

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

Attn: Mayor and Council,

Re: Rezoning Application folder #RZ000122

I am writing to express my concern over a rezoning application made by Intracorp Developments and Belmont Properties for the demolition of two adjacent buildings: 1340 Sussex Street and 1337 Saunders Street in Esquimalt BC, replacing them with a 23-storey tower.

If the rezoning application is allowed to go forward, the tenants of these buildings will face an impossible future where market rents have increased over 30% in the last 5 years. Some tenants have lived in these buildings for over 30 years and have established strong ties to the community, while others are elderly and on fixed incomes. Many of them are low-income earners and will not be able to afford to live in their community if the rezoning application goes ahead.

The rent controls in place by the BC Government allow these tenants to live with dignity. Many of them will likely end up homeless if you accept this rezoning application.

I reject the plan to demolish these buildings that provide affordable housing. Please stop the rezoning application that will evict and displace tenants from their homes in exchange for a new high-rise tower in which they can't afford to live.

Thank you,

NAME Curtis R. Wilson DATE 02/10/2024

ADDRESS #307-1340 Sussex St.

SIGNATURE [Redacted Signature]

I believe this to be a well written letter expressing the situation. Especially the low income senior part. And a 21 story building? Really?

Township of Esquimalt
1229 Esquimalt Rd
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Thank you,

NAME Jericho Servano DATE Oct. 4, 2024

ADDRESS 1340 Sussex St, Victoria, BC, V9A 4Z9

SIGNATURE  

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

Attn: Mayor and Council,

Re: Rezoning Application Folder #RZ000122

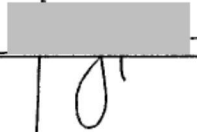
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I reject the plan to demolish these buildings that provide affordable housing. Please stop the rezoning application that will evict and displace tenants from their homes in exchange for new high-rise tower in which they can't afford to live.

Thank you,

NAME MONICA HUELAR DATE OCTOBER 04, 2024
ADDRESS 1340 SUSSEX STREET, VICTORIA, BC V9A 4Z9
SIGNATURE 

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

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Thank you,

NAME Barb Namec DATE Oct 2024

ADDRESS 1340 Sussex St

SIGNATURE 



The provincial mandate to address the housing crisis was not intended to displace current residents in favor of new developments. We contend that this proposal is not made in good faith and contradicts the spirit of that mandate. The Township of Esquimalt has already gone above and beyond what is required by the province.

We stand united as a tenant group against this "demoviction," as its approval would significantly affect our ability to afford living in this city. Many tenants face the threat of homelessness, while others will struggle to survive if this demolition and eviction proceed.

We strongly urge you to halt the rezoning application that would displace our community in favor of a high-rise development that we cannot afford.

Thank you for your attention to this critical matter.

Sincerely,



Dan McDonald
Executive Director
Nelson Street Tenant Association

✉ nelsontenantgroup@gmail.com
🌐 nelsontenantgroup.ca

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Esquimalt, BC V9A 3P1

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Thank you,

NAME GEO OLIVER DATE Oct 17/24

ADDRESS 1340 SUSSEX ST. #409

SIGNATURE 

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1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

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Thank you,

NAME Karen McDonald DATE October 9, 2024

ADDRESS #410-1340 Sussex St, Esquimalt

SIGNATURE 

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1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

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Thank you,

NAME Xiomara Portillo DATE 07/10/2024

ADDRESS 309-1340 Sussex St

SIGNATURE 

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Esquimalt, BC V9A 3P1

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Thank you,

NAME J. Ernie Jensen DATE October 7, 2024

ADDRESS 403 - 1340 Sussex St., Esquimalt, B.C. V9A 4Z9

SIGNATURE 

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

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Thank you,

NAME Julian Vardal-Bintner DATE Oct 1/24

ADDRESS 408-1340 Sussex Street

SIGNATURE 

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1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

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Thank you,

NAME NICHOLAS HART DATE OCT 4 2024

ADDRESS 110 - 1340 SUSSEX ST ESQ BC

SIGNATURE  _____

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

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Thank you,

NAME RICHARD HARRIS DATE OCT. 4 / 2024

ADDRESS 1340 - #204 SUSSEX ST. VIC. B.C. V9A-4Z9

SIGNATURE 

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

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Thank you,

NAME

[REDACTED]

DATE

Oct. 9, 2024

ADDRESS

#303- 1340 SUSSEX ST. ESQ., BC, V9A 4Z9

SIGNATURE

KATHLEEN M. MCCALLUM

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

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Thank you,

NAME ~~MICHAEL~~ RODRIGUEZ DATE OCTOBER 18/2024

ADDRESS 1337 SAUNDERS ST

SIGNATURE 

WE MOVED HERE THREE YEARS
AGO DURING COVID. WE MOVED FROM
A HOUSE THAT WE RENTED FOR TWENTY-FOUR
YEARS. OUR LANDLORD SOLD THE HOUSE. WE
HAD TO GET OUT AND FIND A PLACE IN
2 MONTHS. AT THE TIME THERE WAS
NOT MUCH OUT THERE TO RENT. FOR A
2 BEDROOM 3 YEARS AGO THE RENT
WAS FROM \$1600 - \$1800. MOST APARTMENTS
TOOK 1 CAT WE HAVE 2 CATS. THE HOUSE
WE RENTED WAS A NICE HOUSE AND WE
ONLY PAID \$1600.00. IN 24 YEARS WE ONLY
HAD 10 INCREASES IN RENT. WE HAVE BEEN
HERE FOR 3 YEARS AND RENT FOR A 2 BEDROOM
HAS GONE UP MINIMUM OF \$700.00 A MONTH.

WE ARE PENSIONERS CANNOT AFFORD THAT.
A ONE BEDROOM IS \$2100.00. CANNOT AFFORD
THAT. WERE TOLD WE COULD MOVE INTO NEW
BUILDINGS WHEN BUILT. THAT IS NOT TILL
2029.

THANKS FOR
LISTERINE

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

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Thank you,

NAME Andy Payne DATE 28/10/24

ADDRESS EAST SCOTCH, BC.

SIGNATURE 

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

Attn: Mayor and Council,

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Thank you,

NAME GARY ANDERSON DATE OCT. 28/2024

ADDRESS 2467 EASTDOWNE RD.

SIGNATURE  _____

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

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Thank you,

NAME IC JACKSON DATE 29 OCT 24

ADDRESS 305 - 1357 ESQR

SIGNATURE 

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1229 Esquimalt Rd
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Thank you,

NAME Kelly Beckerley DATE Oct 26/24

ADDRESS 250 Gorge Rd

SIGNATURE  [Signature]

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1229 Esquimalt Rd
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Thank you,

NAME Juan Charón DATE October 29

ADDRESS 1340 Sussex St

SIGNATURE 

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Thank you,

NAME Angela Simbaqueba DATE Octbre 28

ADDRESS 1340 sussex st 102

SIGNATURE  _____

10

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Thank you,

NAME Valentina Castillo DATE October 20

ADDRESS 1340 Sussex St

SIGNATURE 

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Thank you,

WHO REALLY WINS WITH THE ACCEPTANCE OF THE REZONING APPLICATION? NO THE VOTERS WHO ELECTED YOU.

NAME

DATE NOV. 2. 2024

ADDRESS

LYSIL STREET & ADRIANAS

SIGNATURE

(A VOTER)

Township of Esquimalt
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— PROPERTY TAX DEDUCTIONS FOR LOW INCOME BUILDINGS.

Thank you, - 23 STOREY BUILDING IS TOO HIGH

NAME MATTHEW MACEK DATE 30 OCT 2024

ADDRESS 491 FOSTER ST

SIGNATURE 
()

Township of Esquimalt

1229 Esquimalt Rd

Esquimalt, BC V9A 3P1

Attn: Mayor and Council,

Re: Rezoning Application folder #RZ000122

I am writing to express my concern over a rezoning application made by Intracorp Developments and Belmont Properties for the demolition of two adjacent buildings: 1340 Sussex Street and 1337 Saunders Street in Esquimalt BC, replacing them with a 23-storey tower.

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I reject the plan to demolish these buildings that provide affordable housing. Please stop the rezoning application that will evict and displace tenants from their homes in exchange for a new high-rise tower in which they can't afford to live.

Thank you,

NAME ALEXANDER ROBB DATE 29TH OCT 2024

ADDRESS 1317- LYALL STREET

SIGNATURE 

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

Attn: Mayor and Council,

Re: Rezoning Application folder #RZ000122

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Thank you,

NAME Christina Hollander DATE Nov 1/24

ADDRESS 2-663 Admirals Rd

SIGNATURE 

Township of Esquimalt

1229 Esquimalt Rd

Esquimalt, BC V9A 3P1

Attn: Mayor and Council,

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Thank you,

NAME EWAN ANDERSON DATE 29 Oct. 2024

ADDRESS 908 GARTH CANN RD., ESQUIMALT

SIGNATURE 

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

Attn: Mayor and Council,

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Thank you,

NAME Angelique Damm DATE Oct 31st

ADDRESS Victoria, B.C.

SIGNATURE 

Township of Esquimalt

1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

Attn: Mayor and Council,

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Thank you,

NAME Carmela Soccorso DATE Oct. 30th, 2024

ADDRESS 707 - 414 Esquimalt Road.

SIGNATURE 


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

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Thank you,

NAME

Chelsea Vaughan

DATE

Oct 30/24

ADDRESS

2-1295 Jones Street, Esquimalt, B.C. V9A 5J9

SIGNATURE



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

Attn: Mayor and Council,

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Thank you,

NAME D. J. Fairs DATE Oct 30/24

ADDRESS 1147 Quadra St.

SIGNATURE 

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

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Thank you,

NAME Gabriel Songhurst DATE 10/30/2024

ADDRESS 1515 B Haultain St.

SIGNATURE 

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

Attn: Mayor and Council,

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Thank you,

NAME Kerleb Thomas DATE Oct 30 2024

ADDRESS 2559 Quaker St

SIGNATURE 

Township of Esquimalt

1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

Attn: Mayor and Council,

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Thank you,

NAME KYLA CHARLESON DATE OCT 30/2024

ADDRESS 1005 MCKENZIE AVE

SIGNATURE  _____

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

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Thank you,

NAME Lauren Morrison DATE 10/31/24

ADDRESS 1830 Fern St

SIGNATURE 

Township of Esquimalt

1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

Attn: Mayor and Council,

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Thank you,

NAME MARGORIE SOLOFF DATE OCT 31 2024

ADDRESS 200 COOK STREET VICTORIA BC

SIGNATURE 

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

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Thank you,

NAME PHYLLIS SONGHURST DATE OCT 31/24

ADDRESS 1515 Haultain St

SIGNATURE 


Township of Esquimalt

1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

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Thank you,

NAME TORI VAN TUYCKOM DATE OCT 30/24

ADDRESS 477 Superior St.

SIGNATURE 
[Handwritten signature]

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

Attn: Mayor and Council,

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Thank you,

NAME VERONICA SARGES DATE OCT 30/24

ADDRESS 302-1235 BALMORAL ROAD VICTORIA

SIGNATURE  _____

Township of Esquimalt

1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

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Thank you,

NAME Zyan Fukushima-Rael DATE Oct 31

ADDRESS 811 McKenzie Saanich

SIGNATURE  _____

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

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Thank you,

NAME



DATE

10.29/2024

ADDRESS

#493 GRAFT St

SIGNATURE



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

Attn: Mayor and Council,

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Thank you,

NAME Diana Uglav DATE Nov. 1/24

ADDRESS 533 Fisgard St

SIGNATURE  _____

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

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Thank you,

NAME Splendia DATE Nov. 15th

ADDRESS 533 Fisgard St

SIGNATURE 

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

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Thank you,

NAME

Jodi Komoroski

DATE

November 5, 2024

ADDRESS

250 Gorge Rd West

SIGNATURE



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

Attn: Mayor and Council,

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Thank you,

NAME SHEILA CRITCHES DATE Mar 12, 2024

ADDRESS 410-611 BEATON RD, VICTORIA, B.C.

SIGNATURE 

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

Attn: Mayor and Council,

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Thank you,

NAME Heather Paquette DATE Nov 12/24

ADDRESS 2537 Wentwich Rd.

SIGNATURE 
Cy

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

Attn: Mayor and Council,

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Thank you,

NAME



DATE

NOV 1/24

ADDRESS

3851 CEDAR HILL RD.

SIGNATURE

JULIEN LOISELLE

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

Attn: Mayor and Council,

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Thank you,

NAME Sean Sullivan DATE NOV 21/24

ADDRESS #207 1337 saunders st

SIGNATURE 

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

Attn: Mayor and Council,

Re: Rezoning Application folder #RZ000122

I am writing to express my concern over a rezoning application made by Intracorp Developments and Belmont Properties for the demolition of two adjacent buildings: 1340 Sussex Street and 1337 Saunders Street in Esquimalt BC, replacing them with a 23-storey tower.

If the rezoning application is allowed to go forward, the tenants of these buildings will face an impossible future where market rents have increased over 30% in the last 5 years. Some tenants have lived in these buildings for over 30 years and have established strong ties to the community, while others are elderly and on fixed incomes. Many of them are low-income earners and will not be able to afford to live in their community if the rezoning application goes ahead.

The rent controls in place by the BC Government allow these tenants to live with dignity. Many of them will likely end up homeless if you accept this rezoning application.

I reject the plan to demolish these buildings that provide affordable housing. Please stop the rezoning application that will evict and displace tenants from their homes in exchange for a new high-rise tower in which they can't afford to live.

Thank you,

NAME

Darren Dwinell

DATE

Nov 21/24

ADDRESS

#207, 1337 SAUNDERS ST

SIGNATURE

[Redacted Signature]

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Thank you,

NAME Sydney Huggle DATE 11 Nov 2024
ADDRESS #402.- 625 Admirals Rd, Esq. BC. V9A2N6
SIGNATURE 

From: Diana Studer
Sent: November-15-24 7:56 PM
To: Council <Council@esquimalt.ca>
Subject: DEV-24-55: Sussex and Saunders

Hello,

I am writing opposed to the rezoning application for the Sussex and Saunders project. Having attended the open house and discussed the development with current tenants, I am concerned about the height and not enough is being done to secure and provide affordable units within the development.

I am not convinced of the necessity for Esquimalt to be allowing residential towers of 26 storeys. Up until recently, the maximum height was below 12 which felt reasonable for a community of our size. Ideally, the height for development would be medium density of between 6-8 storeys. There are still many areas within the township where medium density could be used to help provide the housing we need. Further, allowing high density towers such as Sussex and Saunders will make it more difficult for medium density to be built in the community as the cost of land typically inflates when more density is allowed by rezoning.

I am also concerned that the park area being provided as an amenity to offset the building height request, will quickly become private and provide little value to the surrounding community. As it will be on private land, there is nothing ensuring the public could use this area.

With roughly 70 tenants needing to move out for the development, but a commitment of less than 5 affordable units, we will see many people who will not be able to afford to move back. It was also not clear how many of these units would be family housing, particularly three bedroom units, which our community needs.

Thank you for your consideration.

Diana Studer
639 Drake Ave.

From: Sue Adams

Sent: November-18-24 8:56 PM

To: Council <Council@esquimalt.ca>

Subject: OCP Amendment and Rezoning Application – 1340 Sussex Street, & 1337 Saunders Street

Hello,

I see this item on the Advisory Planning Commission's agenda, with Intracorp (the developer) requesting both an OCP amendment and rezoning in order to build a 21 storey tower. I imagine the rezoning request has to do with changing the zoning of the property from "Multiple Family Residential" to "Neighbourhood Commercial" in order to get around current building height restrictions in the Official Community Plan (12 storeys). I imagine that would be their reason for including two little commercial spaces on the ground floor of the proposed building.

I've had a look around the immediate neighbourhood of Nelson, Sussex, and Saunders Streets and I see there are mainly single family 1.5 storey homes, single storey duplexes, 2 and 3 storey townhomes, and two new 6 storey apartment or condo buildings (1 across the road on Saunders, and one kitty corner on Nelson), with another new 10 storey building under construction on Nelson Street, just south of the proposed development. A building of 21 storeys is simply not congruent with that neighbourhood, and the properties there have been zoned the way they are zoned for a reason. It's a little residential community – not a business hub. A 21 storey building would be approximately the same elevation as High Rock Park. At more than double the height of the tallest building on the block, it would dominate the neighbourhood landscape and dwarf all of the surrounding buildings – even the 10 storey one. It's not a community of towers; the nearest single tower will be over a kilometer away on Carlton Terrace once it's completed. I know that they've offered a publicly accessible pocket park as an amenity, and that is a good way to cover a parking area (as shown in their architectural and landscape drawings), but I don't think that's enough of a "carrot" to exceed the height limitations to such an extent – or to exceed them at all.

I don't see a shadow study included with the Sussex/Saunders proposal, but given that the 26 storey building on Carlton Terrace will cast a shadow reaching almost a kilometer in the winter months, a building that's only about 12 meters shorter would cast a very long shadow too.

In the morning it will be predominantly residences on Sussex Street and DND lands affected, but by afternoon buildings, yards, and gardens on Constance, Admirals, Grenville and possibly even further to the northeast will be affected. Regardless of the time of year, a 21 storey building would cast a much longer shadow than any of its neighbours. The main concern I have with yards and gardens being in shadow is the impact it has on people's ability to grow their own food at a time when food security is becoming an increasingly significant problem.

I see the developer describes this offering as 335 new homes and, since they mention Belmont Properties, I'm assuming they would make this a rental building but there is no mention of below-market or affordable rent. Looking at their architectural drawings, I see that 8 out of the 17 units on each floor are under 500 square feet, with 2 of those being under 400 square feet. That's very small, but they still don't talk about affordability. Esquimalt doesn't need to replace what is probably

affordable rentals (the currently existing buildings) with high rent towers full of undersized apartments. What we need is more below-market rentals, and subsidized or co-op housing for families.

The people who believe that building a bunch of towers will be some kind of solution to the housing crisis need look no further than Vancouver (or downtown Victoria) to realize that is fallacious thinking. It hasn't worked there, and it won't work here. When our location is among the most desirable places to live in the country, property values and rentals here are always going to be high.

There aren't any loopholes in the current zoning for the properties Intracorp wants to develop, so turning down Intracorp's applications for re-zoning and OCP Amendment applications is well within your purview. After all, they aren't asking to add only a few more metres in height. 21 storeys is almost double the maximum allowed under Esquimalt's OCP, and residents are counting on you to uphold the plan: 12 storeys maximum.

If you approve this re-zoning and OCP amendment application, you will probably be inundated with similar applications from other developers asking to put up towers wherever they want, and risk charges of discrimination if you don't approve their applications too. It makes a mockery of our Official Community Plan.

With all of the new developments that are currently approved or already under construction, I don't think Esquimalt needs to be concerned about being on the province's "naughty list" for non-compliance with the Housing Supply Act for the next few years. Let's take time to breathe and approve developments based on their affordability for the ordinary people who want to live here, with subsidies and support from provincial and federal governments.

I ask that you to prioritize the wishes and needs of Esquimalt residents over those of a developer who is asking far too much at this point.
Please say no to 21 storeys.

Thank you for your consideration.

Susan Adams
854 Carrie Street
Esquimalt, B.C. V9A 5R4



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 (MFRC) 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 (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 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

Cel: (250) 217 3139

~ 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.

From: Duane Lecky
Sent: May-24-25 5:26 PM
To: Council <Council@esquimalt.ca>
Subject: 1340 Sussex & 1337 Saunders

Dear Mayor and Council.

I am writing to express my **support** for the proposed development between 1340 Sussex Street and 1337 Saunders Street.

After reviewing the plans, I believe this is a well-designed project that will significantly enhance our neighbourhood while providing hundreds of much-needed housing units. This is exactly the type of development Esquimalt should embrace. In fact, Esquimalt will be fortunate to have such a project. Even if we were not in the midst of a housing crisis, I would wholeheartedly support it. That said, we must not lose sight of the urgent need to increase housing stock. The fact that a developer has come forward with such a strong proposal should make this an easy application for Council to approve.

I like the building's height. (I will try not to be jealous of the spectacular views its future occupants will enjoy.) I also admire the efficient use of land. The main building does not occupy the entire parcel, allowing for beautiful green space around it. Additionally, the inclusion of commercial services will be a welcome benefit to the neighbourhood.

If I had any suggestions or concerns, they would be as follows:

- Increase the height to allow for even more housing units. As long as people continue having children, we need to keep building homes for them to live in when they grow up.
- Ensure sufficient parking for residents. With the nice new building on Constance Avenue, the street is now lined with parked cars almost every time I visit. I suspect the cars are from people who live there, but I do not know.

Duane Lecky
502 – 1375 Newport Ave
Victoria, BC V8S 5E8

P.S. I say “our neighbourhood” because I still own property there. My partner and I sold our house in Esquimalt and moved to a condo with no stairs, but we still own a small apartment building in the area. As a result, we frequently visit to maintain the property and spend time with friends.

From: [Duane Lecky](#)
To: [Council](#)
Subject: New Housing and Services at 1340 Sussex & 1337 Saunders
Date: June-27-25 4:54:01 AM

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 am writing to reaffirm my strong support for the proposed development located between 1340 Sussex Street and 1337 Saunders Street.

Having reviewed the proposal, I believe it represents a thoughtfully designed project that will bring substantial benefits to our community. It addresses our urgent need for housing while enhancing the character and livability of the neighbourhood. This is precisely the kind of development Esquimalt should welcome. Even outside the context of a housing crisis, I would be fully in favour. Given the current shortage, however, the urgency is even greater. It's encouraging to see a proposal of this calibre before Council, and I hope it will be met with swift approval.

I appreciate the proposed height of the building though I admit I might envy the views the future residents will enjoy. I'm also impressed by the intelligent use of space: the design preserves green areas rather than consuming the entire lot, and the addition of commercial amenities will further enrich the neighbourhood.

If I may offer a few thoughts for consideration:

- I would be pleased to see the height increased to accommodate even more housing units. As long as our population continues to grow, especially through families with children, we must plan ahead by expanding our housing capacity.
- I encourage careful attention to resident parking. For example, the attractive new building on Constance Avenue often sees adjacent streets filled with parked cars —possibly from residents, though I can't say for certain.

Thank you for your consideration.

Duane Lecky
502 – 1375 Newport Ave
Victoria, BC V8S 5E8
[REDACTED] home
[REDACTED]