349 Notices
Mailed January 30, 2018

NOTICE OF PUBLIC INFORMATION MEETING FOR

# PACIFIC HOUSE

## AT 899 ESQUIMALT

### PROJECT DESCRIPTION

Pacific House is a proposed mix-use tower development on the corner of Esquimalt Road and Head Street. The sloped, full-block property extends from Esquimalt Road through to Wollaston Street, providing unobstructed ocean and city views. This 12-story tower will feature commercial units on the ground floor, and residential living from levels 2-12. There will be ample green space via a large landscaped open deck on the 2nd floor, and a communal rooftop patio, open to both residents and guests.

### DATE

FRIDAY
FEBRUARY 9TH, 2018
FROM 5PM-7PM

### LOCATION

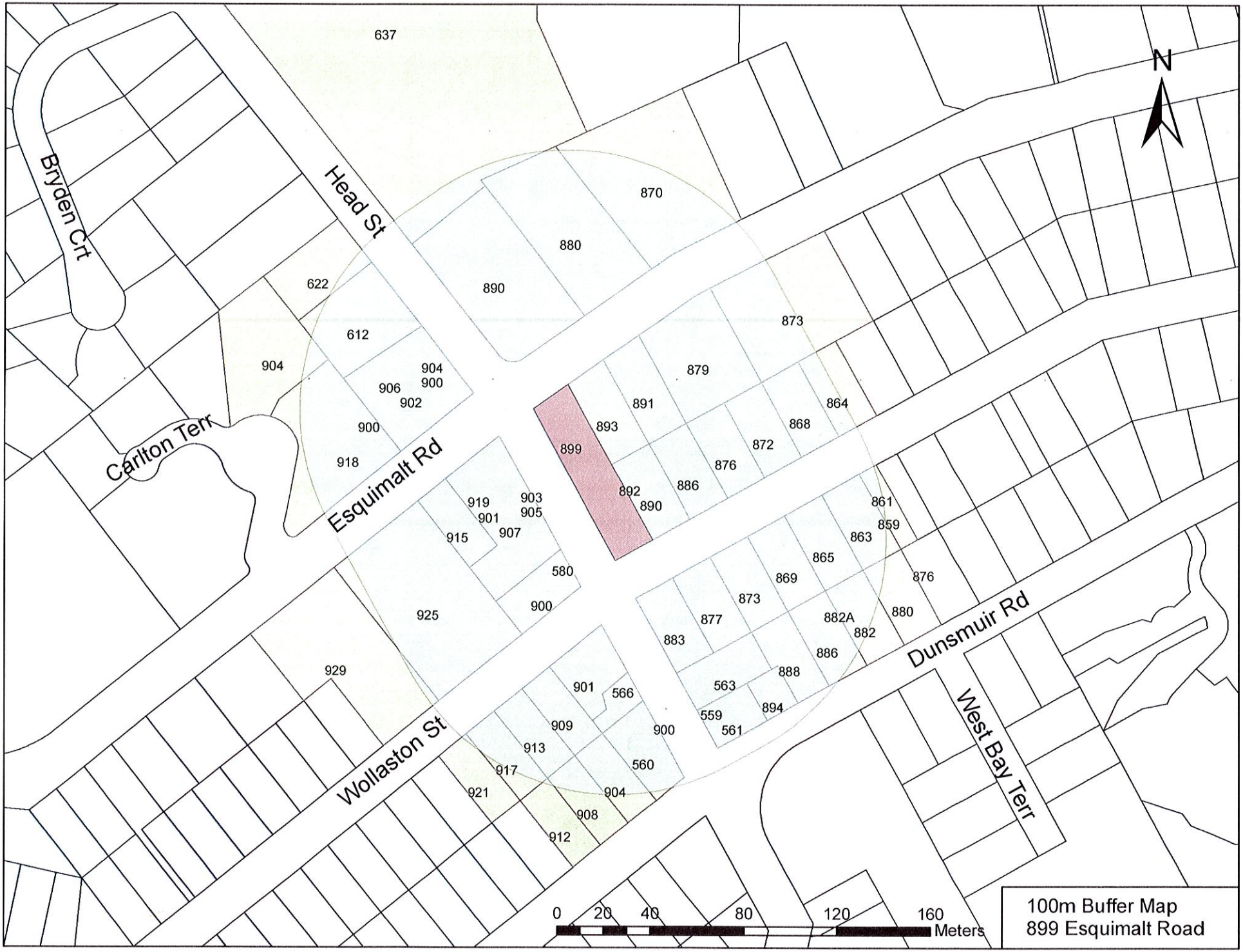
901 ESQUIMALT ROAD
ESQUIMALT, BC

### LEXI REPRESENTATIVE


BAHA NAEMI
604.719.1505
BAHA@LEXIGROUP.COM

BEHZAD FOROUTAN
604.720.2195
BEHZAD@LEXIGROUP.COM


LEXI
DEVELOPMENTS


637
Bryden Crt
Head St
870
880
890
622
612
873
904
879
904
906
900
902
891
864
893
868
900
Carlton Terr
899
872
918
Esquimalt Rd
876
886
892
890
861
919
903
859
901
905
863
915
907
865
580
869
876
925
900
873
880
877
882A
883
882
886
929
Dunsmuir Rd
888
901
566
563
894
559
909
900
561
913
West Bay Terr
Wollaston St
917
560
921
904
908
912
N
0
20
40
80
120
160
Meters
100m Buffer Map
899 Esquimalt Road

**BOB HEASLIP**

**DEVELOPMENT PLANNING STRATEGIES**

RECEIVED
DEC 21 2018
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

# PACIFIC HOUSE - 899 ESQUIMALT RD. PUBLIC INFORMATION MEETING

## MEETING SUMMARY REPORT

**Meeting Date**: February 9, 2018

**Time**: 5:00 pm – 7:00 pm (scheduled)

**Location**: 901 Esquimalt Rd., Esquimalt

**Attendance**: Approximately 67 community members (Completed Sign-in sheets attached as Appendix A)

**Meeting Purpose**: As requested by Township of Esquimalt Development Services Dept. for the Development Application for Pacific House, 899 Esquimalt Rd.:

- To provide proposed development details,
- To provide attendees an opportunity to ask questions, and receive comments/ suggestions about the proposed development

**Notification**: By a Public Notice delivered to adjacent properties by the Township staff, prior to the Information Meeting, to neighbours within 100 metres of the subject site, as per Township policy.

**Project Team:**

- Farzin Yadegari, Farzin Yadegari Architect (FYA)
- Arash Afshar (FYA)
- Bob Heaslip, Development Planning Strategies, (DPS)
- Jason Potter, Bunt & Assoc's Traffic Engineers (BA)
- Amy Mackenzie, McNeill Lalonde & Assoc's (MLA)
- Elizabeth Moss, (MLA)
- Bahaedin Naemi, Lexi Developments LD)
- Behzad Foroutan, (LD)
- Babak Nikraftar (LD)

**OVERVIEW:**

Participants were welcomed at the room entry by MLA representatives, requested to sign in, and were provided with comment sheets for the Drop-in format Public Information Meeting. They were advised that they could complete the comment sheets, and then deposit them in a secure box at the sign in table or submit them

later either to Township Municipal Hall Development Services staff or project representatives.

They were also directed to refreshments and the display boards which were located around the meeting room, with the Consultants and Developer representatives stationed at the boards to discuss the plans and answer questions.

**Display Boards**

Architectural and landscape foam core boards of project plans and drawings were displayed on easels around the meeting area, together with a scale model and coloured renderings. The boards included a location aerial view of the site, parking layout levels, floor level plans including typical floor layouts, main floor and townhouse level plans, and typical apartment floor plans, building cross-sections, elevations for all sides of the building as well as detailed landscape plans.

Coloured computer renderings included birds-eye views from the northwest and southwest, while the model included the surrounding immediate neighbourhood showing the proposed project and existing nearby buildings, together with clear plastic overlays of future potential development on the north and south side of Esquimalt Rd., east and west of Head St.

**Summary**

65 people signed the Sign in Sheets, while 2 people declined to sign in, for a total of 67 attending. 80 Comment Sheets were prepared and available, of which 13 Comment Sheets were completed and deposited in the Drop-off box as people left the meeting, 6 sheets were taken away to be completed off-site, and 61 sheets were left uncompleted.

Based on the questions and comments heard at the meeting, and received Comment Sheets, the following comments, and concerns are noted:

**Verbal Comments**

Several people asked about the status of the project, and were informed that this Information meeting was at the beginning of the Township review process, and that review by Council's Advisory Planning Commission and Design Review Committee, as well as review by Township staff and a Council Public Hearing would occur over the next several months.

Those who asked were advised that they could stay informed about the status of the proposal by checking the Township website, or if there were any further questions, to contact the Development Services Dept. Planners at the municipal hall. The next direct input opportunity after tonight is at a Public Hearing in front of District Council. That date will be confirmed on the website and individual notices

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**EMAIL – planit54@telus.net**

and a news ad of the date and time will be prepared by Township staff in advance of the Hearing.

Some of the concerns or issues heard included the project visitors overflowing onto Wollaston St. and impacting resident parking, and increased visitor traffic from the development. The Bunt representative responded that the development has adequate on-site parking to accommodate resident parking demands, as well as peak period parking demands for residential and commercial visitors.

It is noted that Wollaston Street between Head St. and Dunsmuir Rd. has no parking permitted along its south edge using a yellow curb, however with no parking restrictions on the north side. Wollaston St. between Head St. and Macaulay St. is marked "Resident Only Parking" on its south edge, with no restrictions on the north side. Dunsmuir Rd. east of Head has no parking on south edge using a yellow curb, with no such restrictions on north side, while Dunsmuir Rd. west of Head St. has no parking restrictions on either side.

Another concern was construction noise during the building of the project. It was noted by the consultant planner that the development proponent will make every effort to minimize impact of construction work on neighbouring properties, and will meet all Township requirements concerning construction work in and around the site, including barrier fencing, noise, dust and as much as possible air quality control.

A number of attendees were concerned with building size and height and indicated a lower height of say 6 storeys would be more acceptable. The consultants indicated they were responding to the policies of the Townships Draft Esquimalt Road Urban Design Guidelines, although they are aware the Guidelines are not as yet Council approved.

A number of people indicated they welcomed redevelopment of the site with the addition of residential supporting local businesses, due to the present state of existing building, and the need for removal of rats prior to demolition so that they don't end up in nearby buildings.

**Comment Sheets**

13 Comment sheets were completed and deposited in the secured comment box, while 6 were received within 2 weeks following the meeting, and those 19 Comment Sheets are attached to this report as Appendix B. Comment highlights:

*Supportive Comments/Suggestions (11 Comment Sheets)*

- definite improvement to what exists
- good thought has gone into the development
- very exciting and will bring some class to a very tired corner
- professional presentation

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- fantastic project for Esquimalt
- looking forward to a new face on Esquimalt (Rd.)
- great design consideration for shadowing & low profile of building
- support it for adding housing
- much needed improvement to the community
- parking seems adequate
- landscaping is gorgeous
- looks nice and modern, and will add good feel to the area
- will provide housing near the city centre
- great view, modern condo in perfect location
- 12 storeys doesn't sound too drastic, could help improve the Esquimalt core area
- this type of development much needed in Esquimalt and revitalization in this area
- good location for those living/working in Victoria
- excellent transit options
- provides a fine upgrade of Esquimalt Rd.

*Concerns/Suggestions (8 Comment Sheets)*

- traffic on Wollaston & Head St. a major concern
- building way to large for site size
- ensure parking is sufficient
- all unit sizes smaller than 900 sq. ft., would like to see units suitable for families
- concern with parking & traffic and impact on children walking to Ecole Victor Brodeur & Macaulay Elementary School
- building too high and creates shadows
- increase of unknown people in area and increase in break-ins on nearby homes
- suggest 6 storey building more in tune with surrounding buildings
- shading and wind tunnel effect of a 12 storey building a concern
- too tall, 6 storeys would be good
- too tall, less than 12 storeys more fitting for neighbourhood and stepped-down towards Wollaston
- notification of Open House needed to go out further to cover all residents on Wollaston in 800 & 900 blocks due to traffic increase
- support development of community but 12 storeys too large & excessive
- parking will be maxed & traffic increased
- concern with proposed unit pricing due to ocean views
- need density & need to improve neighbourhood, but responsibly not driving out families
- would prefer approximately 6 storey proposal as proposal would loom over 1-2 storeys West Bay neighbourhood below

**CONCLUSION**

The meeting was well attended by approximately 67 people, with the majority attending between 5 - 6:15 pm, a few people between 6:15 - 6:45 pm, and a few

people from 6:45 - 7:15 pm. Everyone was well behaved and, and the consultants, and as summarized above, did their best to engage in and respond to the comments and concerns raised.

Building storey count, traffic and parking impact and proposed unit sizing and unit bedroom count not suitable for accommodating families, were the most repeated concerns, while there were a number of supportive comments including neighbourhood improvement/revitalization, support of transit, and the welcome addition of new housing to the community.

Of the 19 Comment Sheets, 11 Comment Sheets provided support for the proposal, 2 provided qualified support, providing the height was lower and family friendly units were introduced, and 6 provided concerns, including 6 opposed to the proposal at 12 storeys, preferring a lower 6 storey building, and also the impact on parking (4 comments), traffic (3), building scale impact on smaller neighbouring residences, and an increase in crime.

The MLA representatives thanked everyone for coming as they departed, and the last attendees left at approximately 7:15 pm.

**ATTACHMENTS:**

- Schedule A - Sign in Sheets (5 pages completed)
- Schedule B - Comment Sheets (19 - 13 received at the meeting; 6 submitted within 2 weeks after the meeting)

*Prepared by Bob Heaslip,*
*February 26, 2018*

***These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.***

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# PACIFIC HOUSE 899 Esquimalt Rd.
## SIGN-IN SHEET
## PUBLIC INFORMATION MEETING – FEBRUARY 9, 2018
### LOCATION - 901 Esquimalt Rd. 5 - 7 PM

| NAME | ADDRESS | EMAIL (Optional) |
|---|---|---|
| Mary Lelonde | 925 Wollaston ST | |
| MARIANNE STANKER | 946 WELLASTON ST | |
| Phyllis Cleary | 886 Wollaston | |
| Heather Parker | 953 Wollaston | |
| As Email | 560 Head St | |
| Christian Debruyne | 957 Wollaston St | |
| Kathy/Rod Verduyn | 848 Esquimalt Rd | |
| Joy Kennedy | 866 Dunsmuir | |
| Emmy Labonte | 922 DUNSMUIR Rd | |
| Sandra Dixon | 938 Wollaston St | |
| POTENTIALS | 929 ESQUIMALT RD | |
| Roslynne Mitchell | 480 Dunsmuir | |
| Ray Hawksworth | 891 Esquimalt Rd | |
| Dwayne Bowman | 630 Head St. | |

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# PACIFIC HOUSE 899 Esquimalt Rd.
## SIGN-IN SHEET
## PUBLIC INFORMATION MEETING – FEBRUARY 9, 2018
### LOCATION - 901 Esquimalt Rd. 5 - 7 PM

| NAME | ADDRESS | EMAIL (Optional) |
|---|---|---|
| Jules Wen/Gone | 8-900 Park Blvd | |
| Lynda Hayes | 1147 Head | |
| Dave Hart | 895 Esquimalt Rd | |
| Nell Postans | 614 Bryden Court | |
| A & P Brown | 216-848 Esquimalt Rd | |
| W G MacGillivray | 852 Wollaston | |
| Richard Burney | 904 Carlton Tce. | |
| Mavis White | 873 Esquimalt Rd. | |
| Marion Cooper | 929 Esquimalt Rd. | |
| Colin Maclock | 865 Wollaston St. | |
| Marie Fidoe | 1185 Old Esq. | |
| Drew Fidoe | " " | |
| ROGER WHEELOCK. | 849 DUNSMUIR. | |
| Anne Godwin | 846 Wollaston | |

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| NAME | ADDRESS | EMAIL (OPTIONAL) |
| --- | --- | --- |
| M+M McEwan | WOLLASTON ST. | |
| Mary-Ann Scott | 895 ESQUIMALT RD | |
| Geoff & Rosemary Murray | 946 Dunsmuir Rd. | |
| Nooshin Keshavarz | Admirals Rd | — |
| ✓TERESA HOSS | 1050 CRAIGFLOWER | |
| ✓Campbells | Plaskett Pl. | |
| Jacob Tanner + Kelly Ross | 903 Esquimalt Rd. | |
| Gordie Beattie | 560a Head Rd. | |
| David Beattie | 560 Head St. | |
| Michel Cowie | 1205 Colville Rd | |
| Lorne Argyle | 1150 Bewdley Ave. | |
| + Dolly | | |
| JULIAN TIMPAN | 903 ESQUIMALT ROAD | |

# PACIFIC HOUSE 899 Esquimalt Rd.
## SIGN-IN SHEET
## PUBLIC INFORMATION MEETING – FEBRUARY 9, 2018
### LOCATION - 901 Esquimalt Rd. 5 - 7 PM

| NAME | ADDRESS | EMAIL (Optional) |
|---|---|---|
| BRENDA LAQUARTY | 945 WOLLASTON ST | |
| Arlene Richards | 917 Wollaston St | |
| RICHARD PARKER | 953 WOLLASTON ST. | |
| Gordon Garside | 644 Drake Ave. | |
| Betty Melden | 873 Esquimalt Rd | |
| Brenda Hansen | 901 wollaston St. | |
| GARRY HANSEN | 901 Wollaston St | |
| MARILYN DAY | 506 GREEN ST | |
| Denise Ely | 845 ~~Burn~~ Dunsmuir Rd | |
| XL Ophelia Bowman | 205 873 Esquimalt Rd. | |
| P & S Smith | 893 Wollaston | |
| Faye Martin | 865 Wollaston St | |
| RON DRIEDGER | 865 WOLLASTON ST. | |
| Susi Wheelock | 849 Dunsmuir | |

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NR. 1

| Name | Address. | Email. optional. |
| --- | --- | --- |
| TIC Speakers | 846 Wollaston St. | |
| Amy Higginbotham | 903 Dunsmuir Rd. | |
| T. Duncan | 869 Wollaston St. | |

7-20
23-40

**BOB HEASLIP**

**DEVELOPMENT PLANNING STRATEGIES**

RECEIVED
DEC 21 2018
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

# PACIFIC HOUSE - 899 ESQUIMALT RD. PUBLIC INFORMATION MEETING # 2

## MEETING SUMMARY REPORT

**Meeting Date**: July 5, 2018

**Time**: 6:30 pm – 8:30 pm

**Location**: Royal Canadian Legion Upper Lounge
622 Admirals Rd., Esquimalt

**Attendance**: Approximately 30 community members

**Meeting Purpose**: To share revisions to the Development Application for Pacific House, 899 Esquimalt Rd.:

- To provide revised development details based on February 9, 2018 Open House input, staff input, APC & DRC approval recommendations, and
- To provide attendees an opportunity to ask questions, and receive comments/ suggestions about the proposed development.

**Notification:** By a newspaper notice in the Victoria News, June 8, 2018 Page A2.

**Project Team:**

- Behzad Foroutan, Lexi Development Group
- Robert Evans, Crown Marine Management

**OVERVIEW:**

Participants were welcomed at the room entry by the project representatives, and were provided with Comment Sheets for the Drop-in format Public Information Meeting. They were advised that they could complete the comment sheets, and then deposit them in a secure box at the sign in table or submit them later either to Township Municipal Hall Development Services staff or project representatives.

They were also directed to refreshments and the display boards which were located around the meeting room, with the Developer representatives stationed at the boards to discuss the plans and answer questions. Seats were provided for opening remarks presented by Robert Evans.

## Display Boards

Architectural and landscape foam core boards of project plans and drawings were displayed on easels around the meeting area, together with a scale model and coloured renderings. The boards included a location aerial view of the site, parking layout levels, floor level plans including typical floor layouts, main floor and townhouse level plans, and typical apartment floor plans, building cross-sections, elevations for all sides of the building as well as detailed landscape plans.

Coloured computer renderings included birds-eye views from the northwest and southwest, while the model included the surrounding immediate neighbourhood showing the proposed project and existing nearby buildings, together with clear plastic overlays of future potential development on the north and south side of Esquimalt Rd., east and west of Head St.

### Summary

Approximately 30 community members attended in the 2 hour timeframe. 9 Comment Sheets were completed and deposited in the Drop-off box as people left the meeting.

Based on the questions and comments heard at the meeting, and received Comment Sheets, the following comments, and concerns are noted:

### Verbal Comments

Several people asked about the status of the project, and were updated on the Township review process, including recommended approvals with conditions by Council's Advisory Planning Commission and Design Review Committee. The Display Boards reflected revisions recommended by APC and DRC. Several people asked how they could assist to get the project approved.

Those who asked were advised that they could stay informed about the status of the proposal by checking the Township website, or if there were any further questions, to contact the Development Services Dept. Planners at the municipal hall.

There were questions about the proposed solar panels and were very pleased with the generation of free energy for the general public. There were also questions concerning the size of the residential units and the number of parking stalls provided. A number of people indicated they welcomed redevelopment of the site with the addition of residential supporting local businesses, and the need for replacement of the existing building.

### Comment Sheets

9 Comment Sheets were completed and deposited in the secured comment box, and those

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Comment Sheets are attached to this report. Comment highlights:

*Supportive Comments/Suggestions (9 Comment Sheets)*

- Esquimalt needs new quality housing
- Will improve & positively affect the whole neighbourhood
- Esquimalt needs this
- Excellent project & it will benefit tax revenue, tourism & commercial opportunities
- Lovely building design
- Badly need low income rental units for pensioners, single people & couples
- Totally support & can't wait to see construction
- Fully support as area needs improvement
- Will benefit homeowners tax wise, and shops & grocery stores
- Lived on Wollaston since 1984 & this corner has needed an upgrade for 20 years - this project will jumpstart the area
- Seems like it would be very good for Esquimalt, providing positive revenue for Esquimalt Township
- Would fit into future developments like Vic West

## CONCLUSION

The meeting was attended by approximately 30 people. All were interested in the proposal, and the project representatives responded to the comments and suggestions.

There were a range of supportive comments including neighbourhood improvement/revitalization, support of transit, and the welcome addition of new housing condo and rental housing units to the community.

All 9 Comment Sheets provided support for the proposal.

The project representatives thanked everyone for coming as they departed, and the meeting concluded with the last participants leaving at approximately 8:30 pm.

## ATTACHMENTS:

- Open House photos (2)
- Comment Sheets (9 received at the meeting)

*Prepared by Bob Heaslip,*
*July 13, 2018*

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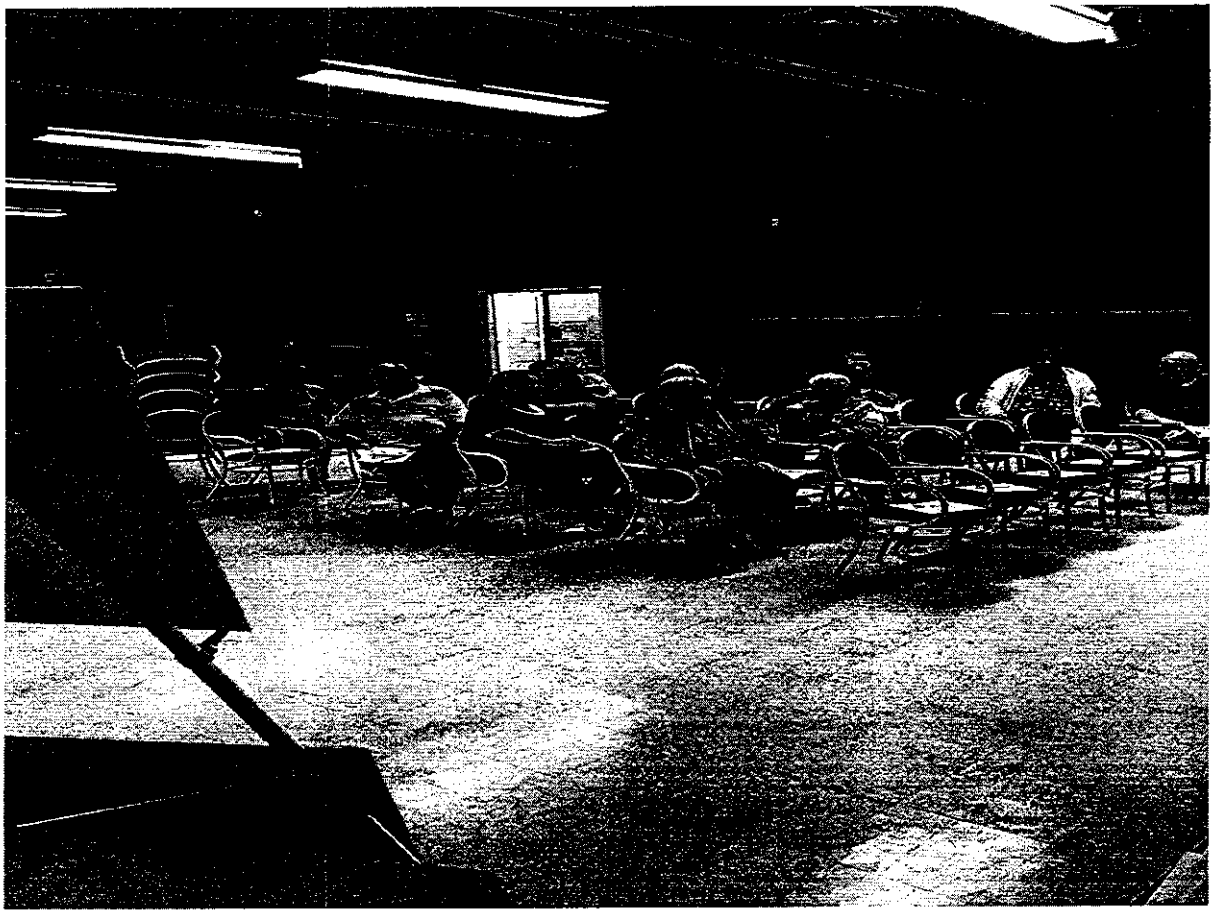

COMMENT SHEET
PACIFIC HOUSE PUBLIC INFORMATION MEETING

**PROPOSAL:** LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use 12 storey tower residential building with commercial at grade on Esquimalt Rd. and town houses at grade facing Wollaston St.

**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

a definite to what is existing....
Some good thought has gone into the development.

Your Name: Teresa MOSS Street Address: 1050 Craigflower

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

TRAFFIC ON WOLLASTON + HEAD STREETS IS A MAJOR CONCERN

BUILDING IS WAY TO LARGE FOR SIZE OF SITE.

Your Name: M. McEWAN Street Address: 864 WOLLASTON

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

This looks very exciting and will definitely bring some class to a very tired corner!

Very professional presentation

our Name: _____ Street Address: _____

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

This would be a fantastic project for Esquimalt. We live on Dunsmuir and are looking forward to the New Face of Esquimalt.

Your Name: MARK ELY Street Address: 611 845 Dunsmuir Rd
U.C.T.B.C.

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

Great design. I like the consideration for shadows and low profile of building. Please ensure parking is sufficient to keep parking off Wollaston

Also I notice all unit in tower are smaller than 900sqf. I believe in Esq's vision for a Family Friendly community and would like to see spaces that are more suitible for families

our Name: Christian DeGagne Street Address: 957 Wollaston St

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

I have concern about parking, traffic increased, children to walking to school — Ecole Bradoua. especially at pickup & dropoff.

Parking on residential streets. - specifically Wollaston

Height of bldg Too high - Takes up light - creates shadows.

Increase of unknown people on street

we already have issues with breakins in homes & cars.

Your Name: _____ Street Address: _____

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

Do a 12 storey building is the ~~city~~ pleasing to the eye - compared to the rest of the surrounding buildings.
We would suggest that a 6 storey building would be more in serie with the height of the rest of the buildings in the surrounding area
- ? shading of buildings around development.
- wind tunnel effect because of height.

Your Name: Erin Dias Street Address: 873 Esquimalt Rd.
Bowman

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**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

We are so happy to have this buldng because of limitation of the appartment for Navy. we need it a lot. we support it and we want it. please do it faster so we can have the building

Thank you

Noosh

our Name: _____ Street Address: _____

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# COMMENT SHEET
# PACIFIC HOUSE PUBLIC INFORMATION MEETING

**PROPOSAL:** LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use 12 storey tower residential building with commercial at grade on Esquimalt Rd. and town houses at grade facing Wollaston St.

**To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box:**

good design, but too tall.
6 stories would be good!

Your Name: MacLeod Street Address: 865 Wollaston St.

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This is a much needed Improvement to this community.

Your Name: David Beattie Street Address: 560 Head St.

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Notification for this open house needed to go out further than the 300 metres as this project will affect all residents of Wollaston St 800 block & 900 block as traffic will increase

I am for development of our community but feel this project is too large 12 stories is excessive.
When we were participating in the Esquimalt Road beautification project the survey information rounded capped the south side of Esquimalt Rd to 6 stories & the North side @ 10 stories which I had agreed to.
Concerned as our street parking will be maxed & traffic increased. We have many children walking to Macaulay Elem school as well as cyclists using our street (Wollaston) as a safe transportation route. The increase in traffic will be a concern. Not affordable housing will be priced based on Victor Brodeur & ocean view.
Would love to provide more comments once I review the project with my family & neighbours
Thank you for your time

Your Name: Brenda Lachowsky Street Address: 945 Wollaston St

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It is beautiful - no doubt. Less than 12 stories would be more fitting with the neighbourhood. The parking seems adequate, the landscaping is gorgeous, but it is simply too tall. A more stepped-down building towards Wollaston would be better, in my opinion. I live very close to this development and do not my whole neighbourhood to be like Vancouver. I would love to see more family-sized apartments like in Europe. We need density, we need to improve the neighbourhood, but we need to do it responsibly & not drive families out.

Your Name: Ann Godwin Street Address: 846 Wollaston.

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While I'm very supportive of seeing this site move forward, I feel that the current proposal is not a good fit with the existing neighbourhood.

I would prefer to see a proposal with approximately 6 stories (I'd rather contemplate a larger 6 storey proposal than a 12 storey skinny tower.)

In particular, I feel like the existing proposal will 'loom' too high over the 1 & 2-storey West Bay neighbourhood below.

Your Name: Amy Higginbotham Street Address: 903 Dunsmuir Rd.

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The building looks nice and modern. It has a clean appeal and will add a good feel and to the area. The building looks like it would generate a good new group to the area.

**ıur Name:** Roan Sass **Street Address:** 670 Roan Rd

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Appears to be an attractive design. Will improve the neighbourhood.
Part of increased density for the city as a whole.
Will provide housing near the city centre a good thing

**ur Name:** Kathleen Rastorel **Street Address:** _____

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Great View Great Modern Condo Dangle location Perfect :)

**ur Name:** Wooshin Hyfom **Street Address:** 1312 Lang St.

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12 storeys doesn't sound too drastic. It looks like an attractive design. It could help improve the Esquimalt core area.

our Name: Krissy Street Address: 543 NORMANDY RD.

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This type of development is much needed in Esquimalt. Much in need of Revitalization is this area. Good location for those living/working in Victoria – excellent transit options

our Name Paul Hawkes Street Address: _____

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I am looking forward to see the building completed Special features, landscaping & the extradinary views of both Victoria harbour & Squimalt harbour.

This project speaks of a kind upgrade of Squimalt road speriod. I hope other properties will be incouraged To improve with the same kind of attention to the details in feature

our Name: Nazanin Kef Street Address: 1675 Douglas St. Richard Mar advanced & beauty school

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I support the redevelopment of this site.
It is desparately needed in the community
I would be interested to see how 12
storey developments will change the look
+ feel of Esquimalt Rd.

Your Name: Ash Kingsbury Street Address: 903 Esquimalt Rd

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