

Councillor Paltiel
District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M2A9

Dear Councillor Paltiel,

I am writing to inquire about the potential of an outdoor pool and skatepark at the Hovey Road location of Centennial Park.

Since moving to the community two years ago, we have found ourselves heavily dependent on cars for the majority of our kids' extra curricular activities. Currently, there isn't a safe space in the Brentwood area for middle school or high school aged kids to hang out. We drive our two kids in Grade 6 and 7 regularly to adjacent outdoor community facilities such as the North Saanich bike park, Hartland, and the Sidney skatepark.

We are grateful for the convenience of two big community pools and recreation centres nearby (Panorama and SCP), but find ourselves supplementing the bus schedule with a lot of driving. There have also been many occasions where the bus has just not shown up on schedule.

Having a pool and skatepark centrally located means my kids and their friends can safely bike there, especially with the new bike lane upgrades along Wallace. It could provide kids a common place to gather with their local friends and be active together. It can provide the potential for future summer jobs at the pool, or summer skate camps that they would be able to get to themselves on bike, giving a greater sense of independence. It also gives them a summer of convenient outdoor activities that they can access without being dependent on rides.

The Brentwood Bay area has been a beautiful community to get to know - welcoming and family focused. However, it is missing central gathering space(s) where kids can play and age in place, not having to transit to adjacent communities. It's my hope that investments can be made to create these safe community spaces for kids in the future.

Thanks for your consideration,

Andrea Stronks
6785 Greig Court
Brentwood Bay, BC

Pamela Martin

Subject: FW: Proposed Land expropriation

From: Jackie Lee [REDACTED]
Sent: Monday, April 15, 2024 9:43 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>; Chris Graham <Chris.Graham@csaanich.ca>; Zeb King <Zeb.King@csaanich.ca>; sara.riddell@csaanich.ca; Niall Paltiel <Niall.Paltiel@csaanich.ca>; Gordon Newton <Gordon.Newton@csaanich.ca>; Bob Thompson <Bob.Thompson@csaanich.ca>
Subject: Proposed Land expropriation

To Mayor Windsor and Councillors Graham, King, Riddell, Paltiel, Newton and Thompson,

With regard to the recent announcement of your intent to pursue land expropriation for a proposed new Municipal hall and other municipal buildings, and also with reference to the Let's Talk Central Saanich website posts, I would like to request some additional information.

Can you confirm that no public vote of Council on the proposed land expropriation has taken place?

Can you advise if the Municipal Facilities Feasibility study on the various options for replacement or upgrade of the current Municipal Hall complex is available to the public?

Yours Sincerely,
Jackie Lee

Get [Outlook for Android](#)

"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."

Nareka Jacques

From: Meghan Pullinger [REDACTED]
Sent: Monday, April 22, 2024 1:14 PM
To: Municipal Hall
Subject: Recreation Opportunities

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

Good Afternoon,

(I sent this to Mayor Windsor and the Councillors but had made an error in retying the Municipal Hall email so this is a copy of that email)

In light of the exciting new developments taking place in Central Saanich, particularly in regards to the trails, parks, and active transportation, I would like to request for your consideration the addition of an outdoor pool. It may sound outlandish in the CRD to introduce the idea of an outdoor pool, but having so many water quality issues in our own lakes, and after growing up in Regina, Saskatchewan and some of my best childhood memories taking place at the outdoor swimming pools, it would be an incredible opportunity for Central Saanich to provide that recreational service to the region. Swimming facilities available to the public provide opportunities for our community members to learn vital swimming skills, promote health and fitness., increase community connections, and add value and variety to our region's recreational offerings that could be used by absolutely everyone (if designed appropriately). The new facility in Regina, Saskatchewan has been designed to be inclusive and accessible, where people who need rehabilitation or have varying physical abilities may use the facility. While the pool in Central Saanich would not need to be as elaborate, are we really going to let ourselves be outdone by a city that only has summer weather for 2.5 months of the year?

I have attached a CBC article to provide insight to what the facility has to offer:
<https://www.cbc.ca/news/canada/saskatchewan/wascana-pool-deep-dive-1.6859396>

Thank you for your consideration,
Meghan Pullinger

"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."

Pamela Martin

Subject: FW: Hovey (District acquiring Lot A, Hovey Road)

From: Kevin Canning [REDACTED]
Sent: Wednesday, April 24, 2024 10:07 AM
To: Planning <Planning@csaanich.ca>
Subject: Hovey (District acquiring Lot A, Hovey Road)

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

I'm writing in regards to the Hovey road "Lot A" expropriation. I have several questions.

1. In the [release dated April 10th](#) there was mention of a 2023 feasibility study. Can you please provide a copy of the feasibility study?
2. I would also like to request details on the plans for this property. The release is very vague and references civic buildings and/or housing. Are there preliminary plans in place for the property, if so what type of development is being considered? Please provide any/all details for the property.
3. Was the expropriation voted on by council? If so, can I see the council vote breakdown by name?
4. What is the plan for the current location? Does the council plan to sell or develop?

Thank you

Kevin Canning

"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."



Central Saanich Community Association
Keeping Central Saanich an outstanding place to live, work and play

May 06, 2024

Mayor Ryan Windsor and Council
Corporation of the District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

Dear Mayor and Council,

RE: Hovey Road Expropriation

On behalf of the Central Saanich Community Association, I am writing to express our concern regarding the apparent lack of transparency surrounding the municipality's decision to expropriate the property located at the corner of Hovey Road and Wallace Drive.

While we understand that certain discussions must be held in camera in accordance with the Community Charter, there remain several unanswered questions regarding this decision. Specifically, we seek clarity on the feasibility study that underpins the decision, the funding source for the reported \$3.1 million land purchase, and the potential precedent this action may set for future municipal expropriations.

Our community is eager to understand the broader context of this significant decision. We kindly request the release of the feasibility study and any additional supporting documentation as soon as possible. Transparency and open communication are key to maintaining the trust of the residents of Central Saanich.

We appreciate your attention to this matter and look forward to your prompt response.

Sincerely,

Pieta VanDyke
President, Central Saanich Community Association

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Tuesday, July 30, 2024 3:36 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Tue, 07/30/2024 - 3:35pm

Submitted by: Anonymous

Submitted values are:

Subject

Lot on Hovey Rd - Recreation use

Full Name

Melissa Drolet

Phone Number

[REDACTED]

Address

2245 Malaview Ave
Sidney, BC. V8L 2E6

Neighbourhood

Sidney

Email

[REDACTED]

Message

June 27th, 2024

Saanich Peninsula Piranhas
1185 Forest Park Dr,
North Saanich, BC
V8L 1H4

Dear Mayor, councillors, and staff,

We are writing to express our support for an idea that we read on social media for the use of the newly acquired lot on Hovey Rd. The Sidney Piranhas would like to give our support to the project of new recreation facilities in Central Saanich, more specifically the possibility of the construction of an outdoor pool.

The Piranhas are a non-profit swim club that has been running for over 30 years out of the Panorama Recreation Centre. We are part of BCSSA (BC Summer Swimming Association) and many clubs in the province use outdoor pools to train and host swim meets. Our club has seen significant growth in the past 5 years (even during COVID), and getting enough pool space to accommodate all of our swimmers is always an issue as we have to share the one pool on the peninsula with the swim lessons, the lap swimmers, and the leisure users.

We would be happy to discuss this idea further.

Melissa Drolet
President

On behalf of the Saanich Peninsula Piranhas Executive board members

"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."



June 27th, 2024

Saanich Peninsula Piranhas
1185 Forest Park Dr,
North Saanich, BC
V8L 1H4

Dear Mayor, councillors, and staff,

We are writing to express our support for an idea that we read on social media for the use of the newly acquired lot on Hovey Rd. The Sidney Piranhas would like to give our support to the project of new recreation facilities in Central Saanich, more specifically the possibility of the construction of an outdoor pool.

The Piranhas are a non-profit swim club that has been running for over 30 years out of the Panorama Recreation Centre. We are part of BCSSA (BC Summer Swimming Association) and many clubs in the province use outdoor pools to train and host swim meets. Our club has seen significant growth in the past 5 years (even during COVID), and getting enough pool space to accommodate all of our swimmers is always an issue as we have to share the one pool on the peninsula with the swim lessons, the lap swimmers, and the leisure users.

We would be happy to discuss this idea further.

Melissa Drolet
President

On behalf of the Saanich Peninsula Piranhas Executive board members

Nareka Jacques

From: Todd Golumbia [REDACTED]
Sent: July 2, 2025 6:25 PM
To: Municipal Hall
Subject: Civic Redevelopment

Categories: Civic Redevelopment

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

Central Saanich - Exploring Civic Redevelopment

July 2, 2025

I agree with the need to replace Central Saanich Municipal Hall, Police Station and Fire Hall 1 as well as the Operations and Maintenance facilities. In all cases, the current facilities are not acceptable for health and safety of staff, functionality of a growing municipality or the public facing facilities of our growing community. If, as I understand, the current buildings have an additional 9-10 years of service, it is prudent to begin the process of replacement sooner rather than later to reduce the increasing maintenance costs of the aging facilities. Especially since this has been on the docket for almost twenty years.

I have more detailed comments regarding the concepts presented, current public information on the project and the process. I will preface these specific comments with what I think would be the ideal option.

My ideal option would be to retain the Mt Newton property as a valued asset for the municipality. It has high monetary value for good reason, but this should not be driving the decision process. This property is key to the community and if it is sold into private hands, there will not be another opportunity to hold such a property in the village core. The size and layout of the property with street frontage and sloping topography lends itself well to the concept of mixed-use development, including municipal government facilities that would benefit the community, provide essential services and truly affordable housing.

- Situate the municipal buildings at the west end of the property where the lower elevation provides opportunities for taller buildings that can accommodate subsurface parking and higher structures like the fire hall bays without undue height impact.
- Provide vehicle access via both Mt. Newton and Wallace.
- Utilize topography and building design to reduce or eliminate non-essential hard surface parking by maximizing underground or under building parking (ground level) for all buildings.
- Provide a public green space (community park) at the corner of Mt. Newton and Wallace that supports a small play area, picnic tables and abundant shade tree canopy.
- The south/west boundary access could be shared with mixed use buildings located on the east and northeast property. With proper siting, this portion of the property could accommodate both a community park and sufficient area for the development of truly affordable housing such as cooperative housing, supportive housing, subsidized rental housing or retirement living/long term care. The District should retain ownership and contribute this land on a long term lease or similar partnership arrangement with BC Housing, CRD Housing or a similar organization.
- Alternatively, the municipal offices could be incorporated into a multi-story building that can accommodate other community services such as libraries, recreation, meeting spaces etc. as well as

institutional or supportive housing on the upper floors. Building costs could be shared with other service providers.

The municipal operations yard property should not be transferred to private ownership due to its strategic value and irreplaceability in future. If a portion of the land is currently surplus to the needs of the municipal government, it could be leased to a business service in alignment with District goals. This would provide an opportunity to access the lands in future as the districts grows. Perhaps this land, under a favorable lease arrangement would support agrifood processing, farm worker infrastructure (accommodations) or other complimentary services or businesses that would benefit our community as a whole. Similarly, building designs should be modular in nature to provide opportunity for expansion or adjustment of services as needs change in the future. Regardless of how these lands are redeveloped, consideration needs to be given to the watershed impacts already placed on the land and how that is affecting the remaining wetlands and riparian ecosystems downstream in the KENNESAW Watershed (Hagan-Graham Creeks) and TIKEL (Maber Flats) more specifically. This is particularly important given the impending redevelopment of the adjacent Butler lands.

Detailed Comments and Response to Public Information

The Saanichton Village Plan (2020) identifies 1903 Mt Newton as the municipal hall site. It is defined as a significant community asset with redevelopment potential and preferred land use as civic and other uses. The plan recognizes that the use of the site solely for civic functions is not the highest and best use of the land and that redevelopment plans will consider a mix of additional land uses while prioritizing those which provide a community service and benefit. At no point is there any suggestion that the property will be sold nor will civic buildings be relocated out of the village core.

I do not support the sale of municipal lands to fund capital projects as proposed and I am truly disappointed that the current trajectory of options analysis and public information is clearly biased toward that outcome. It appears that Council and Staff are relying on the cash value of properties to drive decision making. Land is a premium commodity in the District and once it is released, the municipality will not have any reasonable likelihood of re-acquiring similar land assets in future. Both the municipal yard and the administration properties are high value assets that should be retained. If additional capital is required to update aging facilities, the process should be a balance of capital reserves already identified for this project and long-term financing as typically used in such capital-intensive civic projects.

Expropriation of the Hovey Road property was ill informed and premature. As a result of this, the District has been subjected to additional legal costs and settlement costs (yet to be determined by the courts). These costs and risks, both politically and financially, have not been adequately expressed in the project information provided by municipal staff to date. These costs are unknown and likely to be high (several million dollars). Although I have been assured it is not the case, it would appear that Council and staff are now forcing the development of this property to justify the cost and complexity of expropriation.

The best location for the municipal hall, fire and police is the current location at 1903 Mt. Newton. A less than ideal second location would be in the core of Brentwood Bay at 1209 Clarke Road (also municipal lands but not assessed in the process). In both cases, the municipal hall would be within a core village centre and highly accessible. There is sufficient space in both locations for public spaces (green space), parking below ground and at surface, colocation of community services and adjacency to businesses, affordable housing and services such as transit. By comparison, the relocation of municipal facilities to the Hovey Road location would result in civic services out of place (outside either core village) and detrimental to both the residential nature of the neighbourhood and the parkland greenspace across the road.

All the options I have seen in the public displays and in the Kasian Report show significant hard surface parking across the Hovey Road property. This is sprawl at its worst. The Hovey Road property would be much better suited to high density housing, institutional housing, such as supportive housing, retirement or long-term care or similar

operations – all of which are needed in our community. Any of these options should maximize the building footprint while providing sufficient green space, tree canopy and buffering rather than hard surface parking lots.

The design concepts, as presented, are biased toward the Hovey Road option. I say this because the bullets provided are comparing “apples and oranges”, do not outline the full picture and tend to drive the reader toward the Hovey Road option. Both sites are considered appropriate for up to six stories. I was told that the Hovey Road Parcel A and Parcel B are zoned for low and high density development respectively. This should be rectified as both parcels are adjacent and most appropriate for agriculture (first) and alternatively high density affordable housing. Current zoning should not be a driving factor in this current process. Either parcel (A or B or both) would be ideal for higher density housing if they are to be developed. Zoning can be adjusted to accommodate highest and best use. Similarly, the Mt. Newton location could easily accommodate a third level or up to six levels for added services, recreation etc. or perhaps supportive housing and related services on the upper floors.

If affordable housing is being proposed on any site, it is time for the District to be firm with the definition of affordable housing and find incentives to develop residential models such as cooperative housing, seniors housing or other models that are truly affordable and accessible to those who we need living in our community and supporting our local businesses.

Regardless of the options selected, increasing challenges of both traffic and vehicle parking will be unavoidable. Central Saanich (and Brentwood Bay) are already facing significant challenges with traffic flow, conflict between motorized and non-motorized transportation and intersection conflict. These are not being managed effectively nor proactively. If these challenges cannot be managed well at our current levels of density, adding more density will only exacerbate the problem. Active transportation efforts to date are appreciated but underdelivered in terms of the stated goals for Central Saanich. This is especially true given all the successful adaptations in adjacent jurisdictions.

There is far too much focus on the monetary value of the property options in terms of selling existing assets and attaining new assets. Information and context is insufficient and inconsistent. For example, the contingency related to a Hovey Road settlement is poorly explained and too conservative given the unknown court settlement related legal costs. There is not enough said about the intrinsic and strategic value of both Keating and Mt. Newton properties as community owned assets. In my interpretation, the design panel text is drafted inconsistently and tends to play up the Hovey Road option and play down the other options.

I am in support of satellite recreation facilities in our area to complement the Panorama and Greenglade sites. However, this should not be the go/no go piece to focus on. In my view, this concept would be most viable if the facilities were located within either village core to support the highest density of residents and avoid a vehicle-centric decentralized facility. Mt. Newton should not be excluded for recreation facilities simply because the CRD thinks it is too close to Panorama. In fact, the distance between the two locations is under 1km. If municipal facilities are retained at Mt. Newton, the CRD would likely get on board and use it as a satellite location, or another provider could use it. Future redevelopment or renovation of 1209 Clarke Road could also accommodate updated recreational facilities. This would then provide such facilities for both the high density village centres in the District and reduce the reliance on vehicle travel to an outlying facility located between the two at Hovey Road or elsewhere.

I appreciate the opportunity to provide feedback on this process toward a renewal of civic infrastructure in our district. It is unfortunate that the opportunity for input is coming at this late stage in the process when it appears to many that our Council and municipal staff have already taken steps toward a specific outcome.

I look forward to seeing public comments reflected in further opportunities for participation as we move forward on this important initiative.

Sincerely,

Todd Golumbia

"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."

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Wednesday, July 31, 2024 11:38 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Wed, 07/31/2024 - 11:38pm

Submitted by: Anonymous

Submitted values are:

Subject
Outdoor pool

Full Name
Tarina Verleun

Phone Number
[REDACTED]

Address
6505 Central Saanich Rd
Victoria, BC. V8Z5T9

Neighbourhood
Tanner Ridge

Email
[REDACTED]

Message

Dear Mayor and Council,

I understand that an outdoor pool has been suggested for the parcel of land purchased on Hovey Rd, in addition to constructing new municipal buildings. I am writing in support of the proposal to build an outdoor pool.

As a mother of three school aged kids, one of whom participates in a peninsula swim club, I believe that an outdoor pool would be an asset to our family and our community. It would draw users from across the region since there is no outdoor pool anywhere in the capital region. An outdoor pool is something I often hear parents wish was available locally.

Having another pool facility on the peninsula would also help support strong demand for pool lanes, as I understand that the number of lanes available for our swim club at Panorama was reduced this season due to high demand from other users.

Expanding recreational facilities in Central Saanich would be a big bonus for our community.

Thank you for your time.

Sincerely,
Tarina Verleun

"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."

Nareka Jacques

From: Pieta VanDyke [REDACTED]
Sent: Thursday, August 1, 2024 3:15 PM
To: Municipal Hall
Subject: Municipal infrastructure consultation

I attended the session held on Tuesday and I think there was something missing. While you think you addressed it, I didn't see the rationale for needing to buy the Hovey road property. What I heard was that the location is ideal, it's in the urban containment boundary, nothing else was available. What I didn't have was

1. the detailed condition report for the existing buildings. I imagine it was similar to the detailed engineering reports that strata councils get for planning their remediations. You've released a summary, but when they asked, folks were told that the report will not be released. This just raises the question of why it's not public and "what you're trying to hide".
2. the reason that the proposed replacement of the town hall/police/fire station can not be done on existing municipal property, without adding to the land inventory. People need to know why you bought the Hovey property. It's unfortunate that it all had to be done in camera, because it created a spectre of things being done "in secret", making folks wonder what else was being planned "In secret".

It seems to me that the circumstances around the Hovey purchase have created a stumbling block that underlies the re-development proposal.

The other thing, as I said the other night, is that the whole thing seems really vague. It would help to have a number of scenarios or development options, with sketches, so people can get an idea of what redeveloping 1903 Mt Newton could look like.

Pieta VanDyke
1-7701 Central Saanich road

"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."

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Sunday, August 4, 2024 11:55 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Review with Emilie

Submitted on Sun, 08/04/2024 - 11:55am

Submitted by: Anonymous

Submitted values are:

Subject

Property Expropriation from Park Place

Full Name

Cindy Austin

Phone Number

[REDACTED]

Address

1968 Cultra Avenue
Unit 1
Saanichton, BC. V8M 2J8

Neighbourhood

Saanichton

Email

[REDACTED]

Message

I feel the expropriation of the Park Place property is a "bully" tactic. I feel there is a much greater need for Long Term care facilities than for a new Municipal Hall. The current hall could be redesigned, with added floors for more space. I do however think that Park Place should commit to moving ahead soon with building a Long Term Care facility - having the lot vacant for 20 years while the need for these facilities grows is not acceptable.

Thank you.

Nareka Jacques

From: Jeneric [REDACTED]
Sent: Thursday, August 8, 2024 12:04 AM
To: Municipal Hall
Subject: Re: Concerns about Redevelopment and Community Safety in Central Saanich

Follow Up Flag: Follow up
Flag Status: Completed

Hi Pamela,

Yes, please share my email with all members of the council.

I would like to add that after reviewing the information provided by your office, I am fully supportive of establishing a 'green retirement community' in that facility, but strongly oppose homeless housing at this time.

I am leaning towards based on the significant and growing baby boomer population in Canada. According to Statistics Canada, the baby boomer population is estimated to be approximately tens of millions (ie. The 2021 Census counted 9,212,640 baby boomers.) representing a substantial portion of the country's total population. Knowing that British Columbia viz. Vancouver Island would likely be among the top destinations for this population. I believe it would be advantageous to have such a facility in that area for various reasons!

Respectfully,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Aug 7, 2024, at 11:49 AM, Municipal Hall <Municipal.Hall@csaanich.ca> wrote:

Hello Eric,

Thank you for your email, it has been forwarded to our Planning department to respond to your questions. The correspondence will also be shared with Mayor and Council and can be added to our September 9th Council agenda, if you consent to that?

Thanks,

Pamela Martin (she/her)
Deputy Corporate Officer



We gratefully acknowledge that the ancestral land on which we work are within the traditional territories of the W̱SÁNEĆ peoples: W̱JOLĒLP (Tsartlip), BOĶÉĆEN (Pauquachin), S̱TÁUTW (Tsawout), W̱SIKEM (Tseycum) and MÁLEXEL (Malahat) Nations.

From: Eric <no-reply@web-response.com>
Sent: Tuesday, August 6, 2024 4:42 PM
To: Municipal Hall <Municipal.Hall@csaanich.ca>
Subject: Concerns about Redevelopment and Community Safety in Central Saanich

Submitted on Tue, 08/06/2024 - 4:42pm

Submitted by: Anonymous

Submitted values are:

Subject

Concerns about Redevelopment and Community Safety in Central Saanich

First Name

Eric

Last Name

Verscheure

Email

[REDACTED]

Message

Dear Council of Central Saanich,

Firstly, thank-you for your hard work in keeping our community healthy and safe.

After hearing of the latest news, I am writing to express my concerns as a resident of Central Saanich regarding the proposed development of the area in the municipality, particularly in relation to the fate left of the old buildings and the impact on our community.

As a long-time resident who has been living in Central Saanich since 1998, I have always appreciated the sense of safety and community that our community offers.

When we purchased our first home on Colin Place, and one aspect that stood out to me

was the incredible sense of pride and support among the soon to be neighbours. I was truly touched by all of their kindness, caring, and mutual respect that everyone showed each other. It is this exceptional community spirit that drew us to live and stay here , and is ‘the why’ we have chosen to continue residing in this community. We are grateful for the opportunity to raise our family in such a welcoming and supportive environment.

However, recent events have caused concern. While shopping at Thrifty Foods, I observed a police officer nearby in response to reported incidents of recurring thefts in the area. This has raised questions about the security of our community and the necessity for proactive measures to address these issues. I have also spoken with Thrifty Foods employees to verify this situation.

To be frank, as a father and husband, my concerns extend to the potential changes in our town, specifically in terms of housing, such as the replacement of old buildings with new units. I strongly desire a safe environment where my young daughters can grow up without fear and have the opportunity to become a respected citizen in our community.

Moreover, there have been rumors suggesting housing for the homeless. I question whether merely adding more housing units is the right approach for our town, considering the recent events at Thrifty Foods, I urge the council to explore alternative strategies that prioritize community well-being and safety. Safety encompasses the well-being of all residents. It is essential that we collaborate to ensure that any modifications in our municipality improve the quality of life for everyone.

In my experience, projects and initiatives driven by ethical motives can encounter challenges and potential failures stemming from factors like inadequate planning, poor implementation, resource limitations, resistance to change, external pressures, insufficient stakeholder engagement, and a lack of sustainability. The success of projects targeting social issues relies on efficient planning, coordination, resource management, stakeholder engagement, and a commitment to long-term sustainability to surmount obstacles and achieve enduring impact.

Having said that, I am curious about the plans for these developments and whether they will contribute to the well-being and cohesion of our community’s mandate. It is important to me that any new constructions are aligned with the values of community-oriented design and safety, ensuring that we maintain the civility and atmosphere that make Central Saanich a great place to live. I think we can all agree this is a reasonable request.

The question of whether housing for the homeless is always beneficial in small communities can be a complex issue. Here are some of my concerns:

1. Community Support and Resources: Providing housing for the homeless might only be beneficial in small communities if there are adequate support and resources available to help individuals transition from homelessness to stable housing. Access to services such as mental health support, substance abuse treatment, job training, and case management is crucial for the success of homeless housing programs. Do we have the necessary resources ready?

2. Impact on Community Dynamics: Introducing a growth of homeless housing in a small community can have social and economic implications. Have you considered how the presence of homeless individuals may impact the community's dynamics, safety, and property values? Speaking to neighbouring business establishments, I believe it is imperative to engage with community members and stakeholders to address concerns and ensure transparency to help mitigate any future tensions.

3. Collaboration with Local Agencies and Resources: Do you have the resources and collaboration with all local government agencies, nonprofit organizations, and community leaders that are key to implementing successful homeless housing initiatives in small communities? Having the support of these partnerships to provide comprehensive support services and ensure effective management of homeless housing facilities is essential.

4. Long-Term Sustainability: Sustainable funding and support for homeless housing programs are essential for long-term success. Small communities may face challenges in securing ongoing funding and resources for homeless housing initiatives. Does Central Saanich have the capacity to develop sustainable funding models and partnerships to ensure the continuity of support services? We are only a small community.

5. Balancing Needs: Most importantly, balancing the needs of homeless individuals with the concerns of the community is crucial. Before any strategy is even considered, I believe we need open dialogue, addressing misconceptions of 'doing good' without the awareness of UNINTENDED consequences, for any new housing initiatives in small communities.

I appreciate your attention to these concerns and look forward to hearing more about the future plans for development in Central Saanich. Thank you for your dedication to our community and for considering the perspectives of concerned citizens like myself.

My apologies for the lengthy email, but it is a touchy subject.

Sincerely,
Eric Verscheure

Contact Email

municipal.hall@csaanich.ca

"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."

Nareka Jacques

From: Ivo Van der Kamp
Sent: Monday, August 12, 2024 3:00 PM
To: Jeneric@shaw.ca
Cc: Municipal Hall
Subject: RE: Concerns about Redevelopment and Community Safety in Central Saanich

Follow Up Flag: Follow up
Flag Status: Completed

Hi Eric,

Thank you for your message.

The District has various documents that provide guidance on development proposals within its boundaries, an important one of which is the Official Community Plan (OCP): <https://www.centralsaanich.ca/municipal-hall/resource-library/official-community-plan-2100>

The OCP includes the Fundamental Principles of the plan as well as, amongst other topics, the vision for Land Use within the community. Any proposals for a land use would be reviewed in light of the applicable objectives and policies. In addition, as per provincial mandate, the municipality has a Housing Needs Assessment and is required to complete an update before the end of 2025. Both these documents, as well as others such as the Zoning Bylaw, would be considered when reviewing (staff) and deciding on (Council) development proposals.

With respect to supportive housing projects, we acknowledge the challenges you describe in your email. Therefore, we work together with various groups from throughout the region to coordinate efforts and to ensure the (ongoing) success of a project. Whereas the District's role is primarily focused on the land use, various other groups would be involved, together with the District, in ensuring the success of the user groups. The OCP outlines ways in which the District could aid certain development proposals and what partnerships could be sought in order to ensure their success.

Hope this information helps but please do not hesitate 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), BOKÉĆEN (Pauquachin), S̱ÁUTW̱ (Tsawout), W̱SIKEM (Tseycum) and MÁLEXEŁ (Malahat) Nations.

From: Eric <no-reply@web-response.com>

Sent: Tuesday, August 6, 2024 4:42 PM

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

Subject: Concerns about Redevelopment and Community Safety in Central Saanich

Submitted on Tue, 08/06/2024 - 4:42pm

Submitted by: Anonymous

Submitted values are:

Subject

Concerns about Redevelopment and Community Safety in Central Saanich

First Name

Eric

Last Name

Verscheure

Email

[REDACTED]

Message

Dear Council of Central Saanich,

Firstly, thank-you for your hard work in keeping our community healthy and safe.

After hearing of the latest news, I am writing to express my concerns as a resident of Central Saanich regarding the proposed development of the area in the municipality, particularly in relation to the fate left of the old buildings and the impact on our community.

As a long-time resident who has been living in Central Saanich since 1998, I have always appreciated the sense of safety and community that our community offers.

When we purchased our first home on Colin Place, and one aspect that stood out to me was the incredible sense of pride and support among the soon to be neighbours. I was truly touched by all of their kindness, caring, and mutual respect that everyone showed each other. It is this exceptional community spirit that drew us to live and stay here, and is 'the why' we have chosen to continue residing in this community. We are grateful for the opportunity to raise our family in such a welcoming and supportive environment.

However, recent events have caused concern. While shopping at Thrifty Foods, I observed a police officer nearby in response to reported incidents of recurring thefts in the area. This has raised questions about the security of our community and the necessity for proactive measures to address these issues. I

have also spoken with Thrifty Foods employees to verify this situation.

To be frank, as a father and husband, my concerns extend to the potential changes in our town, specifically in terms of housing, such as the replacement of old buildings with new units. I strongly desire a safe environment where my young daughters can grow up without fear and have the opportunity to become a respected citizen in our community.

Moreover, there have been rumors suggesting housing for the homeless. I question whether merely adding more housing units is the right approach for our town, considering the recent events at Thrifty Foods, I urge the council to explore alternative strategies that prioritize community well-being and safety. Safety encompasses the well-being of all residents. It is essential that we collaborate to ensure that any modifications in our municipality improve the quality of life for everyone.

In my experience, projects and initiatives driven by ethical motives can encounter challenges and potential failures stemming from factors like inadequate planning, poor implementation, resource limitations, resistance to change, external pressures, insufficient stakeholder engagement, and a lack of sustainability. The success of projects targeting social issues relies on efficient planning, coordination, resource management, stakeholder engagement, and a commitment to long-term sustainability to surmount obstacles and achieve enduring impact.

Having said that, I am curious about the plans for these developments and whether they will contribute to the well-being and cohesion of our community's mandate. It is important to me that any new constructions are aligned with the values of community-oriented design and safety, ensuring that we maintain the civility and atmosphere that make Central Saanich a great place to live. I think we can all agree this is a reasonable request.

The question of whether housing for the homeless is always beneficial in small communities can be a complex issue. Here are some of my concerns:

1. Community Support and Resources: Providing housing for the homeless might only be beneficial in small communities if there are adequate support and resources available to help individuals transition from homelessness to stable housing. Access to services such as mental health support, substance abuse treatment, job training, and case management is crucial for the success of homeless housing programs. Do we have the necessary resources ready?

2. Impact on Community Dynamics: Introducing a growth of homeless housing in a small community can have social and economic implications. Have you considered how the presence of homeless individuals may impact the community's dynamics, safety, and property values? Speaking to neighbouring business establishments, I believe it is imperative to engage with community members and stakeholders to address concerns and ensure transparency to help mitigate any future tensions.

3. Collaboration with Local Agencies and Resources: Do you have the resources and collaboration with all local government agencies, nonprofit organizations, and community leaders that are key to implementing successful homeless housing initiatives in small communities? Having the support of these partnerships to provide comprehensive support services and ensure effective management of homeless housing facilities is essential.

4. Long-Term Sustainability: Sustainable funding and support for homeless housing programs are

essential for long-term success. Small communities may face challenges in securing ongoing funding and resources for homeless housing initiatives. Does Central Saanich have the capacity to develop sustainable funding models and partnerships to ensure the continuity of support services? We are only a small community.

5. Balancing Needs: Most importantly, balancing the needs of homeless individuals with the concerns of the community is crucial. Before any strategy is even considered, I believe we need open dialogue, addressing misconceptions of 'doing good' without the awareness of UNINTENDED consequences, for any new housing initiatives in small communities.

I appreciate your attention to these concerns and look forward to hearing more about the future plans for development in Central Saanich. Thank you for your dedication to our community and for considering the perspectives of concerned citizens like myself.

My apologies for the lengthy email, but it is a touchy subject.

Sincerely,
Eric Verscheure

Contact Email

municipal.hall@csaanich.ca

"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."

Nareka Jacques

From: Evans, Katharine (Dr) [ISLH] [REDACTED]
Sent: Thursday, September 12, 2024 10:40 AM
To: Municipal Hall
Cc: Pawlik, Michael A. (Dr) [ISLH]
Subject: Civic Redevelopment

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

Hello,

We are family physicians working on the Saanich Peninsula and developing a new mobile outreach medical service: The Saanich Peninsula Outreach Team.

We were reading about your Civic Redevelopment initiative and would like to speak about any possible collaboration. Please let us know who we should book a meeting with.

Many thanks,

Dr Kate Evans and Dr Michal Pawlik

"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."

Nareka Jacques

From: Michelle Philpott [REDACTED]
Sent: Saturday, September 14, 2024 10:19 AM
To: Municipal Hall
Subject: Ideas for Public Space

Hello

I am a resident of Central Saanich and live on Tamany. For the new municipal hall building, I suggest it includes a daycare space as families are desperate for more spaces which would also need an outdoor space. I also suggest including a doctors office and offsetting the rent cost to encourage a family doctor to have their practice there. This is a model looked at by other municipalities as it removes the huge cost barrier family doctors face by reducing the overhead costs. We do not have a family doctor and it's a huge wait to get one. Central Saanich should be doing more to attract family doctors practice in our community.

Thanks for listening.
Michelle Philpott
Sent from my iPhone

"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."

Nareka Jacques

From: Mark J [REDACTED]
Sent: Monday, September 23, 2024 5:10 PM
To: Municipal Hall
Subject: Civic Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council and Civic Redevelopment Team,

I received a copy of the Civic Redevelopment information package at the Economic Zoning open house last week. If new municipal facilities are being designed, then I want to offer a suggestion about what NOT to do by considering the example of the firehall at 1512 Keating Cross Road. The short message is: stay focused, keep it simple, and don't waste space.

The firehall on Keating fails on all three points. What should be a simple and obvious entrance, with ample, spacious parking marked clearly and accessible from different directions and with direct pedestrian egress to the door, is instead complicated by cramped, limited parking in the front public area, too narrow to turn around easily, plus the incomprehensible addition of a child's playground and a bizarre, space-wasting alpine gardening landscape obstacle. Good civic architecture should be friendly, purposeful and functional, not unfriendly, limiting, superfluous and irritating. Already, the negative tone for interaction is set before any human contact is made.

Recognizing the shortage of local meeting space, somebody had the foresight to incorporate meeting rooms at street level, but instead of putting them near the public-facing entrance, they are situated at the rear, in an area presumably not originally intended for public use. Again, the tone is not open or friendly. Whenever public events are held, somebody has to post signs and stand out front and direct traffic in order to compensate for the lack of intuitive design.

The back of the building is the back of the building. Was the original purpose to put reception around back? People approaching a civic facility generally expect to begin their experience at a main (front facing) entrance.

The majority of parking is at the rear. Is there a big, obvious door at the back from which the reception area can be accessed directly by the public through a hallway, without having to walk all the way around the building exterior? I do not believe so.


To what extent could that meeting space at the back of 1512 Keating eventually be repurposed, e.g., for police and fire administration? Is it presumed that police and fire must necessarily be part of the new municipal building on Hovey? What change of location or renovation would be ideal for delivery of emergency services? Obviously, our police officers and firefighters and colleagues should have something to say about that. Could police headquarters use leased space somewhere in the Keating Business Park, e.g., somewhere closer geographically to wherever more calls tend to originate? I believe that some police departments find it practical to set up small satellite offices in commercial areas as part of "community policing."

The Civic Redevelopment pamphlet includes a one-page insert asking "What amenities are your

priorities as a business?" A municipal government building is supposed to deliver municipal services, not "amenities."

Stay focused. Build a municipal hall that works as a municipal hall, make it people-friendly, intuitive and accessible, and build it out on the designated land in order to make best possible use of all the space available, so that officials are not pushing for another replacement or addition as soon as the current project is complete. And please, no playgrounds or obstacle courses.

Respectfully,

Mark Johansson
10, 6766 Central Saanich Road
Central Saanich BC V8Z 7E1


"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."

Nareka Jacques

From: Caroline Heinrichs [REDACTED]
Sent: Tuesday, September 24, 2024 11:29 AM
To: Municipal Hall
Subject: Civic Redevelopment

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

Hi folks,

I've just been doing the request for information survey and I'd really like to be more involved in the design and development process.

How do I do this?

Kind regards,

Carli Heinrichs
[REDACTED]

"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."

Nareka Jacques

From: Fuzz Cracknell [REDACTED]
Sent: Thursday, September 26, 2024 7:11 PM
To: Municipal Hall
Subject: Civic Redevelopment

Follow Up Flag: Follow up
Flag Status: Completed

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

I have just received a call from Deloitte that is doing a survey regarding the Civic Redevelopment Plan. I find that the main question that should have been asked is "Do you want to see the current infrastructure (municipal, police and fire) relocated to Hovey and Wallace?" In my opinion, the land that the district currently owns at Mount Newton is large enough to create new municipal services as well as incorporating many of the ideas (eg. child care spaces, medical/dental, green space, recreational etc.) that Deloitte was surveying about. Expropriating land for \$4.6 million already adds an extra cost to the project when it could be built on land the municipality already owns. In addition, by building at the current location with other amenities mentioned in the survey, you have a better tie in to Saanichton village than moving down the road. I'm unsure why the municipality has chosen to go this route. Ian Cracknell

"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."

Nareka Jacques

From: Municipal Hall
Subject: FW: Civic Redevelopment Engagement July-October 2024 - What We Heard

From: Philippa Taylor [REDACTED]
Sent: Saturday, October 5, 2024 9:16 AM
To: Communications <Communications@csaanich.ca>
Subject: Re: Civic Redevelopment Engagement July-October 2024 - What We Heard

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

Dear Central Saanich Staff,

It was a pleasure to attend the Aug 22nd, and Sept 15th 2024 Open Houses, sorry the sign up sheet for attendance was a busy area Sept 15th, and I didn't sign in.

I found the sessions informative, the presenters well informed and very approachable, and the posters helpful. The treats and coffee were also appreciated. It was a good experience, and a chance to meet neighbours, and especially get the input of local 5th generation farmers, First Responders, and City Planners (water levels and drainage, especially of farm lands, are a concern going forward). It is great that the goose population will continue to be controlled by egg addling, as their numbers on the Polo Club grounds continue to increase - along with their droppings which pollute the ground and standing water/ponds.

I liked the idea of including a coffee shop on the ground floor, for the sports players and audience, at Centennial Park - and occupants of the new Fire Station/First Responders building.

I live on Wallace at the intersection of West Saanich Rd, and have been very happy to see the road being widened to accommodate a bike path, and pedestrians, as I mentioned at the meetings.

Thank you for your planning and hard work. I hope to become more involved.

Best wishes,

Philippa Taylor

Sent from my iPhone

On Oct 4, 2024, at 4:05 PM, District of Central Saanich <communications@csaanich.ca> wrote:

We want to say thank you to all those who have participated in the first phase of the Civic Redevelopment engagement process.

We are grateful to those who listened, learned and shared input and feedback on this multi-faceted project. Your input helps staff and Council make informed decisions, and will shape future concepts.

What did we hear?

- [What We Heard Report, October 2024](#)
- [Staff Report - October 7, 2024, Regular Council Meeting](#)

What's next? Stay tuned in early 2025 when draft concepts and financial estimates are ready!



Email sent to: [REDACTED]

District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, British Columbia | V8M 2A9 | Canada
250-652-4444 | communications@csaanich.ca

[Anti-spam policy](#) | [Report an abuse](#) | [Unsubscribe](#)

Nareka Jacques

From: [REDACTED]
Sent: Monday, October 28, 2024 10:35 PM
To: Municipal Hall
Subject: Civic Redevelopment

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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

Community Feedback as shared with the Mayor. . .

If you're on Facebook, seems people in the community are pissed at what the Council is up to! Just a few of the comments..

Civic redevelopment facility plan for the expropriated land...[unjustly]...@ Hoovey and Wallace...a 139 page report was produced and upon a freedom of information request...it was obtained but 100% was redacted139 pages....the mayor and senior staff will cost you as he builds "Windsor Castle"come on law suits pending..100% redacted....100% redacted of 139 pages...ummm nothing to hide here!

100% redacted looks like total non compliance with foi. Wonder what palms are being greased.? What are they hiding?

Obviously, redacting all the document there is going to be some nasty and expensive issues we will have to deal with for years to come. He will probably be off to his next political adventure, never looking back, or held accountable.

At the end of the day it is clear that council doesn't care about community input or concerns. Getting tired of decisions being forced down our throats without any concern or regards of how we will be affected as taxpayers. It's Sickening!!! 🙄

It's sad what is happening to our little community. It's no longer a farming town. There's been such a change in the demographic of the area.

That stone house and large farmland should never been developed and taken from the ALR!

If you live in Saanichton and love the small town community feel it has please read the following regarding current councils plans for Saanichton:

After months of secret meetings and consultation, Ryan Windsor and his council announced that the District was proceeding with an expropriation of land on Hovey Road to build a new municipal building that would include a municipal hall, a police station and a fire hall. At the time of the announcement, when asked what the plans were for the existing Mt Newton site, Windsor replied that he didn't know. In fact, Windsor's vision

is to build new municipal buildings on Hovey Road, level the current Mt. Newton buildings and then sell the site to developers for a pod of 6-story buildings, a development that will dramatically and permanently change the landscape of Central Saanich.

The issues:

There is no justification for the project. Council's opinion that we need a new municipal complex is based on a secret consultant's report. A report that Council has determined the public has no right to view. So, having no access to any technical or engineering documentation or financial estimates relative to what we have been told are asbestos and seismic issues, we are being asked to simply take the word of council that the project is needed.

If a new building is needed, council has not explained why it can't be built on the existing site.

The community has no knowledge of which councillors voted for or against the initiative. The vote to proceed was done behind closed doors. For what will probably be the District's largest ever project, there has been zero accountability for this project from our elected officials. When each councillor was asked if they support the project, each replied that they would not comment and that they were protected from having to comment by BC Community Charter legislation.

The cost to the taxpayers at this very early stage for consulting and the expropriated property is approaching \$5 million!! 🤔 **This money was spent without public input or prior knowledge.** Furthermore, the previous owner of the property has initiated a legal challenge against the District, claiming the land was undervalued when sold. The potential lawsuit could cost us millions more than we have already spent.

In addition to what has already been spent on the land, **the cost to the taxpayers for the new municipal complex will ultimately be in the \$10s of millions of dollars.**

So much for #2. Minimizing costs to taxpayers is a top priority of this project.

The project is contrary to the Official Community Plan that states: **"The District will continue to protect the agricultural and rural landscape alongside compact villages and nearby residential neighbourhoods"**. ???????

The project will present significant congestion and safety concerns.

At the Hovey Road location where the new municipal facilities will be built, the plan is to house and dispatch police and fire emergency vehicles. These emergency activities, of course, would be central to where hundreds, and sometimes thousands of children and adults participate in daily recreational activities. As well, the emergency facilities would be next to the Tiger Too Daycare centre, catering to children aged 3 to 5 years old.

At the Mt. Newton location, with the construction of a pod of 6-story residential buildings and the imminent construction of the condo that is currently underway adjacent to the current site, the traffic at the two 4-way stop signs will bring vehicle flow to a virtual standstill. Pedestrian safety, which is already very dangerous at these 2 corners, will become much more concerning.

With the planned increase in population with the 2 developments at the Mt. Newton – Wallace Drive corner, the obvious increase in the number of vehicles will become a major problem for shoppers and merchants in the Saanichton business triangle. Even now, finding parking at Thrifty's, Shoppers Drug Mart and Home

Hardware is often difficult. With a significant increase in vehicle traffic, access for shoppers and delivery trucks at these and other businesses will become nightmarish.

Please share this information with your friends and neighbours!

Why are you stealing personal property and planning unapproved development at taxpayer's expense?? This should be illegal and there should be serious repercussions & There's no reason why you can't repurpose your existing location?!

Thank you for sharing this with everyone Jennifer. I think **it's an incredibly controversial project, and one that's drawing anger from many citizens.** Public Council Meeting rules don't allow any discussion of an item that's not listed on the agenda. This project is not showing up on an agenda, but it doesn't stop concerned citizens from talking about it with each other. **It does not paint any of Council in a positive light, quite the contrary!**

Time to come clean & In case the message is not clear from people in the Community:

WE DO NOT WANT MORE DEVELOPMENT OR MEGA BUILDINGS & YOU DON'T NEED A NEW BIGGER CITY HALL!
STOP STEALING AND DESTROYING FARMLAND AND RURAL AREAS!

"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."

Nareka Jacques

From: Municipal Hall
Subject: FW: Possible sale of 4 acres of land owned by Municipality of Central Saanich known as 1903 Mt Newton

From: billandsheena [REDACTED]
Sent: Wednesday, November 13, 2024 4:19:07 PM
To: Gordon Newton <Gordon.Newton@csaanich.ca>
Cc: [REDACTED]
Subject: Possible sale of 4 acres of land owned by Municipality of Central Saanich known as 1903 Mt Newton

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

Hello and good afternoon. My wife Sheena and I are concerned and opposed to any change of ownership or sale of the the above land. Additionally we are opposed to moving Municipal Hall, Fire department and Police offices, rather we believe it completely possible for appropriate upgrades with temporary offices either here in Central Saanich or even Sidney during the upgrades.

There is no mandate from the voters to Council to spend money to purchase land and new buildings for our rural community in the last elections.

Once again, do not move from all the buildings on this 4 plus acre land with the changes already reviewed and approved in the Central Saanich Official Community Plans.

Thanks you

Bill and Sheena Heuman
7220 Seamount Close

Please include this correspondence for the next full council meeting in November 2024

Sent from my Galaxy

"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."

Nareka Jacques

From: David <no-reply@web-response.com>
Sent: Wednesday, November 20, 2024 1:28 PM
To: Municipal Hall
Subject: Municipal Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/20/2024 - 1:27pm

Submitted by: Anonymous

Submitted values are:

Subject
Municipal Redevelopment

First Name
David

Last Name
McCloy

Email
[REDACTED]

Home Address
7849 Scohon Dr

Phone
[REDACTED]

Message
November 20, 2024

To: Mayor and Members of Council

I am writing in reference to recent discussions, Community Association meetings, town hall meetings, and Council decisions regarding the expropriation of the Hovey Rd. property and potential sale of 1903 Mt. Newton X Rd for development.

First, we, as residents of Central Saanich since 1989, strongly object to the ways that this entire process has occurred. The method to expropriate a property and not consult Central Saanich taxpayers is unjustified. Why do we require a new municipal hall complex? A report on the building's status is being kept secret from residents. Why? Maybe we need a new complex or maybe we do not. However, we firmly believe that the current site is the most appropriate site for municipal buildings.

At the August open house, I asked the director of Infrastructure why not renovate the current building? He explained that “it would be cheaper to demolish and to just rebuild on the current site”. Why then are we taxpayers expropriating a piece of property to achieve a new complex that has now added at least \$4.6 million dollars plus infrastructure improvements to the Hovey Rd site to the bill?

Secondly, selling the current municipal complex to a developer leads to a whole new set of issues:

1. Densification of Saanichton. No longer will a relaxed, village feel remain. We believe that small infill housing would be supported and agreeable to many people, but large scale development is not acceptable. Any major development of 1903 Mt. Newton is out of scale for this area and will urbanize and densify the village. In addition, is the current infrastructure sufficient to handle the influx of new residents?

2. Traffic. The current intersections are too close together to properly allow for traffic flow. I have been told by staff that there is not enough room between intersections for traffic lights to be effective and that a traffic circle at East Saanich and Mt. Newton is not possible due to there not being enough room. Periodically, traffic is backed up heading west bound as far back as SPH. Add more vehicles to the mix and chaos will result. Will parking now overflow onto local neighbourhood streets? In addition, what assurances will we have that children at Centennial Park will be safe from police and fire trucks screaming out to a call? Will fire trucks be able to make the turn east bound at Wallace and Mt. Newton with increased traffic congestion at the corners?

3. Infringing on current single family neighbourhoods. Large scale development of 1903 Mt. Newton brings about a whole new set of issues on quiet, safe and child friendly streets consisting of a mix of seniors and family households. Six-storey buildings will block sunlight and create shading, along with reduced privacy for neighboring households. What about needed greenspace?

4. Are we being seduced by developers? At the summer open houses, we were skeptical that a plan was not already in place and developer discussions had begun. Staff said no. However, with the expropriation of Hovey Rd already a done deal, how could a plan not already be formulated? Will council “look after” developers and make a sweet deal? If, for example, three buildings get approved, what is stopping a developer from requesting four or five on the site to cover costs and to make a tidy profit? There is already one member of council currently an executive of a major Victoria development company. Why is that member voting in favour of large scale development projects and not abstaining? This member of council needs to come clean what his intentions really are!

This whole proposal, from secretly expropriating Hovey Rd., potentially selling 1903 Mt. Newton to a developer for a dense, large scale apartment/condo project, impacting local businesses in the process as shoppers may just avoid the area due to congestion, potential large increases to our taxes to pay for a new complex, and a secret redacted report of the status of the current municipal complex, just leads to further erosion of trust and confidence in the current Mayor and Council.

Why is this project necessary? Prove it and be open. Let’s not have Mayor and Council be seduced by unwanted shiny, new buildings. Ask any member of council, and they refuse to comment on anything to do with this proposal. 1903 Mt. Newton should remain as the municipal complex and continue to be the centre of Central Saanich.

Sell Hovey Road and start over! Consult the taxpayers, be open, and justify the need. Let’s continue to keep Saanichton a viable, liveable, and friendly place to live.

Regards,

David and Laurel McCloy
7849 Scohon Drive

Contact Email

municipal.hall@csaanich.ca

"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."

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Monday, November 18, 2024 2:26 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 11/18/2024 - 2:26pm

Submitted by: Anonymous

Submitted values are:

Subject

Wallace Drive and other projects

Full Name

Wendy Lidgate

Phone Number

[REDACTED]

Address

7583 CENTRAL SAANICH RD
51
Saanichton, BC. V8M 2B6

Neighbourhood

Saanichton

Email

[REDACTED]

Message

Wallace Drive is the road I travel twice a day while going to Centennial Park to walk my dog. The patch work done on Wallace Drive is, to say the least, like a washboard. You should be asking for a refund from the company who did this terrible job.

As well, I am disappointed in the expropriation of the land on Wallace Drive for you to build a new Municipal Hall etc. It, in my opinion is not necessary. As well to turn down the housing complex for seniors on East Saanich Road amazes me. You allowed all the development on Lochside Drive which creates a nightmare for traffic trying to get onto the Pat Bay Highway. I am disappointed in Mayor and Council and will be keeping these issues in mind when the next election is called. I would like to know who voted against the housing unit and for the expropriation of the land on Wallace.

Sincerely, Wendy Lidgate

"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."

Nareka Jacques

From: David <no-reply@web-response.com>
Sent: Wednesday, November 20, 2024 1:28 PM
To: Municipal Hall
Subject: Municipal Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/20/2024 - 1:27pm

Submitted by: Anonymous

Submitted values are:

Subject
Municipal Redevelopment

First Name
David

Last Name
McCloy

Email
[REDACTED]

Home Address
7849 Scohon Dr

Phone
[REDACTED]

Message
November 20, 2024

To: Mayor and Members of Council

I am writing in reference to recent discussions, Community Association meetings, town hall meetings, and Council decisions regarding the expropriation of the Hovey Rd. property and potential sale of 1903 Mt. Newton X Rd for development.

First, we, as residents of Central Saanich since 1989, strongly object to the ways that this entire process has occurred. The method to expropriate a property and not consult Central Saanich taxpayers is unjustified. Why do we require a new municipal hall complex? A report on the building's status is being kept secret from residents. Why? Maybe we need a new complex or maybe we do not. However, we firmly believe that the current site is the most appropriate site for municipal buildings.

At the August open house, I asked the director of Infrastructure why not renovate the current building? He explained that “it would be cheaper to demolish and to just rebuild on the current site”. Why then are we taxpayers expropriating a piece of property to achieve a new complex that has now added at least \$4.6 million dollars plus infrastructure improvements to the Hovey Rd site to the bill?

Secondly, selling the current municipal complex to a developer leads to a whole new set of issues:

1. Densification of Saanichton. No longer will a relaxed, village feel remain. We believe that small infill housing would be supported and agreeable to many people, but large scale development is not acceptable. Any major development of 1903 Mt. Newton is out of scale for this area and will urbanize and densify the village. In addition, is the current infrastructure sufficient to handle the influx of new residents?

2. Traffic. The current intersections are too close together to properly allow for traffic flow. I have been told by staff that there is not enough room between intersections for traffic lights to be effective and that a traffic circle at East Saanich and Mt. Newton is not possible due to there not being enough room. Periodically, traffic is backed up heading west bound as far back as SPH. Add more vehicles to the mix and chaos will result. Will parking now overflow onto local neighbourhood streets? In addition, what assurances will we have that children at Centennial Park will be safe from police and fire trucks screaming out to a call? Will fire trucks be able to make the turn east bound at Wallace and Mt. Newton with increased traffic congestion at the corners?

3. Infringing on current single family neighbourhoods. Large scale development of 1903 Mt. Newton brings about a whole new set of issues on quiet, safe and child friendly streets consisting of a mix of seniors and family households. Six-storey buildings will block sunlight and create shading, along with reduced privacy for neighboring households. What about needed greenspace?

4. Are we being seduced by developers? At the summer open houses, we were skeptical that a plan was not already in place and developer discussions had begun. Staff said no. However, with the expropriation of Hovey Rd already a done deal, how could a plan not already be formulated? Will council “look after” developers and make a sweet deal? If, for example, three buildings get approved, what is stopping a developer from requesting four or five on the site to cover costs and to make a tidy profit? There is already one member of council currently an executive of a major Victoria development company. Why is that member voting in favour of large scale development projects and not abstaining? This member of council needs to come clean what his intentions really are!

This whole proposal, from secretly expropriating Hovey Rd., potentially selling 1903 Mt. Newton to a developer for a dense, large scale apartment/condo project, impacting local businesses in the process as shoppers may just avoid the area due to congestion, potential large increases to our taxes to pay for a new complex, and a secret redacted report of the status of the current municipal complex, just leads to further erosion of trust and confidence in the current Mayor and Council.

Why is this project necessary? Prove it and be open. Let’s not have Mayor and Council be seduced by unwanted shiny, new buildings. Ask any member of council, and they refuse to comment on anything to do with this proposal. 1903 Mt. Newton should remain as the municipal complex and continue to be the centre of Central Saanich.

Sell Hovey Road and start over! Consult the taxpayers, be open, and justify the need. Let’s continue to keep Saanichton a viable, liveable, and friendly place to live.

Regards,

David and Laurel McCloy
7849 Scohon Drive

Contact Email

municipal.hall@csaanich.ca

"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."

Nareka Jacques

From: Shane Routley [REDACTED]
Sent: Thursday, January 23, 2025 8:49 PM
To: Municipal Hall
Subject: Hovey Road and Wallace proposed new multi emergency station - council facility

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

Dear mayor and council,

Some thoughts on our planned area expansions.

I attended the Aryze new proposal in person recently. From our neighbours it appears the plans to improve our area of Central Saanich in previous Plans have never been addressed.

The corridor from the Legion to the shopping area has never been lighted as promised. Traffic calming with more 4 way stops and cross walks has been ignored.

The Aryze team was kind to show the plan updates but it's our public purse and council that has to implement improvements to East Saanich and Wallace Drive to calm speeding and traffic calming. Wallace we know will be updated by the public access meeting in January.

Hovey Road that has 2 separate lanes both are acute to meet the arteries feeding them and should be realign to square up which will help our Prosser Road from being the x over race track.

The Lot A for the new facility of Fire and Police is now in the denser population with the new developments. As we live on Blossom Park all sirens are clearly heard on code 3 calls. It will be a drastic annoyance to hear more of the same all year.

What are the plans to the current CS building? I believe if you have plans to Lot A on Hovey Rd they should be sent to the tax payers and show how the current building will be demolished and the land used for housing.

In this area we see more expansion with traffic using East Saanich to the Island View Access but no plans to widen that road to the Pat Bay Hwy. I feel you should be looking at the land parcel between the CS Hospital and the shopping area as your purchase expansion. The ALR crops are only poor quality hay.

I ride my bicycle to work daily to Keating area and see many 80km/hr vehicles driving in a rush to get to work between 6-7 am. The routes along East Saanich need 4 way stops that will allow easy access onto the traffic flow, calm the speeding, allow walker to easily access our parks. The added housing is welcomed to all that need it. As we found the new neighbours in Prosser building have enjoyed a quiet safe home.

If you can send a file to read on what's in store for our area and updates more frequently we would have a better understanding of your growth plans.

Appreciate our living space

Shane Routley
7646 Blossom Park Place

Nareka Jacques

From: [REDACTED]
Sent: Saturday, February 8, 2025 11:58 PM
To: Municipal Hall
Subject: Urgent Need for Transparency & Accountability in Civic Redevelopment

Importance: High

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

Importance: High

Attn: Mayor Ryan & Council Members,

I am writing to express my deep concern regarding the revelations about the Central Saanich council's handling of funds and property expropriation on Hovey Road, now resulting in a lawsuit. According to information shared, it has become apparent that the council has used community funds to expropriate property and initiate a massive land speculation and development project without public knowledge or input. **This lack of transparency and engagement with the community is alarming and unacceptable.**

The Civic Redevelopment Q & A document outlines a complex and illogical plan that was conceived, discussed, and implemented behind closed doors. **The community did not ask for a new municipal complex, and yet we find ourselves paying for it through increased property taxes and an infrastructure and debt levy added to our taxes in 2022—before the project was even announced! This is a clear example of the council's disregard for the community's wishes and destroys any prudent spending practices.**

Furthermore, the document's claims of potential savings of up to 30% on development costs are baseless and unsupported by any concrete estimates. The absence of land sale estimates, construction and development estimates, financing and revised land cost estimates that factor in possible litigation, is simply salesmanship at its worst. Never mind the completely redacted report that was provided (how very shady). **As residents and taxpayers, we deserve transparency and accountability, not vague promises and misleading statements.**

The most alarming revelation from the Q & A document was the council's apparent readiness to sell the community's Mt. Newton property before the new building on Hovey Road is even constructed! This indicates a clear bias towards developers and a total disregard for the community's interests. It is time for the council to start over, and for you, Mayor Ryan, to come clean with the residents and taxpayers.

The events at the Central Saanich Community Association meeting, where you refused to allow the community to view the secret consultant's report and responded with a disjointed and confused harangue, along with the resulting lawsuit, only further erode public trust in your leadership.

Mayor Ryan, though faith in your leadership may never be restored, you and the Council are urged to take immediate steps to address the community's concerns. This includes:

1. **Transparency in Decision-Making:** Provide a clear and detailed explanation of the decisions made regarding this redevelopment project, and any future projects, along with all relevant data and estimates.
2. **Community Engagement:** Implement regular public forums, inquiries and town hall meetings where residents can provide input, voice their concerns and receive honest answers.
3. **Accountability Measures:** Establish a transparent system for holding ALL officials accountable for their actions and decisions. (The Central Saanich Community can and will help you with this)
4. **Re-evaluation of the Project:** By returning the expropriated Hovey Road property to it's original owners, or return it to the community (who have unwillingly funded it), and start over with an affordable project that reflects the community's needs and desires, not Council's or developers.

Please keep in mind that as elected officials and public servants, you serve the community that you represent, and thereby need to respectfully listen to your members and be accountable to the community.

The community deserves to know how you plan to move forward from these troubling events, and what measures will be put in place to prevent similar issues in the future. We expect a comprehensive and transparent response to these very legitimate concerns.

Sincerely,
Cheryl & family, residents and We the People of Central Saanich

"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."

Nareka Jacques

From: John Vis [REDACTED]
Sent: Friday, February 21, 2025 12:37 PM
To: Municipal Hall
Subject: Ideas for 1903 Mountain Newton Crossroad Redevelopment

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

Dear Central Saanich council,

After filling out your survey, I feel that I have a little bit more to say that is better suited to an email format.

First of all, I would like to say that I appreciate you reaching out to the public and asking what everyone would like to see as part of the redevelopment of 1903 Mountain Newton Crossroad.

This is a great opportunity to change the architectural narrative. We can step away from car centric architecture, and go towards designs aim towards a pedestrian first design. I would like to see Saanichton to become a destination for unique retail shopping in business experiences.



We need to include things such as sheltered bike parking included as part of the landscape architecture, as well as walkways and alleyways leading through the levels taking advantage of the sites grade yet allowing for accessible design. Design the roof to be almost a park space for those of the public to enjoy. And finish the building with nods to the towns history as well as the culture celebrating the community. This site is our opportunity to build on the community not just build another building for a commercial prospects.



Good architecture should be welcoming to all members of the community and great architecture gets out of the way and removes such things as stairs and other barriers, creating an efficient yet inviting space with visual nods to the villages, history and culture.



All commercial spaces should be bright from large windows, they should also include subtle things such as modular commercial infrastructure to allow for range of businesses as needs change. We should design in a way that sustainable yet inspires our lives. I would like to see a fusion of nature meets West Coast designed with Victoria style hints that has been reflected in the rest of the neighbourhood.



Using light shafts, we can have trees placed in the centre of the building, creating a calm and peaceful atmosphere that will be cooler during the summer months.



Taking advantage of split level design, there could be a series of ramps that allows you to effortlessly walk up to the roof of the building with a park like atmosphere. There you will find benches and picnic tables, and community spaces. We can also design sustainably using solar panels as shelters, Guard rails and fences. This will help power car charging where the proceeds can go to community funds.



We also need to include community spaces where the entrance doubles as a stage to host live events with the interior allowing nonprofits either museums or Community service organization to be able to set up shop and benefits the neighbourhood.

See you tomorrow at the coffee with council event.

Sincerely, John Vis

"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."

Nareka Jacques

To: Communications
Subject: RE: A Commitment to Our Community's Future

From: Lorna Brewer [REDACTED]
Sent: Monday, March 3, 2025 7:34 PM
To: Communications <Communications@csaanich.ca>
Subject: Re: A Commitment to Our Community's Future

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

If this is going across the street on hovey, I guess the naysayers for the legion development will no longer have a concern, as the chaos, noise, sirens will disrupt their rural life more than they know. May as well approve the development as if not, this is hypocritical of what your council is thinking. Thank you.
Lorna Brewer

On Mar 3, 2025, at 10:14, District of Central Saanich <communications@csaanich.ca> wrote:



Central Saanich

A Commitment to Our Community's Future

March 3, 2025

On behalf of Central Saanich Council, I would like to address questions from some members of the community about the necessity of the civic redevelopment project to replace our District facilities.

We have known for many years that replacing the existing Municipal Hall, Police Station, Fire Station 2, and Municipal Yard is essential for the long-term health ...

READ MORE

Email sent

District of Central Saanich

1903 Mount Newton Cross Road

Saanichton, British Columbia | V8M 2A9 | Canada

250-652-4444 | communications@csaanich.ca

[Anti-spam policy](#) | [Report an abuse](#) | [Unsubscribe](#)

"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."

Nareka Jacques

From: Jeneric [REDACTED]
Sent: Tuesday, March 4, 2025 1:29 PM
To: Municipal Hall
Cc: Mayor Ryan Windsor; Niall Paltiel; Sarah Riddell; Bob Thompson; Zeb King
Subject: Re: Subject: Inquiry Regarding Proposed 1903 Mount Newton Cross Road Project

Follow Up Flag: Follow up
Flag Status: Completed

Dear Central Saanich Council,

I have been reflecting more on the discussions surrounding the proposed expansion, as these concerns have been raised by some of my neighbours. Collectively, we share a number of reservations, and I wanted to take a moment to share a few additional notes as a precursor to our discussions. These points can be reviewed later, especially since not everything gets addressed in Town Hall meetings.

I also want to express my appreciation for the hard work and dedication you all put into addressing the needs of our community. I know you are striving to create a safe, vibrant and thriving environment for all residents. Over the years, I've been in extremely heated situations where parties eventually reached an impasse, so I believe it is crucial that everyone's voice is heard in these discussions. The concerns raised by community members are what ultimately make our community stronger and more united. By listening to diverse perspectives, we can better understand the challenges we face and work together to find effective solutions.

As someone who has spent years working with entrepreneurs, I have witnessed firsthand the challenges that arise when ambitious plans meet the realities of execution. Many promising ideas and great people have struggled to succeed because their projections often overestimate revenue potential by at least three times while underestimating expenses by at least half. This is a common occurrence. This gap can lead to significant cash flow issues, which is why I believe it's crucial to recognize that "cash is king." These hidden cash service demands, along with the timing required to generate revenue, are often what most entrepreneurs overlook.

With any expansion, especially one aimed at increasing our housing stock, we must consider the necessary contingencies. For instance, our local hospital is currently facing long and treacherous waiting lists. If we proceed with additional housing, we may find ourselves with only a limited number of beds to accommodate the increased population, particularly with more seniors potentially moving into our community. The current ratio of beds per 1,000 residents highlights this gap—more housing could exacerbate an already strained healthcare system. Unfortunately, mentioning the doctor-to-patient ratio is often a non-starter for many.

Furthermore, as our community grows, we will need to strengthen our public safety resources. With our current dedicated police officers serving our population, we are likely operating below the recommended staffing levels, especially considering that our community is currently considered safe. Unfortunately, this raises concerns about our ability to maintain safety and security, particularly as new residents from various economic backgrounds join our community. Similarly, while we are fortunate to have many

volunteer firefighters, the number of full-time firefighters is limited, which could hinder our emergency response capabilities, especially in light of increased seismic activity.

These are just a few examples that contribute to the need for substantial cash flow to support the demands that come with expansion. Additionally, we are confronted with various external challenges that could compound these demands unexpectedly, such as earthquake risks, storm events, and extreme temperature fluctuations. This unfortunately necessitates a very stringent contingency plan.

These are just a few of the issues that add layers of complexity to our infrastructure and services.

While we recognize these issues, the more significant concerns stem from the 'unknown unknowns'—the unforeseen challenges that can lead to unintended consequences and mismanagement of funds in projects like this. Based on my experiences, these unpredictable factors can create a compounding effect that exacerbates existing challenges.

Given the cost of living these days, I am deeply worried about who will bridge the potential cash gap that could arise from these increased demands, as it often results in higher taxes for residents.

Please understand that I do not intend to overwhelm you with these questions; rather, I wish to share my perspective based on my experiences and those of my neighbors.

The recent discussions about the facilities for our police and firefighters, especially considering seismic concerns, are certainly valid. However, I am cautious about whether our community can sustainably support the proposed expansion without compromising our quality of life.

Moreover, I am still very concerned about the traffic congestion that additional residents may bring, as expressed by other neighbors. Does this full expansion truly align with the character and infrastructure of our small community in Central Saanich?

Again, my intention is not to point fingers or cause unnecessary distress, but only to offer my insights as a long-time resident since 1998. I am wary of rapid expansion without fully addressing the potential repercussions on our infrastructure and services.

This is why I continue to believe that any expansion should be done in increments, to build trust and address any incidental costs that will affect all community members, both metaphorically and pragmatically.

As my late grandfather used to say, 'I may want a Mercedes, but what I really need to get the job done is a reliable Honda.' That said, perhaps any reserves we hold as a community would be better utilized in a larger, ongoing plan to address unforeseen future demands within our current community members.

Thank you for reading my email and considering my thoughts on this critical matter. I appreciate your ongoing efforts and look forward to seeing how our community evolves.

Warm regards,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 3, 2025, at 1:53 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

Firstly, thanks for your prompt response, Mayor Ryan!

Secondly, after reading your recent communication regarding the proposed civic redevelopment project, I want to express my appreciation for the time and effort you and the Council have dedicated to addressing community concerns. I hear you that your intentions are rooted in the betterment of our community, and I commend your commitment to ensuring our facilities will meet the needs of residents.

However, I still have many hesitations regarding the expected costs and potential unintended consequences of this ambitious project. So, my perspective is that it may be more prudent to consider an 'incremental approach' to development, allowing for greater community involvement and adaptability over time. I understand your points about the importance of providing safer, post-seismic arrangements for our emergency and municipal workers. However, as we move forward, additional priorities and external factors are likely to emerge, and we must be prepared to respond to these evolving needs. Therefore, I suggest a phased development strategy or an incremental development approach. This method allows municipalities to manage risks, control costs, and progressively meet current community needs.

As for housing, based on my preliminary research, I found that there are 599 housing units either built or under construction in Central Saanich from 2020 to 2024, including:

- 51 Affordable Rental Units at 1909 Prosser Road (Built)
- 40 Affordable Rental Units at 7247 West Saanich Rd. (Built in 2020)
- 28 Affordable Rental Units at 7611 Central Saanich (Built on Tsawout land)
- 40 Supportive Housing Units at 7606 East Saanich Road (Built)
- 70 Rental Units at 1036 Stelly's X Rd. (Built on Tsartlip land)
- 235 Rental Units at Starlight at Marigold
- 61 Rental Units at 7701 East Saanich Rd. (Under construction)
- 50 Condo Units at Sequoia at Marigold (Built)
- 24 Condo Units at 7098 Wallace Dr. (Built)

Given this substantial development, we should reevaluate the need for additional housing, as it contradicts the objectives outlined in our current Housing Needs Assessment for Central Saanich. As previously mentioned, I do have concerns about traffic; a cluster of six-story condominium buildings and the additional vehicles will effectively disrupt the Saanichton business triangle. I sincerely question how further building will impact our

small community. Respectfully, I believe that any additional construction costs should not accidentally fall on the shoulders of taxpayers.

Unfortunately, I still have significant concerns about the financial implications of this project, particularly regarding unforeseen demands that may arise in the future, potentially leading to broken promises of tax hikes. Even the best financial experts can miss the mark, and I have seen this firsthand.

What guarantees can you provide that there will be no tax hikes? As you know, we must plan for our future as families living in a society that is becoming increasingly expensive every day.

The long-term sustainability of our community should be paramount, and it is crucial that we carefully assess how these developments will impact our budget and resources over time, especially in the future.

Projects of this scale often face unexpected challenges that can significantly alter their course. For example, unforeseen construction costs, changes in community needs, or shifts in funding availability can lead to adjustments in timelines and project scopes. By taking an incremental approach, we can remain flexible and responsive to these challenges, allowing for adjustments that better serve our community without overextending our resources.

Here are my thoughts on where our priorities should be:

1. **Phased Development:** Implementing the project in clearly defined phases could help manage costs more effectively and ensure that each stage aligns with community needs and staged priorities. This approach would allow us to evaluate the success of each phase before committing to subsequent ones.
2. **Community Engagement:** Increasing community involvement in the planning process will not only build trust but also enable us to better understand the diverse needs of residents. Regular opportunities for input and feedback can help guide the project in a direction that reflects our collective vision.
3. **Financial Transparency:** Providing detailed financial projections and discussing potential contingencies will help alleviate concerns about unexpected costs and reassure residents that the project remains fiscally responsible.

After some thought, I truly believe that by embracing an incremental and community-focused approach, we can build a redevelopment plan that not only meets our current needs but also positions us to adapt to future challenges. I encourage the Council to consider these suggestions as we move forward in this important undertaking.

Thank you for your attention to this matter. I want to express my respect for you as members of the community. I'm sure you understand that this is a significant decision, and our homes are where we find relaxation amidst the various agendas that society imposes on us.

I look forward to hearing more thoughts from both the Council and the residents of this community as we work towards finding an applicable solution in this important conversation. Ultimately, this is a community decision.

Sincerely,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 2, 2025, at 2:52 PM, Jeneric [REDACTED] wrote:

Dear Central Council,

I hope this message finds you well. I am writing to express my concerns regarding the potential 1903 Mount Newton Cross Road project in our area and to seek clarification on several important points that I would like the council to address.

Firstly, this project appears to be quite excessive, especially in light of the current economic climate, where many Canadians are facing financial difficulties. With rising costs of living and increased strain on households, allocating resources toward such an ambitious initiative seems inappropriate.

As of August 15, 2024, nearly half (45%) of Canadians reported that rising prices are significantly affecting their ability to meet day-to-day expenses, which is a notable increase from 33% just two years prior.

Furthermore, we have yet to see any estimates for the new building, and it is important to note that there is still an unresolved multi-million dollar lawsuit between the former owner of the Hovey Road site and the District. My experience with lawsuits indicates that costs can increase unexpectedly, which may necessitate drawing from reserves. Do you have a contingency plan in place to address this risk?

In light of these concerns, I respectfully ask the council to respond to the following questions:

1. Community Needs Assessment:
 - What data or assessments were conducted to determine the necessity of this structure in our community?

- How does this proposed structure align with the current needs and priorities of residents?

2. Financial Impact:

- What will be the total cost of the project, and how will it be funded?
- How will the proposed tax increase impact families and individuals, particularly those in lower income brackets?
- What are the projected long-term financial implications of this project on the community's budget?

3. Alternative Solutions:

- Have alternative solutions or projects been considered that could better serve the community's needs without imposing a tax burden?
- Can existing facilities be upgraded or repurposed instead of constructing a new structure?

4. Community Input:

- What plans are in place for community consultation and feedback regarding this project?
- How will community members be involved in the decision-making process? I believe a referendum may be appropriate.

5. Economic Considerations:

- What are the expected economic benefits of this project for the community?
- How will this structure create jobs or stimulate local business growth?

6. Environmental and Social Impact:

- I have concerns about traffic; a pod of six-story condo buildings and the associated cars will virtually shut down the Saanichton business triangle.
- What environmental considerations are associated with this project, and how will they be addressed?
- How does this structure contribute to the overall quality of life for residents?

"If it ain't broke, don't fix it." From what I have gathered, this project does not align with the Official Community Plan. We are zoned as a Residential Neighbourhood rather than Multi-unit, and there are significant reasons for this zoning designation given our small community status.

I understand that there are likely other factors influencing your intentions. However, I recognize that you have one of the most challenging jobs as public servants. Provincial and federal governments often seem disconnected from local residents, but you live in our community and have been elected to serve us. Therefore, it is your responsibility to care for us, safeguard our interests, and listen to our concerns, allowing the community to have a meaningful say in these important decisions. Better yet, stand up for what your local community wants, rather than relying on outside

resources, because that is why you were elected. Having tei young daughters, there are additional safety factors that I will not address in this letter, but I have evaluated and seriously considered the ramifications and unintended consequences involved.

Folks, I met and then voted for each of you because you demonstrated genuine concern for our community. Therefore, I ask you to listen to our voices and consider our perspectives as it's always about the families who live here.

As a resident of this community since 1998, I oppose this project for various reasons.

Thank you for your attention to these matters. I look forward to your responses and hope for a transparent discussion about the potential impacts of this project on our community.

Sincerely,
Eric Verscheure

Sent from my iPhone

"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."

Nareka Jacques

From: Jeneric [REDACTED]
Sent: Monday, March 17, 2025 2:47 AM
To: Municipal Hall
Cc: Mayor Ryan Windsor; Niall Paltiel; Sarah Riddell; Bob Thompson; Zeb King
Subject: Re: Subject: Inquiry Regarding Proposed 1903 Mount Newton Cross Road Project

Dear Members of the City Council of Central Saanich,

I have been reflecting on the meetings that have taken place and considering the feedback from my neighbours. I feel obligated to express further concerns about any expansion in our community and to present the following points for your consideration.

Unfortunately, I am writing to voice my apprehensions regarding the potential impacts of rapid development in our small community of approximately (-/+) 18,000 residents. While growth may seem beneficial at first glance, it is essential to consider the long-term consequences that such expansion could have on our quality of life, safety, and environment.

Our community has experienced a modest growth rate of about one percent per year. However, we must recognize that the proposed developments, particularly the focus on veterans' housing, represent only a small portion of the broader expansion plans. The implications of this growth could be significant and detrimental to our small community.

1. **Infrastructure Strain:** Rapid development can overwhelm our existing infrastructure, including roads, water supply, and waste management systems. Increased traffic congestion will not only hinder mobility but also impact emergency response times, posing serious safety risks for our residents.

2. **Environmental Degradation:** Expanding commercial and residential spaces can lead to the loss of green spaces, parks, and natural habitats. As a community that values its environment, we must prioritise preserving our green areas, such as the 1903 green space, rather than selling them to developers. These spaces provide essential recreational opportunities and contribute to our community's overall well-being.

3. **Public Services Burden:** The influx of new residents can place additional demands on public services, including schools, healthcare, and emergency services. Our current resources may not be equipped to handle a sudden increase in population, leading to diminished services for both new and existing residents.

4. **Economic Impact:** While developers may promise economic growth, the ultimate costs to taxpayers could be staggering which most don't see yet. Millions have already been spent directly and indirectly on infrastructure improvements, and additional expenses will likely arise, leading to increased taxes and financial strain on our community. Additionally, I would like to highlight the economic context in which these development discussions are taking place. The Bank of Canada estimates that investment in the Canadian economy could decline by 12 percent and that exports will fall by 8.5 percent if tariffs imposed by the United States last for a full year. This projected decline would lead to an overall reduction in Canadian growth by three percent over the next two years.

Given this uncertain economic climate, it is crucial to consider how the proposed expansions could strain our community further. Many residents are already facing challenges, and the need for additional services is pressing. Expanding infrastructure and development during such a precarious time may exacerbate these difficulties rather than alleviate them.

5. **Community Identity:** Rapid expansion can dilute the unique character of our town. It is crucial for us to maintain the community spirit and identity that we cherish, rather than allowing outside interests to dictate our development trajectory.

6. **Social Cohesion and Community Bonds:** Rapid expansion can disrupt existing social networks and community bonds. New developments often bring in transient populations that may not engage with or invest in the community, leading to a decline in social cohesion and a sense of belonging among long-term residents.

7. **Mental Health Impacts:** The stress and anxiety associated with rapid changes in the community, including overcrowding and loss of familiar environments, can have mental health implications for residents. A thriving community often relies on a stable and familiar environment, which can be jeopardised by unchecked growth.

8. **Loss of Historical and Cultural Identity:** Development can lead to the erosion of local history and culture. As new commercial spaces and housing developments replace older buildings and neighbourhoods, the unique character of the town may be lost, impacting residents' pride in their community and diminishing its cultural heritage.

9. **Environmental Impacts Beyond Green Spaces:** Beyond just the loss of parks, rapid development can lead to increased pollution, loss of biodiversity, and changes in local ecosystems. These environmental changes can have long-term consequences for wildlife and natural resources, which may not be immediately apparent.

10. **Increased Demand for Public Safety Resources:** With population growth, there may be a greater need for law enforcement and emergency services. This demand can stretch resources thin, potentially leading to longer response times and reduced community safety.

11. **Infrastructure Longevity and Maintenance:** New infrastructure may require ongoing maintenance and upgrades that can be costly. The initial investment may seem manageable, but as systems age, the financial burden on taxpayers can increase significantly.

12. **Impact on Local Businesses:** While new developments can bring new businesses, they can also threaten existing local businesses that may not be able to compete with larger commercial enterprises. This can lead to a loss of local jobs and the unique character of our shopping districts.

13. **Public Transportation Strain:** If new housing developments increase the population without adequate public transportation planning, it could lead to increased reliance on personal vehicles, exacerbating traffic congestion and air pollution.

14. Potential for Gentrification: Rapid development can sometimes lead to gentrification, where existing residents are priced out of their neighbourhoods due to rising property values and rents. This can lead to displacement and further exacerbate socioeconomic divides within the community.

15. Long-term Planning vs. Short-term Gains: Emphasise the importance of long-term planning and foresight. Decisions made now could have repercussions for decades, and prioritising immediate financial gains from development can lead to regrettable outcomes in the future.

In light of these concerns, I urge the council to consider a more prudent approach to our community's future. Keeping the 1903 green space intact and renovating existing structures instead of selling them to developers would not only preserve our environment but also enhance the quality of life for our residents.

Additionally, these points are just preliminary points, as I plan to research other credible studies on expansion in similar small communities. I believe there are several potential drawbacks that could arise, many of which may be unforeseen. Understanding these challenges will be crucial as we navigate the path forward.

I would also like to remind the council that planning and development companies often have significant self-interests, as their business models thrive on ongoing expansion and profit. While they may advocate for rapid development, our perspective as a community is different. We must prioritise sustaining what we already have and pursue growth that is reasonable and beneficial for all residents. It is essential to ensure that any development aligns with the long-term health and wellbeing of our community, rather than solely serving the interests of external developers.

By prioritising thoughtful, sustainable development, we can ensure that our community remains a vibrant and welcoming place for generations to come.

Thank you for considering my concerns. I hope we can work together to protect the integrity of our town and the resources we have worked so hard to achieve. As the saying goes, "Don't spend when it's time to save!"

Respectfully,

Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 4, 2025, at 1:28 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

I have been reflecting more on the discussions surrounding the proposed expansion, as these concerns have been raised by some of my neighbours. Collectively, we share a number of reservations, and I wanted to take a moment to share a few additional notes as

a precursor to our discussions. These points can be reviewed later, especially since not everything gets addressed in Town Hall meetings.

I also want to express my appreciation for the hard work and dedication you all put into addressing the needs of our community. I know you are striving to create a safe, vibrant and thriving environment for all residents. Over the years, I've been in extremely heated situations where parties eventually reached an impasse, so I believe it is crucial that everyone's voice is heard in these discussions. The concerns raised by community members are what ultimately make our community stronger and more united. By listening to diverse perspectives, we can better understand the challenges we face and work together to find effective solutions.

As someone who has spent years working with entrepreneurs, I have witnessed firsthand the challenges that arise when ambitious plans meet the realities of execution. Many promising ideas and great people have struggled to succeed because their projections often overestimate revenue potential by at least three times while underestimating expenses by at least half. This is a common occurrence. This gap can lead to significant cash flow issues, which is why I believe it's crucial to recognize that "cash is king." These hidden cash service demands, along with the timing required to generate revenue, are often what most entrepreneurs overlook.

With any expansion, especially one aimed at increasing our housing stock, we must consider the necessary contingencies. For instance, our local hospital is currently facing long and treacherous waiting lists. If we proceed with additional housing, we may find ourselves with only a limited number of beds to accommodate the increased population, particularly with more seniors potentially moving into our community. The current ratio of beds per 1,000 residents highlights this gap—more housing could exacerbate an already strained healthcare system. Unfortunately, mentioning the doctor-to-patient ratio is often a non-starter for many.

Furthermore, as our community grows, we will need to strengthen our public safety resources. With our current dedicated police officers serving our population, we are likely operating below the recommended staffing levels, especially considering that our community is currently considered safe. Unfortunately, this raises concerns about our ability to maintain safety and security, particularly as new residents from various economic backgrounds join our community. Similarly, while we are fortunate to have many volunteer firefighters, the number of full-time firefighters is limited, which could hinder our emergency response capabilities, especially in light of increased seismic activity.

These are just a few examples that contribute to the need for substantial cash flow to support the demands that come with expansion. Additionally, we are confronted with various external challenges that could compound these demands unexpectedly, such as earthquake risks, storm events, and extreme temperature fluctuations. This unfortunately necessitates a very stringent contingency plan.

These are just a few of the issues that add layers of complexity to our infrastructure and services.

While we recognize these issues, the more significant concerns stem from the 'unknown unknowns'—the unforeseen challenges that can lead to unintended consequences and mismanagement of funds in projects like this. Based on my experiences, these unpredictable factors can create a compounding effect that exacerbates existing challenges.

Given the cost of living these days, I am deeply worried about who will bridge the potential cash gap that could arise from these increased demands, as it often results in higher taxes for residents.

Please understand that I do not intend to overwhelm you with these questions; rather, I wish to share my perspective based on my experiences and those of my neighbors.

The recent discussions about the facilities for our police and firefighters, especially considering seismic concerns, are certainly valid. However, I am cautious about whether our community can sustainably support the proposed expansion without compromising our quality of life.

Moreover, I am still very concerned about the traffic congestion that additional residents may bring, as expressed by other neighbors. Does this full expansion truly align with the character and infrastructure of our small community in Central Saanich?

Again, my intention is not to point fingers or cause unnecessary distress, but only to offer my insights as a long-time resident since 1998. I am wary of rapid expansion without fully addressing the potential repercussions on our infrastructure and services.

This is why I continue to believe that any expansion should be done in increments, to build trust and address any incidental costs that will affect all community members, both metaphorically and pragmatically.

As my late grandfather used to say, 'I may want a Mercedes, but what I really need to get the job done is a reliable Honda.' That said, perhaps any reserves we hold as a community would be better utilized in a larger, ongoing plan to address unforeseen future demands within our current community members.

Thank you for reading my email and considering my thoughts on this critical matter. I appreciate your ongoing efforts and look forward to seeing how our community evolves.

Warm regards,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 3, 2025, at 1:53 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

Firstly, thanks for your prompt response, Mayor Ryan!

Secondly, after reading your recent communication regarding the proposed civic redevelopment project, I want to express my appreciation for the time and effort you and the Council have dedicated to addressing community concerns. I hear you that your intentions are rooted in the betterment of our community, and I commend your commitment to ensuring our facilities will meet the needs of residents.

However, I still have many hesitations regarding the expected costs and potential unintended consequences of this ambitious project. So, my perspective is that it may be more prudent to consider an 'incremental approach' to development, allowing for greater community involvement and adaptability over time. I understand your points about the importance of providing safer, post-seismic arrangements for our emergency and municipal workers. However, as we move forward, additional priorities and external factors are likely to emerge, and we must be prepared to respond to these evolving needs. Therefore, I suggest a phased development strategy or an incremental development approach. This method allows municipalities to manage risks, control costs, and progressively meet current community needs.

As for housing, based on my preliminary research, I found that there are 599 housing units either built or under construction in Central Saanich from 2020 to 2024, including:

- 51 Affordable Rental Units at 1909 Prosser Road (Built)
- 40 Affordable Rental Units at 7247 West Saanich Rd. (Built in 2020)
- 28 Affordable Rental Units at 7611 Central Saanich (Built on Tsawout land)
- 40 Supportive Housing Units at 7606 East Saanich Road (Built)
- 70 Rental Units at 1036 Stelly's X Rd. (Built on Tsartlip land)
- 235 Rental Units at Starlight at Marigold
- 61 Rental Units at 7701 East Saanich Rd. (Under construction)
- 50 Condo Units at Sequoia at Marigold (Built)
- 24 Condo Units at 7098 Wallace Dr. (Built)

Given this substantial development, we should reevaluate the need for additional housing, as it contradicts the objectives outlined in our current Housing Needs Assessment for Central Saanich. As previously mentioned, I do have concerns about traffic; a cluster of six-story condominium buildings and the additional vehicles will effectively disrupt the Saanichton business triangle. I sincerely question how further building will impact our small community. Respectfully, I believe that any additional construction costs should not accidentally fall on the shoulders of taxpayers.

Unfortunately, I still have significant concerns about the financial implications of this project, particularly regarding unforeseen demands that may arise in the future, potentially leading to broken promises of tax hikes. Even the best financial experts can miss the mark, and I have seen this firsthand.

What guarantees can you provide that there will be no tax hikes? As you know, we must plan for our future as families living in a society that is becoming increasingly expensive every day.

The long-term sustainability of our community should be paramount, and it is crucial that we carefully assess how these developments will impact our budget and resources over time, especially in the future.

Projects of this scale often face unexpected challenges that can significantly alter their course. For example, unforeseen construction costs, changes in community needs, or shifts in funding availability can lead to adjustments in timelines and project scopes. By taking an incremental approach, we can remain flexible and responsive to these challenges, allowing for adjustments that better serve our community without overextending our resources.

Here are my thoughts on where our priorities should be:

1. **Phased Development:** Implementing the project in clearly defined phases could help manage costs more effectively and ensure that each stage aligns with community needs and staged priorities. This approach would allow us to evaluate the success of each phase before committing to subsequent ones.
2. **Community Engagement:** Increasing community involvement in the planning process will not only build trust but also enable us to better understand the diverse needs of residents. Regular opportunities for input and feedback can help guide the project in a direction that reflects our collective vision.
3. **Financial Transparency:** Providing detailed financial projections and discussing potential contingencies will help alleviate concerns about unexpected costs and reassure residents that the project remains fiscally responsible.

After some thought, I truly believe that by embracing an incremental and community-focused approach, we can build a redevelopment plan that not only meets our current needs but also positions us to adapt to future challenges. I encourage the Council to consider these suggestions as we move forward in this important undertaking.

Thank you for your attention to this matter. I want to express my respect for you as members of the community. I'm sure you understand that this is a

significant decision, and our homes are where we find relaxation amidst the various agendas that society imposes on us.

I look forward to hearing more thoughts from both the Council and the residents of this community as we work towards finding an applicable solution in this important conversation. Ultimately, this is a community decision.

Sincerely,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 2, 2025, at 2:52 PM, Jeneric [REDACTED] wrote:

Dear Central Council,

I hope this message finds you well. I am writing to express my concerns regarding the potential 1903 Mount Newton Cross Road project in our area and to seek clarification on several important points that I would like the council to address.

Firstly, this project appears to be quite excessive, especially in light of the current economic climate, where many Canadians are facing financial difficulties. With rising costs of living and increased strain on households, allocating resources toward such an ambitious initiative seems inappropriate.

As of August 15, 2024, nearly half (45%) of Canadians reported that rising prices are significantly affecting their ability to meet day-to-day expenses, which is a notable increase from 33% just two years prior.

Furthermore, we have yet to see any estimates for the new building, and it is important to note that there is still an unresolved multi-million dollar lawsuit between the former owner of the Hovey Road site and the District. My experience with lawsuits indicates that costs can increase unexpectedly, which may necessitate drawing from reserves. Do you have a contingency plan in place to address this risk?

In light of these concerns, I respectfully ask the council to respond to the following questions:

1. Community Needs Assessment:

- What data or assessments were conducted to determine the necessity of this structure in our community?
- How does this proposed structure align with the current needs and priorities of residents?

2. Financial Impact:

- What will be the total cost of the project, and how will it be funded?
- How will the proposed tax increase impact families and individuals, particularly those in lower income brackets?
- What are the projected long-term financial implications of this project on the community's budget?

3. Alternative Solutions:

- Have alternative solutions or projects been considered that could better serve the community's needs without imposing a tax burden?
- Can existing facilities be upgraded or repurposed instead of constructing a new structure?

4. Community Input:

- What plans are in place for community consultation and feedback regarding this project?
- How will community members be involved in the decision-making process? I believe a referendum may be appropriate.

5. Economic Considerations:

- What are the expected economic benefits of this project for the community?
- How will this structure create jobs or stimulate local business growth?

6. Environmental and Social Impact:

- I have concerns about traffic; a pod of six-story condo buildings and the associated cars will virtually shut down the Saanichton business triangle.
- What environmental considerations are associated with this project, and how will they be addressed?
- How does this structure contribute to the overall quality of life for residents?

"If it ain't broke, don't fix it." From what I have gathered, this project does not align with the Official Community Plan. We are zoned as a Residential Neighbourhood rather than Multi-unit, and there are significant reasons for this zoning designation given our small community status.

I understand that there are likely other factors influencing your intentions. However, I recognize that you have one of the most challenging jobs as public servants. Provincial and federal governments often seem disconnected from local residents, but you live in our community and have been elected to serve us. Therefore, it is your responsibility to care for us, safeguard our interests, and listen to our concerns, allowing the community to have a meaningful say in these important decisions. Better yet, stand up for what your local community wants, rather than relying on outside resources, because that is why you were elected. Having two young daughters, there are additional safety factors that I will not address in this letter, but I have evaluated and seriously considered the ramifications and unintended consequences involved.

Folks, I met and then voted for each of you because you demonstrated genuine concern for our community. Therefore, I ask you to listen to our voices and consider our perspectives as it's always about the families who live here.

As a resident of this community since 1998, I oppose this project for various reasons.

Thank you for your attention to these matters. I look forward to your responses and hope for a transparent discussion about the potential impacts of this project on our community.

Sincerely,
Eric Verscheure

Sent from my iPhone

"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."

March 25, 2025

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

Attention: Mayor Windsor and Council

Reference: **Civic Redevelopment 1903 Mount Newton Road**

Dear Mayor Windsor,

We understand that Central Saanich is exploring the redevelopment of its Saanichton City Hall complex at the above-noted address.

We believe that incorporating housing into the redevelopment of 1903 Mount Newton Road would be an impactful way to meet the extreme need for affordable housing in Central Saanich.

Located in a key part of the community, occupying a highly visible and accessible location, we believe that the existing civic facilities could easily accommodate many homes with a properly planned master plan as contemplated in the Saanichton Village Plan.

We're submitting this letter to express our interest in working with you to realize the redevelopment of this site for a mixed-use residential redevelopment. While we understand the District is currently considering multiple options and receiving public feedback, it would be an opportune time to work with a non-profit housing developer to gather important input into your plans; at recent public hearings we've heard from the community the strong desire for growth and more homes to be located in the village core.

Catalyst is a BC-based not-for-profit real estate developer creating vibrant, affordable, and inspiring places for people to live and work in. We do this by working with other non-profit and government organizations to unlock the value within real estate assets, reinvesting that value back into BC communities.

With an independent Board of Directors, we develop and own market and near-market rental housing, community program and administration space, and commercial space. Our team has extensive development experience across BC, from Tofino, to Victoria, Vancouver, Penticton, Burnaby, and more.

We are one of very few non-profits in Canada that have the sophistication to attract social investment capital in addition to Federal and Provincial funds to develop real estate assets for community benefit.

We currently have projects with funding from CMHC, BC Builds, BC Housing, Vancity, and a social capital investment fund which affords our partners little equity investment requirements in projects.

We understand that the civic redevelopment plans will likely be following a proscribed process for disposition/redevelopment of the site, but we believe there are other options available including long-term land leases, a forward sale or joint ventures. We would encourage you to explore these options now and early in the process.

In the spirit of community building and perhaps further conversations, Catalyst would like to propose an informal discussion with the District of Central Saanich about how Catalyst could approach a community directed redevelopment of this important property, and how Central Saanich can benefit from additional housing and commercial spaces.

We would love to discuss this further with yourself and/or Council should you find this option interesting.

Kind regards,



Scott Dutchak, MBA, MCIP, RPP
President, Catalyst Community Developers Society

c. Megan Pohanka, VP, Project Generation, Catalyst



Dean Rebneris
4764 Beaver Rd.
Victoria B.C.
V9E 2J7

March 26, 2025

Central Saanich Council
District of Central Saanich
1903 Mt. Newton X Rd.
Saanichton, B.C. V8M 2A6

Re: Municipal Hall Redevelopment

Dear Mayor and Council,

I think the Municipal Hall Precinct should be reserved solely for the business of the Municipal Government, the Fire Department and the Police Service and not for housing or commercial enterprise.

I think the District of Central Saanich is privileged to have two exceptional Villages; Brentwood Bay and Saanichton and should continue to work with the community to advance development excellence in both the private and public realms while maintaining its own autonomy and distinction as a government institution.

Sincerely,

Dean Rebneris

Nareka Jacques

From: Garry and Arlene Antonik [REDACTED]
Sent: March 31, 2025 12:41 PM
To: Communications
Subject: Municipal Land -- City Hall

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

Greetings Council,

I am sorry to have missed the opportunity for input on the municipal land use survey. We have been away.

I wanted to add my voice to others to request no more than a four story building on this site. Six storys is too high. I wouldn't want to see this height on any property in the Saanichton Village which is quaint and unique and we want to keep it that way in our rural community.

Thank you for your consideration of these comments,

Arlene Antonik
1860 Rye Place, Saanichton
Fifty Year Resident

"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."

Nareka Jacques

From: Jeneric [REDACTED]
Sent: Thursday, April 3, 2025 6:03 PM
To: Municipal Hall
Cc: Mayor Ryan Windsor; Niall Paltiel; Sarah Riddell; Bob Thompson; Zeb King
Subject: Re: Subject: Inquiry Regarding Proposed 1903 Mount Newton Cross Road Project

Dear Central Saanich Council,

Respectfully, I want to take this opportunity to explain my concerns how Trump's new tariffs are likely to impact our small community of Central Saanich, British Columbia, and why it is imperative that we prepare ourselves for the uncertainty that lies ahead.

As I have mentioned on several occasions, these tariffs will affect us in numerous ways. With Trump's recent announcements, it is clear that a significant wave of challenges is coming our way.

In simple terms, consider the impact on construction materials. If tariffs are imposed on steel and lumber imports, the cost of these essential materials will rise as suppliers pass on the increased costs to consumers. For instance, if the price of steel rises by 20%, a construction project that initially cost \$1 million might see material costs jump to \$1.2 million. This would force developers to either absorb the costs or pass them on, leading to higher prices for homes and apartments. Such increases affect not just developers but every resident in Central Saanich, making it challenging for families looking to buy or upgrade their homes.

Here's a list of construction products that the United States imports to Canada. Here's the visual reminder:

1. Lumber (Softwood Lumber)
2. Steel Products (Structural Steel, Rebars, Steel Sheets)
3. Concrete and Cement
4. Plumbing Fixtures and Supplies (Pipes, Fittings, Faucets)
5. Electrical Equipment and Supplies (Wiring, Switches, Outlets)
6. Insulation Materials (Fiberglass Insulation, Foam Board, Spray Foam)
7. Roofing Materials (Asphalt Shingles, Metal Roofing)
8. Drywall and Gypsum Products
9. Windows and Doors (Prefabricated Windows and Doors)
10. Building Hardware (Fasteners, Hinges, Brackets)
11. Landscaping Materials (Pavers, Bricks)
12. Siding Products (Vinyl Siding, Fiber Cement Siding)

Trump's trade policies can significantly impact the prices of these materials, leading to increased costs for construction companies and ultimately affecting construction workers' expenses. This results in just to name a few:

1. Increased Tariffs that suppliers pass on to consumers.
2. Supply Chain Disruptions causing delays in material availability.

3. Rising Costs of Living as construction material prices increase.
4. Reduced Profit Margins for contractors, potentially leading to fewer projects.
5. Uncertainty in Budgeting due to fluctuating material prices.
6. Increased Competition among contractors under financial pressure.
7. A Shift to Alternative Materials in response to rising prices.

As a mentioned before, Entrepreneurs often overestimate potential gains while underestimating costs, and in this unpredictable environment, we must anticipate escalating expenses. I really don't think the big plans for 1903 Mount Newton will go smoothly. I urge you to reconsider how renovating this property could be better suited for our residents versus selling it to a developer.

I always think ahead with any projects I'm involved in, maintaining positive expectations while also planning for the worst. I believe that the latter perspective (planning for the worst) is becoming increasingly relevant, especially now.

Fiscal responsibility is even more relevant with these new developments from Trump, as the effects are truly unimaginable. I'm not trying to be an alarmist, but we need to recognize the potential impact on our community.

As you consistently discuss the necessity for housing, it is crucial that you approach the planning with caution and foresight, considering the potential economic implications of these tariffs on our community. While the idea may usually stem from good intentions, the financial impact without prudent foresight and strategic planning can be detrimental.

I will also be including a video from today's announcement by our Prime Minister, which further emphasizes we will be unfortunate affected; however, there are other aspects that he is not taking a consideration, my guess he knows as it's an election.

<https://youtu.be/zJulKkS-Rt4>

Thank you for your attention to this pressing concern as it will affect all of us in more ways than we can think.

Respectfully,
Eric :)

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 17, 2025, at 2:47 AM, Jeneric [REDACTED] wrote:

Dear Members of the City Council of Central Saanich,

I have been reflecting on the meetings that have taken place and considering the feedback from my neighbours. I feel obligated to express further concerns about any expansion in our community and to present the following points for your consideration.

Unfortunately, I am writing to voice my apprehensions regarding the potential impacts of rapid development in our small community of approximately (-/+) 18,000 residents. While growth may seem beneficial at first glance, it is essential to consider the long-term consequences that such expansion could have on our quality of life, safety, and environment.

Our community has experienced a modest growth rate of about one percent per year. However, we must recognize that the proposed developments, particularly the focus on veterans' housing, represent only a small portion of the broader expansion plans. The implications of this growth could be significant and detrimental to our small community.

1. Infrastructure Strain: Rapid development can overwhelm our existing infrastructure, including roads, water supply, and waste management systems. Increased traffic congestion will not only hinder mobility but also impact emergency response times, posing serious safety risks for our residents.

2. Environmental Degradation: Expanding commercial and residential spaces can lead to the loss of green spaces, parks, and natural habitats. As a community that values its environment, we must prioritise preserving our green areas, such as the 1903 green space, rather than selling them to developers. These spaces provide essential recreational opportunities and contribute to our community's overall well-being.

3. Public Services Burden: The influx of new residents can place additional demands on public services, including schools, healthcare, and emergency services. Our current resources may not be equipped to handle a sudden increase in population, leading to diminished services for both new and existing residents.

4. Economic Impact: While developers may promise economic growth, the ultimate costs to taxpayers could be staggering which most don't see yet. Millions have already been spent directly and indirectly on infrastructure improvements, and additional expenses will likely arise, leading to increased taxes and financial strain on our community. Additionally, I would like to highlight the economic context in which these development discussions are taking place. The Bank of Canada estimates that investment in the Canadian economy could decline by 12 percent and that exports will fall by 8.5 percent if tariffs imposed by the United States last for a full year. This projected decline would lead to an overall reduction in Canadian growth by three percent over the next two years.

Given this uncertain economic climate, it is crucial to consider how the proposed expansions could strain our community further. Many residents are already facing challenges, and the need for additional services is pressing. Expanding infrastructure and development during such a precarious time may exacerbate these difficulties rather than alleviate them.

5. **Community Identity:** Rapid expansion can dilute the unique character of our town. It is crucial for us to maintain the community spirit and identity that we cherish, rather than allowing outside interests to dictate our development trajectory.
6. **Social Cohesion and Community Bonds:** Rapid expansion can disrupt existing social networks and community bonds. New developments often bring in transient populations that may not engage with or invest in the community, leading to a decline in social cohesion and a sense of belonging among long-term residents.
7. **Mental Health Impacts:** The stress and anxiety associated with rapid changes in the community, including overcrowding and loss of familiar environments, can have mental health implications for residents. A thriving community often relies on a stable and familiar environment, which can be jeopardised by unchecked growth.
8. **Loss of Historical and Cultural Identity:** Development can lead to the erosion of local history and culture. As new commercial spaces and housing developments replace older buildings and neighbourhoods, the unique character of the town may be lost, impacting residents' pride in their community and diminishing its cultural heritage.
9. **Environmental Impacts Beyond Green Spaces:** Beyond just the loss of parks, rapid development can lead to increased pollution, loss of biodiversity, and changes in local ecosystems. These environmental changes can have long-term consequences for wildlife and natural resources, which may not be immediately apparent.
10. **Increased Demand for Public Safety Resources:** With population growth, there may be a greater need for law enforcement and emergency services. This demand can stretch resources thin, potentially leading to longer response times and reduced community safety.
11. **Infrastructure Longevity and Maintenance:** New infrastructure may require ongoing maintenance and upgrades that can be costly. The initial investment may seem manageable, but as systems age, the financial burden on taxpayers can increase significantly.
12. **Impact on Local Businesses:** While new developments can bring new businesses, they can also threaten existing local businesses that may not be able to compete with larger commercial enterprises. This can lead to a loss of local jobs and the unique character of our shopping districts.
13. **Public Transportation Strain:** If new housing developments increase the population without adequate public transportation planning, it could lead to increased reliance on personal vehicles, exacerbating traffic congestion and air pollution.
14. **Potential for Gentrification:** Rapid development can sometimes lead to gentrification, where existing residents are priced out of their neighbourhoods due to rising property values and rents. This can lead to displacement and further exacerbate socioeconomic divides within the community.

15. Long-term Planning vs. Short-term Gains: Emphasise the importance of long-term planning and foresight. Decisions made now could have repercussions for decades, and prioritising immediate financial gains from development can lead to regrettable outcomes in the future.

In light of these concerns, I urge the council to consider a more prudent approach to our community's future. Keeping the 1903 green space intact and renovating existing structures instead of selling them to developers would not only preserve our environment but also enhance the quality of life for our residents.

Additionally, these points are just preliminary points, as I plan to research other credible studies on expansion in similar small communities. I believe there are several potential drawbacks that could arise, many of which may be unforeseen. Understanding these challenges will be crucial as we navigate the path forward.

I would also like to remind the council that planning and development companies often have significant self-interests, as their business models thrive on ongoing expansion and profit. While they may advocate for rapid development, our perspective as a community is different. We must prioritise sustaining what we already have and pursue growth that is reasonable and beneficial for all residents. It is essential to ensure that any development aligns with the long-term health and wellbeing of our community, rather than solely serving the interests of external developers.

By prioritising thoughtful, sustainable development, we can ensure that our community remains a vibrant and welcoming place for generations to come.

Thank you for considering my concerns. I hope we can work together to protect the integrity of our town and the resources we have worked so hard to achieve. As the saying goes, "Don't spend when it's time to save!"

Respectfully,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 4, 2025, at 1:28 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

I have been reflecting more on the discussions surrounding the proposed expansion, as these concerns have been raised by some of my neighbours. Collectively, we share a number of reservations, and I wanted to take a moment to share a few additional notes as a precursor to our discussions.

These points can be reviewed later, especially since not everything gets addressed in Town Hall meetings.

I also want to express my appreciation for the hard work and dedication you all put into addressing the needs of our community. I know you are striving to create a safe, vibrant and thriving environment for all residents. Over the years, I've been in extremely heated situations where parties eventually reached an impasse, so I believe it is crucial that everyone's voice is heard in these discussions. The concerns raised by community members are what ultimately make our community stronger and more united. By listening to diverse perspectives, we can better understand the challenges we face and work together to find effective solutions.

As someone who has spent years working with entrepreneurs, I have witnessed firsthand the challenges that arise when ambitious plans meet the realities of execution. Many promising ideas and great people have struggled to succeed because their projections often overestimate revenue potential by at least three times while underestimating expenses by at least half. This is a common occurrence. This gap can lead to significant cash flow issues, which is why I believe it's crucial to recognize that "cash is king." These hidden cash service demands, along with the timing required to generate revenue, are often what most entrepreneurs overlook.

With any expansion, especially one aimed at increasing our housing stock, we must consider the necessary contingencies. For instance, our local hospital is currently facing long and treacherous waiting lists. If we proceed with additional housing, we may find ourselves with only a limited number of beds to accommodate the increased population, particularly with more seniors potentially moving into our community. The current ratio of beds per 1,000 residents highlights this gap—more housing could exacerbate an already strained healthcare system. Unfortunately, mentioning the doctor-to-patient ratio is often a non-starter for many.

Furthermore, as our community grows, we will need to strengthen our public safety resources. With our current dedicated police officers serving our population, we are likely operating below the recommended staffing levels, especially considering that our community is currently considered safe. Unfortunately, this raises concerns about our ability to maintain safety and security, particularly as new residents from various economic backgrounds join our community. Similarly, while we are fortunate to have many volunteer firefighters, the number of full-time firefighters is limited, which could hinder our emergency response capabilities, especially in light of increased seismic activity.

These are just a few examples that contribute to the need for substantial cash flow to support the demands that come with expansion. Additionally, we are confronted with various external challenges that could compound these demands unexpectedly, such as earthquake risks, storm events, and

extreme temperature fluctuations. This unfortunately necessitates a very stringent contingency plan.

These are just a few of the issues that add layers of complexity to our infrastructure and services.

While we recognize these issues, the more significant concerns stem from the 'unknown unknowns'—the unforeseen challenges that can lead to unintended consequences and mismanagement of funds in projects like this. Based on my experiences, these unpredictable factors can create a compounding effect that exacerbates existing challenges.

Given the cost of living these days, I am deeply worried about who will bridge the potential cash gap that could arise from these increased demands, as it often results in higher taxes for residents.

Please understand that I do not intend to overwhelm you with these questions; rather, I wish to share my perspective based on my experiences and those of my neighbors.

The recent discussions about the facilities for our police and firefighters, especially considering seismic concerns, are certainly valid. However, I am cautious about whether our community can sustainably support the proposed expansion without compromising our quality of life.

Moreover, I am still very concerned about the traffic congestion that additional residents may bring, as expressed by other neighbors. Does this full expansion truly align with the character and infrastructure of our small community in Central Saanich?

Again, my intention is not to point fingers or cause unnecessary distress, but only to offer my insights as a long-time resident since 1998. I am wary of rapid expansion without fully addressing the potential repercussions on our infrastructure and services.

This is why I continue to believe that any expansion should be done in increments, to build trust and address any incidental costs that will affect all community members, both metaphorically and pragmatically.

As my late grandfather used to say, 'I may want a Mercedes, but what I really need to get the job done is a reliable Honda.' That said, perhaps any reserves we hold as a community would be better utilized in a larger, ongoing plan to address unforeseen future demands within our current community members.

Thank you for reading my email and considering my thoughts on this critical matter. I appreciate your ongoing efforts and look forward to seeing how our community evolves.

Warm regards,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 3, 2025, at 1:53 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

Firstly, thanks for your prompt response, Mayor Ryan!

Secondly, after reading your recent communication regarding the proposed civic redevelopment project, I want to express my appreciation for the time and effort you and the Council have dedicated to addressing community concerns. I hear you that your intentions are rooted in the betterment of our community, and I commend your commitment to ensuring our facilities will meet the needs of residents.

However, I still have many hesitations regarding the expected costs and potential unintended consequences of this ambitious project. So, my perspective is that it may be more prudent to consider an 'incremental approach' to development, allowing for greater community involvement and adaptability over time. I understand your points about the importance of providing safer, post-seismic arrangements for our emergency and municipal workers. However, as we move forward, additional priorities and external factors are likely to emerge, and we must be prepared to respond to these evolving needs. Therefore, I suggest a phased development strategy or an incremental development approach. This method allows municipalities to manage risks, control costs, and progressively meet current community needs.

As for housing, based on my preliminary research, I found that there are 599 housing units either built or under construction in Central Saanich from 2020 to 2024, including:

- 51 Affordable Rental Units at 1909 Prosser Road (Built)
- 40 Affordable Rental Units at 7247 West Saanich Rd. (Built in 2020)

- 28 Affordable Rental Units at 7611 Central Saanich (Built on Tsawout land)
- 40 Supportive Housing Units at 7606 East Saanich Road (Built)
- 70 Rental Units at 1036 Stelly's X Rd. (Built on Tsartlip land)
- 235 Rental Units at Starlight at Marigold
- 61 Rental Units at 7701 East Saanich Rd. (Under construction)
- 50 Condo Units at Sequoia at Marigold (Built)
- 24 Condo Units at 7098 Wallace Dr. (Built)

Given this substantial development, we should reevaluate the need for additional housing, as it contradicts the objectives outlined in our current Housing Needs Assessment for Central Saanich. As previously mentioned, I do have concerns about traffic; a cluster of six-story condominium buildings and the additional vehicles will effectively disrupt the Saanichton business triangle. I sincerely question how further building will impact our small community. Respectfully, I believe that any additional construction costs should not accidentally fall on the shoulders of taxpayers.

Unfortunately, I still have significant concerns about the financial implications of this project, particularly regarding unforeseen demands that may arise in the future, potentially leading to broken promises of tax hikes. Even the best financial experts can miss the mark, and I have seen this firsthand.

What guarantees can you provide that there will be no tax hikes? As you know, we must plan for our future as families living in a society that is becoming increasingly expensive every day.

The long-term sustainability of our community should be paramount, and it is crucial that we carefully assess how these developments will impact our budget and resources over time, especially in the future.

Projects of this scale often face unexpected challenges that can significantly alter their course. For example, unforeseen construction costs, changes in community needs, or shifts in funding availability can lead to adjustments in timelines and project scopes. By taking an incremental approach, we can remain flexible and responsive to these challenges, allowing for adjustments that better serve our community without overextending our resources.

Here are my thoughts on where our priorities should be:

1. Phased Development: Implementing the project in clearly defined phases could help manage costs more effectively and ensure that each stage aligns with community needs and staged priorities. This approach would allow us to evaluate the success of each phase before committing to subsequent ones.

2. Community Engagement: Increasing community involvement in the planning process will not only build trust but also enable us to better understand the diverse needs of residents. Regular opportunities for input and feedback can help guide the project in a direction that reflects our collective vision.

3. Financial Transparency: Providing detailed financial projections and discussing potential contingencies will help alleviate concerns about unexpected costs and reassure residents that the project remains fiscally responsible.

After some thought, I truly believe that by embracing an incremental and community-focused approach, we can build a redevelopment plan that not only meets our current needs but also positions us to adapt to future challenges. I encourage the Council to consider these suggestions as we move forward in this important undertaking.

Thank you for your attention to this matter. I want to express my respect for you as members of the community. I'm sure you understand that this is a significant decision, and our homes are where we find relaxation amidst the various agendas that society imposes on us.

I look forward to hearing more thoughts from both the Council and the residents of this community as we work towards finding an applicable solution in this important conversation. Ultimately, this is a community decision.

Sincerely,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 2, 2025, at 2:52 PM, Jeneric

██████████ wrote:

Dear Central Council,

I hope this message finds you well. I am writing to express my concerns regarding the potential 1903 Mount Newton Cross Road project in our area and to seek clarification on several important points that I would like the council to address.

Firstly, this project appears to be quite excessive, especially in light of the current economic climate, where many Canadians are facing financial difficulties. With rising costs of living and increased strain on households, allocating resources toward such an ambitious initiative seems inappropriate.

As of August 15, 2024, nearly half (45%) of Canadians reported that rising prices are significantly affecting their ability to meet day-to-day expenses, which is a notable increase from 33% just two years prior.

Furthermore, we have yet to see any estimates for the new building, and it is important to note that there is still an unresolved multi-million dollar lawsuit between the former owner of the Hovey Road site and the District. My experience with lawsuits indicates that costs can increase unexpectedly, which may necessitate drawing from reserves. Do you have a contingency plan in place to address this risk?

In light of these concerns, I respectfully ask the council to respond to the following questions:

1. Community Needs Assessment:

- What data or assessments were conducted to determine the necessity of this structure in our community?

- How does this proposed structure align with the current needs and priorities of residents?

2. Financial Impact:

- What will be the total cost of the project, and how will it be funded?
- How will the proposed tax increase impact families and individuals, particularly those in lower income brackets?
- What are the projected long-term financial implications of this project on the community's budget?

3. Alternative Solutions:

- Have alternative solutions or projects been considered that could better serve the community's needs without imposing a tax burden?
- Can existing facilities be upgraded or repurposed instead of constructing a new structure?

4. Community Input:

- What plans are in place for community consultation and feedback regarding this project?
- How will community members be involved in the decision-making process? I believe a referendum may be appropriate.

5. Economic Considerations:

- What are the expected economic benefits of this project for the community?
- How will this structure create jobs or stimulate local business growth?

6. Environmental and Social Impact:

- I have concerns about traffic; a pod of six-story condo buildings and the associated cars will virtually shut down the Saanichton business triangle.
- What environmental considerations are associated with this project, and how will they be addressed?
- How does this structure contribute to the overall quality of life for residents?

“If it ain't broke, don't fix it.” From what I have gathered, this project does not align with the Official Community Plan. We are zoned as a Residential Neighbourhood rather than Multi-unit, and there are significant reasons for this

zoning designation given out small community status.

I understand that there are likely other factors influencing your intentions. However, I recognize that you have one of the most challenging jobs as public servants. Provincial and federal governments often seem disconnected from local residents, but you live in our community and have been elected to serve us. Therefore, it is your responsibility to care for us, safeguard our interests, and listen to our concerns, allowing the community to have a meaningful say in these important decisions. Better yet, stand up for what your local community wants, rather than relying on outside resources, because that is why you were elected. Having tei young daughters, there are additional safety factors that I will not address in this letter, but I have evaluated and seriously considered the ramifications and unintended consequences involved.

Folks, I met and then voted for each of you because you demonstrated genuine concern for our community. Therefore, I ask you to listen to our voices and consider our perspectives as it's always about the families who live here.

As a resident of this community since 1998, I oppose this project for various reasons.

Thank you for your attention to these matters. I look forward to your responses and hope for a transparent discussion about the potential impacts of this project on our community.

Sincerely,
Eric Verscheure

Sent from my iPhone

"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."

Nareka Jacques

From: David Lawson [REDACTED]
Sent: Friday, April 4, 2025 9:46 AM
To: Municipal Hall
Cc: Fernando Pimentel; Mayor Ryan Windsor; Chris Graham; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson; Zeb King
Subject: April 7th Special (Open) Council Meeting

Please add these questions to the April 7th Special (Open) Council Meeting.

- How did the District arrive at \$55M for the civic redevelopment?
- Does the \$55M civic redevelopment estimate include the \$5M already spent on Hovey Road?
- How will property taxes be affected if the cost of the civic redevelopment project increases from \$55M to \$70M, \$80M, \$90M?
- If the civic development estimate increases from \$55M to \$70M, \$80M, \$90M, will the incremental debt servicing cost come from reserves or increased debt?
- If the civic redevelopment exceeds \$55M, will interfund borrowing be required. If so, from where?
- What does the BC Assessment Authority assess the 1903 Mt. Newton property to be worth?
- What term was used to estimate the \$55M civic redevelopment debt. Would a different term be factored in if cost estimates for the project increased to \$70M, \$80M, \$90M?
- What will adjusted reserves to liability service levels ratio be if \$21.5M from reserves is used to fund the civic redevelopment?
- As stated on page 68, 'Major buildings are in reasonable condition, though the public works facility and Municipal Hall Complex are approaching their end of life'. Specifically, what does 'approaching' mean ... 1 year, 5 year, 10 year?
- When the loss of interest on \$21.5M from reserves is used for capital (facilities), what will the actual debt servicing cost (debt servicing + loss of interest on reserves) to taxpayers be for 2025~2029.
- In 2 years, the District will be faced with a shortfall in optimum reserves levels of \$7,945,926. If reserves are topped up to optimum at that time, will that affect the ability to draw from reserves supporting the funding of capital projects from 2025~2029?
- Why is the District budgeting money for facilities which are rated at level C, when there is more urgent need for drainage, water and sewer which are assessed below level C?
- The projected rating for 'facilities in 2027 at proposed funding' is estimated at level B. Why wouldn't it be rated at level A?

- Please confirm that the District's budget in 2027 and 2028 will drop by 40% and 12%, respectfully.
- Please confirm that the District's budget for property taxes from 2026 to 2029 will drop to about 4.5% annually?
- Debt servicing in 2024 consumed 5.3% of the District's surplus. Please confirm that in 2027, 2028, 2029, debt servicing, as a percentage of surplus, will jump to 34%, 38% and 37%, respectfully?

- How does the population growth rate from 2024 to 2025 compare to the following department cost increases?
 - o Fire Department increase by 15.8% over 2024.
 - o Police services increase by \$486,800 or 7.6% over 2024.
 - o Finance department increase of 14.8% over 2024.
 - o Planning, Building & Bylaw Services of 37.9% over 2024.
- Across all departments, what is the estimated FTE hours needed to support the civic redevelopment project?

- Across all departments, what is the estimated cost of staffing the civic redevelopment project?
- What is the scope of the new facilities project coordinator role?

- Grant revenue in 2024 was \$2,876,053. In 2025, it is budgeted to be \$4,810,500. What is the source of the approximate \$2M increase in grant revenue?
- What cost saving programs are identified in the budget, and what will be the savings to the taxpayer?

- Has contingency been created for the effects of tariffs on vehicles, equipment, supplies, etc, for operational expenses and capital initiatives?
 - o What is the value of the contingency?
- Has contingency been created for a potential loss of the Hovey Road lawsuit?
 - o What is the value of the contingency?
 - o Does the contingency include legal fees?
- What are the Hovey Road cumulative legal costs-to-date?

- Risk management is budgeted to cost the District \$168K. I could find no notes in previous financial statements that listed any identified risks. What work product is generated from this role?

David Lawson

"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."

Pamela Martin

From: Jeneric [REDACTED]
Sent: April 7, 2025 12:39 PM
To: Municipal Hall
Cc: Mayor Ryan Windsor; Niall Paltiel; Sarah Riddell; Bob Thompson; Zeb King
Subject: Re: Subject: Inquiry Regarding Proposed 1903 Mount Newton Cross Road Project

Dear Central Saanich Council,

After witnessing the recent town halls and observing the significant pushback in the USA, I wanted to take a moment to thank you for your bravery and commitment to serving our community. It's clear to me that it's not an easy job in our small community.

However, I have to ask: is our community really small? I believe we're much more than that. We are a reflection of how government decisions, advancements in technology, and scientific progress impact our lives as humans especially over the past few years.

In my years of being involved with various projects—from conferences to marketing technologies to conflict management across different cultures—I have learned one pressing truth: higher governance, along with advancements in science and technology, often moves too quickly. Only time reveals what is truly important for humanity and, unfortunately, this moves much slower than assertions of the aforementioned.

While we may have good intentions and strive to do what we believe is right in the name of growth, these experiences teach us through errors that the true purpose of our efforts is to be human.

Without divulging details, as I review federal government policies, I see several flaws. The numbers simply don't add up, (ie, too much spending) and it's clear that the pressures on our community's growth stem from decisions and influences at higher levels. In my opinion, trying to maintain this pace of "growth" isn't reasonable. We see this happening all around us, especially in the USA, where attempts to push for rapid growth have led to significant disruptions and pushback against the Trump administration. Even in our neighbouring cities, there are signs of significant concerns.

A major component we need to expose here is the impact of federal immigration policy. The current approach has created challenges for smaller communities like ours. The quick influx of newcomers can strain our local resources and services, making me wonder: Is the current growth policy from our Federal Governments we are experiencing truly sustainable? Are there unintended consequences occurring that are having detrimental effects? While we often emphasize a 1 percent growth target for our communities, are we also facing pressures from higher levels of governance? Unfortunately, if this is the case, it may lead opportunistic developers to focus on short-term gains at the expense of the long-term health and reasonable growth of our smaller communities.

As we navigate these complex issues, we need to be mindful of how decisions at higher levels affect our community and its people. The way immigration policies are designed can significantly impact our way of life, often overshadowing the human needs that should take priority. Who is going to be the voice to say "no"?

My father-in-law continually joked, 'Be careful of the numbers that higher government presents. On average, they look pretty good. But dig a little deeper, and you might find you're living in a reality where you're sitting on a block of ice with your backside exposed, and your hair's on fire! Sure, on average, you might be feeling pretty good, but let me tell you, that's not a situation you want to find yourself in real terms.

More and more every day, we are interconnected with broader national and global trends, and we should advocate for policies that put our residents' well-being first.

I truly believe it's time to find a balance between progress and the quality of life we all value and set the example to other communities.

So, in essence, I don't think we can avoid the need for upgrades to our current facilities. If you're wondering where I stand, this is my current position:

“- Renovate, update, and repurpose the existing Municipal Hall, Police Service, and Fire Hall 2 buildings. Additionally, consider what other community benefits could be added to the currently underutilized space at the existing site.”

After meeting with you all, and voting for you, I feel confident that you represent our community well. I kindly, urge you to consider how we can lead by example in addressing these challenges together. We can pave the way for a future that values both progress and a positive human experience.

Thank you for listening and for your ongoing commitment to our community.

Respectfully,
Eric

PS Normally, I don't like to be overly communicative to council; however, the expansions I'm seeing around seem to be popping up too rapidly.

Sent from my iPhone

On Apr 3, 2025, at 6:03 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

Respectfully, I want to take this opportunity to explain my concerns how Trump's new tariffs are likely to impact our small community of Central Saanich, British Columbia, and why it is imperative that we prepare ourselves for the uncertainty that lies ahead.

As I have mentioned on several occasions, these tariffs will affect us in numerous ways. With Trump's recent announcements, it is clear that a significant wave of challenges is coming our way.

In simple terms, consider the impact on construction materials. If tariffs are imposed on steel and lumber imports, the cost of these essential materials will rise as suppliers pass on the

increased costs to consumers. For instance, if the price of steel rises by 20%, a construction project that initially cost \$1 million might see material costs jump to \$1.2 million. This would force developers to either absorb the costs or pass them on, leading to higher prices for homes and apartments. Such increases affect not just developers but every resident in Central Saanich, making it challenging for families looking to buy or upgrade their homes.

Here's a list of construction products that the United States imports to Canada. Here's the visual reminder:

1. Lumber (Softwood Lumber)
2. Steel Products (Structural Steel, Rebars, Steel Sheets)
3. Concrete and Cement
4. Plumbing Fixtures and Supplies (Pipes, Fittings, Faucets)
5. Electrical Equipment and Supplies (Wiring, Switches, Outlets)
6. Insulation Materials (Fiberglass Insulation, Foam Board, Spray Foam)
7. Roofing Materials (Asphalt Shingles, Metal Roofing)
8. Drywall and Gypsum Products
9. Windows and Doors (Prefabricated Windows and Doors)
10. Building Hardware (Fasteners, Hinges, Brackets)
11. Landscaping Materials (Pavers, Bricks)
12. Siding Products (Vinyl Siding, Fiber Cement Siding)

Trump's trade policies can significantly impact the prices of these materials, leading to increased costs for construction companies and ultimately affecting construction workers' expenses. This results in just to name a few:

1. Increased Tariffs that suppliers pass on to consumers.
2. Supply Chain Disruptions causing delays in material availability.
3. Rising Costs of Living as construction material prices increase.
4. Reduced Profit Margins for contractors, potentially leading to fewer projects.
5. Uncertainty in Budgeting due to fluctuating material prices.
6. Increased Competition among contractors under financial pressure.
7. A Shift to Alternative Materials in response to rising prices.

As a mentioned before, Entrepreneurs often overestimate potential gains while underestimating costs, and in this unpredictable environment, we must anticipate escalating expenses. I really don't think the big plans for 1903 Mount Newton will go smoothly. I urge you to reconsider how renovating this property could be better suited for our residents versus selling it to a developer.

I always think ahead with any projects I'm involved in, maintaining positive expectations while also planning for the worst. I believe that the latter perspective (planning for the worst) is becoming increasingly relevant, especially now.

Fiscal responsibility is even more relevant with these new developments from Trump, as the effects are truly unimaginable. I'm not trying to be an alarmist, but we need to recognize the potential impact on our community.

As you consistently discuss the necessity for housing, it is crucial that you approach the planning with caution and foresight, considering the potential economic implications of these tariffs on our community. While the idea may usually stem from good intentions, the financial impact without prudent foresight and strategic planning can be detrimental.

I will also be including a video from today's announcement by our Prime Minister, which further emphasizes we will be unfortunate affected; however, there are other aspects that he is not taking a consideration, my guess he knows as it's an election.

<https://youtu.be/zJulKkS-Rt4>

Thank you for your attention to this pressing concern as it will affect all of us in more ways than we can think.

Respectfully,
Eric :)

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 17, 2025, at 2:47 AM, Jeneric [REDACTED] wrote:

Dear Members of the City Council of Central Saanich,

I have been reflecting on the meetings that have taken place and considering the feedback from my neighbours. I feel obligated to express further concerns about any expansion in our community and to present the following points for your consideration.

Unfortunately, I am writing to voice my apprehensions regarding the potential impacts of rapid development in our small community of approximately (-/+) 18,000 residents. While growth may seem beneficial at first glance, it is essential to consider the long-term consequences that such expansion could have on our quality of life, safety, and environment.

Our community has experienced a modest growth rate of about one percent per year. However, we must recognize that the proposed developments, particularly the focus on veterans' housing, represent only a small portion of the broader expansion plans. The implications of this growth could be significant and detrimental to our small community.

1. Infrastructure Strain: Rapid development can overwhelm our existing infrastructure, including roads, water supply, and waste management systems. Increased traffic congestion will not only hinder mobility but also impact emergency response times, posing serious safety risks for our residents.

2. Environmental Degradation: Expanding commercial and residential spaces can lead to the loss of green spaces, parks, and natural habitats. As a community that values its environment, we must prioritise preserving our green areas, such as the 1903 green space, rather than selling them to developers. These spaces provide essential recreational opportunities and contribute to our community's overall well-being.

3. Public Services Burden: The influx of new residents can place additional demands on public services, including schools, healthcare, and emergency services. Our current resources may not be equipped to handle a sudden increase in population, leading to diminished services for both new and existing residents.

4. Economic Impact: While developers may promise economic growth, the ultimate costs to taxpayers could be staggering which most don't see yet. Millions have already been spent directly and indirectly on infrastructure improvements, and additional expenses will likely arise, leading to increased taxes and financial strain on our community. Additionally, I would like to highlight the economic context in which these development discussions are taking place. The Bank of Canada estimates that investment in the Canadian economy could decline by 12 percent and that exports will fall by 8.5 percent if tariffs imposed by the United States last for a full year. This projected decline would lead to an overall reduction in Canadian growth by three percent over the next two years.

Given this uncertain economic climate, it is crucial to consider how the proposed expansions could strain our community further. Many residents are already facing challenges, and the need for additional services is pressing. Expanding infrastructure and development during such a precarious time may exacerbate these difficulties rather than alleviate them.

5. Community Identity: Rapid expansion can dilute the unique character of our town. It is crucial for us to maintain the community spirit and identity that we cherish, rather than allowing outside interests to dictate our development trajectory.

6. Social Cohesion and Community Bonds: Rapid expansion can disrupt existing social networks and community bonds. New developments often bring in transient populations that may not engage with or invest in the community, leading to a decline in social cohesion and a sense of belonging among long-term residents.

7. Mental Health Impacts: The stress and anxiety associated with rapid changes in the community, including overcrowding and loss of familiar environments, can have mental health implications for residents. A thriving community often relies on a stable and familiar environment, which can be jeopardised by unchecked growth.

8. **Loss of Historical and Cultural Identity:** Development can lead to the erosion of local history and culture. As new commercial spaces and housing developments replace older buildings and neighbourhoods, the unique character of the town may be lost, impacting residents' pride in their community and diminishing its cultural heritage.

9. **Environmental Impacts Beyond Green Spaces:** Beyond just the loss of parks, rapid development can lead to increased pollution, loss of biodiversity, and changes in local ecosystems. These environmental changes can have long-term consequences for wildlife and natural resources, which may not be immediately apparent.

10. **Increased Demand for Public Safety Resources:** With population growth, there may be a greater need for law enforcement and emergency services. This demand can stretch resources thin, potentially leading to longer response times and reduced community safety.

11. **Infrastructure Longevity and Maintenance:** New infrastructure may require ongoing maintenance and upgrades that can be costly. The initial investment may seem manageable, but as systems age, the financial burden on taxpayers can increase significantly.

12. **Impact on Local Businesses:** While new developments can bring new businesses, they can also threaten existing local businesses that may not be able to compete with larger commercial enterprises. This can lead to a loss of local jobs and the unique character of our shopping districts.

13. **Public Transportation Strain:** If new housing developments increase the population without adequate public transportation planning, it could lead to increased reliance on personal vehicles, exacerbating traffic congestion and air pollution.

14. **Potential for Gentrification:** Rapid development can sometimes lead to gentrification, where existing residents are priced out of their neighbourhoods due to rising property values and rents. This can lead to displacement and further exacerbate socioeconomic divides within the community.

15. **Long-term Planning vs. Short-term Gains:** Emphasise the importance of long-term planning and foresight. Decisions made now could have repercussions for decades, and prioritising immediate financial gains from development can lead to regrettable outcomes in the future.

In light of these concerns, I urge the council to consider a more prudent approach to our community's future. Keeping the 1903 green space intact and renovating existing structures instead of selling them to developers would not only preserve our environment but also enhance the quality of life for our residents.

Additionally, these points are just preliminary points, as I plan to research other credible studies on expansion in similar small communities. I believe there are several potential drawbacks that could arise, many of which may be unforeseen. Understanding these challenges will be crucial as we navigate the path forward.

I would also like to remind the council that planning and development companies often have significant self-interests, as their business models thrive on ongoing expansion and profit. While they may advocate for rapid development, our perspective as a community is different. We must prioritise sustaining what we already have and pursue growth that is reasonable and beneficial for all residents. It is essential to ensure that any development aligns with the long-term health and wellbeing of our community, rather than solely serving the interests of external developers.

By prioritising thoughtful, sustainable development, we can ensure that our community remains a vibrant and welcoming place for generations to come.

Thank you for considering my concerns. I hope we can work together to protect the integrity of our town and the resources we have worked so hard to achieve. As the saying goes, "Don't spend when it's time to save!"

Respectfully,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 4, 2025, at 1:28 PM, Jeneric [REDACTED] wrote:

Dear Central Saanich Council,

I have been reflecting more on the discussions surrounding the proposed expansion, as these concerns have been raised by some of my neighbours. Collectively, we share a number of reservations, and I wanted to take a moment to share a few additional notes as a precursor to our discussions. These points can be reviewed later, especially since not everything gets addressed in Town Hall meetings.

I also want to express my appreciation for the hard work and dedication you all put into addressing the needs of our community. I know you are striving to create a safe, vibrant and thriving environment for all residents. Over the years, I've been in extremely heated situations where parties eventually reached an impasse, so I believe it is crucial that everyone's voice is heard in

these discussions. The concerns raised by community members are what ultimately make our community stronger and more united. By listening to diverse perspectives, we can better understand the challenges we face and work together to find effective solutions.

As someone who has spent years working with entrepreneurs, I have witnessed firsthand the challenges that arise when ambitious plans meet the realities of execution. Many promising ideas and great people have struggled to succeed because their projections often overestimate revenue potential by at least three times while underestimating expenses by at least half. This is a common occurrence. This gap can lead to significant cash flow issues, which is why I believe it's crucial to recognize that "cash is king." These hidden cash service demands, along with the timing required to generate revenue, are often what most entrepreneurs overlook.

With any expansion, especially one aimed at increasing our housing stock, we must consider the necessary contingencies. For instance, our local hospital is currently facing long and treacherous waiting lists. If we proceed with additional housing, we may find ourselves with only a limited number of beds to accommodate the increased population, particularly with more seniors potentially moving into our community. The current ratio of beds per 1,000 residents highlights this gap—more housing could exacerbate an already strained healthcare system. Unfortunately, mentioning the doctor-to-patient ratio is often a non-starter for many.

Furthermore, as our community grows, we will need to strengthen our public safety resources. With our current dedicated police officers serving our population, we are likely operating below the recommended staffing levels, especially considering that our community is currently considered safe. Unfortunately, this raises concerns about our ability to maintain safety and security, particularly as new residents from various economic backgrounds join our community. Similarly, while we are fortunate to have many volunteer firefighters, the number of full-time firefighters is limited, which could hinder our emergency response capabilities, especially in light of increased seismic activity.

These are just a few examples that contribute to the need for substantial cash flow to support the demands that come with expansion. Additionally, we are confronted with various external challenges that could compound these demands unexpectedly, such as earthquake risks, storm events, and extreme

temperature fluctuations. This unfortunately necessitates a very stringent contingency plan.

These are just a few of the issues that add layers of complexity to our infrastructure and services.

While we recognize these issues, the more significant concerns stem from the 'unknown unknowns'—the unforeseen challenges that can lead to unintended consequences and mismanagement of funds in projects like this. Based on my experiences, these unpredictable factors can create a compounding effect that exacerbates existing challenges.

Given the cost of living these days, I am deeply worried about who will bridge the potential cash gap that could arise from these increased demands, as it often results in higher taxes for residents.

Please understand that I do not intend to overwhelm you with these questions; rather, I wish to share my perspective based on my experiences and those of my neighbors.

The recent discussions about the facilities for our police and firefighters, especially considering seismic concerns, are certainly valid. However, I am cautious about whether our community can sustainably support the proposed expansion without compromising our quality of life.

Moreover, I am still very concerned about the traffic congestion that additional residents may bring, as expressed by other neighbors. Does this full expansion truly align with the character and infrastructure of our small community in Central Saanich?

Again, my intention is not to point fingers or cause unnecessary distress, but only to offer my insights as a long-time resident since 1998. I am wary of rapid expansion without fully addressing the potential repercussions on our infrastructure and services.

This is why I continue to believe that any expansion should be done in increments, to build trust and address any incidental costs that will affect all community members, both metaphorically and pragmatically.

As my late grandfather used to say, 'I may want a Mercedes, but what I really need to get the job done is a reliable Honda.' That said, perhaps any reserves we hold as a community would be better utilized in a larger, ongoing plan to address unforeseen future demands within our current community members.

Thank you for reading my email and considering my thoughts on this critical matter. I appreciate your ongoing efforts and look forward to seeing how our community evolves.

Warm regards,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 3, 2025, at 1:53 PM, Jeneric

 wrote:

Dear Central Saanich Council,

Firstly, thanks for your prompt response, Mayor Ryan!

Secondly, after reading your recent communication regarding the proposed civic redevelopment project, I want to express my appreciation for the time and effort you and the Council have dedicated to addressing community concerns. I hear you that your intentions are rooted in the betterment of our community, and I commend your commitment to ensuring our facilities will meet the needs of residents.

However, I still have many hesitations regarding the expected costs and potential unintended consequences of this ambitious project. So, my perspective is that it may be more prudent to consider an 'incremental approach' to development, allowing for greater community involvement and adaptability over time. I understand your points about the importance of providing safer, post-seismic arrangements for our emergency and municipal workers. However, as we move forward, additional priorities and external factors are likely to emerge, and we must be prepared to respond to these evolving needs. Therefore, I suggest a phased development strategy or an incremental development approach. This method allows municipalities to manage risks,

control costs, and progressively meet current community needs.

As for housing, based on my preliminary research, I found that there are 599 housing units either built or under construction in Central Saanich from 2020 to 2024, including:

- 51 Affordable Rental Units at 1909 Prosser Road (Built)
- 40 Affordable Rental Units at 7247 West Saanich Rd. (Built in 2020)
- 28 Affordable Rental Units at 7611 Central Saanich (Built on Tsawout land)
- 40 Supportive Housing Units at 7606 East Saanich Road (Built)
- 70 Rental Units at 1036 Stelly's X Rd. (Built on Tsartlip land)
- 235 Rental Units at Starlight at Marigold
- 61 Rental Units at 7701 East Saanich Rd. (Under construction)
- 50 Condo Units at Sequoia at Marigold (Built)
- 24 Condo Units at 7098 Wallace Dr. (Built)

Given this substantial development, we should reevaluate the need for additional housing, as it contradicts the objectives outlined in our current Housing Needs Assessment for Central Saanich. As previously mentioned, I do have concerns about traffic; a cluster of six-story condominium buildings and the additional vehicles will effectively disrupt the Saanichton business triangle. I sincerely question how further building will impact our small community. Respectfully, I believe that any additional construction costs should not accidentally fall on the shoulders of taxpayers.

Unfortunately, I still have significant concerns about the financial implications of this project, particularly regarding unforeseen demands that may arise in the future, potentially leading to broken promises of tax hikes. Even the best financial experts can miss the mark, and I have seen this firsthand.

What guarantees can you provide that there will be no tax hikes? As you know, we must plan for our

future as families living in a society that is becoming increasingly expensive every day.

The long-term sustainability of our community should be paramount, and it is crucial that we carefully assess how these developments will impact our budget and resources over time, especially in the future.

Projects of this scale often face unexpected challenges that can significantly alter their course. For example, unforeseen construction costs, changes in community needs, or shifts in funding availability can lead to adjustments in timelines and project scopes. By taking an incremental approach, we can remain flexible and responsive to these challenges, allowing for adjustments that better serve our community without overextending our resources.

Here are my thoughts on where our priorities should be:

1. **Phased Development:** Implementing the project in clearly defined phases could help manage costs more effectively and ensure that each stage aligns with community needs and staged priorities. This approach would allow us to evaluate the success of each phase before committing to subsequent ones.

2. **Community Engagement:** Increasing community involvement in the planning process will not only build trust but also enable us to better understand the diverse needs of residents. Regular opportunities for input and feedback can help guide the project in a direction that reflects our collective vision.

3. **Financial Transparency:** Providing detailed financial projections and discussing potential contingencies will help alleviate concerns about unexpected costs and reassure residents that the project remains fiscally responsible.

After some thought, I truly believe that by embracing an incremental and community-focused approach, we can build a redevelopment plan that not only meets our current needs but also positions us to adapt to future challenges. I encourage the

Council to consider these suggestions as we move forward in this important undertaking.

Thank you for your attention to this matter. I want to express my respect for you as members of the community. I'm sure you understand that this is a significant decision, and our homes are where we find relaxation amidst the various agendas that society imposes on us.

I look forward to hearing more thoughts from both the Council and the residents of this community as we work towards finding an applicable solution in this important conversation. Ultimately, this is a community decision.

Sincerely,
Eric

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

On Mar 2, 2025, at 2:52 PM, Jeneric
[REDACTED] wrote:

Dear Central Council,

I hope this message finds you well. I am writing to express my concerns regarding the potential 1903 Mount Newton Cross Road project in our area and to seek clarification on several important points that I would like the council to address.

Firstly, this project appears to be quite excessive, especially in light of the current economic climate, where many Canadians are facing financial difficulties. With rising costs of living and increased strain on households, allocating resources toward such an ambitious initiative seems inappropriate.

As of August 15, 2024, nearly half (45%) of Canadians reported that rising prices are significantly affecting their ability to meet day-to-day expenses, which is a notable increase from 33% just two years prior.

Furthermore, we have yet to see any estimates for the new building, and it is important to note that there is still an unresolved multi-million dollar lawsuit between the former owner of the Hovey Road site and the District. My experience with lawsuits indicates that costs can increase unexpectedly, which may necessitate drawing from reserves. Do you have a contingency plan in place to address this risk?

In light of these concerns, I respectfully ask the council to respond to the following questions:

1. Community Needs Assessment:

- What data or assessments were conducted to determine the necessity of this structure in our community?
- How does this proposed structure align with the current needs and priorities of residents?

2. Financial Impact:

- What will be the total cost of the project, and how will it be funded?
- How will the proposed tax increase impact families and individuals, particularly those in lower income brackets?
- What are the projected long-term financial implications of this project on the community's budget?

3. Alternative Solutions:

- Have alternative solutions or projects been considered that could

better serve the community's needs without imposing a tax burden?

- Can existing facilities be upgraded or repurposed instead of constructing a new structure?

4. Community Input:

- What plans are in place for community consultation and feedback regarding this project?
- How will community members be involved in the decision-making process? I believe a referendum may be appropriate.

5. Economic Considerations:

- What are the expected economic benefits of this project for the community?
- How will this structure create jobs or stimulate local business growth?

6. Environmental and Social Impact:

- I have concerns about traffic; a pod of six-story condo buildings and the associated cars will virtually shut down the Saanichton business triangle.
- What environmental considerations are associated with this project, and how will they be addressed?
- How does this structure contribute to the overall quality of life for residents?

“If it ain't broke, don't fix it.” From what I have gathered, this project does not align with the Official Community Plan. We are zoned as a Residential Neighbourhood rather than Multi-unit, and there are significant reasons for this zoning designation given our small community status.

I understand that there are likely other factors influencing your intentions. However, I recognize that

you have one of the most challenging jobs as public servants. Provincial and federal governments often seem disconnected from local residents, but you live in our community and have been elected to serve us. Therefore, it is your responsibility to care for us, safeguard our interests, and listen to our concerns, allowing the community to have a meaningful say in these important decisions. Better yet, stand up for what your local community wants, rather than relying on outside resources, because that is why you were elected. Having two young daughters, there are additional safety factors that I will not address in this letter, but I have evaluated and seriously considered the ramifications and unintended consequences involved.

Folks, I met and then voted for each of you because you demonstrated genuine concern for our community. Therefore, I ask you to listen to our voices and consider our perspectives as it's always about the families who live here.

As a resident of this community since 1998, I oppose this project for various reasons.

Thank you for your attention to these matters. I look forward to your responses and hope for a transparent discussion about the potential impacts of this project on our community.

Sincerely,
Eric Verscheure

Sent from my iPhone

Nareka Jacques

From: Jeneric [REDACTED]
Sent: Friday, June 13, 2025 6:53 AM
To: Zeb King; Bob Thompson; Mayor Ryan Windsor; Niall Paltiel; Sarah Riddell; Municipal Hall
Subject: Couldn't Sleep Last Night

Dear Mayor and Council,

I want to begin by expressing my sincere appreciation for your commitment to our community. Your dedication does not go unnoticed. However, I feel compelled to address a matter of utmost importance regarding the proposed redevelopment at 1903 Mount Newton. This project poses unforeseen significant risks, not only to our village's integrity but also to the well-being of every resident. This is precisely why people choose to LIVE here—it's a village.

Last night, after reviewing the proposal and reflecting on the presentation, I found myself unable to sleep. I watched the faces of those leaving the meeting—many wore expressions of disappointment and concern. Conversations during the meeting may have seemed upbeat, but the reality outside painted a different picture. For instance, a neighbour known for her warm smile left visibly upset about the proposed redevelopment. Her deep care for our community resonates with many others who share similar sentiments.

One of my greatest concerns is that selling this land means ceding control to developers focused solely on maximizing profits. We have seen firsthand how buildings in the Marigold area have remained vacant and underutilized, raising questions about whether developers' plans will reflect the needs of our market. The risks associated with such a shift in control could have long-lasting negative implications for our community.

The Cost of POTENTIAL Profit-Driven Development

It is crucial to recognize that our village is not merely a statistic in a development projection; it's a community built on shared values and relationships. Rapid expansion driven by profit-oriented developers threatens to undermine the close-knit fabric that defines our way of life. When profits take precedence over people, the consequences can be dire.

Through conversations with residents, a recurring theme has emerged: there is strong opposition to adding more housing. It is essential to remember that we currently don't even have 250 homes in our surrounding environment. Please consider the implications of this.

1. Disruption of Community Character

Our village's unique identity is at risk with an influx of 250 to 450 new homes. This change threatens to dilute our character and create tensions between long-time residents and newcomers. Studies have shown that rapid development can lead to social fragmentation, fostering resentment and discord. We must prioritize preserving our village's spirit over the profits of a few.

2. Inadequate Infrastructure

Our current infrastructure—including roads, schools, and emergency services—was not designed to accommodate the population surge that comes with drastic housing expansions. The American Planning Association warns that small communities often struggle when public services cannot keep pace with growth, resulting in diminished quality of life for residents.

I am deeply concerned that there seems to be a rush to facilitate these developments without fully understanding their impact. My experience tells me that developers often overestimate project benefits and underestimate costs by significant margins.

3. Financial Pressure on Local Resources

Profit-driven developers typically prioritize quick returns and often shift the financial burden onto local governments. Increased demands for services like waste collection and social support can strain municipal budgets, ultimately leading to higher taxes for residents. According to a study by the Urban Institute, developments lacking adequate infrastructure can result in increased costs for existing residents, further burdening our community.

While I have faith in the goodness of people, I hesitate to support this project because good intentions alone cannot sustain a community. As much as the case for housing is made, I question whether the proposed developments truly address our community's needs or simply follow a trend.

4. Negative Impact on the Local Economy

Potential profit-driven developments can destabilize our local economy. New housing that attracts transient residents may fail to support local businesses, leading to higher vacancy rates and decreased property values. Ignoring local economic dynamics in development decisions can harm existing homeowners and the broader community.

My conversations with neighbours further emphasize the growing frustration surrounding large-scale developments. They see these proposals as ineffective solutions. Instead, a more thoughtful approach, (like plan C) would involve renovating existing facilities like the police and fire stations while creating a central courtyard for community gathering—a solution that fosters connection and minimizes environmental disruption.

5. Environmental Degradation

Big development begets more big development! We are seeing everywhere. Unchecked expansion poses serious risks to our local environment. The Environmental Protection Agency (EPA) asserts that without careful planning, housing projects can worsen environmental degradation, diminishing our quality of life. Protecting our natural spaces is vital to our community's health and identity.

6. Social Challenges

History demonstrates that potential profit-driven housing developments can escalate social tensions and crime. Affordable housing inserted without supporting infrastructure often creates divisions within the community. We must avoid fostering an environment that disadvantages vulnerable populations, as seen in numerous cases across the country.

Increased population pressures inevitably change the culture of our village, which can be detrimental. Our small size is part of our strength, allowing us to provide a safe and supportive environment for future generations.

7. Erosion of Community Autonomy

Allowing developers to dictate terms compromises our community's voice. Decisions rooted in profit disregard the needs and aspirations of current residents. This disconnect has consistently led to backlash against local governments perceived as prioritizing corporate interests over community voices.

I urge you to prioritize people over profit. Let us envision a community where local voices guide development decisions, rather than rushing into projects based solely on financial incentives. Instead of pushing for new housing projects, let's enhance our existing community facilities, creating spaces that promote connection and unity.

The challenges facing our federal government are a reflection of misguided policies. All we truly have left is our local government that hopefully prioritizes community needs over the allure of short-term profits misguided top-down federal actions.

Here's few indicators:

- Rising living costs and economic pressure. (result: Canadians struggling financially.)
- Crime and public safety concerns.
- Health care and social service failures.
- Federal overspending, national unity, and many uncertainties.

Again, I must say your job is more difficult than the federal government because you have to live in the community and represent. Please honour this role by hearing out voices!

Consider the unintended consequences seen in other communities, such as Jon Bon Jovi's well-intentioned restaurant initiative, which, despite its charitable goals, contributed to growing homelessness and altered community dynamics. Even projects started with the best intentions can devolve into outcomes that harm rather than help.

I strongly urge you to reconsider the proposed housing development at 1903 Mount Newton and only propose what's reasonable. The decisions made today will shape our village's future for years to come. We cannot afford to prioritize 'potential profit-driven motives' over the well-being of our residents.

Thank you for your attention to these pressing concerns. I sincerely hope you will take our voices to heart and consider a path forward that truly serves our community's needs, rather than catering to 'potential profit-seeking developers' and the pitfalls of top-down federal policies.

My apologies for the lengthy email, but I just needed to speak up in the most candid and respectful way.

I'll leave you with this thought: although our intentions are always good, we don't know what we don't know. I have seen too much to remain silent on this issue.

Let's put that smile back on my neighbour's face! :)

Respectfully,
Eric

PS I'm only strongly leaning to concept C, if there's no unforeseen changes. Housing at this moment, shouldn't be the priority for many reasons.

Please excuse any typos. My phone aggressively autocorrects

Sent from my iPhone

"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."

Nareka Jacques

From: Frank Witthoeft [REDACTED]
Sent: June 17, 2025 12:10 PM
To: Municipal Hall
Subject: redevelopment

Follow Up Flag: Follow up
Flag Status: Completed

I attended the open house in Brentwood Bay on June 12.

My thoughts are:

1. It took a lot of resources (taxpayers') to put these presentations together.
2. Although the "doing nothing" option is explored it is not really an option because it seems like the presentation was aimed at justifying new construction at Hovey Rd.
3. A masterful piece of marketing to arrive at a predetermined outcome.
4. Once built, more staff will be hired, expanding gov't and costing the taxpayer more.
5. The police service already takes an inordinate amount of resources for a municipality with little crime.
6. Gov't run projects frequently go significantly over budget.

Although I do appreciate municipal hall's on-going communication efforts.

Frank Witthoeft
1144 Verdier Ave, Brentwood Bay

"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."

To Central Saanich Mayor and Council

July 7, 2025

I was unable to attend any of the open houses you held regarding the new municipal hall.

Here then are my feelings on the whole procedure and proposals.

1. Your expropriation of the Hovey Road property, spending millions, without consulting residents, was a very bad thing to do. There would have been much needed seniors housing on that property, and you have foolishly taken that away. You must return it to the original owners to allow the housing project to go ahead.
2. If you must rebuild the municipal hall, there is tons of space on the existing property. You could put up a new building for the municipal offices and council meeting space, and then tear down the old one, or turn it into a separate building for the police station, and firehall.
3. You must not sell the Mount Newton Road property and allow building of multi-story condominiums. The traffic situation at the corner of Mount Newton and Wallace would become a nightmare.
4. Putting the municipal hall, police station, and fire hall on Hovey Road is a bad idea since it is too close to Centennial Park. Emergency vehicles, leaving in a hurry, could pose a danger to kids. dog walkers etc. in the park area.

Please re-think what you are doing. It is not right that 7 people can make such a monumental decision that will impact our municipality so drastically. At the very least, hold a binding referendum to allow the residents to decide what is to be done. It is our tax dollars you are *wasting*.

Thank you,

Michael Woods,
7840 Scohon Drive

Email - [REDACTED]

*M. V. Woods
Resident since 1950*

Nareka Jacques

From: Ian Mackay [REDACTED]
Sent: July 17, 2025 2:06 PM
To: Mayor Ryan Windsor
Cc: Municipal Hall; Kirstin.tryon@csaanich.ca
Subject: FW: Special Council Meeting recording on July 7,
Attachments: favicon.ico; IMG_1260.jpeg; IMG_1256.jpeg
Categories: Civic Redevelopment

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

Dear Mayor Ryan

I also attended the open public meeting that you arranged a few Saturdays ago for your own redevelopment proposals of the obsolete 1960s municipal buildings in Central Saanich and related infrastructure. Most senior members of staff, a few councillors and two planning consultants were present to engage with the public and answer questions of the different alternative designs and funding options.

Your gathering was so positive and productive
Congratulations!

Can you import yourselves to Saanich ?

Best Regards

Ian Mackay

... a property tax-paying resident of Saanich, who is increasingly distressed and disillusioned by the way urban (non) planning and non-engagement "consultation" is being conducted in Saanich; especially their ill-considered (now failed) AAP process for raising an additional \$150M for an undefined project; and their ludicrous McKenzie/Quadra Plan for the future. They need to start all over again, and perhaps read Urban Planner Jane Jacobs from the late 1960s for strategy

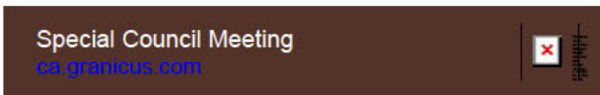
From: ian.hector.mackay@gmail.com [REDACTED]
Date: Thursday, July 17, 2025 at 12:10
To: Stuart Macpherson [REDACTED] Holly Milne-Ives [REDACTED] Paul Rocher [REDACTED], Dale Leitch [REDACTED]
Subject: Special Council Meeting recording on July 7,

The first number of speakers seem to have been "planted" for advocating for the Plan, without being ratepayer taxpayers, nor residents just wanting to live without responsibility in Saanich

Start at about the 20 minute mark to see how the meeting “exploded” out of control, by the highly irritated SOS www.saveoursaanich.com attendees

The transportation and density, building coverage, and height proposed is ludicrous town planning in my opinion

The staff and Council need to abandon the Plan and start all over again, as the Central Saanich Mayor and Council have already achieved for their residents



Sent from my iPhone

“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.”

Pamela Martin

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: July 17, 2025 4:22 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Thu, 07/17/2025 - 4:21pm

Submitted by: Anonymous

Submitted values are:

Subject

Municipal hall and related

Full Name

Kevin Salmons

Phone Number

[REDACTED]

Address

2074 Skyline Crescent
Saanichton, BC. V8M1M6

Neighbourhood

Saanichton

Email

[REDACTED]

Message

Hello Central Saanich Council,

My name is Kevin Salmons, and I am a 45-year-old married father of three who has called Central Saanich home since 2011. Moving to Central Saanich was one of the best decisions my wife and I have ever made, and we truly cherish the community for many reasons. Our streets are clean and walkable, perfect for family outings with our dog. We are surrounded by beautiful parks and can reach the ocean within 10 minutes from our home, both east and west. Being close to transit allows me to easily commute to the office, and we have enjoyed the benefits of nearby recreation centers and outdoor facilities such as tennis courts and Centennial Park.

When we first arrived in Central Saanich, we were aware that our municipality had some of the highest property taxes in the Capital Region, largely due to the comprehensive Police and Fire Services provided. The Agricultural Land Reserve (ALR) areas also contribute to the beauty and space but don't pay much in property taxes. Despite this, we value a progressive and future-focused approach to governing. We want to live in a welcoming and progressive community, but we also desire fiscal responsibility and restraint, which

can create philosophical conflicts at all levels of government. I feel that Central Saanich has stepped into this very conflict.

This is my first time engaging with Council, and I am grateful for the support I have received from Councillor Sarah Ridell. I recently spoke with Councillor Ridell because I do not agree with the options being presented by the Mayor and Council regarding the need to build a new city hall, fire station, and police department. Councillor Ridell provided compelling points regarding these options. In relation to the financing required to build these structures, regardless of how much low-interest financing Central Saanich could get from a higher level of government, I do not think it is right to leverage the citizens at this level of risk tolerance. Eventually, these loans will need to be paid, and we currently do not have the revenue from the current level of taxation to meet this financial commitment. Inevitably, we will be covering the costs of financing and construction through increased property taxes. The hope of future land sales and the realization of potential property taxes for developments years in the future should not be enough to motivate the acquisition of debt.

In relation to rebuilding our existing structures, cities like Nanaimo, Ladysmith, and now Saanich have faced pushback from their citizens due to a desire to replace buildings instead of repairing them. While I am not privy to all the information, I suspect that residents find it upsetting to see their government spend their tax dollars on fancy new buildings when people are struggling to afford basic necessities like milk and eggs. I suggest that you work with other municipalities that have buildings that are 40 to 70 years old, don't meet building code requirements, and have been determined to be past their useful life. If cities and municipalities struggling with old structures band together and collaborate across the province, more sound fiscal decisions could be made with the support of the higher levels of government.

I would like the Mayor and Council to reach for a plan that supports Central Saanich's employees and First Responders within our community's fiscal grasp. Borrowing millions of dollars should not be taken lightly; just because you can doesn't mean you should.

Thank you for your time and consideration.

"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."

Nareka Jacques

From: Shelley Bolton [REDACTED]
Sent: August 3, 2025 3:10 PM
To: Municipal Hall; Mayor Ryan Windsor; Chris Graham; Zeb King; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson
Subject: Attention Mayor and council re. Civic property development Mt Newton X Rd

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

To Central Saanich Mayor and Council Members,

I was in attendance at the July 14th council meeting, although limited to listening from the foyer due to a lack of seating. There was discussion about gauging public opinion on the municipal hall redevelopment. I want to let you know that I was phoned and asked to participate in the telephone survey taken last year, but I don't believe that my responses could have been reflected in the resulting report. I was called on a Wednesday, and less than 48 hours later, I received an email saying that the report was available to read online. I am quite sceptical that the report was only just finalized and released to the public less than 48 hours after the telephone survey was being conducted. I am in favour of a vote to gauge opinion. If people care about the future of Central Saanich, they will take the time and make the effort to cast a ballot. I care about the future of Central Saanich, but a telephone survey will not necessarily allow me an opportunity to voice my opinion.

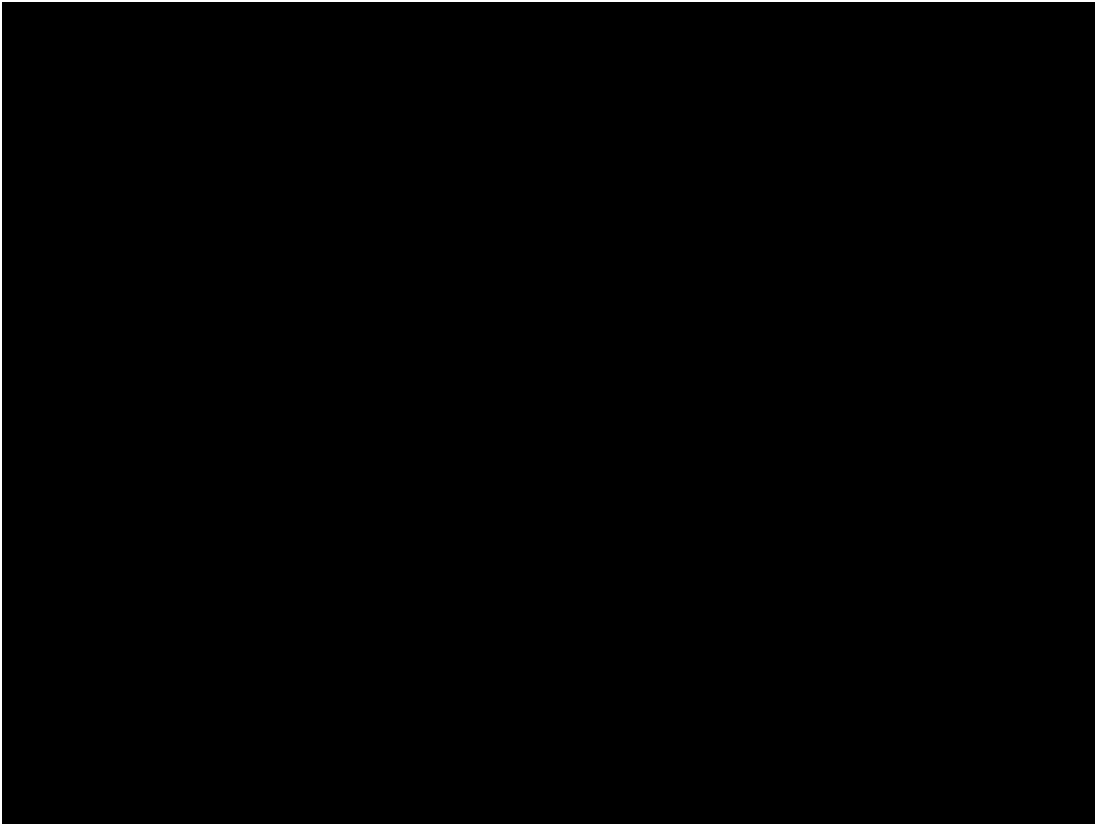
Further to the subject of multi-level development in Saanichton Village, I wish to voice my concerns to council members about the negative effects that condo and apartment buildings can have on current homeowners in the village core.

This is a house that was recently listed for sale in Langford.





And this is my home of 28 years, adjoining the current Central Saanich municipal hall property.





My property, as well as many others, backs onto or faces 1903 Mount Newton Cross Rd. Can I "reimagine" my home being overlooked by a similar building if the municipal hall is rebuilt on Hovey Road and our current civic property is sold for development? How many council members and staff in the planning department would like to see this change with their own home? The plan seems to be to redevelop the village into multi-level, multi-family complexes. How does this benefit the **current residents** of the village? Is the end coming soon to this unique area of southern Vancouver Island?

The district says it wants to hear from the community about what WE want. People have lived in this area for decades, or moved here more recently, because Central Saanich has offered what more densely populated areas can't offer: moderately priced houses with good sized yards, a rural atmosphere with a small, functional village providing basic services. Less traffic and noise. An area where you can walk, recognizing and greeting people who share your neighbourhood. Most of the people I have spoken to have asked "Why does it need to change? Why can't we keep it the way it is?". The remainder of those I've spoken to are not yet aware of the redevelopment plans.

We await the announcement of what is planned for the Mt Newton site, if indeed the municipal hall is rebuilt in a new location. How does developing the Mt Newton property into housing/offices contribute to a vibrant community for the current residents and taxpayers? We all know that developers want as many units as possible on the land to increase their profit margins. How can a minimum 4 storey building transition without huge negative impact on the single and two storey houses that surround the Mt Newton property? What can we expect to happen to our homes' desirability and resale value? Who wants to buy a house that sits in the shadow of an apartment building? I foresee a decline in the neighbourhood as houses become holding properties, residents waiting for a developer to come knocking on the door. How will this redevelopment "enhance the village"? More housing & people = more traffic, more noise, more need for schools, medical facilities, more demand on our infrastructure. Do we want the Pat Bay Hwy to have backed-up rush hour traffic like the Trans Canada Hwy? Is there

even a need for ground level office space in the village? As I recall, when the Generations apartment building was being constructed, signs in the windows offered medical/dental space, but it ended up as additional apartments. Of course it may be ideal to have your medical and daycare needs available in your neighbourhood, but realistically, can the business owner make a go of it? Can CS residents support all of these new businesses? Ask Dr. Sweet at Peninsula Dental if he would welcome another dentist in the village. Would both offices be able to find adequate staffing and a large enough patient base to have success in business, or would the current patient base be split and business not be feasible? Another coffee shop? Perhaps the Fresh Cup is so busy that they don't mind halving their clientele. Medical offices? We all know there are no physicians to open an office and no staff to support them. Daycare staff is hard to come by as well, and the wages paid don't allow for purchasing housing that costs upwards of a million dollars, even for the condos planned for Central Saanich. Do we want empty storefronts with "For Lease" signs in the windows?

How does the planned development of Saanichton maintain a "rural feel"? If you ask people what comes to mind when you say "village", it probably will not be a vision of 5-6 story buildings. That rural feel shouldn't only be maintained for those living outside of the Urban Containment area, the lucky ones who can afford a large chunk of property and privacy from their next door neighbour.

According to the Central Saanich website, the District supports a "wide range of housing types" within the Urban Containment Boundary while "increasing density sensitive to existing neighbourhoods". Within the village centres of Brentwood Bay and Saanichton, the District supports apartments or mixed-use buildings higher than 5 storeys when they provide a community benefit & single storey development is discouraged. A transition in land use from predominantly single-detached residential to higher density, multi-unit residential or commercial/mixed-use is encouraged. "**Sensitive transition to adjacent single-detached homes must be considered**". Single storey development is discouraged? How sad that Central Saanich is not considering senior's housing, such as Polo Park Gardens on E Saanich Rd, as an option in the area, nor do they seem interested in retaining single-family homes with yards for children to play in. Are there no options for persons of retirement age who wish to downsize but don't want to live in a condo/apartment building? Is raising a child in a condo preferable to raising them in a small house? If you are not happy to live in a multi-level condo/apartment building, or row housing, Central Saanich is not welcoming you.

"Over half of the Village Core consists of paved surfaces and rooftops that are impervious to rainwater infiltration. With the exception of Saanichton Green, there are few green spaces within the Village for people to enjoy." I fail to see in the provided handouts or online, any plans to increase the green spaces. We will get some benches and decorative plantings around concrete seating areas. The photos on the municipal website give us an idea of what our village area can look like. It looks like downtown Langford. New construction, be it commercial or residential, covers as much of the ground as possible with hard surfaces, leaving sidewalks, tiny "yards" or patios.

Concerns have been raised by others, and I agree that more multi-unit construction should be halted until infrastructure can be built to handle new residents. It's great to encourage taking the bus, ride-sharing, or riding a bike, but honestly, how many council members don't drive their own vehicles to and from the municipal hall most of the time? I rarely see a bike parked in the lock-up outside the door of the municipal hall. Riding a bike or taking the bus home at night when the council meeting is over is not very appealing, and it's just not reasonable to think that residents in Central Saanich will not want to own a vehicle for use outside of the immediate area. ("14% – the proportion of trips taken using sustainable travel modes such as public transit, walking or cycling with the remainder being 81% as drivers and 5%

as passengers in private automobiles”) If you have had the need to visit the Western Communities lately, you can see how the traffic out there resembles the lower mainland. And that’s not just because residents from all of Victoria are shopping the big box stores. Drive the residential streets. See the heavy traffic flow and parking street-side. All those condos, townhomes, and houses built, and the residents want one or two vehicles per home. We need better planning than what was done in the Western Communities and responsible spending of tax dollars.

The word “Reimagine” is repeated frequently in the written material provided by Central Saanich. I am imagining my decreased property desirability with a multi-level building overlooking my backyard and increased noise and traffic levels in the core area of Saanichton. The television ad for our local Legion Manor used to have the elderly lady saying that she goes for a walk in Saanichton every day - “it’s like living in an old English village”. Soon she can say “It’s like living in Langford.”

Thank you for the opportunity to share my concerns. I sincerely hope that council will give consideration to all feedback received from those residents who inform themselves and care about Central Saanich.

Shelley Bolton
7839 Scohon Drive
Saanichton, B.C.

“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.”

Nareka Jacques

From: Molly Marin [REDACTED]
Sent: August 14, 2025 3:18 PM
To: Municipal Hall
Subject: Support for Concept B – Civic Redevelopment Project

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

Subject: Support for Concept B – Civic Redevelopment Project

Good afternoon. My name is Molly Marin and I am writing to express my strong support for Concept B in the civic redevelopment project and am requesting it be documented in the official record.

After thoughtful consideration and research, I believe this approach, developing new civic amenities on the back portion of the property while dedicating the front half to a mix of residential and commercial uses, offers the most balanced and forward-thinking solution for Central Saanich.

This concept strikes a balance between fiscal responsibility and commitment to maintaining our community values when considering development and the future of our neighborhood. It enables the creation of new homes, supports local economic development through commercial space, and fosters a vibrant, walkable village centre that can serve the needs of residents for generations to come.

Additionally, retaining the Hovey Road property under District ownership preserves valuable land for a future community-driven project. This flexibility sees that future needs and opportunities can be addressed in a way that continues to benefit local residents.

In contrast, Concept A, which involves selling the whole Mt Newton Cross Road property for maximum financial return and relocating civic functions to Hovey Road would, in my view, be a short-sighted decision and one that would forgo a once-in-a-generation opportunity to thoughtfully shape the heart of Saanichton.

As both a parent of young children and a family physician serving the Central Saanich community, I ask that you give full consideration to the long-term social, economic, and community benefits that Concept B offers.

Thank you for your time and your ongoing commitment to our community.

Sincerely,
Molly

Dr. Molly Marin
7742 Bruce Gordon Pl
Saanichton, BC
[REDACTED]

"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."

Nareka Jacques

From: Krista Young [REDACTED]
Sent: August 19, 2025 8:10 AM
To: Municipal Hall; Sarah Riddell; Mayor Ryan Windsor; Gordon Newton; Zeb King; Niall Paltiel; Chris Graham; Bob Thompson
Subject: Support for Concept B – Civic Redevelopment Project

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

Good Afternoon,

My name is Krista Young and I am writing to express my strong support for Concept B in the civic redevelopment project and am requesting it be documented in the official record.

After thoughtful consideration and research, I believe this approach, developing new civic amenities on the back portion of the property while dedicating the front half to a mix of residential and commercial uses, offers the most balanced and forward-thinking solution for Central Saanich.

This concept strikes a balance between fiscal responsibility and commitment to maintaining our community values when considering development and the future of our neighbourhood. It enables the creation of a reasonable number of new homes suited to our rural location, supports local economic development through commercial space, and fosters a vibrant, walkable village centre that serves the needs of residents for generations to come without overwhelming our small village with an excessive population that our current infrastructure cannot support.

Additionally, retaining the Hovey Road property under District ownership preserves valuable land for a future community-driven project. This flexibility sees that future needs and opportunities can be addressed in a way that continues to benefit local residents.

In contrast, Concept A, which involves selling the whole Mt Newton Cross Road property for maximum financial return and relocating civic functions to Hovey Road would, in my view, be a short-sighted decision and one that would forgo a once-in-a-generation opportunity to thoughtfully shape the heart of Saanichton.

As both a parent of young children, the daughter of an aging parent who also lives locally, a community volunteer and health care worker living in and serving the Central Saanich community, I ask that you give full consideration to the long-term social, economic, and community benefits that Concept B offers.

Thank you for your time and your ongoing commitment to our community.

Sincerely,
Krista Young



Krista Young

Administrative Assistant, Shoreline Medical Society

2A – 2379 Bevan Ave.

Sidney BC V8L 4M9

p. [REDACTED]

f. [REDACTED]

shorelinemedical.ca



Your Peninsula Health Network

Work Hours Monday-Thursday

I humbly and gratefully acknowledge the traditional territories that I live and work on and the beautiful lands of the W̱SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples.

Adhering the BC College of Physician's guidelines, we must inform you that email may not be the appropriate mode of communication in all instances. If you have a time sensitive or personal matter that needs immediate attention, please call the clinic at 250 652 9191. We do our best to ensure privacy is maintained at all times, however, email is not considered 100% secure and we discourage its use for the transmission of sensitive information.

"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."

Nareka Jacques

From: Municipal Hall
Subject: FW: New builds

From: Shannon Perdigao [REDACTED]
Sent: Wednesday, August 27, 2025 9:30 AM
To: Communications <Communications@csaanich.ca>
Subject: New builds

Whatever you plan for new municipal buildings, please don't include further subsidized housing for [REDACTED] as a result of these plans. We no longer feel we are safe in our neighborhoods and parks, bus stops, stores, rec centres. Yes, I can provide examples of all... 😡
No response required, thank you for accepting this rant.

Shannon Perdigao
[REDACTED]

"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."

21 September 2025

To the mayor and all Central Saanich
Councillors:

Canada, BC, and Central
Saanich are still democracies.

You, as councillors and mayor,
were democratically elected.

Please make the right and
democratic decision: your plans for
the rebuilding of Central Saanich's
municipal hall, police station, and
surrounding infrastructure must go
to referendum.

Paula Ball
John Ball



6542 Rodolph Rd
Victoria BC
V8Z 5W5

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: September 22, 2025 5:40 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 09/22/2025 - 5:39pm

Submitted by: Anonymous

Submitted values are:

Subject

Municipal Facilities plan

Full Name

Dolores Bell

Phone Number

[REDACTED]

Address

6607 Roza Vista Pl.
Victoria , BC. V8Z7W8

Neighbourhood

Tanner

Email

[REDACTED]

Message

Cyril Hume's recent letter in the PNR covered all my concerns. This is not what I, as a taxpayer, expect of my Municipal council. To say I'm disappointed in your actions and decisions would be an understatement. For shame.

"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."

Nareka Jacques

From: Gord Clarke [REDACTED]
Sent: September 22, 2025 8:40 AM
To: Municipal Hall
Subject: Municipal Facilities

The Citizens of Central Saanich should be able to have more of a say about the replacement of the existing Municipal Facilities. Only a few residents have been contacted through a limited Phone Survey or received a civic-coded Survey.

We as residents have not been thoroughly informed about the expropriation of the Hovey Road property, nor what is ultimately proposed for the current Municipal Hall. The Municipality has not yet paid off the amount for the Fire Hall on Keating Cross Road and we are now going to saddle residents with more debt and increased taxes. In these difficult economic times, money should be wisely spent.

A simple Referendum, either now or during the Municipal Elections of 2026 would let the Mayor and Council know what the residents want. The decision to go forward should not be made by just the Mayor and the six councillors. A recent decision that was made about the development for the lower part of Hovey Road was not generally accepted by the residents and only passed by a vote of the Mayor.

Gord Clarke
8000 Polo Park Crescent

“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.”



Central Saanich Community Association

Keeping Central Saanich an outstanding place to live, work and play

September 25, 2025

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

Re: Civic Renewal Project Concerns

Dear Mayor and Council – The Central Saanich Community Association (CSCA) would like to express our concerns about the planned Civic Renewal Project. We feel that the limited options on the recent online survey form and the phone survey did not offer sufficient latitude to capture all the responses that our members wished to provide. Our feedback includes:

- a) Inappropriate expropriation of the Hovey Road parcel. Please return this parcel to the original owners with an apology and an offer to cover their legal costs incurred to date.
- b) Safety concerns with respect to the Hovey Road parcel. Moving the fire and police emergency vehicles adjacent to an intensively used recreational area (especially by young families with children) is too high a risk.
- c) No public information on the business case that was made to replace the existing facilities. There has been a lack of transparency throughout the process (e.g. the report that was completely redacted), which has created a general lack of trust in our elected officials.
- d) All of the surveys have been limited to 4 options. The CSCA has proposed a fifth option: - rebuild on the existing site and offer long-term leases on the remainder of the land for key municipal needs – e.g. low-income housing, a medical facility. This is community land – it should be kept for the long-term benefit of the community.
- e) Both of the Deloitte surveys were biased and had limited responses. E.g. only 100 homes were surveyed by phone. How can this sample size be statistically relevant?? Only one text box was included in the online survey, and it was limited to 125 characters. The surveys seemed to be designed to get the results that Council wanted.
- f) What is the source of the \$12 million appraisal value for the current site? This seems very low.
- g) We have not seen traffic projection surveys for either site. Why have these not been conducted?
- h) How much has been spent in legal fees over the last 3 years for the civic renewal project?
- i) What are the potential cost overruns for this project? Would they require borrowing additional money?

Our members are disappointed that we don't have the opportunity to vote on this issue in a referendum, and we would like this on the ballot for the next civic election in October of 2026.

Sincerely,

Pieta VanDyke

President

Central Saanich Community Association