

**From:** [Shirley Olmstead](#)  
**To:** [Council](#)  
**Subject:** Rezoning 958 Williston st  
**Date:** February-26-24 11:58:32 AM  
**Attachments:** [Development Appeal - 958 Wollaston St.docx](#)

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Please see the attached letter regarding 958 Wollaston st. rezoning

**The Township of Esquimalt  
Council, and Development Services**  
1229 Esquimalt Rd.  
Esquimalt, BC, V9A 3P1

February 26, 2024

**Cc: Alex Tang**

**Re: Rezoning Application 958 Wollaston St.**

To whom it may concern,

We the undersigned neighbour, to the proposed development located at 958 Wollaston St. (PID 032-141-866) are formally notifying the Township of Esquimalt's planning department, and Council, that we object to the proposed development's building height of approximately 90 feet (27.37m). This proposed building's height is unacceptable and unusually high for the type of structure. There are no comparative structures in the area; in fact, the other similar types of multi-unit, townhome structures (3-story) are not anywhere close to this height. Permitting a structure of this scale and height is not commensurate with the existing surrounding structures, nor is it in keeping with the size and scale of any present or past developments of this type in the area. Consequently, we believe that the total relative height of this proposed building is imposing significant undue negative impacts on our enjoyment and value of our property for no justifiable reason.

While we do not object to densification, or to multi-unit developments, this structure's proposed size and relative height is particularly problematic because it is in the middle of the block and is in fact a 4-story building in a 2-story neighbourhood: It will literally dwarf the surrounding structures. It is more than twice as tall as everything in the community: This is unprecedented.

By way of comparison, the newly completed (4 unit, 3-story with roof top patio) building located at 876 Dunsmuir Rd., perfectly reflect the objections that we seek remedied: The total relative height of 876 Dunsmuir Rd, is comparable with the roof line (ie. the top of the peak roof), of the neighbouring properties (roughly 60ft). It does not tower an additional two stories over the neighbours; it is complimentary and fits naturally within the surroundings. Obviously, the developers considered and mitigated the negative impacts to their neighbours by excavating and lowering the total relative height to a reasonable level, while maintaining its size, scale and overall utility.

Similarly, it is noted that there is no such thing as a 90 foot, 3- story building to compare to. In fact, the building proposal specifically identifies 900 Wollaston St., as an illustrative example: it is not 90ft tall: As mentioned above, 876 Dunsmuir Rd., is not 90ft tall: Likewise, the 7 unit -3 story townhomes at Dunsmuir Rd. and Wollaston St., are not 90ft tall: Lastly, the multi-unit townhomes located at 1105 Esquimalt Rd. (Esquimalt and Lampson), are also not 90ft tall. What all of these example share is that they are located on a corner lot (except 876 Dunsmuir Rd), and all of them have excavated to lower the total relative height of the projects so that they are complimentary to their surroundings; not

overshadowing their neighbours' entire property; and, not unduly negatively impacting the enjoyment and consequential value of the respective neighbours' property.

Our simple recommendation is to lower the relative height of the structure by removing the parking from the rear of the building and make the parking located at the front, four wide, perpendicular to Wollaston St., then lower the back units to grade. This significantly improves the height issue, while also lowering the constructions costs, and of course, mitigating the undue negative impacts on their neighbours. This is easily implemented and a clear win-win for everyone while conforming to precedent, as illustrated above.

Sincerely,

Lance and Shirley Olmstead  
961 Esquimalt Rd  
Esquimalt, BC  
V9A 3M7