

From: Suzette Goldsworthy
Sent: Monday, January 15, 2024 11:27 AM
To: Council <Council@esquimalt.ca>
Subject: Lexi Development

Mayor and Council.

I am writing as a resident of 950 Wollaston St in regards to the proposed 2 additional stories Lexi has requested to build.

Even though I am open to hear the proposal there is a number of concerns regarding this request.

Working in the construction industry the standard is not to add such a significant amount once development has commenced. This is usually due to structural engineering that would require significant changes, costs associated and additional timelines to construction. There are changes but usually of a minor nature that doesn't involve additional floors. A developer does not build over and beyond engineering required on a building due to cost restraints and budgets. They will always build to the minimum required to work for their purpose.

Should the engineers be ok for this and I would implore that Esquimalt seek additional independent audits and approvals on the engineering standard of this project presented to the community due to precedent set by Danbrook 1 now Ridgeview Place in Langford which is now into likely a costly lawsuit for the community. Please if you haven't looked at that development and sequence of issues we have to be very careful as a smaller community with less fiscal resources as it could be devastating financially to us.

And if engineering turns out ok that this was not a premeditated move by the developer to get their own way on building against the OCP and Community wishes on size of this building. Which looks as a possibility.

Concrete is a costly build which may not have been the best intent for this narrow lot build but due to early demolition and build start delays honestly as a Developer Lexi bought this upon themselves and is not a precedent with being asked this request of our community and Council. Something many other developers could legally take advantage of trying should this be approved.

Then apart from the construction concerns and Lexis intent there is what the purpose of these 2 floors would be. As a community member and you all are aware affordable housing should be a consideration not a token 1 unit to the community. That doesn't help our housing situation for our lower income demographic. How about those 2 floors as affordable housing? Income tested and utilized for affordability? As a community member that type of proposal would sit better.

Also that if they are getting a pass on a promised medical clinic for the community which wasnt ever a sound or realistic proposal from Lexi that one unit to the community doesnt mean well jack squat for the lack of doctors and community health clinics for our Esquimalt families. So was really an empty promise from the beginning and we arent benefitting our infrastructure improvements and upgrades etc to our community that we honestly need with these developments.

My initial response is a hard no but am willing to listen with very much doubt that Lexi will do best by the community with their proposal so their profit margins stay up vs Community interest and improvement.

Regards,
Suzette Goldsworthy
Wollaston St

From: Chris Frye
Sent: Tuesday, January 16, 2024 3:26 PM
To: Council <Council@esquimalt.ca>
Subject: Latest rezoning application 899 Esquimalt Road

Hello Mayor Desjardins and Council Members,

The attached Notice of Public Information Meeting came to our mailbox at 912 Dunsmuir Road yesterday.

I would like to know whether planning staff will actually be considering this new rezoning application for 899 Esquimalt Road - two additional storeys - or whether the application will be rejected outright and not considered by planning staff.

There is no room for this building within the fabric of our community as already approved. I would hope that an additional two storeys would be an absolute non-starter.

Please let me know what the planned initial response of the Township is to this application.

Thank you.

Chris

Notice of Public Information Meeting for
PACIFIC HOUSE
AT 899 ESQUIMALT ROAD



PROJECT DESCRIPTION
PACIFIC HOUSE is an under-construction 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. The public information meeting is for a rezoning application to allow two additional floors that would add 5,8m to the height of the building and 1102 square meters of additional floor area. The increased area would allow for 16 additional units bringing the total number of units to 62.

DATE
TUESDAY
January 23, 2024
From 2PM - 6PM

LOCATION
Esquimalt Gorge Park Pavilion
1070 Tillicum Rd
Victoria, BC V9A 1M9
EGP Boardroom

REPRESENTATIVES
BABAK NIKBAKHATAN
BEHZAD FOROUTAN
BAHA NAEMI
INFO@LEXIGROUP.COM
PHONE: 604-281-1012

Disclaimer: Although this notice has been distributed by the Township of Esquimalt, the contents of this notice are those of the developer and do not represent the position of the Township on the application. The township of Esquimalt makes no representations or warranties, express or implied with respect to the content, accuracy, truthfulness, or reliability of any information contained in this notice whether in full or in part.

Chris Frye

From: Kelly Carson
Sent: Wednesday, January 24, 2024 7:25 PM
To: Council <Council@esquimalt.ca>
Subject: 899 Esquimalt Rd

Dear Honourable Mayo and Council:

I am alarmed by the application from the developer of "Pacific House" to add 2 floors to cover the costs of rising interest rates. The approved height is up to 12 stories and should not be varied through this undemocratic undertaking by the developer.

"Considering the recent rezoning applications along Esquimalt Road and some up to 26- stories, the proposed addition of two-stories to Pacific House is underpinned by its unit mix, which is predominately larger family-orientated homes."

The quote is taken directly from the developer's presentation to council earlier this month. It's an appallingly immature statement that is akin to "Everyone's doing it, Mom" and it has no place in a democratic process, or in a room full of adults for that matter. The increases that the developer is facing are increases that are felt by every individual running a household today, by every business struggling to keep their doors open. The answer for individuals is to tighten their budget. This is also the only solution to the developer of Pacific House. They need to remove two stories from their plan to balance their own budget.

Thank you for your kind attention.

Sincerely,
Kelly Carson
Esquimalt, BC

Esquimalt Mayor and Council:

1224 Esquimalt Rd.

Victoria, BC

I understand that Lexi developers, are coming back to Council looking to add 2 more stories to the approved 9, above ground floors for a total of 11 looking to add 2 more stories to the approved 9, above ground floors for a total of 11 stories at their project at Head and Esquimalt Rd. They were denied the extra height before, so I find it hard to understand why they have been allowed to come back to Council with this request.

I hear that they are saying it is for the benefit of the Community, but we have also been told that in reality it is due to increased labour and material costs having risen and this is the only way they can achieve their original budgeted profit margin which is also due to the decline in the real estate Market. In my mind, this is Developer Greed.

I see the building as it stands now on the corner of our main street and at 6 stories it is humungous. Do we really need these huge buildings on our main street? What ever happened to the Community Plan where buildings were limited in height to 6 and 4 stories.

Please deny their request, and respect the residents wishes which were made quite clear when this developer came before Council previously.

Joe and Sandy Rozon

819 Old Esquimalt Rd.

Esquimalt Rd. BC. V9A-4W9



West Bay Residents Association

January 30 2024

To: Esquimalt Mayor and Council

Cc: Alex Tang, Bill Brown

Re: **Lexi Proposal 899 Esquimalt Road Zoning Amendment**

Dear Mayor and Council:

Please accept this letter from the West Bay Residents Association, in response to Lexi's recent proposal to amend the CD No.120 zoning of their under-construction project, in order to accommodate an increase of 5.8 metres in height (2 additional stories) and 16 additional residential units.

The terms for this development have already been decided by Council. The original approval process was lengthy, time consuming and a difficult public process. (See Appendix i.) The final result was an OCP amendment from Neighbourhood Commercial Mixed Use (which would have allowed 6 stories to be built on the lot), to Commercial Commercial Mixed Use which permitted Lexi to build the nine-storey building that is currently under construction.

This amendment received approval by the previous Council, after much deliberation, because Lexi's final proposal reduced the size of the building to nine storeys (a 29 percent reduction from their original proposal), and because of the amenities committed to by the developer, specifically to build and staff a 4000 square foot health centre.

While the current building will be 9 stories when viewed from Esquimalt Road, please note that the building rises up 3 storeys as it progresses down the hill due to its parking levels. The tower rests on a platform that runs horizontally from Esquimalt Road to the top of the 3rd floor roof level of the townhouses, facing onto Wollaston. This means that while the parking levels are not considered storeys per se, the nine storeys on top of the 3 storey raised platform increases the height of the building to the equivalent of 12 storeys. (See Appendix ii.)

If Lexi were to receive approval for an additional two storeys, the development would rise to the equivalent of 14 storeys, when viewed from the west, east and south.

The size of this building is excessively large for the narrow lot on which it is situated and its location at the top of a hill. It is already negatively impacting and overwhelming adjacent property owners and Lexi has not even completed the nine storeys that were previously approved.

It is unfortunate that the costs of financing and construction have increased, thereby potentially affecting the profitability and return on investment of all developments. No one

wants to see this happen. But to approve this proposal because of financial hardship or for any other stated reason after the process has concluded will set a precedence and open the floodgates for every other developer, now and in the future, to come back after the fact for more. Communities would never have any certainty.

For these reasons we urge Mayor and Council to reject the proposed amendment. The project has only one more floor or so to go. Let's just get on with it.

Yours truly

Rozlynn Mitchell

Chair, West Bay Residents Association

Appendix i

The process timelines:

CP Amendment & Rezoning:

April 11, 2018 – Design Review Committee

May 15, 2018 – Advisory Planning Committee

May 27, 2019 - 1st and 2nd reading

July 8, 2019 – Public Hearing

November 4, 2019 – 2nd reading rescinded and read anew

November 25, 2019 – Second Public Hearing and 3rd reading

January 20, 2020 – Adoption

Development Permit:

February 12, 2020 - DRC

March 16, 2020 – Council approval

Appendix ii

Diagrams of Lexi building from above and from the side, showing the current 9 storey plan and the project with the proposed additional two storeys:



Keyvan Shojanian

200-931 Fort Street
Victoria, BC, V8V 3K3

January 29, 2024

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

Dear Mayor Desjardins & Council,

**Re: 899 Esquimalt Road Project: Proposal to Allow 2 additional floors
(the "Project Expansion")**

I am writing to show my support for the captioned application.

As a lawyer with many clients in Esquimalt, including real estate developers, property owners, commercial businesses, and residents, I feel that this Project Expansion is beneficial to Esquimalt's future and in line with council's priorities as well as those of the Provincial government.

1. It will provide 16 additional units of housing in the short term, to deal with immediate housing needs, as opposed to a few years from now for a new project just starting.
2. It provides a valuable additional amenity of one two-bedroom unit which could house a much-needed doctor for the medical clinic in the project or sold to provide other funds for other priorities.
3. It helps defray the developer's cost for the recent severe increase in construction costs which occurred since the project was originally approved. This combined with increased housing and increased amenities for Esquimalt creates a win-win situation that bolsters Esquimalt's reputation as a forward-thinking business friendly environment for housing projects of all kinds.
4. These 16 units will not come at the loss of any additional green space as compared to a new development.
5. It will increase the tax base for Esquimalt.
6. Provide much-needed housing for the families of Esquimalt residents as well as housing for those who work in the commercial, industrial, and military sectors in Esquimalt.
7. More "eyes on the street" including through windows and increased pedestrian traffic increases public safety and reduces vandalism.

I think the best way to assess this proposal is to compare it to a new a 16-unit project, elsewhere in the Township. Comparison based on:

- Amenity received,
- Environmental impact,
- Time to completion/collection of tax revenue; and
- Impact on township infrastructure.

With this analysis, I believe you would conclude that the Project Expansion proposal is fair for the Township, the residents, other Esquimalt taxpayers, and the developer.

The only way to achieve the Provincial government and Township's goals for rapid increase in housing is to enhance this sort of innovative "outside of the box" thinking and for the government & private sector to cooperate to advance these goals.

Yours truly,



Keyvan Shojania
Lawyer

From: River Chandler
Sent: Tuesday, January 30, 2024 2:34 PM
To: Council <Council@esquimalt.ca>
Subject: Lexi Group application

Hello everyone,

I am writing with regards to the Lexi Group's application to add to floors to their development at 899 Esquimalt Road. I am opposed to this application for the following reasons:

1. The company was provided with a variance to the current land density rules so they have already received permission to build an additional 6 floors.
2. Public hearings were held for the original development application. The application for 2 additional floors is tone deaf to the concerns expressed by community members regarding the original application at those hearings and via submissions.
3. Everyone's costs have gone up due to inflation. The Township should not subsidize inflation costs nor should they subsidize a lack of longer term economic planning on the part of Lexi Group.
4. As far as I know the Lexi Group has not delivered on the medical clinic space nor the dock/water access they agreed to provide. Also, while I have not personally witnessed it, numerous people have cited safety concerns as the property is built. As well there are questions about how two additional floors will be safe given that the foundation has already been laid. These issues damage community trust.
5. It sets a precedent for future developers to come back to Council for more variances which is a waste of time and taxpayer money.

I hope you will reject the application.

Thank you,

River Chandler

From: Lee Cave
Sent: Friday, February 2, 2024 10:03 PM
To: Council <Council@esquimalt.ca>
Subject: Esquimalt & Head project

Hello,

I am a 25 year owner/resident in a condo unit at 873 Esquimalt Road. I am asking you please say NO to the extra 2 floors that the developer wants to add. The building is already way too big and has ruined the corner. Keep us as a nice community and don't turn Esquimalt into the next Langford!!!

Thank you,

Lee Cave

From: tina andersen
Sent: Friday, February 2, 2024 4:52 PM
Subject: Construction site on Wollaston street and head street

To: the mayor and council of Esquimalt Municipality!

Re: Construction Site Wollaston and Head street

My name is Tina Andersen and I live at 892 Wollaston Street next to the construction site. I have resided at this location for 14 years so I have been a resident of Esquimalt for many years. Since the construction site started blasting on May 19, 2021 this company has taking many short cuts in the process of building this condo building. I have seen them hit the natural springs twice now and they have filled the areas with concrete to stop the water from raising so they could continue to build I have seen them blast and witness the section of head street almost cave in and they had to reinforce the corner with concrete, and I have seen them pour concrete for the foundation and then have to reblast it when it didn't take. They have many times not given notice when blasting or notifying the neighbours about the blasting. This company takes to many short cuts. they have had their crane delivered the truck had taken out the hydro power pole on delivery and power was out for over eight hours. They have had at the beginning no flaggers until we notified worksafe. The surveyors were almost hit by vehicles driving by. Then the crane went up. Also when the crane was working they hit the telephone wires and the fire department was called work safe has been to their site many times. They don't care about safety, there tires on c-cans, they could roll off and no guard rails until they were caught. Then their staff brushes concrete on the building causing damage to many vehicles(icbc has been notified and complaints have been filed) . Many people wonder if this building will be like the Westshore building to many short cuts and we will have a disaster. In my eyes it seems they don't care about the area or the residences. They have many times started work at 6:45am and then work until 10:15pm causing a lot of noise and the police were called in. Yes the council needs to change their bylaws and hours and that's on the council, but this company works 7 days a week and even on holidays we get no rest and not even a day off. This company does not care they only want to make a buck and move on to their next distraction . In my opinion you should NOT allow two more floors on to this building, it's an eye soar right now why in the world would we want to make it any bigger. It's already been many years and their not even half way done so how many more years do we need to hear this, our guess is 3-4years. There are other construction sites that started after them and are either almost done or already done. So please do not allow them the two floors and please tighten up the hours they can work and days too. Your residences would appreciate it.

Yours truly,
Tina Andersen

On Wednesday, January 24, 2024, 10:57:27 AM PST, Brock Davies wrote:

Dear Mayor and Council Members,

Please register my total opposition to the developers request of an additional 2 stories to the current construction project. The building already destroys the character of Esquimalt; any additional floors will greatly exacerbate this situation! Building parking considerations have not been accounted for which will have a significant impact on Wollaston Street and other area residents. Please don't let the ruse of additional tax revenue cloud your judgement ignoring the harm to local area tax payers.

Newest members of the council should be made aware of the significant community opposition to the project when 10 stories was originally proposed. The developer (Lexi Development Group) proposed 20% under market and Urgent Primary Care Center facilities. I recall Lexi dispatching an individual who circulated in our neighbourhood stating the developer offered a concession down to 7 stories, please sign our petition. Unfortunately, I was out of town during the developer engagement at the Songhees Wellness Center later that month; I was so disappointed when the mayor gave the deciding vote to okay the project which I believed only to be 7 stories as informed. Totally shocked with the approval being at 10 stories!!! A sorry day for democracy and the community engagement process....

Lexi group is only interested in maximizing their profit or to recover costs related to poor quality construction management. Walking that corridor every morning in the early stages, while engaging the project manager(s), I became acutely aware of workplace dissatisfaction and animosity at the site.

The building's construction has been wrought with structural quality issues...

- Gaping hole in the foundation wall near the bottom floor elevator shaft approximately 4 feet by 3 feet where the rebar was clearly exposed!
- Round pillar at the ground level above parking lot is not vertical;
- Eastern wall had the form displace and the contractor has had to chisel the concrete face away, at least 60 square feet and the remainder of the wall is not true vertical.
- Numerous cold joints which lack concrete adhesion;
- Large crack in concrete roof where vehicles will enter /exit on Head Street;
- This exit also does not support a reasonable grade to the sidewalk;
- Six to twelve of the square pillars on the first and second floors have had concrete surfaces chiselled away and have been re surfaced - why?
- Numerous other areas of the building face have been chesiled away, rebar is only a few millimeters from the surface which will jepodize the structural integrity of the building. Any additional floors will definitely impact the safety of the building.
- Ground floor forming failed and now concrete rests against the Pawn Shop.

- Where reinforcing steel is not centered within pillars/or walls, the structural integrity is compromised; will the building still meet its earthquake mandate?

It is imperative that Esquimalt Council send a strong message that it will not entertain unprofessional developers and low quality construction. Companies that have no interest or community stake in making Esquimalt a better place to live should not be rewarded.

Not only does this building not fit in the character of Esquimalt, it has set the stage for other developers to view Esquimalt as a cash cow. We've already heard rumors of a 26 story building kiddie corner to this project.

I am aware of the federal/provincial direction for housing, however I would like to encourage Esquimalt to use a steady and ethical approach to densification; do not to cave to greedy developers. Give time for Federal/Provincial elections to take place and see if the citizens actually agree with these directions. Much time and effort went into community planning, let's be reasonable and steady as we move forward.

I would appreciate being made aware of when council will debate this situation as the 'posting' does not specify a date.

Brock Davies
610 Bryden Court

From: Benjamin James-Groom

Sent: Saturday, February 10, 2024 3:06 PM

To: Corporate Services <Corporate.Services@esquimalt.ca>

Subject: Comment on Rezoning Application for 899 Esquimalt Road

Please consider my opposition to the rezoning proposal for 899 Esquimalt Road.

The addition of two more storeys at an increased height of 5.8m will further obstruct the southwest view from my property, while also reducing the amount of afternoon sunlight it receives.

Adding sixteen more units to this building also implies further traffic congestion along Esquimalt Road and adjacent arteries, making access to and from my property even more painful than at present.

These potentialities represent an unacceptable negative impact on the value of my property.

Given the exceedingly liberal pace of development in this neighbourhood, with hundreds of new dwellings coming to the 800- and 900-blocks of Esquimalt Road alone, council is advised to rein in ongoing densification at every opportunity, and put the vigor of ambitious developers in check.

I enthusiastically suggest that the council reject the proposed application.

Sincerely,

Benjamin James-Groom

302-848 Esquimalt Road

Sent: Monday, February 12, 2024 9:17 AM

To: Council <Council@esquimalt.ca>

Subject: Pacific House

Good Morning

Count me in as a supporter of allowing the developer to add two additional stories to the building being constructed at Head and Esquimalt Roads.

The addition makes total sense for many reasons including (but not limited to!!):

- 1) does not impact views (floors below likely do but these were approved at the outset);
- 2) adds to density without additional footprint;
- 3) additional density on a major route offering transit and services with walkable accessibility is exactly what a professional community planner would recommend to reduce reliance on cars;
- 4) an increase to the Esquimalt property tax base to support infrastructure for population increase demands on infrastructure and services;
- 5) allows E-Towners with family homes to downsize, stay in their community while their family home becomes available for rent or purchase;
- 6) provides Esquimalt businesses with more supporters;
- 7) provides Esquimalt with a residence to entice a Doctor to the community, making a health clinic more viable (and viability means a greater chance of a medical clinic remaining in the community).

“Build it and they will come” is outdated, today it’s “they’re coming!” Our choices are, do we prepare with some measure of control or do we handle population increases by piecemeal reactions? If the two extra stories meant an overall increase in accommodating say, 30-40 people (including those families being able to move into downsizer family homes), the increase in property tax revenue from those condos far exceeds the property tax revenue that Esquimalt would be able to collect from residents that added a suite or a residential unit to their property. A recent *Globe and Mail* article reported many 3 and 4 bedroom family homes were not available simply because the single surviving senior had nothing suitable in the community to downsize into.

I drive by this development daily and admire the quality of construction, cement floors, exterior detailing and the way it maximizes the slope of the property. To those that say two additional stories would make it stick out (even more) like a sore thumb just need to wait until the Carlton Terrace (possibly 26 stories!) and the multiple six - eight story developments being proposed in the area are built to see this development as Tom Thumb.

To those that say it sets a dangerous precedent allowing a developer to “get away” with something, then Esquimalt should look at this as a new way for approving developments. I’m all for a council that makes appropriate decisions and approvals at the time (was it four? five? years ago) but flexible enough to amend those approvals when circumstances change and the benefits to the municipality far exceed what was originally anticipated.

A mindset that an inconvenience or change means we E-Towners should just say no doesn’t take into account our population is going to grow whether we want it to or not and we need reputable developers to meet that demand if we are to have any say in how that demand is met.

Thanks Esquimalt councilors for the work you do.

Kind regards

Charmaine Van Tine

FH2 - 445 Head Street, Esquimalt, BC V9A 5S1

From: DOUGLAS MILLEN
Sent: Saturday, February 10, 2024 7:37 AM
To: Council
Subject: Pacific House

I've researched as much as was available for the request by Lexi to expand the height by two stories.

Once learned that parking will not be an issue, and engineers agree to the expansion, I support their request to expand.

Doug Millen
445 Head St.

From: Gabriella Jamieson

Sent: Friday, February 9, 2024 3:04 PM

To: Council <Council@esquimalt.ca>

Subject: Comment on Re-zoning application for 899 Esquimalt Road

Dear Mayor and Council,

I wanted to share some concerns I have regarding the rezoning application for 899 Esquimalt Road. I was not a resident of Esquimalt when the initial application was approved, but I hope to provide some context as a neighbour since March 2022.

As a neighbour (one over) from the site, I can attest to this building's impact on Wollaston Street, and on our ability to develop the properties as intended in the OCP. As you may know, the current height already blocks much of the afternoon sun in the rear parts of neighbouring lots. While the height might be appropriate for Esquimalt Road alone, I would encourage you to come visit and see how much of the building extends onto the Wollaston lot side, and how proud and bare the concrete side of the building stands. The addition of more floors will add to the height of the concrete wall and increase shade production, which makes it less likely we can create multiple homes on our lot that will receive sunlight. This will have an impact on our ability to create more housing that *is* in line with the OCP.

Currently, the concrete wall blocks sunshine to the rear of our lot in the afternoon, where we had hoped to build additional housing. By the evening (in summer) it will extend across the whole lot. I wanted to draw to Council's attention to a large protected Garry Oak tree on the border of our yard with the next. We love it! Last summer, I planted a companion young oak in our yard, and have started seeding and planning that area to create a Garry Oak meadow. I fear the further reduction of sun will impact the trees and the ecosystems they support.

I also wanted to raise to Council's attention that the design of the building already places a large elevator/common area strip up the side of the building near the divide between the Esquimalt and Wollaston lots, which is the only break in the otherwise solid concrete wall. It is anticipated this area of the building (i.e a hallway) will be lit at all times of the day. Because of its proximity to the rest of the block, it will create light disturbance that would be only exacerbated by the additional floors. I also hope Council will take this observation into consideration generally; that a shorter building with windows on all visible sides, particularly those facing neighbours, would create a better space for all of us to enjoy.

Lastly, I wanted to note that we have found the company working and managing the site to be difficult to deal with. Beyond the construction noise and waste, concerns about the manner of blasting on the site/compensation for damage, and the unsecured objects that have fallen off the building on several occasions, my partner and I ran into a legal issue

with the developers and we encountered a company that was defensive and challenging to work with.

I hope this letter provides some personal context to the decision the Mayor and Council will have to make regarding this re-zoning application. I encourage you to visit the site, and see the impact of the building and how the addition of further floors will impact your constituents. If you wanted access to any of the yards, I would be happy to arrange that. If the developers are able to provide extensive community supports (Doctors!) or more rental housing, then I would be inclined to support it, despite the negative impacts that would flow from approving the application.

Thank you for your consideration.

Sincerely,

Gabriella J.
886 Wollaston Street

From: Mike Sheward

Sent: Friday, February 9, 2024 2:55 PM

To: Council

Subject: RE: 899 Esquimalt Road - Vote NO to the amendment for 2 extra stories.

RE: 899 Esquimalt Road

Description: To amend the CD No.120 Zone to accommodate an increase of 5.8 metres in height (2 additional stories) and 16 additional residential units

Esquimalt Council,

Please vote against this proposal for the following reason:

1. This would set a terrible precedent whereby a developer can simply ask for more stories after going thru an initial rezoning process.
2. The developer should still be able to make a profit. There are many developments under 10 stories that are profitable.
3. Developers have to take risks. If costs go up, they have to absorb them and make less profit. That's the way it is in life.
4. There was a lot of pressure to decrease the height initially proposed. OCP was 6 stories. You settled on 10. Leave it at 10 !
5. These are luxury condos, with great views. They are not going to be affordable for anyone working in Esquimalt unless they have a great job.
Case in point - the 7 townhouse development at 820 Dunsmuir are all 1 million dollars or more.
These additional 16 units at 899 are premium condos that will profit the developers a lot.
6. Esquimalt is building many new homes, many are very expensive. We are doing our part in the housing crisis. This should not be an argument in favor of this proposal.
7. Listen to the people that voted you to council - keep the height down to what was originally agreed upon.

NOTE: on the Esquimalt website page

(<https://www.esquimalt.ca/government-bylaws/council-meetings>) all of the email addresses that reference council@esquimalt.ca actually point to corporate.services@esquimalt.ca. Suggest you put the proper email address links on the website.

Thanks

Mike Sheward

533 Paradise Street

Esquimalt, BC

V9A 5E3

From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Joel Clary](#); [Sarah Holloway](#)
Subject: FW: Owners of Strata Plan VIS 1212 Opposition Letter Regarding 899 Esquimalt Road Rezoning
Date: February-15-24 12:30:24 PM
Attachments: [Owners of Strata Plan VIS 1212 Opposition Letter to Mayor and Council for 899 Esquimalt Road Rezoning - Feb 15 2024.pdf](#)

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Joel, Director of Engineering & PW (Interim Bylaw)

Sarah, Deputy Corporate Officer – Add to report package for Feb 26 agenda

Jonah Ross, (He/Him)

Corporate Services Assistant

Township of Esquimalt | Corporate Services

Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

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From: Arbresha Bishaj [REDACTED]
Sent: Thursday, February 15, 2024 11:57 AM
To: Council <Council@esquimalt.ca>; Alex Tang <Alex.Tang@esquimalt.ca>
Subject: Owners of Strata Plan VIS 1212 Opposition Letter Regarding 899 Esquimalt Road Rezoning

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 Alex and Esteemed Council Members,

I hope this message finds you well.

I am writing to formally submit an opposition letter regarding the proposed rezoning development at 899 Esquimalt Road. Enclosed with this email, please find the opposition letter detailing concerns and objections regarding the construction project, particularly highlighting safety issues, disturbances to the community, and proposed modifications to the building.

Additionally, I have attached several photos documenting cracks in the interior walls of our apartment and safety violations resulting from the drilling, blasting, driving and excavation associated with the construction at 899 Esquimalt Road with a follow up email (including photos only). These photos serve as visual evidence of the challenges residents are facing due to the ongoing development activities.

The letter and photo attachments reflect the sentiments of concerned residents, including myself, who are directly impacted by the ongoing development activities. We believe it is essential for the Council to consider these concerns earnestly and prioritize the well-being and safety of Esquimalt residents in all decision-making processes related to urban development.

Please review the attached letter at your earliest convenience. We trust that the Council will give due consideration to the issues raised and engage in a constructive dialogue with the community to address them effectively.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to reach out to me.

Regards,

Arberesha Bishaj
President
Strata Plan VIS 1212



The Owners of Strata Plan VIS 1212
900 Wollaston Street
Esquimalt, B.C. V9A 5B2
[REDACTED]

February 15, 2024

Mayor Barb DeJardins
Esquimalt Municipal Hall
1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

Dear Mayor DeJardins and Council Members,

I am writing to express my deep concern and opposition to the proposed bylaw changes regarding the construction project at 899 Esquimalt Road, in collaboration with Lexi Group. On behalf of 7 units, I write as the strata president and concerned resident directly impacted by the ongoing development, I believe it is crucial to address several significant issues that have arisen since the project's start.

From the commencement of demolition on the property at 899 Esquimalt Road, numerous safety concerns have been observed and reported by both news outlets and fellow residents of Esquimalt. As a resident of the neighboring apartment complex at 900 Wollaston, directly across from 899, I have personally witnessed and experienced alarming incidents that have jeopardized the safety and well-being of my family.

On November 14, 2023, at 7 am a distressing incident involved an industrial crane delivering truck for 899 which nearly knocked down the power line installed outside my apartment bedroom. The powerline installation was never consulted by our building. This occurrence not only induced stress but also instilled fear for the safety of my family. Shockingly, such incidents have not received the media coverage they warrant, despite the evident danger they pose to residents located at 900 Wollaston.

Furthermore, the construction activities at 899 Esquimalt Road have caused significant disturbances to the surrounding community, including:

1. The use of large-scale floodlights during early mornings and late nights to illuminate the work site.
2. Utilization of large hydraulic jackhammers before 7 a.m., extending late into the evening until 10 p.m., seven days a week.
3. Proposal for a 12-story building in a **location that previously underwent public hearings, where a decision against such height was made.**
4. Construction delays extending for over a year, indicative of mismanagement and disregard for community concerns.
5. Instances of hazardous debris falling from heights, endangering pedestrians and damaging public infrastructure.
6. Unprecedented mid-development design changes that undermine community trust and transparency.

The recent proposal by Lexi Development Group to add two additional storeys and 16 units to the project exacerbates existing concerns. Notably, the size of the building is already excessively large for the narrow lot it occupies, overwhelming adjacent properties and disrupting the character of the neighborhood. Moreover, the developer's request for increased density under the pretext of financial hardship is disconcerting, reflecting a lack of consideration for community well-being.

While I acknowledge the economic challenges faced by developers, the proposed solution of increasing density is untenable and disregards the fundamental principles of responsible urban planning. The implications of such decisions extend beyond the immediate construction phase, impacting the livability and sustainability of our community for years to come.

In light of the aforementioned issues, I urge the Esquimalt Council to carefully consider the long-term ramifications of the proposed bylaw changes and to prioritize the interests and safety of residents. It is imperative that any decisions regarding the development at 899 Esquimalt Road align with the established zoning regulations and reflect the genuine concerns of the community.

Furthermore, I join the West Bay Residents Association in seeking transparency and accountability from the developer regarding the promised health care center and the rationale behind the proposed modifications to the project. Rather than increasing density, I echo the suggestion to explore alternatives that mitigate the negative impacts of the development while fulfilling the needs of the community.

Considering that all of Wollaston is currently being used as off-street parking by the workers, finding suitable parking for residents has become incredibly challenging. The drilling, blasting, and excavation associated with the construction have caused interior walls in our apartment to crack from the inside. I've attached several photos documenting these cracks for your reference.

I implore the Council to uphold the principles of responsible urban development and to prioritize the well-being and safety of Esquimalt residents. Your thoughtful consideration of these concerns is paramount in fostering a sustainable and inclusive community for generations to come.

Thank you for your attention to this matter, and I remain hopeful for a constructive dialogue and equitable resolution at first hearing scheduled on February 26, 2024 at 7:00 pm.

Sincerely,



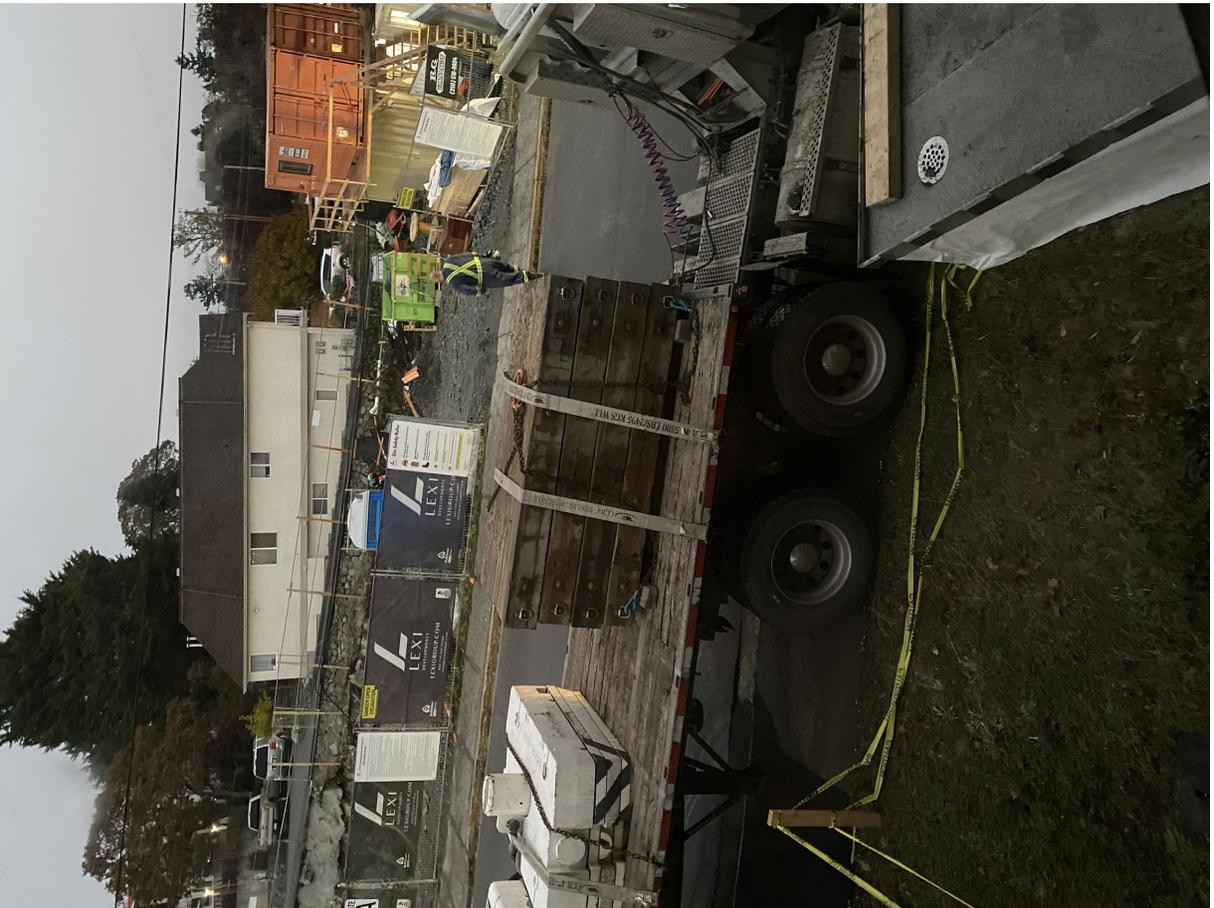
The Owners of Strata Plan VIS 1212

From: [Arbresha Bishaj](#)
To: [Alex Tang](#); [Council](#)
Subject: Re: Owners of Strata Plan VIS 1212 Opposition Letter Regarding 899 Esquimalt Road Rezoning
Date: February-15-24 12:15:23 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.

Photos as visual evidence of the challenges residents are facing due to the ongoing development activities at 899 Esquimalt Road.



















On Thu, Feb 15, 2024 at 11:57 AM Arbresha Bishaj <[REDACTED]> wrote:

Dear Alex and Esteemed Council Members,

I hope this message finds you well.

I am writing to formally submit an opposition letter regarding the proposed rezoning development at 899 Esquimalt Road. Enclosed with this email, please find the opposition letter detailing concerns and objections regarding the construction project, particularly highlighting safety issues, disturbances to the community, and proposed modifications to the building.

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Please review the attached letter at your earliest convenience. We trust that the Council will give due consideration to the issues raised and engage in a constructive dialogue with the community to address them effectively.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to reach out to me.

Regards,

Arberesha Bishaj
President
Strata Plan VIS 1212



From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: 899 Esquimalt Road
Date: February-16-24 1:50:32 PM

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Sarah, Deputy Corporate Officer - *For inclusion in the Staff Report for the Feb 26 Agenda*

On behalf of Corporate Services

Sue-Anne Carter, *(She/Her)*
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

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From: Eileen Bancroft [REDACTED]
Sent: Friday, February 16, 2024 9:56 AM
To: Council <Council@esquimalt.ca>
Subject: 899 Esquimalt Road

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

I am writing to express my opposition to the Lexi group request to extend the height of their building at 899 Esquimalt Road.

I would not be against the extra height if it had been originally approved, following established agreed to process.

I am upset that Lexi has effectively ignored the Council, which had already approved the lower height. For two extra floors, I assume different calculations and building reinforcements and expenses would have had to be made by Lexi.

To suddenly ask for the extra floors would mean they have ignored the requirements and gone ahead and built what they wanted.

In my opinion, acquiescing to such willful behavior will set a dangerous precedent.

Eileen Bancroft
1126 Munro St, Esquimalt

From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: 899 Esquimalt Road - Please Vote NO to the Amendment for 2 Extra Stories.
Date: February-20-24 12:52:38 PM

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Sarah, Deputy Corporate Officer – for inclusion in the Staff Report for the Feb 26 agenda

Jonah Ross, (He/Him)

Corporate Services Assistant

Township of Esquimalt | Corporate Services

Tel: 1-250-414-7153 | www.esquimalt.ca

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

From: [REDACTED]

Sent: Monday, February 19, 2024 9:47 PM

To: Council <Council@esquimalt.ca>

Subject: 899 Esquimalt Road - Please Vote NO to the Amendment for 2 Extra Stories.

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.

Hi Esquimalt Council Members:

ISSUE: 899 Esquimalt Road - To amend the CD No.120 Zone to accommodate an increase of 5.8 metres in height (2 additional stories) and 16 additional residential units at 899 Esquimalt Road.

I would like to voice my strong view that you please Vote Against the 899 Esquimalt Road (additional 2 stories) proposal for the following important reasons:

1. Precedent: This would set an unacceptable and dangerous precedent whereby a developer can simply ask for more stories after going through an initial rezoning process and having the Esquimalt citizens and Council agree on a maximum height after a lengthy and contentious approval process. If this height extension is approved, future developers will definitely exploit this in order to gain initial approval and then ask for a change afterwards with the community having no further input...again a very dangerous and unfair precedent for all of Esquimalt and its citizens.

2. Developer Profit and Risk: The developer will certainly still make a good significant profit with the current 10 stories. Costs in all areas have increased significantly for local citizens and businesses alike - so why does this developer get an exclusion to what all of us are currently going through with rising costs in all parts of our life? There are many developments under 10 stories that are profitable, and developers have to take risks and look ahead at potential interest rate increases and changes in the economy...its their responsibility to do so, so why does this developer get an exclusion? If costs go up, developers absolutely have to absorb them and make slightly less profit.

3. Community Approval was for 10 Stories Not 12: There was a lot of pressure from the community regarding the height, including serious discussion and numerous requests to decrease the 12-story height that was initially proposed. Our Esquimalt OCP was 6 stories and Council finally settled on 10 stories, so please leave it there!

4. Development Not Helping the Current Homelessness/Home Affordability Crisis: There is no question at all that these are luxury condos with super ocean views. They are not going to be affordable for anyone working in Esquimalt unless they have an incredibly well-paid job, so the extra 2 stories will not help current Esquimalt citizens or others to access more affordable housing. These additional 16 units at 899 Esquimalt Road are premium condos that will simply provide significant additional profit to the developers.

5. Huge Number of 4-12 Story Developments are already underway in Esquimalt: Esquimalt has recently built, and is currently building, hundreds and possibly even over 1000 new high-density townhomes, condos and high-rise residences (hard to keep track of the number since there are so many new developments being worked on and underway). I would say that the vast majority (80-90% or likely higher) of these new development residences are very expensive and simply unattainable for the average Esquimalt or Victoria citizen. We are already more than doing our part in the housing crisis by having approved hundreds of new residences in the past 2-3 years with again hundreds more coming on-line in the next one to 1-2 years. We simply don't need another 16 very expensive \$1 Million ++ luxury condos in Esquimalt on top of what we already have.

In Summary, please listen to the Esquimalt citizens that voted you to Council (and have to deal each day with the noise, pollution and congestion from all these new developments), and do not agree to change the original 10 story height from what was formally agreed upon and approved.

If you have any questions at all about my submission and points above, please email me and I'd be happy to discuss them further via email or in person at any time. I have more information to add and discuss on this issue, as I dearly want to keep Esquimalt a beautiful, healthy and overall great place to live in.

Sincerely,

Tim Ewanchuk
1127 B Wychbury Ave
Esquimalt, BC
V9A 5K9