From:
To: Planning

**Subject:** Support East Saanich and Hovey proposal **Date:** Monday, March 3, 2025 12:13:45 PM

Submitted on Mon, 03/03/2025 - 12:13pm

Submitted by: Anonymous

Submitted values are:

#### **Subject**

Support East Saanich and Hovey proposal

**First Name** 

Last Name

Email

**Home Address** 

#### Message

Hello,

I will share a small bit of my story to illustrate a point around lack of awareness, by many, who enjoy housing security.

I am a part of the CS Community, covered under the OCP. But Iam not a home owner.

After 16 years renting the same upstairs suite in a home near RJ Hospital, my landlord gave me an eviction notice, as her adult son was in need of housing. We both were devastated but life is never a given for anyone. Change is part of life.

I had 2 months to secure a new rental. To my utter horror I discovered the cost of rents had soared over the term of my 16 years of tenancy. I did "win the lottery" and found a basement suite in Brentwood Bay, that I could afford. I am regarded as a low income senior and my gross monthly income is under \$3000. My rent is 46% percent of my monthly gross income.

My point is this. Unless you are looking for a rental, you can't comprehend the enormous challenge. Even I, as a renter since 2000, was unaware, until I needed housing.

There is a difference between wanting/ not wanting and needing.

I need housing. I need food. I need to be able to pay utilities. I need to be able to pay to maintain transportation, which in my case is a 2004 vehicle with mileage of just under 300000

kms.

Many strong and often strident voices are expressing what they don't want or want. There is a difference.

I have been on the waitlist, for 2 years, for independent living at the Legion Manor.

I must now trust our elected officials to balance needs in the community. Not wants or don't wants.

Respectfully
Brentwood Bay

Contact Email planning@csaanich.ca

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From: <u>Municipal Hall</u>
To: <u>Planning</u>

**Subject:** FW: Renter in support of the proposed housing at 1934 Hovey Rd

**Date:** Tuesday, March 4, 2025 1:20:34 PM

From: <no-reply@web-response.com>
Sent: Monday, February 24, 2025 4:18 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>

Subject: Renter in support of the proposed housing at 1934 Hovey Rd

Submitted on Mon, 02/24/2025 - 4:18pm

Submitted by: Anonymous

Submitted values are:

#### Subject

Renter in support of the proposed housing at 1934 Hovey Rd

**First Name** 

**Last Name** 



**Email** 

**Home Address** 

#### Message

Mayor and council,

My first letter has apparently vaporized, so here's another supporting the housing development that would offer an expansion to Legion Manor.

I have been on their independent living waitlist for 2 years.

I am a mother of three, grandmother to 2 girls and a wee boy. I am 71 and life resulted in me becoming a renter in 2000. I worked only once my children were in school, which left me with less than optimal CPP for my retirement. My work with special needs children,

although so rewarding, did not supply me with a high income.

I am considered a low income senior, and qualify for independent housing offered by the Legion Manor.

I relocated to Brentwood Bay in 2021 after a legal forced "landlord use" eviction from my Victoria rental home of 16 years. I was so fortunate to "win the lottery" in finding a clean, safe and well maintained suite in the basement of a home. I consider my Landlords, friends.

But, renting is never forever so my present home will no longer be mine one day.

Since moving in 2021, the rents have continued to rise, and honestly and realistically I will not be able to afford a comparable rental situation.

To say I was overjoyed to hear of the development proposal is an under statement. I really believed that my future housing wouldn't be so bleak after all.

Now I am uncertain as the availability of seniors housing, such as the Legion Manor, is so desperately lacking.

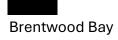
When council first turned down the development proposal I quickly did my research and applied to more seniors affordable housing. To my dismay I found the waitlists, to be 10 years and more. The need is so enormous, for so many.

The prospect of being uprooted to another community, if in 10 years I am offered a spot, at age 81, is dreadful. Trying to make new friends and connect into a new community was hard enough 4 years ago.

I now volunteer with a local non profit, have made friends in the Pickleball world, belong to a walking group and feel a sense of belonging.

I don't want the housing development to be approved. I need it to be approved in order to have a sense of housing safety as I age.

I appreciate your reading of this letter and welcome any correspondence any member may choose to send.



Can I ask that my name and address not be part of the public record? Thank you.

#### **Contact Email**

municipal.hall@csaanich.ca

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From:
To: Planning

**Subject:** re Hovey Development I am opposing the request for change to OCP

Date: Sunday, March 2, 2025 2:45:01 PM

You don't often get email from why this is important

This is <u>not</u> about not being supportive of low-income housing or housing for veterans. People are signing petitions without all of the information. There have been a <u>lot</u> of builds recently in Central Saanich (more than required) AND this project has other places that could work (Legion property for eg)

Please do not push through the proposed build on Hovey. As councilors you represent your constituents not the developers. Changing the OCP (especially after such a short time) just undermines our sense of democracy and good process. At the very least It is the principle. Please do what is just.

#### Saanichton resident

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From: <u>Municipal Hall</u>
To: <u>Planning</u>

**Subject:** FW: DO NOT AMEND OCP - Opposition to Changes in the Official Community Plan

**Date:** Wednesday, March 5, 2025 10:02:30 AM

Importance: High

From:

**Sent:** Wednesday, March 5, 2025 12:06 AM

**To:** Mayor Ryan Windsor < Ryan. Windsor@csaanich.ca>; Chris Graham

<Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; Bob Thompson

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

<Gordon.Newton@csaanich.ca>; Niall Paltiel < Niall.Paltiel@csaanich.ca>

**Cc:** Municipal Hall < Municipal. Hall@csaanich.ca>

Subject: DO NOT AMEND OCP - Opposition to Changes in the Official Community Plan

**Importance:** High

#### \*Please include this feedback with your March 5, 2025 Public Hearing

Dear Members of the Central Saanich Council,

We are writing to you as concerned residents of Central Saanich to express our strong opposition to the proposed changes to the Official Community Plan (OCP).

The proposed changes to the OCP are not only unnecessary but also fundamentally detrimental to the integrity and stability of our community. Here are the key reasons why these changes should **not** be considered:

- 1. You are employed by the residents, NOT the developer: The Council's primary duty is to serve the interests of the residents, not external developers.
- 2. **Responsibility to respect the OCP**: The current OCP was developed through extensive community consultation and reflects the collective vision of the residents.
- 3. **Upholding professional community planning standards**: The Council is responsible for maintaining professional community planning standards, including adherence to the OCP, Regional Growth Strategy (RGS), and other relevant guidelines.
- 4. **Responsibility to neighbors**: The Council must consider the impacts on those who are neighbors to the development, ensuring their concerns and well-being are prioritized, including wildlife such as barn owls!
- 5. **Disconnect between housing numbers and Housing Needs Report**: The proposed development does not align with the numbers outlined in the Housing Needs Report, as housing targets have already been exceeded.
- 6. **Technical failings of the proposal**: The proposed development has numerous technical failings that do not comply with the OCP.
- 7. **Availability of more suitable sites**: There are other more suitable sites for development, including the Legion Manor itself!

Additionally, this development is completely non-compliant with the OCP land use plan. It is

situated opposite the Aurora supportive housing building, raising concerns among nearby residents that it could potentially become supportive housing in the future. If rezoned now, the Council would not be able to block that outcome under current housing legislation.

There are viable alternatives for the Legion's 57 units that do not require the additional 130 units on this site. Since the petition was launched, a Central Saanich Housing Report has been released indicating that Central Saanich was required to complete 77 housing units in 6 months and has already completed 304 units, more than three times the required number!!! There is no housing case for this development.

In conclusion, the proposed changes to the OCP are not in the best interest of our community. We the people of Central Saanich expect the Council to uphold the principles and values enshrined in the current OCP. Let us work together to preserve the integrity, character, and rural beauty of Central Saanich.

Thank you for your prompt and proper attention to this important matter.

Sincerely,

Cheryl, family & We the People of Central Saanich

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From: To:

Subject: Hovey Road Development

Date: Wednesday, March 5, 2025 9:40:17 AM

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Learn why this is important

#### Mayor and Council:

I want to take this opportunity to add my voice to those who oppose the development at this location. This proposal does not meet Central Saanich's Official Community Plan. In addition the request for variances on height, setback, lot coverage and parking show that the location is not acceptable and should not be allowed to go forward.

Cheryl Chisholm 1056 Losana Place Brentwood Bay

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Hello, Mayor and Council, and Central Saanich residents,

After hearing the news about the development on East Saanich and Hovey Road and receiving a brochure from the "Citizen Voices" group, I felt it was necessary that I share my views at the public hearing. I am a proud resident of Central Saanich, and I hope that I can provide the perspectives of the youth population in our community when I say that this project is definitely and unquestionably the right move for Central Saanich.

Do we need more housing? Yes. The provincial government has told us we need 588 new homes over the next five years. With the Aryze plan, there is very little complexity. We either have 187 new housing units, including 76 units of affordable housing, or we have none. I feel strongly that we need to update the OCP to make CS housing more affordable.

If people are concerned about the density of the new development, then it cannot possibly be the solution to further increase density within Legion Manor's existing property. My late grandmother spent many of her last years living in Legion Manor and I can say confidently that I am very pleased that they are a part of this project. It is a beautiful place with caring staff. Expanding the facility is indisputably a good idea.

This location is also hugely valuable as well. No matter what it may seem, East Saanich Road is a major public transit and transportation corridor. The site is a mere 700 meters away from the Saanichton village with shops and essentials along with the Saanichton Exchange, a bus

exchange where the 72, 75, 81, 82 and 83 meet to carry people from Swartz Bay to the heart of Downtown Victoria. There has rarely been a better spot for affordable housing.

As a young person, I know firsthand how difficult it can be to find affordable housing in Greater Victoria, especially in Central Saanich. This plan is designed for some of our most vulnerable people, and I feel it necessary to show my compassion for them. I hope that the council supports this development to help our community grow in a positive way.

Truth. Transparency. Integrity. Ethics. All these things are attributes I would give to plan. They are building stronger neighbourhoods, less divided neighbourhoods, and more diverse neighbourhoods for everyone. This plan is for the right buildings in the right spot with the right density. Thank you for your time.

From: <u>Municipal Hall</u>
To: <u>Planning</u>

Subject: FW: Support for 1934 Hovey St Date: Monday, March 3, 2025 1:57:58 PM

From: Dale Degagne

**Sent:** March 1, 2025 5:31 PM

To: Municipal Hall < Municipal. Hall@csaanich.ca>

**Subject:** Support for 1934 Hovey St

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Learn why this is important

Hi CS Council;

I will keep this short.

It is rare for a development to come along with such a strong emphasis on affordable housing while still finding funds to put towards amenities to support the community as a whole. Normally, you can have a bit of one, not the other, and you need to horse trade for it as a council. That is not the situation here.

Luke and his team have brought you a socially responsible project on a silver plater. Frankly, few others would even try to pull this off and you should count yourself lucky.

As a Veteran and former first responder, I would be proud for this project to be in my community. It will do nothing but bring quality housing, amenities, and tax revenue to Central Saanich.

Your support for this project should be emphatic.

Dale Degagne

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From: <u>Municipal Hall</u>
To: <u>Planning</u>

Subject: FW: Support for OCP Amendment & Proposed Development at 1934 Hovey Road

**Date:** Tuesday, March 4, 2025 4:21:25 PM

From: Laurel Draper

**Sent:** March 4, 2025 3:32 PM

To: Municipal Hall < Municipal. Hall@csaanich.ca>

Subject: Support for OCP Amendment & Proposed Development at 1934 Hovey Road

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Learn why this is important

To Mayor and Council,

I'm writing to express my support for the proposed development and OCP amendment at 1934 Hovey Road. With 57 of the 187 homes dedicated solely to seniors and 40% of all units designated as affordable, this development directly addresses critical housing shortages.

Access to stable, well-located housing is essential for individuals who contribute to this community, including veterans, seniors, healthcare workers, and members of the Tsawout Nation. Without these new homes, many will continue to struggle to find affordable housing near their workplaces, medical services, and community amenities.

I urge you to support this proposal and help ensure Central Saanich takes an important step toward addressing its housing needs. Thank you for your time and consideration.

Sincerely,

Laurel Draper

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From: Municipal Hall
To: Planning
Subject: FW: Aryze

**Date:** Monday, March 3, 2025 1:59:20 PM

From: Chris Hall

**Sent:** March 1, 2025 4:54 PM

To: Municipal Hall < Municipal. Hall@csaanich.ca>

**Subject:** Aryze

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I do not want to see this development procede

Alan Hall

6880 Wallace Drive Brentwood Bay

Get Outlook for Android

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From:
To: Planning

Subject: Legion Development, YES

Date: Wednesday, March 5, 2025 11:52:35 AM

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Learn why this is important

We need more like this.

Actual HOUSING WOW.

What are the negatives besides the usual nonsense (Traffic! Shade! Noise! Oh my!)

Thank you.

Brock Harris Victoria Resident

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From:
To: Planning

**Subject:** I support the development!

Date: Wednesday, March 5, 2025 9:12:07 AM

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Learn why this is important

#### Hello,

I just wanted to lend my support to the construction of the Legion development for seniors. The NIMBYs protesting are being selfish and ridiculous in the face of a global housing crisis. Their argument that building this building would lead to open season on other developments is ridiculous—It takes years to build something and multi units happen along major arteries and rezoning Takes years. They're probably sorry that they didn't sell their house along with the five that were purchased by the developer, but that's no reason to deny housing to so many seniors who so desperately need a secure less expensive place to live.

I sincerely hope the development goes forward

Sincerely Kendall Harris Cell Phone

Sent from Gmail Mobile

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From: To:

Subject: Support for Legion development

Wednesday, March 5, 2025 10:01:55 AM Date:

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earn why this is important

#### HI Central Saanich,

I'm sorry to see Central Saanich suffering from NIMBY ism as badly as any city in the country.

The proposed development is just about as perfect as anyone could ask for. Senior housing? Check. Run by a Housing Society? Check. Replacing 5 decrepit houses with over 150 units of SECURE RENTAL housing? Amazing! 10% is at subsidized rates, and reserved for healthcare workers at the nearby hospital? That is insane, we need all of that!

But then 'The project was initially declined by council" OH FFS.

The nimbys who are all securely housed in their half acre lots and 5 bedroom houses (how many extra rooms do you need to store your pickleball gear, Agnes?) complaining about all the classic "Nimby Handbook" chapters is so tired and overdone.

Here's the list of Chapters, as you know:

- 1. "Character Change is Bad"
- 2. "Shadows from trees good, from buildings bad"
- 3. "Parking streets should be empty"
- 4. "Traffic streets should be empty"
- 5. "I'm now an infrastructure expert"
- 6. "Crime a Dogwhistle"
- 7. "It won't even be affordable!"
- 8. "How can i hoard land when developers are throwing money at me a Boomer Story"

In summary, I support the proposal.

Reed Harris. Mortgage Broker VERICO Xeva Mortgage. Direct & Text:

Apply for a mortgage

I'm not a secret agent. I'm always happy to receive referrals from happy past clients, so if you have any friends or family that want advice, please share my name!

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March 4, 2025

**Dear Mayor and Council** 

cc: City Manager

Re. Rezoning Proposal #PL001503 and neighbouring barn owl nest site and loss of barn owl hunting habitat

My name is Sofi Hindmarch, and I have monitored barn owls in the Lower Mainland since 2006. In 2013, I wrote both the Federal and Provincial Recovery Plan for the federally threatened western barn owl, and I have also written several peer-reviewed papers on barn owl biology with a focus on the threats the species is facing in our region. I have also installed over a 100 barn owl boxes in the Lower Mainland and on Vancouver Island. In 2012, I banded five owlets at 1974 Hovey Rd in conjunction with conducting barn owl surveys on southern Vancouver Island

I am writing to you as I have concerns about the proposed development and rezoning of lands as outlined in proposal PL001503. The proximity of this proposed development to an active barn owl nest site, i.e., 22 meters, is concerning and also the loss of barn owl habitat if this development proceeds. Further, this proposed development if approved will set a precedent and likely lead to future habitat loss as the integrity of the neighbourhood changes from rural to suburban. Barn owls are a threatened species in BC, and the main threat to the species is habitat loss. There are not many known active nest sites on the southern portion of Vancouver Island (pers. observ.)..

Barn owls are capable of living in more suburban environments but can be very sensitive to changes in their environment. If this development gets approved, the developer needs to carefully follow the provincial develop with care guidelines for raptors. Further, given the proximity of this nest site to the development, careful consideration needs to be given whether construction can occur if this nest site is active, especially during the courtship and egg-laying phase when the barn owls are particularly sensitive to disturbance, and nest abandonment is more likely to occur. The recommended protective buffer zone around a barn owl nest site is 100 meters and should be expanded to 200 meters if the pair is nesting. Barn owls are capable of nesting year-round in BC.

I am happy to answer any questions and provide additional information on barn owl ecology and nesting to help you find a viable solution that preserves habitat for this threatened species in Central Saanich.

Yours Sincerely,

S. Thidmanl

Sofi Hindmarch, RPBio

Corporate and Executive Services Office District of Central Saanich

Dear Manager, Corporate and Executive Services:

Please find enclosed compiled letters of petition <u>in support of</u> the Hovey Road development Proposal (Aryze/Legion Housing).

I coordinated several local seniors, most who are housing-insecure, who asked our fellow CS community members for support in providing signatures at our information kiosk at Thrifty's Foods as well as throughout local neighborhoods. The signatures were collected between 27 February and 01 March, 2025.

Please include these names of people who believe that the Housing project will clearly be beneficial for Central Saanich.

Thanks for your service to our municipality,

David Lau

Resident, 8284 Thomson Place

March 2/25.

## Preface to Petition: Support for the Hovey Road Housing Proposal

We, the undersigned residents of the Municipality of Central Saanich, affirm our strong support for the Hovey Road Housing Proposal, a much-needed development that will provide safe, stable housing for veterans and seniors in our community.

At a time when too many of our most vulnerable neighbours struggle to find secure and affordable housing, this project represents a critical step toward a more inclusive and compassionate city.

The Hovey Road Housing Proposal is not just a development; it is an investment in people who have contributed to our society and now deserve our support. Veterans who have served our country with honour, and seniors who have spent their lives building our communities, should not be left behind. This project ensures they have access to dignified housing, supportive services, and the opportunity to live safely and comfortably.

While we understand that some residents may have concerns about change in their neighbourhood, responsible development that addresses urgent community needs must take precedence. The well-being of our veterans and seniors outweighs the desire to maintain the status quo. This project will strengthen our municipal commitment to fairness in housing, inclusivity, and care for those in need.

We urge Central Saanich Municipal Council to approve the Hovey Road Housing Proposal and take a stand for those who have given so much.

NAME	Address/Postal Code	Email	Signature
CHRISTINED	ONEY FLL3-1601 EASTSA	LAICHTON RD.	Stristene R. Doney
MEV GI	LES 7601 EAST	SAANICH RD	Med Siles
CLAUDE	M. MAURICE 7601 E	E. SAANICH	Clauder Les
Georget	to maitin " 0; = Egeland 7601;	21	Georgello Mate
BESSIE	e Egeland 7601	EAST SAM	NAY BENESEE Extre
. EVAF	ELL 7601 FAST S	PANICH	Era Fell
Gail A	nderson Meel East Defeat 166/ E SA	Sagnice	h Taillansun
Crave 1	Defat 166/ E SA	ANICH KD.	Henre deffect
Margaret	1 Suitzer 7601 E So	canrich By	MASwiller
Ruth Vol			1. L. Volguntsen

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NAME	Addres	ss/Postal Code	Email	Signature
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		A 22	Jan	on CMD duel
Branda	M'GIM	ÖSEU A-	25 /61	Mc Simpsey
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March 2/25

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NAME /	Address/Postal Code	Email		Signature
W.	Kenner			
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	Enderson 7601	ESAANI	CH RD	
Juamne	Strong 7601	East S	scamush.	Justnong.
. JOHN TH	HOMPSON 7601	E. SAANIC	HRD	Sponger
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March 2/25

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	Address	s/Postal Code	Email	Signature
MARY	BURT	760 EAS	- SAAmich	+ Shay Buil
Marge	Bower	man 1706 2	Zast Scane	ch RD. Julia
KEM/ Fou	LER			1962 150
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March 2/25

## Preface to Petition: Support for the Hovey Road Housing Proposal

We, the undersigned residents of the Municipality of Central Saanich, affirm our strong support for the Hovey Road Housing Proposal, a much-needed development that will provide safe, stable housing for veterans and seniors in our community.

At a time when too many of our most vulnerable neighbours struggle to find secure and affordable housing, this project represents a critical step toward a more inclusive and compassionate city.

The Hovey Road Housing Proposal is not just a development; it is an investment in people who have contributed to our society and now deserve our support. Veterans who have served our country with honour, and seniors who have spent their lives building our communities, should not be left behind. This project ensures they have access to dignified housing, supportive services, and the opportunity to live safely and comfortably.

While we understand that some residents may have concerns about change in their neighbourhood, responsible development that addresses urgent community needs must take precedence. The well-being of our veterans and seniors outweighs the desire to maintain the status quo. This project will strengthen our municipal commitment to fairness in housing, inclusivity, and care for those in need.

We urge Central Saanich Municipal Council to approve the Hovey Road Housing Proposal and take a stand for those who have given so much.

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March 3/25

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NAME	Address/Postal Code	Email	Signature
Tail Jensen	1017 Demelot Way,	VK11 177	G/A
			- 12

From: Shana S

Subject: Re: Sign petition via email Date: March 3, 2025 at 10:05 AM

To: David Lau Cc: Barb Allen



I agree to the following.

We, the undersigned residents of the Municipality of Central Saanich, affirm our strong support for the Hovey Road Housing Proposal, a much-needed development that will provide safe, stable housing for veterans and seniors in our community. At a time when too many of our most vulnerable neighbors struggle to find secure and affordable housing, this project represents a critical step toward a more inclusive and compassionate city.

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We urge Central Saanich Municipal Council to approve the Hovey Street Housing Proposal and take a stand for those who have given so much. Let's be a community that values people over empty lots and progress over stagnation.

Shana Stephens 6608 Tamany Drive Victoria, BC V8Z 6Y9

From: David Lau

Sent: Sunday, March 2, 2025 8:44 PM

To: Shana S < Cc: Barb Alle

Subject: Re: Sign petition via email

HI Shana

Thanks. I'll include the body text of the petition. If you can reply back to me including that and start it by saying that you "agree to the following". It is important that the council members know you are a central saanich resident so please include your address.

I'll print the reply email and include it with the package.

Thanks again for adding your voice in support of housing for seniors and veterans.

R

8/12

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_	Jan James Karen Scott	2509 GAST SAANICH		Afr -
٠	Karen Scott	1960 Hovey Rd Samuel		Acous /
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From: Municipal Hall
To: Planning

**Subject:** FW: 1934 Hovey Road

**Date:** Wednesday, March 5, 2025 10:02:57 AM

From: Jordan Litke

Sent: Wednesday, March 5, 2025 8:04 AM

To: Municipal Hall < Municipal. Hall@csaanich.ca>

Cc: Danielle Litke

Subject: RE: 1934 Hovey Road

You don't often get email from

Learn why this is important

Attn: Mayor and Council Re: 1934 Hovey Road

We were pleased to see Council bring this proposal back for consideration at a Public Hearing. Due to other commitments, we are unable to attend tonight's meeting but wish to voice our support for the proposal.

We encourage Council to think big. Consider what our communities needs are right now and what they might be 20 or 30 years down the road. Right now there is a housing shortage within the CRD. It is difficult for many people to find a home they can afford. Families are moving out of the community or out of province completely, in search of affordable housing.

We also encourage Council to consider what defines a 'home' or 'housing'. Even though we all live in a rural community full of single family dwellings, a home doesn't have to be a detached house. A home can be a basement suite, an apartment, a townhouse, and so on.

As a society, we need to expand our definition of what a home can look like. We need to support projects that will bring a significant number of homes to our community. This specific project will support veterans and our health care system, with 13 homes offered to workers at the hospital, a hospital that has reduced it's hours due to staffing issues.

As a small business owner, finding and retaining team members can be a challenge. The labour market has shrunk, in part due to people moving away from the community to places where housing costs are less. A project like 1934 Hovey Road will not instantly fix this problem, but it is a significant step in the right direction.

We support this proposal because it supports our community. It supports veterans by expanding the Legion housing. It supports our hospital by offering homes to hospital staff. It supports small business and our local economy by bringing to market homes that the workforce can afford.

In turn, we ask you to support this proposal.

Jordan and Danielle Litke

1246 Greig Avenue

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

From: Municipal Hall
To: Planning

**Subject:** FW: Written Submission March 5 2025 Public Hearing Central Saanich

**Date:** Wednesday, March 5, 2025 10:04:06 AM

From: Faye McClinton

**Sent:** Wednesday, March 5, 2025 9:00 AM **To:** Municipal Hall < Municipal. Hall@csaanich.ca>

**Subject:** Written Submission March 5 2025 Public Hearing Central Saanich

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. The application is not a minor amendment.

If council does see fit to amend the OCP I then oppose the requested variances including variances to height, setback, lot coverage and parking.

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.

From:
To: Plan

Subject: March 5th public hearing

**Date:** Wednesday, March 5, 2025 9:43:54 AM

You don't often get email from

Learn why this is important

Attention council meeting,

I wanted to share my comments for your meeting today as I am not able to attend due to my parenting responsibilities.

I work in health care locally in Greater Victoria area, my work is specifically focused on the aging population with complex health issues.

All of my colleagues would agree that homelessness for seniors is becoming an issue that has had <u>direct</u> consequences on our health care system.

We have numerous examples of seniors who end up homeless, in long-term stays at hotels rather than proper housing, on the street, or in hospital.

We have vulnerable frail adults with no supports who the police have carted down to Emergency shelters in downtown Victoria with walkers to sleep on the floors because they have no where to go.

Our clients wait YEARS on waitlists for affordable housing. Unfortunately, some kind landlords ends up with seniors in rental spaces who need more support than market housing is appropriate for—when seniors with complex health issues need places at all levels of care to live.

Affordable housing needs to be available for all of our population—young families, single parents, persons with disabilities, etc.

I FULLY support the location of this proposed project and the need to have it—housing sites need to have access to public transit, walkability, and proximity to services.

ALL municipalities have a responsibility to address the need for people now and 40 years from now.

Many developments I have seen contribute to beautification of an area and an increase sense of community (reduce ISOLATION)—the benefits FAR outweigh the negatives.

Insufficient affordable housing supply=more homeless and vulnerable people period.

Sincerely,

Michelle

Registered Occupational Therapist

From:
To: Planning

Subject: re: NO to Hovey mega development
Date: Monday, March 3, 2025 11:31:01 AM

Hi reside at 7612 East Saanich Rd, in Prosser Place I moved in March of 2024, and lived here for 1 year. (been a terrible year, poor quality rental, care and a troubled block with lots of loitering)

#### I say NO to Hovey mega development.

The infrastructure is not here for more density this block. I use a power wheelchair have a hard using taking BC Transit the volume with 3 housing sites at 1 bus stop is a t times over capacity on a busy ferry route. Many times I am turned down as the bus is full especially for wheelchairs, competing with other wheelchairs, scooters and luggage from the ferries or airport daily.



There are empty suites now in Saanichton and there are many in Prosser and the Aurora right now so we not having over supply, there have been few vacant suites in Prosser the entire year I have resided here. A new building is now being built down on East Saanich Rd across from St. Mary's.e

The nature on Hovey is very special and important to many of us living here I often walk or wheel down Hovey and love the natural atmosphere which is good for our health.

The road now East Saanich is full of traffic making it hard to cross the road now at times and the new building further down the road has not opened yet bringing more traffic. I have been close to being run over many times. Traffic is very congested now with the 3 rentals this block.

There are no health workers that will want to live in these cheap rentals especially doing shift work this is a false claim. (not suitable for health care workers) Another false claim is that veterans are mostly living at Legion Manor is a small number. The wait list of over 5 years is also being told when many move in all the

time as it's based on urgency. I have met many low income seniors who have moved in quickly on no wait lists many from Salvation Army, View Towers and downtown slum SRO's so is the level of poverty with a large number that go to the top of the list. The services of health and social are not true unless in long term care portion

Being a ex veteran is often with poverty, mental health issues often its not a glamorous career, we know this in society.

We have a affordable crisis not a housing crisis in Central Saanichton so it been proven as Prosser can not stay full and continually people move out including seniors. Most paying market or just below market rents leave as the infrastructure is not here or the loitering on this block is a big reason people go back to other regions more suited to renting with better amenities and less social problems.

My suggestion is the contract from the Aurora be pulled turn into a this housing mixture similar to CRD or Legion Manor or Legion manor in time build on the 5.5 acres have like all other non profits make the decision to expand on the property they own. Seems like greed to even be thinking of buying up 5 lots when such a large property?

Before moving here I lived near a Baptist Housing that rebuilt on their own property on Linwood and did not buy up neighbouring lots and they did not have 5.5 acres.

#### Linwood Court | Baptist Housing

Thanks for considering my thoughts to why I say NO as a renter now the renting here has been poor this the worst place I have ever rented here very cheap very poor construction

Mixing is not working with these modern rentals it causes isolation as the market rent folks leave and the low income tenants hang around cause social disorder on this block of east Saanich Rd. Been a disaster as a renter this block and I am hoping myself to move out and looking at other options this is a poor thought out plan all this density now this 1 block of rural Central Saanich.

why put us through more difficulties with more rentals. Why are we even considering this as this block renting is a failed experiment.



#### **Linwood Court | Baptist Housing**

Linwood Court, an affordable rental community tailored for adults aged 55+ and better, offers a total of 97 one-...

#### Sincerely Jahnava Moore

From: Aitchison, Scott - M.P. Municipal Hall; Planning To:

Subject: Correspondence from MP Scott Aitchison - 1934 Hovey Rd.

Date: Monday, March 3, 2025 1:38:33 PM

Attachments: Outlook-v43b42hf.png

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Correspondence from MP Scott Aitchison - 1934 Hovey Road.pdf

Some people who received this message don't often get email from scott.aitchison@parl.gc.ca. Learn why this is <u>important</u>

#### Hello,

Attached is a letter from MP Scott Aitchison to Mayor and Council, in regards to the project at 1934 Hovey Rd.

Please accept this as a written submission during the upcoming public hearing on March 5 for the 1934 Hovey Rd OCP Amendment, Rezoning and Development Permit.

#### Regards,

#### Parker



#### Parker Varnai

**Manager - Parliamentary Affairs** 

Office of Scott Aitchison, MP Parry Sound-Muskoka

**Shadow Minister for Housing and Diversity and Inclusion** 

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### Scott Aitchison

Member of Parliament, Parry Sound - Muskoka

March 3, 2025

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

Dear Mayor and Council,

I am pleased to write in support of the 1934 Hovey Road housing project, a partnership between the Legion Manor Victoria and Aryze. You might ask what business the MP for Parry Sound-Muskoka has writing in support of a project on the other side of the country. I write not only as an MP, but as the Conservative Party of Canada Shadow Minister for Housing, and a concerned Canadian committed to solving the housing crisis.

This project will provide 187 units of desperately needed housing in Saanichton, including over 40 units that have 2 bedrooms or more for the families and workers that call your community home. The unit composition of this development exceeds the Housing Needs Assessment for the proportion of 3-bedroom units provided, 13 rental units will be available at \$1,200 per month, and 40% of all housing on site is affordable.

If that is not reason enough to support this important development, this project will also ensure that the seniors who built this community, and veterans that fought for this country, have an affordable place to call home with 57 affordable studio and 1-bedroom units.

I could go on and on about the accommodations already made by the Legion Manor Victoria and Aryze, along with an incredible package of community benefits worth over \$1 million including a new little league turf, sidewalks, and transportation funds to the district as more reasons to support this project, but I am going to make the moral case instead.

It is a moral failing of the highest order, that seniors and veterans across Canada are relegated to tents or unsuitable living conditions. Or that young people are living in cars unable to simply find a place to rent. There can be many explanations for this. But there is one common solution, more housing.

It is that simple.

This project represents an incredible opportunity for your community. To reject the failings of the past. To say no to the old ways of thinking. To meet the moment, and get the job done for the people who call, and want to call, Saanichton home.

I sat in town councils my entire life before entering federal politics. I know the pressures you are under, and the incentives you face. I ask you all to be bold, to leave a legacy on your town. A legacy that will endure.

Seize this opportunity and be part of the solution. Just imagine the Central Saanich you can build by saying yes to this critical housing project at 1934 Hovey Road.

Sincerely,

**Scott Aitchison** 

Member of Parliament - Parry Sound-Muskoka

Conservative Party of Canada Shadow Minister of Housing

From:
To: Planning

Subject: Support for Zoning Bylaw Amendment Application for 1934 Hovey Road

Date: Wednesday, March 5, 2025 7:33:05 AM

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Dear Central Saanich Mayor and Council:

I am a health care professional who has worked in this municipality since 2011. I have witnessed the increasing staffing difficulties faced by Saanich Peninsula Hospital and the adjoining Peninsula Health Unit. I have been saddened by the overnight closure of the Saanich Peninsula Hospital emergency room which started in July 2023 and has no end in sight. I have seen a migration of young health care professionals and community health workers to less expensive communities in BC and to other provinces.

The Saanich Peninsula Hospital serves communities with some of the highest percentages of seniors in Canada, and the percentage of residents over the age of 80 is projected to triple in the next decade. With an ever-increasing demand for health care services in our community, our politicians need to be creative and flexible to create an inviting community for health care professionals who would like to live and work on the Saanich Peninsula.

I applaud the inclusion of 13 below-market units to be offered to health care workers in the proposed development at 1934 Hovey Road.

I also want to comment on the walkability of the proposed development to amenities such as groceries stores, pharmacies, and restaurants. East Saanich Road has sidewalks that are wheelchair accessible, making it possible for people of differing abilities to access the services they require without relying on car transportation. The proposed development is also along a major bus route, allowing residents of the proposed development to travel to other parts of the CRD.

I wholeheartedly throw my support behind this development and hope that the current council passes the bylaw amendment to allow this project to move forward.

Sincerely,

Adam Newton, registered social worker

From: Municipal Hall
To: Planning

 Subject:
 FW: 1934- 1966 Hovey Road

 Date:
 Monday, March 3, 2025 2:01:55 PM

From:

**Sent:** March 1, 2025 4:54 PM

**To:** Mayor Ryan Windsor < Ryan. Windsor@csaanich.ca>; Chris Graham

<Chris.Graham@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Niall Paltiel

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

<Bob.Thompson@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>

**Cc:** Municipal Hall < Municipal. Hall@csaanich.ca>;

Subject: 1934-1966 Hovey Road

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Learn why this is important

Please explain why after spending considerable time and expanse to adopt in 2023 a comprehensive community plan you now entertain a proposal not even close to the plan requirements. Why are you spending time and taxpayers money on this. There are many other issues in the community that require your time and resources. What is the point of a "plan" when you do not abide by it. Or is the plan for only some people not others?

Thor and Debbie Powell

6880 Wallace Dr Brentwood Bay

D'Contral Duanich Council Membres 7eb 27, 2015

Please, no more expensive apt. rentals.

We desperately need housing that is affortable for vets and seniors.

DECEIVED

MAR - 3 2025

The Cornection of the District

# What about affordability?

Who defines what is affordable?

Aryze has been asked to promise 10% or 13 units of their 130 to be "affordable".

Can we trust this promise?

# What about seniors Housing?

We all support housing for our seniors.

Legion Manor sits on 5.5 acres. Only 30% is built on. Some of their buildings are 50 years old and are due for replacement. Legion Manor could better serve many more seniors by careful redevelopment on their land.

Talk to your neighbours.

From: <u>Municipal Hall</u>
To: <u>Planning</u>

 Subject:
 FW: Public Hearing - March 5, 2025

 Date:
 Monday, March 3, 2025 1:52:47 PM

From: RT Rice

**Sent:** March 2, 2025 7:18 PM

To: Municipal Hall < Municipal. Hall@csaanich.ca>

Cc: Sarah Riddell

Subject: Public Hearing - March 5, 2025

You don't often get email from

. Learn why this is important

#### REZONING 5 SINGLE FAMILY RESIDENTIAL PROPERTIES TO MULTI-UNIT HIGH DENSITY:

- 1. I am firmly in support of this rezoning application.
- 2. The developer Aryze has reduced the impact and size from a 6 storey condominium to 4 stories. This proposed development borders on one side the Legion Manor Seniors housing project which lessens the visual impact of the new project. It also
  - creates much needed rental property.
- 3. Addressing flyer received in mail from Central Saanich Citizen Voices.
- a) The OCP is a living document and is not set in stone. It forms a useful guide and reference document when preparing application.
- b) The words "spot-rezoning" and "block busting" are taken out of context and are not relevant or useful to the application. At times it only breeds fear mongering which has no place in a democracy.

Sincerely, R. Rice

The Corporation of the District of Central Sasnich

Tuesday, March 4, 2025

Mayor and Council

By hand and email to Mayor, Councilors and Admin

Dear Mayor and council

Re 1934 Hovey Road and other lots Development - the wrong location, the wrong one and the wrong time

Re Hovey Road Development - the wrong location, the wrong one and the wrong time

Just because a developer comes forward with a proposal for more housing, more affordable housing, more housing for seniors and vets (interesting how those 2 distinct class are rolled into a single class. Many are of the opinion we must accept what they proposed. Accept without a serious look at their proposal and ability complete or completeness of their application. I have not spoken with anyone opposed to more housing. I have spoken to some that are supportive of this project until they look at the project and analyze it's plan with serious thought - they then are against this particular project. The project is the wrong place, the wrong one and the wrong time.

#### Rejection of the OCP and Rezoning

Less than 2 years ago the new OCP was implemented. At that time the public had the opportunity to consider how far from the Saanichton Commercial core they wanted large multi unit developments; at over 800 metres, or a 2.4 kilometre round trip for groceries and many Saanichton services this, area was considered outside the multiunit zone. It seems each time an OCP is created, before the ink is dry a developer is before council with a proposal to change the OCP. Apparently the thousands of hours municipal residents donate to produce the OCP are of no consequence if a developer wants a new proposal. The 100,000's of municipal tax dollars spent to produce the OCP are to be overrun if a developer has other plans. The countless hours staff and council devote to the OCP, are not important as they are assumed to have been doing nothing if it were not for the time and effort they spent working on the plan. If an OCP is changed to accommodate a developer's desire for profit then the developer must be required to fund the creation of a new OCP under the assistance of a 3<sup>rd</sup> party not associated with the development industry.

Changing an OCP especially before the ink is dry is in direct opposition to the purpose and intent of an OCP. An in your face voting public your input, your views and even direction to council are not wanted. An OCP is intended to be an expression of the will of the residents as they see THEIR community growing. Each zoning part of the plan is an integral part and has a relationship with the way the citizens see and want their municipal growth, change one element of the plan and it affects the balance of the rest of the plan. If one area is up zoned, then a corresponding area of the municipality must be down zoned. Has the developer bought up a comparable area of currently zoned multi unit and

down zoned it to a single family dwelling residential area? The OCP is also to aid municipal planning so an orderly growth of municipal services can be planned. Will this develop ment overload the municipal infrastructure if the full impact of agreed to and anticipated development potential in other areas is considered? Will the developer pay for an upgrade of the services to compensate the additional loading of cost to the municipality, the potential costs could easily exceed the amount of development cost charges. A municipality should thought of in terms of a coop with each new resident buying a share of the municipal collective. The current residents should not be required pay for upgrades to their municipal infrastructure after the developer has left. It is my understanding this additional load will have an impact on not just the roads, the sewers and water but also a hastened need to enlarge the sewer plant, the hospital typically operates at close to or even over capacity. One can anticipate an increase in the load on schools, not to mention an increase in anticipated load on fire and police. While these type of costs can be considered as expected in an orderly growth plan. Up zoning an OCP so early into its life will result in extraordinary extra costs to the residents and require them to pay more taxes. If, ore resident meant lower taxes then the City of Vancouver would have the lowest municipal tax burden for the individual property owner in the province.

Up zoning this property beyond the anticipated as in the OCP will result in an increased tax load for the rest of the municipality. If this up zoning is allowed then the developer must be required to absorb the additional financial burden on the residents, the developer will be benefiting from the higher land value of the up zoned property, some of that benefit should be returned to the residents.

#### The project itself

No other way to describe this project as the wrong place, the wrong one and the wrong time.

There is other land closer to the Saanichton core that could be developed, if the project must be located next to the Legion Manor then the property to the north bounded by Blackthorn is a better location. I fail to see why the seniors building must be located next to the Legion Manor and certainly the market rental building is not necessary to locate next to it. When considering the Legion Manor one must understand there are 2 operations: the buildings around the outside are a significantly different category of seniors than the ones in the center block. Presumably the seniors building is for seniors such as those around the outside. The senior's building does not have the capacity to service the seniors residing in the centre block. Few of the residents around the outside walk for services in the Saanichton Core they drive. Very rarely do the ones in the center block walk and doubtful any drive. The concept of how the seniors in either block get around to services is not the reality of how they do things at the Legion Manor. Currently there is not enough parking for the residents of the outer area with them often having to wait a

month or more for a parking spot and while waiting they are told to park on Hovey road which if this project is approved will have fewer parking spots than it does now. A reasonable estimate of the vehicle to resident ratio is in excess of 75% and more required for visitor parking. Interesting that not only are they reducing the amount of on street parking they also count the spot where one accesses the local mail boxes as a public parking spot.

Many may feel my comments about the too many spots for long term cycle parking as inconsistent, the reality what is needed for cycles is much less than their plan - trading bike spots for autos is not a simple 1:1 swap. I am not sure the total number of residents at the Legion Manor - possibly in the area of 400. While on occasion one sees a few others ride a bike, there are only 2 that ride a bike as a form of transportation. Both ride recumbent trikes. While the design does have proposed room for cargo bikes. Does the design allow for recumbent trikes which have different space needs than a cargo bike? The 2 that ride the recumbent trikes require this style of bike to accommodate their physical disabilities. Given the high number of seniors and visitors that can be expected to be handicapped. Will enough handicapped parking be made available?

It will be in excess of 800 meters from the road adjacent to the seniors building to services in Saanichton such as groceries. Considering the few at the Legion Manor that walk a longish but shorter distance for groceries the location is outside of a reasonable distance for active transportation people especially seniors. I find the application letter referring to the distance as less than 800 meters a serious error and easy to check, certainly has the appearance of wilfully inserting false information on the part of the applicant. The reports that many of the businesses that had their logo placed under a developer sponsored ad for the project when polled said they had not given permission to use their logo. What other information is mis-represented?

The proponent's application has a number of emotive words designed to give a false impression. Surprised they did not find a way to work in single mothers too. Has anyone thought about the safety of these 2 buildings in the event of an earthquake, fire or some other emergency. Yes, the recent downgrade of the fire code allows only one staircase in the senior's building but think about this for a moment, a great deal has been said about scooters assuming a high level of mobility challenges for the residents, one stair case is far from adequate. If the senior takes their unit to their room, will they be able to get out if the elevator is not working. One stair case for 57 mobility challenged seniors in the event of an emergency makes no sense. Yes, meets minimum required standards but don't the municipal residents, seniors and as they feel an important sub-class vets deserve better than the minimum? At a quick grasp of the project it feels as though building to the minimum required is the maximum one can expect. It is a harsh reality that many of the seniors will during normal circumstance require Emergency Medical Response (EMR)

attendance has the challenges of EMR been accommodated in the design?

The 2 classes of affordable rent I find well may be heart tugging are meaningless. Yes, the affordable rent for the market rate building does have a definition in municipal bylaws, a definition that is also meaningless. Affordable according to bylaw is rent that is subsidized, No metric on how much subsidy is required - a dollar? Certainly would meet the definition but would also be a mockery of affordable. The second affordable for seniors is not defined at all. The proponents in approximately the same brief talk about applying for BC Housing but no mention of how much or the probability they will receive it- I understand at this time the application has not been approved. What is plan "B" if the application is not approved? Much use of the word veteran is used, while there are a few veterans at the legion manor and a few more residents that served for a period of time in the military most do not fit either category. The reference to veteran housing invokes a distinct special need that does not exist to any extent in Canada, as much because the target age group has very few that serviced in a theatre of war, most of us are of the Vietnam era and serving in the military was uncool.

Yes, there is a problem re unhoused veterans in the US, is the plan to house American Vets?

It is my understanding that the proponents are intending to remove the cycling lane adjacent to their project despite many references to active transportation, guess it is active transportation anywhere but next to their project. Hovey Road is challenging enough to use to get onto E Saanich with the curve just before Hovey and the curve in the opposite direction to the north, especially as most vehicles are exceeding the posted speed. This zone cries out for traffic calming now and will need more if the proposal goes ahead. The Hovey road intersection could easily accommodate a one lane traffic circle.

These challenges make it difficult for a cyclist as it is, removing the cycling lane can only be considered as an anti active cycling action. The proponent owns the land adjacent to the cycling lane they wish to remove, as part of the project they must widen the road to accommodate a cycling lane which should be as per the BC Government Active Transportation guidelines, 2.1 meters (remember there can be assumed there will be cycle trikes which are about the same width and length as a 2 wheeled bike with a trailer).

Of course a wider road will eat into the lot coverage which is already exceeding the allowable under the upgraded zoning. Has anyone given any thought to maybe the project is too large for the site. Lot coverage is more than a look nice green space issue. It relates directly to concerns about global warming, a concern we have heard many times expressed by council. The increased lot coverage will extend the urban heat island generated by Saanichton.

If council chooses to allow the variances of increased lot coverage and decreased setbacks

then one must ask what does the municipal resident get for this? We know the developer is anticipating increased profit, I suggest a requirement that all structures on the site have living/green roofs. The living roofs will also reduce the additional flash flood effect on the storm drains. With that amount of lot coverage there must be a way to facilitate natural drainage and recharging the aquifer. Some municipalities are even looking at taxing the coverage of private driveways to encourage better drainage into the local aquifer. Re-charging the local aquifer is important to not only support vegetation such as trees but also to prevent ground settlement and yes even shallow earthquakes.

One subject area that is never covered in multi- unit applications is electro magnetic radiation whether from transient interference often referred to as dirty electricity and radio frequency radiation from the use of wifi and cell phones etc. There are literally thousands of peer reviewed papers identifying the various health concerns. An internationally respected researcher in this field (much published and often cited in other papers) Dr. Magda Havas at Trent University, Peterborough, Ontario refers to radiation as premature aging, will it be the proponents intent to accelerate the aging of residents in the building devoted to seniors? Unusual approach to providing residences for seniors. Filters on the wiring into each unit will reduce the induced health issues in each unit. A liberal installation of cable, telephone and internet outlets will reduce the harmful affects of radiation in the adjoining units. Wifi or any wireless connection is not needed to access a phone, television or internet and one gets a faster, more secure, and more stable connection with hard wired. A modification to municipal bylaws. To require filters for each unit to block "dirty electricity from outside sources to each unit will stop some of the problems here. The proponents are asking for variances, accommodation for radiation issue can be required in exchange for these scientifically verifiable concerns.

There is a more serious issue re radiation with many multistory buildings, a concern that neighbours have expressed to me. Many such structures sprout radio transmitters on the roof or in the attics. This will have a detrimental effect on the surrounding neighbourhood in terms of health, vegetation and all life down to insects even beneficiary insects. There are formal scientific studies supporting the transmitters cause health issues for building residents and when the transmitters were turned off without the residents knowledge most of the health issues went away. Restricting transmitters in populated areas can be covered in bylaws or on a case by case basis in variance negotiations.

These issues are well known and supported by 10's of thousands of scientific papers and not as some that have not looked at the science needs more studies to confirm often claim.

I shall point out this letter is notice to the proponents and council and staff of the health concerns caused by radiation in developments such as these should the excuse "they did not know - someone should have told us" when radiation issues start to enter legal proceedings.

Looking back at the use of the word affordable. We have seen the many times a developer returns to council with much wringing of hands a crying, cost were more than anticipated and they will not be able to afford the affordable rent part of the project and typically the affordable requirement is dropped - what iron clad assurance the rents will be maintained at a truly affordable rate?

With the current economic uncertainty created by the Trump Tariffs and countermeasures which can be assumed will increase the cost of some of the items such appliances going into the building, it is reasonable to assume the developer will be returning with a list of changes so they can maintain their profitability rather than have put the effort in at the beginning to cost the project in terms of real world dynamics? The project presents as a poorly thought out project designed in the boardroom with little though about the need of their intended market or real world market realities.

There are other locations in the municipality where this project will fit better and possibly not require a zoning change, the project is too large for the site. With funding not assured and the current level of economic uncertainty, who will cover the financial shortfall or will the municipality be left with 5 fewer single family homes and a hole in the ground? Hovey Road Development - the wrong location, the wrong one and the wrong time.

Norm Ryder

#### To Council,

I am currently a team lead at Our Place Society's lowest barrier night shelter, where I am constantly faced with the devastating impacts of the current housing crisis. What many don't know is that only a few years ago, I was close to being on the other end of Our Place Society's services, facing possible homelessness. At the age of 24, my life had just been ripped to shreds after fleeing a violent marriage in Alberta, thinking I had a safe place to land here in Victoria. Little did I know that I was headed for another abusive living situation, leaving me alone with my cat and nowhere to go. I reached out to The Cridge, a local domestic violence organization, who immediately assigned me a case worker and began trying to help. Unfortunately, due to the state of affordable housing in Victoria, the options they could provide were slim. I remember the pit in my stomach the day my case worker told me that there weren't any feasible affordable housing options that could meet my urgent needs. She told me that my options were to give my cat temporarily to the SPCA the animal shelter where I worked at the time - and stay in the women's transitional home, or attempt to find market value housing. I spent hours each day contacting potential landlords, only to be told that there would be two hundred other applicants viewing the apartment as well. I was told that if I wanted a chance at renting, I would need to out-bid other potential tenants. Even though I was working multiple jobs at the time, I could barely afford to pay the proposed rent price, let alone to outbid others. Each time I thought I had finally found a safe place to live, I was told that it was being given to one of the hundreds of other applicants that could offer more money in rent. In a city where new luxury condos are constantly being built and cruise ships are docking for tourists to visit, the average person should not be fighting just to keep their head above the water.

I eventually found a safe place to live, where I currently still reside. While I'm so thankful to live here, I can still recognize that it is barely a suitable place for someone to be living. Barely more than a hallway with one exit point and only a couple small windows, I constantly think about how if a fire occurred in the kitchen - where my front door is - I would not be able to escape. When I spoke with victim services regarding the court case against my violent ex-husband, they told me that I was high risk for domestic homicide, and that my basement suite was the worst-case scenario for my situation. I was told that I should try to quickly find a safer place to live, but I knew that that was not an option.

In my work as a homeless shelter team lead, I watch as the municipalities makes it harder and harder for the unhoused to exist on the street, while simultaneously doing little to remove the barriers to access safe and affordable housing, creating more unhoused. On behalf of not only my personal experience, but those of the people I help every night at

work, I ask that all the municipalities, including Central Saanich, takes more steps towards giving every person a path to a safe and affordable home. Let's start with the Hovey Road project that is in front of us right now, as it's a start.

Sincerely,

#### To Central Saanich Council,

I am a 57-year-old female that was living in an abusive relationship. A year and a half ago, I had to make the difficult decision to risk homelessness for my safety. I had to leave my home in Alberta with only what I could fit into my car and my 2 small dogs. I am not educated beyond some college and most of my adult years I was a stay-at-home mom raising kids. I didn't have a job at the time I left, and I had no idea where I was going to go or how I was going to survive in the long term. For 4 months I bounced around between family in Oregon, friends in Victoria and Edmonton while I looked for employment. After 4 months of searching, I was offered a position with the BC Public Service in Victoria. I hesitated to take the position because I was very concerned about the housing situation here, but it was my only option, so I took it.

I was right to be concerned about housing. Even with a decent job, I couldn't afford to get myself my own apartment and still can't. The market price for a 1 bedroom, 1 bath I found was around \$1800 per month, nearly 60% of my bring home pay. Even if I found those situations, getting one was nearly impossible as they go fast. Realistically, what was more likely was a 1 bedroom at the \$2000 or more a month, nearly 70% of my bring home pay.

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

I've investigated housing through CRHC and was told that there is a 10+ years waiting period to get into anything subsidized which I will require once I hit 71. So, I figured, okay, get your name on the waiting list only to find out that I make \$2000 per year too much to even get my name on a 10 plus year waiting list. Why in the world is there an income limit to get your name on a waiting list? Maybe they should reconsider those income limits, because based on housing costs in Victoria, the amounts they have are too low. I've applied for housing Co-ops, but again, who knows how long I'll be on those waiting lists. I was told by one that it's hard to get into one as a single person. Everywhere I turn, there is no hope for ever having my own home that is safe and secure.

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

I know the situation with the unhoused in Victoria has presented a lot of challenges. It is a sad situation. The reality is, without more affordable housing being built and available, this

problem is going to continue to grow. People like me, people that have had difficult life circumstances happen that are out of their control, people that have jobs, don't have drug or alcohol issues, that are responsible but just can't afford the exorbitant housing costs, will become homeless if there are not available options. For me it is looking 15 years in the future when I am 71 years old and can't work full-time any longer and won't have a full pension of any kind. If I don't find some kind of subsidized housing situation where I can't be kicked out of before I'm no longer able to work in my position, I will be unhoused. I won't be able to afford much of any rent on what I will be making.

Not only does this issue affect seniors, but also young adults. As we see young people come into adulthood, they will need places to live. Or do we expect they will live with their parents forever? How about young families? Buying homes in Victoria is pretty much impossible for most people. If we don't have rental solutions, the unhoused issue will continue to get worse. Something needs to be done. We need more housing projects like Hovey Road that will increase the inventory of available rental properties. Higher inventory will mean prices will be more affordable because there will be competition. It will also provide security to tenants that if they have to move, they will find someplace else that is affordable. They don't have to depend on unsafe housing conditions or put up with difficult landlords to have a place to live.

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

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

Kind regards,

#### To Council,

Housing costs have escalated exponentially and have not kept pace with inflation. While the rental housing stock is expected to increase<sup>1</sup>, the average price of rental accommodations will continue to rise. In 2018 in Saanich, the average rental price for a one-bedroom apartment was \$10762 and had increased by 33.45% to 14363 in 2024. The CMHC report appears to be dubious as multiple other sources show the average rent for a one-bedroom increased by between 81.22% and 136.8% - based on the most conservative and least conservative values - with rents ranging from \$1950 to \$25484567. Meanwhile wage increases have not kept up with the cost of living. BC government employees in Central Saanich have seen wage increases of 23.86% over this time, the average was 25.22% for non-government workers in Central Saanich 89. These wage increases for the residents of Central Saanich are not inline with the drastic increase in rental rates. Even using the dubious figures from CHMC, wage increases for BC Government employees and the average Central Saanich resident are between eight and ten percent lower than the corresponding increase in rental rates over the same period of time. In evaluating other sources showing the real price of rent increases, the disparity is even larger with rent increases exceeding average salary increases by 65% - 113%. This accounts for approximately 41% of the post-tax income of the average Central Saanich resident to be able to afford shelter. This average income of Central Saanich residents is also potentially skewed due to the wealth associated with neighbourhoods like Brentwood Bay and the John Dean Park area and does not accurately reflect the average income of renters in Central Saanich. Using a more conservative figure of 51,000 post-tax income, the average Central Saanich resident would be forced to pay approximately 60% of their post-tax income on rent.

At this point, housing and especially rental units in Central Saanich and the CRD are completely unsustainable. I make a decent wage that is above the average salary in Saanich and the average cost of a (my) one-bedroom rental apartment is 42% of my post-tax income. Further, with only 20% of Central Saanich housing stock being rentals and 11% being apartments<sup>10</sup>, potential residents are forced to live farther from their workplaces in other municipalities within the CRD. It is also impossible for me to save money and the hope of home ownership is a foregone thought as I will never be able to save up enough money to afford a down payment for a house or consider starting a family with these unsustainable rent costs. As a community we need to consider the long-term impacts of rent outpacing wages especially as our population continues to age and the younger generations flea to cheaper markets or opt-out of having children which will impact population growth. We are past the point of panic and stringent rent controls

¹ https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/rental-market-reports-major-centres?selected=victoriaDiv

<sup>&</sup>lt;sup>2</sup> https://publications.gc.ca/collections/collection\_2018/schl-cmhc/NH12-90-2018-eng.pdf

<sup>3</sup> https://www03.cmhc-schl.gc.ca/hmip-pimh/en?

\_gl=1\*79hiom\*\_ga\*MTc3MzIzMTk2MS4xNzQxMDM5Nzcx\*\_ga\_7S87E8K748\*MTc0MTAzOTc3MC4xLjEuMTc0MTA0MDAyMC4wLjA uMA..\*\_gcl\_au\*MjA2MDI1MzA2MS4xNzQxMDM5NzY5\*\_ga\_CY7T7RT5C4\*MTc0MTAzOTc3MC4xLjEuMTc0MTA0MDAyMC4xMS4w LjA.#Profile/244005/5/Saanich%2FCentral%20Saanich

<sup>6</sup> https://www.saanichnews.com/local-news/victoria-rents-jump-3-despite-dip-in-2024-canadian-rental-market-7756902

<sup>&</sup>lt;sup>7</sup> https://www.saanich.ca/assets/Community/Documents/Planning/Housing/ Annual%20Housing%20Progress%20Report%20March%202024-FINAL.pdf

https://web.archive.org/web/20181219155206/https://www2.gov.bc.ca/gov/content/careers-myhr/all-employees/pay-benefits/salaries/salarylookuptool/grids#b15, <a href="https://www2.gov.bc.ca/gov/content/careers-myhr/all-employees/pay-benefits/salaries/salarylookuptool/grids#b14">https://www2.gov.bc.ca/gov/content/careers-myhr/all-employees/pay-benefits/salaries/salarylookuptool/grids#b14</a>

https://www.payscale.com/research/CA/Location=Victoria-British-Columbia/Salary, https://web.archive.org/web/ 20170607140741/https://www.payscale.com/research/CA/Location%3DVictoria-British-Columbia/Salary

<sup>10</sup> https://www.centralsaanich.ca/sites/default/files/2024-05/2024%20CS%20Financial%20Plan%20FINAL.pdf

need to be implemented as we can not rely on average wages to catch up, especially with the potential of a trade war with our southern neighbour starting this week. I implore council to make changes to benefit not only myself, but my coworkers, my community and the young families struggling to pay their bills and feed their children.

John Read Employed in Central Saanich

#### To Council,

I wanted to take a moment to share my experience over the past 12 years as a tenant, witnessing the drastic changes in the rental housing market on Southern Vancouver Island. Right after graduating high school, I rented a brand-new 2-bedroom basement suite in Saanich with a roommate for \$500 a month each, with utilities included. At that time, I worked full-time at a minimum wage job, I made \$10.45 per hour and food costs were still affordable, so I lived comfortably enough. Over the years, however, the cost of housing skyrocketed, and affording both a roof over my head and food quickly became my biggest source of continuous stress.

I then moved to Salt Spring Island for seven years. When I returned to Vancouver Island in 2023, seeking a slightly higher-paying position at a second business location and to be closer to family, I found myself unable to afford food after paying my rent. I was working full-time at \$18 per hour, paying \$1250 for a room in a shared 2-bedroom basement suite. My roommate and I paid \$75 each per month for utilities, with no meter to track usage, and an additional \$50 each per month for internet.

I commuted for an hour each way to work because I could not find anything more affordable nearby. After covering car insurance, car payments, phone bill, and gas, I was left with only about \$800 a month to cover everything else. On top of this, I was dealing with a back injury that required \$500 a month for chiropractic, disc compression therapy, and physiotherapy to continue working my job. The company I worked for did not offer any health benefits. I have gone over 4 years without being able to consistently take prescribed ADHD medication because I cannot afford it and the cost of the medication has continued to rise to \$245 a month. With just \$300 remaining a month for food and other essentials like shampoo, toothpaste, and toilet paper, I often went without food. I became very thin and I was often sick, likely due to stress and lack of proper nutrition. I could not afford to take any time off work when I was sick. I have not once been able to take a 2 week vacation in my entire life.

Realizing I needed to make more money to simply survive, I made the difficult decision to change careers, even though I had been working my dream job for three years. I began working for BCEHS at \$31 per hour, but the only pet-friendly rental I could find in the area was a tiny 1-bedroom apartment in Langford, costing \$2276 per month, with no utilities included. Parking was an additional \$60 per month, Wi-Fi cost \$80, and utilities were \$25.

The total cost for rent, deposits, and first month's rent came to \$4552 before utilities. My rental/rental expenses alone were around \$2480 per month. With paychecks of about \$3272 per month after taxes, I was left with less than \$800 to cover car insurance, phone bills, car payments, food, and all other expenses. I still couldn't afford to feed myself, and I found myself relying on food banks.

A year later, I received a notice from the building manager that my rent would be increasing the maximum amount allowed, from \$2276 to around \$2355. Since my year long lease was expiring, I decided to look for a higher-paying job and a cheaper rental. I found a similar paying job and a more affordable rental, closer to work in Central Saanich in the Keating Business Park. The new rental was a 2-bedroom unit, costing \$2500 per month, with utilities included except for Wi-Fi at \$70 per month. The damage deposit, pet deposit, and first month's rent cost me \$5000. My paychecks were \$1700 bi-weekly, so my total income was \$3400 per month. I had to leave and am now staying with a friend while I wait to find an affordable option.

However, my roommate bailed out last minute before the rent was due, and I was left covering the entire cost on my own. I spent three months trying to find another roommate, but due to the location and the lack of maintenance by the landlord, no one was interested. I was left with just \$900 per month to pay all of my bills, including internet, car insurance, phone bill, gas, food, and all other expenses. Once again, I couldn't afford to feed myself. Despite working full-time in a government job, I could not afford to live or eat. Benefits were still not offered at my government job. I cannot afford to maintain my vehicle; I haven't been able to buy new clothes in years—my clothes are full of holes and my shoes deteriorating. I still cannot afford ADHD medication.

I have chosen not to have children because I know that they would suffer the same stress that I have. Recently, I saw a tiny bachelor suite (zero bedrooms) listed for \$2000 per month in Central Saanich, with no utilities included. This is outrageous. I was born and raised here, and even though I work a decent-paying, full-time government job, I cannot afford to live in my own town. There are rental subsidies available for families, but what about single people like myself who work extremely hard just to afford the bare essentials? The waitlist for assistance is over 10 years long, and I don't even qualify because I "make too much." The province is beyond out of touch, and I am left feeling disgusted. Local businesses are closing every week. Nobody can afford to live here, let alone people working entry level paying jobs to keep those businesses open. Housing insecurity is a real thing.

It's a constant stress not knowing where I'm going to live or if I can afford to eat. Should people have to choose between a house to live in or whether to eat? It is also a hopeless, desolate feeling to know that I will never be able to afford to have children or own a home.

This problem is going to continue to grow if we don't see more rental housing built, and especially affordable rentals like those proposed with the Hovey Road project.

Haley Jones

Live and work for BC Public Service in Central Saanich

I am writing to have my voice heard as a tenant regarding the Hovey Road project.

I arrived in BC in 2021 for the first time excited to begin a new job in an exciting field. I was warned prior to moving to the Greater Victoria area that housing could be a challenge. But I thought, "I've lived in four provinces, I can hit the ground running and find a place." I knew with the cost of living I would be with roommates. Nearly six weeks later I was still struggling to find a place I could afford, and competing with the large amount of other people trying to find a place to live. Through the good graces of a short-term place I was only meant to stay at for two weeks while searching, the lovely owner allowed me to stay while I continued to search for a place to live before she sold her place.

I found another place with roommates, had to move a second time after that, and find myself in the hunt for a place with roommates again in 2025. The prospect of finding a place on my own that is affordable seems less and less likely, so I continue to search for roommate situations. I am not a student with minimal work, or someone without work, or working for minimum wage. I work full-time, and sometimes more, in a professional field at a wage that should be considered comfortable. Yet, I find myself on edge again that I will struggle to find a place I can afford. I constantly keep my eye out for another roommate situation so most of my pay doesn't go to just rent, along with the worry that I can find a place with the intense competition among people just looking for a roof over their heads.

There has been an abject failure of policy and decision making at the federal, provincial and local government levels that has created this crisis. These impacts have been visible and visceral in many ways, something I did not think would seep into my work, but it has:

- Shelters are beyond capacity, and more people seeking community services are not just people who struggle with mental health and addictions. More and more people seeking services (shelter and food) are working individuals, living out of their vehicles because finding a place to live and a place they can afford is beyond difficult.
- Emergency Support Services (ESS) a service meant to provide 72 hours of immediate shelter, food and clothing in the event people lose their homes, often from fires is now being extended for weeks and even months as people cannot find another place to live, or find themselves in a market where they can not afford what is available. The cost of this to taxpayers is beyond what proactive efforts to champion affordable housing would cost.
- There are people staying in unhealthy relationships because the prospect of having to find a place that will not drain their bank account as a single person is daunting and, yes, not possible. You do not see the dangers that lurk behind closed doors.
- A stratified community and thus a lack of community. This is not a community I or many
  others want to live in where working hard at good careers still leaves you lacking at the
  end of the day. Talent and good people are deterred from coming here, will and are leaving.
  This is becoming a place where money buys you entry and the rest can leave. If this trend
  continues the future feels dystopian, a place where there is no middle ground and no
  welcome.

I am realistic about the fact local government does not dictate the policies of higher levels of government, but they do make decisions that impact the residents and voters they were elected to serve. With that there are concrete actions I believe can be taken to serve the community better:

1) Zoning for apartments and less on single family homes. It is possible to have more density, containing urban sprawl, meaning less building over the nature we love here. More people can be housed in livable communities, and we can have gardens at our back door.

2) Affordable and mixed income housing. These same buildings can have rental and ownership structures that account for the income that most people make, not to the exorbitant prices that less people can afford. Economical development can exist.

Decision makers need to start working outside of the box and make bold decisions. There is a crisis and there is a piece of the housing puzzle local government owns and can change. Failure to act and make bold decisions where local authority has purview rightly falls on the shoulders of local elected officials. Generations – seniors on pensions, young graduates, working adults trying to build stable lives – are watching and they are judging your actions. How will you act as an elected public servant?

Danielle Talevski Employed in Central Saanich From: <u>Municipal Hall</u>
To: <u>Planning</u>

**Subject:** FW: petition-add signature

**Date:** Wednesday, March 5, 2025 10:01:30 AM

From: Terry Sevold

Sent: Tuesday, March 4, 2025 11:04 PM

Cc: Municipal Hall < Municipal. Hall@csaanich.ca>

Subject: Fwd: petition-add signature

You don't often get email from why this is important

With regards to the Hovey Road property development being considered at this time in Central Saanich:

# PETITION To Central Saanich Municipal Council: Save Our Neighbourhoods & Hovey Road from Development that Violates our Official Community Plan

With regard to the Official Community Plan (OCP) Hearing to allow a Multi-Unit development at 1934–1966 Hovey Road, we the undersigned strongly emphasize that the Central Saanich Municipal Council is accountable to us as residents and taxpayers and should abide by our Official Community Plan which was developed over a 3 year period with citizens advisory groups, extensive public engagement, professional consultants and substantial cost. We, the undersigned residents of Central Saanich request that:

- 1. Council abide by the Central Saanich Official Community Plan (OCP) and deny this OCP amendment
- **2**. Council continues to abide by the Official Community Plan in future development matters unless or until the OCP is changed at a future review process involving public input

----- Forwarded Message ------

Subject:petition

Date:Tue, 4 Mar 2025 22:59:09 -0800

From:Terry Sevold

Hello,

I could not sign the petition you had online.

I do believe that this endeavour should not go ahead as planned by the developer. Aryze is not doing our community a favour with this enterprise.

Please add my name to your petition to request that this not be approved without public consent. It definitely is not part of the Official Community Plan of April 2023, and so it does not fit the community.

Thank you,

Terry Sevold

Brentwood Bay, BC

From: <u>Municipal Hall</u>
To: <u>Planning</u>

**Subject:** FW: Petition scans 4 March 2025 LOTS 1 TO 5

Date:Tuesday, March 4, 2025 2:33:35 PMAttachments:MARCH 4 Petitions Lot 1.pdf

MARCH 4 Petitions LOT 2.pdf MARCH 4 Petitions LOT 3.pdf MARCH 4 Petitions LOT 4.pdf MARCH 4 Petitions LOT 5.pdf

From: Brian Smith

**Sent:** March 4, 2025 2:09 PM

**To:** Municipal Hall < Municipal. Hall@csaanich.ca> **Subject:** Fw: Petition scans 4 March 2025 LOTS 1 TO 5

To Mayor and Council,

Here are five batches of 15 sheets that make up the last of 95 names of petitioners. Please ad them to the correspondence for tomorrow nights public hearing. In total there have been 391 people sign our petition to NOT change the OCP and zoning bylaws.

The hard copies will all be presented at the public hearing tomorrow night.

Brian & Josée Smith on behalf of centralsaanich.citizensvoices

----



# Petition re Hovey road

## Christine Stephens

Sun, Mar 2 at 19:15

To:

Please add my name to the petition To Central Saanich Municipal Council to deny the OCP amendment for 1934–1966 Hovey road. [Quoted text hidden]

965 GREIG AVE BRENTWOOD BA



#### **Petition**

**Grant Gainor** 

Sun, Mar 2 at 17:15

To:

To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road

Please add my name to the petition

[Quoted text hidden]

508-6880WALLACE DR V BRENTWOOD BAY



# Petition to Central Saanich Municipal Council to Deny the OCP amendment for 1934-1966 Hovey Road

#### John & Pam Gulenchyn

Sun, Mar 2 at 12:11

To: Cc:

Hello,

Please add our names to the petition regarding declining the proposal for an amendment to the OCP.

John and Pam Gulenchyn 8004 Arthur Drive Saanichton BC

VOM 4

V8M 1V4

Thank you for all your efforts.

John and Pam Gulecnchyn



**Petition** 

Alysha Dutchak

Mon, Mar 3 at 10:01

To:

Good morning,

Please add my name to the following petition:

To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road.

With thanks, Alysha Dutchak 7693 Colin Place, Saanichton, BC V8M 1N6

## Hovey development

Sharron Manick

To: <

Mon, Mar 3 at 10:51

Sharron Manick

7701 Blackglama Place

I wish to add my name to the petition against this development.

I do not think the provincial government should override community plans.

Our community infrastructure does not support this type of development.



Virus-free.WWW.avg.com



# Petition regarding housing proposal for Hovey and East Saanich Road

Margaret McKelvie

Mon, Mar 3 at 13:22

To:

Please add my name to the Petition:

Margaret McKelvie 7931 Larkvale Road



Deny the OCP Amendment for 1934- 1966 Hovey Road.				
	Fri, Feb 28 at 16:07			
To:				

My name is William (Bill) Brain at 7290 Chatwell Dr. in Saanichton.

I want to add my name to the petition: Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road." I am against the development.

Thank you,

**Bill Brain** 

M Gmail	CentralSaanichCitizenVoice		
join petition			
MICHAEL YAGER	Fri, Feb 28 at 15:06		

Please put my name on petition to oppose development on Hovey rd. Mike Yager, 959 Benvenuto Ave, Brentwood bay, V8M1J8

To: ∢

#### **Amendment to OCP**

Nesta Hale

Fri, Feb 28 at 12:41

To:

Oops! Sorry I forgot to add our address. Here it is: 409–1240 Verdier Ave., Brentwood Bay, B.C. V8M 2G9 Good luck in your endeavour!

On Feb 28, 2025, at 11:47 AM, CentralSaanichCitizenVoices

[Quoted text hidden]

M Gmail	•	CentralSaanichCitizenVoices
Hovey Road Petition		<u> </u>
Kathleen Staniforth		Fri, Feb 28 at 08:54

Hello. Please add my name to the petition "To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road."

I escaped from downtown Victoria to beautiful Brentwood Bay two years ago. Victoria had become unliveable due to continued development and densification, traffic, drugs/street crime and other issues, etc. I was no longer safe in my own neighbourhood and a sense of peace was long gone with the continual construction, traffic congestion, sirens, bad air...to name a few factors. Developers are getting richer and richer and housing is still not affordable. There will never be enough housing here because it is such a desirable place to live. So where does it end? These developers are like wolves, always hungry to make their next million without any respect or care about the neighbourhoods (and their OCPs) they are changing forever. It is very distressing that they have their eyes on our (so far) peaceful Brentwood Bay community.

I strongly support seniors' housing. If we cannot take care of our seniors, provide them with the dignity and security of a home, then we have failed as a community and society at large.

Thank you for the opportunity to sign the petition.

Sincerely, Kathleen Staniforth 1240 Verdier Ave, Brentwood Bay

To:



### Petition

Thu, Feb 27 at 20:19

To:

Name: Andrew Taylor

Address: 980 Verdier Ave, Brentwood Bay, BC, V8M1H9

Please put my name on the petition.

Central Saanich does not need more population density!

We don't need more traffic!

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

Sincerely, Andrew Taylor

Sent from my Galaxy

## **Sign Petition**

#### **David Abersek**

Thu, Feb 27 at 18:50

To: <

Please add my name to the petition to Central Saanich Municipal Council to Deny the OCA Amendment for 1934-1966 Hovey Road.

[Quoted text hidden]

DAVID ABERSEK 7629 BLACKTHORN PL. J SAANICHTON, V8MIL8



<

"To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road."

**Ken Smith** 

Thu, Feb 27 at 12:44

To:

Please add my name to the petition,

Ken Smith, 1951 Highfield Rd

The municipality should abide by the community plan that the taxpayers funded, or why have one.

thanks

[Quoted text hidden]



**Petition** 

Grant Sjerven

Thu, Feb 27 at 12:4:

To:

Good afternoon,

After seeing the article in the Peninsula News, my wife and I would like our names added to the petition against the proposed rezoning and development on Hovey Rd. My wife and I have both lived in Central Saanich for over 40 years and are not in agreement with this proposal.

Grant and Jennifer Sjerven

2235 Cooperidge Dr

Saanichton B.C.

V8M1N1

Thank you for the opportunity as we must stand up for what we feel is not the correct development for our community. Most, if not all developments of this nature are monetarily driven as greed takes the driver seat without concern for who actually lives and benefits from this community. Unfortunately I am unable to attend the "meeting" but I wish the CS citizens all the best that night and in the future.

Thank you, your fellow concerned citizen Grant

# Re- proposed development at East Saanich and Hovey road.

Dave Bury

Thu, Feb 27 at 12:42

To: <

My name is David Bury, I live at 972 Josephine Road in Brentwood Bay. V8M-1B3. My email

I am signing the petition as I strongly oppose this development. Sent from my iPhone



# Please add my name to the Petition regarding Hovey Road

Nanette Warman
To: 

Nanette Warman
7211 Skyline Cresent

Thu, Feb 27 at 11:2

## **Request to join Petition**

# Rahel Umpherson

Thu, Feb 27 at 08:56

To: ∢

Please add my name to the Petition: "To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road."

Thank you,

Rahel Umpherson

## Mailing Address:

Rahel Umpherson

893 Verdier Avenue

Brentwood Bay BC

V8M 1B9



Please add my name and my wife's name to the petion Tom and Pat Robertson # 405-2500 Hackett Ctescent

**Tom Robertson** 

To:

Wed, Feb 26 at 20:04

Connie Currie, 1906 Jeffree Rd Saanichton Robert Currie, 1906 Jeffree Rd Saanichton



#### 1934-1966 Hovey Road

Sat, Mar 1 at 16:53

To: <ryan.windsor@csaanich.ca>, <chris.graham@csaanich.ca>,

<gordon.newton@csaanich.ca>, <niall.paltiel@csaanich.ca>, <sarah.riddell@csaanich.ca>,

<bobb.thompson@csaanich.ca>, <zeb.king@csaanich.ca>

Cc: <Municipal.Hall@csaanich.ca>, |

Please explain why after spending considerable time and expanse to adopt in 2023 a comprehensive community plan you now entertain a proposal not even close to the plan requirements. Why are you spending time and taxpayers money on this. There are many other issues in the community that require your time and resources. What is the point of a "plan" when you do not abide by it. Or is the plan for only some people not others?

Thor and Debbie Powell

6880 Wallace Dr Brentwood Bay

# **Development Hovey Road**

Don Kittson

To: <

Sat, Mar 1 at 15:50

Sent from my iPhone

Don and Cheryl Kittson 7217 Seabrook Rd Saanichton, BC. V8M1M5

We are both say NO to this development project and want are names added to the petition

#### **Petition**

Lori Friesen

Sat, Mar 1 at 09:28

To:

Good day,

We would like to request our names be added to the petition, To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road."

Terry & Lori Friesen #115- 7583 Central Saanich Road Saanichton BC V8M 2B6

Thank you, Terry & Lori Friesen Sent from my iPad

## **Hovey Road Project**

Sat, Mar 1 at 08:29

To: CentralSaanichCitizenVoices

Wayne and Wendy Weber 1189 Marchant Rd Brentwood Bay V8M1G7

From: CentralSaanichCitizenVoices <

Sent: Thursday, February 27, 2025 1:09 PM

To:

Subject: Re: Hovey Road Project

[Quoted text hidden]

Thank you

[Quoted text hidden]



### **Development on Hovey Road**

Fri, Feb 28 at 18:01

To:

I live on Mount Newton Cross Road, and am following the development on Hovey/East Saanich Rd.

Please add my name to the petition that you have in place opposed to the plan put forward.

I was told at the last open house at the Municipal Hall that there are plans not only for Hovey Road, but also for the 4 acres that the Municipal Hall and Fire/ Police Hall sit on and there are three possible scenarios for development.

I understand that the Provincial Government are putting a lot of pressure on our Municipality to build more housing, including affordable housing (whatever that means) in the shape of high density structures.

I moved to Central Saanich because I like the semi rural area. If I had known that these types of multi purpose housing units were being built, I would not have moved here. I cannot imagine that the people of Hovey Road, living in single family dwellings will be delighted with the proposed development.

I will be attending the meeting at the Fair Ground on the 5<sup>th</sup> March and intend to speak.

Thank you for all you are doing to protect our community.

Vivien Marshall



**Petition** 

shannon hodgson

Fri, Feb 28 at 16:57

To:

I would like to sign the petition regarding Aryze, the developer who is disregarding established zoning regulations. I tried going on your website but got an Error message. Please add my name to the petition. Thank you.

[Quoted text hidden]

112-7583 CENTRAL SARVICH RD SAANICH FON.

M Gmail	CentralSaanichCitizenVoices
Petition	· ·

Arlene Antonik
To:

Wed, Feb 26 at 18/37

Please add my name to stop the re-zoning on Hovey Road and respect our Official Community Plan.

Arlene Antonik

1860 Rye Place

Saanichton, B.C.

M Gmail	CentralSaanichCitizenVoices
Petition Hovey Road	
Elizabeth Allen To: Sharon Glynn	Wed, Feb 26 at 18:25
7068 Silverdale Pl. Brentwood Bay, V8M1G9	
Get Outlook for Android	
[Quoted text hidden]	

## Rezoning application Hovey/East Saanich

Wed, Feb 26 at 17:55

My wife, Cidalia and I are 100% opposed to this development. For all the reasons stated on the yellow brochure being circulated as well as the insanity of replacing 5 units with 187 units. I have been a Real estate agent in Victoria for 47 years and have never seen such a ridiculous proposal. These developers have no sense of community or way of life here. They simply exist to exploit an opportunity, never have they addressed a need!

Please add our names to the petition <u>opposing</u> this proposal and application.

Kevin & Cidalia Wensley

7104 Maber Rd

Saanichton, BC



# **Petition**

15:44

I would like to add my name to the petition.

Rob McLellan, 58-7583 Central Saanich Road, Saanichton, B.C., V8M 2B6

Thank you.



Request

WANTS TO BE KEPT ABREAST OF THINGS

Becky Jurista «

Wed, Feb 26 at 14:42

To: <

Rebecca & Caitlin Hughes 2161 Timber Ridge Crt V8M OC2

I'm Requesting to add my name to the Petition "To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road."
[Quoted text hidden]



### **CentralSaanichCitizenVoices**

# **OCP Amendment for Hovey Rd**

# Bruce Holland

Wed, Feb 26 at 14:32

To: <

I would like to be added to the petition regarding the development at 1034-1966 Hovey Rd

Thanks!

R Bruce Holland

412-3000 Stautw Rd Saanichton, BC V8M 2K5



Re: Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road."

kim heber

Wed, Feb 26 at 13:28

To: Cc:

Please add our names to the petition to deny the OCP Amendment for 1934 - 1966 Hovey Road:

#### Kim Heber

8096 East Saanich Road Saanichton V8M 1K1



and

#### **Brian Best**

8096 East Saancich Road Saanichton V8M 1K1

Thank you,

Kim and Brian

ಆ



Q Search mail

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Starred

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Sent

Drafts

More

Labels

[Imap]/Sent

Templates

Hovey Rd. Senior's development | Imbox |

Heather Beiermeister

Please add my name to the petition to adhere to the official community plan and not allow this proposal to go forward. Thank you, Heather

Hi Heather. Thank you for signing. Could you please send us your address also. Thank you so much for your support! A public hearing hi

Heather Beiermeister

to me

1037 Clarke Rd., Brentwood Bay V8M 1C7

On Feb 18, 2025, at 19:47, Sharon

Hi Heather.

Thank you for signing. Could you please send us your address also.

Thank you so much for your support! A public hearing has been set for Wednesday, March 5, at the Saanich Fairgre We will let you know all details shortly.

In the meantime, it is very helpful if you can send a message to Council. In a recent meeting with mayor and a council

- This is the contact page for the mayor and council: <a href="https://www.centralsaanich.ca/municipal-hall/mayor-counci">https://www.centralsaanich.ca/municipal-hall/mayor-counci</a>
- To send to the whole group Copy and paste into your email program: ryan.windsor@csaanich.ca,chris.graham gordon newton@csaanich.ca,niall.paltiel@csaanich.ca,municipal.hall@csaanich.ca

If you are able, please spread the word to people you know.

I was also wondering how you heard about us?

Enable desktop notifications for Smail.



Sharon

# Add my name to the petition.

Kathy Butler

Fri, Feb 14 at 23:02

To

Kathleen Butler 1812 Pastel Crescent Saanichton V8M1N6

Please keep the official community plan as is.

Sent from my iPhone

M Gmail	Sharon -	
Add my name to the OC	P petition	
Kristi Rivait		Sat, Feb 15 at 09:30

Please add my name to the petition for keeping OCP in place.

Thank you.

Kristi Rivait

7702 Azurene Place

Sent from my iPhone

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<b>P</b> or Saw	)		•	١

**Sharon** 

# **Hovey Road**

Darlene & Claude St Godard

Fri, Feb 14 at 14:04

To: 4

Hello

Please add both of our names to the petition:

Darlene St Godard Claude St Godard 7495A East Saanich Road Saanichton V8M 1V8

Thank you [Quoted text hidden]



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# **Central saanich Petition**

judy tobacco <

Thu, Feb 13 at 21:56

Judy Tobacco 7313 Veyaness Road Saanichton, BC V8M 1M3

Please add my name to the petition:

To Central Saanich Municipal Council to deny the OCP amendment for 1934-1966 Hovey Road.



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# No Changes to the OCP

Barb Ronald

Mon, Feb 10 at 13:04

To:

Barb Ronald 7781 Scohon Dr Saanichton BC V8M 1K9

Central Saanich Council must abide by the OCP and not adopt the amendment to the OCP [Quoted text hidden]

# **Petition regarding Hovey Road**

### Susanne Dupuis

Mon, Feb 10 at 15:46

To: <

Good Afternoon,

Please add our names to the petition to Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road.

Susanne Dupuis

Michel Dupuis

7785 Scohon Drive Saanichton, BC V8M-1K9 7785 Scohon Drive Saanichton, BC V8M 1K9

Thank You, Susanne Dupuis

	M	Gma	il
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Sharon <

### **Pettion**

Terry Hine

Mon, Feb 10 at 15:16

To: <

Please add my name to the Pettion . I strongly oppose the amendment to the OCP. The developer is only interested in making money and no real benefit to our community that I can see.

Kind Regards
Terry Hine
2232 Cooperidge Drive
Central Saanich
V8m 1n1

Sent from my iPad

### **Petition**

### Susan Hannah

Mon, Feb 10 at 10:49

To: ∢

Hi Sharon,

My name is Susan Hannah, we met and chatted on Sluggett Rd, I had my golden retriever with me.

I would like to add my name to the petition re asking council to respect the OCP for 1934-1966 Hovey Rd.

Susan Hannah 7017 Hagan Rd Brentwood Bay, BC V8M 1E5

Please let me know if you need any more information from me.

Thanks,

Susan Sent from my iPhone

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		-	f

# **Petition signature**

### Brenda Rozendal

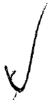
Sun, Feb 9 at 12:39

To: ₹

Here is my request to add my name to the Petition "To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road."

Thank you,

Brenda Rozendal 7679 Colin Pl, Saanichton, BC V8M 1N6, Canada



To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road.

John Knowles

Sat, Feb 8 at 16:21

To:

Please add my name, to the petition against the building development. If I had wanted to live in Langford, I would have moved there.

John Knowles, 1156 Sluggett Road, Brentwood Bay, V8M 1E9.

Thank you.

1/



Sharon <

# Please add me to the petition

Mark J

To: ∢

Mark Johansson 10, 6766 Central Saanich Road V8Z 7E1 Sat, Feb 8 at 15:25/

M	Gma	i	
	Office	ı	

Sharon <

### **Petition**

# Linda van der Kamp <

Sat, Feb 8 at 13:17

To: <

Please add my name to the petition to Central Saanich Municipal Council opposing the OCP amendment for 1934-1966 Hovey Road.

My name is Linda van der Kamp and my address is 7622 Sigmar Place, Saanichton BC V8M 1N3.

Thankyou. Please inform me of any further meetings about this issue.

Sincerely, Linda van der Kamp

V

# Agenda Item 12.2.2 1934 Hovey Rd - Revised Proposal (January)

**Ken Steffenson** 

Sat, Feb 8 at 10:38

To: <municipal.hall@csaanich.ca>

Cc: l

Regarding Agenda Item 12.2.2 1934 Hovey Rd – Revised Proposal (January)

Dear Council Members,

I am writing to express my hope that council members will vote against the recommendations stated in the agenda because the development proposal does not conform to the current OCP.

While I appreciate there is need for housing the district, it is apparent that the Legion Manor has failed to take heed of the advice of council a few years ago when they proposed a development on Kersey Road behind the local Fire Hall. At that time, the Legion was advised to look to develop according to the currently allowed land use and make every effort to gain support from the residents in the neighbourhood.

Instead, again the Legion Manor has chosen land that would require rezoning and change to the OCP and partnered with a developer that, in my opinion, has done it's most to generate a TOXIC division in the community through advertisements in news media and letters of support from organizations and businesses that are not Central Saanich based.

While I am certain that the Legion Manors intentions are altruistic, in cases such as this, I think that we all need to look deeper at the businesses and organization directly involved in the project and their supports. This includes ensuring that we reduce the future need of low cost housing by asking:

M	Gma	il
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### **OCP** change

Norm <

Sat, Feb 8 at 13;03

Copy of the letter just sent to the municipal council etc attached Also sent a reminder to the book club

"This issue is more than just a Central Saanich issue, it is also an example of the use/misuse of of what was known as Bill44 or Housing Statutes (Residential Development) Amendment Act, 2023. An act where the deep state (bigger than the political party sitting in the big chair) behind the "throne" in BC seized control of the right of local residents to control their local zoning. Turning the tide back here will help turn things back in other municipalities. As a show of support no matter what municipality you live in I am asking you attend the Central Saanich Municipal meeting Feb 10 Council Chambers, Central Saanich Municipal Hall, 1903 Mt Newton Cross Rd, Saanichton, BC at 7:00 pm an over flow crowd would be good.

Even if you go to the meeting a letter sent to them will help and of course if you cannot go to the meeting a letter even a brief letter voicing your objection to the proposal sent to the municipality by noon on Monday will help. More information on the proposal can be found at

I often write a letter and send it as an attachment to <a href="mailto:municipal.hall@csaanich.ca">municipal.hall@csaanich.ca</a> (the official address if you submit a letter/email to them) and also to the mayor and councillors individually <a href="mailto:sarah.riddell@csaanich.ca">sarah.riddell@csaanich.ca</a> <a href="mailto:chris.graham@">chris.graham@</a>

csaanich.ca Bob.Thompson@csaanich.ca Gordon.Newton@csaanich.ca

<u>ryan.windsor@csaanich.ca</u>

(yes I

have sent my letter to them)

Norm Ryder

Coffee, Other News and More is now on substack

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# **Petition**

Lesley Giuseppini

Sat, Feb 8 at 12:31

To:

Lesley Giuseppini 2224 Cooperidge Dr, Saanichton, BC V8M 1N1, Canada

Please add my name

To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road



	nail	Gr	M
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### **Petition**

### ulana farmer «

Sat, Feb 8 at 10:01

To: ∢

Please add my name to the Petition to the Central Saanich Municipal Council to deny the OCP Amendment for 1934-1966.

Ulana Vira Farmer 8088 Rae Leigh Place Saanichton, BC, V8M1S2





Sharon <

# Please add my name to the anti hover petition

Ben Scoones

To: <

Ben Scoones 7421 Veyaness Rd Saanichton Sat, Feb 8 at 06:11



M	Gma	i
		•

Sharon <

# Petition

Rick Mercer

To: <

Richard and Meredith Mercer 2143 Newman Rd, Saanichton, BC V8M 1T3, Canada Fri, Feb 7 at 13:12

To Central Saanich Municipal Council to Deny the OCP Amendment for 1934-1966 Hovey Road."

David Glynn

Fri, Feb 7 at 17:31

To:

Please add my name to the petition as per the following:

"To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road."

Best, David

1942 Genoa Place, Saanichton.

V



Request to add my name to the Petition "To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road."

Belle Bonner

Fri, Feb 7 at 17:07

To: <

Name & address:

Margaret Belle Bonner 752 Harding Lane Brentwood Bay BC V8M 2G2

Request to add my name to the Petition "To Central Saanich Municipal Council to Deny the OCP Amendment for 1934- 1966 Hovey Road."

#### Many thanks

Belle Bonner

...my language is when people's spoken or written words consistently align with their shown actions...



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# **Petition**

Jan Manchur

To: <

Please add my name.

Jan Manchur 0966 Josephine Road Brentwood Bay, BC, V8M 1B3

Thanks, [Quoted text hidden]

Wed, Feb 5 at 19:06

M	Gma	il
207 (302.00)		1 9 E

# **Petition**

Pam Ball

Mon, Feb 3 at 14:10

To:

Good Afternoon,

Please add our names to the community petition to deny the request for amendment re the current OCP in regards to the proposed developments on Hovey / East Saanich roads.

As well, please feel free to add us to your email information list.

Thank you, Christopher Ball Pamela Ball

1015 Greig Ave. Brentwood Bay



# **Hovey Road development Petition**

Coreen Ritchie

Fri, Feb 7 at 07:31

To:

Please add my name to the petition.

Coreen Ritchie

+ PAUL RITCHIE

7455 East Saanich Road.

Thank you,
[Quoted text hidden]



To Central Saanich Municipal Council

Save Our Neighbourhoods & Hovey Road from Development that Violates our Official Community P

With regard to the *Official Community Plan* (OCP) Hearing to allow a Multi-Unit development at 1934–1966 Hovey Road, we the undersigned strongly emphasize that the Central Saanich Municipal Counci accountable to us as residents and taxpayers and should abide by our *Official Community Plan* which was developed over a 3 year period with citizens advisory groups, extensive public engagement, professional consultants and substantial cost.

We, the undersigned residents of Central Saanich request that:

1. Council abide by the Central Saanich Official Community Plan (OCP) and deny this OCP amendment

2. Council continues to abide by the *Official Community Plan* in future development matters unless or unti OCP is changed at a future review process involving public input.

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To Central Saanich Municipal Council

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To Central Saanich Municipal Council

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To Central Saanich Municipal Council

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Name: Name: Signature Signature Date: 17, 2025

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To Central Saanich Municipal Council

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	or is changed at a future review process involving public input.	•
Name	e: JEENA ROBINSON Signature: Affin	Date: Feb 14 2025
	Address: 2980 /SLAND VIEW KD	
. /	Emai	
Name	MICHAEL ROBINSON Signature: MP. Lolenson	Date: Feb 17 2025
	Address: 2980 / sland View Road	
/	Email: _	
Name	: Cynthia Kabinso Signature: Effalin	Date: Fol 17
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To Central Saanich Municipal Council

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To Central Saanich Municipal Council
of could peak Save Our Neighbourhoods & Hovey Road from Development that Violates our Official

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VAddress: 10-1893 PROSSER RD. SAANCHEN
Email: U
Name: Jessica Pires Signature: Date: Feb 20, 2028  VAddress: W-1893 Proper Rd Sagarchton  Email: V
Name: Roger Pires Signature: Date: Jan 24, 2025  Address: 1958 Genoa Place, Saarichton  Vernail:
Name: <u>Debbie Pires</u> <u>Signature</u> : <u>Pries</u> <u>Date: Jan 24</u> , 2025  Address: <u>1958 Genoa Place</u> <u>Saanichton</u> Vernail:

To Central Saanich Municipal Council

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Please photograph and email to:

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2. Council continues to abide by the Official Community Plan in future development matters unless or until the OCP is changed at a future review process involving public input Name: Werk REA EXCRignature: Date: tob 2/25 Address: 1804 Barrey Dr. N. Saan Signature: Name: Date: Address: Name: \_\_\_\_\_\_Signature: \_\_\_\_\_\_Date: \_\_\_\_\_ Email: Name: \_\_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Address: Email: Name: \_\_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Address:

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Name: Janet Rogers Signature: J. U. Rue	Date: Mench 4,
Address: 7709A East Sacuich Road	
Email:	
Name: Sue Van Helvoit Signature:	Date: 04/05/2025
Address: 687 Braemor Acnue	
Email:	
Name: Kink Van Helvoit Signature:	Date: Mar4/2025
Address: 607 Braemor Aenue	
Email:	
Name: Maya Simon Signature:	Date: Much 4/25
Address: 687 Bruenus Ave	· •
Email:	
Name: Blake 1960, Signature: Hum	Date: March 4/25
Address: 667 Bracmor Avc	
Email:	
Please photograph and email to:	

To Central Saanich Municipal Council

#### Save Our Neighbourhoods & Hovey Road from Development that Violates our Official Community Plan

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Name: Makenna van Helvoirtsignature:	Date: March. 4, 2025
Address: 687 Braemar Avenne.	
Email:	
Name: Vernon Rogers Signature:	Date: March 4/2025
Address: 7709 A East Saanice Road	
Email:	
Name: Aly Van Helvoirt Signature:	Date: 04/05/2025
Address: 687 Braemar Avenne	· · · · · · · · · · · · · · · · · · ·
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Name: HRKVAN HEWAT Signature Ave.	Date: Mar 4/25
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To Central Saanich Municipal Council

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Name	LUKE	Lamparo	Signature;	Date: MARCH 4	-
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Name	MIKE	BROWN	Signature:		m/
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Please		and email to:			-



### **Hovey Road Petition**

# Tania Young

Tue, Mar 4 at 14:

To:

Please add my name to the petition " To Central Saanich Municipal Council to Deny the OCP Amendment for 1934 to 1966 Hovey Road, " A Council to Deny the Deny Road, " A Council to Deny Road, " A Cou

Tania Young 7336 Ridgedown Ct, Saanichton, BC V8M 2H7, Canada.

Thank you.



Deny the (	OCP A	mendmer	nt for 19:	3 <b>4-</b> 1966	Hovey	Road

	Tue, Mar 4
Reply-To:	No.
To:	
Cc: <rvan ca="" windsor@csanich=""> <chris ca="" graham@csanich=""></chris></rvan>	

Cc: <ryan.windsor@csaanich.ca>, <chris.graham@csaanich.ca>,

<gordon.newton@csaanich.ca>, <niall.paltiel@csaanich.ca>, <sarah.riddell@csaanich.ca>
<bob.thompson@csaanich.ca>, <zeb.king@csaanich.ca>

Add our two names to the Petition "To Central Saanich Municipal Council to D the OCP Amendment for 1934- 1966 Hovey Road."

Blair and Peggy Little 7173 Skyline Close Saanichton

It is unfair to residents who have bought and built homes in attractive neighbourhoods have their comfort and life style disrupted by construction that is in violation of the Community Plan

To Central Saanich Municipal Council

Save Our Neighbourhoods & Hovey Road from Development that Violates our Official Community Pl

With regard to the Official Community Plan (OCP) Hearing to allow a Multi-Unit development at 1934–1966 Hovey Road, we the undersigned strongly emphasize that the Central Saanich Municipal Council accountable to us as residents and taxpayers and should abide by our Official Community Plan which was developed over a 3 year period with citizens advisory groups, extensive public engagement, professional consultants and substantial cost.

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2. Co	Council continues to abide by the Official Community Plan in future development matters unless or until			
/00	CP is changed at a future review proces	ess involving	public input.	
/ Name	: Kelly SmiTH	_Signature:		Date: MA2 04
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V Name	: DAVID FRICK	_Signature:	PNUFF	(Date:MAROY)
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Please photograph and email to:				

From: Municipal Hall
To: Planning

Subject: FW: Hovey/East Saanich Rd. Development Date: Monday, March 3, 2025 1:56:33 PM

From: Ria Stroppa

Sent: March 2, 2025 4:32 PM

**To:** Municipal Hall < Municipal. Hall@csaanich.ca> **Subject:** Hovey/East Saanich Rd. Development

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Hello,

I wanted to write and express my significant concern and opposition to the Hovey/East Saanich development.

I am in support of housing for low income seniors. However, this project has been mishandled from the beginning and to my understanding the scope is not in line with official community plan.

Please consider the needs and wants of the community over that of developers.

Best,

Ria Stroppa

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

From:

To: Planning

Subject: Re: OCP AND ZONING BYLAW AMENDMENT APPLICATION AND DEVELOPMENT VARIANCE PERMIT FOR 1934

HOVEY RD

Date: Monday, March 3, 2025 3:15:06 PM

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#### Hello There:

As a Victoria resident in a multi-storey building on a street that is now mainly multistorey buildings I would like to assure Central Saanich Council that we condominium and apartment dwellers are not a pariah or blight on the people who live in the many single family homes around us. In fact, there have no multi-family building resident burnings, purges, or assassinations at the hands of what many of your residents allege we dwellers are like.

I also would like to say that accommodating the ever present demand for density is a shared responsibility of all of us who live in this part of Canadian paradise - yes, that includes Central Saanich. While I know that barn owls are a lovely sight to view over a bucolic morning coffee, I find it the height of an egotistical - Donald Trump like mindset to demonize a 187 unit seniors residence as if everyone who will live in this building will maraud around the neighbourhood attacking and eating owls, cats, and other beloved animals.

I truly hope your Council accepts the responsibility of providing density fairly. What you are being asked to approve is a speck of the density that my neighbourhood of James Bay provides. Please be fair and don't be like Donald Trump.

Thank you, Joanne

Joanne Thibault 401-545 Rithet St Victoria, BC V8V 1E4

