



May 16, 2025

To: Planning Department and Council
Township of Esquimalt

Dear Planning and Council Members,

We are pleased to submit this application for a **covenant amendment** to permit the creation of additional **retail space** within the Township of Esquimalt.

We believe this new commercial use will be a valuable addition to the community and a meaningful amenity for the residents of **Vista Senior Living**. It will contribute to the diversity of local services and enhance convenience and accessibility for area residents.

Vista already offers a wide range of exceptional amenities. Rather than developing an additional meeting space, we believe the proposed commercial use represents the **highest and best use** of the location and will better serve both Vista residents and the broader community.

To support this new use, we have allocated **four dedicated parking stalls** in the underground parkade. These stalls are conveniently located near the **Legion elevator** at the south end of the structure, ensuring easy and accessible parking for patrons of the commercial retail unit (CRU).

Furthermore, this application aligns with the Township's **proposed updates to the parking bylaw for commercial uses**, satisfying the requirement of **one stall per 37.5 square metres** of gross floor area.

We appreciate your consideration of this application and look forward to the opportunity to contribute to the continued vibrancy of the Esquimalt community.

Sincerely,

Jason Craik
Avenir Senior Living