

PUBLIC CONSULTATION SUMMARY **REZONING OF 861-865 ESQUIMALT RD**

RECEIVED

JUN 09 2022

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Prepared for Township of Esquimalt Mayor, Councillors, and Administration

CONSULTATION PHASE 1: Prior to Application (November 2020 through August 2021)

We had numerous conversations and cups of coffee with local residents, community organizations (West Bay Residents Association, Chamber of Commerce), members of council, and administration, in an effort to determine the potential framework for a project on our property. We presented our initial design concepts to numerous parties, in an effort to determine the most acceptable elements and potential concerns with our potential proposal before formalizing a design concept for our rezoning application. Our initial concept contained the following design details:

Initial Concept: FAR 2.3
Height 6 storeys
Number of suites 54 60
Parking stalls 37

The feedback was very positive with respect to the height of the project because it was already within the OCP guidelines and located on Esquimalt Road. We received requests from administration to decrease our suite count and increase our parking supply (or otherwise increase our parking ratio).

CONSULTATION PHASE 2: Following Submission of Application (August 30, 2021, to June 2022)

Our formal application for rezoning was submitted on August 30th, 2021. We took into consideration all of the feedback received to date, which was largely focused on ensuring the height of our building remained within the OCP guidelines. We reduced our suite count in an effort to increase our parking ratio while believing that our transit-oriented location would reasonably accommodate a lower demand for parking at our new building. Our revised design concept reflected the following:

Application Concept: FAR 2.1
Height 6 storeys
Number of suites 52
Parking stalls 37
Site coverage 55%
Min. Setbacks: Front 3.5m, West 8.2m, East 3.5m, Rear 3.5m

From September 2021 through May 2022, we met with numerous Esquimalt residents, members of the board of the West Bay Residents' Association, council, and administration, in an effort to gain as much feedback as possible as we advanced our application.

Feedback from the West Bay Residents' Association (WBRA) and Township administration suggested concerns that our building may not have sufficient parking for the number of projected new residents and the WBRA raised concerns about new residents potentially parking on other streets in the immediate area.

On March 9, 2022, our application went before the DRC. We presented our project for their review and consideration as follows:

DRC Concept: FAR 2.0
Height 6 storeys
Number of suites 43
Parking stalls 45
Site coverage 48%
Min. Setbacks: Front 3.6m, West 5.23m-12.26m, East 3.7m,
Rear 4.7m on main floor and 5.945m at floors 3-6

We listened to the feedback of Administration and the community prior to making our DRC submission and presentation, and we incorporated as much of the feedback as was reasonable and possible while ensuring the project could still be feasible. Specifically, we reduced the FAR by 5%, we reduced the suite count by 18%, we increased all of the setbacks around the property to enhance the privacy for our neighbours and we created a second level of parking to remedy any concerns about our parking ratio. These very significant changes were made in response to all of the public feedback we received.

The DRC made the determination to recommend unanimous approval of our rezoning application to Council, without conditions. We also received very good comments and feedback from the DRC as follows: they recommended that we consider looking for a way to soften the south edge of our property, consider improvements to the front entrance appearance of the building and review our stairwell locations and access. The DRC also commented that they appreciated our amenity areas and our green spaces while also suggesting that our property is a good location for density and it is in keeping with the OCP.

Prior to making our presentation to the APC, we had discussions with administration as to how best to address the DRC comments and additional comments from administration relating to increasing the front building step-back, improving the entranceway and softening the rear of our building/property parkade.

We also met with one of the owners of the property adjacent to the rear of our property, Mr. Willie MacGillivray of 852 Wollaston Street, to discuss the potential "overlook" from our building into the adjacent backyards, to determine whether there would be any material privacy concerns. We feel that Mr. MacGillivray heard our efforts to mitigate any potentially negative impacts that our development may have on his property. For example, we expressed that we feel he will have reasonable rear yard privacy in the circumstances because of the large existing tree canopy that will be maintained and that 6 storeys is reasonable in light of the OCP and other projects in the immediate area that have been approved for much greater heights. We also discussed opportunities for us to provide enhanced landscaping along the rear of our property.

Our arborist, Jeremy Gye, met with the owner of other adjacent neighbour to the rear of our property and, based on the homeowner's desire to retain additional mature trees, we enhanced our tree preservation plan and included additional tree plantings at the rear of our building.

On April 19, 2022, we made our presentation to the APC with significant improvements to our front entrance, an increased step-back at the front of our building, and an improved landscape plan with additional plantings in the rear of our building along with an increased and improved set-back from our rear property line.

APC Concept: FAR 2.0
Height 6 storeys
Number of suites 43

Parking stalls 45
Site coverage 46%
Min. Setbacks: Front 3.6m, West 5.23m-12.26m, East 3.7m,
Rear 4.7m on main floor and 5.945m at floors 3-6

The Advisory Planning Commission was very appreciative of our efforts to accommodate feedback received to date and made a unanimous recommendation to Council that our application be approved, without conditions.

CONSULTATION PHASE 3: In-Person Open House (May 26, 2022) and Online Open House

On May 26, 2022, from 5pm to 8pm we hosted an Open House at the Boilermakers' Union at 802 Esquimalt Road. Notice was delivered by the Township to all addresses within 100 m of our properties.

We had 12 people attend the Open House, 10 of whom signed in, including 4 of our existing tenants, neighbours from Wollaston Street, and one neighbour from the adjacent condominium building at 873 Esquimalt Road.

Our tenants want to ensure that they have significant prior notice before having to move out of the properties because it is very challenging to find affordable rental accommodations.

Our neighbour, Mr. MacGillivray, and another attendee raised the question of potential damage from blasting rock during our excavation, as they currently "feel" the excavation work being done on the corner of Head Street and Esquimalt Road.

Another attendee, Ms. Godwin, suggested she might have concerns about residents in the new building being able to see into her back yard at 846 Wollaston Street.

On May 19, 2022, we launched our information/consultation website at 861esquimaltroad.com. The website address was provided to all addresses within 100 m of our property, in conjunction with our Open House notification. Our website provides an overview of our proposed project along with all of the information provided to attendees at the Open House. Our website invites people to contact us by phone or email with any questions or comments they may have.

We received 3 emails from our website consultation and those emails are attached as an appendix to this consultation summary. The three emails are also summarized as follows:

- On May 26, 2022, an email from "Lee" at [redacted] asks whether sufficient parking will be provided, raises a concern about possibility of losing his/her morning sun (as email states that Lee lives next door), and makes a statement acknowledging the existing tenants will be required to vacate the property.
- On May 27, 2022, an email from Ron Driedger of 865 Wollaston St, raised concerns about height and size of our proposed building, privacy for neighbours, disruption during construction, and preservation of landscaping.
- On May 28, 2022, an email from James Fentiman of 873 Esquimalt Road, raised a concern about noise and privacy relating to the outdoor amenity space of our proposed building, but he also requested floor plans for the upper floors as he may be interested in a suite.

APPENDIX

- (1) In-Person Open House Notice
- (2) In-Person Open House Sign-In Sheet
- (3) Emails received

INVITATION TO OUR OPEN HOUSE
INTRODUCTION TO OUR PROPOSAL FOR
REZONING OF 861-865 ESQUIMALT ROAD



WHO: Mat McLash of McLash Development Ltd will be hosting the Open House.

WHAT: PUBLIC CONSULTATION/OPEN HOUSE to discuss our proposal for rezoning of 861-865 ESQUIMALT ROAD.

Our proposal is for a new building that will feature:

- 6-storeys
- 43 residences (1, 2 & 3 bedroom residences)
- 45 underground parking stalls
- 52 bike stalls

WHEN: MAY 26, 2022, from 5 PM to 8 PM

WHERE: Boilermakers Lodge 191, Union Hall, 802 Esquimalt Road.

Alternatively, if you're unable to attend our Open House in person, please feel free to visit our Virtual Open House at www.861esquimaltroad.com for more information and to provide your feedback or contact Mat McLash directly at mathew@westoakdevelopment.com or 250-213-7999.

PUBLIC OPEN HOUSE SIGN-IN
REZONING OF 861-861 ESQUIMALT ROAD,
MAY 26, 2022, 5PM – 8PM
at BOILERMAKERS' UNION 802 ESQUIMALT RD

NAME	ADDRESS	EMAIL & PHONE NO.	COMMENT
Kathy Vinton	843 Wollaston St.	[REDACTED]	[REDACTED]
JANE ADDIE	873 ESQUIMALT RD	[REDACTED]	
Dan Churot	#1 - 861 Esquimalt Rd	[REDACTED]	[REDACTED]
Georges Daigle	861 ESQUIMALT RD.	[REDACTED]	
Willie MacGillivray	852 Wollaston	[REDACTED]	

NAME	ADDRESS	EMAIL & PHONE NO.	COMMENT
Lionette Walker			
Anne Godwin	846 WOLLASTON ST		Come check out backyard!
TIC SPRAGGS	8116 Wollaston St.		
Brigitte DeAbreu	865 Esplanade Rd		Very worried about finding new affordable rental housing
Carlos DeAbreu	"	"	"