

November 18, 2024

District of Central Saanich  
1903 Mount Newton Cross Road  
Saanichton, BC V8M 2A9  
Attn: Mayor Ryan Windsor & Council

**RE: Application for Subdivision, Rezoning and Development Permit at 7840 Lochside Drive  
Lot A, Section 5, Range 4 East, South Saanich District, Plan 31812, PID 001-130-374**

Dear Mayor Windsor and Council,

Starlight Developments is pleased to submit a revised subdivision, rezoning, and development permit application for our property located at 7840 Lochside Drive. Starlight Developments has revised the application in response to comments and direction received from District of Central Saanich Staff and Mayor and Council.

### **Proposal Overview**

The proposed development at 7840 Lochside Drive is a significant contribution to the ongoing growth and community-building in Central Saanich, aligned with the vision outlined in the Marigold Lands Master Plan. This 131-unit, 6-storey, wood-frame purpose-built rental building, with one level of underground parking, will offer a variety of housing options and amenities to meet the needs of the local community.

The proposal includes a mix of residential units designed to accommodate a diverse range of residents, from families to seniors, with various unit sizes and configurations. The design incorporates both ground-oriented units and apartment-style living, ensuring that the development meets the needs of a wide demographic, including those seeking family-friendly units and seniors wishing to downsize while staying within the community.

To address the growing need for rental housing in the region, 10% of the new units will be designated as affordable housing, helping to meet the demand for affordable rental options in Central Saanich. The project also includes a commercial retail unit (CRU), which will enhance the neighborhood's walkability and provide space for local businesses.

This project also seeks to complement the ongoing construction of the Bella Vista development at 2515 Hackett Crescent, contributing to the broader vision of creating a highly connected, thoughtful, and sustainable community within the Urban Containment Boundary. The goal is to foster a welcoming, diverse, and accessible neighborhood that encourages greater housing choice for current and future residents.

The opening of Bella Vista in early 2025 will mark a significant step in the realization of this vision, and the 7840 Lochside Drive development is poised to further strengthen the area as a vibrant and inclusive neighborhood. This project is an exciting part of the continued growth of Central Saanich, helping to meet the housing needs of the community while also promoting sustainability and connectivity.

## Ongoing Community Engagement

Over the last year, Starlight Developments has engaged the community for input and feedback on our application and design. Engagement activities include the following:

- **Open house** on October 4<sup>th</sup>, 2023, inviting tenants and neighbours to view the preliminary concept plans and ask questions of the development team.
- **Tenant meetings** on July 24<sup>th</sup>, 2024, inviting tenants of Lochside Apartments to discuss the application and share feedback.
- **Project information website**, sharing plans and application materials for public viewing.
- **Tenant updates** regarding building improvements to the existing Lochside Apartments, specifically on the pool upgrades.
- Engagement with **Tsawout First Nation**, welcoming input into the design of neighbourhood development and working in collaboration with Central Saanich to address broader infrastructure improvements.

## Proposed Revisions

In response to the technical comments from municipal staff and feedback from our ongoing tenant and community engagement, Starlight is pleased to outline the following updates to our rezoning application, which address housing affordability, public realm infrastructure upgrades, improvements that will help to contribute to further pedestrian safety in the area, and enhancements on-site to further support active modes of transportation:

- A commitment to provide 10% of the new units as affordable housing units, to be secured through a development agreement.
- Removal of 12 townhome units fronting Lochside Drive based on thoughtful feedback provided by community stakeholders and local area residents.
- A frontage dedication along Mt Newton Cross Road which will enable the creation of street parking as well as left turn restrictions into the existing Lochside Apartments building.
- Proposed signalized pedestrian crossing across Lochside Drive (at Ferguson Road) and sidewalk improvements to existing northbound bus shelter.
- Refinement of architectural design to address feedback about building materials, massing, and details.
- Updated landscape plan including additional bike parking that will be provided to existing residents on site.
- A Transportation Impact Assessment (TIA) was also completed as part of our revised application. The TIA looked provided additional analysis in terms of pedestrian and cyclist movements in the area, an analysis on wait times at Mount Newton Cross Road and the Patricia Bay Highway, as well as existing speed limits.

The TIA noted that following the completion 2515 Hackett and 7840 Lochside Drive, an increase in vehicle volumes that will have negligible impacts on either traffic performance at the Mount Newton Cross Road and Patricia Bay Highway intersections or travel times along Mt. Newton Cross Road.

## Conclusion

We value the opportunity to be part of implementing Central Saanich's OCP through this infill development proposal which will contribute much-needed new rental housing, while retaining and enhancing existing rental homes. We look forward to continuing the growth of the Marigold community and surrounding context and to our ongoing work with the District of Central Saanich through advancement of this application. With Central Saanich's support for the rezoning and development permit applications, we hope to be able to advance the project, in phases, starting in 2025.

Sincerely,



Ben Smith  
Director of Development  
Starlight Developments



Kelsey Tyerman  
Assistant Development Manager  
Starlight Developments