

FW: 900 Esquimalt Rd.

Bill Brown <bill.brown@esquimalt.ca>

Tue 2024-03-26 12:16 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

Tel: [1-250-414-7146](tel:1-250-414-7146) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** Council Correspondence <council.correspondence@esquimalt.ca>

**Sent:** Tuesday, March 26, 2024 11:55 AM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: 900 Esquimalt Rd.

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

**Deb Hopkins, (She/Her)**

Director of Corporate Services, Township of Esquimalt

Lekwungen Territory

Tel: 250-414-7135 | [www.esquimalt.ca](http://www.esquimalt.ca)

**Honoured & privileged to work on the ləkʷəŋən traditional territory and respectfully acknowledge the people of the Songhees and Esquimalt Nations. Nətsəmat (We are all One) həyšxʷqə.**



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**From:** steve anderson [REDACTED]

**Sent:** Monday, March 25, 2024 3:27 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** 900 Esquimalt Rd.

**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.

Esquimalt Council,

I am pleased that council is considering the re-zoning at 900 Esquimalt Road. I would consider moving there if this condo goes ahead. Like it or not the population will continue to grow and the only way to meet the need is by building up. I also think high rises maintain their appearance much better than low rise buildings over time. I hope you will approve this project.

Steve Anderson

Colwood.

**FW: Letter of Support for Development Permit 000221 at 900 Esquimalt Road**

**Bill Brown** <bill.brown@esquimalt.ca>

Tue 2024-03-19 4:22 PM

To: James Davison <James.Davison@esquimalt.ca>

1 attachments (68 KB)

Support letter RJK.pdf;

Please add the attached letter to your next staff report

Thanks.

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

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**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Tuesday, March 19, 2024 4:16 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: Letter of Support for Development Permit 000221 at 900 Esquimalt Road

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

**Jonah Ross, (He/Him)**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

Tel: [1-250-414-7153](tel:1-250-414-7153) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** [REDACTED]

**Sent:** Tuesday, March 19, 2024 10:32 AM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** [SPAM] Subject: Letter of Support for Development Permit 000221 at 900 Esquimalt Road

**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.

Please find attached our letter of support for the proposal at 900 Esquimalt Road.

.....

Robin Kelley  
667 Head Street & 545 Beaver Lake Road.  
Esquimalt, BC

March 19th, 2024

Subject: Letter of Support for Development Permit 000221 at 900 Esquimalt Road

Dear Honorable Mayor and Council,

I am writing this letter to express my strong support for the proposed development under permit 000221, located at 900 Esquimalt and Head Street. After careful consideration of the project's implications and potential benefits to our community, I believe that this development exhibits a thoughtful approach to urban design and presents an opportunity for positive change within our neighborhood.

The revival of a key intersection, such as the one at Esquimalt and Head Street, is integral to the vibrancy and economic growth of our locale. Its commitment to reducing the development footprint on the upper floors is evidence of a conscientious approach to minimize the impacts of view and shadows, thereby preserving the essence of the neighborhood. This commitment sets this development apart; the dedication to a design standard that far exceeds the commonplace that is being proposed and allowed to be constructed in Esquimalt (the town center aside which is beautiful).

Not one project nor one municipality will solve a housing crisis when the causes are more macro in nature (federal policy); we must be honest about this. In this context, what is important is making sure structures that are built add and enhance (not detract from) the urban form and the community. In an environment where we often see utilitarian and uninspired structures being built, this project brings a breath of fresh air with an architectural aesthetic that breaks away from the Soviet-style massing, which is an alternative for the proponent under current bylaws in Esquimalt.

They are asking for additional height. A lot of it. If the alternative and wishes of the community were less density, then so be it; make them build row houses (this honestly could be a good aesthetic for a lot of Esquimalt). However, in this case, the alternative is to provide the same amount of density in a block type uninspired form that negatively impacts the neighbors and community a lot more than what is being proposed. Some examples: the project kitty corner is not as high, but the massing of it is of inferior design, has way more negative impacts regarding shade, form, and character, and will create a wind tunnel. Vista Senior Living is another example. Stand around the building. Yes, it is lower in height than the proposal, but with the block type massing, the impacts at the street level resemble Soviet-style massing and poor design. We can do better as a community. The proponent is proposing a design alternative that, instead of creating another monolithic lego-like block, presents an alternative for the density in a form that is much more pleasing.

I trust that this project, if implemented, will act as a catalyst for further positive changes and set a precedent for future projects in our area to follow suit. We are ready for a renaissance of our community spaces and key corners, and I strongly believe that development permit 000221 is poised to lead this transformation.

Thank you for considering my letter of support. I am confident that this development will serve our community well and look forward to its successful implementation.

Sincerely,

Robin Kelley

**Robin Kelley, President / Partner**  
**Camargue Properties Inc. (Groupe Denux)**



101-1950 Watkiss Way  
Victoria, BC V9B 0V6



## FW: Request Council not approve this applicatio (GMC development)

Bill Brown <bill.brown@esquimalt.ca>

Mon 2024-03-11 1:06 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

Tel: [1-250-414-7146](tel:1-250-414-7146) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Monday, March 11, 2024 1:04 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: Request Council not approve this applicatio (GMC development)

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

**Jonah Ross, (He/Him)**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** Sunny [REDACTED]

**Sent:** Saturday, March 9, 2024 7:43 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** Request Council not approve this applicatio (GMC development)

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:

This letter is to request Council 1) not approve GMC's DP/DVP application; and 2) fix the gaping hole in the OCP's Commercial Commercial land use designation that allowed this proposal to happen.

Our concerns include the proposed building height, its high-density levels, shadowing and other significant impacts to the surrounding neighbours, the above grade parking levels, its affordability, the modest amenities being offered in consideration of this massive increase in height and density, and how we got here.

The height for the OCP's Commercial Commercial land use designation has always been up to 12 storeys and was documented as such in the previous OCP. It was a surprise to everyone when the GMC proposal started winding its way through the development process and it became known that the current 2018 OCP had left out the height levels while still including the FAR limit of 3.0.

All other land use designations in the OCP clearly indicate the height and FAR as indicated below and all include the density bonusing policy allowing council to consider higher levels based on the amenities offered:

- o Neighbourhood Commercial Mixed-Use/FAR up to 2.0/up to six storeys in height (pg 34)
- o Medium Density Residential/ FAR up to 2.0/up to six storeys height (pg 27)
- o High Density Residential/FAR up to 3.0/up to 12 storeys in height (pg 27)

This property's OCP land use designation is Commercial Commercial Mixed Use which was always understood to be up to 12 storeys in height, with a Floor Area Ratio (FAR) of 3.0 (pg 30), (with consideration given for higher density based on the amenities offered.) The current zoning of the GMC property is C2 Neighbourhood Commercial which allows for a maximum of 13 meters in height. The building, if approved at 26 storeys, will be 84 meters in height not 13, and will have a FAR of 4.70 not 3.0.

Why would the current OCP be silent on the height allowance in this location while still confirming the 3.0 FAR? The height for Commercial Commercial was always up to 12 storeys and was never intended to be limitless. Why and when did the change occur?

In response to our enquiries about what process initiated the omission of height in this location, staff could not give us an answer. The fact that there was no public process around this change is highly concerning, and it's equally concerning if just a typo brought us to this place. It is understood that Council has full discretion to approve or not approve, but in the past there was a framework from which to work from. With no height limit or some sort of recommended limit upon which to serve as a baseline it is nothing but a free-for-all.

This will have significant impacts on our democratic process. Because of the absence of height noted in the OCP, GMC's proposal is said to align with the OCP and therefore no public hearing can be convened due to the government's new housing legislation. So, the error will result in the community not having a legitimate say in the biggest development that has been proposed for Esquimalt. If this error is not corrected, GMC will not be the only proponent wishing to take advantage of this hole in the future.

The GMC proposal, as submitted, considerably exceeds the current zoning and does not align with the OCP Development Permit Area requirements for West Bay (DPA#11), nor the West Bay Neighbourhood Design Guidelines, within which jurisdiction the proposed development will reside.

In our opinion it significantly deviates from the intentions of the OCP.

There are a number of attractive qualities associated with GMC's proposal, but 26 storey buildings are not the only answer to achieving higher density, cool amenities and the provision of housing for people, especially when the project undermines the character, livability, and

policy framework of the municipality. The community is hoping for a signature architectural structure for this prominent corner location – one that exemplifies Esquimalt's vision for the future and complements the character of this very special area.

Other local developments have shown that good design with quality amenities can be successfully achieved in a less massive structure. While we understand that a higher density development may be appropriate for this unique location, this proposed design is just too massive and takes up too much vertical space.

We request Council not approve this application – we can do better. We also request that Council investigate and fix the error in the OCP.

The WBRA does not support this application as it exists.

Yours truly

Anotai Fenton

## FW: GMC Project

Bill Brown <bill.brown@esquimalt.ca>

Thu 2024-03-07 1:39 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

Bill Brown, MCIP

Director of Development Services

Township of Esquimalt | Development Services

Tel: 1-250-414-7146

| [\[www.esquimalt.ca\]](http://www.esquimalt.ca) <<https://www.esquimalt.ca>>

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

From: Jonah Ross <Jonah.Ross@esquimalt.ca>

Sent: Thursday, March 7, 2024 1:33 PM

To: Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

Subject: FW: GMC Project

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Jonah Ross, (He/Him)

Corporate Services Assistant

Township of Esquimalt | Corporate Services

Tel: 1-250-414-7153

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

From: Murray Boyce [REDACTED]

Sent: Wednesday, March 6, 2024 3:44 PM

To: Council <Council@esquimalt.ca>

Subject: GMC Project

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.

This project needs to be approved, they have met all the requirements on this project. You cannot change the rules after the fact. This is needed and has the support of the community and many of the businesses and services. This is what is what is best for Esquimalt to make it a vibrant and functioning community.

LETS GET IT APPROVED!!

Murray Boyce



FW: 900 Esquimalt rd

Bill Brown <bill.brown@esquimalt.ca>

Tue 2024-03-05 4:22 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

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**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Tuesday, March 5, 2024 4:10 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: 900 Esquimalt rd

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

**Jonah Ross, (He/Him)**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** iluka espresso [REDACTED]

**Sent:** Monday, March 4, 2024 7:23 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** 900 Esquimalt rd

**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.

My name is Salina Salter and my address is 101 Island hwy. Esquimalt bc. I am in favour of the proposed development 900 Esquimalt Rd.

I have had the benefit of being both a commercial and residential tenant of GMC here in Esquimalt for the last 4 years.

I personally appreciate the sense of community that GMC provides in their buildings, I think it really makes a difference for us as tenants. The opportunity to know your neighbours and form friendships. So I see this as a great opportunity for others to benefit from this development.

More housing and more business spaces for rent in our city will bring more people into our neighbourhoods and help all of our businesses thrive.

Thank you

Salina Salter

FW: 900 Esquimalt Road & 900 Carlton Terrace

Bill Brown <bill.brown@esquimalt.ca>

Tue 2024-03-05 4:18 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

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**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Tuesday, March 5, 2024 4:08 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: 900 Esquimalt Road & 900 Carlton Terrace

Copy of correspondence forwarded to:

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Bill, Director of Development Services

**Jonah Ross, (He/Him)**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** Julia Rego [REDACTED]

**Sent:** Monday, March 4, 2024 3:35 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** 900 Esquimalt Road & 900 Carlton Terrace

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.

Hello,

My name is Julia and my husband and I both reside in Esquimalt, at 101 Island Highway in a building managed by GMC Projects.

I am writing this letter in our support of the proposed GMC building at 900 Esquimalt Road and 900 Carlton Terrace. I think we can all agree that the current building there is in need of a facelift - I have no doubt that GMC will do so while bringing many other benefits to the people of Esquimalt.

I really like the fact that this building will have a mixture of suites for rental and ownership - I think that will create some great opportunities for people wanting to live in Esquimalt and for those who already do and want a change. I also like that there will be a lot of two bedroom units available as I'm seeing more and more buildings only offering 1 bedroom or bachelor suites, which is not realistic for people looking to live with roommates or start a family.

Another feature that I think is wonderful is the public dog park and plaza. Thoughtful greenspace is always a good thing and I love that this space will open to the public - I think that will be a wonderful addition to this neighborhood. A similar thoughtful feature that I like is improving the existing transportation infrastructure by adding EV chargers and bike lanes.

As someone who currently lives in a building that is managed by GMC, I know what a good job they do at cultivating community and I have no doubt that this building will be another example of that. At Portage West we have many communal spaces on the property; they are such a treat to have, they are always well maintained, and they are a great way to connect with neighbors in a way that I've never experienced in any other apartment that I've lived in.

Not only do I currently live in Esquimalt as mentioned, but I've actually spent most of my time on Vancouver Island living in Esquimalt and in those 15 years I have watched Esquimalt grow into a lovely community. I feel that the building that GMC is proposing with all of its amenities, both private and public, will help Esquimalt continue to grow and become a warm and welcoming community.

For these reasons, and so much more, myself and my husband fully support the GMC proposal at 900 Esquimalt Road & 900 Carlton Terrace.

Best Regards,

Julia Rego & Daniel

## FW: 900 Esquimalt Road/900 Carleton Terrace development

Bill Brown <bill.brown@esquimalt.ca>

Tue 2024-03-05 4:17 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

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---

**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Tuesday, March 5, 2024 4:08 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: 900 Esquimalt Road/900 Carleton Terrace development

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

**Jonah Ross, (He/Him)**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** Brenda Miller [REDACTED]

**Sent:** Monday, March 4, 2024 2:56 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** 900 Esquimalt Road/900 Carleton Terrace development

**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 afternoon,

I have just become aware that the proposed development for this location will be discussed at the Council meeting this evening. I am astounded that there would even be consideration for a 26 story development, as it far exceeds height restrictions in the OPC and is completely out of character for the location. I appreciate that there is a pressing need for affordable housing throughout Greater Victoria, and I commend Esquimalt for approving the

significant amount of multi family development that is currently under construction. However, I urge the Mayor and Council to not approve this development permit, and to update the wording of the OPC density and height requirements for Commercial/Commercial Mixed Use to avoid such excessively large project proposals in the future.

Thank you for your consideration,

Brenda Miller  
1142 Munro Street. Esquimalt

**FW: NO TO 900 Esquimalt Road with GMC's 26 storey development proposal \*\* Please include into tonight's meeting!**

Bill Brown <bill.brown@esquimalt.ca>

Tue 2024-03-05 4:17 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

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**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Tuesday, March 5, 2024 4:07 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: NO TO 900 Esquimalt Road with GMC's 26 storey development proposal \*\* Please include into tonight's meeting!

**Importance:** High

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

---

**From:** [REDACTED]

**Sent:** Monday, March 4, 2024 1:08 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** NO TO 900 Esquimalt Road with GMC's 26 storey development proposal \*\* Please include into tonight's meeting!

**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.

Dear Mayor & Council,

**Re: NO TO 900 Esquimalt Road with GMC's 26 storey development proposal**

We at 1038 Dunsmuir Road **DO NOT** support this new development proposal. The proposed height, density, massing, lot coverage, shadow casting, and how the building relates to adjacent and surrounding sites is remarkably inconsistent with the overall direction contained within the Official Community Plan! I don't live Downtown where large high-rise buildings would fit in with the current surroundings. This building whether it's, 12 or 15 floors and definitely not 26 storeys tall **DOES NOT** fit into the Esquimalt neighbourhood or with our Official Community Plan!

I oppose all large High-Rise buildings in Esquimalt we are not here to supply the rich with luxury, ocean view living. Some of us choose to live on an Island in a small "township" because this is our way of life, we enjoy the community feeling and want to keep it that way!

I consider this proposal to be an unreasonable increase in density and contrary to the objectives and policies laid out in the OCP. The current OCP policy states that 'redevelopment centred around the intersections of Esquimalt Road and Head Streets should occur at a neighbourhood scale.' What is being proposed can in no way be considered 'neighbourhood scale' or even accommodate the lower income bracket.

The increase of new and proposed buildings already approved is sufficient until Esquimalt can get a handle on the infrastructure needed. This building will only fatten the Developers wallet and not actually help the people in need of actual "RENTAL" buildings. We need Rental buildings not high rise, ocean view, 26 floor luxury living! People need to make \$168,000 just to qualify for a \$600,000 mortgage. This building will not accommodate the group that actually needs affordable RENTAL Units! Not everyone can or will own a place and to keep building luxury high rise buildings you are only contributing to the "over priced, accommodations" problem.

Esquimalt is seriously lacking infrastructure to even support a building of this size and population. Everyone on our road (neighbours on both sides of me, myself and across the street) have had nothing but problems with the current sewer system as is. As I walk around the different neighbourhoods, I see the same work being done to repair/fix these sewers, water systems so it's not just Dunsmuir Street! I've only seen repairs not actual replacements of these aging systems.

Lacking Infrastructure in Esquimalt to consider:

- Sewer system insufficient to handle the population as it is now
- No real Fire Hall (years after old building was torn down) What's actually happening with this?
- No Police Department (because Barb decided to take it away and join Victoria and get no police force now) With increased people, comes increased problems and a need for POLICE presence!
- Schools – are seriously lacking space (only annex buildings added to Macaulay) and still not enough room to accommodate the population we have now! I don't think anything has been increased for Esquimalt High School?
- Roads are being downsized, parking is being taken away and construction workers just parking wherever they want because of it. This causes great concern for pedestrians when their work trucks are parked so close to the end of the street that a pedestrian can't safely cross.
- Parking Survey – said 61% of Esquimalt is elderly but we take away roads, parking and mobility for those disabled and now narrow widths of the streets.
- No doctors to accommodate a growing population. The Esquimalt Urgent Care is really non-existent as a sign is usually outside daily with "no doctor onsite" or when you call, they don't have a Doctor available that day.

All of these concerns should be considered when approving future developments in Esquimalt. We need to take care of the population we currently have and can barely accommodate. We've paid taxes in the Township for 28 years and the infrastructure and amenities has greatly diminished but our property taxes keep increasing at an absurd rate.

Again, we DO NOT SUPPORT this development at 900 Esquimalt Road for many reasons and I would greatly appreciate you actually taking into account how this will impact the Esquimalt population we currently have and our concerns as a long time Esquimalt resident and tax payer.

**WE SAY NO TO THE PROPOSED BUILDING AND WE ARE AGAINST THE DEVELOPMENT OF THESE 26 STORIES!**

Please listen to the tax payers of Esquimalt, Thanks!

Thank you  
Tia & Che Way  
1038 Dunsmuir Road



Mayor and Council  
Township of Esquimalt Municipal Hall

**March 1, 2024**

**Re: Support letter for GMC Projects 900 Esquimalt Road Development Proposal**

Mayor and Council,

LOCO BC is currently undertaking research on the importance of affordable commercial space for local business in new development. We met with DMC Projects and they presented their proposed development located at 900 Esquimalt Road & 900 Carlton Terrace. We are impressed that the company makes every effort to fill commercial spaces with local businesses, and is a locally owned business themselves.

We are excited about how this project shows leadership in planning the commercial component of the project, working to maximize the benefit to the community of centrally located commercial businesses. The plan for the adaptive reuse of parking in future years is innovative in its sustainable approach to future proofing the building, increasing the amount of affordable commercial space available for local businesses, and improving amenities available for nearby residents.

LOCO BC is supportive of the project and plans to use it as a case study of positive community impact in our research if it is allowed to move forward.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Amy R', with a long horizontal line extending to the right.

Amy Robinson  
Executive Director,  
LOCO BC



## FW: Project Proposal - 900 Esquimalt Road

Bill Brown <bill.brown@esquimalt.ca>

Tue 2024-03-05 4:15 PM

To: James Davison <James.Davison@esquimalt.ca>

FYI

**Bill Brown, MCIP**

Director of Development Services

Township of Esquimalt | Development Services

Tel: [1-250-414-7146](tel:1-250-414-7146) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** Jonah Ross <Jonah.Ross@esquimalt.ca>

**Sent:** Tuesday, March 5, 2024 4:06 PM

**To:** Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>

**Subject:** FW: Project Proposal - 900 Esquimalt Road

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

**Jonah Ross, (He/Him)**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

Tel: [1-250-414-7153](tel:1-250-414-7153) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** Evan Fredrickson [REDACTED]

**Sent:** Monday, March 4, 2024 12:25 PM

**To:** Council <[Council@esquimalt.ca](mailto:Council@esquimalt.ca)>

**Subject:** Project Proposal - 900 Esquimalt Road

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 Esquimalt Mayor and Council,

Our Lampson St household is not in support of the Development Permit and the Development Variance Permit requests for 900 Esquimalt Road/900 Carleton Terrace.

Our concerns align with some of those raised by the Design Review Committee and the Advisory Planning Commission, specifically regarding the substantial ask in height in relation to amenities offered and also around precedence. This comment at the APC is entirely relevant: "...13m to 84m is a huge shift in height and may change the trajectory of development in the community".

These issues of height, amenities and precedence were discussed with and by council at the recent application for 2 more stories at 899 Esquimalt Rd. Height has long been an area of concern for the community and the developer's presentation at that meeting reminded us that there was a 2018 OCP change that reduced height from 10 or 12 stories to 6 that impacted their proposal. The 900 Esquimalt/900 Carleton proposal may have different zoning but the community's vision and expectation for height in the area was clear as represented by the current (2018) OCP.

In keeping with BC's Bill 44, our municipality will need to review and update our OCP in the near future and we expect the question of height will again consume much of the oxygen in the room. But until the community has had a that opportunity to provide meaningful input into that OCP update, we are not in support of any proposals asking for substantive increases to height, whether allowed for under amenities or 'missed' by zoning.

Thank you for your consideration,

Evan Fredrickson  
Dawn Christy  
Lampson Street