P R A X I S
architects inc.

833 + 835 Dunsmuir Redevelopment

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

December 12, 2017

RE: 833 + 835 DUNSMUIR ROAD

Dear Mayor and Council,

The proposed project at 833 and 835 Dunsmuir Road will be a new market multiple residential building, with potentially up to 5 storeys of wood-frame construction. According to the current Official Community Plan, Schedule A - Land Use Designation, these properties are identified as Multi-Unit, Low-Rise Residential (MULRR) which means up to 4 storeys are permitted and a maximum floor area ratio (FAR) of 1.5 is permitted. An amendment to the OCP would be required to permit more than 4 storeys. We understand from informal conversations with Esquimalt Planning Department, that staff may be recommending to council that MULRR designated properties be considered for up to 6 storeys in height in most cases.

We would like to acknowledge that we have reviewed the West Bay Neighbourhood Design Guidelines and note that this particular property has been identified as having 4 storeys. This proposal does include 2 units on level 5 which are set back from the north, east and western edges. As such, the shadows cast compared to a 4 storey building will be insignificant, if noticable at all. From a visual and massing perspective, we consider the additional storey to be complimentary to the overall appearance of the proposed building.

This proposal was presented at a neighbourhood meeting which was held November 27, 2017. The meeting was quite well attended and our impression from the feedback was that the proposal for a 5 storey building was generally well received. Attached with this letter please find a copy of the notification for the neighbourhood meeting, sign-in sheets as well as a summary flyer of the meeting which was shared with the West Bay Residents Association president, Carole Witter.

833 Dunsmuir is currently zoned RM-4 (Multi-Unit Family) and 835 Dunsmuir is currently zoned RD-3 (Two Family / Single Family Residential). We understand from informal conversations with Esquimalt Planning Department that rezoning to a Comprehensive Development would be the appropriate approach for the redevelopment of these properties.

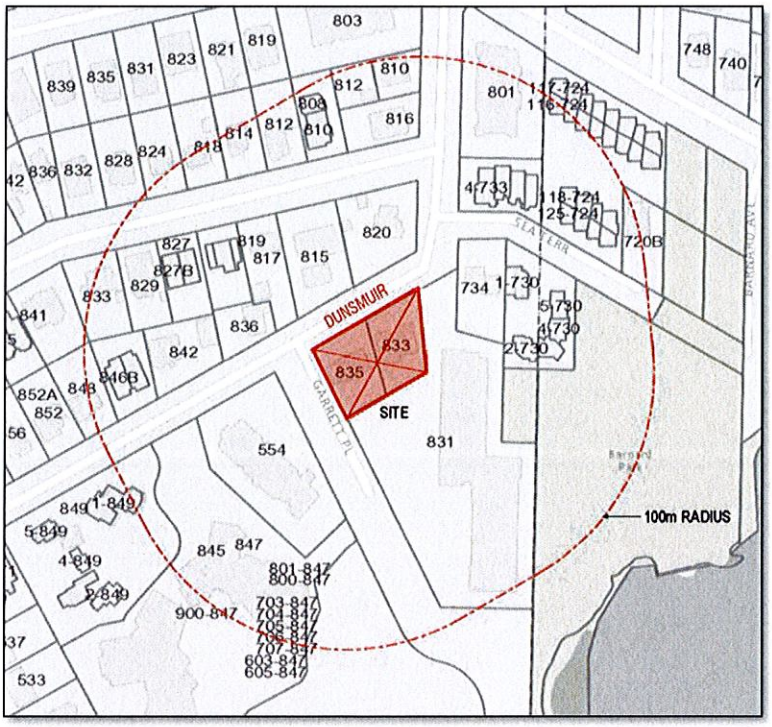
Trusting this is sufficient for submission requirements,

Sincerely,

Heather Spinney, Architect AIBC
Praxis Architects Inc.

YOU'RE INVITED

TO A NEIGHBOURHOOD CONSULTATION MEETING REGARDING
A PROPOSED 4 or 5 STOREY RESIDENTIAL DEVELOPMENT AT:



833 + 835 DUNSMUIR ROAD

WHEN: **NOVEMBER 27, 2017**
5:00 – 7:00 pm

WHERE: **SENIOR'S CENTRE**
ESQUIMALT RECREATION CENTER
527 FRASER STREET

WHY: WE WOULD LIKE TO INTRODUCE YOU TO THE PROJECT, AND GIVE YOU THE OPPORTUNITY TO PROVIDE US WITH YOUR THOUGHTS.
REFRESHMENTS WILL BE SERVED!

CONTACT: **PRAXIS ARCHITECTS INC.**
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250-475-2702

PRAXIS
ARCHITECTS INC.

GTMANN
CONTRACTING Ltd.

PRAXIS
ARCHITECTS INC.

833+835 Dunsmuir Rd.

Neighborhood meeting 2017.11.27

Thank you for your attendance. Please sign in and share your comments/feedback in the space provided below.

Name	Address	E-mail
MARCEL POTVIN	311-845 DUNSMUIR RD	
Comments: NICE - BUILDING!		
Comments: Lee Valentine	613-845 DUNSMUIR	Lee.Valentine2011@gmail.com
Comments: Parking concerns; access during construction		
Liz Spencer	#605-845 Dunsmuir	
Comments: Too Tall needs To be further back from Dunsmuir if its This high		
Eric Pittman	882 Dunsmuir Rd	merlininvic@shaw.ca
Comments: Too Tall Too close To Road for height		
PETER/SHIRLEY REID	315-845 DUNSMUIR	
Comments: LOOKS GOOD FOR THE PROPERTY.		
Carol Westcott	#408-831 Dunsmuir Rd.	westcottcarol@gmail.com
Comments: ☺		
C. Robinson		CARLA.ROBINSON@SHAW.CA
Comments:		
H. WEBER	847 DUNSMUIR.	helenaweber@gmail.com
Comments: parking entrance		
BRUCE REID	411 845 DUNSMUIR RD	bcbcreid@me.com
Comments: - PARKING FOR VISITORS IS VERY CONCERNING - VERY LIMITED NOW ON ~~DUNSMUIR~~ SMITH		
		EVENT TIMES EG. X-MAS AND WEEKENDS TOO
Comments: - LOOSING LARGE GREEN TREES ~~ARE~~ IS ALSO A CONCERN - BUILDING LOOKS OK.		

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Name	Address	E-mail
Nancy Harrigan-Lambert	83[illegible] Dunsmuir	nplamb@gmail.com
Comments: + traffic added, cutting of trees -		
Comments: + good for density, nice design.		
M. Lee	831 Dunsmuir	
Comments: Concern re trees going, Parking issues; will improve neighborhood		
ROBERT MONAT	602/837 Dunsmuir Rd	
Comments: Some 1BR unit at 750/850.		
JOHN DE HAAN	847 DUNSMUIR	Keoni@shaw.ca
Comments:		
MARIE FIDOE	1185 old Esq	madebymarie@telus.net
Comments: nice to see affordable condos for regular people.		
DAVE & Michelle	Axford 847 Dunsmuir	
Comments: good for the neighbourhood		
BARB.	554 GARRETT.	
Comments: -DRIVEWAY SHOULD BE PARALLEL TO LANE (EXIST.) -ECOSENSITIVE AREA.; TOO HIGH DENSITY.		
Comments:		
Comments:		
Comments:		

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Thank you for your attendance. Please sign in and share your comments/feedback in the space provided below.

Name	Address	E-mail
CORNR MICHE	702-847 DUNSMUIR	linda@gmcprojects.com
Comments: NICE - GOOD FOR THE AREA.		
BREMNER, RUD.	845 DUNSMUIR.	
Comments: FORSEE PKG. PROBLEMS		
BRIAN Riddel	831 DUNSMUIR RD	briddel7456@gmail.com
Comments: RESPECTFUL OF NEIGHBOURS DURING construction PARKING STREET		
W. Scheuer	847 Dunsmuir Rd	wolfkh@telus.net
Comments: looks OK!		
Semples	215-845 Dunsmuir	
Comments: Looks good. Underground pkng scant.		
Comments: Too Tall, Getting rid of trees is not environmentally friendly		
Cherie Pennington	882- Dunsmuir Rd.	Victoria, B.C.
Comments: Its too tall. The shadowing will impinge on the neighbours. into Its also quite close to the road. Main concern is the shadows.		
Greg Stevens	847 Dunsmuir Rd.	
Comments: Its OK, would like to see more		
Peter Pinfold	849 Dunsmuir Rd	peterpinfold@yahoo.com
Comments: Access to parking off Dunsmuir is problematic.		
Margot Reid	845 Dunsmuir Rd	margotreid@icloud.com
Comments: Concern will add to the current parking issues in the area. Will miss the trees. otherwise like the design. Is on Garrett + on Dunsmuir!		
Comments:		

PROPOSED DEVELOPMENT

833 + 835 DUNSMUIR ROAD

A PROPOSED RESIDENTIAL DEVELOPMENT FOR THE PROPERTIES LOCATED AT 833 AND 835 DUNSMUIR ROAD WAS SHARED AT A NEIGHBOURHOOD MEETING ON NOVEMBER 27, 2017.

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THE PROPOSAL IS FOR A 5 STOREY, MARKET CONDOMINIUM CONTAINING 34 UNITS IN A COMBINATION OF 1 AND 2 BEDROOM SUITES.

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LEVEL 5 IS SET BACK FROM THE EDGE OF THE BUILDING, AND OCCUPIES ONLY A PART OF THE FLOOR PLATE ON THE SOUTH SIDE WITH TWO 2 BEDROOM UNITS.

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37 PARKING STALLS ARE PROVIDED UNDERGROUND, ALONG WITH SECURE STORAGE FOR 34 BICYCLES.

QUESTIONS / COMMENTS, CONTACT:

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