

From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: Denciti proposal on Criagflower
Date: April-17-24 4:07:00 PM
Attachments: [letter of support 1006 1008 and 1010 Craigflower Denciti April 2024.pdf](#)

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer – Late Agenda, April 22

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

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From: Jackie Carle [REDACTED]
Sent: Wednesday, April 17, 2024 10:45 AM
To: Council <Council@esquimalt.ca>
Subject: Denciti proposal on Criagflower

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

RE: 1006, 1008/1010 Craigflower Road

I am writing in support of the proposed project to be located at the above address. Denciti took the time to meet with me, the former Base Commander and Base Chief of staff at the onset of this project.

I had the opportunity to engage with the team at Denciti Development Corp and was pleased to learn of their commitment to support much needed housing for Canadian Forces Base (CFB) Esquimalt military members and families. I know that I have communicated with Council on previous projects; it is not my intention to ask you to resolve the housing crisis for military families. It is my intention to encourage projects that support these families and enable residency in the Township of Esquimalt with proximity to the Base.

With the support of CFB Esquimalt, the Esquimalt Military Family Resource Centre (MFRC) 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 Denciti team, I have been assured that military members and families will have the right of first opportunity for this project. This would mean that members and families would be part of an exclusive presale period (to be determined) prior to the broader public being able to purchase a home. This priority being offered to military families is a great benefit as well as a positive message from Denciti and Esquimalt Council.

Our mandate is to support military families living in a vibrant community. We are keen to promote this Township as a great place to live!

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

[REDACTED]
[REDACTED]

[REDACTED]

*~ 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.*



17 April 2024
MAYOR AND COUNCIL
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

RE: 1006, 1008/1010 Craigflower Road

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Our mandate is to support military families living in a vibrant community and I am grateful to have the opportunity to address council regarding this current project. We are keen to promote this Township as a great place to live!

From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: Development Support Letter 1010 Craigflower Road
Date: April-19-24 12:46:00 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 22

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153
| [www.esquimalt.ca] <<https://www.esquimalt.ca>>

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

From: Avi Lugassy [REDACTED]
Sent: Friday, April 19, 2024 8:51 AM
To: Council <Council@esquimalt.ca>
Subject: Development Support Letter 1010 Craigflower 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 Mayor Desjardins and Council.

My name is Avi Lugassy and I am writing in support of the development at 1010 Craigflower Road. Speaking as a business owner who operates in Esquimalt, and who previously operated at 820 Esquimalt Road (the old bingo hall), I'd like to make a few comments.

I live only a block away from the new proposed building and I for one support the business development on the ground level for several reasons. I can tell you firsthand that a commercial development on the corner of Craigflower and Tillicum will significantly increase the odds of small business success due to the location of previous businesses as a small hub in that area. With the main road, golf course and the gas stations close by, this will be a huge draw for locals. The corner is currently unpleasant visibly and with a "face lift" it deserves, with a stunning contemporary design and residential above, this will have the corner buzzing again as a local hub.

As a small business owner, I would love an opportunity to run a business from a location where existing businesses have been present on a route as busy as this and in a stunning new space. Given that the population in the area is growing and that the proposal will only bring more foot traffic, I fully support the prospect of a commercial lower space with regard to my belief that this will make for a fantastic commercial space. I believe this will do for this corner what the new commercial residential space did for James Bay and that was a tremendous success. If we use the past to tell us anything it would be that a development like this enhances community, provides prospects and foot traffic for business owners, and gives the community a place to gather.

Thank you very much for your time and consideration.

Kind regards
Avi Lugassy

From: [Mike Heenan](#)
To: [Council](#)
Subject: 1006 / 1008 / 1010 Craigflower Road
Date: April-19-24 12:56:36 PM
Attachments: [Outlook-kzsyp340.png](#)

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 hope this email finds you well.

I am writing in support of the proposed development of the Denciti group adjacent to the Gorge Vale Golf Club entrance. We feel that the corner of Craigflower and Tillicum would greatly benefit from a revitalization and we are looking forward to seeing how the development improves the area.

If anyone from council would like to discuss this further please don't hesitate to reach out.

Respectfully,

Mike Heenan
General Manager



Gorge Vale Golf Club
1005 Craigflower Road
Victoria, BC V9A 2X9

[Redacted]