member of Parliament I try not to intervene in municipal matters. I will always go to bat for Central Saanich and other municipal and local governments in Saanich-Gulf Islands seeking federal support. As you know I worked in support of the approval of funding for the Keating Cross Road overpass and highway improvements. I am honoured to work for you.

I write today because I am so deeply grateful for the community service provided for low-income seniors for over a half a century by Legion Manor. The pressing need for affordable housing is clear to us all.

Local small business is challenged by being unable to find affordable workforce housing. These challenges are shared across Canada. Lack of affordable housing is a national crisis. It is particularly acute for low-income seniors.

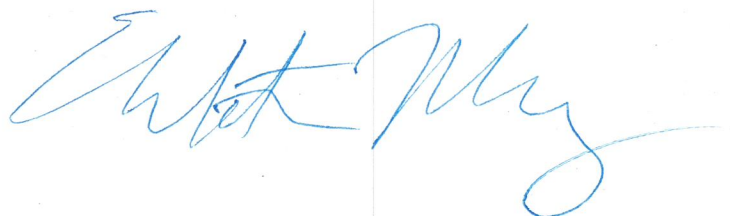
In this context I am so grateful that Central Saanich can make such a difference for our community by approving the application before you for the Hovey Road Development.

The collaboration between the Royal Canadian Legion and Aryze is unusual but welcome. I do not think I have ever seen a respected charitable organization like the Royal Canadian Legion working with a private sector developer to fill such critical local needs.

As a local resident, more than as an M.P. I felt I had to write.

This project really matters. Thank you for allowing me the chance to express my strong support!

Elizabeth May, O.C.



cc. Dave Sinclair



Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Sunday, February 16, 2025 12:52 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 02/16/2025 - 12:51pm

Submitted by: Anonymous

Submitted values are:

Subject

1934 Hovey Road

Full Name

Stephen Perrett

Phone Number

[REDACTED]

Address

1961 Hovey Road, Saanichton, B.C. V8M 1V8
Saanichton, B.C.. V8M 1V8

Neighbourhood

Central Saanich

Email

[REDACTED]

Message

Hello Mayor and Council,

I was reading some of the correspondence related to the 1934 Hovey road issue, on the Central Saanich web page.

Regarding the statements from Aryze and the legion manor stating that there is over 100 people wanting to move in at the legion manor, so why are there adds on Chek tv a few days ago advertising for more tenants ???

Please uphold the OCP and say NO to this project on Hovey Road.

Regards Stephen Perrett.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Planning](#)
To: [Planning](#)
Subject: FW: Mayor & Council email form submission from centralsaanich.ca
Date: Wednesday, February 12, 2025 4:16:58 PM

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: February 12, 2025 9:58 AM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Wed, 02/12/2025 - 9:58am

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

Hello, regarding the recent add from Aryze, "A call to action" I have contacted some of the listed companies that are listed at the bottom of the ad and they did not authorize the name to be used, and were very surprised to see it there.

I feel this is misleading the residents and giving a false impression.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

Tuesday, February 11, 2025

Mayor and Council

By by hand

Dear Mayor and council

What is your policy on letter addressed and sent to Mayor and council for matters on the agenda?

On Saturday Feb 8 I sent a letter in on a very contentious issue that was on the Feb 10 agenda. The letter was not in the agenda package although other communications from the public that were received around the same time and later were in the revised agenda package, my letter was not in the package.

Why was the letter omitted?

Others that sent their letters in at around the time I did received notification their letter was received and would be included in the agenda package; I did not receive such a communication despite sending it to the same email address and also to the Mayor and all councilors. Asking for a reply is not a rhetorical request it is a demand for a public and written reply to why my letter was not part of the agenda package.

It is a significant concern that my letter was omitted as it raises the concern - How many others had their letters not included in the agenda package?

In this email I will insert the entire text of the letter I submitted to council and apparently has been rejected

Dear Mayor and Council

Re: Official Community Plan (OCP) amendment for 1934-66 Hovey Road

After the feel good words are removed from this OCP amendment application and a review of the actual proposal for development I can see nothing to support in the project. Recently the municipality spent thousands of dollars to create an OCP yet as is typical for OCP's in Central Saanich before the ink is dry a developer is back before council asking for a change in the OCP. The purpose of an OCP is to not have spot zoning but to look at the municipality as a whole and develop a reasonable land use plan for the future. No application for a change of the OCP should be considered in the first few years of its life except under extraordinary situations, no such conditions exist. The municipality has already meet and exceeded the expected new housing numbers for much of the projected life of the current OCP. If the developer feels they are so different that a change in the OCP is warranted virtually before the ink is dry on the OCP, then they should 100% fund a new OCP under the auspices of an independent 3rd party.

At first I was reluctant to become involved in this project, but when I received a letter from as I recall the co-partner of the development, the Legion Manor I became concerned the project backers were trying to push a project through overtop of the local resident's concerns. The use of emotive terms such as "scruffy trees" that were slated to be removed concerned me. Concerned me because the description was not a technical description of the trees and when I looked at the erstwhile scruffy trees I recognized them from my experience owning and operating a local sawmill as trees containing valuable wood for construction. A recent ad in the Times Colonist from the developer suggesting support from a number of Saanichton businesses is a concern when a polling of the businesses mentioned indicated they had not voiced support for the project causes me to wonder how much of their application is correct or a true reflection of their intentions. On a closer look at the project the undefined use of the words "affordable seniors homes" concerned me; there was no definition of what affordable was or how the affordable for seniors would be continued into the future. I suggest if the words affordable for seniors is to mean anything then it should be based on rent and other costs such as heating to be 30% or less of the typical income of many seniors the old age pension and CCP which is currently approximately \$2000 a month. The co partner in this development is already charging the residents of the units will be supposedly aimed at more than this 30% limit and that is for units 40 years old.

The supposed number of perspective residents riding bikes from the project is an unrealistic number, of the approximately 400 residents at the Legion Manor (which is home for very few Veterans) 2 regularly ride and I am one of them. I am a strong advocate of more cycling but also know most of the seniors will not be riding to and from this development (Central Saanich has one of the most inadequate vulnerable transportation practises in the area). The access to and from the project by cyclists will be even worse than currently accessing East Saanich from Hovey Road is. The project is at the apex of a curve on East Saanich where automobiles habitually exceed the posted speed of 50 K and it appears the current cycling lanes that do not meet the BC Active Transportation Guidelines will be removed, There is no way to describe the removal of the cycling lanes in this area as anything but a wilful and with knowledge intent to make cycling more dangerous in this Cen-

tral Saanich. This problem is compounded by the new Central Saanich Municipal Office planned for immediately across East Saanich Road. The intersection will require a redesign to be safe. Given the extra amount of right of way in the intersection it is an ideal location for the use of a traffic circle (1 lane) as a traffic calming device and traffic control system.

I also have a good idea of the underground infrastructure in the area and have to question if there is adequate sanitary sewer and water to service the development or will the rest of the residents in Central Saanich be expected to pay for the upgrade?

The buildings themselves; I have considerable concern with the lack of fire exits (yes I know recent changes in the building code allow fire exits to be reduced). One might be able to say the reduction is tolerable for the building housing workers but in the building housing seniors this is a dangerous design, and evidence of a plan not thought through, with no consideration for the safety of the perspective residents.

In an environment where green spaces and greenery to uptake CO₂ is prized, the significant reduction of CO₂ producing plants is enough to cause one to wonder if the developers do not believe in climate change. Once again looking at the underground infrastructure is the storm sewer system adequate for the hard surface project coverage?

One of the concerns along with the concerns of climate change is urban heat islands. The project will contribute significantly to an increase in localized heat or a heat island, not mentioned in the proposal are actions to mitigate the effect of the project heat island. The project is or is substantially outside of the "Bill 47" 800 meters from a transit exchange and further outside of the 800 meter distance from shops and services? Is the project right for this location?+

The more I look at the project the more I realise the change to the OCP and project itself is wrong for the municipality and will contribute to a degradation of peaceful enjoyment of life and happiness for area residents.

A handwritten signature in black ink, appearing to read 'Norm Ryder', with a stylized, cursive script.

Norm Ryder 778 426 1591

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: Development at 1934 Hovey Road
Date: Monday, February 24, 2025 11:57:34 AM

From: Denny Warner <dwarner@marywinspear.ca>
Sent: February 10, 2025 11:40 AM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>; info@centralsaanich.ca
Cc: Andy Rosequist [REDACTED]; Del Elgersma [REDACTED]; Jane Batty [REDACTED]; Linda Pendray [REDACTED]; May Mah-Paulson [REDACTED]; Patricia Mamie [REDACTED]; Patrick Brown [REDACTED]; Peter Wainwright [REDACTED]; Ryan Trelford [REDACTED]; Sheilah Fea [REDACTED]
Subject: Development at 1934 Hovey Road

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

Dear Mayor and Council;

The Saanich Peninsula Memorial Park Society would like to add our support for the proposed development at 1934 Hovey Road.

Our organization was constituted to commemorate those who gave their lives in service to Canada in time of war and peacekeeping by managing lands and facilities and delivering services, programs, and productions for the community, cultural, athletic and recreational benefit of the residents of the Saanich Peninsula. Although our focus has largely been on programming and providing space for community activities, we have not lost sight of our commitment to veterans and the importance of honouring their sacrifices to our country.

There is limited availability of affordable homes on the Saanich Peninsula. The Legion Manor has filled a need in this community, offering accommodation to veterans and seniors for decades. It is clear their model of operation works and there is a long wait list. What is offered at the Legion Manor is community. We

can talk about units or suites, but what they offer, is a home, *for people*.

What we know from our own experience of shepherding the Mary Winspear Centre through the idea stage to it being a fully functioning building, is that it required collaboration. Without for-profit partners and funders, our project would never have been realized. It takes strategic alliances to produce great results; the South Vancouver Island Housing Society could never achieve this level of growth without the experience of a partner such as Aryze.

If this development is not approved, the likelihood of this scope of resources being expended to attempt another, is near zero. Aryze has the necessary expertise and has demonstrated a willingness to accommodate the requests of stakeholders in an endeavour to address a shortage of housing. We encourage Council to refer this project to a public hearing.

Sincerely,

Denny Warner (she/her)

Mary Winspear Centre

Executive Director

Ph: 250-656-0275 ext 223

Direct line: 778-426-3294

www.marywinspear.ca

We respectfully acknowledge that our operations are carried out within the ancestral, traditional territories of the SET, TINES – WSÁNEC people.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Planning](#)
To: [Planning](#)
Subject: FW: building Hovey Road
Date: Wednesday, February 12, 2025 4:17:09 PM

-----Original Message-----

From: [REDACTED]
Sent: February 12, 2025 9:48 AM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: building Hovey Road

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

To Mayor and Council,
I understand that there is consideration of a building in Central Saanich on Hovey Road.
Our observations of the Sidney buildings constructed by ARYZE that no attempt has been made by them to make the buildings they construct compatible with any of the architecture of the area i.e. one at the corner of Third and Bevan It is a selfish legacy .
Nancy Turkington
302- 2545 Oakville Avenue
Sidney,BC

“The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.”

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: Planning Application and Council Decision : Project - 1934 Hovey Road - Council meeting - December 9 2024
Date: Monday, February 24, 2025 12:49:31 PM
Attachments: [Letter to Mayor and Central Saanich Council .docx](#)

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 12:47 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: Planning Application and Council Decision : Project - 1934 Hovey Road - Council meeting - December 9 2024

I'm not sure if this ever made it onto an agenda.

From: Howard Waldner [REDACTED]
Sent: December 4, 2024 9:09 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>; Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>
Cc: Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Planning Application and Council Decision : Project - 1934 Hovey Road - Council meeting - December 9 2024

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

To Mayor and Council

Please find attached a letter in connection with the above

Respectfully Submitted

Howard Waldner Former President and Chief Executive Officer
VIHA / Island Health
Sent from iCloud

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly

authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From :Howard Waldner
2299 Greenlands Road, Victoria,
BC, V8N5B9
Cell : [REDACTED]
December 3rd 2024

To: Mayor and Council
municipalhall@csaanich.ca
District of Central Saanich
1903 Mt. Newton Cross Road
Saanichton, BC V8M 2A9

Dear Mayor and Council,

Re: Housing Application for 1934 Hovey Road

I am writing to express my serious concern and disappointment regarding Council's recent decision to decline approval for the planning application for a unique and much needed housing project at 1934 Hovey Road.

British Columbia, and Southern Vancouver Island in particular, continues to face both a housing supply and affordability crisis. You are aware that provincial policy has reminded municipalities of the importance of increased land densification, to ensure all residents have access to suitable and affordable homes. The proposed project aligns perfectly with this objective by offering rental units at \$1,200 per month — a price point that is increasingly rare in this region. This project represents a crucial step toward in addressing the pressing need for affordable housing in Central Saanich and the Greater Victoria area.

This project is hopefully the first of many such projects that are urgently needed to ensure that our health system has the ability to attract and retain Physicians, Nurses and other key health care workers. Without local and affordable housing options, recruitment and retention of health care staff will become more challenging, ultimately affecting the quality of care available to everyone in our community.

Since Council's decision to not approve this project, there has been significant expressions of discontent and concern from both community at large and media sources. The partner organizations involved in visioning and supporting this project include the Saanich Peninsula Hospital Foundation and Legion Manor Victoria. This level of community support for this project underscores the essential role it would play in providing secure housing for health care workers and seniors.

Additionally, this project would create much-needed housing options for seniors, many of whom wish to age in place within the community they know and love. Affordable and accessible rental housing allows seniors to maintain their independence while staying connected to their social networks and health care providers. The project also provides housing opportunities for members of the Tsawout Nation.

I urge the District of Central Saanich to reconsider their decision and support this application, as it represents a significant opportunity to address our region's housing needs while at the same time supporting essential members of our community.

I also encourage the Council to explore ways to collaborate with stakeholders to ensure the project aligns with local planning priorities and receives the necessary approvals to move forward quickly.

Thank you for considering this request. I hope that together we can create a more inclusive and sustainable community that prioritizes affordable housing for all.

Sincerely,

Howard Waldner

Howard Waldner

Vancouver Island Resident and

Former President and CEO of Vancouver Island Health Authority / Island Health

From: [Emilie Gorman](#)
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: FW: Proposed development - East Saanich and Hovey
Date: Monday, February 24, 2025 12:48:42 PM

From: Sarah Riddell <sarah.riddell@csaanich.ca>
Sent: Monday, February 24, 2025 12:44 PM
To: Emilie Gorman <Emilie.Gorman@csaanich.ca>
Subject: FW: Proposed development - East Saanich and Hovey

From: [REDACTED]
Sent: February 24, 2025 12:30 PM
To: Sarah Riddell <sarah.riddell@csaanich.ca>
Subject: Re: Proposed development - East Saanich and Hovey

Hello Sarah.

Yes. I am ok with you including my email in the package.

Morley

On Feb 24, 2025, at 12:26 PM, Sarah Riddell <sarah.riddell@csaanich.ca> wrote:

Hi Morley,

I hope this finds you well. Are you okay if I forward this to our staff so it can be part of the package for the public hearing for this project?

Thank you,

Sarah

From: morley [REDACTED]
Sent: October 31, 2024 8:14 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton

<Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>

Subject: Proposed development - East Saanich and Hovey

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

Hello Central Saanich mayor and councillors.

Many of you know that I am passionate about the community in Central Saanich. My involvement with Little League and the Central Saanich Lions is a full-time venture. They both provide much needed programs and funding to the community.

I am writing to relay my support for the proposed development at East Saanich and Hovey Rd. Our community has done an amazing job of supporting opportunities for new families. Some of those include low-income housing, creating unparalleled park spaces for all ages to enjoy, better bike transit, car sharing, major service upgrades, and more. One area that could use more help is affordability for seniors. This new housing project would address much needed help for some of our veteran and senior population. Both financially and in proximity to services. Many of our local seniors are on a fixed income. Add to that the ability for workers at our local health care facilities to rent at lower than market value. It seems like a discussion worth more time and community input.

Companies such as Aryze have and are committed to adding to local initiatives in our community. It is common practice for them to add to the communities they build in. One example includes Aryze approaching Central Saanich Little League many months ago and creating an agreement to provide \$50,000 in funding for the synthetic turf infield at Centennial Park. Of course, this would have a big impact on our local Little League program, but it is a District property that would benefit as well.

I hope you will reconsider the project. Thank you for taking the time to read my email.

Yours in community,

Morley Wittman

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly

prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [REDACTED]
To: [Planning](#)
Subject: Fwd: Hovey seniors stopping homes for new seniors
Date: Monday, February 24, 2025 4:47:09 PM

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

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

From: donna danielle [REDACTED]
Date: Mon, Feb 24, 2025 at 3:23 PM
Subject: Fwd: Hovey seniors stopping homes for new seniors
To: Municipal Hall <Municipal.Hall@csaanich.ca>

Please read at the meeting 24th.

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

From: donna danielle [REDACTED]
Date: Sat, Feb 22, 2025 at 3:34 PM
Subject: Fwd: Hovey seniors stopping homes for new seniors
To: Rob McIntosh [REDACTED] Paula Hosking
[REDACTED]

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

From: donna danielle [REDACTED]
Date: Sat, Feb 15, 2025 at 1:25 PM
Subject: Hovey seniors stopping homes for new seniors
To: <newsroom@peninsulanewsreview.com>

Hovey seniors are still trying to "No to OCP change"

They BELIEVE DEVELOPMENT VIOLATES OCP. Does it or doesn't it? They ask why they changed it, I think it was to accommodate the Hovey residents who complain about the development blocking their sun. Let's be clear wasn't the Hovey residents who sold their property to Aryze Development, It looks to me that Aryze is trying to please everyone to build homes for seniors, and rental units.

As far as the orphaned house at the end of the street really. You will have new neighbours. I can tell you 57 seniors living next door to you would be peaceful.

Saanich has to build over 1,000 units to rent by 2029, maybe we should start here.

HOVEY RESIDENTS please back off for new homes for seniors.

thank you

D. Daniele

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by

reply email and destroy all copies of the original message. Thank you.”

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: 1934 Hovey Road Development
Date: Thursday, February 27, 2025 2:48:03 PM

From: Llweyn & James Friars [REDACTED]
Sent: Thursday, February 27, 2025 2:30 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>; Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: 1934 Hovey Road Development

Dear Central Saanich Council,

Having read and heard the criticism of having the Hovey Road Development destroying the community. The underlying theme seems to be that they want the community to remain the same, not wanting to see change. My family doesn't like changes, but we realize that change is needed in our lives and in our community to thrive. My uncle, who lived to be 105 years of age, told me that one doesn't really live unless they learn something each day. This community needs to grow and change to meet their needs. Presently, we are losing workers in Saanichton, mainly because of lack of nearby affordable housing for low to lower medium income.

In Canada, 1 in 3 are living past 100. Several elders need to work to their 80's to supplement their income in order to keep up with the cost of living. In BC, 14,000 applications for subsidized housing have been received over the past 5 years, which is up 59%, and only 6% of those received a housing unit! There are currently 61% on the waitlist for subsidized housing, as the medium income is \$34,000. By the time they pay taxes, prescriptions, home care, mobility aids, and other expenses, their income drops to \$24,000 or less (poverty level).

Legion Manor helps look after those needing subsidized housing for the Veterans and citizens of Saanich Peninsula. With the population growth over the past 30 years, they have not been able to grow with these needs, nor the other senior housing communities. Along with the senior housing, nearby rental units are needed for both the medical community and other workforce for both local businesses and farmers. 1934 Hovey Road is ideally situated next to Legion Manor, close to parks and on transit and school bus routes. Also, being near the bottom of Stelly's ridge, the topography would have the buildings blend into the landscape.

The OCP has, in the past, been changed shortly after publication, as projects take a while to develop long before being presented to the Municipality. This happened with the 1990 OCP when 7 houses were built on 2 lots at the South-East corner of Hovey and East Saanich Road. There was supposed to be a 4-way Stop at the corner, as well, so it shows that the OCP really is just a guideline and not a rule book. The latest OCP was developed during Co-vid, so local input would have been extremely limited, which was evident that Senior housing (except already established Legion Manor) was not considered for Saanichton. The rental housing, listed, that benefits Saanichton workforce, presently is at 7701 East Saanich Road of 61 units, with 7606 East Saanich Road of 40 Supportive units. So not much for Saanichton.

My belief that our local Council are elected to have, in principle, an open-mind and look at each project objectively. That is my belief when I voted. In watching the actions of Council, I feel that is not the case, especially when one resident, that is very vocal, has been visited a few times. This seems like a Conflict of Interest, as a personal relationship, thus, if this is the case, should remove themselves from the vote.

The community group, that has been leading most of the press, by inaccurate and misleading information. One such information is that the Development would leave an orphan property at the end of Hovey. The end of Hovey runs well past the "said" property and is at the START of the ALR, with another ALR residence directly across the street and two at the end of Hovey Road. Another is that ALR is being threatened, which one email published believed to sign the petition. Even though others and I have pointed out the inaccuracies, it has resulted in being attacked both online and verbally. I have even been pushed towards the ditch, with my service dog being uncomfortably close to the mobility scooter and about 6 inches from the person, outside of my property! This is considered, under BC Government law for Service Dog, an offense of interference with a Service Dog that if the police had been called and followed the said law would have been a \$3,000 fine/offence. Unfortunately, the Service Dog community views the Central Saanich Police as one of the ones undereducated on the Island in this area, which just traumatizes the Handlers even more.

Having talked with the planners and seen the plans, the developer has left more room than other ALR border projects and is within the codes. In fact, the distance is basically a street width or more. The view to the East, of fields, nature and mountains, is far more appealing than any to the West, which looks, presently, look at the sides and backs of houses and including future buildings.

Though it is a change of the street, I believe it will end up being a more positive change of improvement through new life of families with eyes on the street for crime prevention and possibly an increase in property values through improved grounds, instead of underlying deterioration of older houses that were built before standardized codes.

I appreciate that there is a lot of feelings of the neighbours, and as one neighbour said to me that we each have to look after our families, but I hope both the neighbours and Council look beyond themselves and towards the Community. Does this development bring enough benefits to the community with positive renewed energy? The Municipality is building a new structure and features to Centennial Park to renew energy there. Features that the new families from the rental building could enjoy within walking distance, that I haven't seen walking to the park in years (only driving or biking).

In closing, my family and I **support** the **change of the OCP**, the **change of zoning** to Multi-Units for both Senior housing and Market Rentals though I believe both should be the original 6-floor design (with the current parking entryway off East Saanich) to accommodate the future growing population, that has been ignored in the past. The original design, I feel, was more in keeping with the rural look than the current pop-design. The days of single-family lots (especially medium to large) are gone in today's market and higher density is greatly needed.

Llweyn & James Friars

1934 Hovey Road

Saanichton

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: March 5 2025 Public Hearing re: 7551 East Saanich Road and 1966 Hovey Road Saanichton
Date: Thursday, February 27, 2025 8:58:34 AM

From: billandsheena [REDACTED]
Sent: Wednesday, February 26, 2025 6:05 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Cc: [REDACTED] Zeb King <zebking@zebking.ca>
Subject: March 5 2025 Public Hearing re: 7551 East Saanich Road and 1966 Hovey Road Saanichton

Dear Mayor and all Central Saanich Councillors. Our names are Bill and Sheena Heuman of 7220 Seamount Close. We write this email out of sincere concerns of trust regarding changes to our Central Saanich Official Community Plan (OCP) to allow the proposed project by Developer Aryze et al. Our OCP was developed over a 3 year time period ending just 2 years ago in 2023.

The developer appears to continue misleading our community. Aryze have said or intimated they had secured public funding and had Saanich Peninsula Hospital support when they did not. They also published a mailout ad implying corporations and not for profits endorsed their plans, some of these without their knowledge. This is not a developer who should have the ear of our Council and Mayor for the above reasons.

What changes in the future should we expect from this Aryze group for this and other proposed developments.

We ask that you respect our OCP and only allow projects like this to happen in areas appropriately designated by the OCP.

We understand that the Legion group itself has plenty of designated land presently to put this project on it own land if they indeed they want to proceed with additional senior housing.

We also understand that a project like this on the Northwest side of Wallace across from the Municipal Hall would fall within the current OCP.

Please do not allow this developers request to break our OCP in the very first development that they present to council.

We take pride in our community, it's rural and urban placements as outlined very carefully in our communities OCP. Please continue to abide by our OCP.

Respectfully,

Bill and Sheena Heuman

Sent from my Galaxy

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: Development application -Hovey Rd
Date: Wednesday, February 26, 2025 3:18:41 PM

From: Becky Jurista [REDACTED]
Sent: Wednesday, February 26, 2025 3:12 PM
To: Bob Thompson <Bob.Thompson@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Municipal Hall <Municipal.Hall@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>
Subject: Development application -Hovey Rd

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

Dear Mayor and council,

I would like to deny the OCP Amendment for 1934-1966 Hovey Road. If we have learned anything from what's going on in the Saanich Municipality it's that people don't want to see too much too soon.

I would love to see a similar development size to the one I am located in on Timber Ridge Crt. This way the community stays intact and we don't over whelm our roads and local businesses.

Thank you so much for taking this into consideration before the public hearing in March, as I am unable to attend in person.

Kind Regards and thank you all for your hard work, it does not go unnoticed by the community of Timber Ridge Crt.

Sincerely,

Rebecca & Caitlin Hughes
2161 Timber Ridge Crt

--

Becky Hughes

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [REDACTED]
To: [Mayor Ryan Windsor](#); [Chris Graham](#); [Sarah Riddell](#); [Zeb King](#); [Gordon Newton](#); [Niall Paltiel](#); [Bob Thompson](#); [Planning](#)
Subject: Veteran housing on Hovey Road
Date: Wednesday, February 26, 2025 4:34:30 PM

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

Hello Mayor and Council,

I am writing to voice my support for the veteran friendly housing being proposed at 1934 Hovey Road. Building more housing in general is a good thing for our region (and province for that matter), but my specific interest here pertains to veterans. My grandfather served for the British Army in WWII as a medic and paratrooper. He was deployed to multiple theaters and was injured several times. Though his physical injuries healed, I don't think the mental injuries did.

As a child he was my best friend, and I loved him very much. I wish that there had been housing like this for him when he was a senior citizen. He outlived my grandmother by many years and lived his final years in relative isolation. He would have sincerely benefited from housing like this surrounded by people his age and people who understood what it was like to serve.

Sincerely,

Philip MacKellar

Forbes St.
Victoria, BC.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Planning](#)
To: [Planning](#)
Subject: FW: Opposition to 1934 Hovey Road Development
Date: Friday, February 28, 2025 9:33:46 AM

From: [REDACTED]
Sent: February 27, 2025 8:41 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>; Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Opposition to 1934 Hovey Road Development

Dear Mayor and Council,

We are writing to express our strong opposition to the proposed development at 1934 Hovey Road. This project should not be considered, as it directly violates our Official Community Plan.

Time and again, we have seen developers apply for rezoning in established neighborhoods, only to disregard commitments and later ask for forgiveness rather than permission. Our community has experienced this firsthand, and trust in developers has eroded—especially given what we have seen from Aryze in the City of Victoria.

I urge you to stand with residents and uphold the integrity of our community. Please vote **NO** on this development.

Sincerely,
Lori Morgan and Vince Cullen
6502 Hilltop Road

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [REDACTED]
To: [Planning](#)
Subject: Comments on March 5 public hearing
Date: Wednesday, February 26, 2025 4:24:16 PM

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

Dear Central Saanich,

This is in response to OCP AND ZONING BYLAW AMENDMENT APPLICATION AND DEVELOPMENT VARIANCE PERMIT FOR 1934 HOVEY RD (7551 East Saanich Road and 1934 – 1966 Hovey Road).

I am in complete support of this amendment and development variance.

The new development is urgently needed and is well-suited to the location: on a major road (East Saanich), literally across the street from where the new city hall is planned, and just down the street from another four-story complex. It is also on a bus route and within walking distance of recreational opportunities (Centennial Park) and a town centre (Saanichton).

Thank you,

Ron Norman

856 Brentwood Heights
Brentwood Bay, BC V8M 1A8
Phone: [REDACTED]

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: Mayor & Council email form submission from centralsaanich.ca
Date: Friday, February 28, 2025 9:26:11 AM

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: February 27, 2025 4:25 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Thu, 02/27/2025 - 4:25pm

Submitted by: Anonymous

Submitted values are:

Subject

1934 Hovey Road

Full Name

Stephen Perrett

Phone Number

[REDACTED]

Address

1961 Hovey Road
Saanichton, B.C.. V8M 1V8

Neighbourhood

Central Saanich

Email

[REDACTED]

Message

Hello, Regarding the funding for the Legion building, I seem to remember at the first meeting Mayor and Council asked if funding was approved, I think Aryze answered I don't know, then at the next meeting Rod Hughes stated funding was approved, Then at the Aryze Meeting at St Mary's Church it was stated that funding was approved, Yesterday it was confirmed from BC Housing that no funding was approved.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: Alternative plan for Legion Manor.
Date: Friday, February 28, 2025 9:32:22 AM
Attachments: [Legion Manor drawing.pdf](#)

From: Brian Smith [REDACTED]
Sent: February 27, 2025 4:13 PM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Cc: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Fwd: Alternative plan for Legion Manor.

Subject: Alternative plan for Legion Manor.

Good Afternoon Mayor and Council:

My last letter!

My thoughts on building more for the Legion Manor.

First thing is to add about 100ft onto the East end of the 4 story center block. This will only require the removal of two single storey cottages. I am sure there will be at least two openings in other cottages for the residence during the 2 year design and planning, permitting and getting the trades ready,.

Once the new center block is ready with at least 20 more suites, then move more residences into it and start building 2-3 storey blocks around the perimeter and in 5 years instead of 57 units you will have 257 units or more. All new blocks of housing should be connected to one does not have to go outside to reach the dining room or visit their neighbours.

For financing, the property is assessed at \$28 million so get a loan against the property like the rest of us do. They can use the \$2.8 million they would save by not buying 1960 and 1966 Hovey road for extra interest payments if they can not get a free loan from BC housing.

I am sure there would get no opposition to this plan.

Do, SVIHS (Legion Manor) and us the citizens of Central Saanich a favour and turn down any rezoning or amending of the OCP. There is a better solution than a for profit outside builder to come into and start dismantling our COMMUNITY.

Kindest Regards

Brian & Josée Smith
1974 Hovey Road.

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."



East side of Legion manor looking West. Build center block out to east with roadway going underneath for loading and unloading passengers out of rain. Note only 2 small cottages to remove.

<1740593365188blob.jpg>



Central Saanich GIS Map Service

Search...

Tool Labels X

Home

Map Tools



Home



Pan



Zoom In



Zoom Out



Initial View



Full Extent



Bookmarks



Previous Extent



Next Extent



Identify



Print



Export



Share

Navigation

Layers

Filter Layers...

Filter

☒ PublicWebMap

☒ District Boundary

☒ Road Names

☒ Addresses

☒ Lot Hooks

☒ Parks

☒ Parcels

☒ Waterbodies

☒ Building Footprints

☐ Contours

NORTH

Find Data

Prosser Road

WEST

EAST

7612

1893

TO

1893

7606

Aurora Building

Legion Manor

7601

1902

I want to...

7613

7610

7613

7616

7613

7613

7613

7613

7613

7613

NEW BUILD FIRST

ALR

SOUTH

Development

1906

1900

1950

1934

7551

1924

Hovey Road

Hovey Road

From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: I am opposed to the Aryze proposed development
Date: Friday, February 28, 2025 10:23:17 AM

From: Andrew Taylor [REDACTED]
Sent: February 28, 2025 10:21 AM
To: Mayor Ryan Windsor <Ryan.Windsor@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>; Sarah Riddell <sarah.riddell@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Municipal Hall <Municipal.Hall@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>
Subject: I am opposed to the Aryze proposed development

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

Central Saanich does not need more population density!

We don't need more traffic!

Our infrastructure is not growing at the same rate as our population.

Sincerely,
Andrew Taylor
980 Verdier Ave
Brentwood Bay, BC
V8M 1H9

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."