

From: [REDACTED]
To: [Planning](#)
Cc: [Municipal Hall](#)
Subject: In regards to Starlight Development Proposal
Date: Friday, August 23, 2024 5:53:21 PM

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August 23, 2024

Dear Planning Department and Council,

I am writing to express my strong opposition to the proposed development project on Lochside Drive, which includes the construction of 12 new townhouses and a six-story L-shaped building behind the existing apartment complex. I am deeply concerned about the negative impact this project will have on our community and the surrounding environment.

Firstly, parking is already a significant issue in the area, and this development will only exacerbate it. Despite many of the existing condos in the area not being fully occupied, residents and visitors are already forced to park on Ferguson Road and Lochside Drive due to insufficient parking availability. This overflow of vehicles not only creates congestion but also poses safety risks for both pedestrians and drivers. With no nearby stores, parks, or amenities, residents rely on traveling to Sidney or Saanichton for their daily needs, further increasing the demand for cars and contributing to traffic congestion.

Moreover, I am deeply troubled by the potential loss of our beautiful green spaces, particularly the liquid amber trees, which are slated for removal to make way for the townhouses. These trees are not only an integral part of our community's natural beauty but also play a crucial role in maintaining air quality and reducing noise pollution. The destruction of this green space is a loss that cannot be easily replaced and will significantly diminish the character and livability of our neighborhood.

Additionally, the proposed development fails to address the already problematic traffic situation on Mount Newton Road, especially between Lochside and Highway 17. The increased traffic from the new townhouses and the six-story building will only worsen the congestion, making it more difficult and dangerous for residents to enter and exit the area. The lack of thoughtful planning regarding site access and the number of entrances and exits along Mount Newton Road is a serious oversight that will have long-term negative consequences for traffic flow and safety in our community.

In conclusion, I strongly urge the Planning Department and Council to reconsider this development proposal. The addition of these new townhouses and the six-story L shape building, particularly with inadequate parking, will lead to increased parking and traffic issues, loss of green space, and degradation of our community's quality of life. I believe that more thoughtful and sustainable planning is needed to ensure that any new development enhances, rather than detracts from, the livability and environmental integrity of our area.

Thank you for considering my concerns. I look forward to your response and hope that the voices of the community will be taken into account in this decision.

Sincerely,

Glenn and Lorilei Baker
2561 James Island Rd
Saanichton, V8M1V6
[REDACTED]

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2558 James Island Road,
Saanichton, B.C. V8M 1V6

19th August, 2024

Planning Department, District of Central Saanich
Mount Newton Cross Road, Saanichton

Dear Sirs,

As a resident of the area, I have looked with interest at the proposed plans for the Starlight Property at 7840 Lochside Drive.

I appreciate the need for housing in the CRD and, on the surface, the multi-storey unit proposed for the NW corner of the property appears to tie in with the multi-storey buildings on the Marigold Lands. However, I do have concerns which I hope the Council and Planning Department will take into consideration.

Traffic congestion is going to get much worse. This has been voiced to Council by the neighbourhood for months (even years) and a Public Meeting earlier this year raised a number of points. It is unfortunate that this matter seems to have been ignored. The stretch of Mt. Newton Cross Road between Hwy 17 and Lochside is already a bottleneck at peak times of day and has many entrances and exits onto it, plus the Lochside Trail. The traffic survey commissioned by Starlight refers to the impact of traffic needing site access, which will exacerbate the problems. Unfortunately the traffic surveys have seemingly made no allowance for the hundreds of vehicles soon to be added to the congestion when the Marigold Lands apartments are fully occupied. (Their numbers much larger than the original plans.). As you are aware, this is a car-dependent community, since there are few amenities nearby. Already there is overnight parking on Ferguson and it seems highly likely this will happen on other roads as the population increases.

I want to express my vehement opposition to cramming the proposed 12 new townhouses onto the Lochside Drive frontage. With the vastly increased housing density in the area we will surely be in need of more green space, not less. Therefore removing mature Liquidamber trees and building over lawns seems a travesty. Climate change is real and the cooling effect of large trees is well documented, aside from the benefits to people's mental health and lessening of noise pollution.

Yours truly,
Pamela Croger

From: [Ivo Van der Kamp](#)
To: Deneen@mcgltld.ca
Cc: [Planning](#)
Subject: Re: Trades Parking during Starlight's new build
Date: Friday, January 17, 2025 4:22:06 PM
Attachments: [Outlook-kvqgvvro](#)
[Outlook-wc50pikb.png](#)
[Outlook-0km4zrv0.png](#)
[Outlook-vezic3f.png](#)
[Outlook-342b0s12.png](#)
[Outlook-f3e3vgvn.png](#)
[Outlook-vuzhv0qg.png](#)

Hi Deneen,

Thank you for your enquiry.

We are aware of the parking issues in that area. There are a few reasons for this and I believe it will be a temporary issue that will soon be resolved with the completion of the developments in the area.

The development by GT Mann will be providing an additional 12 parking spaces to be used for the medical offices and the spaces will become available soon, if not already. Two major projects are nearing completion and would be providing their own parking spaces for residents as well as visitor parking. This should alleviate pressure on the surrounding area with respect to on street parking.

As the new Starlight project has not yet come before Council, there is an opportunity to provide Council with a letter stating your concerns regarding an additional fee for residents to park on site. This was an item that was discussed with the previous Starlight development now nearing completion.

With larger projects such as the ones nearing completion and the one being proposed, the District can request a parking and traffic management plan. This is to avoid exactly those issues you bring up in your email. The requirement for this plan will be applied to the new development, assuming it is approved. My guess is that the Starlight development, due to their proposal including a parkade that covered almost the entire site, did not have anywhere else on site to park vehicles for their trades people. This was exacerbated by a second large development happening in the area.

We did receive a parking study from the proponent and will review this in light of the issues you raise. In addition, as not the entire site would be developed, I'm hoping that any parking for trades people can be accommodated on the existing parking areas on site.

Thank you for bringing these matters to our attention and we will discuss further with the proponent when we next meet and see what assurances they can offer for their new project.

Please feel free to contact me for any further questions.

Kind regards,
Ivo

Ivo van der Kamp (he/him)
A/Manager of Development Services
District of Central Saanich
C: 236.638.3520 | [CentralSaanich.ca](https://www.centralsaanich.ca)



We gratefully acknowledge that the ancestral lands on which we work are within the traditional territories of the W̱SÁNEĆ peoples: W̱JOŁEŁP (Tsartlip), BOĆÉĆEN (Pauquachin), S̱ÁUTW̱ (Tsawout), W̱SIḴEM (Tseycum) and MÁLEXEŁ (Malahat) Nations.

From: Deneen Cunningham <Deneen@mcgltd.ca>
Sent: December 30, 2024 8:38 AM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Trades Parking during Starlight's new build

Good morning,

I am writing to express concerns regarding the upcoming construction project planned for 2025. I respectfully request that measures be taken to ensure tradespeople involved in the project refrain from utilizing residential street parking. During the most recent project, the use of street parking by trades resulted in limited availability for residents and their guests, with parking often fully occupied by 7:30 a.m. In previous developments, such as GT Mann's condominium build, trades were asked not to park in residential areas. I believe a similar requirement should have been applied to the Starlight development and should be considered for future projects. Additionally, I would like to again raise the issue of guest parking for the existing Starlight rental units. Since these spaces transitioned to a 'pay-per-use' model, there has been an

increase in guests parking on the street, further reducing available space for residents. Is Central Saanich allowing the new buildings to also have paid guest parking?

I am aware that a parking study was conducted in 2019, concluding that there was sufficient street parking. However, given the significant shifts in housing demands and community needs post-pandemic, I believe the relevance of this study should be reassessed. Housing growth and parking availability are closely linked, and the evolving landscape should be reflected in updated policies.

I encourage the municipality to consider implementing 'resident parking only' restrictions for the duration of the next construction phase to help alleviate pressure on local residents.

Thank you for your attention to this matter. I appreciate your consideration and look forward to your response.

Sincerely,

Take care,

Deneen Cunningham CFP, CLU, CH.F.C., CHS

Certified Financial Planner

McVagh Cunningham Group Ltd.

Quadrus Investment Services Ltd.

Investment Representative

deneen@mcgltd.ca

Direct Line: 778-401-2975 Our office hours are 8:30 to 4 pm, Monday through Thursday.

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NOTE: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

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From: [Municipal Hall](#)
To: [Planning](#)
Subject: FW: Starlight Development Proposal, May12 , 2025 meeting
Date: Wednesday, May 7, 2025 1:17:14 PM

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

From: Carl Eriksen [REDACTED]
Sent: Wednesday, May 7, 2025 1:15 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Starlight Development Proposal, May12 , 2025 meeting

Members of Council , please do not approve the latest proposal from Starlight Development . I am sure Council by now is aware of the arguments why the community feels this should not proceed . The major concerns related to the lack of services and inadequate road infrastructure . The section of Mount Newton Cross Rd from Lochside to Pat Bay highway cannot accommodate the anticipated increase in traffic from this development and future developments to the south .

Respectfully , Carl Eriksen .
2558 Ferguson Rd .
Sent from my iPad

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From: [Planning](#)
To: [Planning](#)
Subject: FW: Starlight development project
Date: Wednesday, May 7, 2025 2:51:38 PM

From: Marianne <no-reply@web-response.com>
Sent: Monday, July 15, 2024 6:02:24 PM
To: Building <building@csaanich.ca>
Subject: Starlight development project

Submitted on Mon, 07/15/2024 - 6:02pm

Submitted by: Anonymous

Submitted values are:

Subject

Starlight development project

First Name

Marianne

Last Name

FORNIELES

Email

[REDACTED]

Home Address

Unit 105a - 2530 Mount Newton cross road

Phone

[REDACTED]

Message

Hello,

I am writing to express my strong opposition to the proposed development near the Lochside Apartments. <https://7840lochsidedrive.com/>

Firstly, the construction of new buildings to the west of our current residences will block

our access to sunlight, which is essential for our well-being and enjoyment of our homes. To fit those houses into such a small field, they will have to construct tall townhouses. Being on the first floor, we will never be able to see the sun.

In addition to my concerns about sunlight, the field where the development is proposed becomes a swamp during the winter months. Building on such a site raises serious concerns about the feasibility and sustainability of the project. It is hard to see how construction in such conditions can be successful or safe.

It has been attempted to build in this area before, but they couldn't proceed because they encountered too much water while digging. This project will make our apartment even more humid. It's a 1970s building, so yes, we already have humidity issues, and Starlight hasn't thought that changing the windows was necessary.

Moreover, the building we currently reside in is an older structure. The construction activities for the new development could pose risks to the integrity of our existing building. Vibrations, noise, and other impacts from the construction could potentially damage our homes.

Secondly, the proximity of the new townhouses to our apartments, particularly our patios, will significantly impact our privacy. Due to the small field, they have no choice but to build just a few inches from our patio. We currently enjoy a degree of seclusion that will be completely undermined by this development.

Finally, the increased density and construction activity will inevitably lead to noise, traffic congestion, and a general decline in the quality of life for current residents. We chose this location for its tranquillity and space, both of which will be compromised by this project.

Given these concerns, I urge you to reconsider the development plans and take into account the significant negative impact they will have on current residents.

I am not against the entire project, but I strongly oppose the plan for 12 townhouses and 2 commercial buildings in such a small field that becomes a swamp during the winter months.

Thank you for your time and attention to this matter.

Sincerely,

Sincerely,
Marianne Fornieles
105 - 2530 Mount Newton Cross Road

Contact Email

[REDACTED]

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From: no-reply@centralsaanich.ca <no-reply@centralsaanich.ca>
Sent: Sunday, November 5, 2023 12:16 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 11/05/2023 - 12:15pm

Submitted by: Anonymous

Submitted values are:

Subject

Starlight Developments Infill Proposal at 7840 Lochside

Full Name

John and Pam Gulenchyn

Phone Number

[REDACTED]

Address

8004 Arthur Drive
Saanichton, BC. V8M 1V4

Neighbourhood

Turgoose - Arthur Drive

Email

[REDACTED]

Message

Mayor Windsor and Council
The District of Central Saanich
1903 Mt. Newton Cross Road
Saanichton
BC
V8M 2A9

Re:Starlight Developments Infill Proposal at 7840 Lochside Drive

Nov.4, 2023

Our comments are further to the detailed letter that The District of Central Saanich received from Arn/Cheryl van Iersel on October 30 and subsequent November 1 regarding the Starlight Developments Infill Proposal at 7840 Lochside Drive. It is a very fair representation for most people living in this community.

We would like to stress safety as a priority in this matter. Safety for the current and future residents of this community and for those passing through it. There has been a significant increase in road use in the general area of the current developments. There have been no upgrades to the infrastructure to improve safety for current residents or the hundreds of people expected to move here. The intersection of Lochside Drive and Mt. Newton Cross Road leading to the intersection at the Pat Bay Highway is often a very congested area especially during peak times creating safety risks. This involves approximately 1 km. of municipal roads. There are too many people moving in too small an area at peak times. We define peak times as times when there is not a reasonable, safe flow of traffic. Peak times have increased in frequency and duration. Accidents are probable. (current accident statistics are being compiled)

The following is an explanation of the challenges faced by local residents when they try to leave the area to conduct their daily business during peak periods.

The three way stop at the corner of Mt. Newton Cross Road and Lochside Drive has many drivers unsure of how to proceed through this intersection making it unsafe. This section of the municipal road runs parallel to the Lochside Trail. The risk increases with groups of cyclists using the trail specifically when the rules of the road are not followed. The safe progression of pedestrian traffic also impacts this three way stop as it is the only defined area to cross the road. The volume of traffic means drivers are often waiting at the three way stop during peak periods. This is also the main exit route for the Tsawout First Nation with a population of 1600. When continuing onto Mt. Newton Cross Road drivers further experience traffic congestion from cars entering and exiting the commercial section of Mt. Newton. Then they navigate into an inadequate left hand turn lane to access southbound Pat Bay Highway. The cars waiting to access this inadequate lane are forced into the "straight through" lane to wait which causes further congestion. This blocks access to the businesses. Drivers become frustrated which can lead to unsafe decisions like passing on the right in the bike lane. Add groups of cyclists on the Lochside Trail cutting across all these lanes of traffic and frustration mounts with safety risks. To access the bridge to south bound buses pedestrians try to cross Mt. Newton Cross Road wherever they can. This sounds like a mess because it is an unsafe mess. Accidents are inevitable. If this took you a long time to read it is analogous to how long it takes for local drivers to navigate a simple 1km. in their own community.

Many local residents report that Lochside Drive has become much busier with traffic making it difficult to safely exit onto the road. All the residents of past developments east of Lochside exit onto Lochside Drive. It is often used as an alternate route to the Pat Bay highway. It is the only route for many residents to leave the area. All of the Marigold and Starlight developments empty onto Lochside Drive. The success of the local cafe has resulted in groups of cyclists accessing the area and needing to cross Lochside Drive in order to get to the Cafe. We are happy for the owners' success but it has brought significantly more car, foot and bike traffic onto Lochside Drive. Since the east side of the road has the only sidewalk pedestrians cross wherever and whenever they can through this increased traffic. This makes them vulnerable. The Starlight Infill Proposals suggests more commercial/retail spaces on the same

side which would only increase the problem.

To protect themselves local residents have curbed their outdoor activities in response to busier roads and increased activity on Lochside Trail. They feel unsafe walking or cycling in their own neighbourhood or on the trail which was a regular activity they enjoyed in the past. This is a particularly sad and sobering outcome which deserves consideration and response.

In the range of 750 more people will be added to this community on completion of the current Marigold and Starlight developments. (total of 365 units an average of 2 people per unit) They will use one inadequate exit onto the main corridor highway through a busy commercial area. There have been no upgrades to road infrastructure since these developments have been initiated. People are not stationary they drive, walk, bike and use transit. How are an additional 750 people expected to move safely without upgrades to infrastructure? They can't. Accidents will occur. (current accident statistics are being compiled).

Safety concerns are not limited to everyday movement. Consider an emergency which requires an evacuation of this community. How would the present residents and an additional 750 people be effectively evacuated if there is an earthquake, tsunami, fire, natural gas leak etc.? Thousands of people would be trying to reach a safe area with one main route that cannot safely accommodate normal day to day activity,

The current safety risks will only be heightened when the Marigold development is completed and inhabited. In addition there will be hundreds more people and cars when the first rental development by Starlight is filled. More development would not be in our community's best interest.

The full impact of the current developments has not yet been realized.

With the existing road infrastructure and safety concerns it is careless for this council to consider any further development by Starlight.

The current municipal road infrastructure does not facilitate safe flow during peak times which are frequent.

To improve safety and to relieve the current congestion we need:

- a more effective intersection at the 3 way stop of Lochside Drive and Mt. Newton Cross Road
- an effective left turning lane on Mt. Newton Road to relieve traffic congestion.
- a safe designated pedestrian walkways to secure safe crossing
- a designated bike/walking route (Lochside Trail) on Mt. Newton Cross Road leading through this congested area to Lochside Drive

We need a council that prioritizes the safety of its current and future residents in their decisions.

We need a council that takes responsibility for the impact of their decisions and moves forward with effective solutions.

A community meeting (all area residents) with council and planning representatives is requested to address the Starlight Developments Infill Proposal at 7840 Lochside Drive. Thank you for your consideration.

Regards,
Pam and John Gulenchyn

8004 Arthur Drive
Saanichton
BC
V8M 1V4
(duplicate copy has been mailed)

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Sian Bell

From: Thomas Kouk [REDACTED]
Sent: Monday, October 16, 2023 11:04 AM
To: Municipal Hall
Subject: letter to Mayor and Council / Starlight Development

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Please confirm receipt of this email.

Monday, October 16, 2023

Mayor and Council

Corporal District of Central Saanich

1903 Mount Newton Cross Road
Saanichton, BC, V8M 2A9

cc Adam Olson MLA

This is a letter from the Presidents of the four stratas that comprise the Water's Edge Village at 2600 Ferguson Road. This complex is made up of condominiums and townhouses, totaling well over 300 permanent owner/residents.

We want to draw your attention to our concern over the proposed development of the property at 7840 Lochside Drive, by Starlight Developments. Since the recent addition of new housing at the Marigold property, we have noticed a huge increase in vehicle traffic in the area. Ferguson Road, the main road into our community, is often plugged with parked vehicles, most of which belong to residents and visitors of the new development across the street. They park on the streets because, we understand, they must pay extra for parking in the spaces provided by Starlight.

And soon, there will be two large new buildings ready for occupancy in the same area, exacerbating the situation.

There is no question that the development at Marigold has had massive impact on the infrastructure of the area. Vehicle traffic has increased two-fold and getting in and out of local services has become a challenge for area residents.

It is our belief that the proposed development at 7840 Lochside Drive will be an enormous and unnecessary burden to an already overloaded infrastructure. In addition, the lengthy construction of this proposed development will have significant impact on an already congested intersection and a key access and egress route. In the event of an emergency this could have a disastrous effect. Remember when there was a day or two of gas shortage a few years ago. That intersection was gridlocked with vehicles trying to get gas at the two gas stations. Residents could not get in or out.

If this development is approved, the mature trees that line the front of the two buildings would be removed. While not on our property, these trees have been a warm and welcoming gateway for thousands of cyclists, runners, walkers and vehicles who turn onto Lochside Drive to Sidney and beyond.

There was some reluctance to bring this matter to the attention of the council for fear of it being labeled as “another NIMBY”. But please be assured that our residents have welcomed the new tenants of the recently constructed new housing in Marigold and support the addition of much-needed new housing in our community.

Water’s Edge is a vibrant community, chock full of active over-55’s, who have contributed to the community by volunteering in many areas, ranging from food banks to service clubs to such municipal organizations as the police board. They truly love living here. But the impact of this proposed new development will have a significant impact on their quality of life in the community they love and nurtured over the 30+ years of existence.

We are therefore asking our council to give this proposed development very serious oversight when it comes before you for approval. We are also asking for a representative from council to speak with the presidents on this issue, at the earliest convenience.

Yours truly,

Donna Sibly

President, Phase 1

Bonnie Jean Devine

President, Phase 2

David Graham

President, Phase 3

Thomas Kouk

President, Phase 4

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From: [REDACTED]
To: [Planning](#)
Subject: protect Lochside Drive please
Date: Wednesday, August 14, 2024 8:07:26 PM

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

Dear Central Saanich Planners,

Our family strongly opposes the 12 townhomes planned for construction at 7840 Lochside Drive. Placing these townhomes directly on Lochside is hazardous to the well-being of our community because it will increase:

- * traffic congestion
- * noise pollution, air pollution, water pollution
- * health and safety issues
- * crime
- * litter
- * violence

The existing trees and lawn provide badly-needed green space for our neighbourhood. Please do not remove them.

Lochside Drive is already congested with bicycle and vehicular traffic. Please do not add further congestion.

The Marigold lands have been fully developed.

Our community is already experiencing increased crime, noise and traffic issues due to recent densification.

At this point, Central Saanich needs to plant more trees and add more green space to the neighbourhoods around Lochside Drive.

Please stop Starlight Development from erecting townhouses on Lochside Drive.

Thank you.

Mary-Anne Neal
7993 Arthur Drive
Saanichton, BC V8M 1V4
[REDACTED]

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November 1, 2023



Mayor Windsor and Council
District of Central Saanich
1903 Mt. Newton X Road
Saanichton, BC V8M 2A9

Re: Starlight Development's infill proposal for 7840 Lochside Drive,
Saanichton

Regarding the above proposal I would like to ask that Council consider it with the following in mind:

Because of the increased density due to the new housing complexes already built on the Marigold Nursery lands, our community is dealing with a huge increase in the number of vehicles and hence, difficulties on the road, particularly at the intersection of Mt. Newton X Rd. and the highway. Before approving any more housing in this area, that problem needs to be addressed.

Adding another six-storey building plus two blocks of townhouses with 12 units each to the front of the existing building, is only going to make the situation much worse.

There are already two *new* six-storey multi-unit buildings under construction, and *those* additional vehicles on the road will exacerbate the current situation. Prior to approving this new development, I believe the only solution to the road congestion is to build an overpass which should be done *before any new buildings are approved*.

There is also the problem of the construction vehicles which often wait along the road to get into the current building site, slowing traffic on Lochside Drive. Adding another construction site beside the existing one will make this much worse and will in my opinion, make living here untenable.

As well, the volume of people parking at, and walking to, the dock on James Island Road, has also increased to the point that there are cars parked on both sides of the street in that block, particularly on weekends. There are also a lot more cars parked on Ferguson Road due to the new buildings already built. Adding more will exacerbate this problem too.

While my husband and I agree that every municipality needs to do what it can to address B.C.'s lack of housing, approving developments without putting the infrastructure in place *before* that approval, makes little sense. We would like to see a meeting of Council with members of the Lochside community before any consideration is given to the above proposal.

Sincerely,

A handwritten signature in blue ink that reads "Maureen Nelms". The script is cursive and fluid, with the first name "Maureen" and last name "Nelms" clearly legible.

Maureen Nelms

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Friday, August 9, 2024 10:23 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Fri, 08/09/2024 - 10:23am

Submitted by: Anonymous

Submitted values are:

Subject

Development Application for 7840 Lochside Drive

Full Name

Heather Tufts

Phone Number

[REDACTED]

Address

312--7840 Lochside Drive
Saanichton, British Columbia. V8M2B9

Neighbourhood

Saanichton---East Saanich

Email

[REDACTED]

Message

To Mayor and Council:

I am writing to express some deep concerns about the development application for 7840 Lochside Drive. As a resident of Lochside Manor, I would be amongst those affected in many ways, if these developments go ahead as planned.

As you know, this proposal includes two sections, a) townhouses on the east side of Lochside Manor and b) an apartment complex on the west side. The residents of Lochside Manor, are especially anxious about the east side townhouses which would take away our only treasured green space. Sunlight, views and the grassy space would be eroded since the townhouse would be right in front of Lochside Manor to an unacceptable proximity. The imposition is a very inconsiderate proposal to current residents and losing green-space during a climate crisis is not ethical.

I urge you to reject the portion of the development application that involves putting townhouses that would overshadow the east-side apartments where many tenants have lived for years. They deserve to

be heard if they are going to be deprived of both privacy and sunlight.

Please, take the time to stop by and witness first hand the piece of land that is being discussed and consider the current tenants in Lochside Manor. There is no reasonable rationale for this portion of the development application and we urge you to NOT approve it.

Regarding the proposal for more apartments on the west side, many of the residents also have several concerns about the current application. First of all, it would mean the removal of many of our valued trees that line the highway. This has to stop!

When, if ever, are we going to ensure that development applications include environmental considerations? Most of us in Lochside Manor have lived patiently for years with constant development dust and noise with the the project next door at Marigold. The ever-increasing development here, has affected our mental health for years with constantly disrupted peace and quiet. Some seniors feel that with the new proposal, they will have to live with this for the rest of their lives. How sad!

I have also witnessed the incredible increase in traffic at Mt Newton and Highway 17 over the past few years. Most of the next door apartments at Marigold are not yet occupied and so future, unacceptable traffic increases are already very concerning.

This is an erosion of our “village” of Saanichton and the ambiance of a semi-rural community is being sacrificed for development-gentrification. It is my understanding that our neighbours at Tsawout are also very concerned about the increase in traffic.

Developers love to talk about “traffic calming measures” which is code for widening roads but with no vision to reduce traffic.

Finally I would like to address my personal beliefs about the need for affordable housing and whether or not we are making a contribution. I am aware that Central Saanich is “in negotiations” for a modest 10% “affordable” units in the new apartment complex. Why not more?

But I challenge the definition of “affordable” which is regrettably government/developer defined. It does not come close to providing below market rents which is the most urgent societal need. If the application included the needs of marginalized renters, I would be more compliant.

But instead, what we witness is the constant erosion of affordable rentals, since the Investors (REITS) in buildings like Lochside Manor, can increase rents by attrition without regulation. If someone moves out or dies, the apartment is refurbished enough to justify huge-unmonitored rent increases so that the originally-affordable properties morph into unaffordable rentals. Nothing has been done at any level of government to stop this in order to preserve affordable rentals in the province and the practice is very widespread.

I understand that all municipalities are currently under pressure from the province to provide more urgently needed housing.

Nonetheless, we should demand that these housing proposals include below-market rentals (not just “affordable”) and firm-sustainable, environmental considerations. The current application at 7840 Lochside does not consider either.

I hope that you will take the time to walk-around this property prior to the application being formally present to council in September.

Stop by to witness the potential erosion of green space (especially on the east side at Lochside Drive,) to

remind yourselves of the enormity of the development next door at Marigold that already impacts our busy streets, and to give honest consideration to the disrupted life-style for the residents of Lochside Manor and the wider community.

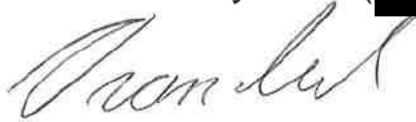
I would appreciate hearing from you on this matter.
Heather Tufts

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April 16, 2024

Please find enclosed a letter for the Mayor and council, further to the meeting we had with them on March 11th. We are asking that the attached document be placed on the Council's agenda when the latest Starlight Development proposal on Lochside drive comes before council for the first time in the form of a proposed bylaw seeking approval. In this regard we would ask that our community be advised of this date as soon as it is known.

Thank you for your attention to this and if there are any questions please contact me by email ([REDACTED]) or by phone at [REDACTED]



Arn van Iersel

8004 Turgoose Terrace

Saanichton B.C.



Mayor and Council

Date: April 16, 2024

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

Re: Application by Starlight Developments-7840 Lochside Drive

On behalf of the Turgoose/Lower Lochside Community I am pleased to provide Council with this letter which is intended to build on our discussions with Council on March 11th. We ask that this letter be placed on the Council agenda when the above-noted application is being considered for first reading of the required bylaw. We ask this in that there is to be no public hearing and this would be our next opportunity to engage with council on this matter. Please advise when a firm date has been set.

Meeting with Committee of the Whole March 11, 2024

We are pleased that we had this opportunity to discuss the impact of the already approved projects on the Marigold lands. As you are aware from the large Community attendance at the meeting, we are concerned that the already approved projects have proceeded without the requisite infrastructure and full consideration of the impact on an already dense community where almost 70% of residents live in multi-family housing.

At the meeting, we provided not only our concerns but a number of potential actions Council could take to try and alleviate the negative impact on our community, which as you know, consists largely of senior citizens. There is now an opportunity to make the required changes and we appreciate that Council has now committed to establishing an action list to address the many concerns. We are prepared to work with the CAO on this list and hope to see it before Council in the near future.

Given the number of issues and their significance we believe the action list will likely only be a first step and therefore would like to see a longer-term plan that addresses the community issues. We know for example that the required actions will, in many cases, take years not months. A good example of this is the intersection of Mt Newton Cross Road with the Pat Bay Highway where we heard from staff that significant improvements could be up to 10 years away. This means potentially years of congestion and safety concerns given the expected impact on traffic and access to vital services such as police, fire, ambulance, hospital services etc. Attached are two recent photos of the congestion we are already facing with only 55 of the already approved new housing units occupied. Imagine what it will look like when all the approved units are filled.

Without repeating everything that was included in our presentation and speaking notes, that were provided to you on March 11th (Please refer to these documents for the details.) is useful to summarize some of the key issues as follows:

- The community is already being asked based on approvals to date to absorb a 73.8% increase in residents and their vehicles simply based on current approvals.
- Turgoose/Lower Lochside is already carrying an inequitable 60% of the new housing load under the 2020-25 housing plan.
- The OCP does not yet include specific criteria on the equitable allocation of density and needed infrastructure between the 3 core development areas.
- The Pat Bay-Mt Newton intersection will already have to serve approximately 3,300 residents (including the Tsawout) and cannot safely handle the expected traffic from the current approved buildings.
- Lochside itself is a growing danger to pedestrians, cyclists and vehicles given no separation of users, limited sidewalks and cross walks. Please recall the March 11th plea from one of our youngest residents who as shown (see attached picture.) is now trying to raise money for a crosswalk etc.
- There are insufficient parking/parking restrictions, to meet the needs of the community. It is a longstanding issue particularly on Ferguson Road and near the limited recreational facilities. What limited infrastructure already exists e.g. Marigold Café has totally inadequate parking and will only get worse as the proposed corner store, doctors office, etc. start serving clients.
- Recreational facilities are being taxed with no relief e.g. from a better utilized Newman property.

All of the above, emphasizes the need to have the necessary infrastructure in place before any new housing is approved. Otherwise, we will again be trying to play catchup in addressing the many issues identified.

Starlight Developments Latest Proposal

We are pleased as well that at last we are able to provide Council with our concerns and comments about the potential approval of the requested development application by Starlight Development for 7840 Lochside Drive. The details of the application are now publicly available on your "Development Tracker" and are clearly public knowledge. It has been a long wait to provide this input on the proposed project despite the fact that the developer did hold a public open house some months ago.

Adding to our concerns, we are now being asked to potentially absorb another 131 rental housing units and 12 Townhouses. This represents a further 286 residents, which means a total potential impact from the Marigold-Starlight lands of new 1008 residents. This means a 103.4% population increase, again with no real improvement to our

infrastructure, and this community carrying an inequitable share of the proposed new housing.

We know that the Starlight proposal will only intensify our currently identified issues for the community. It will only make the situation worse, and cannot be justified based on the negative impacts. We believe it is now the responsibility of Council to work with the residents in protecting our community from over-development. Starlight Development is a business that will maximize the return on their investment, for their investors.

Therefore, unless directed otherwise, the majority of units again will be full market value. We understand that a number of the renters in the existing 3 Story rental buildings have been offered a move to the new units but apparently cannot afford the increase.

The proposal further includes the ability of residents from the new building to exit onto Mt Newton as is the case for the current 3 storey rental units. Given that the Mt. Newton roadway and the Pat Bay intersection is already unworkable, what would this look like when all buildings are completed. We have been told that the Mt Newton Road exit will only allow for right turns, but this does not prevent the desire of residents to try to move into the left turning lane if they wish to go south e.g. to Victoria. As noted above, there is no quick fix to the intersection, or to the approach on Mt Newton. It is also understood that all existing driveways onto Mt Newton will remain. Therefore, we must not add to the problem by adding more residents before solutions are in place.

More people from the now proposed new Starlight building means yet more pressure on the community with very limited infrastructure and required access to police, fire, banking, groceries, health services etc. Everyone will be trying to get across the highway or into Victoria. This goes against the active transportation plan as more cars will be used especially by a large number of senior citizens who have mobility issues, and do not ride a bike etc. because of their age and health issues. The planned upgrade to Mt Newton for Active Transportation will therefore not help our residents in getting where they need to go. It is further understood that the proposed improvements will not be in place until 2025 or thereafter.

We do not understand why the developer is proposing to use the front lawn of the existing rental units to build more Townhomes. This eliminates the lovely trees (See picture attached) which represents the primary entry point for our community. Trees should be preserved not removed.

We also understand, the proposed gap between the existing rental buildings and the new Townhomes will be extremely tight (We have been told approximately 30 feet) and will eliminate the privacy of the existing rental residents. This raises the likelihood that the ultimate longer-term objective, is to tear down the rental units and continue the construction of more profitable high rises down to Mt Newton Cross Road. We understand the question of the developer's long-term plans has been raised by staff. If

this is correct, then on top of a further increase in the negative impacts on the community, we could have the elimination of 120 plus affordable rental units, in favour of much more expensive market rental properties which may not be affordable to those now living in the rental units. Where, in a few instances, families can move to the new buildings, this still means potentially a major dislocation of them while they wait for the new housing to be constructed. Given the above, it is incumbent on Central Saanich to understand the longer-term plans of the developer and their potential impact as part of its current application review.

Another question that needs to be answered is why again another 6-story building? These Starlight rental buildings are the highest buildings currently in the district. We understand why the developer would like to have the highest building that Council would agree to, but a three-storey project such as the Town of Sidney is proposing for the current Cedar Wood Motel re-development would be much more appropriate.

What is the real demand for housing and Central Saanich's role

It is not clear what the real demand for housing is in Central Saanich. We are likely well to exceed the 2020-25 housing plan. Central Saanich has not been given a specific housing target by the province nor an up-to-date rationale for increasing our housing well in excess of the historical 1% growth. As stated before, the district should do its share based on our community needs rather than trying to solve the housing question for the lower island. At the very least, nothing further should be approved until it is crystal clear what the impact of the current approvals will be, and that all the issues identified by the community are appropriately dealt with.

Community Recommendation

Based on all the issues and information the community has shared with Council, it is the community's view that the new development proposal should not proceed. At the very least, the application for the new tower should not be considered for approval until the full impact of the currently approved projects are known, and that the issues raised have a full and proper resolution. We do not want to again be in the situation where approvals are given without all the necessary remedies to the issues being in place. Approval now would again ask the community to support more density without the required infrastructure solutions being there, and issues potentially lasting for several years.

Council's Decision

As stated by the Mayor at the March 11th Committee of the Whole the Council does indeed have the ability to make a decision (Yes or No) on the Starlight proposal. The decision needs to be based on the impacts positive and negative on the community, which we believe at this stage are much more negative than positive. The Marigold-Starlight development cannot be seen as the only solution to meeting the housing needs of the district. Several other projects are under consideration e.g. in-fill housing,

CRD supported housing in Brentwood Bay, and new housing in Saanichton and near Legion Manner. These do not appear to present the same issues as we are having from the Marigold-Starlight development. As raised before, the issue of equity in density and infrastructure between the three core development areas needs to be dealt with.

Some may feel that the district has no choice because of the general wishes of the province. In this regard it must be noted that Central Saanich is already doing more than its share compared to our neighboring communities despite the fact that we have very limited housing land available within the Urban Containment Boundary, and the need to protect valuable farmland for the greater public good within the CRD. Remember that the district already has a number of housing initiatives.

To say that the council has no choice is the least defensible position. In life there are always options and it is up to Council to make those decisions in the best interests of the community.

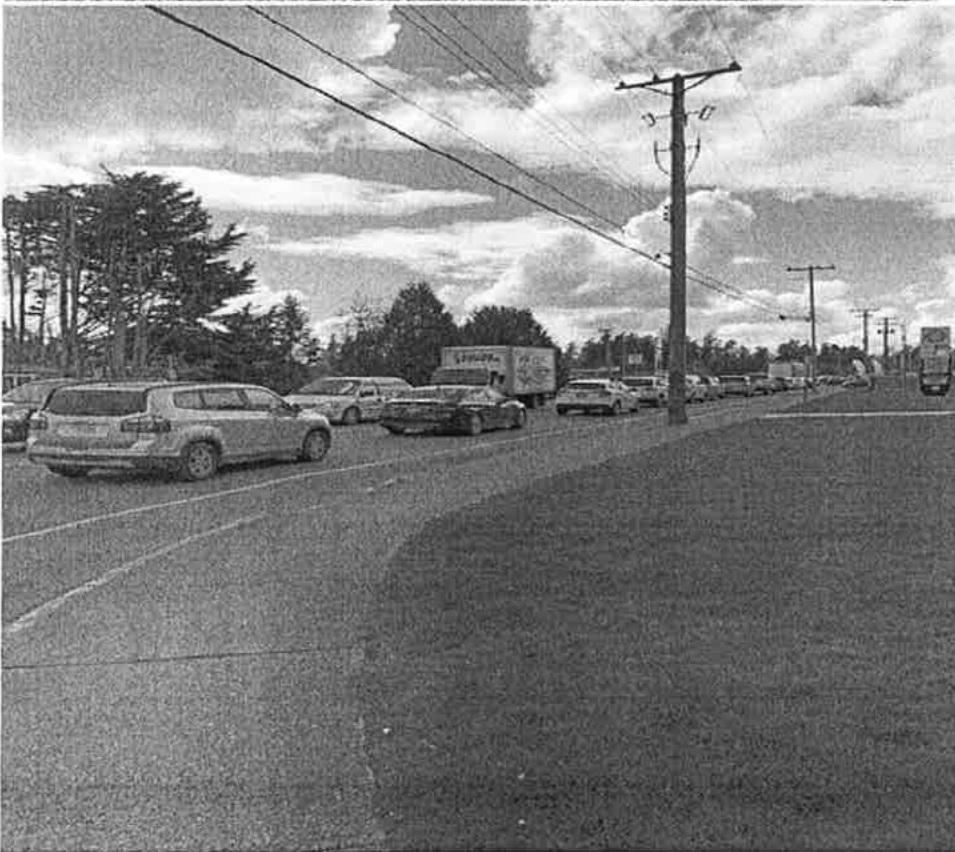
Please do not destroy our community by placing rapid approval of housing ahead of the needs of those that already live here and will suffer the consequences.

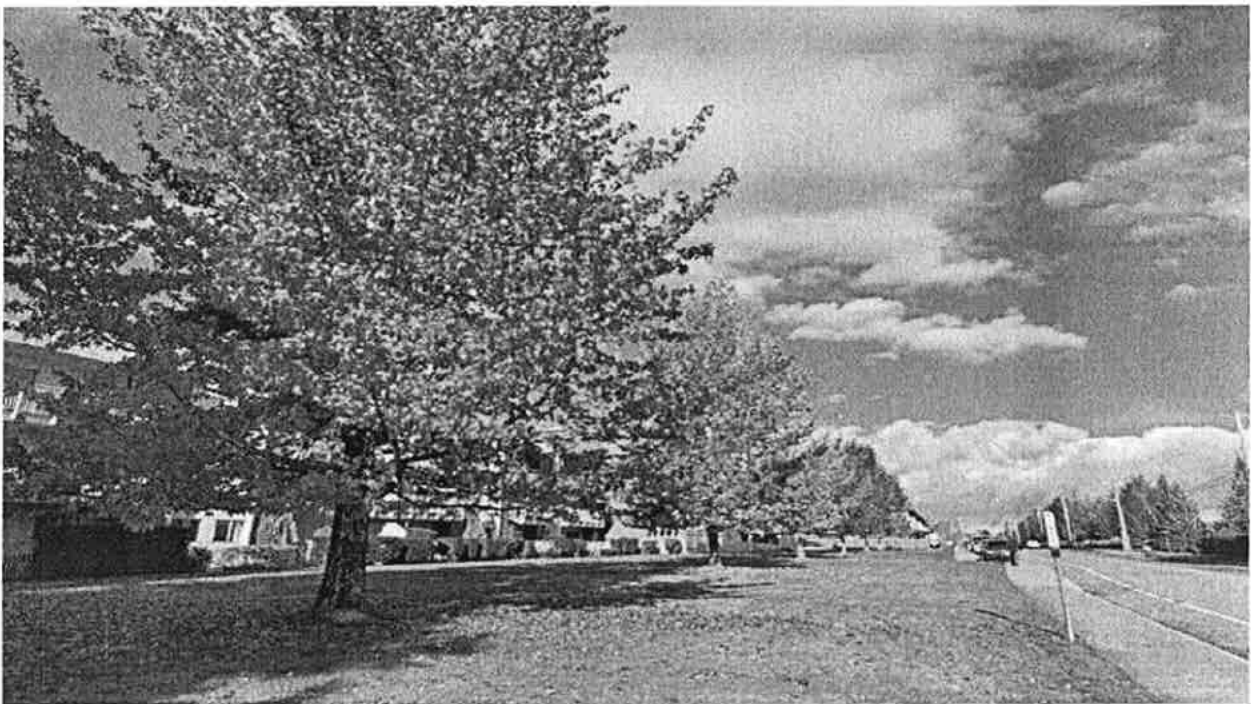
Respectfully

Arn van Iersel,

Chair Turgoose/Lower Lochside Stakeholder Committee

Attachments





Central Saanich Mayor and Council

May 6, 2025

1903 Mt. Newton Cross Road

Saanichton B.C.

V8M 2A9

Re: Development Proposal by Starlight Developments-7840 Lochside Drive

I am writing with respect to the above-noted development proposal which is to be considered by Council at its May 12, 2025 meeting. As there will be no Public Hearing, I would like to take this opportunity to remind council of the numerous reasons, many of which were previously communicated to you, why this proposed development is not supported by the Turgoose-Lower Lochside community, and why it should not be approved at this time. It is respectfully requested that this information, be fully and carefully considered when making your decision to approve or not approve the development proposal.

The rationale for not supporting the proposal, and the key community concerns, can be summarized as follows:

Impact on the Community

1. The community of Turgoose-Lower Lochside has virtually no infrastructure to support any further development in this area beyond what has been approved to date. We have no banks, grocery stores, or any significant commercial services available other than by using our cars. This will not be remedied any time soon. The identified issues will only be worsened by approval of the requested new six story rental building.
2. If approved the impact of the Marigold development, including what has already been approved by Council, would double our population i.e. 1000 new residents, putting further pressure on our limited resources, roads, parks etc. What was once a pleasant local nursery has been replaced by a whole new village without the necessary infrastructure and supports.
3. We already are a fairly densely populated community, with the vast majority of residents living in multi-family housing, and a community which has already been asked to carry the majority of the new development in the recent 5-year housing plan for Central Saanich since development of the Marigold nursery property began. Where is the equity in further loading up this residential area with yet more development, as opposed to the major corridors of West Saanich in Brentwood Bay and the further development in Saanichton, all of which have the required infrastructure?

4. Access to the Patricia Bay Highway has already impeded required traffic flow into/out of our area (See example pictures attached) and will only get worse given the two new Starlight Development rental towers are now seeking occupants, as well as the fact that the Sequoia Residences building, also recently completed, is now seeking buyers. In addition, from discussions with staff no real resolution to the traffic congestion is likely to occur for 10 years or more. Approval of the subject development project will just make a growing problem much worse. It is very unlikely, as suggested in Starlight's November 18, 2024 cover letter (Page 2), that there will only be "an increase in vehicle volumes that will have negligible impact on either traffic performance at the Mount Newton Cross Road and Patricia Bay Highway intersections or travel times along Mt Newton Road."
5. The Turgoose-Lower Lochside community is largely made up of senior citizens which are highly dependent on our vehicles to reach essential services including the hospital, doctors, groceries, banking, etc. New walking/bicycle trails are important, but in reality, will not reduce the need for the current residents of Turgoose-Lower Lochside who must use their vehicles to meet their daily needs.
6. Lochside Drive was never intended to be a major throughfare and represents an increasing safety hazard for pedestrians, including school children, and for cyclists. As proposed sidewalks and cross walks are still not yet in place, and may be further delayed there is no real separation between users, such that there is a serious risk of injury or worse. Council has agreed to improve the safety of Lochside through electronic crosswalks, traffic calming, and potentially lowering speed limits, as well as improved parking management, but nothing has happened to date. These are well overdue going back to the very first approvals for Marigold.
7. Parking has, and continues to grow as an issue in the area due to no protection for resident parking needs, and the fact that council, we understand, does not currently require rental properties to include parking as part of base rent such that tenants park on residential streets to avoid costs. The current parking by-law needs to be updated and will need to be followed up with proper traffic enforcement.
8. Recreational facilities are being taxed based on increased demand with no solutions yet proposed, e.g. Newman lands. When you double the population there needs to be new recreational options in place to avoid congestion and to minimize resident issues.
9. The Starlight Development proposal fortunately no longer includes building 12 townhomes in front of the existing, 3 storey rental suites. This would have taken away valuable green space on Lochside Drive, and should never even been suggested in the first place because of the short distance between the previously proposed town homes and the existing rental suites, also owned by the developer. Council respectfully needs to protect the existing 3 story rental buildings and ensure that no proposal to build in front to them comes forward again, especially since Starlight states in its November 2025 cover letter (Page 2) that "the proposed homes were

deleted based on thoughtful feedback provided by the community stakeholders and local area residents.”

Other significant considerations

10. Central Saanich remains essentially a bedroom community with limited employment and commercial infrastructure such that residents largely commute to their jobs in their vehicles. According to Statistics Canada census data, 87% of our residents over the age of 15 with jobs go to work in a car truck or van, and 65% commute for 15 minutes to an hour to get there. This goes against the stated objective of getting people out of their cars and limiting vehicle emissions. The new building is likely not going to reduce pollution as people commute to their employment outside of the district.
11. We understand the latest Starlight proposal, and its number of housing units, is likely not necessary to meet the required provincial housing targets, given what other housing projects have already been completed or are underway, as well as what other housing development proposals are being planned. Many of these other housing projects, do not have the same infrastructure challenges as is the case for our community e.g. access to services, the Patricia Bay Highway, etc. The provincial and Central Saanich housing targets themselves appear overstated since they include categories of demand that may not be needed in our community e.g. Supply to reduce homelessness, supply to reduce household formation, rental vacancy rate adjustment and demand buffer. Please remember that Central Saanich historically has had a 1% growth rate and that approximately 70% of residents come from outside the district.
12. Based on the understood asking prices for the just completed Sequoia building and the now known rental costs for the Starlight towers, much of what is being completed will not meet the higher priority needs of the community for affordable housing. It is also understood that for the proposed new proposed Starlight Developments rental building, only 10% of the rental suites will be below market value. There is also the question of how long these suites would continue to be subsidized and by how much?
13. Before any further development proceeds there needs to be a short, and longer term, action plan to address the concerns raised by the community since the start of the Marigold Lands development. Certainly, some initial commitments have been made by council but this is only part of what needs to be done. As well, Improvements should be in place before more residents are added rather than always playing catch-up. Such plans need to have the input of the community.
14. It is unclear what Starlight’s longer-term plans are for the existing 3-storey rental buildings which as noted above, they own. Ultimately, we may see a request coming forward for the potential

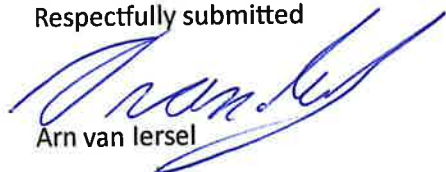
future demolition of these existing rental properties in favour of significantly higher density units and with higher rental rates. It is important for council to understand not just what is currently proposed but what may be requested in the future. You should not look at this proposal as a simple one-off.

15. The Tsawout Nation will clearly be impacted by the proposed development. The Tsawout have their own needs for access to the Patricia Bay Highway and for essential services. It is unclear what additional development may be required on the Tsawout lands and the potential impact of this on the broader community. An example of this growth is the recently approved 16 new homes on the first nation land.
16. the Turgoose-Lower Lochside community is essentially being sacrificed to meet the estimated and perhaps overstated housing needs of the district, as opposed to a more rational dispersion of development and its impacts throughout the municipality. Again, it must be noted that we are not a major transportation or commercial corridor as is Saanichton or Brentwood Bay.

Given the above, there should not be approval of the Starlight Development proposal, at least not until all the identified issues have been fully understood and addressed. Council and the community have not yet seen the true impact of what has been approved to date. It therefore makes sense to wait with any potential further approvals until the full impact of the already approved housing units in our community are completed and fully occupied. There should not be a rush to meet an estimated housing target and when there will potentially be a significant economic contraction based on current economic issues e.g. with the Trump administration and trade.

Please consider the concerns of the community very carefully. You do not want to rush into a decision and find that the housing picture, and how to best meet it, has significantly changed.

Respectfully submitted



Arn van Iersel

8004 Turgoose Terrace

Saanichton B.C.

V8M 1V4

Attachments-See below

