

Kim Maddin

From: Karin Chisholm
Sent: January-14-22 3:35 PM
To: Corporate Services
Subject: Rezoning Selkirk Ave

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	Jan. 17, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hi there,

I am writing in regards to the rezoning application for 815 and 825 Selkirk Ave.

I live in a townhome (8-922 Arm St) adjacent to the proposed project and I have concerns that this new project will be more than twice as high as our building, in a spot that is already quite dense with the apartment building on the other side.

Thank you,
Karin Chisholm

Kim Maddin

From: Laurie Hardy
Sent: January-16-22 12:27 PM
To: Corporate Services
Subject: Rezoning on Selkirk Ave.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	<u>Jan. 17</u> , 202 <u>2</u>
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello,

I am an Esquimalt resident on DeCosta near the rezoning application sign.

I wish to express my objections to this rezoning.

- Selkirk is a narrow residential street used by many cyclists and cars to avoid the “crush” of Tillicum and Craigflower. Increasing this traffic will create further pressure on Selkirk.
- many cyclists with children use the safety of Selkirk to transport students to schools and daycare located near Banfield Park and Vic. West community centre. Again, increasing traffic on Selkirk creates a safety issue.
- The size of this “development “ impacts on the surrounding residential area. The height is unacceptable and will impose itself on houses and apartments nearby. This changes the neighbourhood feeling and begins to create residential facilities built for profit only.

We will be attending meetings held and voicing our objections. I hope that Esquimalt will listen and act accordingly. We do not wish our area to become another Langford/Colwood development scheme chasing the guiding light of the dollar profit motive.

Thank you

Laurie Hardy

1013 DeCosta Place, Esquimalt.

Deborah Liske

From: Anna Burrowes
Sent: January-18-22 9:16 PM
To: Corporate Services
Subject: New Selkirk building on 800 block

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	January 19, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello,

Regarding the development at 815 and 825.

I have a number of concerns as outlined below.

- It is completely inconsistent with surrounding neighbourhood feel
- Far too big a complex for the space – lead to increased road congestion and noise - especially from rooftop patio and balconies in summer months.
- There is limited green space proposed
- As I live in a townhouse I only have windows on 3 sides. This building would complete block my view and the light on one side. And would partially block light and view on the second side. Half of the windows in my house would have apartment windows looking directly into them. Including a large window that looks into the hallway between my bathroom and bedroom. Which is to say a walk I prefer to do without an audience. With proposed development I could have an apartment unit less than 8 metres away looking directly at me.
- I also have a skylight that looks directly down into my bedroom. The new development would allow multiple floors to have viewing access of my bedroom activities.
- There is currently a very large pine tree on the corner of the strata property. The roots of it could extend as much as 28 feet in diameter. With a 4 metre clearance (as proposed by developer) any planned development will seriously disrupt the tree roots and likely lead to the death of that large tree.
- I see little benefit for surrounding community of this development. Developer says this will address missing middle but missing middle in my mind is affordable townhomes like the ones we live in. Families should have an outdoor space for their children. Find a developer who wants to build townhomes and I will support this development 100%.

A Concerned Neighbour

From: Bronwen
Sent: January-19-22 6:26 PM
To: Bill Brown
Subject: 815/825 Selkirk application

Dear Mr Brown,

As per our earlier conversation, I am writing to complain about this rezoning application.

Ideally, I would like to see Esquimalt keep some of their single family homes as so many have been turned into condominiums, townhomes and duplexes, and are therefore in short supply. However I do see the need for more housing so I am not entirely against turning these two single family properties into a multi-family unit.

Where I do draw the line is the number of stories and units proposed. There are no multi family units on Craigflower greater than 4 storeys , and that is a main thoroughfare! Selkirk is not a high traffic area, and its residents want to keep it that way. It's already a mix of single family homes and small multi family units no higher than 3 storeys.

We are a short, narrow residential avenue, already experiencing an increase in traffic due to the number of nearby developments - not to mention those motorists who tear down Selkirk to avoid Craigflower and tillicum streets.

A six-storey unit will not only be a towering eyesore that will unduly shade its neighbours but it will affect the privacy of the houses nearby.

Further, with 52 additional units, it will increase the density to well beyond what it was built to bear.

If the developers could cut the number of storeys and units in half, that would probably not overwhelm the street, and would be in keeping with the neighbourhood.

Sincerely,
Bronwen Scott
939 Selkirk Avenue

Sent from my iPhone

Deborah Liske

From: lorjan
Sent: January-20-22 4:06 PM
To: Corporate Services
Subject: Development Proposal for 815 and 825 Selkirk Ave.

Development Proposal for 815 and 825 Selkirk Avenue

Mayor and Council Members,

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	January 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
For <input checked="" type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

We previously submitted some thoughts on this development proposal, but now that it has been presented to The Design Review Committee (December 8, 2021) we would like to submit further information.

During the Zoom presentation on 19 October 2021, it became apparent that 51 parking spaces for 55 units, with only 4 visitor spots, is totally inadequate as we have no street parking in this area. When it was pointed out to the presenter that there is no street parking, he kept saying “that’s why we’re going underground”. Circular thinking, at best! Arm Street is almost a one-way street with cars parked on both sides of the road, as is Arcadia, so tremendous pressure would be put on ingress and egress to this development.

Selkirk Avenue has now become a very busy side street, despite the information provided by the presenter from their “traffic study”. We have handy-dart buses, taxis, food delivery trucks both from the Sunset Lodge (large Sysco trucks and B&C Distributors) and from private food delivery vehicles, Canada Post, various garbage and re-cycle trucks, package delivery vehicles, ambulances and fire trucks as well as vehicles who use Selkirk Avenue as a cut-through to Tillicum. On top of that, the speed bumps in place on Selkirk are ineffective.

Selkirk Ave. is a “family” friendly area where there are a lot of dog walkers, families walking with their children or riding their bikes away from the busyness of Craigflower and Tillicum.

A six-story building does not belong on this street. It is a massive project that will completely destroy the character of the neighbourhood. It will invade the privacy of the townhouses on Arm Street and the building on the west side of it, and shade surrounding properties (despite the presenter’s assertions that it won’t).

Loss of urban forest is another issue. We read that the developer plans to clear cut most if not all of 11 existing trees, some of which are more than 40 feet tall, and are on the Protected Tree Survey. They want to do this in order to provide underground parking that extends right to the edge of the site. If allowed, this will also affect mature trees on other properties bordering the site, whose roots extend onto the site. The developer offers to replace the big trees with some saplings in planters. The total biomass of the new trees — even when they are full grown — is unlikely to be as much as even one of the mature maples lost.

Yes, we need housing in Victoria but this is the wrong piece of land for such a huge development. While the presenter referred to “affordable housing to help provide attainable home ownership”, we question how many young people from Victoria will actually be able to afford these units. Naturally, the developer can’t provide a purchase price yet, but we suspect we would simply be building more units for wealthy people who can afford to retire here.

Has this development company run out of land to develop in Alberta? Do they really need to come to B.C. to make money and destroy our neighbourhoods?

We sincerely hope that Mayor and Council will consider the points we have raised when considering this proposal.

Sincerely,

Lorraine Mainwaring

Janice Edwards

#309 – 853 Selkirk Ave.

Esquimalt, BC. V9A 2T7

Kim Maddin

From: Corporate Services
Subject: FW: Zoning Application for 815 and 825 Selkirk Avenue

From: Bud & Hilda Rocheleau
Sent: January-23-22 2:16 PM
To: Corporate Services <Corporate.Services@esquimalt.ca>
Cc: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: Zoning Application for 815 and 825 Selkirk Avenue

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	Jan. 24, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

The application for rezoning to build a six story, 52 unit apartment block on Selkirk Avenue is a cause of great concern to my wife and I, as well of many of our neighbour's,

Selkirk Avenue is a short, quiet street of mainly single and duplex residences. Between Arm and Acadia Streets there are four 3-story condominiums. Selkirk is a narrow street, with a lot of street parking, requiring careful navigation of cars and bicycles. The traffic has been increasing gradually, as more cars are using Selkirk to avoid the traffic lights at Craigflower Avenue and Tillicum Road.

In addition we are seeing more bicycles, especially parents transporting their children to school, the daycare and Banfield Park, mainly because Selkirk is a safe street.

The addition of a glass -fronted 6-story building does not fit into the neighborhood, and the addition of 54 (at least) cars to the traffic is of real concern.

We request that the rezoning application be denied.

Melville and Hilda Rocheleau
848 Selkirk Avenue
Esquimalt, Bc
V9A 2T8

Deborah Liske

From: nick
Sent: January-24-22 3:05 PM
To: info@tladev.ca; Mayor and Council; Corporate Services; Laurie Hurst; Deb Hopkins; Development Services; Bill Brown; Jeff Miller; mayorandcouncil@victoria.ca; khoese@victoria.ca; Chris Skillings
Subject: Comments on Proposed Rezoning 815 and 825 Selkirk Avenue

January 24, 2022

Dear Josh Bilyk, and Esquimalt and Victoria Mayor, Councillors and Staff

Re: Proposed Redevelopment of 815 and 825 Selkirk Avenue

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: January 25, 2022
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other _____
Referred to: <input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda <input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Further to the January 7, 2022 note mailed by Esquimalt Municipality from TLA Developments to us regarding Public Consultation for the proposed rezoning and redevelopment of 815 and 825 Selkirk Avenue, we are writing to re-send our comments of June 21, 2021 (included below) and to highlight some further key points.

SIZE/SCALE:

It does not appear that the developer has taken any significant steps to modify the height and mass of the proposed massive **6 story building** which, as noted in our June comments, would dwarf and overshadow all homes and buildings in its immediate vicinity, the neighborhood and area. As an example, it would be at least **double** the size of the multi-family building beside it and more than **triple** the height of the single family home on the other side. All existing rental or condo developments in the area are either 3 or 4 stories so that they fit into the local street scape. Even the proposed development at 812 Craigflower Road is planned to be 4 stories and 13 units, which is in keeping with the height of the existing multi-family apartments. The proposed development at 815/825 Selkirk remains far too large for the Selkirk Avenue neighbourhood, a residential family-focused street.

TRAFFIC MANAGEMENT PLAN AND PARKING:

In our June comments, we noted significant parking concerns once the development is built (see below), which again, the developer has not realistically addressed. 51 underground parking stalls for a 52 unit building does not address the reality of multi-car families and visitors seeking on street parking where there is already none available!!

In addition, we would note the absence of any indication of how parking for construction workers and how truck/commercial vehicle traffic would be dealt with during the lengthy construction period. For example, the narrow Selkirk and Arm streets are not capable of accommodating a steady flow of dump trucks, crane and cement trucks during the deconstruction of the existing houses, the excavation of the underground parking units and the construction of the actual buildings – not to mention the dirt and damage to the existing roads including those in Victoria. How will traffic be required to access and egress Selkirk Avenue?

Furthermore, there are only 4 or 5 available on-street parking spaces in the whole of 800 block Selkirk and most of Arm Street, as most are reserved for residential homeowners or to allow emergency vehicles to access the Salvation Army Sunset Lodge care home. How will the developer prevent parking by workers, contractors and suppliers from further negatively impacting the already extensively pressured on-street

parking in the 700 block of Selkirk (which is already used every day not only by residents but also by workers and visitors to the Sunset Lodge)? If the developer does not proactively and realistically address parking and traffic management during and after project construction, it will exacerbate existing pressures and create new conflicts and concerns for local residents – and those concerns will end up on the desks of Esquimalt and Victoria councils and staff to address.

In closing, the proposed development is not making any real effort to fit into a well-established neighborhood. Even the scale models depicted on the brochures we have received do not acknowledge the reality of the single family homes and low multi-family buildings beside it. We have canvassed our neighbors on this proposal and they also have concerns.

This behemoth of a building as currently envisaged does not fit the neighborhood -- Esquimalt and Victoria residents of Selkirk Avenue deserve better!!

Sincerely,

Nicholas May and Nicola Marotz
747 Selkirk Ave

From: Josh Bilyk

Sent: Tuesday, June 22, 2021 3:20 PM

To: nick ; Josh Bilyk

Cc: bill.brown@esquimalt.ca ; jeff.miller@esquimalt.ca ; ameyer@victoria.ca ; ahudson@victoria.ca ; Chris Skillings

Subject: RE: Rezoning 815 and 825 Selkirk Avenue

Dear Mr. May,

Thank you for your note. I appreciate you taking the time to share your comments, which we will certainly be adding to our community engagement report.

Sincerely,
Josh

From: nick

Sent: June 21, 2021 7:34 PM

To: josh.bilyk@tladdev.ca

Cc: bill.brown@esquimalt.ca; jeff.miller@esquimalt.ca; ameyer@victoria.ca; ahudson@victoria.ca; Chris Skillings
<chriskillings@shaw.ca>

Subject: Rezoning 815 and 825 Selkirk Avenue

Dear Josh Bilyk:

Thank you for recently leaving in our mail slot information about the pending application to rezone and re-develop 815 and 825 Selkirk Avenue. Unfortunately, the proposal raises significant concerns. It does not demonstrate any real awareness of the existing Selkirk Avenue neighbourhood (which includes both the Esquimalt side and Victoria side); it does not make real effort to integrate the proposal into that neighbourhood; and it does not recognize the need to mitigate key impacts on the neighbour.

The following outlines some specific areas of concern.

Scale

A building of **6** stories is completely out-of-step with the quiet residential Selkirk Avenue neighbourhood. On the Esquimalt side, that neighbourhood comprises a mix of primarily single family homes, with a few duplexes, some townhouses, a few 3 story multi-family buildings and two 4 story buildings; on the Victoria side, that neighbourhood consists of single family and duplex homes. Even the existing apartments on Craigflower Rd, a major road artery south of Selkirk Avenue, are only 4 stories. The proposed building would completely overpower adjacent houses, the rest of the neighbourhood and the surrounding area.

Target Owners/Occupants

The proposed building also fails to recognize the family-oriented nature of the Selkirk Avenue neighbourhood (it seems to apply generic assumptions about Esquimalt generally without taking a close look at the actual neighbourhood). The houses that would be demolished for the proposed development are single family homes, supporting families. A proposed development that has 70% of its units as studio and one bedrooms is **not** family-oriented.

Parking

There are existing significant parking issues on Selkirk Avenue which would be exacerbated by a development of the scale of this proposal. The information provided about the proposal does not indicate the number of underground parking spots to be provided for 57 units, but it is clear that they would not be sufficient to stop the spillover onto the street of parking by visitors and by residents with more than one vehicle. Currently, the spillover of existing Esquimalt “resident only” parking means that staff and visitors of the extended care home at Arm and Selkirk park in the 700 and 600 blocks of Selkirk Avenue in Victoria, as do short and long term visitors to the apartment building immediately adjacent to the proposed development property. How much further along Selkirk Avenue will your development push parking?

In closing, any significant redevelopment needs to recognize that while Selkirk Avenue is legally divided between Esquimalt and Victoria, the boundary on Arm Street is and should be invisible to the essence of the family-oriented, quiet residential neighbourhood that runs along this street. You would only need to be here on Hallowe’en to get a flavour of the family feeling on Selkirk Avenue or on New Year’s Day when the annual neighbourhood ‘street hockey and potluck’ gathering takes place.

We strongly ask you to reconsider the scale of your proposal to make it a **maximum of 4 stories**, so that it fits into the neighbourhood. Also, please consider how you could make it more family-oriented, so that more young families can join the neighbourhood. And we ask that you make every effort to mitigate the parking impacts so that current challenges are not exacerbated. These steps would demonstrate to the residents of Selkirk Avenue that you are committed to adding value to the neighbourhood, not detracting from its current character.

We have copied this email to officials in the municipalities of Esquimalt and Victoria for their information, and we will be sharing it with our neighbours and other community members.

Sincerely,

Nicholas May and family
747 Selkirk Ave

From: Chris Chater
Sent: January-28-22 10:44 AM
To: Development Services <Development.Services@esquimalt.ca>
Subject: RZ000097

To Whom it May Concern

I have an issue with the proposed application as it is now.

I understand that the OCP shows the lots at 815 and 825 Selkirk are designated for Medium Density Residential allowing for up to 6 story buildings. These two lots I feel should have a maximum of 4 story's to stay in keeping with the surrounding buildings. Six story's is simply too tall for the neighborhood. A building of this size would dwarf the neighboring apartment by double the height and mass. This area is a very walkable neighborhood used by local residents walking their dogs, jogging and strolling, a building of this size will be imposing and be a detriment to the enjoyment of the residents of the area.

Selkirk Ave is a side street which is narrow and congested with parked cars throughout the day and night. Adding more on street parking with this development will only make a tough situation worse. I would suggest that a review be done for Selkirk Ave, Dingley Dell and Arm St which are the affected streets adjacent to this development to determine the actual parking spots available throughout the day. The current plan only has 51 parking stalls which is not enough to cover the number of units in the building. Then with 4 of the parking stalls designated for visitors, this will force more cars to be parked on the street for tenants, visitors and service vehicles. There should be at least one parking stall for each unit in the building, plus 1 visitor parking stall for every 4 units in the building.

As I understand there is an electric vehicle charging station planned for the front of the building on Selkirk Ave, I assume for public use, as every parking stall in the building is EV Ready. Putting a public charging station on the street will only reduce the available parking on the street and not enhance the area, again this is a residential neighborhood and not a commercial center which would benefit from such an installation.

Regards
Chris Chater
837 Selkirk Ave

Deborah Liske

From: Ellaline Clarke
Sent: January-29-22 3:02 PM
To: Mayor and Council
Cc: Corporate Services
Subject: Development proposal

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	January 31, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello,

We are writing this letter because of our concerns about the development proposal for 825 and 815 Selkirk Avenue in our neighborhood, just steps away from where we live on Decosta Place.

The proposal is for a six story glass frontage apartment block for 52 units with underground parking for building residents. We already have parking issues in our neighborhood, and visitors to this building will add even more parking issues than we have now. It will also increase traffic and change our neighborhood dramatically from the quiet area that is much safer for walking and cycling than Craigflower Road.

The six story building will also be twice as high as other apartment/condominium blocks beside it and nearby on Selkirk Avenue. Nothing else is that height. Besides, we already have our share of high density with several apartment blocks around us.

We are asking you to reconsider approval of this proposal, as it will have a negative impact on the lovely, safe, quiet neighborhood that everyone in our neighborhood enjoys. Please stop this development proposal.

Sincerely,

Laird and Ellaline Clarke

#1-1004 Decosta Place

Victoria, BC, V9A6Y3

Sent from my iPad

From: Colleen Stevenson
Sent: January-30-22 11:55 AM
To: Development Services <Development.Services@esquimalt.ca>
Subject: Feedback on sterling development

Hi there

I'm not sure where to direct feedback as the email on the public sign has been covered by the developers information.

If this is not the correct contact for feedback I ask that you forward this to the correct parties.

I am a local resident and neighbor to this location. I own a condo at 840 Craigflower rd and I'm on the third and fourth floors. My property backs on to Selkirk Ave. I walk Selkirk Ave every day to and from work and most evenings as well so I am extremely familiar with the area, traffic patterns and pedestrians.

In no uncertain term do I think this development will have an adverse impact on our neighborhood. Already we are at a point where traffic becomes congested at regular intervals on Selkirk, Arcadia and Arm St as well as all the other small streets in the vicinity. There are multi unit buildings on Dingley Dell that already lack adequate parking spaces. Furthermore when the long term care facility Sunset Lodge is receiving shipments the trucks often have to park on Selkirk further slowing traffic to single lane. All of this without the addition of 50+ more units from the proposed Sterling development.

As a walker and a dog lover I am aware of how many people enjoy this area for walks that are geared to exercise, socializing, dog care, child care and recreation. This neighborhood is very social and much of that occurs in the context of meeting on the street and enjoying conversation and allowing dogs and children to play while adults visit. It's also a neighborhood of many independent seniors who benefit from the slow pace of traffic and the social interactions. A huge component in the dynamic is the fact that traffic is slow meaning residents feel safe to mingle and socialize.

The Sterling development would change all of that. If they're proposing 52 units with only 51 parking stalls then there will be a huge increase in traffic and a huge increase in demand for on street parking.

Finally every one of us will be impacted by the size of this development in terms of the blocking of light. There are no buildings of this height in the immediate vicinity and the proposed development is twice the height of any neighboring building. It seems out of place for this quiet street and better suited to a main road like Esquimalt rd or Tillicum Ave or Craigflower rd. - a location where the traffic flow can accommodate a massive influx of vehicles.

In summary the development strikes me as out of place in a quiet residential area. It seems short sighted with regards to traffic flows and parking. Allowing this would doubtless reduce the quality of the area's walkability and would have a highly damaging impact on recreation for hundreds of residents who use Selkirk Ave to access Banfield park and the Galloping Goose in one direction or the multiple entries to the beautiful Gorge Park.

I value pedestrian access, social connection, safety for seniors and children and social cohesion through neighbors knowing one another. This development will negatively if not damningly impact all of these values.

Thank you
Colleen.

Deborah Liske

From: John's Mac
Sent: January-30-22 6:57 PM
To: Corporate Services; Mayor and Council
Cc: Shelley Willis; John Sanders; Laird Clarke
Subject: Proposed Development at 815 - 825 Selkirk Ave

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	January 31, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello:

I am writing to express our concerns with the proposed development at 815 -825 Selkirk Ave. The proposed development does not fit into the neighbourhood, and it would create numerous problems for everyone living and visiting the area. We live at DeCosta Place, literally just across the street.

The proposed height of the building excessive. It is proposed as a six storey building that is similar in height to the neighbouring three story units. How can this be? It can't. It will be much higher than stated. It will cast a large shadow twice a day when the sun is low in the sky. The sun is low at the beginning and at the end of each day as well as much of the day in the winter months. It will dominate, instead of fit into the neighbourhood. The poor neighbours.

The proposal is for in excess of 50 units in the building with parking for nearly 90 % of them. Almost OK. Some people will not have a vehicle and they can rent their unused space to those who need it or to those who may have two vehicles. However there are always those who will not pay and they park on the street. This will be a disaster. We already have it with properties that do not have enough parking for the number of vehicles.

The number of visitor spaces is too small. They need to provide a much greater number to ensure that there is no overflow parking onto the street. There is no available parking on the street. We see the same cars parked on the street day after day. A friend who visits has to park two blocks away to get a spot. On DeCosta Place, where I live, service trucks and individuals frequently park on the yellow line that guards a municipal right of way leading to the beach. That is how tight the parking situation is.

The discussion about the parking situation leads to the subject of traffic density on Selkirk. Besides local traffic, Selkirk is used by drivers as an alternate route to bypass the congestion on Craigflower during rush hour. The road is a well used bicycle route to and from Bamfield Park and the Galloping goose Trail. It provides a safe route. The extra traffic created by the 50 plus units in the proposal is just not what a small residential street can handle.

I do not recall any provision of solar power being incorporated in the proposal. There is a roof area that should be used for gathering solar power. Shouldn't any new major building have a zero carbon footprint, and incorporate best technology for reducing our green house gas levels.

The current proposal is not accordance with keeping the neighbourhood a place where people want to live.

John Sanders. Shelley Willis.
2-1004 DeCosta Place.

Deborah Liske

From: Marian Weber
Sent: January-30-22 9:55 PM
To: info@tladev.ca
Cc: Corporate Services
Subject: Rezoning application 815 & 825 selkirk ave - public input

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	January 31, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To whom it may concern,

I am a resident of 835 selkirk ave. I am in favor of multi-family redevelopment of these two properties but the density is too high for two average single family lots and the number of stories is too high, will block light to other properties, is out of scale w the neighborhood by at least 20 vertical feet, this is clearly an attempt by the developer to extract water front property values on the top two floors and does not meet the objective of serving the housing needs of the missing middle they are pretending they serve. Sorry 500 and 600 sf units at 150 per square foot targets wealthy retirees or young professionals who will not stay and can't raise families or even live long term in such a small space. This will reduce the family feel of the neighborhood and will gentrify it contributing to further inequality. I vehemently object to any proposal exceeding 4 stories and existing density bylaws. The number of units should be fewer and larger. I am also concerned about adding 50 new parking spots to this street as this particular block already has several medium to high density buildings w traffic implications. Particularly exit up Arm street to Craigflower will be even more congested and an extra 50 cars per day will be accessing 6 blocks of mixed density housing and single family housing, resulting in additional impacts on a street that current already has speedbumps to slow traffic.

Marian Weber
835 Selkirk Ave

From: Linda Knox
Sent: January-31-22 4:10 PM
To: info@tladev.ca
Cc: Development Services <Development.Services@esquimalt.ca>
Subject: proposed development at 815 and 825 Selkirk Ave

After attending the virtual public open house on Thursday, I have a couple concerns.

Selkirk Avenue is a narrow street. The amount of extra traffic, with increased parking needs and basic car movement this development will bring to an already congested street needs to be addressed. Our street is used a lot by bikers, runners and people out for a walk. Good luck doing that safely with all that traffic going on.

I feel that this development at 6 stories is just too high for the neighborhood. It will overwhelm all the other houses, condos in the area. I would think a four story would be a better fit for the site.

And a question, why cut down all the trees at the back of the development, just to replace them with different trees.

Thank you.

Linda Knox

#206-837 Selkirk Ave

Deborah Liske

From: Terri W.
Sent: February-01-22 3:17 PM
To: Mayor and Council; Terri W.; Corporate Services
Subject: 815 and 825 Selkirk Avenue rezoning application

I am writing to oppose the amendment to the zoning of two single family residential dwellings into a large 52 unit multifamily building.

I live on Selkirk Avenue, and I think we already have enough density on this street. I understand this building will not provide adequate parking.

Many of us do not want our beautiful street to become another Langford. It is already busy enough with many condominium and apartment buildings, and the Salvation Army building.

Please do not consider this application.

Thank you,
Terri Walowina

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	February 2, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Deborah Liske

From: Andrew Smartget
Sent: February-02-22 3:02 PM
To: Corporate Services
Subject: Development proposal for rezoning

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	February 3, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Bill
For <input checked="" type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To whom it may concern:

I am contacting you concerning a proposal for the rezoning of 815 & 825 Selkirk Avenue in Esquimalt. The proposal for this location is for a six story, 52 unit multi family condominium development. These two lots are located in a neighbourhood block bounded by Craigflower Road, Arcadia Street, Selkirk Avenue and Arm Street. I live within this block.

As you are likely aware, the block currently has a number of large multi-unit residential buildings - depending upon your definition of large there are anywhere from six to eight of these developments already in place. It is worth noting that none of the current buildings exceed four stories in height.

I understand from talking to residents that the current official community plan would allow for buildings of six stories to be constructed. However, I feel that although buildings of the size proposed at 815 & 825 are allowed, it does not necessarily follow that they be permitted. I believe the density and scale of the existing buildings is already substantial.

On any given workweek day residents of Selkirk have to deal with streets crowded with parked vehicles. Many of those vehicles are service and commercial vehicles which presumably do not have room to park in the buildings being serviced. The proposed rezoning for these two lots would permit a building of a size and scope that will likely exacerbate the current parking situation.

Finally, I would like to mention that over the past couple of years a number of new residences have been constructed nearby on Tillicum Road. Currently one such development is taking place at 1052 Tillicum Road. I believe a development of that scale would be more appropriate for the proposed rezoning under consideration for this residential block.

Sincerely,
Andrew Smart

Deborah Liske

From: Darlene Reigh
Sent: February-02-22 6:20 PM
To: Mayor and Council; Corporate Services
Subject: Development Proposed for 825 and 815 Selkirk Ave.
Attachments: Development on Selkirk Avenue 02022022.pdf

Dear Mayor DeJardins,
Please see our attached letter.

Sincerely,
Darlene and Martin Reigh

Mayor and Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	February 3, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Mayor Desjardins and Council.

We are writing in response to the development proposal for 825 and 815 Selkirk Avenue, located in the Township of Esquimalt. There is signage up on the front of the property. We live nearby.

The proposal is for a six-story glass frontage apartment block for 52 units with underground parking. Currently there are two small houses there. There are also two apartment buildings next door which are three/four levels along with other homes.

We understand that we need to increase density to hopefully make more housing available for others, but we feel that six stories will overshadow other homes by being too high.

We strongly urge Council to be careful in approving this project. Please be sensitive to the height of the building and the impact that six stories would have on our neighbourhood.

Sincerely,

Darlene and Martin Reigh
1017 DeCosta Place
Esquimalt, BC
V9A 6X8

Kim Maddin

From: Greg Wudrick
Sent: February-05-22 5:19 PM
To: Corporate Services
Subject: Proposed construction at 815 and 825 Selkirk Ave

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	<u>Feb 7</u> , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

I live near the building which is to be constructed at 815 and 825 Selkirk. I understand it is planned to be six stories, which is too high when one considers the quiet neighborhood in which it is to be built. There are only a few 3 story structures on Selkirk, and one four story building up the street a block away, but nothing higher than that.

The rest of the dwellings in this residential neighborhood are 2 stories — mostly single family houses. A 6 story building is not appropriate for the area.

I hope this helps in your consideration of this project.

Greg Wudrick

Deborah Liske

From: TRACY
Sent: February-07-22 12:37 PM
To: Corporate Services; Mayor and Council
Cc: President Strata161
Subject: Rezoning application 815 & 825

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	February 8, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello. I have noticed this rezoning application sign on these two properties. I have attended the developers open house at the high school. The following are my comments:

This building is totally inappropriate for the neighborhood for so many reasons. It's an old established neighborhood where the highest building is 4 stories. Most end up being 3 and 1/2 stories high because half of the first story is below ground level.

The design and the materials proposed for the building are ultra modern for the neighborhood. This is clearly a cookie cutter design that is prominent in the new condo construction found on more urban thoroughfares throughout Victoria and Langford.

The parking supplied for the six-story building is totally inadequate. In fact, I understand there's only two visitor parking spaces on the property. The condo I live in on Selkirk has only 32 units and we are required to supply far more visitor parking in our parking lot than this six-story building is outlining they will provide.

On road parking is already used to its maximum so there will not be any room for the extra vehicles that will ultimately need to park on the road. The number of people to be housed in this six-story building will add to the congestion of the area. It will increase traffic in a family oriented, established neighborhood increasing the conflict between pedestrians and bicycles and cars.

The encroachment of privacy for the surrounding homes and condo buildings will be significant. The shadow effects of this tall building will also be very significant on surrounding condo buildings and single family homes.

This developer is from Alberta and has absolutely no sense of the neighborhood community that it is trying to drop this building into. They're clearly has not been any consideration included in the design for fitting into the existing flavour of the neighborhood.

While intensification of urban areas is desired and necessary, it should not be done in a haphazard thoughtless way. Developers should not be defining our communities as this proposed building clearly reflects.

A more reasonable development for the site would be a four-story condo building that fits in with what already exists in that neighborhood. There should be adequate parking for all residents and visitors on the property.

If members of council are not familiar with this area I invite you to walk around our neighborhood before any decision making is made at Council.

When will this application be on the agenda?

Kindest regards,
Tracy Jennings
101-853 Selkirk Ave

[Sent from Yahoo Mail on Android](#)

From: Yiura

Sent: February-09-22 11:28 AM

To: info@tldev.ca; Development Services <Development.Services@esquimalt.ca>; corporate.service@esquimalt.ca

Subject: Public Consultation Proposal for Rezoning of 815 & 825 Selkirk Avenue

To Whom It May Concern,

Even though the OCP is allowing up to 6 story building on the lots 815 and 825 it seems not proportional of the neighbourhood surroundings. Selkirk area is walkable giving a place to enjoy for families, and individuals the opportunity in a peaceful environment.

Currently the street is lacked enough of parking which it will worse adding more from visitors and services vehicles.

On the other hand, it is planning a public electric vehicle charging station at the front on the buildings. Basically on Selkirk Ave.

Please, before taking any resolution, consider the above facts.

The proposal it would be detrimental to the people who live already in this area.

Sincerely,

Yiura Lubaggi Joyner.
837 Selkirk Ave.

Deborah Liske

From: Lisa Richardson
Sent: February-16-22 9:51 AM
To: Corporate Services
Subject: Re: TLA Development Proposal at 815 & 825 Selkirk Avenue
Attachments: Re_ TLA Developments Proposal for Rezoning, January 30, 2022 (1).pdf

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.

Dear Esquimalt Township Corporate Services,

I am forwarding to you a letter I had sent on January 30th, 2022 to Esquimalt Mayor and Council as well as to TLA Development. This letter was a response to a note in my mailbox asking for feedback regarding the proposed development at 815 & 825 Selkirk Avenue. Walking by the site yesterday I noticed a request for feedback to be sent to this email address, which was not provided on the letter sent to my mail.

Thank you for following up with residents' feedback and concerns.

In Community Spirit,

Lisa Richardson

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	Febraury 16, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

January 30, 2022
Mayor and Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

January 30, 2022

Dear Mayor Desjardins and Esquimalt Township Councillors,

Re: Proposal for Rezoning of 815 & 825 Selkirk Avenue

I am writing as an Esquimalt resident living on Selkirk Avenue. I would first acknowledge that I am in support of increasing both density and diversity of housing within our neighbourhoods. This would include incorporating a transition towards market housing that addresses the missing middle as well as rental units needed for affordable housing. The extensive community plan which has been developed by and for the township of Esquimalt, I believe, reflects the goals and vision of our community with clear guidelines to support this pivotal time and to effectively move us forward.

On Tuesday January 25th, 2022 I had the opportunity to attend an open house put on by TLA Developments regarding the proposal for rezoning at 815 and 825 Selkirk Avenue. Through the discussions at this presentation I became aware that the developers are wanting the community's feedback and that this is the first stage of the consultation and development process. This being said, I feel compelled to write to council to provide my feedback and to also voice some of my concerns. Again, I do believe we need to increase density. However, I am wanting to ensure that as we do this that the developers, council, housing specialists, community members, and any other relevant stakeholders are thoughtfully interacting with the community plan in order to achieve its vision. From this collaborative perspective, I would like to point out a few sections within the Esquimalt City Plan that I believe require more review with regards to TLA Development's rezoning proposal.

Section 5.3 Medium/High Density Residential Development

- OBJECTIVE: Support compact, efficient medium density and high density residential development that integrates with existing and proposed adjacent uses.
 - Policy - Buildings with shallow setbacks should step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.
- ☐ Based on the proposed sketches and the proposed height of the building I do not see this being considered.

Section 5.4 Affordable Housing

- OBJECTIVE: To encourage a range of housing by type, tenure and price so that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.
 - Policy - Encourage the placement of new rental, affordable, special needs, and seniors housing in accordance with designated residential land use areas as they are integral components of inclusive neighbourhoods.
 - Policy - Promote housing agreements to ensure that all strata units have the opportunity to be used as long-term residential rentals within strata buildings.
- The current proposal has all units for purchase at market value. What strategies could be utilized to support affordable housing units? Such as a percentage of units sold at below market value to accommodate lower income earners who are trying to get into the market.

Section 15.2.3 Neighbourhood Design

- Policy - Determine neighbourhood character defining elements through a consultation process that identifies values of a neighbourhood.

Section 23 DPA #6 - Multi Family Residential

- This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new developments. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 6 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.
 - Guidelines For Consideration:
 - The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.
 - New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.
 - Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.

- ☐ The height of the existing medium density buildings in this neighbourhood are between 2 and 4 storeys. A six storey medium density building is going to significantly impact the neighbourhood character, cast shadows on adjacent properties, and block solar access.
- ☐ In terms of neighbourliness, as outlined in Section 28, new developments should be designed to not only minimize disruption to adjacent properties but should also compliment the scale and type of adjacent buildings. Allowing for an effective transition in scale. The community plan goes on to outline specific strategies to achieve these guidelines.

As some of our neighbourhoods in Esquimalt transition from low to medium density it is suggested within the community plan that developers consider providing community amenities for the benefit of the community.

- ☐ One consideration in terms of community amenities would be the improvement of the Arm Street Promenade on the Gorge Waterway, including water access.

I was fortunate to hear urban planner Jennifer Keesmaat speak at the recent Rising Economy Week this past November in Victoria. What stood out for me in her presentation is the importance of strategically planning our urban communities and in so doing creating a stronger sense of place, emphasized here was the need for appropriately scaled density development. Two key actions she identified as necessary to building resilient communities are 1 - Inclusive Neighbourhoods where affordable housing is foundational and 2 - Integrating nature into our neighbourhood with more places to be together in nature. As we begin to move to higher density neighbourhoods I believe it is imperative that we do not do this in a piece-meal way, but thoughtfully, collaboratively, and being sensitive to the objectives that have been outlined in the Esquimalt city plan.

Thank you for this opportunity to provide my feedback and to voice my concerns regarding TLA Developments rezoning proposal. I look forward to future conversations and updates regarding this development.

Kind regards,

Lisa Richardson

Ideas presented in Esquimalt Community Plan



Incorporate a front patio or stoop to create street activity and association among neighbours.



This building steps down to the slope to reduce the visual impact from its massing.

Deborah Liske

From: Susan Carmichael
Sent: March-01-22 3:06 PM
To: Corporate Services
Subject: Property at 815 and 825 Selkirk

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 2 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

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.

Good afternoon,

I live at 932 Arm Street with my husband Gordon and we both want to let you know how we feel about the proposed development.

First of all it is way too high! We also don't think it is appropriate for this neighbourhood - we would like to see something more compatible with a family in mind.

The neighbours were pointing out with a tree in their back yard that is similar in height with the proposed height of your building., we would get zero daylight/sunshine for most of the day

You are welcome to come and see for yourselves! We are home most of the time

Also we have been getting information sent to us from the developer about both the development on Craigflower and Selkirk from the municipal hall and wondered why the Esquimalt taxpayers are paying for this.

I don't appreciate this and I'm sure the other neighbours this affects would appreciate it either especially when probably none of us want these developments to go ahead..

Thanks for listening, Susan and Gordon Carmichael

From: Dianne Heath
Sent: March-02-22 7:12 PM
To: Development Services <Development.Services@esquimalt.ca>
Subject: Stirling Project

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.

Hello

I understand that the Stirling project will provide much needed housing in Esquimalt. The plan proposed will fit nicely into the neighbourhood as well! As a social worker, I am pleased to see affordable housing coming to established neighbourhoods.

Regards,
Dianne Heath

From: Allison Renner

Sent: March-02-22 8:55 PM

To: Development Services <Development.Services@esquimalt.ca>

Subject: Development at 815 and 825 Selkirk Avenue in Esquimalt, BC

Hello Development Services:

I am aware that there is a substantial project for 815 and 825 Selkirk Avenue in Esquimalt. I feel that this a much needed addition to the housing that is needed in that area.

I am happy to hear of more development of housing.

Regards,

Mrs. Allison Renner

From: Randy Molland

Sent: March-03-22 8:37 AM

To: Development Services <Development.Services@esquimalt.ca>

Subject: The Stirling Project Support

To whom it may concern,

I am a local victorian living a few blocks towards tillicum mall from the Stirling Project. I wanted to express my interest in this building and for TLA Developments as a 30yr old millennial with a lot of friends and colleagues looking to get into the market, the extra housing in this area would really help people like us.

I have read and seen TLA projects consistently come in below market value, never gouging prices, always being fair, and this is what we need from developers and municipalities to help our generation get into home ownership.

In particular, this building is set up to help people with pets, like me, by having a dog wash station, grass areas, and also being so close to so many parks. Its impossible to buy a house in this location, let alone a condo that supports my pet. This is also something that brings huge value to people that are restricted to live in certain buildings because of pets.

Please consider this email as a vote of confidence that this building is exactly what me and my group of friends need to see more of in these areas!

Thank you

Randy Molland

- Current renter at 332 Ker Ave Victoria BC and potential future buyer in this building

From: Anna

Sent: March-03-22 11:22 AM

To: Development Services <Development.Services@esquimalt.ca>; corporate.service@esquimalt.ca

Subject: Tree Management Plan for 825 and 815 Selkirk Ave

Hello,

I am writing to express my concern with the impact the proposed development at 825 and 815 Selkirk avenue will have on the mature Austrian Pine tree that is located on the adjacent townhouse property just beyond the property line in the South East corner. The core root system of this mature tree would easily expand 3-4 metres, well into the development site.

I don't see that tree taken into consideration in the Tree Management Plan prepared for the developer TLA.

Please let me know if I have missed anything and how this tree will be protected.

Thank you,

Anna

From: Paul Berrington

Sent: March 4, 2022 12:46 PM

To: Development.Services@esquimalt.ca

Subject: support for development in Esquimalt - Stirling Development - affordable housing - first reading on March 6, 2022

Hello,

I would like support the development of new housing in the City of Esquimalt. Th Esquimalt housing is aging and new development would rejuvenate the community. The Stirling development on 815 & 825 Selkirk Ave is a perfect example of a new development that would support a diverse population from new owners, young active families, and nearly retired generations. The Stirling development offers a variety of units from studios to 2 bedrooms with dens to complete the community growth. These units will be affordable and well within range for the area.

56 units

- o (3) Studios
- o (22) 1 bed
- o (9) 1 Bed + den
- o (19) 2 bed
- o (3) 2 bed + den

The developer has put thought into the building and location to make it a well rounded development complementing the community.

It considers the community and reduces the environmental impact by offers:

- Underground parking to reduce street parking
- EV chargers
- Bike storage
- Green space

It offers many amenities within walking distance:

- Groceries
- Mall
- Medical clinics
- Dental clinics
- Bus transportation
- Schools

Things I like about this development:

- Park
- Dog wash station
- Bike storage
- Secure parking
- Gorge walkway
- Close to downtown

I love this location as I like to kayak and walk my dog down on the Gorge. I will be downsizing and this development will offer a new, affordable and low maintenance housing. I will also take advantage of the golf course just up the street. My son lives in the neighborhood and it would be great to be close the family.

Please consider this affordable housing opportunity for the new home owner and bring new life back into the City of Esquimalt.

Thank you,

Paul Berrington and Judith Lawson
4016 Morningside Close
Victoria, BC
V8N 3M2

From: Matthieu Lemay
Sent: March 4, 2022 5:22 PM
To: Development.Services@esquimalt.ca
Subject: 815 and 825 Selkirk Ave
Hello,

I wanted to write in to express support for the development being proposed at 815 and 825 Selkirk Ave (RZ000097).

Having moved to Victoria a few years ago, I can attest to the difficulty in securing a place to live in this wonderful city close to downtown amenities. This development would provide much needed attainable housing in the core, making much better use of the lot than single family homes. The development will create a positive sense of community and bring people in to enjoy the Gorge area and support local Esquimalt businesses.

The proposed building blends in well with the surrounding area, having minimal view and light obstructions, a pleasing modern style, and provides desirable public green space. The project will surely contribute to invigorating the area by drawing in young families and professionals that would be proud of calling this place home.

Thank you,
Matthieu Lemay

From: OAK BAY PHARMACY PHARMACY
Sent: March-06-22 1:36 PM
To: Development Services <Development.Services@esquimalt.ca>
Subject: 815 Selkirk Ave

Good day,

We would like to offer a letter of support to TLA Developments as it seeks approval for the proposed development of the Sterling Project located at 815/825 Selkirk Avenue.

We have recently relocated from out of province and had a difficult time in securing a place to live as there was little to choose from. We are now renting in the same neighborhood as the proposed project which is our most desired area to live in.

By luck we were notified of an open house presentation hosted by TLA Developments on 25 January that we attended. This building would hit all the benchmarks of our future purchase considerations such as location which shortens our daily commute, amenities that meet our lifestyle and a new building with no maintenance to us. Most important to us though is that a six-storey building will provide an abundance of inventory to choose from for future residents.

Our hope is for the Township of Esquimalt's approval so we may hopefully watch the construction of our possible future home.

Most respectfully,
Larissa Miller and Chris Comeau

From: ABG Ganiyu

Sent: March 6, 2022 8:28 PM

To: Development.Services@esquimalt.ca

Subject: Re: Words of Support for Sterling Project in the City of Esquimalt

Dear City of Esquimalt,

I am full of joy and happiness with upcoming Sterling Project in the City of Esquimalt. This would certainly helps to alleviate housing pressure and definitely a welcoming project needed in the City of Esquimalt for attainable housing.

Just to add further that I cherish the location and amenities they are providing such as underground parking, dog/bike washing station and backyard.

To conclude, I would certainly consider to buy a place in the new building.

Warmest regards.

Adewale Ganiyu

Deborah Liske

From: Glendda Thorp
Sent: March-11-22 11:06 AM
To: info@tidev.ca; Corporate Services; Development Services
Subject: Proposed development at 815 and 825 Selkirk Avenue

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.

Hello,

I have enjoyed being a resident of the Twin Gables condominium property at 835 and 837 Selkirk Avenue for fifteen-plus years. We are very conveniently only fifteen to twenty minutes from most places in Greater Victoria and yet it is a suprisingly quiet street and has an appealing family atmosphere.

Given the current housing situation all over the south island I appreciate that more options need to be available to those looking for homes and am in favour of managed development. What I am not in favour of, however, is development that ignores or discards the current profile of a neighbourhood.

In my opinion, the development currently proposed for 815-825 Selkirk falls into that category. I do not support a six-storey building with the box-like design and footprint that is being proposed which will, I believe, irreparably damage the personality of the area. What I would support is a reduction in size to three or even four storeys in this building and possibly a design alteration that would make the top floor area less than the lower floors. I would also support more development projects of that size on properties in our area. For example, within only four blocks of Twin Gables there is what appears to be a derelict structure at the corner of Coventry and Craigflower Road and a vacant lot at the corner of Selkirk Avenue and Arcadia, both of which could be developed to provide multi-family units.

As well as the size issue, parking and traffic on Selkirk Avenue is already a challenge. Parking restrictions will need to change to include parking on only one side of the street. As it is now, traffic often has to stop moving one direction to allow oncoming vehicles to get through. This will be even more debilitating and will need to be drastically adjusted during construction and with increased population.

I really hope those with decision-making power will thoughtfully consider these objections to the current proposal.

Thank you,
Glendda Thorp

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 14, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
For <input type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Deborah Liske

From: Emlyn Eager
Sent: March-14-22 5:34 PM
To: Corporate Services
Cc: Mayor and Council
Subject: Proposed Development - 815/825 Selkirk

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: March 15, 2022
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other _____
Referred to: <u>Bill</u>
For <input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda <input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

CAUTION: This email originated from outside of the Township of Esquimalt Network. you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing to express my concerns over the proposed development for 815/825 Selkirk Ave.

To be honest, after hearing about this proposal initially, I was shocked and frustrated! I just don't see how this sort of development fits the neighbourhood or really benefits the needs of the area. This 6 story, 55 unit building would be the largest of its kind in the community and in my opinion fails to meet several of the community needs including privacy, community fit, shading, noise, traffic, on street parking, and lack of affordable family-centric options.

In an area with all relatively low level, single family or small, multi-unit dwellings, adding a large building like this would not only impede and deteriorate much of the quiet and private space for these families/residents but also strain the infrastructure in the neighbourhood. Also 1- and 2-bdrm condos hardly support the need for affordable *FAMILY* housing for the area.

I understand that development is always a difficult subject and don't want to be seen as standing in the way of bringing more housing options to the area but I don't feel that this project has the best interests of the community in mind and that it will do little to ease the current housing issues.

Re-thinking this development to be a lower level, lower density option would be a significant improvement from the current proposal.

Happy to provide any further comments or follow up if required.

Thanks.

Emlyn Eager
Resident of 922 Arm St.

From: nick
Sent: March-18-22 10:29 AM
To: Josh Bilyk <Josh.Bilyk@tladev.ca>
Subject: Re: Comments on Proposed Rezoning 815 and 825 Selkirk Avenue

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.

Dear Josh Bilyk:

Thank you for your March 4th email and the opportunity to speak to you at the January 25 open house. For the record, we felt it important to note that while you and your team very politely listened to us, it is clear that you have not actually heard our concerns, and those of our neighbours, about the proposed development at 815 and 825 Selkirk Avenue.

An OCP is a vision document, not a license to proceed without consideration of impacts; in other words, the vision can be implemented where it makes sense on a particular site. In a situation as we have outlined in our emails below, 6 stories of density does not make sense in this block – it significantly overshadows all buildings in the area, and does not need to be 6 stories as 4 stories would be much more compatible with the immediate neighborhood. As well residual impacts of the development (e.g. parking) are going to be felt most significantly by residents of Selkirk Ave who live within a 1/2 block radius. Because of Esquimalt's "residential only" on street parking approach, those same residents will bear the brunt of exacerbated and new traffic/parking impacts during and after construction.

To date, you do not appear to have attempted to address these real and valid concerns in any practical way, or you have not communicated how you are going to do so. As such, you have not demonstrated that your proposed 6-storey development makes sense for the Selkirk Avenue neighbourhood.

If you have further concrete information that might make a difference to our concerns, we would welcome that information.

Sincerely,
Nicholas May and Nicola Marotz

Deborah Liske

From: Susan Carmichael
Sent: March-21-22 4:02 PM
To: Mayor and Council
Cc: Corporate Services
Subject: Properties Fleming Street and 812 Craigflower and 815 & 825 Selkirk

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.

I live at 932 Arm Street with my husband Gordon and don't agree with removing the trees for a development on Fleming Street.

Also, though we are pleased with the height of the building being reduced to 3 stories at 812 Craigflower Road, we don't agree that a condo should be built at that site, it would be much better building "family" type housing.

Now to 815 and 825 Selfirk!

I was shocked to see Municipal workers removing a tree that was only planted there fairly recently because of the development. A little premature isn't it? The condo hasn't even been approved or has it? I'd like to know why this is happening so soon.

Also I never heard back as to why the municipality is paying for the developers handouts!! We have gotten them for both developments on Craigflower and Selkirk!

Looking forward to hearing from you, Susan and Gordon Carmichael

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 22, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For <input checked="" type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Deborah Liske

From: Tanyann Belaney
Sent: March-23-22 6:58 PM
To: Corporate Services
Subject: Rezoning Application 815/825 Selkirk

CAUTION: This email originated from outside of the Township of Esquimalt Network. you recognize the sender and know the content is safe.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: March 24, 2022
For Information __CAO __Mayor/Council
Other _____
Referred to: Bill
For X Action __Response __Report
For Agenda __Council __COTW __IC

Good Afternoon

I am a new resident to the Selkirk Ave. area and came across the rezoning application for a replacement of 2 homes with a 52 unit 6 story condo building located at 815 and 835 Selkirk

This development application is concerning from my perspective as it is not consistent with the neighborhood for the following reasons.

Condo buildings and other multi unit buildings are generally 4 stories and have a consistent astetic design.

What is proposed is extremely modern and is much taller than surrounding buildings.

The volume of traffic and people in the area will rise to a minimum of 52 and likely closer to 100.

This will change the quiet neighborhood into a very busy location and one that in my opinion will reduce the charm of the neighborhood.

One of the key reasons I choose this location is the quiet established neighborhood. I lived in downtown Victoria for several years and know first hand the noise and traffic that comes from increasing urban density.

If I wanted in a busy location I would not have stayed downtown.

The developer has framed this design as be supporting entrance into into the housing market. I recently bought my approx. 1500sqft condo for far less than the proposed cost of these smaller units. There is also a significant number of single bedroom units which are not supportive of young families. This completely negates the developers argument. This is not affordable nor accessible for families.

At 6 stories the proposed building is wholly inconsistent with the surrounding buildings. This will drastically alter the skyline and neighborhood vibe.

Based on a recent open house session attended I also have concerns with the amount of parking options, which do not seem adequate.

In summary I raise objections to this appliction as it appears that existing residents are being pushed aside for more dense developments that is no longer affordable.

As I am new to the area please consider my objections to this development as part of the consideration of the rezonning application.

Although I understand the need to address housing this application is not appropriate to address the issue and should be rejected in my opinion.

If there is further information I can provide or if my feedback should be provided in a different forum please let me know.

Kind regards,

Tanyann Belaney
Selkirk Neighborhood Resident

Deborah Liske

From: John G. Boehme [REDACTED]
Sent: March-30-22 6:46 AM
To: Corporate Services
Cc: Mayor and Council
Subject: The Sterling 815/825 Selkirk Ave

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: March 30, 2022
For Information ☐ CAO ☐ Mayor/Council
Other _____
Referred to: _____
For ☐ Action ☐ Response ☐ Report
For Agenda ☐ Council ☐ COTW ☐ IC

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please recognize the sender and know the content is safe.

Mayor and Council

My name is John G. Boehme, and I am writing to support the proposal for The Sterling 815/825 Selkirk Ave.

I am a property owner and resident at 558-560-562 Selkirk Ave.

I am aware of this proposal and the location very well. This area and this project would be a great addition to the community. The 52 units of one & two bedrooms are new additional rental suites to an already struggling housing market is a plus.

I like that this proposal also offers many significant benefits:

- Great location only 10 minutes from downtown – by bike, transit or car
- The building has amenities that renters, including an expansive courtyard.
- The plaza is an excellent addition with new seating, and integration with the new retail space will create new vibrancy in the neighbourhood.
- As an art educator and practicing artist, I am excited about the new Public Art addition.
- All the units have a patio or balcony.

I hope to see this project approved – I think this is an overdue opportunity for the renting population and also to reinvigorate the area.

John G. Boehme Dip Visual Art, BFA (VAL), MFA (he/him/his)

e-mail [REDACTED]

Websites:

Vimeo: [REDACTED]

Youtube: [REDACTED]

phone [REDACTED]

"Yours, as always in perpetual service"

I am the descendant of Scottish & Anglo-German people all of whom were colonizers. I am a settler. I have been privileged to reside, uninvited on the traditional homeland of the Lekwungen speaking (Esquimalt & Songhees), Malahat, Pacheedaht, Scia'new, T'Sou-ke and W̱SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples. I express my profound gratitude for their welcome and tolerance as I work to dismantle my colonial, patriarchal, and racist cultural biases.

Please, when you see me stumble - or unaware that I am misstepping; help me learn to become better by letting me know. Huy ch q'u (Thank you)

From: Esquimalt Resident
Sent: March-28-22 11:00 AM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Jim Nute, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 922 Agnes Street.

I was made aware of the development by Neighbour.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

- * Yes
- * I get the feeling of being squeezed in by the large buildings. That will bring a lot more traffic!
- * Not very good, at all.
- * No
- * Absolutely no.
- * Definitely
- * Too many people walking around stealing stuff now. With the new unit going in on Fleming Street and the new units going in at the Gorge Pub and the new unit on Selkirk Avenue they'll be a lot more foot traffic throughout this neighbourhood

Alternatives to consider:

Maybe something a little more Heritage looking for the area.

Thank you for your consideration. If you have any questions you are welcome to email me.

Jim Nute
922 Agnes Street

From: Esquimalt Resident
Sent: March-29-22 12:23 AM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Trenna Nicol, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 928 Arm Street.

I was made aware of the development by TLA Developments.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

* This developer has very poor communication and transparency. TLA developments claims to do community outreach for this proposed development but then neglects to invite more than five (my guess) neighbours to the initial open house. I printed off 300 copies of the initial open house invitation and with the help of some neighbours distributed it to all of our neighbourhood. The neighbourhood was grateful to receive our photocopies. Furthermore, the virtual open houses felt 'fixed'. The developer could pick and choose which questions it wanted to answer. And the person asking the question was not given the opportunity to respond. In fact no one could respond in real time to what the developer was saying. The developer has also failed to communicate how the development will fit in with the homes around it. None of the renderings show the detached homes or townhouse complex that surround the proposed development. Basically, our homes do not exist in the eyes of the developer. This is obviously to mask the disproportionately huge scale of the proposed project. Also, I would have liked to have seen the 6pm results of the shadowing study, as this was excluded from the developer's report. 6pm is the time when most people are home from work ready to enjoy time in their backyards with their families.

* The height and density of this proposed building poses a number of problems. First of all, the building is too large when compared to the heights of the homes that surround it. It dramatically alters the sky-scape and is not in keeping with the immediate neighbourhood which is a harmonious mix of houses and apartment buildings, the largest of which is four stories and is more than a whole floor below street-level. A six-story building would block light and eliminate privacy for its neighbours, and not just its immediate neighbours. There would also be a significant increase in noise given the set-backs and a significant increase in traffic. Street parking would also become an issue with a building of this size.

* The neighbours surrounding this proposed development would lose a dramatic amount of privacy were this development to be approved. Windows and balconies of the proposed development would look directly into the yards, kitchens and living rooms of adjacent neighbours (such as ourselves), areas where we all spend most of our time when at home. I dread the level of discomfort I would feel in my own home and yard were this development to be approved.

* I do not think the proposed development in its current form addresses affordable housing in our community. What our community needs right now is affordable family housing and this is exactly what I would like to see at 815/825 Selkirk: three-bedroom units, priced independently of market value to create more affordable/attainable housing for families.

* With 52 spaces for 52 units, the issue of parking has not been adequately addressed by the developer, especially since there is limited street parking on Selkirk Ave and other nearby streets. Some units of the

proposed development would be occupied by couples who own two cars, yet there would be no where to park the second car. There would also be a large number of guests coming and going for a building this size, yet the developer has not indicated any guest parking on top of the 52 spaces. Lastly, there would be a high volume of service vehicles catering to the 52 units of this proposed building (parcel delivery, food delivery, grocery delivery, moving trucks, repair persons, landscapers, etc), yet with an EV station in front of the building, there would be no dedicated parking spaces for these service vehicles. Relying on street parking for all of the development's excess parking needs is not adequate, especially when street parking is already in high demand. The developer must provide at the very least 1.3 parking spaces per unit.

* With a development of this size, the neighbourhood would suffer a significant increase in car traffic. There is already much traffic along Arm St and Selkirk Ave, especially during peak hours when commuters try to by-pass the Tillicum-Craigflower intersection. We have a lot of children in this neighbourhood, not to mention pets, and it is always a fear that one of them could be hit by one of the many cars that speeds down these side streets to reach Selkirk Ave. More traffic on these side streets would only increase the risk of such an incident. Selkirk Ave itself is a busy street among cyclists and pedestrians as it connects with the Lochside Trail and downtown via Banfield Park. Strangely, there are no continuous sidewalks on Selkirk Ave, which means to walk from Tillicum Rd to Arm St, you must cross the street twice. The increase in car traffic from this proposed development would definitely increase the risk of incident between cars and pedestrians/cyclists.

*

Alternatives to consider:

Instead of the development in its current form, I would like to see an affordable townhouse complex. This would benefit the community by creating more affordable family housing. It would also be more in keeping with the current neighbourhood which is a family-centered community. It would mean a gentler sky-scape and would not make its surrounding neighbours feel uncomfortable in their own yards, kitchens and living rooms for lack of privacy. My husband, our two children and I live next door to the townhouse complex on Arm Street and we love the sense of community we have with those neighbours and would love to welcome more families to the neighbourhood. The Vic West portion of the neighbourhood from Arm St to Banfield Park is proposed to remain traditional family housing in its OCP. Since densification is necessary, a balance must be found within an existing family-centered neighbourhood. 'Gentle densification' is the answer.

Thank you for your consideration. If you have any questions you are welcome to email me.

Trenna Nicol
928 Arm Street

From: Esquimalt Resident
Sent: March-29-22 6:31 PM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Karin Chisholm, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 8-922 Arm St.

I was made aware of the development by Development sign on Selkirk.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

* I received no notice from the developers about their proposal until after seeing their development sign and discussing with neighbours. I attended the open house over Zoom and although the developer representatives attempted to answer questions and concerns, I found their answers often vague and short.

* I am understanding and all for needing to create higher density living solutions in this area and throughout greater Victoria. However, I am very concerned with the proposal of 6 storeys for this development. I live in the townhome complex behind the proposed site and I have major concerns about privacy in an already dense area with multiple homes nearby. The balcony's of the proposed unit will be looking directly over our townhome and backyard spaces. This will reduce privacy and increase noise levels. Nearby apartments are 3-4 storeys tall which seems more reasonable in an area that is not all large apartment buildings. I am also concerned at the lack of sunlight this will result in, as we already have low light in this area.

* As I mentioned, I am concerned about privacy in the area with this proposal, in an already heavily populated area with existing apartments, single homes, and townhomes. In our townhome, we have very minimal outdoor space and where our townhome is situated, this new building will be looking right into this space.

* I don't believe that this new proposal is going to contribute to making the area more affordable. Families looking for homes are being priced out of the current single family home market and need more townhome and duplex options in order to raise a family in something different than a condo. I'm concerned that with an investment company owning this new project, these units will not be 'affordable' for the average Victoria local.

* I am concerned about street parking changes as a result of this proposed development. The developer has specified only one stall parking provided per unit. This is going to drastically increase the amount of cars parked on Selkirk and surrounding areas. There is minimal street parking outside the proposed site on Selkirk as is.

* This will also drastically increase traffic on Selkirk (it is already being erroneously used as a cut point street to avoid the Craigflower part of the Colwood crawl). Selkirk and surrounding streets are used by many families, children and bicycles and an increase in traffic will make this area much less safe.

*

Alternatives to consider:

I am all for increasing the number of housing units in this area and throughout greater Victoria as we see prices climb out of reach for many locals. That being said I think the surrounding neighbours need to also be at the table when it comes to planning developments near their homes. A townhouse complex could be a great solution to many of my stated concerns - it would offer a great option for growing families that could be more affordable than a single family home but provide the space and outdoor amenities that families are looking for. I live in the townhome complex next to this development site and this complex fits in with the neighbourhood completely.

Thank you for your consideration. If you have any questions you are welcome to email me.

Karin Chisholm
8-922 Arm St

From: Esquimalt Resident
Sent: March-30-22 11:49 AM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Melanie Reid, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 1214 Sunnyside Ave.

I was made aware of the development by Development sign on Selkirk.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

- * Clear and transparent
- * I am a home owner in Vic West and I am totally fine with the proposed building height and density. Victoria and Esquimalt need to get over their 3-storey max. NIMBYism. Up is the only way to go. Suburban sprawl in Langford and the associated commuter nightmare is far less attractive than 6-storey condo buildings near our city centre.
- * These privacy concerns are exaggerated. You live in a city. Get over it. Privacy concerns by a handful of neighbors does not warrant stalling much needed housing development.
- * There is no silver bullet. There is a housing shortage and it only makes sense to increase urban density by building up, not out.
- * The transport report satisfied me and did not leave me feeling concerned at all. I disagree that the development will have significant impact on the availability of street parking.
- * No I am not concerned. We get increased traffic during rush hour and during the summer months around Banfield park. Victoria is growing. Residents along Selkirk who complain about street parking probably have multiple cars anyway. You're lucky you have a driveway. Stop complaining about everything.
- * I'm so tired of NIMBYism by the elitist locals who lucked into early homeownership in Esquimalt and Vic West.

Alternatives to consider:

Stop railroading development projects with NIMBYISM. We can have 6 storey condo buildings and affordable family-oriented townhouse projects. They are not mutually exclusive. I think a 52 unit 6 storey condo unit in this area makes more sense than 3-4 family sized townhouses. Why try to "fit into existing infrastructure" that is out-dated! Get rid of all the ugly 3 storey condos along that strip and replace them with taller, energy efficient, modern buildings.

Thank you for your consideration. If you have any questions you are welcome to email me.

Melanie Reid
1214 Sunnyside Ave

From: Esquimalt Resident
Sent: March-30-22 2:34 PM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, James Tillapaugh , am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 1331 arm st .

I was made aware of the development by Neighbour.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

* Their drawings and depictions of the building have not been accurate and are misleading. Although I live 4 lots away from the development I was not notified about the development for the first or second info session. When asked about their visuals, they do not look how it will look.

* This building will be in direct sight line from our residence. I believe that it is too tall for the area. I have lived in this house for over 45 years and do not agree that this is in the best interest to our community or street. Further to this, there is NO street parking already. I have to park already a considerable distance from my house. Adding cars to this area will make it impossible to find any street parking. Further to this, Arm st is already seen as a cut through from craigflower. Cars go too fast and it is already not safe to put my children into the car. Increased traffic on this road makes it unsafe. I hear that adding this building with 52 stories does not fit into this street.

* I feel that this building is unfair to the surrounding neighbors, many who just bought their homes. If they had of known that this was the intent of the property before buying they likely would have made a different choice. They will lose all privacy.

* Many of the buildings in this communities are RENTALS! This building is not intended for affordability. This community is growing with FAMILIES! Arm st alone has many families who work and live in this community. This will not contribute to that. It should be creating spaces for FAMILIES! why are there no 3 bedroom apartments?

* There is no parking around here already. I struggle to find it and if I have guests they have to park 2 or 3 streets away some times. This area is already too dense with the town homes, and other apartment buildings and the care home. There is no room for any more cars!

* Further to this, these roads are becoming so dangerous for our children as cars are going so fast. There have been many accidents at the corners of craigflower and arm as well as Arm and selkirk! Our car was hit by a motorcycle coming too fast off selkirk a few years ago! The roads are too thin and cannot handle more traffic. Turning off arm onto craigflower is already dangerous and impossible.

* Having lived here my whole life I am happy to see some changes, BUT this is not one of them. This is too big and doesnt make sense for our community.

Alternatives to consider:

As an alternative a MUCH smaller development would be better.... where privacy and traffic is considered. I think 4 stories is the max this should be allowed to go.

Thank you for your consideration. If you have any questions you are welcome to email me.

James Tillapaugh
1331 arm st

From: Esquimalt Resident
Sent: March-30-22 2:53 PM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Erin Van Stone , am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 1331 arm st .

I was made aware of the development by Neighbour.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

- * I felt that TLA was not transparent with what the development will look like. Their photos did not look like the surrounding areas. When I asked about the measurements in relation to the houses around they stated that the pictures were not to scale. When I asked about street parking they stated their building would not take any street parking but in their sketches there is street parking.
- * I believe that this is too high for the sky line on this street. It will block the skyline from my residence. It will also block out light and be over towering. I also think that it is not attractive and I will have to see it out my front door and windows. I have concerns that there are not enough good sidewalks or roads around this building to support this density. I also think that adding this building is unsafe for traffic. Further to this, it will not attract local residents, which adds to the pressure on our community infrastructure.
- * I am appeal to council to consider the impact on the adjacent properties. I feel this development is unfair and greatly decreases their property values. They will lose the enjoyment of their property as they have 0 privacy and now a lack of sun. If these community members left out community due to this development it would be a great loss for this community. This development as is, is unfair. The enterence to this building is facing the next door property!
- * This doesn't contribute to affordability in our community or family housing!!! Where are the 3 bedrooms? What family will be able to afford this? Our community is family focused. Many of the families who surround this development have very young families. This development will change the demographic and community greatly.
- * I have to park many houses down from my house daily. It sometimes takes 2 passes of the street to park. Arm and selkirk cannot support anymore cars parking. It is impacting the families who already live here. I have to walk my 2 young children down the street to our car. It also creates a complex issue with how cars drive because there are so many cars parked on the street.
- * Arm street is already unsafe. Cars use it as a short cut between craigflower and tillicum. They drive too fast and they do not watch out. This development will 100% increase traffic on Arm street which greatly impacts our safety and that of our children. It also causes more noise. In this community there are already limited side walks. It is unsafe to walk with my children down Selkirk and increasing the traffic will make it much worse.
- * This development is too large for our community and does not have the local communities interests in mind. I have expressed my concerns to the developer and none of them have been addressed. I feel that this development with this density and this height is very disappointing to our little community.

Alternatives to consider:

Decrease the height by 3 stories, create bigger setbacks, and change the location of the entrance. This should be a townhouse complex or 3 story condo building.

Thank you for your consideration. If you have any questions you are welcome to email me.

Erin Van Stone
1331 arm st

From: Esquimalt Resident
Sent: March-31-22 11:09 AM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Candace Fertile, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 835 Selkirk Avenue, #206.

I was made aware of the development by Neighbour.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

- * inadequate
- * It is a terrible building--doesn't fit into the neighbourhood as it's too tall and is basically a big box of small condos.
- * I think it causes problems for the immediate neighbours but it also creates an issue for others in terms of privacy. It eliminates privacy and ruins the ambience of the neighbourhood, particularly along Selkirk and the properties close on Craigflower.
- * No--it's the opposite of creating affordable housing--it's simply about money. Neighbourhoods should not be ruined because of a desire to make huge profits. Housing is already far too expensive in the Victoria area.
- * First of all, the proposed number of units is ridiculous. The height of the building is ridiculous. The proposed parking spots will be insufficient for the number of units. Selkirk is a quiet street, and having so many units without guest parking or other extra parking is a recipe for a parking nightmare for residents, guests, and service providers.
- * YES! Selkirk has lots of families with children who play outside and people who walk (often with their dogs). It makes for a great neighbourhood where you can walk safely. Many cyclists use Selkirk to connect to the Galloping Goose or to avoid traffic for a while on Craigflower. Adding the volume of traffic for the proposed six-storey building with 52 units will change the nature of street dramatically--and not in a good way.
- * I am not opposed to a condo/apartment building. I live in one, and people need places to live. But a six-storey building is not the way to go in this neighbourhood. Any new building should fit into the neighbourhood in terms of size and architecture. Selkirk has varied designs in houses, apartments, and condos. It's a good mix. A six storey building would loom over the neighbourhood, create traffic and parking problems, and probably create issues around safe playing, walking, and cycling. And the lack of attention to creating space for families and affordable housing (well, maybe slightly less stratospheric prices than they are now) is troubling. We need to think about the future--and that means how people live.

Alternatives to consider:

I would support a three storey building, a townhouse development (like the one on Arm) or some combination if there is attention to the fact that this neighbourhood is not just for single people or couples but for families as well. And it would be good to have an affordable component. Communities need people of all kinds--and that means varied economic levels. Otherwise, we let money be the defining factor for everything--and look where

that has got the world--climate disaster, economic disparity (the worst in history), and many other problems that must be addressed.

Thank you for your consideration. If you have any questions you are welcome to email me.

Candace Fertile
835 Selkirk Avenue, #206

From: Esquimalt Resident
Sent: March-31-22 12:51 PM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Kristine Joanne Orcherton, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is #201 - 837 Selkirk Ave.

I was made aware of the development by Development sign on Selkirk.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

- * none
- * Negative! More traffic, more traffic noise, less privacy, less daylight and sunlight for homes near development, more parking problems.
- * What privacy? Once this monolith is built, surrounding neighbours using their backyards will have zero privacy, not to mention a lack of sunshine.
- * No! A townhouse/rowhouse development, or a three storey apartment condo development would be more in keeping with our neighbourhood.
- * No. Parking should be available with every unit in the building, 1 or 2 spaces per unit. Parking on Selkirk Ave is at a premium, there is no more room for additional vehicles on this road.
- * YES. The existing traffic and noise is enough of a problem during rush hour. Since the speed reductions on Craigflower, the constant noise from cars and pickup trucks roaring up and down Selkirk has gotten worse. Adding more medium density housing will make this problem even worse.
- *

Alternatives to consider:

More family oriented housing: 2-3 bedroom townhouses or row houses with 1 (preferably 2) parking posts per unit; 2-3 bedroom, three storey condo building.

Thank you for your consideration. If you have any questions you are welcome to email me.

Kristine Joanne Orcherton
#201 - 837 Selkirk Ave

From: Esquimalt Resident
Sent: March-31-22 3:44 PM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Laraine Hardy, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 1013 DeCosta Place.

I was made aware of the development by Development sign on Selkirk.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

- *
- * Height overshadows most of the residential buildings and is out of place and out of character with the area.
- * I consider the privacy for surrounding neighbors totally inadequate and invasive.
- * No. The development is purely a money grab at the cost of the community. The building is over height, meets little requirements in today's market for affordable housing and imposes itself on a quiet, residential area.
- * Parking on Selkirk and the side streets is tight already. Just going up Arms Street most hours presents problems for two way traffic due to parked cars. On Selkirk the issue is just as significant. Cyclists of which there are many already weave around parked vehicles on Selkirk. Many of these cyclists are parents delivering small children to daycare and schools. Further impact on Selkirk and Arm street will become a safety concern for all.
- * Most definitely concerned. As a resident I am already discouraged by the development happening in the area, especially the height proposed for the Gorge Pub area. It will and has already created a tunnelling affect along Tillicum up to the bridge. I myself avoid the Tillicum/Craigflower intersection most days due to long car lines and congestion. Like many folks we swing up Selkirk or Uganda to avoid. More cars up narrow Selkirk must be prevented please.
- * We have a close, quiet residential area. Don't destroy this with huge, overpriced, money grab constructions that are too high, too imposing and community disrupters.

Alternatives to consider:

I feel the developers already know the height will be of question. So reduced height is probably and hopefully on the table. The height should not exceed the surrounding buildings. So, 2 bedroom housing or townhouses of reduced height, duplexes. These might fit with the community and would not increase traffic or impact parking space. Thank you.

Thank you for your consideration. If you have any questions you are welcome to email me.

Laraine Hardy
1013 DeCosta Place

From: Esquimalt Resident
Sent: March-31-22 7:52 PM
To: Mayor and Council
Subject: Attention Esquimalt Council re 815 & 825 Selkirk Avenue

Attention Township of Esquimalt Council

I, Sean Bruce, am writing you to share my concerns and observations of the proposed development at 815 & 825 Selkirk Avenue proposed by TLA Developments.

My address is 13-922 arm st Esquimalt BC V9A 4G5.

I was made aware of the development by Neighbour.

After reviewing the proposed development I would like to share with you some of my observations and concerns.

* I attended one zoom meeting with the development company but was only notified by neighbours. There has been zero outreach by the company that I have seen

* I feel that the height does not fit in within the community and the lack of transportation infrastructure (lack of on street parking, Selkirk being a smaller side road) will not support this type of increased density. The lack of walk-able shopping and working districts along with only a single bus route on Craigflower will likely mean significant trips taken by cars adding to the already frustrating and dangerous amount of traffic in the area. Furthermore the type of density does little to solve the lack of spaces available for families and those looking for low income solutions

* The height and setback proposed by this building will eliminate any sense of privacy for the surrounding neighbours and create a very uncomfortable living situation for those in the area

* This proposed development does little to address affordable housing and since the owner of the property is a crowd funded investment firm they have no incentive to present anything that doesn't maximize the return to the 900+ people who have invested in the property

* The proposed development used a single day and only one hour in the morning and one hour in the evening to draw all their conclusions. The amount of proposed parking is significantly inadequate and will require a lot of on street parking. Their study does not address this issue but as a resident I can point out that the availability on on street parking is significantly limited and will cause issues far beyond the proposed site

* The area has a significant amount of people and bikes using the parks and side streets. In particular Selkirk is heavily used as a bike route to join up to other regional trails. The increase in traffic will create safety issues and increases in pedestrian, animal and vehicle interactions.

* I have concerns that this development is only being designed to maximize profits for their investors. There is nothing in this proposal that takes in the needs of the community nor contributes to making this area such a wonderful area to live. There is little benefit to anyone other than those seeking to maximize profits on this already over priced real estate market

Alternatives to consider:

I would like to see a development that address the type of spaces that will help people find appropriate housing and contribute to the community. Row or townhouse developments that allow people to enter the market and raise a family are a much better solution

Thank you for your consideration. If you have any questions you are welcome to email me.

Sean Bruce

13-922 arm st Esquimalt BC V9A 4G5