

Deborah Liske

From: Laurie Hurst
Sent: August-30-18 12:54 PM
To: Deborah Liske
Subject: Fwd: 833 & 835 Dunsmuir Road
Attachments: image003.jpg; ATT00001.htm; 2018_08_833 & 835 Dunsmuir Road..pdf; ATT00002.htm

For mail log, thanks.

Laurie Hurst, CPA, CGA
 Chief Administrative Officer
 Tel: 1-250-414-7133

Begin forwarded message:

From: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>
Date: August 30, 2018 at 12:52:22 PM PDT
To: Laurie Hurst <laurie.hurst@esquimalt.ca>
Subject: FW: 833 & 835 Dunsmuir Road

for mail log please

Barb Desjardins

Mayor

Township of Esquimalt

<http://www.esquimalt.ca/>

Barbara Desjardins
 Mayor
 Tel: 1-250-883-1944

From: Jordan Mann [jordan.mann@donmann.com]
Sent: Thursday, August 30, 2018 12:48 PM
To: Barb Desjardins
Subject: 833 & 835 Dunsmuir Road

Dear Mayor Desjardins,

Please find attached a letter addressed to yourself and Council introducing myself, as well as the other owners of 833 & 835 Dunsmuir road. I have attempted to answer the comments and questions raised at the 1st & 2nd readings.

I wanted to apologize for not having reached out sooner in the process.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> <u>8:11</u>		
RECEIVED: AUG 30 2018		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

I would be happy to meet, if you have availability before the public hearing, to discuss our project further and any questions or concerns.

Sincerely,

Jordan Mann

Don Mann Excavating Ltd.

4098 Lochside Drive

Victoria, BC

V8X-2C8

W. 250 479-8283

F. 250 479-9552

www.donmann.com

August 30, 2018

MAYOR AND COUNCIL
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Dear Mayor and Council:

Re: 833 & 835 Dunsmuir Road, Esquimalt, BC

My name is Jordan Mann and along with Graeme Mann, Trevor Mann and Colin Mann, we are the owners and developers of 833 & 835 Dunsmuir Road.

We are writing to introduce ourselves and express our appreciation for the comments and suggestions that were made at the first and second reading by members of Council. We want to reach out to apologize for not having introduced ourselves earlier in the process to allow for more discussion of our proposal before it was formally submitted.

Brief background on the project:

Graeme and I met with the President of the West Bay Residents Association in June of 2017 to discuss ideas for the project.

We engaged Praxis Architects Inc. in July of 2017 to take the properties through rezoning as we specifically wanted to partner with a reputable architecture firm that had a previous track record of successful projects in Esquimalt.

We purchased the properties in August of 2017 by way of D.E. Mann Properties Ltd., (a company we created specifically for this project).

We held a neighborhood meeting prior to formal submission of our application November 27, 2017 at the Esquimalt Rec Centre. All four of us attended and spoke with members of the community about our proposal.

In February of 2018 I attended both the DRC and APC meetings and listened to the comments of the committee and commission.

During the development design process, we, along with the architects, have met and communicated with planning and engineering staff of Esquimalt to help refine our proposal.

We provide all of this to address the concern that we, as owners, have not been involved in the process with staff or the community and we want to reassure members of council that we have been and will continue to be involved with the process. We asked Praxis to speak for us as they know all the technical details and have experience in public speaking.

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To address some of the concerns we heard from council, we have made the following changes to our proposal:

- Combined four 1 bedroom units to create two 3-bedroom units located on the ground floor to better accommodate families. This reduces our overall unit count to 32. Given that 35 parking spaces are proposed, this allows for 1 parking stall/unit + 3 visitor stalls.
- 100% of parking stalls will be energized for Level 2 charging of electric vehicles.
- 1 year of bus passes to be provided to each purchaser.
- Solar panels to be installed on the roof to contribute power to the running of the house meter.

In addition, some further clarification on questions asked by members of Council:

- We are paying a one-time fee of \$500.00 per unit to the MODO car share program. This allows occupants of the unit to rent a MODO car at any of their locations through Greater Victoria. The closest car is located at Esquimalt Road and Carlton Terrace (approximately 250m away).
- The building strata that will be formed will not be allowed to restrict future unit owners from renting out their units for long terms. This ensure units can be included in the rental market by future owners but restricts uses such as nightly rentals.
- 25 new trees will be planted as part of the landscape plan.
- The proposals for Constance and Admirals are not affiliated with D.E. Mann Properties Ltd. Graeme Mann, who is the principal owner of GT Mann Contracting Ltd., was engaged by the owner of those properties to manage the rezoning and construction of those properties. We apologize for any confusion this may have caused.

Thank you for the opportunity to clarify aspects of our project and we would be happy to meet with you, at your convenience, to discuss our proposal further and answer any questions you may have.

We appreciate your time.

Sincerely,

Jordan Mann

D.E. Mann Properties Ltd.

1551 Broadmead Ave,

Victoria, BC

V8P 2V1

jordan@donmann.com

c. 250 686.7307

