

**From:** [Shannon Mills](#)  
**To:** [Council](#)  
**Subject:** July 7th Meeting- Sussex and Saunders  
**Date:** July-02-25 7:58:20 PM  
**Attachments:** [Council Letter.pdf](#)

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Hello,

I am writing a letter for the Monday meeting as I am [REDACTED] not sure I will be able to make the meeting.

Attached is our letter of concern. There are many aspects we like about the project, but some strong concerns about the density. Please include our letter in the overall decisions to be made ahead.

Thank you,

Shannon Mills  
1-633 Nelson St.

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July 2nd 2025

**To: Esquimalt Mayor and Council**

**Re: Concerns Regarding the Sussex and Saunders Development Proposal**

Dear Mayor Desjardins and Council Members,

We are writing to express our deep concerns regarding the proposed Sussex and Saunders development (sussexandsaunders.com), which is planned directly across from our home.

While we appreciate the need for thoughtful growth in our community, we strongly believe that a 21-storey building is far too tall and dense for this area. Our neighbourhood is currently home to two existing four-storey rental buildings on a dead-end street, which already sees significant traffic congestion and limited street parking. The addition of 335 residential units, retail spaces, and a new park would overwhelm the existing infrastructure.

The renderings presented on the project website do not accurately reflect the reality of the area. They show wide, open roadways that appear to be through-streets, when in fact we are adjacent to the military base, and the street ends with fencing. There are no turnarounds or roundabouts to accommodate increased traffic, which raises serious concerns about access, safety, and emergency response. This does not reflect strategic or sustainable planning.

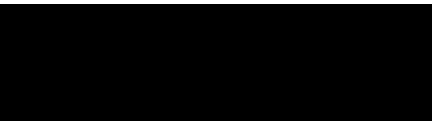
We also purchased our west-facing home specifically for the sunlight it receives, especially from our rooftop patio. The proposed height of the Sussex and Saunders building would cast significant shadows over our home, dramatically reducing light and enjoyment of our property. We were told at the open house that a shadow study could be requested via email, but despite multiple attempts, our request to the contact provided by Mark was not delivered. This lack of accessibility and transparency is troubling.

Importantly, the recently completed Lighthouse building has proven to be a well-integrated development that does not impose in the same way—particularly regarding shadow impact and traffic. In contrast, this new proposal feels out of scale and incompatible with the existing neighbourhood layout.

We urge the Council to reconsider the height and density of this development and take into account the unique limitations of this location, especially its position on a dead-end street. A scaled-back version of this project, one that truly reflects the physical constraints and character of the area, would be far more appropriate.

Thank you for considering our concerns. We hope that the voices of local residents will be heard and respected in this process.

Sincerely,



Shannon Mills  
Nicholas Ferguson

1-633 Nelson St



Canadian Forces Base Esquimalt  
PO Box 17000 Station Forces  
Victoria BC V9A 7N2



Base des Forces canadiennes Esquimalt  
C.P. 17000 succursale Forces  
Victoria (C.-B.) V9A 7N2

0103A-1000-1 (BPAO RDIMS 1529749)

25 April 2025

To whom it may concern,

With approximately 6,000 employees living in municipalities throughout the Greater Victoria area, Canadian Forces Base Esquimalt is not immune to market pressures felt in the region. Like many residents of Southern Vancouver Island and across Canada, our civilian and military members often find it difficult to secure affordable housing.

As Base Commander, I am occasionally contacted by local developers asking for my endorsement of residential housing projects. Although I am not in an appropriate position to evaluate specific projects, I continue to share my overall support to residential housing developments in our surrounding municipalities.

The Department of National Defence and the Canadian Armed Forces recognize the challenge faced not only by military members and their families, but by all Canadians in light of rising interest rates, a difficult housing market and inflation. Through the Canadian Forces Housing Agency, CFB Esquimalt can offer a limited number of rental houses to military members and their dependents and are working to augment our portfolio in the years to come. For the remainder of our military and civilian workforce, they seek accommodations within our surrounding municipalities.

While our organization continues to look for ways to further support the needs of our workforce, I know many organisations are working to find solutions to improve local affordable housing availability. Please know that CFB Esquimalt continues to support increasing overall housing availability in the region.

Thank you for your ongoing support to CFB Esquimalt and our surrounding communities.

Sincerely,

A large black rectangular box redacting the signature of the Base Commander.

Kevin Whiteside  
Captain (N)  
Commander



May 6, 2025

MAYOR AND COUNCIL

Township of Esquimalt Municipal Hall

1229 Esquimalt Road

Esquimalt, BC V9A 3P1

*(Delivered via email and original signed letter by hand)*

**RE: 1340 Sussex/1337 Saunders St.**

I am writing this letter in support of the proposed project to be located at Sussex & Saunders Roads in Esquimalt.

I had the opportunity to meet with the team at Intracorp/Belmont in October 2024. The team offered to become participants in the Esquimalt Military Family Resource Centre (MFRRC) housing program and agreed to give first opportunity to military families for existing rental suites operated by Belmont properties. Belmont properties owns several buildings in Esquimalt and Greater Victoria suitable to a wider range of rent levels. They have shown their commitment to supporting housing needs of military connected families and this has been a much-appreciated partnership.

With the support of CFB Esquimalt, the Esquimalt Military Family Resource Centre (MFRRC) works with military connected families seeking viable housing options. We are committed to promoting more housing choices in the Township of Esquimalt. The Royal Canadian Navy (RCN) has a "Home Port" initiative for their members that is intended to improve retention, enhance deployment readiness and provide housing security.

In my discussion with the Intracorp/Belmont Properties team we have been assured that military members and families will have priority access to some of the 335 new rental homes immediately bordering CFB Esquimalt. In addition to alleviating housing pressures for military families this also relieves transit congestion due to proximity to the Base.

This priority being offered to military families is a great benefit as well as a positive message from Intracorp/Belmont Properties and Esquimalt Council, letting these families know that they are supported and appreciated in this Township.

Many thanks for this opportunity to provide our perspective on this development.  
For your consideration.

Sincerely,

*Jackie Carlé*

*(she/her/elle)*

Executive Director

Esquimalt Military Family Resource Centre



*~ I gratefully acknowledge my location on the beautiful unceded traditional territory of the WSÁNEĆ (Saanich), Lkwungen (Songhees), Wyomilth (Esquimalt) peoples of the Coast Salish Nation.*



May 5, 2025

Matt Kolec  
Director, Development  
Intracorp Homes  
Ste 600 – 550 Burrard Street  
Vancouver, BC, V6C 2B5

Via - [REDACTED]

Dear Matt,

Re: Redevelopment Project – Sussex/Saunders Streets, Esquimalt BC

Thank you for the update on the status of Intracorp Homes' redevelopment project and your request for a letter of support from Esquimalt Neighbourhood House.

On behalf of Esquimalt Neighbourhood House Society, this is our letter of support for the project.

This rental housing project will benefit Esquimalt's need for more rental housing – rental units would increase from 67 existing units to 335 new units. As well, with the project's inclusion of 18,500 sf of green space for a new public park with a children's play area, all residents of Esquimalt will benefit.

We understand the existing apartment buildings are no longer viable because the buildings are old and have reached their end of life. We also understand Intracorp Homes is meeting the requirements of Esquimalt's Tenant Assistance Policy to ensure existing tenants are supported through this redevelopment process.

Please continue to keep us informed as this project proceeds.

Sincerely,



Mary Lynn McKenna, CPA, CMA  
Executive Director

Copy – Board of Directors, Esquimalt Neighbourhood House Society



May 22, 2025

Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1

**RE: Support for Rezoning at 1340 Sussex Street and 1337 Saunders Street**

To the Township of Esquimalt Council,

The Greater Victoria Housing Society is writing to express our strong support for the proposed 21-storey multifamily residential building at 1340 Sussex Street and 1337 Saunders Street, brought forward by Intracorp and Belmont Properties to the Township of Esquimalt for an OCP amendment and rezoning.

The region is experiencing an unprecedented housing shortage, affecting individuals and families across all income levels. Purpose-built rental housing, like the development proposed by Intracorp, is critical in addressing this challenge. These projects offer secure, long-term rental options and contribute significantly to the vibrancy, stability, and livability of our communities. The proposed development in the Township of Esquimalt will provide much-needed housing and support the economic and social well-being of the broader region.

The Greater Victoria Housing Society fully supports this development and strongly encourages the Township of Esquimalt Council to approve this important and impactful project.

Yours truly,



**Virginia Holden**  
CEO  
Greater Victoria Housing Society  
[www.greatervichousing.org](http://www.greatervichousing.org)



May 1st, 2025

Esquimalt Mayor and Council  
C/o 1229 Esquimalt Road  
Esquimalt, BC V9A 3P1

Dear Mayor and Council:

I am writing to you as the Chair of Esquimalt Ribfest Committee and a resident of Grafton Street about a proposed project by Intracorp in the area of Sussex and Saunders streets.

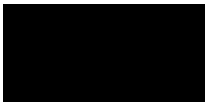
I am very familiar with this part of town, having lived in the Township for more years than I can count and remember from my days with the Esquimalt Police the vast number of times we would attend the 600 blocks of Admirals/Constance/Nelson and 1300 blocks of Sussex and Saunders – a hotspot to say the least and very ‘interesting’ times in a ‘less than pleasant’ part of Esquimalt. In fact most cops at the time knew the postal codes off by heart from the number of reports to Crown Counsel which is a bit telling. Although things have changed significantly over the years, I really believe this redevelopment is a hugely positive step for the enhancement of the area, providing yet another park and greenspace for this awesome community.

I know Council is aware that our vacancy rate is among the lowest in Canada hovering around the 1-2% mark when 3-5% is considered healthy and adding this many units to our rental stock, a stone’s throw to the region’s biggest employer - CFB Esquimalt, should have a very positive impact on these numbers.

Intracorp has also been a good community supporter of our charitable efforts – both with Esquimalt Ribfest and the Esquimalt Firefighters Charitable Foundation – sponsoring the Blue Buffalo Saloon in 2024 and communicating regularly with us as good community partners. I like it when a developer takes a keen interest in the fabric of the community they are investing in and they have done so in spades.

Thanks for taking the time to read this missive and I’m always available to chat if more information is needed.

Sincerely,



Tom Woods  
Esquimalt Ribfest  
250-857-1062



C/O 444 Grafton Street, Esquimalt BC V9A 6S3 Phone: 250-857-1062





01May2025

To: Esquimalt Mayor and Council

Re: Intracorp Development Proposal - 1340 Sussex / 1337 Saunders

The Township Community Arts Council (TCAC) understands that Intracorp has submitted a development proposal for their properties on Sussex and Saunders Streets.

While the TCAC does not take a position on specific development applications, we feel it is important to acknowledge Intracorp's recent involvement with the Esquimalt community through its support of local non-profit organizations such as the Esquimalt Farmers Market, the Celebration of Lights Committee, and now the TCAC. This commitment to community helps us continue to offer quality arts and cultural community events that enrich the lives of Esquimalt residents.

One element of Intracorp's current proposal that aligns with the TCACs interests is the inclusion of 18,500 square feet of publicly accessible open space. With limited public venues available in this part of the township, the potential for an additional space for outdoor arts and cultural programming is worth noting.

We are grateful for Intracorp's support of community initiatives and look forward to continuing a positive relationship with them as a sponsor of the TCAC.

On behalf of the Board of Directors,  
Uta Gewald  
President

**From:** [Marlene Todd](#)  
**To:** [Council](#)  
**Subject:** OCP Amendment/Amendment bylaw 2026 and 3157  
**Date:** July-03-25 2:33:50 PM

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1340 Sussex St /2913 Saunders St. I'm absolutely appalled that Esquimalt Council is considering increasing these developments to 21 Stories in this area of Esquimalt. It's obvious people on Council do not live near these proposed developments. Traffic alone from Dockyard is already a bottle neck at Esquimalt Rd and Admirals Rd. I understand that existing accommodations in these areas need to be redeveloped because of their age but can't we be reasonable? These new developments aren't affordable housing either. It makes me very angry and sad that Esquimalt will be another over developed area. Please reconsider a ceiling of 8 to 10 stories. Don't ruin our community! From a concerned Resident. Marlene Todd 622 Admirals Rd.  
Sent from my iPhone



Nelson Lodge &amp; Sussex Lodge Tenant Support &lt;nelsonsussextap@gmail.com&gt;

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## Letter from Mike Young to Esquimalt Council

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**Michael Young** [REDACTED]

Thu, Jul 3, 2025 at 11:50 AM

To: "Nelson Lodge &amp; Suss." &lt;nelsonsussextap@gmail.com&gt;

Hi Shawnessy.

Below, I will TRY to include a copy of my letter to the Esquimalt council.

Feel free to use it any way you want at the Council meeting, (including having someone read it out loud). You should also feel free to use any part of it as a testimonial in future marketing of your services.

I will be dropping off the hard copy to the Town Hall in a few minutes from now (Approx. Noon, July 3, 2025 ; Thursday)

To: Esquimalt Town Council

From: Michael Young; long-term resident of Sussex Lodge

Subject: My personal experience with the immoral demolition-eviction of tenants of Sussex Lodge and Nelson Lodge

On first receiving my demolition-eviction notice from Intracorp, I felt shocked that I could be so callously evicted from my home of 25 years without cause. It took me 2 or 3 weeks to accept that the eviction was real.

I started doing online research. Things very rapidly went from bad to very bad. I found out that a one-bedroom apartment at the market rent in Victoria costs more than my entire monthly [REDACTED] check. I was now in a complete panic. Thankfully, my family talked me down from that state and helped me to realize that I might be eligible for subsidized rent.

When I started trying to research subsidized rent in BC, my situation got even more over-whelming. Although the BC government always made it sound like they had a smooth-running centralized system for managing subsidized rent, that turned out to be (to be polite) an illusion. I found the system to be very fragmented and disorganized and extremely confusing. I couldn't even figure out where to start.

Luckily for me, this is when Shawnessy of the Tenant Support Team finally managed to get through to me on the phone. I was impressed by her. Because she had worked inside that system for years, she knows how things really get done. She shared information that helped me to make sense of it all.

Some of the valuable tips she shared were:

- What step needs to be done first to avoid frustration and delays
- A more complete understanding of the actual, not-centralized system
- What to NOT put our faith and trust in, because it is extremely unlikely to help us directly
- Does BC Housing basically do apartment hunting for us?

To be honest, when I first heard about the Tenant Support Team, I thought it was a pathetic and meaningless publicity stunt. After talking with Shawnessy, I changed my mind and decided to "go all-in" with following her advice. As I continued on with apartment hunting, I also kept Shawnessy updated on every place I completed an application for. This enabled her to contact them and advocate for me [an incredible part of her services!!!]

Initially, I was terrified that I would end up homeless because of the demolition-eviction.

But thanks to Shawnessy, things worked out very well for me. I have moved out of Sussex Lodge, and into a subsidized rent apartment in a new building (no reno-eviction / demolition-eviction carousel for me). [With new appliances!]

If you are a current tenant of Sussex Lodge or Nelson Lodge, and you know (or even just suspect) that you are eligible for subsidized rent, I strongly recommend that you get in touch with Shawnessy or Julie at the Tenant Support team.

And to EVERYONE being displaced from their homes by Intracorp, I wish you good luck in finding an affordable, safe, and comfortable next home.

From Michael Young [previously of [REDACTED], 1340 Sussex Street]

July 3, 2025

\*\*\*\*\*

I hope this helps to get the fence-sitters to finally start moving forward.  
Like you, I'm sure, I'm very worried about them.

Keep up the excellent work!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Mike

P.S. Sorry it's so long.

July 3, 2024

Township of Esquimalt  
1229 Esquimalt Rd  
Esquimalt, BC V9A 3P1  
council@esquimalt.ca

Dear Mayor and Council,

My name is Greg McCuskee and my mother is a tenant at 1340 Sussex Street.

My mother has lived at [REDACTED] 1340 Sussex Street for the past 6 years. She's [REDACTED] and on a [REDACTED] income.

I'm writing to communicate my appreciation for the relocation support she has received since she was first notified in June 2024 about the pending redevelopment.

The third party tenant support team hired by Belmont & Intracorp tenant support team has been kind and helpful through this process and have made relocation support available to tenants (like my mother) since the beginning. The team also kept me updated as well as they knew that I live in the area and am a support to my mother.

They recently helped my mother secure a subsidized apartment in a brand new building. Her rent is less than she's been paying at 1340 Sussex. Both her and I have peace of mind knowing she's been able to relocate to secured affordable rental housing in the area.

Even though my mother didn't want to move from her home at 1340 Sussex, I'm grateful for the help she has received and I don't think she would have been able to access affordable rental housing without specialized support.

Sincerely,

Greg McCuskee [REDACTED]

On behalf of Lillian McCuskee former tenant of:

[REDACTED] 1340 Sussex St  
Victoria, BC V9A 4Z9

## Victoria McKean

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**From:** Victoria McKean  
**Sent:** July-04-25 8:36 AM  
**To:** Council Correspondence  
**Subject:** FW: Regarding: Rezoning Application and Tenant Assistance for 1340 Sussex Street and 1337 Saunders Street

-----Original Message-----

From: Lynda Weller [REDACTED]  
Sent: July-03-25 5:43 PM  
To: Council <Council@esquimalt.ca>  
Subject: Regarding: Rezoning Application and Tenant Assistance for 1340 Sussex Street and 1337 Saunders Street

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I'm sharing my perspective on this development as a current (soon to be former) tenant of 1340 Sussex Street.

In June 2024 I got a notification letter that my home of over 12 years could be torn down and redeveloped. This caused me much stress and I wasn't sure what to do. Fortunately the tenant support team contacted me right away following the tenant meeting we had in July 2024 and offered help to navigate the relocation process and help me apply to BC Housing so that I could be apply for subsidized housing options if they came up. The team helped me apply to a new building but sadly because I have cats, they did not offer me a place. Fortunately they were able to get me into a different building that accepts pets and I will be moving in next week along with my cats.

While being uprooted is never easy, I appreciate the support that I have received from the tenant relocation team as they helped me secure rent geared to income housing in a brand new building in the community. I am relieved to have found housing that meets my budget and personal needs in a great location.

Warmly,

Lynda Miller

[REDACTED] 1340 Sussex Street Victoria, BC V9A 4Z9



**Connie McConnell**

Director of Communications

Kaemac Services | ConnieLMcConnell@gmail.com

July 4, 2025

**Township of Esquimalt**

1229 Esquimalt Road

Esquimalt, BC V9A 3P1

**To the Township of Esquimalt Council and Mayor,**

**RE: Letter of Support for Rezoning at 1340 Sussex Street and 1337 Saunders Street**

On behalf of Kaemac Services, I am writing to express my full support for the proposed rezoning and development at 1340 Sussex Street and 1337 Saunders Street in Esquimalt.

At Kaemac, we are known for producing vibrant, community-driven events across Greater Victoria. Our work connects people, businesses, and neighbourhoods, and through it, we've come to understand that the heart of a thriving community lies in access to attainable, secure, and thoughtfully designed housing.

This proposal directly supports that goal. By adding a mix of housing options in an existing residential area, this development offers a meaningful response to Esquimalt's housing needs while aligning with the Township's Official Community Plan. It reflects a forward-thinking approach to density and neighbourhood growth—an approach that prioritizes livability, sustainability, and long-term community benefit.

We especially appreciate that this project has been designed with intention. From the scale of the homes to the integration with surrounding properties, it demonstrates a clear commitment to enhancing (not overwhelming) the neighbourhood. In a time when so many are struggling to find a place to live, these kinds of developments are not only welcome, they are necessary.

Kaemac Services is proud to support initiatives that make our region more inclusive, balanced, and livable. We respectfully urge Mayor and Council to support this rezoning application and help move Esquimalt toward a more sustainable housing future.

Sincerely,

**Connie McConnell**

Director of Communications

Kaemac Services



**June 26, 2025**

**Township of Esquimalt**

1229 Esquimalt Road  
Esquimalt, BC V9A 3P1

**To the Township of Esquimalt Council and Mayor:**

**RE: Letter of Support for Rezoning at 1340 Sussex Street and 1337 Saunders Street**

I am writing to you as the Executive Director of the Greater Victoria Festival Society to express my support for the proposed redevelopment project by Intracorp Homes and Belmont Properties being considered at 1340 Sussex Street and 1337 Saunders Street.

One of the most notable aspects of the proposal is the inclusion of a new public park with a dedicated children's play area—an amenity that will enrich the daily lives of local families and contribute to a more vibrant public realm. The addition of retail space is also a welcome feature, as it will promote walkability and help create a more connected and accessible neighbourhood for both current and future residents.

With the region continuing to face a critical housing shortage, purpose-built rental developments like this one are essential as they provide secure, long-term housing options and play a crucial role in supporting the social and economic diversity that makes our communities strong and resilient.

This project offers lasting benefits for the community, and I strongly encourage Council to support this thoughtful and well-planned development.

**Yours truly,**



*Kelly Lynn Kurta*  
Executive Director  
Greater Victoria Festival Society



## Victoria McKean

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**From:** Marie Fidoe [REDACTED]  
**Sent:** July-04-25 10:22 PM  
**To:** Council  
**Subject:** Public Hearing for 1340 Sussex Street and 1337 Saunders Street - July 7, 2025

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the opportunity to provide input on the OCP amendment and rezoning for the above noted properties. I am unable to attend in person, hence this correspondence.

I am very much supportive of the OCP amendment, as I feel this part of Esquimalt would be the perfect location for higher density residential development. It is a very short walk to the largest employer in the region, and would provide valuable workforce housing for the region. I am also supportive of the move to commercial mixed use - this area could really use some quality commercial space, with the opportunity for new business endeavours to provide services to the residents and the workers of this neighbourhood.

Ever since I've lived in Esquimalt, I have always thought that this would be a great area to turn into a "West End" destination... a highly accessible neighbourhood at a human level, with opportunities for employment, recreation and shopping all at your doorstep.

With regards to the actual project, I feel this is definitely a better location for a "Tall" building, rather than the one recently approved at Head and Esquimalt. The provision of privately owned, public space is welcome, as there is no public park space in this neighbourhood. What I would like to see is some provision for a housing agreement that provides an affordable housing component. I understand that a nearby development is approaching nearly 10% of their units as affordable housing, and it also offers public space. Car parking is not really a factor for me - I would prefer to see the effort made to house people, and not store cars. That being said, I would also like to see a nod given to alternative transportation for the residents, perhaps in the form of a car share on site (perhaps this is already in the plan).

In summary, I am supportive of the higher residential density, new commercial and public space offered by this project. I believe this is the right location for something of this size.

Sincerely,  
Marie Fidoe  
[REDACTED]  
Esquimalt



**Victoria Cool Aid Society**  
**101 – 749 Pandora Ave.**  
**Victoria, BC**  
**V8W 1N9**

**Phone: (250) 383-1977**  
**Fax: (250) 383-1639**  
**coolaid.org**  
**society@coolaid.org**

July 3, 2025

Township of Esquimalt - Mayor and Council  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1

**Re: Rezoning and OCP Amendment Application for 1340 Sussex Street & 1337 Saunders Street**

Dear Mayor and Council,

I am writing on behalf of the Victoria Cool Aid Society to express our support for above noted rezoning and OCP amendment application by Intracorp Homes and Belmont Properties. We have reviewed the plans for the 335 new homes and feel the housing mix, the neighbourhood retail component, and the large adjacent park space will contribute greatly to the community and wider region.

It is critically important to create as much housing as possible in areas close to both major employment centers and the amenities of everyday life – like shopping and recreation opportunities. This will allow many new residents to go about their days without the need for transportation by car – saving both money and the environment while increasing their general wellbeing.

In particular, the large amount of 2 and 3 bedroom housing will allow families to live in the area and take advantage of the new adjacent park and the proximity to employment and shopping as well. Eliminating time consuming commutes to other parts of the region allows more time spent with family and in the community.

We feel this is a great addition of much needed housing for the region, in a location that provides immediate benefits to the future residents and the local community.

Yours truly,



**Steven Hurst, P.Eng.**  
Director of Real Estate Development  
Victoria Cool Aid Society

Cc: Wendy Fung Graham, Acting CEO, Director of Finance

## Victoria McKean

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**From:** Victoria McKean  
**Sent:** July-07-25 8:12 AM  
**To:** Council Correspondence  
**Subject:** FW: Relocation of residents @ 1340 Sussex st

**Categories:** Inputted in to Mail Log, Late Agenda Item

-----Original Message-----

From: Rick Harris [REDACTED]  
Sent: July-05-25 2:13 PM  
To: Council <Council@esquimalt.ca>  
Subject: Relocation of residents @ 1340 Sussex st

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want it to be known that with the help of Shawnessy for me to relocate to affordable housing has been a blessing to me,,,,I was [REDACTED] period of time and when I got back home here and to find out I was being demovicted. Well I was in total shock and not knowing what to do,,but upon contact and so much help from Shawnessy I'm beginning to feel better about this transition. Thanks for your time. Rick Harris

## Victoria McKean

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**From:** [REDACTED]  
**Sent:** July-07-25 9:46 AM  
**To:** Council  
**Subject:** 1340 Sussex and 1337 Saunders development and change to OCP  
**Importance:** High

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council

NO. Just....NO.

I thought about writing a detailed email outlining my concerns over this massive development proposed for the addresses noted above and my absolute opposition to the proposed change to 'Tall' in the OCP without proper public consultation, but I have found that my council does not seem to listen to, nor care about what many of us feel about our community anymore. Outside of one councilor, Mr. Duncan Cavens, whose community and social media engagement and willingness to meet and talk over issues is to be admired, the remainder of council appears to be 'develop at all costs'.

For example, I could list many things we need to consider:

- I do not want to hear from councilors that we have a provincial mandate to meet regarding housing starts. Esquimalt is well on its way to meet and exceed this mandate. This nonsense of saying that if the 21 story condo isn't approved that the province will/can "over ride" this decision making, is absolute clap-trap. Once they force our neighbouring Oak Bay to get a move on, we can get worried about this notion.
- That the worry/anxiety, at least from what I have heard from the many I have spoken with is NOT density but **height**.
- The proposed park is a joke. The size is laughable at best, a postage stamp sized spot of green in a massively cement/hardscape area
- The displacement of those currently living in those apartment blocks – can any of you even imagine the stress, especially for those who have been there long term and therefore likely have lower rent payments?
- The traffic issues. It would be lovely to see a decrease in traffic since people will be living close to work (what everyone assumes will happen)....but no, this has not happened. The crawl in and out of our community has gotten significantly worse. If you've gotten this far in this email, and I'm guessing that most of you have not – imagine an experience we had – my dog collapsed, was in dire veterinary need. We scooped him up and tried to get to the vet. It was only **2:20pm**. We inched our way through traffic for over 64 minutes (yes, I timed it). It was agony to watch our beloved animal suffer. He died. This traffic situation is not a one-of, but every week day, starting earlier than ever.

- The military has its own land to build on so while it is important that we provide housing for one of our largest employers, the federal government has a responsibility to also build housing – there are plans in place to start this development as I understand it.
- Where in the sam-hell is the missing housing for families? Affordable places? Units large enough to raise a family in – 900 square feet at \$3500/month is asinine.
- PROPERTY TAXES! Don't even get me started.....

So, bullet points it is because, I mean, if I thought for one minute that council has even gotten through my listed concerns, I'd be pretty darn impressed. However, from what I have now witnessed for many years, my voice, along with others who have a concern, will be ignored and I imagine the next thing I will read will be the acceptance and approval of the monstrosity proposed for Sussex and Saunders.

So again, in case you just read the top and bottom of emails - **NO**.

Jennifer and Kelly Hawes – [REDACTED]  
[REDACTED]

## Victoria McKean

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**From:** Susan Dean [REDACTED]  
**Sent:** July-07-25 10:49 AM  
**To:** Council  
**Subject:** Town Council Meeting July 7, 2025: Proposed Development: 1340 Sussex Street and 1337 Saunders Street

**Categories:** Late Agenda Item

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing to the council regarding the proposed two 21 storey developments noted above. I vehemently oppose the heights of these two developments. I own property at 622 Admirals Road, and this development will obstruct my ocean views and drastically devalue my property.

The apartment building at 612 Constance was reduced by one storey for the same purpose so as to not block views from our building, I am hopeful council will provide similar consideration for these two new developments.

Please confirm receipt of this email and the addition of my concerns to the agenda for tonight's meeting.

Regards,  
Robert Dean  
Susan Dean

From: Kathleen M. McCallum

Esquimalt, BC,

Dear Mayor and Esquimalt Town Council,

I hope this message finds you well.

This is regarding Rezoning file #RZ000122 and the public hearing on Apr 7<sup>th</sup> 2025 and the rezoning at 1340 Sussex and 1337 Saunders Streets.

I am writing to express that ~~I~~ am OPPOSED to this redevelopment plan.

This council has expressed that ~~there~~ housing is needed that is affordable, for families, accessible for those with mobility issues, and a liveable community.

It is my opinion that the demolition of 1340 Sussex and 1337 Saunders combined with the shortage of affordable housing will in-effect create the opposite results. The developers want to build a luxury tower that will be out of reach (financially) for those currently living here.

The prices the new builds are asking will force some into social-housing or worse. It will make 'saving for home-ownership' less attainable for the lower income-earners. Some folks will have to relocate to

cheaper parts of Canada (in-effect losing their communities).

Although, There is a 'compensation package' offered, it is severely inadequate when, for some, their rents will double or triple when wages are staying stagnant.

I agree that there is a need for a better solution.

It isn't just a supply issue. It's an affordability issue.

Thank you for listening.

Sincerely,

Kathleen M. McCallum



## Victoria McKean

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**From:** Melanie Langdon-Wilkins [REDACTED]  
**Sent:** July-07-25 11:57 AM  
**To:** Council  
**Subject:** Support for 1340 SUSSEX & 1337 SAUNDERS ST

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council  
Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, BC V9A 3P1

Dear Mayor Desjardins and Members of Council,

I am writing as a resident of Esquimalt to express my strong support for the proposed 1340 Sussex & 1337 Saunders St development, which will be the subject of the upcoming public hearing.

This project represents a much-needed step forward in addressing our community's housing challenges. Esquimalt, like much of the region, is experiencing a growing demand for housing, and this development, with its focus on 100% rental units, is a welcome and responsible response. The commitment to purpose-built rentals rather than strata condominiums ensures that housing will remain more accessible and responsive to long-term community needs.

Its proximity to the naval base makes this location especially appropriate, as it will offer practical and much-needed housing options for members of the military and civilian personnel working nearby. Additionally, the inclusion of green space and parkland in the project design is a thoughtful and appreciated feature. These public spaces will provide new opportunities for recreation, connection, and wellbeing in our neighborhood.

The addition of retail space is also a positive move for the community. Expanding commercial services in walkable areas adds vitality to our streets and supports a more complete and connected urban environment.

As someone who cares deeply about the future of Esquimalt, I believe this development offers thoughtful, well-balanced benefits and will contribute meaningfully to a more livable, inclusive, and resilient community.

Thank you for your consideration.

Sincerely,  
**Melanie Langdon-Wilkins**  
Esquimalt Resident