

# Consultation Summary for Aquila Pacific's 602-612 Nelson St Project



This document summarizes the scope and results of community engagement by the Aquila Pacific team in support of their application for the rezoning of their Nelson St project.

## • Consultation plan

- A consultation plan was created for the project in 2021, to lay out actions to inform the community about the project and to receive input on elements of the project.

## • Website

- A page on Aquila Pacific's website was created with information about the project. This web address was included in future communications with the community, to enhance their access to information about the project.

## • Door knocking

- A brochure was created for the project, and it was hand distributed to the residents with in 1-2 blocks of the site, wherever possible.
- Many conversations were had with residents of the surrounding homes about the project at this time.

## • Public open house

- A maildrop was undertaken with the town of Esquimalt for residents within the municipal-approved radius of the site – including information about the project, and an invitation to participate in a public open house.
- Residents on the mailing list created from the door knocking were also notified.
- An online public open house was held for the project, on March 16, 2022 – from 7-8:30pm.
- The presentation and notes from the discussion are included in this summary. Because it was online, we did not do a formal feedback card but took notes from the discussion.
- The public open house did not have many attendees even though it was well advertised and held at a convenient evening timeslot.

## • Phone and email conversations

- Phone and email conversations have occurred over the project timeline, responding to inquiries or concerns.
- Special attention has been paid to responding to any concerns regarding the exit process of the existing tenants and dealing with garbage and related issues.

## • Summary of discussions

- The majority of residents in the immediate area, who engaged in discussion, the public open house, at the doorstep, or other means, did not voice concerns about the project.
- Many noted they were pleased that the older buildings on the site would be demolished and the site would be cleaned up.

- **Concerns:**
  - **Parking**
    - Parking was a concern that was voiced by a few people, especially those who live in a condominium building across Esquimalt Rd from the project – 1351 Esquimalt Rd. A resident from that building noted that the proposed parking for Aquila’s project was insufficient and that it needed more parking – and that they would voice opposition to council over the project because of parking.
    - We explained the parking study that had been undertaken and the elements included in the building (transit passes, bicycle parking, the larger walkable downtown area, etc...).
  - **Bike parking**
    - One public open house participant noted that many couples would have two bikes, and the bike storage needs to be able to support that.
  - **Wind protection**
    - One public open house comment was that the roof deck above the café for the building residents may need some wind protection on the west side, as the wind is often cold coming in from the Straight.
    - This concern will be addressed in the next steps of detailed design / development permits.
  - **Adjacent homes**
    - Conversations were held with the residents immediately adjacent the site on the west side.
    - One resident on the west side of the site wanted to check to see if the underground parking would impact the conifer tree in their back yard.
    - We did not have an arbourist review it but an initial look at the situation suggested that the tree is ample distance away from the site so as to not be negatively impacted.
- **General support**
  - There appeared to be general support for the project in many we talked to.
  - There was support for:
    - Additional residential, including affordable ownership.
    - The café and public open spaces.
    - Retaining the large Garry Oak tree.
    - The dog-wash station that will be offered residents.
    - The landscape screening