

Pamela Martin

From: James Davison <[REDACTED]>
Sent: July 7, 2025 4:52 PM
To: Municipal Hall; Mayor Ryan Windsor; Gordon Newton; Zeb King; Sarah Riddell; Chris Graham; Bob Thompson
Subject: Re: Development Proposal 7840 Lockside Drive

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Please, I urge you all to read the following:

https://www.theguardian.com/commentisfree/2025/jul/07/europe-financial-sector-house-prices-politics?CMP=share_btn_url

On Thu, 5 Jun 2025 at 16:13, James Davison <davisonjames@telus.net> wrote:

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed 6-storey development on Marigold Land area. While I support responsible growth, this project represents overdevelopment in an area that is already overburdened by recently approved and ongoing construction.

Traffic congestion in the area is already severe. Between Highway 17 and Lochside Drive—a mere 250-step stretch—there are 17 separate vehicle entry and exit points. This has led to dangerous congestion and, at times, complete gridlock. The addition of a 6-storey development will only intensify this problem.

Off-street parking is another major concern. Developers are charging excessively high parking fees, which drives tenants to park on surrounding streets. The result is overflowing street parking and increased frustration and risk for residents, pedestrians, and cyclists alike.

Recent development of separated cycling infrastructure and green crossings—though valuable in principle—has further complicated traffic patterns and increased safety risks in an area already suffering from infrastructure overload.

I also understand that expansion is underway on the adjacent reserve lands. Combined with the Marigold developments, this raises serious concerns about cumulative impact—not just in terms of traffic, but also on green space and local amenities.

Saanichton park and nearby parks are already overwhelmed. The municipality's recent efforts to add dog signage and "fly-tipping" problems highlights the strain our green spaces are under. There is simply not enough green space to accommodate the rapid density increase.

This development is out of scale with the community and out of step with the real-world impacts being felt on the ground. I urge Council to deny this proposal and prioritize planning that genuinely reflects the area's capacity and the quality of life of existing residents.

Sincerely

James & Linda Davison

2600 Ferguson Road (Unit 3)

Saanichton

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