



## MEMORANDUM

Date: July 19, 2022  
To: Alex Tang, Planner, Township of Esquimalt  
From: Guadalupe Font  
File#: RZ000102  
RE: Summary of Public Information Meeting

The following summarizes the preparations and outcome of the July 14, 2022, Public Information Meeting hosted by **Denciti Development Corp. for the Rezoning Application of 820 Esquimalt Road and 833/837 Old Esquimalt Road, Esquimalt, BC.**

- **Venue**

The Esquimalt Recreation Centre (527 Fraser St) hosted the Public Information Meeting on Thursday July 14, 2022, from 5:00-7:00 PM.

Presentation boards were displayed to illustrate the proposed 4 to 6-storey rental apartment building. Materials displayed included the landscape site plan, preliminary renderings, context photos, project statistics, massing diagrams, shadow study, and schematic building sections. A complete copy of the rezoning application drawings was available to review.

A sign-in list and comment sheets were available. There were 7 attendees and 2 comment sheets filled out (see attachments). One other household did not attend but sent an email outlining their comments (see attachments).

- **Notification - Signage**

Three 4'x8' rezoning application notification signs (approved by the Township of Esquimalt) were prepared and installed by *Better Print*, with one sign at the front of each subject property, with the work completed on July 7, 2022, seven days prior to the Public Information Meeting. *Better Print* photographed the signs in place (see attached photo).

- **Notification - Mail-Out Invitations**

A notification prepared by Denciti was approved and mailed out by the Township of Esquimalt to 271 adjacent addresses. Pearl Barnard, Office Administrator of Development Services, confirmed notifications were mailed out on June 30, 14 days prior to the event date. A total of 7 people attended, or 2% of the invitees.

## Public Information Meeting Summary

Overall, there was a mix of comments and concerns raised by the attendees. Of the two comment sheets received, one household indicated support for the development and the other household indicated they are in a neutral position. The following summarizes the comments and concerns raised for the proposed development.

- **Traffic and safety**

While there is an appreciation for the proposed urban density and rental units, there is a perception that the new development will increase traffic. Also, the parkade access from Old Esquimalt Road was questioned as attendees believe it will result in increased speeding and traffic volume. A suggestion to address this concern is relocating the parkade access to Esquimalt Road.

- *Denciti will meet with the consultant team and investigate the relocation of the parkade access to Esquimalt Road.*

- **Parking**

There are concerns that residential parking will not be able to meet the parking demands of the building and will result in tenants parking on the street. Attendees indicated that this is already an issue and feel that the proposed development will make it worse. A suggestion to address this concern is to increase the number of parking spaces provided.

- *Denciti commissioned a traffic impact assessment and parking demand study that was submitted with the rezoning application. Note the proposal increases the parking ratio above the expert's recommendation and TDM measures are also proposed.*

- **Shadows**

Two of the neighbours consider there to be over-shadowing on their properties. Also, some neighbours consider a 5-6 storey building to be out of character with the residential neighbourhood and suggest that a 4-storey building on Old Esquimalt Road would fit better.

- *The proposed height for the Old Esquimalt Road is proposed to be 4-storeys.*
- *Denciti will conduct additional analysis on the potential shadow impacts generated by the proposed development.*

- **Construction noise**

There is concern about noise during construction, particularly from rock blasting, as some neighbours work from home.

- *Denciti will discuss with the general contractor and provide more commentary regarding construction noise.*



- **Property maintenance/management**

Some neighbours are concerned that rental properties are not well maintained, and “junk” gets thrown on the street frontages and around the property. One attendee asked whether the rumour that the proposal is for social/transitory housing is true.

- *The intent is for the property to have professional property management and likely an on-site building manager to provide day-to-day property maintenance.*
- *Denciti clarified the proposal is for market rental housing.*

We trust this summary and attachments are satisfactory. Please contact me should you require additional information.

Respectfully submitted,

**Denciti Development Corp.** acting on behalf of **Denciti Esquimalt LP**



Guadalupe Font  
Development Manager

Copies: D. Fawley; Denciti  
S. Watt; Integra  
C. Windjack; LADR

/attachments





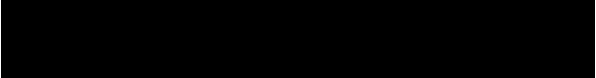
**OPEN HOUSE AND COMMUNITY INFORMATION MEETING – SIGN IN SHEET**  
Proposed Rezoning for 820 Esquimalt Road & 833/837 Old Esquimalt Road - July 14, 2022

Name	Address	Email	Phone Number
Robert Gustafson	814 Old Esquimalt Rd		
Karalyn Dunlop	801 Old Esquimalt Rd.		
Sid Boeyman + Emily Watt	820 Esquimalt Rd		
Hilary Strong WBRA.	WBRA.		
Mat McClash	615 Drake Ave.	[REDACTED]	



**OPEN HOUSE AND COMMUNITY INFORMATION MEETING- COMMENT SHEET**

**Proposed Rezoning for 820 Esquimalt Road & 833/837 Old Esquimalt Road - July 14, 2020**

Name: Sid Boegman + Emily Watt  
Address: 826 Esquimalt Road  
Email:  Phone Number: \_\_\_\_\_

Do you support the proposed rezoning of the site?

Yes  No  Unsure / Neutral

To help us understand neighbourhood opinions, please provide us with your comments regarding the proposed rezoning.

- We're excited about having new neighbours + the addition of an attractive building in the neighbourhood.
- We have some concerns about noise during construction as we both work from home
- If rentals, how ~~soon~~ will you ensure rentals are affordable?

Should we require further clarification on your comments, please select the preferred form of contact.

Email  Phone  I prefer not to be contacted

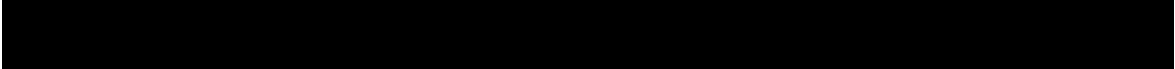


**OPEN HOUSE AND COMMUNITY INFORMATION MEETING- COMMENT SHEET**

Proposed Rezoning for 820 Esquimalt Road & 833/837 Old Esquimalt Road - July 14, 2021

Name: Charlyne Gustafson

Address: 814 Old Esquimalt rd

Email: 

Do you support the proposed rezoning of the site?

Yes  No  Unsure / Neutral

To help us understand neighbourhood opinions, please provide us with your comments regarding the proposed rezoning.

We are most concerned with the proposed parkade entrance on old Esquimalt rd. This entrance would be more suited on Esquimalt rd, because the current proposal entrance would greatly increase noise, parking concerns, and traffic density, on an otherwise quiet residential street hosting young families. We would also like more information on the proposal sewer connections, security, and junk dumping management. Thank you for hosting this information session.

Should we require further clarification on your comments, please select the preferred form of contact.

Email  Phone  I prefer not to be contacted