

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.

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

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.

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

QUESTIONS / COMMENTS, CONTACT: PRAXIS ARCHITECTS INC.
HEATHER SPINNEY
heather.spinney@praxisarchitectsinc.com
250-475-2702

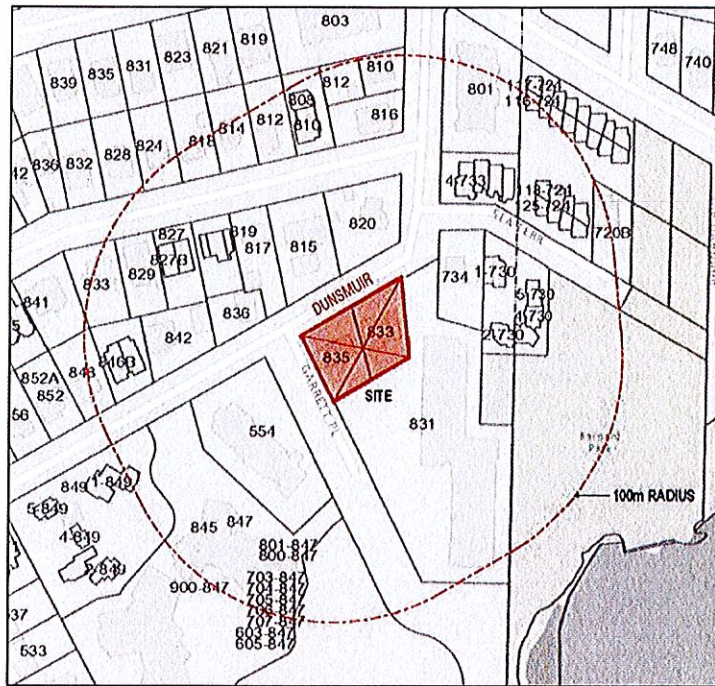


PRAXIS
ARCHITECTS INC.

GT MANN
CONTRACTING Ltd.

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!

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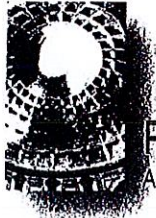
PRAXIS
ARCHITECTS INC.

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 - BUILDINGS!	
Lee Valentin	613-845 DUNSMUIR	
Comments:	Parking concerns, access during construction	
Liz Spencer	#615-845 Dunsmuir	
Comments:	Too Tall Needs To be further back from Dunsmuir if its this high	
Eric Pittman	882 Dunsmuir Rd	
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.	
Comments:	☺	
A. Robinson		
Comments:		
H. WEILER	847 DUNSMUIR.	
Comments:	parking entrance	
BRUCE REID	411 845 DUNSMUIR RD	
Comments:	VERY LIMITED NOW AND THEN PERMIT EVENT TIMES. AT 7-11AS.	
Comments:	LARGE GREEN TILES ARE IS AND WEEKENDS TOO	
Comments:	ALSO A CONCRETE BUILDING LOOKS OK.	



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Name	Address	E-mail
Nancy Farigan-Lambert	831 Dunsmuir	
Comments: added traffic, cutting of trees -		
Comments: + good for density, nice design.		
M. Lee	831 Dunsmuir	
Comments: concern re trees going, parking issues; will improve neighborhood		
ROBERT McNair	602/831 Dunsmuir Rd	
Comments: some 1 BR unit at 750/850.		
JOHN DE HANN	847 DUNSMUIR	
Comments:		
MARIE FIDOE	1185 Old Esq	
Comments: nice to see affordable condos for regular people.		
DAVE & Michelle Axford	847 Dunsmuir	
Comments: good for the neighborhood		
BARB.	554 GARRETT.	
Comments: - DRIVEWAY SHOULD BE PARALLEL TO WALK (EXIST.) - ECOSENSITIVE AREA; TOO HIGH DENSITY.		
Comments:		
Comments:		
Comments:		



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Name	Address	E-mail
L ORN MINE	702-847 DUNSMUIR	
Comments:	NICE - GOOD FOR TTR AREA.	
BREMER, RUD	845 DUNSMUIR	
Comments:	FORSEE PRG. PROBLEMS	
BRIAN Riddle	831 DUNSMUIR RD	
Comments:	RESPECTFUL OF NEIGHBOURS DURING construction	
W. Scheuer	847 DUNSMUIR RD	PARKING STREET
Comments:	looks OK!	
Samples	215-845 Dunsmuir	
Comments:	Looks good. Underground plng scant.	
Comments:	Too Tall, Getting rid of trees is not environmentally friendly	
Charlie Cunningham	882- Dunsmuir Rd.	Victoria, B.C.
Comments:	It's too tall. The shadowing will intrude on the neighbours. It's also pretty close to the road. Main concern is the shadows.	
Tre & Stevens	847 DUNSMUIR RD.	
Comments:	It's OK, would like to see how	
Peter Pinfold	849 Dunsmuir Rd	
Comments:	Access to parking off Dunsmuir is problematic.	
Margot Reid	845 Dunsmuir Rd	
Comments:	Concern will add to the current parking issue in the area. Will miss the trees. Otherwise like the design. Is on Garrett + on Dunsmuir!	
Comments:		