

Victoria McKean

From: S Greenaway [REDACTED]
Sent: February-20-26 7:47 PM
To: Council
Subject: For Feb 23, 2026 Council Meeting - Objection to 884 Lampson St Variance

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Dear Mayor and Council Members;

I am writing to state my **objections** to the request for a Development Variance to lower the parking requirement for the building proposed for [884 Lampson Street](#) (Folder # DVP00176, File #26-053, Staff Report No. Dev-26-005).

In 2023, Council approved a rezoning application for this site, which will turn a quiet neighbourhood consisting of one- and two-storey family homes into an area dominated by a six-storey 119-unit building. Many of the concerns raised by local residents then – traffic safety, loss of privacy, loss of greenspace, shadowing, not a good fit with community/completely changing the atmosphere of the neighbourhood – were dismissed, even though similar concerns have since had a much better reception here and in nearby municipalities.

Parking was another concern raised by residents at that time. Parking is already difficult on Lampson Street, and will inevitably get worse once 119 units are added. Although public transit is useful for many people, it is hard to imagine that on average, each of those 119 unit owners isn't going to have at least one car. Increased parking on the street will mean increased danger to pedestrians, cyclists, cars, and pets. Also, traffic at the Lampson/ Craigflower and Lampson/ Transfer intersections will become even more dangerous, as will the entrance to the softball field on that same block. This is a problem now and the planned development will make it worse because of the inevitable increase in vehicles – private vehicles, shared vehicles, and bikes. If the parking space requirement is lowered, that will add to the number of vehicles parking illegally or circling the area looking for a parking space.

When I bought my house on Lampson Street, I chose the neighbourhood because my home was surrounded by quiet single-family homes. It will soon be overshadowed on one side by a six-storey building, and privacy and peace also lost on the other side due to the building's driveway. Please don't add to this by allowing the building to have so few parking spaces that even when my driveway is not blocked by desperate parkers, it is unsafe to even pull out onto the street.

Thank you,

S Greenaway

Lampson St Resident

Victoria McKean

From: Anthony Hodda [REDACTED]
Sent: February-22-26 11:30 AM
To: Council
Subject: Variance permit DVPOO176 Notice

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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.

To the Mayor and members of the Esquimalt council,

I am writing to you to ask that the application for the variance change for the development at 884 Lampson street not be permitted.

During the rezoning application for this particular development many objections and concerns were raised regarding the lack of sufficient on site parking spaces provided by the developer. In that application the developer grossly over estimated the amount of on street parking. Those exaggerations were the basis they used to justify the lowering of parking spaces in their development.

Now the developer wants to reduce the parking spaces even further which will inevitably lead to an increased need for on street parking.

This variance application appears to suggest that reducing the parking spaces will magically reduce the amount of cars per unit.

Statistically the lower mainland has the highest ratio of vehicles per household in B.C.

Statistically Victoria has the highest ratio of vehicles per household on Vancouver island and Esquimalt is a leader in this category.

Reducing the number of parking spaces in the development will impact our neighbourhood that is already plagued with people parking illegally. Delivery vehicles already cause unsafe situations by continually parking in the yellow zone that extends the entire length of the eastern side of this section of Lampson street. The addition of an extra 119 units will undoubtedly exacerbate the situation and it seems only logical that more parking in the new complex is needed not less.

The recent changes due to the introduction of the extensive bike lane system has drastically impacted the flow of traffic on the streets. This section of Lampson street is now a "bike corridor " so bike safety should be a paramount concern to the council.

I have lived in this safe, quiet, and harmonious neighbourhood for almost thirty years and that will change with the future development. However, the reduction of parking spaces in this new development will also effect the future tenants and impact them as well.

I urge the council not to adopt this variance application and insist that the original development plan be adhered to.

Thank you for your time.

Anthony Hodda
886 Lampson Street.