

November 4, 2022

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

Re: Consideration for Additional Housing, Parks, and Urban Agriculture – Lot A, Plan VIP87515 - 1335 Stellys Cross Road.

Dear Mayor Windsor and Council:

I would like to meet with the OCP committee and council to present an opportunity to create a unique development adjacent to the Brentwood Bay village core. The property is currently in the ALR and would require an extension to the Urban Containment Boundary. We believe there is extremely special potential, specifically pertaining to this property, that merits comment in the draft OCP which would allow for a larger discussion of community benefits. Attached to this letter is a map showing the location of the property.

What has led me to this proposal is listening to a large array of discussions on the OCP review. Over the past 12 months, I have joined or watched recorded sessions of the OCP committee meetings, Council meetings, attended OCP open house meetings, reviewed letters from the Community Association and have had miscellaneous conversations with residents of Central Saanich. It is clear there is a large demand for housing, both affordable and accessible, as well as more modern buildings and building methods in the Brentwood core to attract more businesses, professionals, and shoppers alike.

My observations are that the OCP process is facing significant opposition with some of the proposed sites for growth and densification. Local residents have been vocal in their views with the common theme of an acceptance for more housing and more businesses, but no residents want panhandles, duplex or 4 plex, or land amalgamations next door to them or in their neighborhood and there doesn't appear to be an abundance of building owners offering to demolish and rebuild.

Although there are current developments underway bringing housing units to Central Saanich, and it may have supported historic growth rates of about 1%, however, as pointed out in a recent letter from the Central Saanich Community Association to Mayor and Council, the Canadian growth rate is 4%, and it seems residents are in favor of aligning more with a growth rate of at least 2% to 3%. This would require doubling the housing starts. I would also venture to say that provincial mandates are also driving housing requirements to match rates much higher than 1%.

The property at 1335 Stellys Cross Road is 19.86 acres that could provide up to 55 new single-family homes of significant sized lots, 40-60 units of affordable housing, 4-6 new mixed-use buildings to support residential and commercial needs in Brentwood Bay. In total there is potential for 300+ possible units on this property while still leaving significant space for a common outdoor area, a park or playground, and all with trails and foot and bike access for the residences from West Saanich and Stellys Cross Rd. intersection to the Brentwood Bay Village core. There is also the ability to provide room for agricultural activities that would directly tie to housing through the means of community gardens or individual backyard gardens.

The unique circumstances and specifics of this lot are not like any other, thus if successful in removing the lot from the ARL, would not set precedent for additional ALR applications.

The property specifics are as follows:

- 1) The lot is approximately 160 meters from the intersection of Wallace and West Saanich Rd., the commercial core of Brentwood Bay, and has 215 meters of frontage on Wallace Rd., of which, all has sidewalk infrastructure in place.

- 2) Three of the 4 property boundaries border the UCB/USA for a total of 800m of the 1200m property line, that is 67% of total property boundaries.
- 3) A QEP report has been prepared and the report indicates no environmental features are present on the property, thus having no effect on local watershed and/or wildlife, see attached report.
- 4) The current treescape is minimal. The addition of tree planting and vegetation canopy as part of the development would have a positive environment impact.
- 5) Increased food production with backyard gardens and community gardens tied to the residential development.
- 6) Community space for residences West of West Saanich rd. with a park and/or playground.
- 7) Very strong active transportation opportunities with the addition of trails and pathways that would tie Verdier Rd to Wallace Rd., alternative foot path for Stellys High School, and easy access to transit.
- 8) Possible added foot and bike traffic safety management along Stellys Cross Road.
- 9) BC soil survey indicates poor soil quality.
- 10) Agricultural and farming groups have identified farms between 5 and 20 acres of farmland cost more money to operate than the revenues generated, thus it is not financially viable to farm this size of property, which only has 15 acres of farmland and payback on initial investment would be 30+ years. The only financially viable type of agricultural operation for this property would be poultry or pork production, but given there is currently zero infrastructure in place, the initial investment payback would be prohibitive.

I would respectfully request that this letter be referred to and considered by the OCP Review Committee with the intent of considering language in the OCP that would enable the potential for future inclusionary development opportunities based on our preliminary analysis. As part of this process, we have retained planning consultants to assist developing an appropriate strategy.

We would also like to take this opportunity to invite Council, the OCP Review Committee and the Central Saanich Community Association to an **information meeting that I will be hosting at the property on Saturday, November 19th at 11:00 am**. This event will provide the opportunity to discuss and explore options and provide comments and feedback on the future of the parcel. Access to the property is at the eastern end of Verdier Avenue where Verdier Ave. and Early Pl. meet. A notice to the OCP review committee and the Central Saanich Community Association will be directly forwarded to them

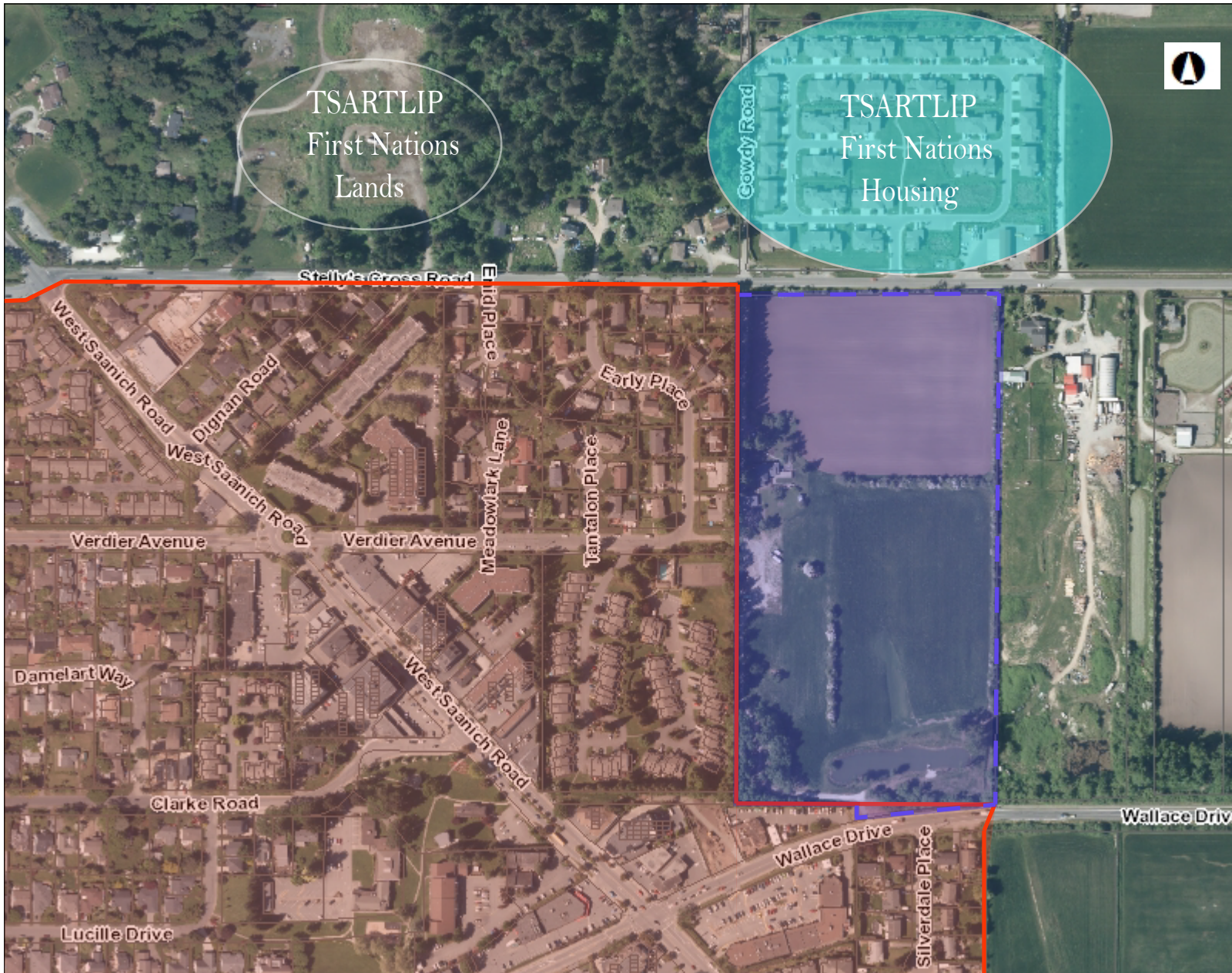
Yours truly,

Adam Molnar

cc. OCP Review Committee
Central Saanich Community Association



1335 Stellys Cross Road



Legend



Proposed Inclusion UCB.



Urban Containment Boundary

Notes

229.3 0 114.66 229.3 Meters

NAD_1983_UTM_Zone_10N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION