

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** RE: Mayor & Council email form submission from centralsaanich.ca  
**Date:** Wednesday, December 4, 2024 3:50:28 PM

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**From:** [no-reply@centralsaanich.ca](mailto:no-reply@centralsaanich.ca) <[no-reply@web-response.com](mailto:no-reply@web-response.com)>  
**Sent:** December 4, 2024 11:57 AM  
**To:** Municipal Hall <[Municipal.Hall@csaanich.ca](mailto:Municipal.Hall@csaanich.ca)>  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Wed, 12/04/2024 - 11:57am

Submitted by: Anonymous

Submitted values are:

**Subject**

1934 Hovey Project

**Full Name**

[REDACTED]

**Address**

[REDACTED]  
[REDACTED]

**Neighbourhood**

Meadows

**Email**

[REDACTED]

**Message**

I do not want my name and contact details published.

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I just had someone from Aryze knock at our door lobbying community members to support the "Senior Citizen" project at 1934 Hovey. While I appreciate their initiative... I am uncomfortable with a private company taking these steps. As a developer, they should be proposing solutions within the newly adopted community plan. They should not lobbying to change the plan that was crafted with great care and extensive community input.

It seems their project makes greater sense in areas closer to Sidney or other areas of Victoria, not Central Saanich. 190+ rental units does not seem appropriate for the village of Saanichton.

I was not going to provide an opinion... but because they came to our door:

I am opposed to any accommodation of the 1934 Hovey project that circumvents the approved community plan.

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**From:** [G B](#)  
**To:** [Planning](#)  
**Subject:** OCP Amendment Application For 1934 Hovey RD.  
**Date:** Monday, December 2, 2024 7:35:06 PM

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Dear Central Saanich Mayor and Council,

As a resident of Saanichton I would like to comment and provide my input on the development involving the proposed addition to Legion Manner.

I am very much in favour of the proposed project for a few reasons.

Firstly, our community desperately needs more housing for seniors as our population ages. My 91 year old Mother currently lives at Legion Manner and is very happy, warm, comfortable and socially active there. There is currently a substantial waiting list for seniors wanting to live there. Legion Manner is a wonderful home for many of our aging population. An expansion to house these folks is a "no Brainer"!

Secondly, the proposal has allotted numerous units for Health Care workers at reduced rents. Also a "no brainer"! We need more Health care workers here in our community of Central Saanich, especially at Saanich Peninsula Hospital as well as various Health care units and Physician offices on the peninsula. What better way to attract these Health care workers than to have affordable places for these people to live in. Rents are very high in our area even if you are lucky enough to find a suitable place to live. We need those units badly.

I know that when the supportive and low income building opened across the street from Legion Manner many residents felt blindsided and betrayed including myself with my residence just a few blocks away. This will not be the case for the proposed Legion Manner expansion. In this case measures can be put in place by the municipality to prevent what happened in that instance.

In conclusion, I respectfully urge the Mayor and council to see that the Legion Manner proposal gets approved for the benefit of all residents of our community.

Thankyou for taking the time to read my comments.

Gary C Blood  
18-1950 Cultra Avenue  
Saanichton, B.C.

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## Nareka Jacques

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**From:** Janet Cram [REDACTED]  
**Sent:** Friday, November 29, 2024 6:56 PM  
**To:** Municipal Hall  
**Subject:** OCP amendment app Hovey Rd

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To all members of C. Saanich Council,

I am opposed to this development. It does not fit with the neighbourhood and will negatively impact the quality of life of the homeowners on Hovey. This type of housing is needed, but not at this height and density.

We owe the taxpayers that already live in Central Saanich to have some faith in the zoning we buy into.

In the OCP adopted April 24th, 2023, it states many times that development should be sensitive to its surrounding neighbourhood.

Please listen to homeowners, don't change the rules of the OCP, and stop thinking that Central Saanich must surpass the required growth. The OCP states that the 2020 housing needs report suggests Central Saanich needs 557 new housing units between 2020 and 2025. What is the rush and at what personal cost?

There is a lot of interest in this meeting on the 9th of December. I think you should hold the meeting at a larger venue, to be fair.

Please consider this,  
Janet Cram  
Brentwood Bay

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**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** FW: Opposition to the OCP Amendment for 1934-1966 Hovey Road  
**Date:** Wednesday, December 4, 2024 3:59:38 PM

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**From:** Bonnie Doyle [REDACTED]  
**Sent:** December 3, 2024 9:32 PM  
**To:** Municipal Hall <[Municipal.Hall@csaanich.ca](mailto:Municipal.Hall@csaanich.ca)>  
**Cc:** Mayor Ryan Windsor <[Ryan.Windsor@csaanich.ca](mailto:Ryan.Windsor@csaanich.ca)>; Chris Graham <[Chris.Graham@csaanich.ca](mailto:Chris.Graham@csaanich.ca)>; Zeb King <[Zeb.King@csaanich.ca](mailto:Zeb.King@csaanich.ca)>; Gordon Newton <[Gordon.Newton@csaanich.ca](mailto:Gordon.Newton@csaanich.ca)>; Niall Paltiel <[Niall.Paltiel@csaanich.ca](mailto:Niall.Paltiel@csaanich.ca)>; Sarah Riddell <[sarah.riddell@csaanich.ca](mailto:sarah.riddell@csaanich.ca)>; Bob Thompson <[Bob.Thompson@csaanich.ca](mailto:Bob.Thompson@csaanich.ca)>  
**Subject:** Opposition to the OCP Amendment for 1934-1966 Hovey Road

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

Members of Central Saanich Council,

We are writing to express our opposition to the proposed amendment to the Official Community Plan (OCP) for 1934-1966 Hovey Road. The proposed development contravenes several key aspects of the OCP and raises concerns about its implications for future land use in Central Saanich.

1. **\*\*Height and Density Guidelines\*\***: The OCP sets a clear expectation for growth to remain sensitive to existing neighborhood character, with a focus on moderate density and a maximum building height of four stories in urban areas. The proposed six-story buildings exceed these guidelines and do not align with the OCP's vision for balanced development.
2. **\*\*Growth Management Policies\*\***: The OCP emphasizes gradual, managed growth within the Urban Containment Boundary to ensure compatibility with surrounding neighborhoods. This proposal introduces high-density development that disrupts the established residential character and creates potential conflicts with the OCP's objective of preserving community identity.
3. **\*\*Precedent for Variances\*\***: Amending the OCP for this project sets a concerning precedent for future developments. The integrity of the OCP depends on consistent application of its policies, including limits on density, height, and land use. Allowing this amendment undermines the long-term vision articulated by the community through the OCP process. We urge the District to reject this amendment and uphold the principles and policies of the OCP, ensuring that development aligns with the established guidelines and maintains the character of Central Saanich.

Thank you for considering our concerns.

Sincerely,  
Matthew Joinson  
Bonnie Doyle

1159 Marin Park Drive  
Brentwood Bay, BC V8M1E8

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**From:** [Jahnava Moore](#)  
**To:** [Planning](#)  
**Subject:** re: Hovey Rd. concerns to wildlife 7 living in poverty in 1 block  
**Date:** Friday, November 29, 2024 8:09:37 PM

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I do not think a dense block of low income apartment buildings is a good idea on the block of East Saanich Rd./ Hovey have direct evidence to why (environmentally)....Perhaps Legion Manor 5 acres is enough, they added a long term care building. 100 on wait-list is complete utter nonsense from developers. I like to see single family homes in rural Saanichton preserved, rural farm lands, birds, owls, wildlife, need a place to have some peace : ) Hovey is a magnificent gorgeous street once gone be sadly a mistake, so much wildlife living around there.

This whole block is already with lots of problems stemming from deep poverty, many low income tenants from Legion Manor come over sit on rocks out front of Prosser Place, sit at the 2 bus stops [REDACTED] (not all but some vets or low income seniors have substance issues & or social problems) it feels tough already on the block with this and the 3 sites & buildings, Legion Manor, Prosser & Aurora have lots of poverty and social issues. No infrastructure of a community centre or drop in for any of the people already hanging around on this block from the 3 low income sites. This is how ghettos start with too many people experiencing poverty and social isolation in 1 concentrated area. Yes many of the seniors are fine at Legion Manor same time, is sub group that loiters on the block continually from all of these buildings now.

Legion Manor has not done a good job from what many tenants have spoken to as its not well run to those already renting there now.

I have concerns in a few years those ageing bungalows will need renovations or repairs It seems going beyond 5 acres is more than this non profit can handle.

Prosser Place has affordable/below market rents/subsidy for seniors 55 + and is not been full so this need of more of the same is not needed as its never been full & has had extreme high turnover since opened the same with the Aurora. I think for the neighbourhood this is enough rental housing for now Let's do better with the people who have moved to Saanichton in lower incomes who are not having their needs met before we bring 100 more into a small concentrated area. 55 plus is young this is the criteria & lots of social problems occur in this population. We need more time with folks already been moved out here to learn to live together we having growing pains.

(  
Myself I moved out here in March 2024 was told to go if I wanted to be housed ( prosser) as medically I was ready to move on ( support was promised with housing first model ENDED day I moved??) & its been really hard to fit into the neighbour, trying church or the village of Saanichton .I have nothing in common & have not been welcomed into the community this causes more shame & isolation and bringing 100 more people in same situation think will have negative consequences in the long run. I feel ashamed, embarrassed as not a home owner and wish these 2 buildings in 2023 where never even built its been a disaster and have lists of evidence was difficult summer with [REDACTED] then a supportive housing building I lived in before for 55 plus [REDACTED] I have been scared many times and written council/mayor on

this. I fear for my life more will occur like this if legion manor expands. Who do I call now in Saanichton living with chronic pain, isolation, loneliness ???

I use a power wheelchair and can barely use public transit now to capacity for wheelchairs and barely cross the road safely as so many cars I am close to run over all the time and have requested CRHC to transfer me to a more safer suitable location using a power wheelchair, sadly they DO NO TRANSFERS, so I am stuck in rural infrastructure living hard life & I do not wish this same hardship on others being dropped off out here in a dense block with out services to help us settle in the neighbourhood live good quality lives. A home is more then 4 walls in a cement poorly built box alone, its a community and this block does not have a community to offer to renters in poverty

**The beautiful nature when I wheel down Hovey Rd. on a bad day is my only happiness to a move I never wanted or asked for I was told to move and if those tall trees, birds, owls and rabbits are gone I will have nothing to look forward to.**

**A little piece of paradise worth keeping !!!**

Thank you for reading my email.

Sincerely  
Jahnavia Moore

Legion Manor on steroids, busting out of 5 acres onto Hovey Rd. & Prosser Place CRHC & Aurora Pacifica all within 1 block what next a 7 11 convenience store... ?

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Re: Central Saanich to Revisit plan for Hovey Road

Uncertainty seems to be increasing everywhere we look today. Competing interests driven by social engineering, ideological control, virtue signaling and – don't forget profit are shaping our world, pitting one group against another at all levels of society.

At our local municipal level, we have community agreement over future development planning and densification in agreed to "Official Community Plans". Official plans that residents rely upon when choosing their neighborhoods and homes.

In Victoria, our "Official Plan" has been out the window for some time. I don't know about you but every day when I open my T/C newspaper, I worry that a City of Victoria public development densification notice will be there affecting my already densified neighborhood – then sigh with relief when it is not!

The chaos within Victoria, and the proliferation of developers providing virtue signaling "incentives" to the city to achieve densification and negate Official Community Plans is reaching its apex.

So, we see Victorians looking to escape this municipal madness; by moving to neighboring municipalities, now face the same uncertainties.

The proposal at Hovey Road and East Saanich is a prime example in an equally poor location.

A land assembly developer virtue signals, if Central Saanich Council passes changes to the recently adopted Official Community Plan, allows zoning permitting a 6 story "Seniors" development on a rural residential street in Central Saanich, they would provide \$250,000 to Central Saanich Little League and provide new sidewalks to Centennial Park.

To my friends in Central Saanich and on the lower island, the developer wolves are at your door. They articulate a virtuous story of community benefit and free amenities, but the reality is they are there for profit- not seniors, not your community and certainly not for you - and not for responsible Municipal Council decision making.

Don't make the same mistakes as Victorians have - adhere to your Official Community Plan – don't turn a blind eye- the wolves are indeed in your neighborhood and at your door.

Steve Orcherton

2653 Cedar Hill Road

Victoria BC V8T 3H1



## Nareka Jacques

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**From:** no-reply@centralsaanich.ca <no-reply@web-response.com>  
**Sent:** Tuesday, December 3, 2024 11:32 AM  
**To:** Municipal Hall  
**Subject:** Mayor & Council email form submission from centralsaanich.ca

Submitted on Tue, 12/03/2024 - 11:31am

Submitted by: Anonymous

Submitted values are:

**Subject**

OCP amendment 9th December

**Full Name**

Marie Perrett

**Phone Number**

[REDACTED]

**Address**

1961 Hovey Road  
Saanichton, BC. V8M 1V8

**Email**

[REDACTED]

**Message**

Subject: Opposition to OCP Amendments for 1934 Hovey Road Development

Dear Mayor and Council,

I am writing to strongly oppose the proposed Official Community Plan (OCP) amendments required by Aryze Developments to construct two multi-storey buildings at 1934 Hovey Road, one of which would exceed 60 feet in height.

This project raises serious concerns for our community:

1. Traffic Congestion and Safety Risks:

Hovey Road is frequently used by the neighboring farm to transport large equipment between fields. The addition of traffic and roadside parking from these two large buildings would create dangerous congestion and disrupt critical agricultural operations.

2. Underestimating Occupancy and Parking Demand:

Aryze's assumption that each apartment will house only one person is unrealistic. Many units will likely have two or three occupants, leading to significant parking shortages and increased traffic that Hovey Road cannot support.

### 3. Inadequate Support for Families:

The practical needs of families have not been considered. For example, a partner commuting to another community while the other relies on public transit for childcare logistics highlights the unsuitability of this development for real-life scenarios in our neighborhood.

### 4. Misaligned Priorities for Healthcare Workers:

While housing for healthcare workers has been mentioned as a justification for this project, I have heard directly from nursing staff that what they truly need is increased funding to hire more nurses, not housing in developments like this. Building these apartments will not address the urgent staffing shortages that healthcare workers are facing.

Finally, Housing Minister Ravi Kahlon has clarified that the province will not override a municipal decision to reject this project:

"The province wouldn't step in to overrule a municipality's decision if the project is eventually rejected. There are certainly other municipalities just in the region that would love to have this type of housing, and we would just simply move the resources to other places."

With this assurance, I urge you to reject the OCP amendments for this proposal and protect the integrity and livability of our community.

Thank you for your thoughtful consideration.

Sincerely,  
Marie Perrett  
1961 Hovey Road  
Saanichton, BC

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## Nareka Jacques

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**From:** Kressa Kristina Sisu [REDACTED]  
**Sent:** Wednesday, November 27, 2024 5:23 PM  
**To:** Municipal Hall  
**Subject:** Fwd: Development on Hovi Rd

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

Dear Mayor and Council,

I tried to attend the meeting on November the 25th but was unable to be there because the room was full.

I have a very deep concern regarding the proposed development of 2 large 6 story apartment buildings behind the Legion Manor on Hovi st.

I do understand that Senior housing is important and needed, however my concern is that this development would be an environmental travesty for these reasons:

- 6 homes would be torn down in order to do this development. One of the homes I know just had a new roof put on.
- the area is rural and a farming community and we already have 2 large complexes right across from the Legion manor
- many beautiful trees would have to come down .
- the impact on our landfill with the debris from 6 houses would be monumental.
- it would also impact the present infrastructure dramatically with way more traffic and noise.



So I am pleading that this development be voted down and find alternate land for a build where there isn't such a huge environmental impact !!

Thank You for your attention to this matter.

Kindly Kristina Sisu

*Kressa Sisu*



*Kindness is the language which the deaf can hear and the blind can see.*

**Mark Twain**

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**Dear Mayor and Council,**

**December 3, 2024**

The current Official Community Plan (OCP) came into effect in April 2023, following extensive community input and an investment of \$250,000. Just six weeks later, a flyer landed on our doorstep from a developer, clearly aware that amending the OCP would be necessary to pursue their project.

A recent article in the *Times Colonist* quotes Aryze Developments claiming that "the OCP hasn't kept pace with the district's housing needs." However, all the data shows that Central Saanich is well ahead of its targets, with 800+ units already built or in progress—far exceeding the 558 units required by the end of 2025.

This leaves no doubt that the OCP does not need amending to satisfy the profit-driven motives of an outside developer. Offering a building for seniors and \$1.2 million in so-called "amenity contributions" is an attempt to disguise their true intent.

Amending the OCP now would set a dangerous precedent, opening the floodgates to further developments that could erode the character and values of our rural community. Central Saanich residents have repeatedly voiced opposition to developments resembling those in Langford. We want growth to adhere to the current bylaws and the vision laid out in the OCP, which reflects the collective input and aspirations of our community.

We urge you to vote **NO** on December 9 and uphold the existing OCP (Bylaw 2100) for the greater good of Central Saanich. As our elected leaders, your decision should reflect the conscience and integrity of not only yourselves but also the community you serve. Do not compromise our OCP for the benefit of a developer and UDI.

Sincerely,

Brian & Josée Smith

1974 Hovey Road

Saanichton

**From:** [Svein Vagle](#)  
**To:** [Planning](#)  
**Subject:** Re: Notice of public hearing: OCP amendment application for 1934 Hovey Rd  
**Date:** Wednesday, December 4, 2024 1:48:50 PM

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

Dear Mayor and Council,

I have recently been made aware of the upcoming public hearing on December 9th on the application to amend the OCP for 1934 Hovey Road.

I just wanted to inform you that as a Central Saanich citizen I oppose this change to the OCP. I know that the OCP is supposed to be a living document, but I find it shocking that you are even considering the proponent's supposed changes to the OCP submitted within 6 weeks of the OCP coming into effect. The OCP ought to be adhered to longer than this.

It really worries me if a developer can show up next door to us and get your blessing to develop and build large structures not following the guidelines of the present OCP.

Regards,  
Svein Vagle  
2453 Mt St Michael Rd, Saanichton, BC V8M 1T7

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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:** [Anne Wallen](#)  
**To:** [Planning](#); [Council](#); [Mayor Ryan Windsor](#)  
**Subject:** Support for Affordable Housing in Central Saanich  
**Date:** Wednesday, November 27, 2024 10:28:04 PM

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

Dear Mayor and Council,

I am writing to express my strong support for the proposed affordable housing development at Hovey and East Saanich Roads, and urge you to remove further roadblocks that will add expense and uncertainty to this project.

Projects like this are critical to addressing the ongoing housing crisis in our region, which has left too many individuals and families without access to safe, affordable homes. This project is not only increasing the availability of rental housing, but doing so specifically for a multitude of groups who deserve and need additional housing support. You could not ask for a more deserving project to amend the OCP to accommodate.

In addition to meeting current housing needs, projects like this aligns with broader sustainability goals, with recent reports stating that densifying is the primary opportunity for municipalities to reduce their emissions. It also prepares the region to accommodate projected population growth responsibly, rather than eroding our natural landscapes.

I encourage the council to approve this project as a necessary step toward building a more inclusive and sustainable future for Central Saanich.

Sincerely,

Anne Wallen

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**Jennifer Wear**

7997 East Saanich Rd  
Saanichton, BC V8M 1T4

[REDACTED]

[REDACTED]

**Bob Wear**

7997 East Saanich Rd  
Saanichton, BC V8M 1T4

[REDACTED]

[REDACTED]

**December 3, 2024**

**To the Members of the Central Saanich Council,**

**Subject: Concerns Regarding Aryze Development on Hovey Rd**

Dear Council Members,

We are writing to voice our strong concerns regarding the proposed Aryze Development on Hovey Rd. This project raises significant questions about its alignment with community needs, infrastructure capacity, and transparency regarding its stated goals.

## **Key Concerns**

### **1. Lack of Infrastructure to Support Increased Density**

Saanichton is not equipped to handle the proposed population increase. Specific issues include:

- **Saanich Peninsula Hospital:** Insufficient parking daily and no emergency services available from **10 p.m. to 7 a.m.** severely limit its ability to serve a larger population.
- **Limited Amenities:** The area has only one grocery store, one small liquor store, one coffee shop, two restaurants, one pizza place, one hardware store, three drug stores, multiple professional offices, one cannabis store, one bank, and one post office. These amenities are already stretched thin and cannot accommodate significant growth.

### **2. Unsubstantiated Claims Regarding Market Rental Bike Stalls and Local Workforce**

Aryze's claims of **308 market rental bike stalls and cargo bike stalls** lack evidence of community demand.

- **Bike Use in Saanichton:** Overall bike use in the area is low, especially during winter months.

- **Practical Concerns:** Where will all these cargo bikes go? Where will they park? Who is asking for them? There appears to be no demonstrated need for this feature.
  - **Local Workforce Claims:** Aryze has provided no concrete evidence that the **130 suites** will be reserved for the local workforce. Given the **global shortage of healthcare workers**, it is unlikely that this development will solve staffing challenges in key sectors.
- 3. Active Transportation Misalignment**  
The emphasis on "Active Transportation" (e.g., bike lanes, bus stops) is misaligned with community needs. There is no evidence of demand for such infrastructure in Saanichton, where the rural environment and low population density limit the feasibility of widespread bike or bus usage.
- 4. 1:1 Parking Ratios Are Impractical**  
A 1:1 parking ratio is inadequate for families, couples, or partnerships, making the development less inclusive and unsuitable for diverse household types.
- 5. Fitwel Certification Concerns**  
The most troubling aspect of the Aryze proposal is its emphasis on being "**Fitwel Certified.**" This certification lacks clarity in its application to our local community, raising questions about its true value and the motives behind it. We urge the Council to research Aryze Development thoroughly, including its history and financial backers. "**Follow the money**" to ensure transparency and integrity in their stated goals.
- 6. Official Community Plan (OCP)**  
Saanichton's OCP, already in place, does not support this type of development. Remaining true to the OCP is essential to uphold the community's vision and priorities. Saying "no" to a proposal that does not align with the OCP is an act of representation and advocacy for Central Saanich residents.

## Our Request

We urge the Council to:

- Reassess the alignment of this development with the current and future needs of Central Saanich.
- Demand clear evidence for Aryze's claims, including data supporting the need for bike infrastructure and the local workforce focus.
- Prioritize adherence to the OCP as a reflection of the community's voice and long-term goals.
- Investigate Aryze Development's motives and financial backers to ensure accountability and alignment with local interests.



We do not support this development. If you need further clarification regarding our concerns, please email or call us:

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

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

Sincerely,  
Jennifer Wear & Bob Wear

Susan Zedel  
909 Damelart Way  
Brentwood Bay, BC  
V8M 1C2

December 2, 2024

**Re: Central Saanich Official Community Plan Amendment – 1934-1966 Hovey Road and 7551 East Saanich Road**

To: Mayor Windsor, Councillors Thomson, King, Newton, Graham, Riddell and Paltiel,

I am writing to express my concern regarding the potential Official Community Plan (OCP) Amendment for 1934-1966 Hovey Road and 7551 East Saanich Road.

My husband and I have been homeowners / taxpayers / residents of the District of Central Saanich for 40 years, have raised two children here and love the community of Central Saanich. I have participated in various municipal initiatives at meetings and open houses over the years, such as the Official Community Plan review, Active Transportation Plan, Parks and Trails Master Plan, etc. I have been a member of the Advisory Planning Commission (APC) since January 2021.

As a citizen interested in my community, I usually watch council meetings using the 'livestream' option or watch the video posted on the website. When there are certain topics on the agenda, I sometimes attend the meeting in person. Note that during the livestream option, it can be difficult to hear some speakers and members of the public who speak can not be seen on the video. I attended the November 25 meeting in person when council voted to hold a Public Hearing on December 9.

At the September 18 APC meeting, members had a lot of questions and discussion regarding the proposal for Hovey Road/East Saanich Road, with our meeting taking more than 2 hours. Since a member of the public brought up the APC in a question November 25 council meeting, I would like to point out one of the motions made at the September 18 APC meeting:

MOVED

*That the Advisory Planning Commission is concerned about the significant departures this application has from the Official Community Plan.*

**CARRIED UNANIMOUSLY**

From my personal perspective, when the current Central Saanich Official Community Plan was adopted on April 24, 2023, I was happy to see future multi-family residential development permit areas limited to the Brentwood Bay Village, Saanichton Village and Lochside-Marigold Lands nodes. The infill of residential lots has been a great way to provide additional homes in residential neighbourhoods outside of those nodes. Also, the 2023 provincial government requirements for small-scale, multi-unit development are generally quite suitable for Central Saanich residential neighbourhoods and corridors given our limited land base for housing and the cost of land.

The residential lots at 1934-1966 Hovey Road and 7552 East Saanich Road would be an ideal location for small-scale, multi-unit development of 4 or 8 units per lots (as per provincial mandate), or a townhouse

complex on some or all the five residential lots. While Central Saanich needs to have more rental housing, there is significant need for “missing middle” family residences that could be more affordable to purchase than single family homes.

In my opinion, the OCP should NOT be amended to allow for a four-storey building with 130 units (117 market rental units to be rented at \$3 to \$4 per sq ft and 13 affordable units) and a six-storey building (affordable veteran and senior rentals). Some of my reasons are listed in points below:

- The current OCP was adopted in April 2023. The proponent clearly had made secret deals with the owners of the subject properties and developed their plans many months before the final OCP was adopted and while it was still being reviewed. If council and staff wanted large multi-family apartments at this location, they should have put it forward during the OCP review period so that all residents could provide their input before a lot of money was spent on this proposal.
- Yes, Central Saanich needs to provide more market rental housing and affordable housing. There have been several multi-storey rental buildings constructed in recent years, plus there are new buildings close to getting occupancy permits (Starlight buildings on Lochside Drive) and approved projects such as the 110 unit six-storey affordable housing building at 1183 Verdier Ave. These new projects will already provide rental housing for employees at Saanich Peninsula Hospital and local businesses. They already fit within the OCP and amendments are not required.
- There will be land available in Saanichton Village and Brentwood Bay Village in the future for more multi-family residential units. The site of the current municipal hall, police station and fire station at 1903 Mt. Newton X Road has potential for future well planned development of housing for seniors and affordable housing once the new municipal infrastructure is built.
- As councillors, you are all very familiar with the contents of the OCP, so I don't need to bring up points that are relevant to this situation, as there are many. I do want to point out one clause under General Policies: *Redevelopment should avoid resulting in an orphaned single-detached property*. The home and property at 1974 Hovey Road would be one of those orphaned properties.
- The proponent that requires an amendment to the OCP for this proposed development seems to be doing all it can to manipulate the situation to achieve their goal. In the meantime, they are bringing about a lot of dissent and frustration to residents/taxpayers of Central Saanich.
- The current Legion Manor property, providing rental housing for veterans and seniors, is built on a 5.5 acre parcel and is designated as Residential Institutional RP-2. With land available for housing in Central Saanich being so limited, the Legion Manor Board and Greater Victoria Housing Society could work with the Central Saanich planning department and council to find an area on the parcel where a limited number of current structures could be moved or removed to clear an area for construction of a multi-storey residence.
- The OCP is a 'living document' and yes, there should be amendments to the OCP over time, BUT this proposed amendment is a major departure from the current OCP.

Thank you for reading the opinion of one member of the Central Saanich community. I will be interested to see the decision of council following the Public Hearing on December 9.

Sincerely,  
Susan Zedel

Home: [REDACTED] Cell: [REDACTED]

03 December 2024

## Re: Legion Manor Building Height Reduction

Dear Jarret,

Throughout this application process we have always been open to feedback from the community, staff, and elected officials on how to improve the proposal and ensure alignment with the goals of Central Saanich. Recently it has become clear that the height of the proposed Legion Manor building at 6-storeys was proving very challenging for decision makers and community members. We have therefore continued to test the feasibility of reducing the height of the Legion Manor building.

Simply reducing the height of the building from 6 to 4-storeys and keeping the existing building footprint and setbacks would result in the loss of 24 affordable seniors homes. Not only would this be a major setback for those currently on the waiting list, it would also make the project unviable as a certain scale of development is required to continue with the subsidized rents.

In order to get as close to the current proposal of 62 seniors homes we are proposing a 4-storey building with a sideyard setback of 11.0m. This is in alignment with the Zoning Bylaw's requirement to provide an additional 5.0m setback from ALR land (6.0m + 5.0m). The other setbacks would be consistent with the current proposal. This design change would result in a steeping down of building height along Hovey Rd as you move east due the current grade change and provide a transition in height away from East Saanich Rd. The new height would not require a variance as it would be within the maximum height of the RM-5 zone.

By reducing the height of the Legion Manor building, combined with the recent design changes to the Workforce Housing building, this proposal meets the policy framework established in the adopted OCP. Based on our understanding, the **OCP policies fully support** both a 4-storey Legion Manor and a Workforce Housing building. Taken together the buildings will provide nearly 200 new homes for a mixture of seniors, veterans, and workers in the local community.

As discussed with you, a 4-storey Legion Manor building would still require an OCP amendment per the wording of Section 4.1.5. However, we are confident this meets the wording and intent

of what the policy is aiming to achieve. If the OCP amendment is successful next Monday, we would propose submitting a new Rezoning and DP application outlining the 4-storey option.

If you require any further information on the proposed change please let us know.

A handwritten signature in black ink, appearing to read 'C. Quigley', with a stylized, flowing script.**Chris Quigley**

Director of Development  
Aryze Developments  
Aryze.ca

cc: Rod Hughes, Legion Manor Victoria

## MEMO

**ARYZE DEVELOPMENTS**1839 Fairfield Road  
Victoria, BC, V8S 1G9**ATTENTION:** Chris Quigley**REFERENCE:** 1934 – 1950 Hovey Road  
Central Saanich

Aryze Developments has requested review and comments by Active Earth regarding concerns raised by local citizens regarding potential impacts on Barn Owls inhabiting the vicinity of the proposed residential apartment redevelopment at 7551 East Saanich Road and 1934/1950/1960/1966 Hovey Road in Saanichton, B.C. The review and following comments have been prepared by Ken Lambertsen, R.P.Bio., Senior Biologist at Active Earth

Ken Lambertsen has reviewed the project plans and other documentation on file at Active Earth; specifically, the architectural plans. I have looked up the project site and 1974 Hovey Road adjacent to the Site on the Central Saanich GIS mapping service. I have reviewed the Council concerns passed along to you in the email from Ivo van der Kamp. In January 2024, I conducted a field assessment a stream assessment and to observe existing residences along Hovey Road within the Project Site. I have also conferred with another Registered Professional Biologist (R.P.Bio.) who is a wildlife ecologist. Based on the foregoing methodology, I have the following comments to offer.

With regard to the reported potential barn owl nesting sites, including the barn at 1974 Hovey Rd., it is considered that there is low potential for the proposed development of residential apartment (up to 5-storey) buildings to have a detrimental effect on the local barn owl (*Tyto alba*) population. There are large expanses of agricultural fields to the east, northeast and southeast of the Project Site where barn owls would find good foraging / feeding opportunities. There are also large open fields to the west of the Site that offer suitable foraging habitat, and owls may be able to access these areas through properties to the south. The agricultural fields to the east are considered to be more opportunistically preferable foraging areas for barn owls that may be nesting in the barn at 1974 Hovey Road.

There are no suitable nesting structures within the Site itself, unlike a barn such as at 1974 Hovey Rd. While barn owls may roost in trees at or near the Site, the owls will not use trees for nesting habitat. Rather breeding commonly occurs inside lofts or rafters of barns or similar structures where access near the top of the building (e.g. openings) are present. Barn owls tend to breed in the same location year after year.

There is potential for construction activities to temporarily disrupt typical owl activities. Barn owls are readily habituated to common urban and rural activities.

We trust this provides the information required at this time. If you have any questions, or require additional clarification, please contact the undersigned.

Yours truly,

**ACTIVE EARTH ENGINEERING LTD.**



Ken Lambertsen, R.P.Bio  
Senior Biologist, Director, Biology Division



## Nareka Jacques

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

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

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

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

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

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

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

Louise Banting  
Saanichton BC  
Sent from my iPad

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## Nareka Jacques

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

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To Mayor and council.

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

Thank you, Ron.

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## Nareka Jacques

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

Dear Mayor and Council,

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

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

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

Thank you,  
Greg Bate & Sarah Frumento  
Hovey Road

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

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

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

### **Housing Support**

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

### **OCP Key principle**

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

### **OCP Vision**

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

## **BC charter**

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

## **Council Responsibility/Commitment**

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

## **APC Guidance/Input**

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

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

## **Rural community character**

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

## **Loss of housing opportunities**

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

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

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

### **Provincial Housing targets**

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

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

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

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### Definitions / References

#### OCP Designations (Page 20 of the plan)

- Residential Neighbourhood

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

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

Central Saanich OCP - Official Community Plan

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

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

Advisory Planning Commission Meeting – Sept 18/2024

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

Ottawa takes aim at corporate investors buying single-family homes

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

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

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

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

Development Tracker

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

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

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## Nareka Jacques

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

Dear Mayor Windsor and Councillors

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

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

Michele and David Bond  
6549 Lochside Dr  
[REDACTED]

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Harbour City Kitchens Inc.  
2189 Keating Cross Rd.  
Saanichton, BC V8M 2A5  
[www.harbourcitykitchens.com](http://www.harbourcitykitchens.com)

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December 6<sup>th</sup>, 2024

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

Dear Mayor and Council,

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

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

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

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

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

Thank you for considering our perspective.

Sincerely,

Craig Bryden  
Owner  
Harbour City Kitchens

Samer Akouri  
General Manager  
Harbour City Kitchens



## Nareka Jacques

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

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

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

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

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

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

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

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

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

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

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

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

and those houses on Hovey Road.

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

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

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

and the welcoming hope that they can move forward.

Thank you

The Chesters

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

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

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

Cheryl and Randy Chisholm  
1056 Losana Place  
Brentwood Bay

Sent from my iPad

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## Nareka Jacques

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

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

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

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

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

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

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

Dec 9, 2024

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

Dear Central Saanich Mayor and Council,

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

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

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

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

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

Sincerely,

W. Allan Cram

## Nareka Jacques

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

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

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

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

Sincerely,

Doug & Shirley Ellison

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## Nareka Jacques

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

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

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

Michelle Hall

Sent from my iPhone

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# Development Proposal - 1934 Hovey Road

## *Comments - Public Hearing*

Mayor, Councillors and Staff,

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

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

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

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

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

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

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



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

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

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

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

[REDACTED]

[REDACTED]

[REDACTED]

Thank you again for considering these important points.

Sincerely, Spring Harrison, North Saanich, [REDACTED]

## Nareka Jacques

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

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

Submitted by: Anonymous

Submitted values are:

### Subject

Hovey Road Development

### Full Name

Janice Kerr

### Phone Number

[REDACTED]

### Address

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

### Neighbourhood

Garden Gate

### Email

[REDACTED]

### Message

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

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

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

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

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

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

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

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

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

Thank you for considering my email.

Janice

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8 Dec 2024

Letter to Mayor and Council

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

Ref:

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

To the Honourable Mayor and Council,

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

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

The simple facts are:

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

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

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

Tyson King, CD

6973 Wallace Drive

Brentwood Bay, BC



Dec 5/24

Central Saanich Council:

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

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

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

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

Lily D. (85)

Legion Manor Resident

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

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Dear Mayor and Council,

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

With appreciation,  
Cynthia Mackey  
7769 Scohon Drive  
Saanichton

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## Nareka Jacques

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

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

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

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

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

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

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

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

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

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

Cc:

Bcc:

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

Subject: Public Hearing Dec 9 2024 written submission

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

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

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

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

Thank you for the opportunity to voice my concerns.

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

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Dear Planning Committee,

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

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

Stan & Brenda

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## Nareka Jacques

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

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

Submitted by: Anonymous

Submitted values are:

### Subject

1934 Hovey Rd OCP Amendment

### Full Name

Amy Sanderson

### Phone Number

[REDACTED]

### Address

1730 Stellys Cross Rd  
Saanichton, BC. V8M1S8

### Neighbourhood

Saanichton

### Email

[REDACTED]

### Message

Dear Mayor and Councillors,

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

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

Sincerely,  
Amy Sanderson  
Saanichton

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

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Dear Mayor Windsor and Council

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

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

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

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

Thank you

Michael Simmons  
Brentwood Bay

--

Michael Simmons  
[REDACTED]

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Driftwood Communications

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December 9, 2024

Dear Members of the Central Saanich Council,

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

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

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

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

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

Thank you for your time and thoughtful consideration.

Regards,

*Don Sinclair*

Donald Sinclair, CEO  
Driftwood Communications

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

driftwoodcom.com

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

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

Hello Central Saanich Council,

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

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

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

Thank you  
Jason Vaartstra  
[REDACTED]

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

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

**December 5, 2024**

**To the Members of the Central Saanich Council,**

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

Dear Council Members,

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

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

### **Concerns About Changes to the Official Community Plan (OCP)**

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

#### **1. Erosion of Community Vision:**

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

#### **2. Transparency and Accountability:**

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



### 3. **Environmental and Infrastructure Strain:**

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

### 4. **Social and Economic Impacts:**

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

## **Concerns Regarding Aryze Development on Hovey Rd**

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

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

## **Our Request**

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

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

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

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

Sincerely,  
Jennifer Wear & Bob Wear

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

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**Dear Mayor and Council,**

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

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

I wish to highlight the following points supporting my opposition:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

David Willows

Kersey Road,

Central Saanich Resident

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

Master Mariner, Licensed Maritime Pilot

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

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Attn. Central Saanich Planning & Council

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

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

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

It is my hope the project will proceed without delay.

Sincerely,

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

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