

Alfonso Molina

From: Judy Dinh [REDACTED] >
Sent: Wednesday, June 4, 2025 3:14 PM
To: Council
Subject: (External Email) Opposition to Proposed Mixed-Use Development Across 3941 Carey Road

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RE: ZONING BYLAW 2003, AMENDMENT BYLAW 2025 NO. 10159 PROPOSED AMENDMENT TO THE M-5 (FOOD PROCESSING) ZONE.

Dear Legislative Services Division for the District of Saanich,

I'm writing in response to the notice regarding the proposed mixed commercial and residential mid-rise development across the street from my home. I would like to express my strong opposition to this project as currently proposed.

While I understand the need for thoughtful growth in our city, this development would bring significant disruption and long-term changes that would negatively impact the character and safety of our community.

Some of my primary concerns include:

- **Construction Impact:** Prolonged construction will introduce significant noise, dust, and traffic disruption to an otherwise peaceful, residential area. This will reduce quality of life for existing residents, especially families with young children and elderly neighbors.
- **Increased Density and Foot Traffic:** A mid-rise building with commercial units will drastically increase foot and vehicle traffic in an area that was not designed to accommodate it. Our streets are narrow, and parking is already limited.
- **Safety Concerns:** Increased density and the influx of transient commercial visitors may lead to a rise in safety concerns, particularly for children who play outside and pedestrians walking through the neighborhood.
- **Strain on Infrastructure:** Our current infrastructure—roads, utilities, public services—was designed for a lower density. Adding a multi-story building could overburden these systems and lead to deterioration or additional taxpayer costs.
- **Loss of Community Character:** Our neighborhood has a distinct residential feel that fosters a sense of community and security. The addition of a mixed-use mid-rise would fundamentally change that, potentially setting a precedent for future developments that further erode the identity of our area.

I urge the city to reconsider this proposal and explore alternative locations that are already zoned for higher-density or mixed-use development, or to scale back the scope of the project to better align with the surrounding residential context.

Thank you for taking the time to hear resident feedback. I trust that the city will give meaningful weight to the voices of those directly impacted.

Can you please confirm receipt of this email so I can be assured that it has been received and taken into consideration.

Sincerely,

Judy Dinh.

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