

From: Tara Hastings

Sent: March-07-25 3:34 PM

To: Corporate Services <Corporate.Services@esquimalt.ca>; Development Services General Delivery <Development.Services@esquimalt.ca>; Council <Council@esquimalt.ca>; rachael@grayland.ca

Subject: Neighbourhood comments re: proposed re-zoning of 1007 Arcadia

Dear Director of Development Services,

As you know, the owner/developer of 1007 Arcadia St. is proposing to rezone the lot from RS-1 (single family residential) to CD (comprehensive development) to allow the construction of 2 triplexes, for a total of 6 dwelling units. The publicly available information about the proposal that we have reviewed is available here: [RZ000125.pdf](#) .

I am writing to express numerous concerns about the proposed rezoning and associated proposed development. I am writing on behalf of my household and 5 other households located adjacent to, or in close proximity to, 1007 Arcadia. The signatories are listed at the end of this document.

Shortly before I sent this email, I discovered that item 6. (6) on the agenda for the Advisory Planning Commission's Design Review Committee meeting on March 12, 2025 (found here: [Agenda](#)), includes a staff report summarized as follows on the agenda:

Recommendation: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 6-unit residential development consistent with the architectural plan and landscape plan provided by Adapt Design, to be located at 1007 Arcadia Street be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation

It appears that a staff report evaluating the merits of the developer's proposal has been prepared for the APC Design Review Committee with zero information about how neighbours feel about the proposal, and before the only public information session is held by the developer on March 8, 2025. It appears that this proposal is being rushed through the approval process with virtually no public consultation or opportunity feedback. This is extremely concerning.

Introduction

The proposed CD zoning is inconsistent with what Esquimalt's 2018 Official Community Plan (OCP) proposes for 1007 Arcadia, and with the characteristics of the properties

surrounding 1007 Arcadia. The proposed CD zoning would be an extreme change from the current single family residential zoning on 1007 Arcadia. Even compared to a Multi Family Residential RM-1 (low density townhouse) zoning, the proposed development far exceeds the allowable Floor Space Ratio (FSR) and height, and fails to meet most of the minimum setbacks. Moreover, 1007 Arcadia does not meet the criteria in the provincial Local Government Zoning Bylaw Regulation for a minimum of 6 dwelling units on a parcel. While we acknowledge that 1007 Arcadia should be developed to provide much needed housing, we assert that it should be developed in a manner that is consistent with the OCP and the characteristics of neighbouring properties. For example, a Multi Family Residential RM-1 zoning would be more consistent with the OCP's designation of 1007 Arcadia as "Townhouse Residential" and would allow a 3 or 4-unit townhouse, providing a gentler density transition in relation to surrounding properties.

Aside from the question of zoning, we have a number of other concerns with the development as proposed, including the developer's noncompliance with the public notice requirements in Development Application Procedures and Fees Bylaw.

All of these points are discussed in more detail below.

Relevant provisions in Esquimalt's OCP

Esquimalt's OCP states on page 25 that the municipality's objective with respect to housing is: "Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character." In other words, a balance is to be struck between the expansion of the housing supply in Esquimalt, and the potential adverse effects of an expanded housing supply on other community values and neighbouring properties.

Policy guidance related to this objective is also provided on page 25 of the OCP, where it states: "Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the "Proposed Land Use Designation Map," provided the design responds effectively to both its site and surrounding land uses." [underlining added] This indicates that an FSR of 0.7 and a height of three stories are both maximums that may be considered if the proposal responds effectively to its site and surrounding uses.

It should also be noted that the area designated as Townhouse Residential on the Proposed Land Use Designation Map, including 1007 Arcadia, is distinct from areas proposed for designation as either "Medium Density Residential" or "High Density Residential" in the OCP. The OCP designation "Townhouse Residential" allows for greater density than Low Density Residential (the OCP designation for adjacent properties north of 1007 Arcadia), but lower density than

Medium Density Residential. In other words, 1007 Arcadia is within an area which equates to low density townhouse developments, as opposed to medium density townhouse developments. Yet, in this case, the developer is proposing a FSR that exceeds the maximum FSR for Townhouse Residential by 14%, exceeds the maximum FSR allowed in a Multi Family Residential RM-1 zoning by 100%, and exceeds the maximum FSR allowed on adjacent single family residential properties by 129%. For this reason and additional reasons set out below, including the proposed development's excessive height and minimal setbacks, the developer's proposal fails to "respond effectively to both its site and surrounding land types" as required on page 25 of the OCP.

In addition, page 125 of the OCP addresses the concept of "Neighbourliness" and how developments can effectively respond to surrounding land uses:

Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.

1. New projects should provide a sensitive transition to nearby, less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.

2. Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.

[underlining added]

The proposed rezoning of 1007 Arcadia to CD, with the proposed construction of two excessively high triplexes up to 10.79 m high (compared to a maximum of 7.3 metres on surrounding properties), with minimal setbacks, fails to meet the requirements described on page 125 of the OCP. The proposed triplexes will tower over adjacent homes, block sunlight to adjacent properties, eliminate the privacy of adjacent properties, block the views of some adjacent properties, and be at a density that is incompatible with adjacent properties.

If 1007 Arcadia is to be rezoned, a Multiple Family Residential (RM-1) zoning would be consistent with the OCP's proposed designation of the parcel as Townhouse Residential. An RM-1 zoning allows for one 3 or 4-unit townhouse. The FSR, height limit, and setbacks specified for a townhouse in an RM-1 zoning would respond more "effectively to both its site and surrounding land uses" as required on page 25 of the OCP, and would meet the objectives associated with Neighbourliness on page 125 of the OCP.

Housing Statutes (Residential Development) Amendment Act, 2023

This Act came into force in January 2024. Under this Act, the Local Government Zoning Bylaw Regulation details requirements for local governments to update zoning bylaws to allow either a minimum of one secondary suite or detached accessory dwelling unit, a minimum of three to four dwelling units, or a minimum of six dwelling units in selected areas near bus stops with frequent transit service. Under section 2(4) of the Regulation, the latter applies to land that is at least 281 square metres in area and is located within 400 metres of certain bus stops, in a municipality with a population of 5,000 or more. The relevant bus stops are defined as bus stops with at least one route with the following service:

- a. Monday to Friday: A bus must stop at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m.
- b. Saturday and Sunday: A bus must stop at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m.

The distance between 1007 Arcadia and the nearest bus stop on Tillicum Rd. is more than 400 m. However, the distance between 1007 Arcadia St. and the nearest bus stop on Craigflower Rd. may be less than 400 m.

BC Transit bus route 14 provides service on Craigflower Rd. at least every 15 minutes between the hours of 7 a.m. and 7 p.m., Monday to Friday. (see: [vic_map_greater_victoria.jpg \(1440×1784\)](#)) However, bus route 14 does **not** provide service at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m. on Saturday and Sunday; rather it provides service every 18 minutes between 10 a.m. and 6 p.m. on Saturday, and every 31 minutes between 10 a.m. and 6 p.m. on Sunday (see: [Victoria Route Overview](#)). Consequently, the criteria in section 2(4)(b) of the Local Government Zoning Bylaw Regulation are not met in this case, and 1007 Arcadia is not a parcel where a minimum of 6 dwelling units must be allowed.

Comparison of developer's proposal to OCP, RM-1 Zoning, and existing RS-1 zoning

Below is a comparison between what the developer is proposing with a CD zoning, what the OCP proposes for Townhouse Residential areas, what Esquimalt's Zoning Bylaw allows for a Multiple Family Residential (RM-1) zoning, and what the current Single Family Residential (RS-1) zoning at 1007 Arcadia and adjacent properties allows. This information helps illustrate the degree to which the proposed development is inconsistent with not only the OCP but also an RM-1 townhouse zoning, and is very out of character with adjacent single family homes and duplexes.

Floor Space Ratio (FSR)

Developer's proposed FSR: 0.80 (exceeds OCP maximum by over 14% ; exceeds RM-1 townhouse maximum by 100%; exceeds existing property's and adjacent properties' maximum by 129%)

Maximum FSR provided in OCP for Townhouse Residential areas: 0.70

Maximum FSR allowed in Multiple Family Residential (RM-1) zoning: 0.40

Maximum FSR allowed in Single Family Residential (RS1) zoning: 0.35

Building Height

Developer's proposal: Block A triplex: 10.79 m; Block B triplex: 9.54 m; both triplexes are 3 stories with steep pitched roofs (exceeds RM-1 townhouse maximum height by as much as 44%; exceeds maximum height of adjacent buildings by as much as 48%)

Maximum height provided in OCP for Townhouse Residential areas: 3 stories if the design responds effectively to both its site and surrounding land uses

Maximum height allowed in Multiple Family Residential (RM-1) zoning: no Principal Building shall exceed a Height of 7.5 m

Maximum height allowed in Single Family Residential (RS1) - current zoning: no Principal Building shall exceed a Height of 7.3 m

Lot Coverage

Developer's proposal: 41.27% of the area of the parcel (slightly exceeds RM-1 townhouse maximum lot coverage; exceeds adjacent parcels' maximum lot coverage by 38%)

Multiple Family Residential (RM-1) zoning: All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel

Single Family Residential (RS-1) - current zoning: All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel

Building setbacks from lot lines

Developer's proposal:

Front-most (west) setback (Block A triplex): 4.05 m (46% below the minimum required setback for RM-1 townhouse and existing adjacent homes)

Side (north) setback (both triplexes): 4.98 m (slightly exceeds the minimum setback for RM-1, but proposed driveway is within this setback)

Side (south) setback (both triplexes): 3 m (33% below the minimum required setback for RM-1 townhouse; same as existing adjacent homes)

Rear-most (east) setback (Block B triplex): 5 m (33% below the minimum required setback for RM-1 townhouse and existing adjacent homes)

Multiple Family Residential (RM-1) zoning:

Front setback: No Building shall be located within 7.5 m of the Front Lot Line.

Side setback: No Building shall be located within 4.5 m of an Interior Side Lot Line.

Rear setback: No Building shall be located within 7.5 m of a Rear Lot Line.

Single Family Residential (RS-1) - current zoning:

Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.

Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres.

In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres.

Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

Other concerns with the proposed development

Non-compliance with public notice requirements

The developer's proposal is stamped as being received by Esquimalt's Development Services on October 23, 2024. The Development Application Procedures and Fees Bylaw requires that once a re-zoning application has been received by Development Services, the applicant must within 14 days post a sign on the subject property, facing the street, at least 1.0 metre above grade and not more than 2.0 metres above grade, and the sign must be maintained until the next business day following the Council's decision with respect to the application to which it pertains. If the sign is not displayed as required, Council may postpone or cancel any associated public hearing and may impose an additional fee on the proponent.

No such sign was posted at 1007 Arcadia until March 6, 2025. I brought the lack of signage to the attention of the Director of Development Services on March 3, 2025 (see attached photo taken on March 1, 2025, showing no sign onsite), after first learning of the rezoning application in a one-page letter delivered by mail in late February 2025, approximately 6 months after Development Services received the application. The one-page letter contains minimal information about the proposed development and notifies us that the developer is holding a public information session on March 8, 2025. After receiving the letter, I located the rezoning application documents on Esquimalt's website. The neighbourhood is just beginning to understand and discuss the developer's proposal as shown in the documents on Esquimalt's

website. We have had very little time to review and understand the proposal before the public information session when the developer will be asking people for feedback.

The developer's failure to post the required sign onsite until prompted by a public complaint is inexcusable. This developer is not inexperienced. According to the developer's website, they have been building homes "in Victoria since 2008." It is hard to believe that the lack of onsite signage for 6 months was a mere oversight. The developer appears to have deliberately given the neighbourhood very little time to understand and prepare comments on the proposal before the public information session. The developer's behaviour shows a disrespect for the law and a disregard for people in the neighbourhood. In these circumstances, there should be no decision of the developer's application for a period of at least 6 months after the mandatory signage was posted onsite. This would allow the public a period of time to review and consider the proposal that is equivalent to the developer's delay in notifying the public.

No drainage plan - runoff may adversely affect downslope properties

The developer proposes to build a concrete driveway adjacent to the north property line of 1007 Arcadia, a concrete parking spot between the two triplexes, and concrete driveways in front of the 6 units. These concrete surfaces will cover the majority of the land surface that is not covered by buildings. The developer's proposal does not indicate how runoff from concrete surfaces will be collected and safely drained. Although the developer's proposal is supposed to show the location of utility infrastructure, no infrastructure for surface water collection or drainage is shown on the proposal. The developer's proposal does not include a Drainage Plan.

With climate change, we are experiencing more intense rainfall events and it is increasing important to manage runoff to reduce peak flows and flooding. Without appropriate surface water collection and drainage infrastructure at 1007 Arcadia, surface water may flow downslope onto the adjacent properties at #7, #6, and #5 - 1013 Arcadia, potentially causing flooding, soil instability, and other damage.

Lack of plantings for privacy screening and noise reduction

The developer's proposal indicates that shrubs would be planted in the southwest corner of 1007 Arcadia, and some trees would be retained in the southeast corner of the property. However, there is no indication that trees would be planted along the north boundary of 1007 Arcadia to provide visual privacy screening and noise reduction in relation to adjacent properties at #7, #6, and #5 - 1013 Arcadia.

Given the proposed height of the triplexes, and that residents' and guests' cars may use the driveway at any time of the day or night, it is essential that a tall tree hedge be planted along the

north boundary of 1007 Arcadia to provide some visual privacy screening and noise reduction for adjacent properties.

Inaccurate depiction of protected trees and protected root zone within drip line

The proposal submitted by the developer depicts several trees, including "oak 95" on the adjacent strata lot 5, and a tree near "oak 95" that is labelled "existing tree to be removed" in the northeast corner of 1007 Arcadia. The "existing tree to be removed" is a mature Douglas fir tree, and "oak 95" is an old growth Garry oak tree. The Garry oak appears to have been in Esquimalt's Heritage Tree Registry, as it has a numbered metal tag on its trunk (the tag can no longer be read because bark has grown over it). Esquimalt's Heritage Tree policy is available here: [HER-03_Heritage_Trees.pdf](#)

The developer's proposal depicts a retaining wall to be built in the northeast corner of 1007 Arcadia, close to "oak 95" and very close to the property boundary. Importantly, the developer's proposal misrepresents the extent of canopy and associated drip line of the Garry oak, and particularly the extent to which it extends over the area where the developer proposes to build part of the driveway and retaining wall (see the attached Google satellite image showing the canopy of the Garry oak outlined in red).

The developers' proposal appears to ignore the fact that the Douglas fir and Garry oak are protected under Esquimalt's Tree Protection Bylaw, and that permits are needed not only to remove the Douglas fir but also to excavate, construct any structure, or disturb the roots within the drip line of the Garry oak. We have not seen an Arborist Report, which is normally required if trees will be impacted, including impacts to the root zones of trees whose trunks are off-site. It appears that excavation and construction of the driveway and retaining wall would be far within the drip line of the Garry oak and would severely damage the roots of this protected old growth tree that also appears to be a Heritage Tree.

Conclusion

In summary, we strongly oppose the rezoning of 1007 Arcadia from single family residential to CD. A CD zoning would be inconsistent with Esquimalt's OCP, and would allow a 6-unit development that is not authorized by provincial legislation. In addition, the proposed 6-unit development would be inconsistent with the scale, density, and character of adjacent properties, and would disrupt privacy and block sunlight on adjacent properties. A 3 or 4-unit townhouse development would be more consistent with the OCP and would provide a gentler density transition with surrounding properties. Moreover, any development at 1007 Arcadia must comply with public notice requirements, and should minimize adverse impacts on the neighbourhood, take into account protected trees, include appropriate surface water

management infrastructure, and provide adequate privacy screening and noise reduction for adjacent properties.

Tara Hastings and Lynn Stokes (house #5, 1013 Arcadia)

Ed and Kim Hooper (house #6, 1013 Arcadia)

Rob and Lena McDermot (house #7, 1013 Arcadia)

Geneviève Lemay and Adrien Richardot (1001 Arcadia)

Lizanne Chicanot and Giles Collins (866 Selkirk)

Trevor and Kate Stott (house #3, 1013 Arcadia)

From: Corinne Robinson
Sent: March-10-25 8:31 PM
To: Council <Council@esquimalt.ca>
Subject: Proposed Development at 1007 Arcadia St

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 Corinne Robinson, I live across the street from 1007 Arcadia St at 1002 Arcadia St.
I have concerns re: the proposed development:

1. Too tall
2. Too big
3. Front view from Arcadia St (which is actually the main road and side of the building) looks absolutely unattractive. I feel I would be looking at a box every day.

Thank you for allowing my concerns
Corinne Robinson
1002 Arcadia St

From: [Larry Olsen](#)
To: [Council](#)
Subject: Proposed Zoning Change 1007 Arcadia St
Date: July-15-25 12:07:25 PM

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.

The purpose of this letter is to strongly voice our concern regarding the change in zoning that is being considered for 1007 Arcadia St.

My wife and I have lived on Arcadia Street for over 21 years. We plan to live here until the end.

As none of you live in the immediate area you are unlikely aware of the congestion that Arcadia St and Selkirk Ave are now experiencing. New cycle lanes on Tillicum have created gross traffic changes on our street as commuters attempt to bypass the funnelled restrictions. The problem is compounded as local homes and apartment buildings do not have sufficient parking for private and guest vehicles. Many locals race home early at the end-of-day to secure a spot...as Arcadia St has become a night-time parking lot.

And, the proposed 6-plex on Arcadia is yet another straw on the camel's back given the recent approval of a 52-unit apartment building on Selkirk Ave (construction not yet started), only ½ block off of Arcadia St.

From what I understand of the plan for 1007 Arcadia, little consideration has been given to ensure adequate off-street parking is sufficient for 6 families and their guests. As such, this project needs to be downsized. Off-street parking must be a mandatory requirement. Expansion of housing types within Esquimalt must complement the Official Community Plan while addressing concerns related to tree protection, parking, traffic, noise and effects on neighbouring properties, and neighbourhood character. This proposal fails on several of those criteria.

My wife and I intentionally bought into a R1-Zoned community and paid a premium back in the day in order to move into that kind of area. We expect our Mayor and Council to protect residents from developers that buy up R1 Zoned properties in Esquimalt on the assumption that they will be able to persuade authorities to overdevelop the lot and maximize their profit margin.

If this proposal is 'approved' as-is, the precedent will be set and we can expect single family homes in our area will fall one-after-another.

Please do not allow this to happen.

Regards,

Larry and Judith Olsen

No 2, 1013 Arcadia St

Esquimalt BC 9A7R7



From: [Rob McDermot](#)
To: [Rob McDermot](#); [Larry Olsen](#); [Council](#)
Subject: Re: Proposed Zoning Change 1007 Arcadia St
Date: July-16-25 2:01:59 PM

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.

From: Rob McDermot on behalf of Rob McDermot [REDACTED]
Sent: July 16, 2025 1:50 PM
To: Larry Olsen [REDACTED] council@esquimalt.ca <council@esquimalt.ca>
Subject: Re: Proposed Zoning Change 1007 Arcadia St

As a home owner that will be directly affected by the proposed project, I echo ALL of what Mr. Olsen had to say.

Further, As an individual that is investing in the upgrade of our property by adding solar panels to the roof which we have just replaced, I am VERY disturbed by the height of the proposed project which will have severe shading of our solar panels.

Additionally, I am VERY concerned about the lack of parking spaces. They're totally inadequate to accommodate the anticipated increase in population.

Most sincerely,
Rob McDermot

From: Larry Olsen [REDACTED]
Sent: July 15, 2025 12:07 PM
To: council@esquimalt.ca <council@esquimalt.ca>
Subject: Proposed Zoning Change 1007 Arcadia St

The purpose of this letter is to strongly voice our concern regarding the change in zoning that is being considered for 1007 Arcadia St.

My wife and I have lived on Arcadia Street for over 21 years. We plan to live here until the end.

As none of you live in the immediate area you are unlikely aware of the congestion that Arcadia St and Selkirk Ave are now experiencing. New cycle lanes on Tillicum have created gross traffic changes on our street as commuters attempt to bypass the funnelled restrictions. The problem is compounded as local homes and apartment buildings do not have sufficient parking for private and guest vehicles. Many locals race home early at the end-of-day to

secure a spot...as Arcadia St has become a night-time parking lot.

And, the proposed 6-plex on Arcadia is yet another straw on the camel's back given the recent approval of a 52-unit apartment building on Selkirk Ave (construction not yet started), only ½ block off of Arcadia St.

From what I understand of the plan for 1007 Arcadia, little consideration has been given to ensure adequate off-street parking is sufficient for 6 families and their guests. As such, this project needs to be downsized. Off-street parking must be a mandatory requirement. Expansion of housing types within Esquimalt must complement the Official Community Plan while addressing concerns related to tree protection, parking, traffic, noise and effects on neighbouring properties, and neighbourhood character. This proposal fails on several of those criteria.

My wife and I intentionally bought into a R1-Zoned community and paid a premium back in the day in order to move into that kind of area. We expect our Mayor and Council to protect residents from developers that buy up R1 Zoned properties in Esquimalt on the assumption that they will be able to persuade authorities to overdevelop the lot and maximize their profit margin.

If this proposal is 'approved' as-is, the precedent will be set and we can expect single family homes in our area will fall one-after-another.

Please do not allow this to happen.

Regards,

Larry and Judith Olsen

No 2, 1013 Arcadia St

Esquimalt BC 9A7R7

Tel [REDACTED]

From: [Giles Collins](#)
To: [Council](#)
Cc: [Barb Desjardins](#); [Ken Armour](#); [Andrea Boardman](#); [Meagan Brame](#); [Duncan Cavens](#); [Jacob Helliwell](#); [Tim Morrison](#)
Subject: Zoning amendment for 1007 Arcadia Street
Date: July-16-25 5:38:05 PM

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To councillors considering the rezoning application for 1007 Arcadia Street:

I live in the house adjacent to this address, at 866 Selkirk Ave, and I feel that the current development plan for 1007 Arcadia St. is inappropriate, not in its purpose but in its scale.

I am not opposed to development of the property to increase home availability in Esquimalt but the plan proposed by the developer is firstly very much higher than all the surrounding homes, nearly two storeys higher than any other building in the street, on a sloping plot, preventing sunshine reaching all the homes to the north.

The number of homes being squeezed onto a single plot is way beyond what is required or necessary on such a small space. Reducing the proposal from six homes to four would at least allow a design of a height in keeping with the surrounding neighbourhood.

And given the lack of provision for parking vehicles in the plan, a smaller footprint would reduce the inevitable addition to street parking which is already overburdened by residents from other streets.

Surely, as councillors, your responsibility is to prioritise the concerns of tax-paying Esquimalt residents before the purely profit-driven plans of a developer who does not even live in the municipality.

Regards
Giles Collins

From: [Ed Hooper](#)
To: [Council](#)
Cc: [Duncan Cavens](#); [Jacob Helliwell](#); [Tim Morrison](#); [Meagan Brame](#); [Andrea Boardman](#); [Ken Armour](#); [Barb Desjardins](#)
Subject: Personal Input: Notice of First Reading for rezoning of 1007 Arcadia Street
Date: July-16-25 9:49:45 PM

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 Esquimalt Councillors;

(May I ask that Council please confirm receipt of this email?)

I am writing today in response to the letter from the Township of Esquimalt dated July 7, 2025 for a Notice of First Reading for a rezoning application at 1007 Arcadia Street. I live at house number 6, 1013 Arcadia Street - immediately to the north of the property being considered for this rezoning application. I have been in Esquimalt since 1999 and have lived at this address since 2005. I intend to remain living at my current home on Arcadia street indefinitely.

I wish to express to you my **strong opposition to the proposed rezoning application**, because I consider that the proposal to develop 6 residential townhouses at this address is entirely inconsistent with the neighbourhood character, and will have significant negative impact on my own residence.

In order to understand the proposed rezoning application, I have reviewed information about the proposed development that has been made available on the Township of Esquimalt website. I have virtually attended and listened to meetings of the APC Design Review Committee (March 2025) and the Advisory Planning Committee (June 2025) at which the rezoning was discussed. I attended a community meeting where the developer's agent described the proposed development. I have also reviewed the Esquimalt Official Community Plan (OCP).

The OCP, on page 25 / section 5.1, shows that plans to expand housing types within Esquimalt should address concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character. I believe and can demonstrate that the proposed development will have adverse impact on each of these considerations; however, for brevity I will describe several reasons why the proposed development will have an adverse effect on my own (neighbouring) property and the neighbourhood character. An extract of the OCP is copy-pasted here:

Official Community Plan (Section 5.1)

Objective: Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

Policy: Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the "Proposed Land Use Designation Map," provided the design responds effectively to both its site and surrounding land uses.

Please consider that the proposed rezoning and the proposed development fail to comply with the Esquimalt Official Community Plan.

1. Effect on Neighbouring Property: development size. According to plans available, the developer intends to fill a long, narrow lot with 6 townhouses. The “width” of the building will be over 38 meters from east to west, and will tower over 11 ½ meters tall. This development will have minimal set-backs from the northern edge of border with my own home. My house is a single storey on the south side, barely 3 meters tall. Therefore, if this development were to go ahead, a veritable wall of a building - well over 11 meters high (drawings show roof midpoint at 10.52 m) and over 38 meters wide - would be immediately to the south of my small home, such that my own home would be perpetually in shadow. No natural light would reach my windows or my garden during the day and throughout the year, and this perpetual shadow is a significant adverse effect of the type I would expect is envisioned by the OCP. On a personal note, my wife and I have invested thousands of hours of labour, and tens of thousands of dollars, into landscaping our yard. The lack of any sunlight at all would be a devastating impact to that garden and would ruin the investment of time and money that we have worked so hard to achieve.

2. Effect on Neighbouring Property: lack of green space. Again, according to plans available, the developer intends to build 6 houses, and also to pave a majority of the surface area of the lot with driveway. It appears from drawings that less than 20% of the entire surface area of the lot will have any kind of garden or green space. The lot slopes downwards from South to North towards my property, so winter rainfall will naturally flow downhill from a huge driveway causing my own property to be waterlogged and soggy. Seasonal flooding of rainwater into my property will also threaten the watertight integrity of my own home and puts me at higher risk for water damage. Combined with the lack of sunlight mentioned in point 1, above, this is a significant concern.

3. Effect on Neighbouring Property: lack of privacy. As mentioned, my home is a single storey on the south side. The proposed development would see a row of townhouses, each with a 2nd storey living room window that would look directly into my (lower elevation) back yard, and towards the window of bedrooms in my house. This lack of privacy is distressing to myself, my wife and our teenage daughter.

4. Effect on Neighbouring Property: noise. The development intends to place a 47 meter long driveway along the north side of the property, between the row of townhouses and my own property. Without any kind of vegetation or garden, and only a thin wooden fence to separate my home from the new development, and sound from vehicles, people coming and going, or children playing on the driveway (since there is no green space) would create significant noise that would fundamentally alter the quiet character of this development.

5. Neighbourhood Character. The proposed development is a comparatively huge pair of buildings that will tower over everything around them. Immediately to the North is a row of small houses - each only 1 or 2 storeys on the south side. To the south is a small, 2-story duplex. Directly across the road is a single storey bungalow. I, and my immediate neighbours, are all owner-occupants who have lived in our homes for 20 years, and we all intend to stay. (One neighbour, immediately adjacent, has just installed a metal roof and is now working to install solar panels. Another neighbour, immediately north of 1007 Arcadia Street, is mid-way through a major renovation to improve the interior of their home.)

6. Neighbourhood Character. I wish to rebut a comment in the report of the Advisory Planning Committee that stated that the 6 townhouse development would fit "the evolving character of the neighbourhood." My neighbourhood is demonstrably stable. I, and the vast majority of the neighbours surrounding 1007 Arcadia Street, have been owner-occupants of our homes for over 20 years. Each of us intends to stay in our homes "until the end." This means that 1007 Arcadia Street will continue to be surrounded by one- and two-storey homes for decades to come.

I am not opposed to development. I understand that BC suffers from lack of housing, and I understand that Esquimalt Council is taking steps - in line with provincial direction - to increase the supply of more diverse housing types. That kind of growth is good and necessary, but reasonable limits should be applied with reasonable protections for those who have already made this community our homes. I appreciate that provincial legislation allows for up to four townhomes to be put on a single lot; however, the 6-home development proposed for 1007 goes beyond that number with significant negative impact. This proposed rezoning of 6 homes seeks to maximize height and width, while minimizing sunlight and privacy for neighbours. 6 townhomes would maximize density, but will minimize green space and drainage. It will maximize profits for a developer with no ties to our community, but would minimize consideration for a neighbourhood of long time residents who have lived and worked in Esquimalt for decades.

I respectfully urge the council to consider - although the OPC indicates that the proposed use for the lot at 1007 Arcadia Street is for townhouses - that existing provincial legislation allowing for four townhouses will amply meet the objective of increasing density and adding alternative home types while still imposing reasonable limits that would partially mitigate the adverse impact on the neighbourhood and the neighbouring properties.

The proposed development has a floor area ratio of 0.80 (according to drawings that I have seen) which exceeds the requirement of the OPC to restrict ratio to 0.7 or less. I understand that any variance gives the Council sufficient grounds to deny an application, and so for the reasons listed above, I respectfully request that Council deny the application for rezoning for a six home development, and retain the sensible limit of four homes for this site.

Very respectfully,

Ed Hooper & Kim Hooper
6-1013 Arcadia Street
Esquimalt

From: [Tara Hastings](#)
To: [Council](#); [Duncan Cavens](#); [Jacob Helliwell](#); [Tim Morrison](#); [Meagan Brame](#); [Andrea Boardman](#); [Ken Armour](#); [Barb Desjardins](#)
Subject: 1007 Arcadia St. rezoning application
Date: July-17-25 9:55:39 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 Esquimalt Council and Mayor,

Introduction

I'm writing on behalf of myself and Lynn Stokes. We have resided at #5 - 1013 Arcadia Street since 2005, when we built our home. Our back property line is shared with 1007 Arcadia Street.

We strongly oppose the current application to rezone 1007 Arcadia. Our specific concerns about this rezoning application are set out below. Although I wrote to Council earlier this year about this rezoning application, I now provide new and revised concerns about the application.

We would support a more appropriate townhouse development at 1007 Arcadia: one that is more consistent with the height and density of adjacent homes, that would not result in severe damage to the bylaw-protected mature Garry oak in our back yard, and that addresses the additional concerns identified below.

Approving this rezoning will result in harm to the Garry oak from construction within its bylaw-protected dripline zone that extends onto 1007 Arcadia

This rezoning application fails to protect the urban canopy, which is a public value identified in Esquimalt's OCP. In particular, this rezoning would allow a development that will seriously harm a mature Garry oak protected under Esquimalt's Tree Protection Bylaw. Approving this rezoning would result in the construction of a building, paved driveway and parking area within the protected "dripline" zone (as defined in Esquimalt's Tree Protection Bylaw) of the Garry oak.

The Garry oak's trunk is located on our property adjacent to the property line we share with 1007 Arcadia. The oak's branches and roots clearly extend onto 1007 Arcadia, and the oak's bylaw-protected dripline zone extends 11.4 m onto 1007 Arcadia. As explained below, allowing this rezoning application would amount to a *de facto* permit to cut off more than half of the Garry oak's canopy that overhangs 1007 Arcadia to make room for a building, and to excavate, fill, and compact the rest of the protected zone that extends onto 1007 Arcadia.

The developer's arborist December 2024 report that is before Council contains incorrect and deficient information about the Garry oak.

- it incorrectly estimates the Garry oak's trunk to be 75 cm in diameter, rather than 95 cm as measured on April 7, 2025 by Esquimalt's arborist (discussed below);
- based on the calculation on page 2 of the developer's arborist report, the protected zone of the Garry oak is actually 11.4 m (95 cm divided by $2.5 \times 0.3 \text{ m} = 11.4 \text{ m}$), and not 9 metres as stated in the developer's arborist report; and
- the Garry oak is thriving and healthy, as confirmed by Esquimalt's arborist on April 7, 2025, and is not in fair to poor health as reported by the developer's arborist.

The developer's arborist report acknowledges that Garry oaks generally respond poorly to disturbances from construction activities. Yet, the developer's drawings and plans do not even show the Garry oak's protected zone. Furthermore, the developer's arborist report is silent on the impacts of this proposed development on this Garry oak. The developer's drawings and plans attempt to avoid dealing with this issue by omitting the Garry oak's protected zone, and depicting what looks like a small shrub in the approximate location of the large Garry oak.

On April 7, 2025, I was present when Esquimalt's arborist, the developer's arborist, and Esquimalt's Planner Alex Tang visited our property (#5 - 1013 Arcadia) and 1007 Arcadia to inspect the Garry oak. Esquimalt's arborist confirmed that the Garry oak: is in good health (and not in poor/fair health as stated in the developer's arborist report); is 95 cm in diameter at breast height (and not 75 cm as estimated in the developer's arborist report); and the proposed building footprint and proposed paved surfaces intrude far into the oak's protected zone.

Specifically, the Garry oak's bylaw-protected dripline zone is a radius extending 11.4 metres from the trunk (adjacent to the property line) onto 1007 Arcadia, yet the rezoning application proposes a building within 4.98 metres of the property line. Thus, the building footprint would intrude into the bylaw-protected dripline zone by approximately 6.4 metres. All branches and roots in proximity to the building footprint would be cut off to construct the building, causing significant stress to the Garry oak. Moreover, the entire guest parking spot and part of the driveway on 1007 Arcadia are within the oak's bylaw-protected dripline zone. To build the driveway and parking spot, all soil and roots are proposed to be excavated to a depth of 6 inches, filled with gravel, compacted, and covered by pavers, all of which will harm the oak's roots within the bylaw-protected zone.

On April 7, 2025, Esquimalt's arborist stated that he would prefer NO construction activities whatsoever (i.e., no excavation, building, or placement of paving materials) within the Garry oak's protected zone. The developer's arborist then replied that the developer would need to redesign if no construction was allowed within the oak's protected zone. However, the

developer's plans and arborist report have not been revised in response to this information.

Although the developer must apply for a permit under the Tree Protection Bylaw before proceeding with construction within a Garry oak's protected dripline zone, approving this rezoning application may make it a 'done deal' for the developer to get such a permit. Approving the proposed rezoning would foreseeably result in the construction of buildings and paved surfaces in locations that necessitate severe branch pruning and root damage to the Garry oak, which will seriously harm the tree.

It is possible to build a smaller townhouse development at 1007 Arcadia that would not intrude into the Garry oak's protected zone. In fact, we took great care to avoid any disturbance within the protected zone of the Garry oak when we built our house in 2005. Over the past 20 years, the oak has flourished, becoming taller and fuller in its canopy. It provides habitat for song birds, Coopers hawks, and occasionally even eagles. We consider it to be a valued and important tree, both environmentally and aesthetically.

In summary, the materials provided by the developer:

- understate the diameter of the bylaw-protected Garry oak;
- understate the size of the Garry oak's bylaw-protected dripline zone;
- fail to depict the Garry oak's bylaw-protected dripline zone on site drawings and plans;
- misrepresent the health of the Garry oak; and
- are silent on the impact of this proposed development on this Garry oak.

Failing to take into account relevant and known information about potential environmental harm associated with approving this rezoning application, including relevant and known information about the Garry oak and foreseeable harm that it may suffer, may result in civil litigation against the developer and/or the approving body, in this case Esquimalt Council.

Relevant provisions in Esquimalt's OCP

Esquimalt's OCP states on page 25 that the municipality's objective with respect to housing is: "Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character." [underlining added]

Thus, the OCP envisions striking a balance between expanding the housing supply in Esquimalt and addressing the potential adverse effects of an expanded housing supply on other community values and neighbouring properties.

Guidance is also provided on page 25 of the OCP, which states: "Consider new townhouse

residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the "Proposed Land Use Designation Map," provided the design responds effectively to both its site and surrounding land uses."
[underlining added]

Thus, the FSR of 0.7 and height of three stories are maximums that may be approved if a proposal responds effectively to its site and surrounding uses. If a proposal does not respond effectively to its site and surrounding land uses, as in this case, then a proposed development exceeding the maximum FSR and at the maximum height should be rejected unless it is revised such that it responds effectively to its site and surrounding land uses.

In addition, page 125 of the OCP addresses the concept of "Neighbourliness" and how developments can effectively respond to surrounding land uses:

Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.

1. New projects should provide a sensitive transition to nearby, less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.

2. Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.

[underlining added]

The proposed rezoning of 1007 Arcadia to allow construction of two triplexes up to 10.79 m high (compared to the maximum height of 7.3 metres on adjacent properties) fails to meet the requirements described on page 125 of the OCP. The proposed triplexes will tower over adjacent homes, block sunlight to adjacent homes, eliminate the privacy of adjacent homes, and have an FSR of 0.8 which is more than double the FSR of 0.35 on adjacent properties.

Comparison of developer's proposal to OCP limits and adjacent RS-1 zoned homes

Below is a comparison between what the developer is proposing and what the Single Family Residential (RS-1) zoning on adjacent properties allows. This information helps illustrate the degree to which the proposed development is out of character with adjacent single family

homes.

Floor Space Ratio (FSR)

Developer's proposed FSR: 0.80 (exceeds adjacent properties' maximum FSR by 129%)

Maximum FSR provided in OCP for Townhouse Residential areas: 0.70

Maximum FSR allowed in Single Family Residential (RS1) zoning of adjacent homes: 0.35

Building Height (based on mid-point of the roofline)

Developer's proposal: Block A triplex: 10.79 m at midline of the roof, Block B triplex: 9.54 m at midline of the roof, with steep pitched roofs (exceeds maximum height of adjacent 1-story homes by more than 200%, and by at least 31% compared to adjacent 2-story homes)

Maximum height provided in OCP for Townhouse Residential areas: 3 stories **if** the design responds effectively to both its site and surrounding land uses

Maximum height allowed in Single Family Residential (RS1) zoning of adjacent homes: no

Principal Building shall exceed a Height of 7.3 m

Lot Coverage

Developer's proposal: 41.27% of the area of the parcel (exceeds adjacent parcels' maximum lot coverage by 38%)

Single Family Residential (RS-1) - adjacent homes: All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel

Building setbacks from lot lines

Developer's proposal:

Front (west) setback (Block A triplex): 4.05 m (46% below the minimum required setback for adjacent homes)

Side (north) setback (both triplexes): 4.98 m (proposed driveway and guest parking entirely fills this setback)

Side (south) setback (both triplexes): 3 m (same as existing adjacent homes)

Rear (east) setback (Block B triplex): 5 m (33% below the minimum required setback for adjacent homes)

Single Family Residential (RS-1) - adjacent homes:

Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.

Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres.

Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

Runoff may adversely affect downslope properties

The developer proposes to build a driveway and guest parking spot adjacent to the north property line of 1007 Arcadia. Paved surfaces will cover the majority of the land surface that is not covered by buildings. The developer's proposal does not indicate how runoff from paved surfaces will be collected and safely drained. Although the developer's proposal is supposed to show the location of utility infrastructure, no infrastructure for surface water collection or drainage is shown on the proposal. Instead, the developer simply proposes to use permeable pavers, but there is no information on whether pavers can absorb sufficient rain and runoff to handle high intensity precipitation.

With climate change, we are experiencing more intense rainfall events, and it is increasing important to manage runoff to reduce peak flows and flooding. Without adequate surface water collection and drainage infrastructure at 1007 Arcadia, excess surface water may run downslope onto the adjacent properties at #7, #6, and #5 - 1013 Arcadia, potentially causing flooding, soil instability, and other damage. **It is unlawful to build structures that cause surface water or runoff to flow onto neighbouring properties. Doing so may result in civil litigation against the developer and/or the approving authority, in this case Esquimalt Council.**

Lack of plantings for privacy screening and noise reduction

The developer proposes no plantings along the north boundary of 1007 Arcadia to provide privacy screening and noise reduction for adjacent homes at #7, #6, and #5 - 1013 Arcadia. The developer simply proposes to build a 6-foot high fence (where a 6-foot fence already exists, so a new fence seems redundant).

Given the proposed height of the triplexes and that the residents' and guests' cars may use the driveway at any time of the day or night, it is essential that a tall hedge be planted along the north boundary of 1007 Arcadia to provide visual privacy screening and noise reduction for adjacent properties.

Lack of shade study

Given the proposed height of the triplexes, and the corresponding loss of sunlight for properties at #7, #6, and #5 - 1013 Arcadia, the developer should be required to complete a

shade study before the rezoning application is considered, so that Council may make a properly informed decision.

Non-compliance with public signage requirements

The developer's rezoning application was received by Esquimalt Development Services on October 23, 2024. The Development Application Procedures and Fees Bylaw requires the applicant to post a sign on the subject property, facing the street, at least 1.0 metre above grade and not more than 2.0 metres above grade, within 14 days of filing the application. If the sign is not displayed as required, Council may postpone or cancel any associated public hearing and may impose an additional fee on the proponent.

No such sign was posted at 1007 Arcadia until March 6, 2025, over 4 months after Development Services received the application. I brought the lack of signage to the attention of the Director of Development Services on March 3, 2025, after first learning of the rezoning application in a one-page letter delivered by in late February 2025.

The developer's failure to post the required signage until prompted by a public complaint is inexcusable. This developer is not inexperienced. According to the developer's website, they have been building homes "in Victoria since 2008." It is hard to believe that the lack of signage for over 4 months was a mere oversight. The developer's behaviour shows a disrespect for the law and a disregard for the neighbourhood. In these circumstances, Esquimalt should impose an additional fee on the developer pursuant to the Development Application Procedures and Fees Bylaw.

Conclusion

In summary, we strongly oppose the current rezoning application for 1007 Arcadia. This proposed rezoning would result in a development that is inconsistent with the scale, density, and character of adjacent properties. We would support a lower and less dense townhouse development that provided a gentler and more appropriate transition with adjacent homes.

Moreover, any development at 1007 Arcadia must avoid harming the bylaw-protected mature Garry oak on our property, must plan for surface water management systems that can handle high intensity rain storms, should address loss of sunlight on adjacent properties, and should provide adequate privacy screening and noise reduction for adjacent properties. This rezoning application fails to do any of those things.

Tara Hastings and Lynn Stokes
House #5, 1013 Arcadia
Esquimalt

From: [Lizanne Chicanot](#)
To: [Council](#)
Subject: Rezoning of 1007 Arcadia
Date: July-17-25 10:18:21 AM

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Hello Council members

I have written to each of you separately around my concerns regarding the rezoning of 1007 Arcadia ave. Rather than repeating exactly what I said in my previous emails I am writing with one main point--***I really hope that you will prioritize your constituents (we the neighbours) over the developer who does not live in our neighbourhood and likely doesn't live in Esquimalt.***

If any of you (the councillors) lived in any of our homes, I'm quite sure that you would feel exactly as we do. No one wants a 3 storey 6-plex replacing a small rancher. The proposed 6-plex would stand like a monolith between two regular sized homes and would block out all the light. There is no plan for green space at all. The only person who could possibly think this would be a good idea is the developer who gets to build and then leaves making as much money as possible.

Apparently, no rezoning is required if the developer is willing to build a 2 storey 4 plex. This would suit the neighbourhood much better and still multiply by 4 the number of dwellings on this land. If you haven't come to see this lot, it would be a very good idea because you would be able to see quite clearly what our concerns are. As I mentioned, if you lived next door, I can guarantee that you would feel the same way.

Thank you.
Lizanne Chicanot
866 Selkirk ave



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From: [REDACTED]
To: [Council](#)
Subject: Current 1007 Arcadia Development Proposal- May Help a Few but Will Hurt Many
Date: July-17-25 7:13:26 PM

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Dear Mayor and Council,

I am a resident of 1013 Arcadia, Strata plan VIS5535.

In Summary

While I understand the need for new housing in Canadian communities, I believe the density of the current proposal is such that the impacts on the immediate area far outweigh the benefits. In summary, it's just too dense, massive for the lot and its orientation is incorrect. I realize that something will be built on the lot, but with some foresight and imagination; a much more balanced development would be appropriate. I urge that the council consider a modified three or four unit development, although even that would be out of character with the current zoning and layout of existing homes.

1)

Orientation & Street Frontage: The lot is a rare narrow frontage deep lot. That's a challenge for a large development as currently proposed. The proposed orientation is all wrong- there is simply not enough north-south lot width to properly accommodate six residences. Basically the entire development when completed would resemble an industrial building with a narrow access lane with imposing shadowing vertical surfaces inappropriate for the South side. A more balanced approach would be to re-orient the units so they face Arcadia proper with play areas and parking in the rear.

2)

Neighbor Impact: The current proposal eliminates all privacy in the back yards of the 1013 Arcadia residents and presents a high wall far too close to the strata just to the North. A big impact for all compared to what might be possible with a modified proposal. Unfair to those who purchased in a neighborhood with the traditional single family zoning. The massive structure (with very limited trees and landscaping) will also impact airflow in the immediate neighborhood requiring the use of additional cooling resources during the summer by the existing residents.

3)

Safety: There is nowhere for children to play with the current proposal except on Arcadia

proper.

It's not safe place for children with parked cars limiting the view of drivers in moving cars, and the exits from 1013 Arcadia, large apartment at 1002 and house at 1010 adds to the risk of injury. Additional parked cars due to the density impact of the proposed development will only make things worse. The slope of Arcadia in the immediate area also makes it harder for children to avoid moving cars.

This is hardly a safe place for children to play, and there are no parks or other play areas within reasonable walking distance.

It's my hope that the Mayor and Council will reject the current proposal of six units with the current orientation.

Matt Stone

From: [Diane Fillmore](#)
To: [Council](#)
Subject: Proposed Development at 1007 Arcadia Street
Date: July-17-25 7:34:52 PM

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I am resending the letter below as I will not be able to attend the July 21st meeting when I understand this proposal is on the agenda.

When we first moved to Victoria in 2003, we were advised by a real estate agent that we would not want to live in Esquimalt. I believe opinions on Esquimalt have changed but developments the size and unattractiveness such as is proposed will quickly turn opinion back to considering Esquimalt less than a desirable place to live. The frontage of this lot and the long depth of it with houses on both sides are unusual. Six townhouses are too many for the lot size and setting of this lot. I hope Council will take into account the implications for the future of Esquimalt in its consideration of this development application.

>

>

>> Dear Mayor and Councillors,

>> I live at 4-1013 Arcadia Street and am writing to express my strong objection to the proposed development plan for 1007 Arcadia.

>> The lot at 1007 is an odd lot as it is not that wide but is long. It is nestled between houses both behind and in front. Clearly, the existing house has to go as it is uninhabitable but the proposed plan is entirely inappropriate for the lot and for the neighborhood.

>> The proposed density overwhelms the size of the lot leaving no green space for the residents or place for children to play such as is proposed. The three-story height is unfair to current residents behind and in front of the lot. It will seriously interfere with air flow which can help cool and freshen the existing houses, forcing them to use more air conditioning which is not environmentally nor health-wise desirable. It will also block sunlight from the houses in front and block any view from the houses behind. For the houses behind, they will look at a most unattractive, institutional-looking building. The proposed development has no architectural features to save it from looking like a big box. It reminds me of the most unattractive post-war apartment buildings built by the Russians in former Soviet countries. Is this really what Esquimalt council see as the future of development in the Township?

>> Governments are generally not proactive but reactive and try to remedy things after letting them go too long with a short-term perspective ignoring the longer-term consequences. This proposed development will be an eye-sore and will have been insignificant in helping the short-term need for housing. The Township Council should not be blinded by one immediate need to ignore how this proposal, if approved, will affect this neighborhood and perhaps future development in Esquimalt as other developers may see this as a precedent. Neighbours realize that more than one residence is appropriate for this lot but six is too many. Everyone should realize by now, how important green space and a place for children to play is to any development. Arcadia and Selkirk are busy streets. The nearest playgrounds are at least 20 minutes away, which, in the eyes of a young child, is a lifetime. They will be ready to come home by the time they reach a park.

>> There is not a green spot for residents to even put out a chair and enjoy a bit of time in the fresh air. Parking is already tight on Arcadia and I question how easy it will be to get a vehicle into the garages shown, particularly if the vehicle is a truck. This lot is too narrow to properly support the proposed development and I urge Council not to approve the zoning amendment asked for by the developer.

>> There is a social contract between the Mayor and Councillors and the people who elected them, not between them and developers. This social contract should require elected officials to consider the valid objections of existing residents over the needs of a developer wanting to maximize profits. This proposal brings limited benefit to the Township but significant harm to neighbors and the neighborhood. This is a very stable neighborhood. Of the seven houses on the cul-de-sac, only one has changed hands in 20 years. The house behind 1007 only just changed hands after years with the same owner. I fear this deployment will change that stability as it is unlikely long-term buyers will be attracted to these townhouses.

>> Thank you for your attention to this matter.

>> Diane Fillmore
>> Sent from my iPad

From: [Corinne Robinson](#)
To: [Council](#); duncan.caven@esquimalt.ca; jacobhelliwell@esquimalt.ca; andreabboardman@esquimalt.ca; meaganbraeme@esquimalt.ca; barbaradesjardins@esquimalt.ca; kenarmour@esquimalt.ca; [Tim Morrison](#)
Subject: Proposed Development 1007 Arcadia St
Date: July-18-25 3:49:09 PM

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Dear Esquimalt Council and Mayor:

My name is Corinne Robinson and I live at 1002 Arcadia Street, directly across the street from the proposed development at 1007 Arcadia St.

My concerns:

1. Too Big
2. Too Tall
3. No landscaping and green space
4. Too much traffic and no sidewalks

1. This development is too big for the space provided. The developer is requesting to push the limits of what should be built on a lot this size and the property will be filled completely by two solid blocks of buildings and pavement.

2. This development is far too tall and would tower over the other homes. It does not fit in with the neighbouring properties at all.

3. The homes on our streets are beautiful - 1-2 story homes - with gardens, trees, and natural lake rocks surrounding our outside exterior. Where are the landscaping and the trees for the development? Where is the green space for the 6 families they expect will live in these buildings?

4. At Arcadia and Selkirk intersection there is one sign indicating that going down Arcadia leads to a "no exit"

However, every looky loo continues to drive to the end thinking there is beach access. There is not - and they turn around and drive away back up Arcadia. Having a front view of Arcadia St, I know that this goes on regularly 100s of times daily causing unnecessary further traffic on our little side street. We already have cars from the apartment buildings down Selkirk on our street daily as there is an existing deficit of available parking spots. With so many more dwellings on this street, the traffic will be awful with more cars, more people and no sidewalks.

In closing, it's my hope that the Mayor and Council will reject the current proposal of six units with the current orientation. I would be willing to support a smaller project but not something as unsightly and large as the proposed.

Thank you
Corinne Robinson
1002 Arcadia St
Esquimalt

From: [Aline Hicks](#)
To: [Council](#); [Jacob Helliwell](#); [Duncan Cavens](#); [Meagan Brame](#); [Tim Morrison](#); [Andrea Boardman](#); [Ken Armour](#); [Barb Desjardins](#)
Subject: [Spam] Opposition to Rezoning Application 1007 Arcadia Street
Date: July-19-25 4:41:36 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 Desjardins and Council Members,

We are writing to express our concern about the proposed rezoning and six-unit development at 1007 Arcadia Street. While we appreciate the need for increased housing in BC, we believe that development must be approached with care, sustainability, and integration in mind, values that are missing from the current proposal.

As a couple living in this neighborhood, and as someone building a career in the interior design industry with a strong focus on sustainability, I (Aline) view this proposal through the lens of design principles that respect both people and the environment. Based on that perspective, we have several concerns:

1. Poor Contextual Fit

The proposed building is significantly out of scale with surrounding homes. Its height would obstruct long-standing views and alter the character of the street. Good design is not just about maximizing square footage; it's about creating harmony with the neighborhood. This building would dominate the visual landscape instead of complementing it.

2. Lack of Green Space and Environmental Sensitivity

The design includes no meaningful green space or permeable surfaces, and no landscaping that would support stormwater absorption or reduce urban heat. In today's climate-conscious world, developments should incorporate sustainability at every level, not remove it entirely from the equation.

3. Limited Parking Areas

We live on a cul-de-sac with limited street parking; Introducing a six-plex could lead to congestion, reduce walkability, and create challenges for both residents and emergency services. As parents of a three year old, We are concerned about this. Our child plays in and around this area, and increased traffic directly will affect his safety and our quality of life.

4. Infrastructure Concerns

While we can't speak to the technical capacity of the neighborhood's infrastructure, we do share the community's concern that a project of this scale could place stress on sewage and water systems which may not have been designed to accommodate this level of development.

5. Reasonable Development is Already Permitted

The current zoning allows for four units, a configuration that would better preserve the neighborhood's character, allow for more thoughtful design, and reduce pressure on both the land and surrounding residents. It's a more sustainable and livable solution.

We are not opposed to growth but growth in this specific case should be sustainable. As someone training in sustainable design, I believe this project represents a missed opportunity to do better for both future residents and current ones. We urge the Council to vote against the rezoning application in its current form and ask the applicant to return with a proposal that reflects the values of thoughtful urban planning.

Thank you for your time and consideration.

Sincerely,
Darcy and Aline Hicks.

From: [Genevieve Lemay](#)
To: [Council](#); [Duncan Cavens](#); [Jacob Helliwell](#); [Tim Morrison](#); [Meagan Brame](#); [Andrea Boardman](#); [Ken Armour](#); [Barb Desjardins](#)
Subject: Rezoning proposed for 1007 Arcadia
Date: July-19-25 11:41:01 AM
Attachments: [1007 Arcadia - CD comparisons and comments.pdf](#)

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Dear Mayor and Councillors,

I live at 1001 Arcadia Street, directly beside the proposed development at 1007 Arcadia Street and I am writing to you today to express my strong opposition to the current rezoning application.

My partner and I are the newest members of the neighbourhood, having purchased our home on November 6th, 2024 with a move-in date of January 31st, 2025. When we were deciding to purchase the home, we knew that the neighbouring property had been purchased by a developer and that it was expected to be torn down and rebuilt as townhouses. We did our due diligence and read the current OCP and the RM-1 townhouse zoning information available. We are pro-development in general, as we have been searching to find a suitable home for our family, and were happy to see the parameters included by the Esquimalt municipality to have a 3-4 unit property that fits within the "current character of the neighbourhood" with an emphasis on addressing "tree protection, parking, traffic, noise and the effect on neighbouring properties".

However, we were not aware that there was a rezoning application submitted as the signage, that should have been posted at the latest on November 5th, had not been posted. We received a notification on March 1st from the developer regarding the new development as they were hosting a public information session, and we were shocked to see what was being proposed. We were equally as shocked when we learned about Bill44 and the rushed changes to processes and development approvals.

Since then, we have tried to learn as much as possible, to be able to understand how to be part of the process and express our concerns in a constructive manner as individuals and as a community of neighbours. We have met with Esquimalt staff to review zoning guidelines and previously approved CD developments; we have met with a number of council members, with some having come to the site to see the property in person; we have met the Mayor to discuss our concerns with the process and lack of updated information available to the public; we have read updated documents from new legislations on housing needs; and have gathered our neighbours together to share ideas and concerns.

Many of my neighbours have submitted messages to the council over the past few months and I am in agreement with all of them. We all have concerns about height, density, set back, design, parking, green space, tree protection, infrastructure, drainage, lack of public input and the apparent push for the municipality to approve any and all development proposals. As my neighbours have been able to express themselves so well, I have decided to put my concerns into a different format.

As part of our meeting with Bill Brown (Director of Development Services), we were given a list of “comparable” CD applications that have been approved. As part of our learning journey, my partner and I rode our bikes around all of Esquimalt to visit these sites, to understand how they fit in with their neighbourhoods and what lasting impacts they have after the development is complete. We took photos and made notes from each site, including the general measurements. In the attached document (**Development comparison chart - 1007 Arcadia Street rezoning application**) you will see that the proposed development is not only **pushing ALL limits** from the current RM-1 zone for low density housing but also the RM-2 zone for medium density housing. We live on a quiet cul-de-sac, at the water's edge, on a road with no sidewalks that is not directly in the main bus route area.

When we met with council members at our house, many of these development sites were mentioned. On paper, they seem to be comparable but when you look at the details of location, surrounding properties and height, you will see clearly that this development is in fact not comparable. The only property that has been approved at the same height is the development at 958 Wollaston which is replacing a previous building of the same height and the property behind it is up on a retaining wall and will not be affected. Each of the council members who took the time to see the site in person commented on the size, the height and the density and agreed that drawings presented by the developer did not adequately demonstrate the **extreme impact** the size of this proposed development will have.

I understand that the province has made blanket decisions on housing needs and developments that are pushing council to make decisions to increase density. However, I also understand that the Esquimalt council members have the responsibility to review all information provided and ability to make decisions that include the developers, the residents and the future of Esquimalt.

In conclusion I urge council members to look at ways to find a balance by reducing the height, reducing the density and increasing the natural landscape.

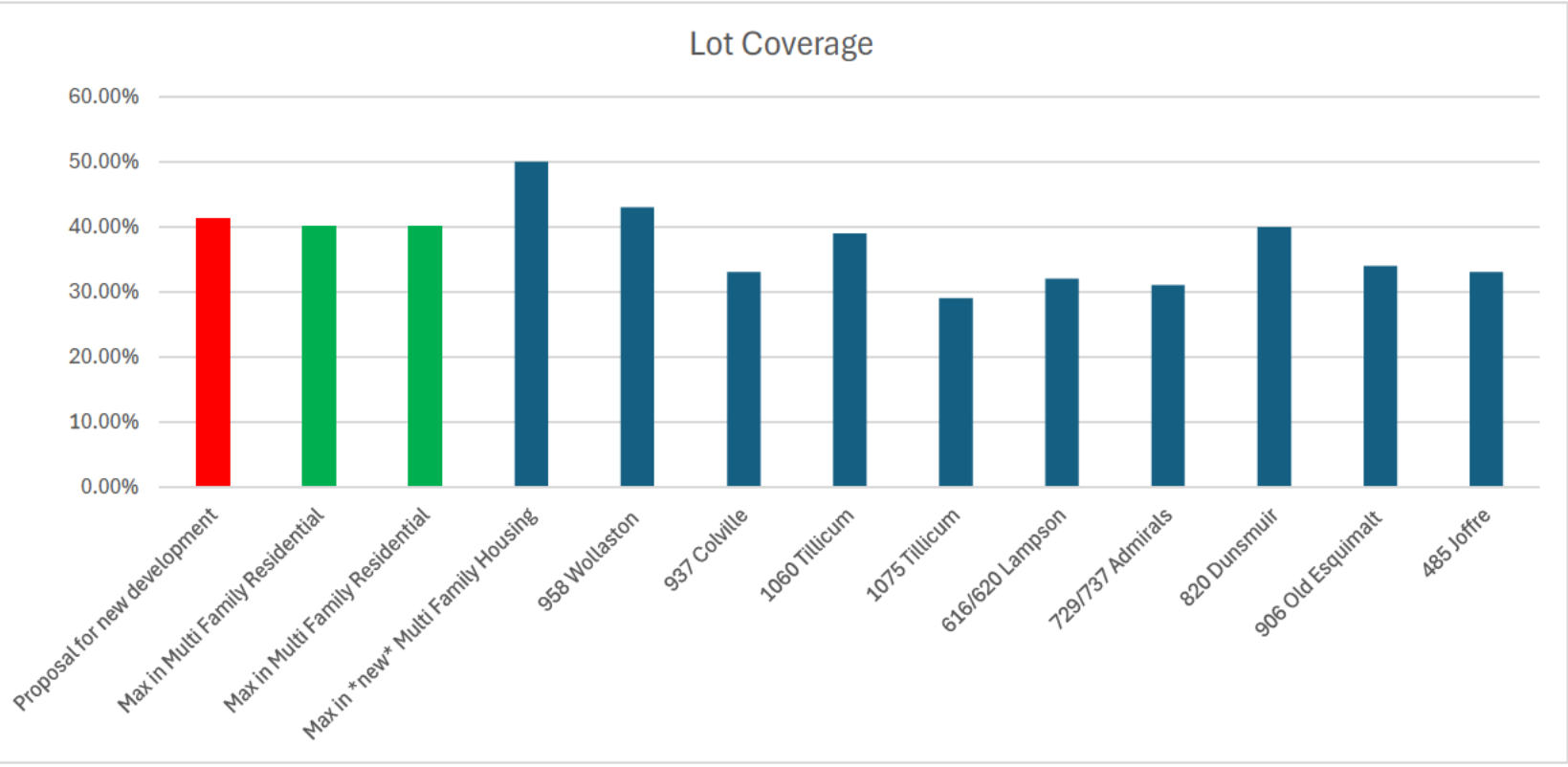
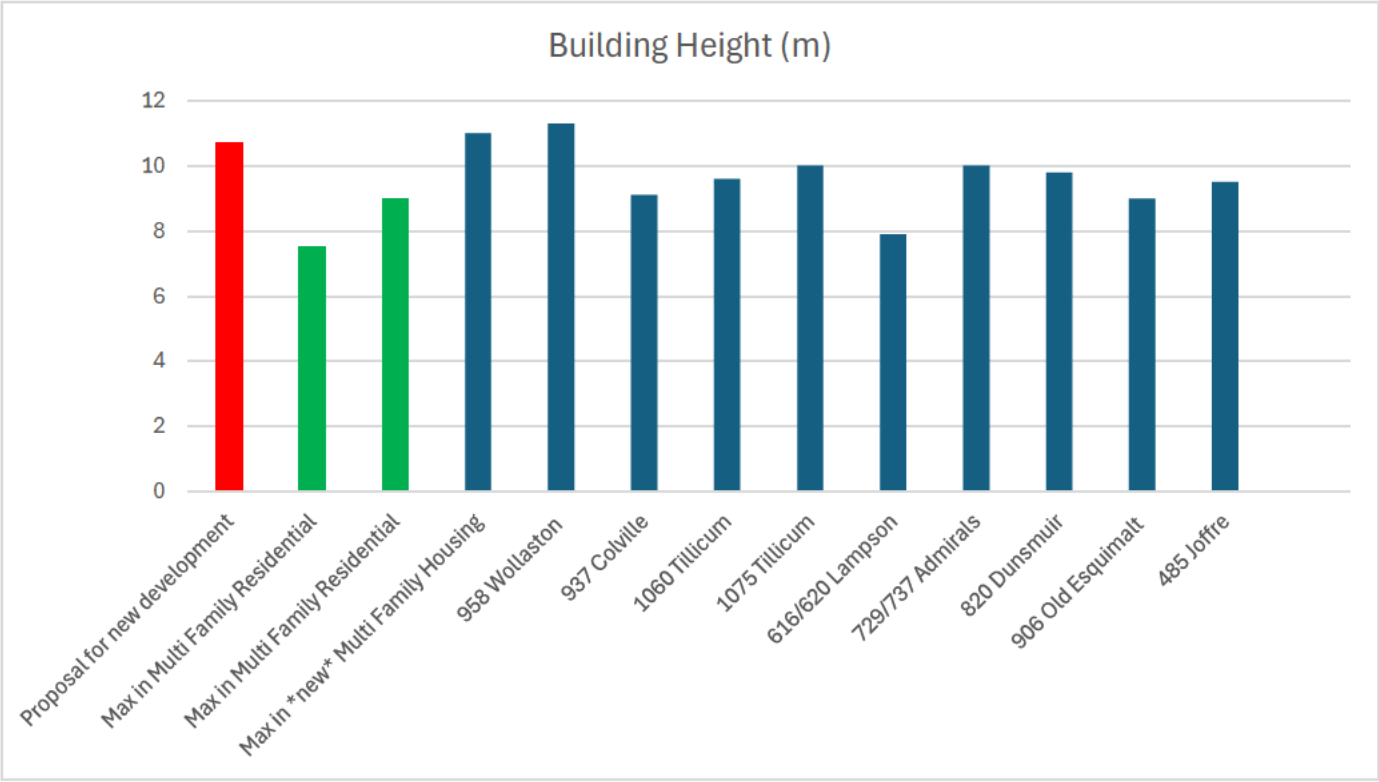
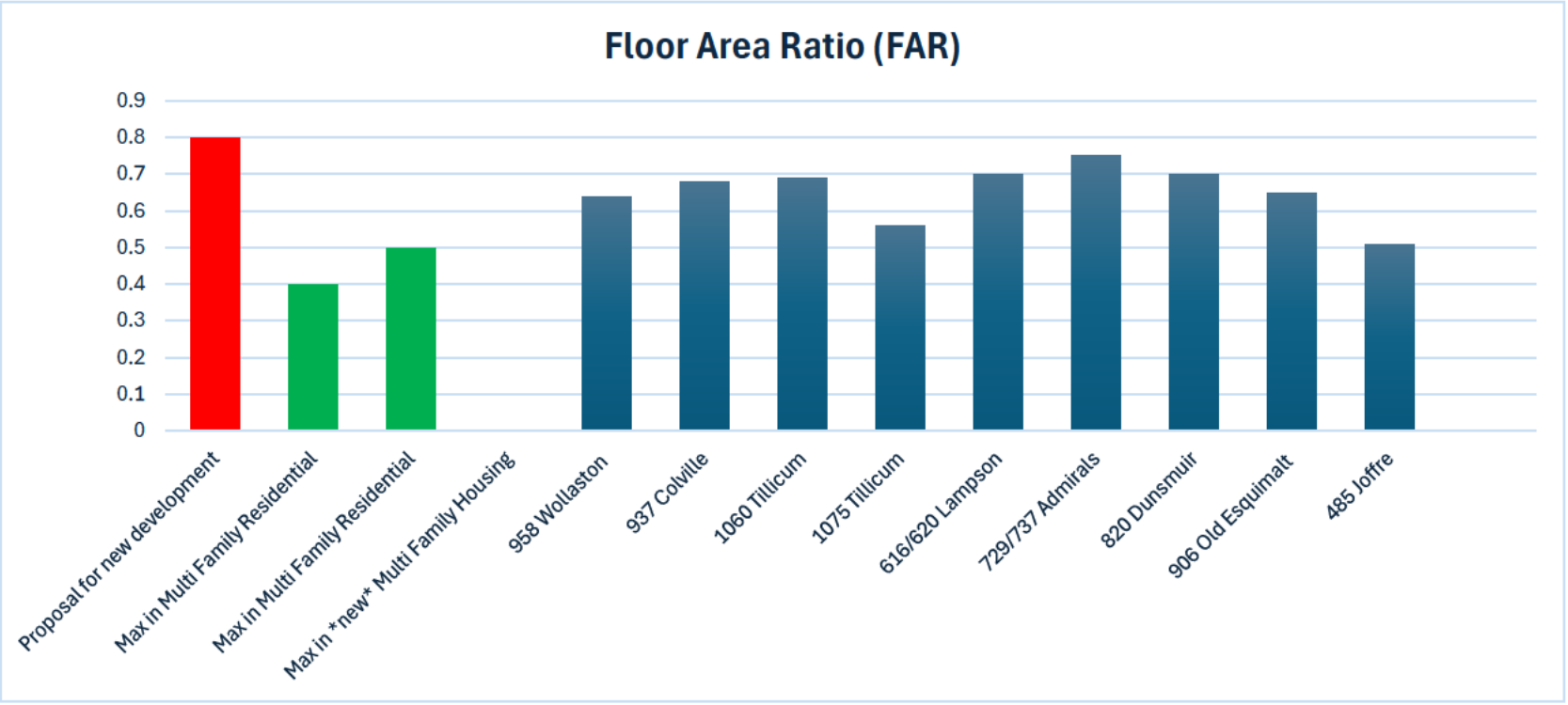
Kind regards,

Geneviève Lemay

1001 Arcadia Street

Development comparison chart - 1007 Arcadia Street rezoning application

		Floor Area Ratio (FAR)	Building Height (m)	Lot Coverage	Front Set Back	# Units	# Buildings	Building Separation	Notes
Proposal for new development	CD166	0.8	10.7	41.27%	3.05m	6	2	2.4m	
Max in Multi Family Residential	RM-1	0.4	7.5	40%	7.5m				low density townhouse development
Max in Multi Family Residential	RM-2	0.5	9	40%	7.5m				medium density townhouse development
Max in *new* Multi Family Housin	RSM-2		11	50%	4.0m	4	2	2.5m	
958 Wollaston	CD163	0.64	11.3	43%	3.8m	4	1		the only building higher than the proposed development - the back of the property has a large retaining wall, as the house behind is at a much higher elevation it will not be affected by the height of this development - both neighbouring houses are also already 3 storeys high - it is also replacing a house that was already 3 storeys so no change to the neighbourhood
937 Colville	CD126	0.68	9.1	33%	2.3m	6	1		the most comparable to our site and was mentioned in several meetings with council members, however is it is actually less in FAR, height and lot coverage. It is also beside an existing townhouse development that is 3 storeys high and beside a commercial building
1060 Tillicum	CD89	0.69	9.6	39%	5.0m	10	4		very large property right on Tillicum, shares a property line with the Esquimalt Gorge Park on one side and a 3 storey townhouse development on the other side, across from an existing apartment building and directly on a main bus route
1075 Tillicum	CD74	0.56	10	29%	4.0m	?	1		no longer a townhouse development - not comparable
616/620 Lampson	CD97	0.7	7.9	32%	?	12	1		Huge lot - corner of Lampson and Esquimalt - right on main bus route - backs onto large wooded area for lots of privacy for the existing neighbours
729/737 Admirals	CD8	0.75	10	31%	7.7m	?	1		very old development - not a comparable location or development
820 Dunsmuir	CD146	0.7	9.8	40%	6.25	7	2		this was built at the end of the road and took over both sides of the street - it is across the street from an existing 5 storey building - built on a huge property that includes community garden space
906 Old Esquimalt	CD160	0.65	9	34%	4.2m	5	2		level lot - all measurements are within the OCP limits with green space at the front of the property for privacy
485 Joffre	CD154	0.51	9.5	33%	5.2m	6	1		Is 3 storeys but due to excavation it is only 9.5m, the two adjacent houses do not have primary windows on the sides of their houses and there is ample room between properties so no concerns with shadows or privacy



The proposed development is requesting to push all of the limits from from the low density townhouse developments and even the limits for the medium density townhouse developments. Other developments such as CD126 (937 Colville), CD154 (485 Joffre) and CD160 (906 Old Esquimalt) have all found ways to work with the neighbouring properties, stay within a reasonable increase over the existing RM-1 limits and still meet the growing need for density in the municipality.

From: [Adrien Richardot](#)
To: [Duncan Cavens](#); [Jacob Helliwell](#); [Tim Morrison](#); [Meagan Brame](#); [Andrea Boardman](#); [Ken Armour](#); [Barb Desjardins](#); [Council](#)
Subject: 1007 Arcadia St Rezoning Application
Date: July-19-25 12:10:04 PM

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 Councilors and Members of Township of Esquimalt Council,

I am writing to formally express my strong opposition to the rezoning application for 1007 Arcadia Street in its current proposal state.

As a resident of Esquimalt for the past 8 years and member of the neighbourhood and community, I am a strong supporter of increasing housing supply as I have struggled myself for several years to find a house that would be suitable for my family on a modest budget. I thought I had found it when my partner and I recently purchased the property adjacent (1001 Arcadia St).

I have reviewed the information available, attended in person and online meetings about the proposed development between March and June 2025 (public info session by developer's agent, Esquimalt APC Design Review Committee and the Advisory Planning Commission), met with several Esquimalt staff members to try and understand the process, and met with several councilors and Mayor Desjardins. My partner and I also went to a dozen "comparable" properties that were approved by Esquimalt Council in the past under the "Comprehensive Development" category.

Unfortunately I have serious concerns about the potential negative impacts this specific development in its current state would bring to our community as a whole and to the individual neighbouring properties, which far outweigh the benefits. Here are my main concerns:

1. Breach of the rezoning process:

1. My partner and I recently purchased the property adjacent (1001 Arcadia St). Our closing date was Nov 6, 2024, and the rezoning notice sign should have been posted in front of the property before Nov 5, 2024 (within 14 days of the rezoning application, according to Esquimalt rezoning application rules). Instead, the sign was posted 4 months late in early March 2025, surprising the whole community. Had the developer posted the sign within the required timeframe, my partner and I would have been aware of the rezoning application BEFORE deciding to purchase this property and may have decided not to place our life savings in this property. Because of this, we have just purchased a property that will potentially lose a lot of its value if the development is approved in its current state.
2. I am not sure what action to suggest from this, other than to use our anecdote to remind Esquimalt Council and the developers that their actions and decisions have a significant impact in peoples' lives.
3. It is my hope that the Esquimalt Council stands for its constituents and makes it clear to the developers that the lack of consideration toward the residents of the neighbourhood that they hope to transform (and ideally improve), and the **lack of care in due process** will not be tolerated.

2. Height:

1. The proposed height of roof mid-point at 10.6m above average grade (from average of 4 corners, effectively bringing top of roof to 12-13m above ground in some areas) on this lot would allow the new construction to **tower over neighbouring buildings**, bringing up **concerns of privacy** for everyone around the development.
2. Such height would also **block direct sunlight** for most backyards and properties to the North in the spring/winter/fall, and drastically **reduce light input** for the properties to the South.
3. In our case, at 1001 Arcadia St (South of the proposed development), this means **our only source of natural light** in the living room, dining room and kitchen will be strongly reduced, and our privacy in our yard and main family/living areas in the house greatly impacted, changing forever the way we feel and live in our own home if the development is approved in its current state.
4. I believe the developer can find ways to reduce the height of this construction project to lessen these negative impacts on adjacent properties and the neighbourhood as a whole.

3. Number of units:

1. Building 6 units on this narrow lot feels like the developer is trying to shove as many square feet as possible to maximize profit (I understand that's their business model) without consideration of how the future residents of these townhouses will use and enjoy their property, let alone the impact on neighbours as discussed in other points of this email.
2. As most people realize when they visit our neighbourhood and try to measure the size of the finished product based on current plans, "it feels like greed".
3. I believe the developer can find ways to reduce the number of units and still make a pretty penny, while creating a community-positive addition.

4. Neighbourhood character:

1. The proposed design is inconsistent with the character and intended use of our neighborhood. We live in a quiet, family-oriented cul-de-sac ending on the Gorge Waterway with most properties being 1 or 2 stories tall, the residents who call this neighbourhood home **chose NOT to live in a medium-density townhouse area**, which is what the proposed development amounts to. In addition, the proposed design is very basic and visually unpleasant, especially from the street front (West) and right (South) sides.
2. I remember hearing a comment from the Advisory Planning Committee that stated that the development would fit "the evolving character of the neighbourhood". I was shocked by this statement, and fully disagree with the person who stated this. **Is this really the kind of development Esquimalt wants and needs for the future?**
3. This development could negatively **impact property values** for existing homeowners who purchased their homes based on current zoning regulations. The proposed development would undermine the neighbourhood character and therefore the property values.
4. I believe the developer should make efforts to design their project in a way that fits better with the neighbourhood's current and anticipated/future character according to the OCP currently under revision.

5. Parking, Traffic and Safety:

1. We already have a **serious problem with street parking on Arcadia St**, and the increased density will make the problem worse and also lead to higher traffic

volumes on our roads, increasing congestion and safety risks for pedestrians, cyclists, and drivers.

2. Currently only one parking stall is planned on the ground level underneath each unit, which will not be enough, as many of these 3-bedroom townhouse units will likely have more than 1 vehicle.
3. We can also safely anticipate that many residents in small 3-bedroom townhouses designed without a lot of storage such as these will **use their garage space for storage and park their vehicles on the street instead**, adding to the existing street parking issue.
4. I believe the development should include more parking spaces on the property. I understand that the current design criterion for parking spaces is less than 1 stall per unit, but I am not convinced it is realistic and I worry that we are just pretending that people will change their habits, while knowing very well that the parking issue is real.

6. **Infrastructure and trees:**

1. Our community's infrastructure (specifically water, and sewer systems) may not be equipped to handle the additional burden. At least one of the properties downhill from 1007 Arcadia St has a **history of sewer backup**.
2. **Site drainage** will also be challenging due to the proposed design's low proportion of green space and permeable surfaces. Such high density may exacerbate the issue, and resident taxpayers will be left with the bill.
3. I understand some of the **neighbouring trees will be affected**, including a large Garry Oak tree near the North-East corner of the property.
4. I hope the Esquimalt Council considers applying **Development Cost Charges** (DCC) for future developments, including this one. The BC government has released a "Development Cost Charges Guide for Elected Officials", or "DCC Best Practices Guide" that may prove useful in that endeavor. I also hope Esquimalt will do what is necessary to **protect nature and nearby mature trees** that provide food and shelter for wildlife and shade for everyone in this challenging era of climate change.

7. **Setting a precedent:**

1. The proposed development is **pushing all possible limitations** imposed by the province (which are already designed to allow for greatly increased density): height, setbacks, number of units, lot coverage, building separation distance...
2. As I mentioned at the beginning of my email, I visited and reviewed a dozen "comparable" Comprehensive Development properties in Esquimalt, and found that the proposed development at 1007 Arcadia St. goes way beyond all of them. This should be outlined in great detail in my partner's email that she just sent.
3. I hope the Esquimalt Council will not approve this rezoning application in its current form as it would **set a precedent for all other similar properties** and would send a clear signal to developers in the region that **Esquimalt will accept any proposal, the bigger the better**, without consideration of neighbourhood unique characteristics, and that Esquimalt taxpayers are subsidizing private developers.

I understand many of my neighbours have also voiced their concerns. I respectfully urge Council to consider the concerns of local residents and reject this rezoning application in its current state, and ask the developer at the very least to **reduce the height** of the new buildings and **reduce the number of units**, which would solve a lot of the issues listed above, while still increasing housing density significantly and in a reasonable manner.

I would also like to invite any of you who have not made it yet to Arcadia St in person, to **come and see the project site for yourself** before voting on it on Monday evening. Please feel free to reach out, we would love to discuss with you.

Thank you for your time and consideration.

Sincerely,

Adrien Richardot
1001 Arcadia St

Adrien Richardot | Cell:



Jonah Ross

From: Maurine Karagianis [REDACTED]
Sent: July-20-25 8:44 AM
To: Council
Subject: Re Rezoning Application 1007 Arcadia

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July 20, 2025

Esquimalt Mayor and Council

I am responding to the notice I received of a rezoning application for 1007 Arcadia Street for 6 units of housing.

I live at 864 Selkirk Avenue and my property abuts onto the Arcadia lot. I am therefore very familiar with the property. Several concerns come to mind regarding the proposed 6 unit townhouse on this single-family lot.

I have lived in my home for 30 years and have seen significant densification in the immediate area - infill housing, secondary suites, and Mermaids Walk which was previously 2 houses and is now 7.

The 1007 Arcadia lot size, location, shape, slope and existing trees do not lend themselves to the extreme densification proposed in this rezoning application. While I agree that densification is supportable in the region, I believe it has to be reasonable and respectful of the existing community.

There are a number of things that I urge council to consider:

- Good urban planning advocates for greater density and building heights along main corridors with building heights reduced toward prime view areas and waterways like the ocean and Gorge Waterway. The height of the proposed 6 units is contrary to good urban planning as it is not on a main thoroughfare but rather in middle of an already dense area and adjacent to the Gorge waterway. In addition the proposed height is both intrusive and inconsiderate to existing properties.
- The site would require extensive excavation for the proposed 6 unit design but it is not possible to do that without significant damage to the existing trees and root systems on the west end of the site. Removing those trees is unacceptable

and any damage to the root structure jeopardizes the health of the trees and the existing dwellings around them.

- The drop in elevation on the property from west to east will require a significant retaining wall to be constructed to protect both my property and the property at 866 Selkirk from collapsing. I have a small bee yard along that area and it would also be in jeopardy. Damage to my hives would be very unfortunate and expensive.
- The lot is narrow and to accommodate access to 6 units would require a driveway on either the north or south side of the lot as well as adequate parking for each unit. The current plans do not allow for two cars per unit and realistically most households have two cars. Parking in this area – along Selkirk particularly – is very restricted. There are already challenges for local residents with their own requirements, visitor parking etc. It is a constant irritant.
- Significant density has been approved on Selkirk with a 6 story building between Arcadia and Arm street. Those units have not been built yet but their impact is coming.

I believe the Arcadia site would reasonably support 4 units, preferably a well-designed duplex with secondary suites which is in keeping with the look and feel of the existing neighbourhood.

I am sympathetic to the new families in the neighbourhood and their disappointment over the loss of views they recently paid a premium for and the encroachment this proposal creates on their new home. In our years living here, as the community has built out, we have lost all our wonderful views of the Gorge. We also experienced property damage from the cavalier developer who built infill housing next to us and also failed to fulfill any of the promised amenities from his proposal to council. We are concerned about similar experiences with this proposed development.

There are other locations in Esquimalt that are much more suitable for a 6 unit proposal. 1007 Arcadia is not one of them.

I hope to attend the public hearing on July 21st and comment in person as well.

Thank you.

Sincerely

Maurine Karagianis

From: [Trevor Stott](#)
To: [Council](#)
Cc: [Genevieve Lemay](#); [Kate Stott](#)
Subject: Submission for council consideration respecting 1007 Arcadia Street
Date: July-20-25 9:54:10 AM
Attachments: [Letter re 1007.docx](#)

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 Morning,

I appreciate Council receiving and considering the attached letter prior to the anticipated zoning presentation Monday evening.

I am hopeful my neighbour Genevieve Lemay, copied here, will be able to distribute this letter to each member of council on our behalf.

Thank you

Trevor and Kate Stott

Kate and Trevor Stott
3 1013 Arcadia Street
Esquimalt, BC

To Esquimalt Municipal Mayor and Council,
Re 1007 Arcadia Rezoning application

My husband and I live in the adjacent Strata to 1007. The CD zoning proposal before you represent an extreme change from RS-1. It is not in the communities' interest and exceeds every aspect of OCP recommendations; negatively impacting parking, street safety, surface water drainage and quiet enjoyment of neighbouring properties.

Floor Space Ratio, Height and Setbacks have been stretched to create extra units at the direct and material expense of neighbours. This application appears to be driven in part by the developer's desire to capture the views of the Gorge waterway in all 6 units at the expense of their immediate neighbours. Developer economic benefit must not be one of the criteria for zone changes.

This proposed development abuses the intent of legislative redevelopment initiatives created in 2024 in our opinion. It is exactly what should not be tolerated while our council representatives create precedents for development.

The OCP lays out criteria of particular importance.

- **Noise** -There is no room for green space to buffer the sound of a roadway, 6 driveways and 6 townhomes. Homes placed in such tight proximity to existing homes and each other will have negative effect on everyone.
- **Parking** will be impacted on Arcadia which is already full of parked cars on both sides. We have experienced difficulty with access for ambulance, fire, garbage and recycling vehicles. By adding 6 garages with no additional parking on the lot, we will surely have a bigger problem.
- **Safety** -Pedestrians will be challenged navigating parked vehicles and more traffic; forced to weave through the parked vehicles or walk down the middle of the street. While you can mandate the development provide its own sidewalk, it won't get children and seniors safely to the corner of Selkirk and Arcadia.
- **Height** -1007's lot is very narrow and deep. The orientation of the 2 proposed triplexes will have a massive direct impact on house 5, 6, and 7 1013 Arcadia. It will strip the privacy of each one, creating a virtual "stadium viewing" effect into their private living spaces. Additionally, they will lose their sunlight completely in the garden patio space and they can expect a wind tunnel effect created between the wall of Townhomes and these houses.

The push for breaking down zoning norms needs to balance the expectations of communities with the need for higher density. Considerations for parking, noise, streetscape integrity and an expectation of "quiet enjoyment" of your home must remain integral to you mandate of preservation and protection of the greater good of our community. We believe your mandated long-term view should reject this rezoning request as it is in no way in any of your constituent's best interest.

Respectfully submitted,

Trevor and Kate Stott

From: [Robert Stock](#)
To: [Council](#); [Duncan Cavens](#); [Jacob Helliwell](#); [Tim Morrison](#); [Meagan Brame](#); [Andrea Boardman](#); [Ken Armour](#); [Barb Desjardins](#)
Subject: [Spam] Comments on Rezoning Application: 1007 Arcadia (1st reading)
Date: July-20-25 8:27:52 PM

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.

Robert Stock
915 Selkirk Ave,
Esquimalt V9A 2T9

July 20, 2025

Dear Mayor Desjardins and Esquimalt Council members,

I am writing to express my strong opposition to the proposed rezoning of 1007 Arcadia St. from single family residential to Comprehensive Development District (CD 166) to allow for the proposed construction of 6 townhouses on the lot. We live a short block from the subject property.

Legislation passed by the Government of British Columbia to override municipal development plans and permit higher-density residential development allows for three to four units on lots zoned single family residential. The proposed six units for this longer, narrow lot would be overkill, resulting in an ugly “shoehorned” development that would have significant adverse effects for its close neighbours and the broader community, and encouraging other developers to seek approval for excessively-dense development beyond the limits permitted under the provincial legislation.

I will focus below on several adverse impacts of this project, starting with **aesthetics**. Well-conceived development – particularly in older, established communities – is respectful of its surroundings, especially in terms of scale and appearance. The proposed six three-story townhouses proposed for this lot are completely out of scale with neighbouring dwellings and are extremely unattractive with no attempt to harmonize the development with its surroundings.

I oppose this development because it will have **adverse impacts on its immediate neighbours**, reducing their enjoyment of their properties, and adversely affecting property resale values. Examples include:

- Impeded air circulation and increased temperature because of the mass and height of the development and mostly asphalt-covered surfaces
- excess runoff from the mostly built-upon and/or paved surface of the proposed development.
- loss of sunshine (shadow effects due to height and mass), a serious problem for neighbours with gardens

I oppose this development because of the **troubling precedent** it sets with respect to the approval of out-of-scale development projects, encouraging developers to routinely press for more than the provincial standard allows. The **semantics** of the wording used for such developments, i.e. comprehensive development **district**, is of special concern to me as a near neighbour. 1007 Arcadia is a *lot*; it is not a *district*. Your use of the term

district has the potential to open the door to claims that other lots in the general vicinity of 1007 Arcadia should receive similar special consideration, if this project is approved.

It was only a few years ago that neighbourhood residents were asked to respond to the proposed redevelopment of a large, long-vacant lot near the subject property at Arcadia and Selkirk. I believe the planning process worked quite well in that case. The developer responded positively to initial concerns that were raised, and so did Council. The result is redevelopment that is respectful of its surroundings and is an asset to the community. Please aim for another win-win by **rejecting this application** for more than 3-4 units and **insisting on design improvements** to reduce its adverse effects on neighbours and to improve its aesthetic attributes.

Yours sincerely,

Robert Stock

From: Joshua Galbraith
Sent: July-22-25 4:46 PM
To: Council <Council@esquimalt.ca>
Subject: Development at 1007 Arcadia Street

Hello Friends,

I must admit I was rather disappointed while listening to the discussion regarding 1007 Arcadia Street at the recent council meeting. It very much feels like we are splitting hairs here about 4 vs 6 units, when as noted by staff the height and scale of this build seems to match what our Bill 44 requirements would be in that regard. So we probably wouldn't get a shorter building with 4 units anyway. And this one comes with a more affordable 3 bedroom townhome as the 6th unit.

Furthermore, I remember that last year when we were looking at our SSMFH zoning amendment bylaw that we took a long look at including this lot within the transit lot area (which would have allowed this build to move forward as is with 6 units) and the main reason we didn't was legal advice saying we would need to have the OCP updated first. Am I misremembering that? As I remember, most of Council was for it.

Friends, the building looks great, and to my eye definitely fits into the area. I hope when this comes back with the additional information on Bill 44 we can move it forward.

Thanks for your time, appreciate all that you all are doing to serve the community.

Cheers,

Joshua Galbraith
889 Lampson Street

From: Larry Olsen

Sent: July-26-25 8:32 PM

To: Council <Council@esquimalt.ca>

Subject: Zoning Bylaw Amendment no 3155, 1007 Arcadia St.

Dear Mayor and Council:

My wife and I have lived on Arcadia St. for 21 years. We attended the recent First Reading of a notice to rezone 1007 Arcadia St and now reflect on what we saw and heard that evening in complement with our understanding of the recent issuance of BC Bill 44...and subsequent housing targets that have been established throughout the province. It was clear to us that the affected residents have an overwhelming dislike of the application, two of which were nearly in tears as they described the impact of six towering townhomes that are proposed in the application.

The supporting argument is that the Province requires our municipality to update zoning bylaws to permit small-scale multi-unit housing in areas in close proximity to rapid transit.

Two issues that were not raised at the meeting:

1. is Esquimalt meeting its **Housing Target**; and
2. does Esquimalt have a **'need'** to add up to six new homes in the \$900,000 price range on a small cul-de-sac of R1 zoned properties?

Approval of the application will most surely set the precedent for all R 1 properties in our community, resulting in a free-for-all land-rush that may parallel the Oklahoma Land Rush of 1889.

If our municipality is meeting its 'Target' (and I understand that we are), and if there is no 'need' to add six towering town-homes...then there is every reason to reject the application outright, or as a minimum, recommend the developer down-scope the application to a more modest arrangement that mandates adequate off-street parking and with green-space and height considerations that are consistent with the neighbouring homes.

For your consideration.

Respectfully,

Larry and Judith Olsen

2 - 1013 Arcadia St, Esquimalt

From: Clifford C
Sent: July-29-25 9:06 AM
To: Council <Council@esquimalt.ca>
Subject: Support for 1007 Arcadia st

Dear Council,

I am writing in support of 1007 Arcadia street. I live about 3 blocks away at 943 inskip St. My wife and I purchased our home last year and plan to raise a family in the community.

This development will bring much needed new family sized housing to the community at a time when it is desperately needed. By replacing one old aging single family house with 6 new family sized units the city will make one small but important step towards fixing esquimalt massive shortage of family sized housing. When searching for a 3 bedroom home last year the only places we could afford were townhouses and duplexes like the ones being built. Building them will create more options for families like mine and reduce some of the upward pricing pressure on older more affordable 3 bedroom units.

Adding these units will add 5 additional families to our neighborhood who will help keep our schools and parks full. Six more families to support our local businesses. And six more households to add to our pool of property taxpayers to support our local public amenities and services.

I want Esquimalt to be a place where everybody can reasonably afford to live if they choose. Building units like this is a small but crucial step in making that happen. I hope that esquimalt can continue the great work they have been doing approving housing over the past few years and do everything they can to get this one over the finish line. Now is not the time to let up.

Regards,

Cliff Childs