# PROPOSED DEVELOPMENT

## 833 + 835 DUNSMUIR ROAD

A PROPOSED RESIDENTIAL DEVELOPMENT FOR THE PROPERTIES LOCATED AT 833 AND 835 DUNSMUIR ROAD WAS SHARED AT A NEIGHBOURHOOD MEETING ON NOVEMBER 27, 2017.

•

THE PROPOSAL IS FOR A 5 STOREY, MARKET CONDOMINIUM CONTAINING 34 UNITS IN A COMBINATION OF 1 AND 2 BEDROOM SUITES.

•

LEVEL 5 IS SET BACK FROM THE EDGE OF THE BUILDING, AND OCCUPIES ONLY A PART OF THE FLOOR PLATE ON THE SOUTH SIDE WITH TWO 2 BEDROOM UNITS.

•

37 PARKING STALLS ARE PROVIDED UNDERGROUND, ALONG WITH SECURE STORAGE FOR 34 BICYCLES.

**QUESTIONS / COMMENTS, CONTACT:**

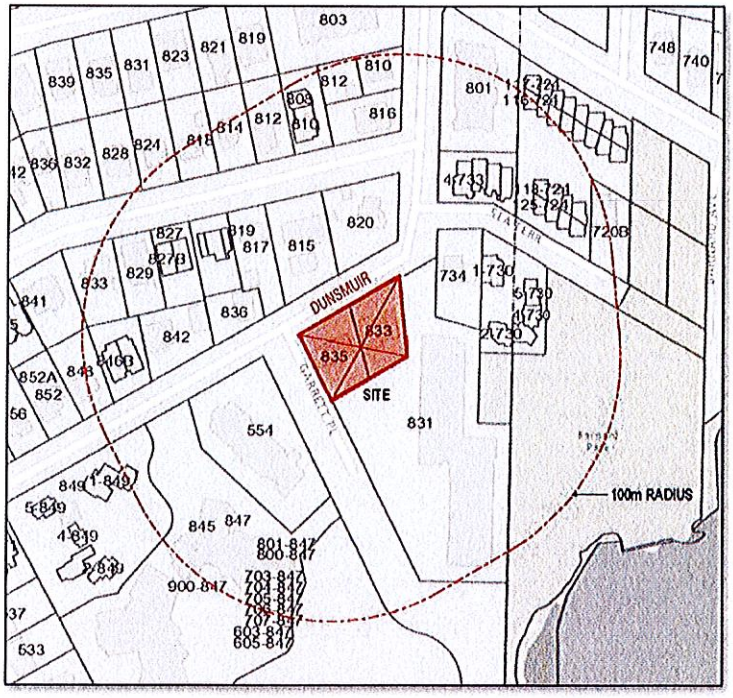
**PRAXIS ARCHITECTS INC.**
HEATHER SPINNEY
heather.spinney@praxisarchitectsinc.com
250-475-2702

PRAXIS
ARCHITECTS INC.

GTMANN
CONTRACTING Ltd.

# YOU'RE INVITED

TO A NEIGHBOURHOOD CONSULTATION MEETING REGARDING
A PROPOSED 4 or 5 STOREY RESIDENTIAL DEVELOPMENT AT:




## 833 + 835 DUNSMUIR ROAD

**WHEN:** **NOVEMBER 27, 2017**
5:00 – 7:00 pm

**WHERE:** **SENIOR'S CENTRE**
ESQUIMALT RECREATION CENTER
527 FRASER STREET

**WHY:** WE WOULD LIKE TO INTRODUCE YOU TO THE PROJECT, AND GIVE YOU THE OPPORTUNITY TO PROVIDE US WITH YOUR THOUGHTS.
REFRESHMENTS WILL BE SERVED!

**CONTACT:** **PRAXIS ARCHITECTS INC.**
HEATHER SPINNEY
heather.spinney@praxisarchitectsinc.com
250-475-2702

PRAXIS
ARCHITECTS INC.

GTMANN
CONTRACTING Ltd

PRAXIS
ARCHITECTS INC.

**833+835 Dunsmuir Rd.**

Neighborhood meeting 2017.11.27

Thank you for your attendance. Please sign in and share your comments/feedback in the space provided below.

| Name | Address | E-mail |
|---|---|---|
| MARCEL POTVIN | 311-845 DUNSMUIR RD | |
| Comments: NICE - BUILDINGS! | | |
| | | |
| Comments: Lee Valentine | 613-845 DUNSMUIR | |
| | | |
| Comments: Parking concerns; access during construction | | |
| Liz Spencer | #605 - 845 Dunsmuir | |
| Comments: Too Tall needs To be further back from Dunsmuir, if its This high | | |
| Eric Pittman | 882 Dunsmuir Rd | |
| Comments: Too Tall Too close To Road for height | | |
| PETER/SHIRLEY REID | 315-845 DUNSMUIR | |
| Comments: LOOKS GOOD FOR THE PROPERTY. | | |
| Carol Westcott | #408-831 Dunsmuir Rd. | |
| Comments: ☺ | | |
| E. Bradson | | |
| Comments: | | |
| H. WEBER | 847 DUNSMUIR. | |
| Comments: parking entrance | | |
| BRUCE REID | 411 845 DUNSMUIR RD | |
| Comments: - PARKING FOR VISITORS IS VERY CONCERNING. VERY LIMITED NOW ON [illegible] DURING EVENT TIMES EG. X-MAS AND WEEKENDS TOO | | |
| Comments: LARGE GREEN TREES ~~ARE~~ IS - LOOSING THESE IS CONCERN - BUILDING LOOKS OK. | | |

PRAXIS
ARCHITECTS INC.

**833+835 Dunsmuir Rd.**

Neighborhood meeting 2017.11.27

Thank you for your attendance. Please sign in and share your comments/feedback in the space provided below.

| Name | Address | E-mail |
|---|---|---|
| Nancy Hartigan-Lambert | 83[illegible] Dunsmuir, | |
| Comments: added traffic, cutting of trees - | | |
| | | |
| Comments: + good for density, nice design. | | |
| M. Lee | 831 Dunsmuir | |
| Comments: Concern re trees going, Parking issues; will improve neighborhood | | |
| ROBERT McNATT | 602/837 Dunsmuir Rd | |
| Comments: Some 1BR unit at 750/850". | | |
| JOHN DE HAAN | 847 DUNSMUIR | |
| Comments: | | |
| MARIE Fidoe | 1185 old Esq | |
| Comments: nice to see affordable condos for regular people. | | |
| DAVE + michelle | Axford | 847 Dunsmuir |
| Comments: good for the neighbourhood | | |
| BARB. | 554 GARRETT. | |
| Comments: -DRIVEWAY SHOULD BE PARALLEL TO LANE (EXIST.) -ECOSENSITIVE AREA.; TOO HIGH DENSITY. | | |
| | | |
| Comments: | | |
| | | |
| Comments: | | |
| | | |
| Comments: | | |

PRAXIS
ARCHITECTS INC.

**833+835 Dunsmuir Rd.**

Neighborhood meeting 2017.11.27

Thank you for your attendance. Please sign in and share your comments/feedback in the space provided below.

| Name | Address | E-mail |
|---|---|---|
| LORNE MING | 702-847 DUNSMUIR | |
| Comments: NICE - GOOD FOR THE AREA. | | |
| BREMNER, RUD | 845 DUNSMUIR. | |
| Comments: FORSEE PKG. PROBLEMS | | |
| BRIAN Riddell | 831 DUNSMUIR RD | |
| Comments: RESPECTFUL OF NEIGHBOURS DURING construction PARKING STREET | | |
| W. Scheuer | 847 Dunsmuir Rd | |
| Comments: looks OK! | | |
| Semples | 215-845 Dunsmuir | |
| Comments: Looks good. Underground pkng scant. | | |
| | | |
| Comments: Too Tall, Getting rid of trees is not environmentally friendly | | |
| Cherie Cunningham | 882- Dunsmuir Rd. | Victoria, B.C. |
| Comments: Its too tall. The shadowing will impinge on the neighbours. Also its also pretty close to the road. Main concern is the shadows. | | |
| Greg Stevens | 847 Dunsmuir Rd. | |
| Comments: Its OK; would like to see more | | |
| Peter Pinfold | 849 Dunsmuir Rd | |
| Comments: Access to parking off Dunsmuir is problematic. | | |
| Margot Reid | 845 Dunsmuir Rd | |
| Comments: Concern will add to the current parking issues in the area. Will miss the trees. Otherwise like the design. Is on Garrett + on Dunsmuir! | | |
| | | |
| Comments: | | |