

From: [Maureen Mitchell-Starkey](#)
To: [Council](#)
Cc: [Corporate Services](#)
Subject: April 8, 2024 - AGENDA item - GMC's 26 storey development proposal
Date: April-04-24 10:36:21 AM

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 Council,

I am against this proposal in its current draft.

I am concerned about the lack of public parking for guests attending the building and the traffic impact on the already busy Esquimalt Rd.

The corridor of Esquimalt Road between Lampson and Dominion already has several large construction sites either in progress or pending.

26 stories is just too high, please be respectful to the members of Esquimalt.

I am NOT against bringing more residents into Esquimalt, I love Esquimalt and I would love to share it with new residents, just not in a 26 story tower.

Thank you,

Maureen Mitchell-Starkey
Esquimalt Resident



From: [Anna K](#)
To: [Council](#)
Subject: GMC 26 Story Development
Date: April-04-24 8:45:01 AM

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 morning,

I do not believe Esquimalt is prepared for this large of a development. We do not have the road infrastructure and amenities like other communities to sustain such a large development.

This developer claims they will provide millions of dollars in amenities but that still does not justify the size of the building for our community. I would also like to request that Council fix the clerical error in the OCP - the missing "up to 12 storeys" in the OCP's Commercial Mixed Use land use designation.

Thank you for your time.

Anna

From: [Corey Payne](#)
To: [Council](#)
Cc: [Corporate Services](#)
Subject: GMC development at 900 Esquimalt
Date: April-04-24 8:22:53 AM

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.

GMC development at 900 Esquimalt Rd.

Dear Esquimalt Mayor and Council,

I am writing to urge Esquimalt Mayor and Council to not approve GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace due to the following reasons:

Inconsistency with the OCP

The project has been craftily designed by GMC to avoid a rezoning process and to take advantage of the accidental oversight in the OCP wording around building height for Commercial/Commercial mixed zoning.

The GMC project is completely inconsistent with the OCP which states the requirement for redevelopment of the area of Head Street and Esquimalt Road to be done at a "neighbourhood scale". The project as designed (26 story condo tower and 8 story rental tower) is drastic in terms of its height, massing, and shadowing. The building is completely out of character/context with the neighborhood and would tower over and overwhelm surrounding areas, including our natural landscape (i.e. condo tower much higher than Rockheights Cairn Park). As proposed this project would significantly and irrevocably impact our community.

Tall residential towers are not the only way to achieve densification in our Township. There are numerous examples of recently completed and future planned projects that provide evidence of this.

Insufficient Density Bonus Package

The proposed density bonus package is unreasonably low and completely unacceptable for a project of this size. There is no affordable housing component to the project and a \$1 million contribution to affordability is a pittance for this scale of development. Given the current need for affordable housing, it is extremely disappointing that a project that proposes 26 stories of million-dollar condos does not have a meaningful affordability component. It is also concerning that there are very few family units in the development.

Reduction in Commercial Space

The project is proposing to replace the existing commercial space of 12,000 square feet with 8,000 square feet, an overall reduction of 4000 square feet. This is concerning as commercial space is very valued and limited along Esquimalt Road. I believe that the commercial space for this location should be maintained at current levels or better. The proponent has stated that the loss of commercial space is a byproduct of public realm amenities, but this is not the case, as the space is currently proposed for above ground parking.

Above Ground Parking

GMC is proposing that a significant number of parking spaces be located on the second floor of the building. The proponent suggests that this configuration provides future adaptability to change this parking to another use (such as residential or commercial) once society becomes less auto reliant. I believe this is a completely unacceptable use for the second floor. All vehicle parking should be located underground; cars do not need light and air, people do. The second floor is an extremely valuable space and should be used to add commercial area or affordable housing.

GMC is also proposing to have only 2 EV chargers for 272 housing units. Given that the transition to electric vehicles is already happening, having less than 1% chargers is insufficient for a development of this size and poor

planning.

Significant Concerns of Esquimalt Review Committees

Both the Advisory Planning Commission and the APC Design Review Committee expressed significant concerns with the project (refer to November 21, 2023 and December 13, 2023 minutes respectively). The Design Review Committee recommended that the project should be redesigned beyond the generic before receiving council approval, as the project would be one of the highest buildings on Vancouver Island. The Advisory Planning Commission denied recommending the project to council.

In summary, I make the following requests of Esquimalt Mayor and Council:

1. do not approve the development permit and development permit variance for the GMC project, and,
2. immediately update the wording of the OCP density and height requirements for Commercial/Commercial Mixed Use to provide clarity for both the community and developers.

As an interim measure, my suggestion is to apply the same standards as High Density Residential to Commercial/Commercial Mixed Use. This may be sufficient until such time that a comprehensive update to the OCP is undertaken. Otherwise, this will leave Esquimalt vulnerable to other excessively large projects that potentially waste precious tax dollars to process and undermine community faith in the OCP and the process that developed it.

Sincerely,
Marie and Corey Payne
Rockheights Ave

Sent from my iPhone

Corey

Sent from my iPhone

From: [Diane Adolph](#)
To: [Council](#)
Subject: GMC's 26 storey
Date: April-04-24 9:43:58 AM

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 Council,

Please stop this 26 story building. Develop YES, but not eyesore monstrosities like this. It is not fitting and is setting a scary precedence. So I say NO!!!!

Thank you,

Diane Adolph

947 Dunsmuir Rd
32 year resident

From: [Liz Aitken](#)
To: [Corporate Services](#); [Council](#)
Subject: I oppose GMC's 26 storey proposal for Esquimalt at Head St
Date: April-04-24 8:25:37 AM

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 am opposed to GMC's 26 storey development proposal for the corner of Esquimalt Rd and Head Street.

Please pause this proposal and prioritize updating the OCP so ridiculous height proposals like GMC's will not waste council's time again!

26 storeys will be taller than Highrock Park and block my and my neighbours views from Lampson Street and surrounding areas. I have lived my entire life in Esquimalt and want to see a revitalized corridor of high quality, not so much density that our water and sewer availability cannot handle.

My kids attend karate at Canada's Best Karate in the corner building at Esquimalt and Head which requires lots of parent pick up and drop off and many young children in the back parking lot. GMC has agreed to lease space in one of the new buildings but I am also concerned the new developments will not consider the safety of pedestrian youth using the main level and drop off/pick up parking.

Please consider that the majority of the voters and taxpayers in the community DO NOT WANT more than 10 stories along Esquimalt Road.

Elizabeth McKay
962 Lampson Place

April 4, 2024

Mayor and Council
Township of Esquimalt
1229 Esquimalt Rd
Esquimalt, BC V9A 3P

Via: Corporate.Services@esquimalt.ca

RE: Letter of Support: GMC Projects – 900 Development

Dear Mayor and Council,

I am writing to you on behalf of the Vancouver Island Construction Association (VICA) to express our support for GMC Project's 900 development project in Esquimalt. This project holds significant promise not only for the economic growth of the region but also for addressing crucial issues such as housing shortage and affordability.

Esquimalt stands as home to the Capital Region's largest employers, yet the majority of workers are compelled to reside outside of Esquimalt due to housing constraints, leading to daily commutes into the township. This housing shortage poses a significant recruitment challenge for both CFB Esquimalt and the shipyards. Furthermore, the affordability of housing, whether for rental or ownership, greatly influences the attractiveness of these institutions to military service members and workers at the shipyards.

The proposed 900s development will not only address these pressing issues but also sustain hundreds of well-paying jobs in the Capital Region during its construction phase. Moreover, it will provide substantial support to local businesses and contractors, thereby contributing to the overall economic vitality of the community.

As a trusted member of VICA, GMC's General Contractor, Axiom Builders Inc, has demonstrated its commitment to professionalism and integrity in the construction industry. We are confident that under their leadership, the 900s project will be executed with the utmost care and consideration for the municipality and the surrounding neighborhoods. We acknowledge the concerns raised by the local community regarding previous projects in the area, but we believe that Axiom's track record and dedication to quality will ensure a positive outcome for all stakeholders involved.

Additionally, GMC Projects has proven itself to be a community-minded development firm that prioritizes quality control and community engagement. Through its partnership with Axiom, we are assured that the construction site will be managed with the highest standards of safety and environmental responsibility.

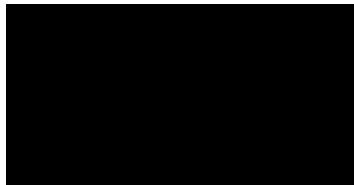
Furthermore, as Esquimalt-based employers ourselves, we recognize the critical importance of housing as a labor recruitment and retention issue. The availability of more housing options, including homeownership opportunities, is essential for the growth and sustainability of our businesses.

In conclusion, VICA wholeheartedly supports the GMC's 900 development project and believes that it will not only address the pressing housing needs of Esquimalt but also contribute to the long-term economic prosperity of the region. We urge you to consider our endorsement as you deliberate on this crucial matter.

Please do not hesitate to contact us if you require any further information or assistance. The Vancouver Island Construction Association (VICA) represents nearly 500 member companies providing construction services to the institutional, commercial, industrial, civil, and multi-family residential sectors on Vancouver Island.

Please feel free to contact me at [REDACTED] should you wish to discuss this matter.

Sincerely,

A large black rectangular redaction box covering the signature area.

Rory Kulmala
Chief Executive Officer

Cc: GMC Projects c/o Mike Kozakowski

Monk Office

April 3, 2024

Dear Mayor and Council,

On behalf of Monk Office, I would like to extend support for GMC Projects' development proposal for 900 Carlton Terrace and 900 Esquimalt Road.

As a long-time business with a base of operations in Esquimalt, our organization has seen the housing needs of our employees change throughout the decades. The current housing challenges in our region are a top-of-mind concern for us as employers, as they are among our clients. Collectively, we feel that housing supply is the greatest tool our communities have to address housing needs, and housing affordability.

Employee recruitment and retention is primary consideration for our business and that of our partners. Housing affordability, together with access to right-sized housing in terms of rental supply and ownership suites, has become a significant factor in job consideration and retention among potential and current employees, many of whom have options on where they choose to work, with housing access, housing choice and price points playing a key role in their decision-making.

High quality, landmark development opportunities like the 900s proposal are what Esquimalt needs if it is to maintain its role as a desirable community for workers. The caliber of this development, the affordability measures it will deliver for Esquimalt residents and workers, and the millions of dollars in public amenity contributions and public realm improvements proposed by the developer are an opportunity that does not come along often.

We ask Council to consider the merits of this proposal not as it may appear compared to what has been built in Esquimalt throughout the decades, and instead, to consider what our housing and community needs will be in the decades to come as Esquimalt looks to the future as a business-friendly and highly desirable municipality of Greater Victoria in which to work, and call home.

Thank you for your time, and for your consideration.

Sincerely,

[REDACTED]
Caitlin McKenzie
President & CEO
Monk Office Supply Ltd.

Family Owned & Operated

Servicing Vancouver Island from Victoria to Port Hardy for over 70 Years.

monk.ca
islandblue.monk.ca
shop.monk.ca

Head Office:
800 Viewfield Rd
Victoria, BC V9A 4V1



From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: Carlton Place development
Date: April-05-24 2:47:40 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO, Township of Esquimalt
Lekwungen Territory
Tel: 250-414-7101 | www.esquimalt.ca

Honoured & privileged to work on the ləkʷəŋən traditional territory and respectfully acknowledge the people of the Songhees and Esquimalt Nations. Nətsəmat (We are all One) həysxʷqə.



This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jenean Tucker [REDACTED]
Sent: Thursday, April 4, 2024 12:21 PM
To: Council <Council@esquimalt.ca>
Subject: Fwd: Carlton Place development

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 again,

I just wanted to reach out again to amplify my thoughts on what an amazing opportunity this project would be for our township. I forgot to mention in my first email how this building will be extremely beneficial for the next generation of young adults. Public transit for both major post secondary schools is directly in front of the building and as a parent of two teens, I am very concerned what the rental market will be like for them in the next 5-10 years. An influx of this many rental until would be an amazing addition for Esquimalt. PLEASE vote yes!!!

Kindly
Jenean Tucker
1186 Lockley Rd

Sent from my iPhone

Begin forwarded message:

From: Jenean Tucker <[REDACTED]>
Date: February 8, 2024 at 3:28:09 PM PST
To: council@esquimalt.ca
Subject: **Carlton Place development**

Good afternoon,

As a long time Esquimalt resident and Esq High alumni, who spent many nights at the Carlton Club, I wanted to reach out to say how excited I am for the proposed development at Carlton Trc. At first I was unsure about the height, but after attending the meeting hosted by GMC projects I am no longer concerned and think this building both represents a missing piece of Esq, as well as encompassing all that Esq already is. The sense of community I have known and loved about our township, seems to be embodied and the main focus of their plan. The buildings and amenities are well thought out, and I sincerely hope this building goes through to development stage. I would love for my friends/family to be able to join me in our wonderful community, but with the limited properties available, it is extremely difficult to find a suitable rental. Most of the current apartment rentals are either old and not in great condition, or privately owned and overpriced. I feel that this building will open up the market, and hopefully being some of the private rentals down to a fair market value. Please vote yes!

Kind regards,
Jenean Tucker

Sent from my iPhone

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: GMC Development
Date: April-05-24 2:52:59 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development
Sarah H Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: 250-414-7101

| [www.esquimalt.ca] <<https://www.esquimalt.ca>>

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Cassie J Doyle [REDACTED]
Sent: Thursday, April 4, 2024 12:26 PM
To: Council <Council@esquimalt.ca>
Subject: GMC Development

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 Council,

I am writing to voice my opposition to the development variance proposal from GMC to build a 26-story tower on Esquimalt Road. I understand that you will be considering this request at your upcoming meeting on April 8th. I do not think this scale of a project is a fit for Esquimalt Road. I fear that an approval of this variance will set a precedent for future development proposals and the impact of such density on traffic flows in our community.

I am in support of increasing the housing supply in Esquimalt, especially affordable housing. It is just the proposed height of this building that I am opposing.

Many thanks for your kind consideration.

Cassie Doyle
325 Kinver Street

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: GMC Project, April 8th Council Agenda Item
Date: April-05-24 2:56:39 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: [REDACTED]
Sent: Thursday, April 4, 2024 2:01 PM
To: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>; Tim Morrison <tim.morrison@esquimalt.ca>; Ken Armour <Ken.Armour@esquimalt.ca>; Andrea Boardman <Andrea.Boardman@esquimalt.ca>; Duncan Cavens <Duncan.Cavens@esquimalt.ca>; Jacob Helliwell <Jacob.Helliwell@esquimalt.ca>; Darlene Rotchford <Darlene.Rotchford@esquimalt.ca>; Council <Council@esquimalt.ca>; Corporate Services <Corporate.Services@esquimalt.ca>
Cc: Bill Brown <bill.brown@esquimalt.ca>; James Davison <James.Davison@esquimalt.ca>
Subject: GMC Project, April 8th Council Agenda Item

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.

April 4, 2024

To: Mayor and Council
CC: Bill Brown, James Davison

Re: GMC project, April 8th Council Agenda item

The West Bay Residents Association (WBRA) respectfully questions staff's decision that confirms the 26 storey GMC proposal aligns with the OCP, when their building's 4.7 FAR far exceeds the 3.0 FAR confirmed in the OCP's CCMU designation. And even though the C2 zone has a height limitation of 13 meters, a zoning amendment was also not requested apparently because the use had not changed. As a result, it

was decided that the proposal would proceed as a Development Permit Variance.

As you know, under the Province's new housing regulations, Councils are no longer permitted to hold Public Hearings for development proposals that align with the OCP. The decision to process the GMC proposal as a Development Permit Variance rather than an OCP/zoning amendment resulted in the inability of the community to participate in a Public Hearing for the largest development proposal that has ever come to our Township.

Public hearings, while admittedly flawed in some respects, are an important part of the legal framework of land use decision making and constitute citizens' rights to legitimately participate in local government decision-making. A Public Hearing provides the legislated opportunity for citizens to let their voices be heard for or against a proposal, to hear what other members of the community have to say, and to formulate comments and make recommendations to improve a proposal in their community.

The Township's decisions, beginning with the uncorrected OCP error and the proposal's so-called alignment with the OCP, has erased this for the community. It has also meant that Council members are having to consider this proposal on the basis of a Development Permit Variance, not how it aligns or does not align with the OCP. We are now faced with a proposal for a 26-storey development in a location that our previous Council voted unanimously to be 'up to 12 storeys'. A simple clerical error in the OCP, omitting those four words, provided the loophole for the GMC proposal to come forward.

Staff's March 4, 2024 report to Council re the GMC proposal, Executive Summary, 7th paragraph is important:

"The significant variance issue for Council to consider in this application is whether the height variance from 13 m to 84 m enabling a total density of 4.7 FAR (as opposed to the maximum base density of 3.0 FAR in the OCP Land Use Designation) is reasonable."

We feel that a 'significant' decision such as this requires a robust public process and a clear vision upon which to base the decision.

We are requesting that Mayor and Council put this proposal on hold until a set of design guidelines can be established for Esquimalt Rd, starting with the stretch from the commercial node at Head St. east to Dunsmuir Road.

A similar approach was taken with the Triangle Lands, now West Bay Quay. The West Bay Design Guidelines helped inform the final design of the West Bay Quay and is widely considered a good fit for the neighbourhood.

Design Guidelines were also influential in the development of the Esquimalt Town Centre. These guidelines were part of a public process that helped determine the appropriate scale for this development, and the vision layed out in the guidelines

allowed for successful integration of appropriate commercial, institutional and residential activity.

With all of the major changes we are seeing along Esquimalt Rd it would be reckless to not come up with a clear community vision for Esquimalt's other major commercial node on Esquimalt Rd, primarily concentrated around Head St.

Yours truly,

Rozlyne Mitchell
Chair, West Bay Residents Association

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: 900 Esquimalt Rd
Date: April-05-24 2:58:16 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jackie Carle [REDACTED]
Sent: Thursday, April 4, 2024 2:04 PM
To: Council <Council@esquimalt.ca>
Subject: 900 Esquimalt Rd

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.

MAYOR AND COUNCIL
Township of Esquimalt

RE: 900 Esquimalt Rd & 900 Carlton Terrace

I am writing this letter in support of the proposed project to be located at 900 Esquimalt Rd and 900 Carleton Terrace.

I had the opportunity to meet with Richard Gill and the team at GMC Projects and was pleased to learn of their commitment to support much needed housing for Canadian Forces Base (CFB) Esquimalt military members and families.

With the support of CFB Esquimalt, the Esquimalt Military Family Resource Centre (MFRC) works with military connected families seeking viable housing options. We are committed to promoting

more housing choices in the Township of Esquimalt and note the project's proximity to Venture, CFB Esquimalt's officer training school on lower Head Street which has its own unique on-site and off-site housing demands. The Royal Canadian Navy (RCN) has a "Home Port" initiative for their members that is intended to improve retention, enhance deployment readiness and provide housing security.

In my discussion with the GMC team, I have been assured that as part of the priority given to those who currently work and or live in Esquimalt, but do not own, military members and families will be part of those who have the right of first opportunity for this project. This would mean that members and families would be part of an exclusive presale period (to be determined) prior to the broader public being able to purchase a home. Additionally, they would highly consider military members and families for tenancy in their pet friendly rental units. This priority being offered to military families is a great benefit as well as a positive message from GMC Projects Inc. and Esquimalt Council; sending a clear message to these families that they are supported and appreciated in this Township.

It is noteworthy that GMC is a family owned and operated company. They are local, Esquimalt based developers who care about and understand this community. Many of our military members and families live in GMC housing and express that the properties are well cared for, high quality and that interaction with the company is positive and trustworthy.

I commend Council for your forward thinking and ask that you prioritize moving this proposal forward as it is currently designed. A decision to approve will support the community with the timely delivery of housing and community amenities, with the alternative being potential lengthy delays and uncertainty at a time when the need for housing is critical. Though I understand the height being proposed here represents a major change, I hope that council will be compelled by GMC's commendable effort in creating a holistic project that's designed to have the least impact on neighbours, while creating long term benefits for the community as a whole.

The proposal will improve a prominent corner at Esquimalt and Head Street and will have many positive impacts for our community. Our families are excited about the prospect of a new supply of rental housing and condominiums that will include family sized housing. Our military families will be thrilled to be able to find pet friendly accommodations in this neighbourhood. The proposed wider sidewalks and bike lanes will set a great tone. Community members we have engaged with are excited about the revitalization of this corner - the public spaces, landscaping and built-in seating will make this a vibrant addition to the neighborhood. Military families new to the community often struggle to integrate and this project will provide them with a unique opportunity to get to know their neighbours while using the amenities proposed for this project. They will be able to enjoy the enhanced commercial offerings, the dog park and the public gathering spaces. We are very excited about this project and hopeful that Council will approve it fully and therefore enable all of the proposed improvements to this high profile corner in Esquimalt.

Many thanks for this opportunity to provide our perspective on this development.
For your consideration.

Jackie Carlé

(she/her/elle)

Executive Director

Esquimalt Military Family Resource Centre

Office [REDACTED]

Cel: [REDACTED]

Website: <https://cfmws.ca/>

~ I gratefully acknowledge my location on the beautiful unceded traditional territory of the WSÁNEĆ (Saanich), Lkwungen (Songhees), Wyomilth (Esquimalt) peoples of the Coast Salish Nation.

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#); [Deb Hopkins](#)
Cc: [Jonah Ross](#)
Subject: FW: PLEASE CORRECT THE ERROR IN THE OCP
Date: April-05-24 2:59:47 PM

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Sarah, Deputy Corporate Officer - Late Item, April 8

Deb H, Director of Corporate Services

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)

Executive Assistant | Office of the Mayor and CAO

Township of Esquimalt | Corporate Services

Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: [REDACTED]
Sent: Thursday, April 4, 2024 2:08 PM
To: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>; Tim Morrison <tim.morrison@esquimalt.ca>; Ken Armour <Ken.Armour@esquimalt.ca>; Andrea Boardman <Andrea.Boardman@esquimalt.ca>; Duncan Cavens <Duncan.Cavens@esquimalt.ca>; Jacob Helliwell <Jacob.Helliwell@esquimalt.ca>; Darlene Rotchford <Darlene.Rotchford@esquimalt.ca>; Council <Council@esquimalt.ca>; Corporate Services <Corporate.Services@esquimalt.ca>
Cc: Bill Brown <bill.brown@esquimalt.ca>; James Davison <James.Davison@esquimalt.ca>
Subject: PLEASE CORRECT THE ERROR IN THE OCP

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.

April 4, 2024

To: Mayor and Council

Cc: Bill Brown, James Davison

Re: **Please correct the error in the OCP**

As you are now aware, when the current OCP was being reviewed and finalized in 2018, Council unanimously agreed to a 12 storey cap for lots that are designated Commercial Commercial Mixed Use (CCMU). However, when the OCP was printed, the "up to 12 storeys" was somehow missing. Past OCP's have included a height limit and all other land use designations in the current OCP include a cap.

The Community Charter requires that a municipal procedure bylaw provide for the taking of minutes of municipal council and committee meetings, including certification of those minutes. The minutes are a legal document, and they represent Council's unanimous decision that resulted from a Public Hearing Process. Why then has the intended language not been corrected?

It is our understanding that both staff and Council became aware of this serious clerical error in the CCMU land-use designation when GMC put forward their proposal in May 2023. Months later the mistake became public knowledge. Today the error remains uncorrected.

The West Bay Residents Association (WBRA), through a FOI request, discussions with staff, letters and calls to Council members, past and present, and even the exploration of our own OCP amendment application, has tried to get to the bottom of why this error has not been corrected. It should have been an easy fix as amendments to the OCP happen every day.

In keeping with the principles of openness, transparency and accountability, we are requesting Council to please approve a motion directing staff to immediately correct the error and add back in "up to 12 storeys". We understand that our request has nothing to do with GMC as it is already in the process.

We have heard that staff is considering an omnibus bylaw that would include various OCP changes. We request Council treat this error separately and have it corrected now. Until the error is corrected, there is no height limitation to serve as a baseline, and many other developers with CCMU designated properties will now think they are able to legitimately come forward with similar height and density levels.

Thank you for your consideration.

Rozlyne Mitchell
Chair, West Bay Residents Association

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: 20 Storey building No thank you!
Date: April-05-24 3:01:14 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, *(She/Her)*
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Scott White [REDACTED]
Sent: Thursday, April 4, 2024 3:17 PM
To: Council <Council@esquimalt.ca>
Subject: 20 Storey building No thank you!

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.

We at 911 Dunsmuir are entirely opposed to this proposal. It's bad enough as it is, now Esquimalt will worsen its reputation and allow a developer to redesign their project mid stream?

Are you serious?

Absolutely NO.

Scott White

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: NO a to 26 Storey building
Date: April-05-24 3:02:03 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Scott White [REDACTED]
Sent: Thursday, April 4, 2024 3:21 PM
To: Council <Council@esquimalt.ca>
Subject: NO a to 26 Storey building

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.

This is obviously a ridiculous height for the neighborhood. Makes no sense.
Growth but on a reasonable scale.
Please don't forget parking requirements, and shopping infrastructure car free.

Scott White
911 Dunsmuir rd

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: 26 floor project
Date: April-05-24 3:02:37 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, *(She/Her)*
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Ashleigh Ward-Axworthy [REDACTED]
Sent: Thursday, April 4, 2024 3:40 PM
To: Council <Council@esquimalt.ca>
Subject: 26 floor 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,

As a long-time resident of esquimalt, I do not agree with allowing the 26 storey building to proceed. I feel that is too high for our community, and would like council to reject their proposal. The building that was built on esquimalt and admirals should be the max height allowed.

Thank you for reading this,

Ashleigh Ward

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: High Rises in Esquimalt
Date: April-05-24 3:03:17 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: 250-414-7101

| [www.esquimalt.ca] <<https://www.esquimalt.ca>>

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Sylvia Stauffer [REDACTED]
Sent: Thursday, April 4, 2024 7:38 PM
To: Council <Council@esquimalt.ca>
Subject: High Rises in Esquimalt

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 Council Members:

When I moved here in 2007 our community was unique and diverse at the same time. Many families had been raised in smaller homes with larger yards. There were plenty of trees and green spaces for humans and pets to enjoy. There was also plenty of sunshine that reached the ground when the sun shone.

As more and more and higher and higher high rises are built green and sunshine disappears. Soon downtown Esquimalt will be constantly grey. Further, much of the new housing will still be too expensive for people of modest means to buy or rent.

Though attempts to encourage bicycle and pedestrian use there will be cars - many of them. Next we will need high rise parkades. Is population growth and a broader tax base what this community needs or wants?

Let's stick to 4 to 6 story buildings and keep our community liveable.

Yours truly,
Sylvia Stauffer DVM, BScN, Ret'd
520 Foster St Unit 403

From: [Council Correspondence](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: GMC Proposal in Esquimalt
Date: April-05-24 3:03:50 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO, Township of Esquimalt
Lekwungen Territory
Tel: 250-414-7101 | www.esquimalt.ca

Honoured & privileged to work on the ləkʷəŋən traditional territory and respectfully acknowledge the people of the Songhees and Esquimalt Nations. Nətsəmat (We are all One) həysxʷqə.



This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Siobhan McGoldrick [REDACTED]
Sent: Thursday, April 4, 2024 8:44 PM
To: Council <Council@esquimalt.ca>
Subject: GMC Proposal in Esquimalt

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 Mayor and Council,

I am writing in support of the letter sent by the West Bay Residents' Association regarding the GMC proposal at Head and Esquimalt.

I do not believe a building of this scale has a place in Esquimalt. It will dwarf neighboring homes, businesses, and schools. It will increase demands on critical infrastructure in our community. It will create significant problems for the movement of Esquimalt Residents whether they choose to travel by foot, bike, car or transit.

This proposed building is a cash grab by developers counting on highly priced condos

that will not help housing affordability in our community. I urge you to revise the OCP and address the clerical error surrounding building heights for mixed use commercial developments. It is important that our OCP be consistent across building types to ensure this sort of drastically oversized proposal cannot be brought forward.

Thank you for your time and consideration of my concerns as a resident of Esquimalt.

Regards,
Siobhan McGoldrick
Bewdley Ave, Esquimalt

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: Proposed 26 Story Development
Date: April-05-24 3:04:33 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Ally Hoffman [REDACTED]
Sent: Thursday, April 4, 2024 9:47 PM
To: Council <Council@esquimalt.ca>
Subject: Proposed 26 Story Development

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
Mayor and Council,
|

am writing once again to express my opposition to the proposed 26 story project that is coming before council in the coming days.

As

I have previously written, while it would provide housing, a building of this size would change the nature of our community in so many unfortunate and irreversible ways. We do need more density, but not of this nature- it is too large to fit into the existing development in Esquimalt.

|

am also deeply concerned about the impact on our roads and infrastructure which are already likely to be stretched with the huge uptick in development.

At

the end of the day, I know this development would change the feel of this community. I cannot imagine walking up at Highrock and looking at a building taller than that wonderful viewpoint. As I came in on the Coho the other day, looking at our beautiful community, I imagined a building of that size and my heart sank.

The

fact that this building is being considered due to a clerical error is absolutely preposterous!! This is not what we agreed on during the community planning, when consultation with the community about the OCP occurred. I think that approving this building would be a betrayal to the citizens of our community that have placed their trust in you all.

As

you may know, I have lived in Esquimalt for 15 years, and taught at the high school for 25 years - this community is my home, it is my family's home - I love it so much!! Please do not vote to support this development! I know we can find better ways to densify without such a harsh impact on the nature of this wonderful place.

I

urge you to be mindful and careful stewards of our community by NOT supporting this proposed development.

Thank

you for reading.

Allyson

Hoffman

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Sarah Holloway](#); [Bill Brown](#)
Cc: [Jonah Ross](#)
Subject: FW: GMC project, April 8th Council Agenda
Date: April-05-24 3:08:35 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, *(She/Her)*
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Sandy [REDACTED]
Sent: Friday, April 5, 2024 2:36 AM
To: Council <Council@esquimalt.ca>
Subject: GMC project, April 8th Council Agenda

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor and Council and Staff

Re: GMC project, April 8th Council Agenda

We are requesting that Mayor and Council put this proposal on hold until a set of design guidelines can be established for Esquimalt Rd,.

A similar approach was taken with the Triangle Lands, now West Bay Quay. The West Bay Design Guidelines helped inform the final design of the West Bay Quay and is widely considered a good fit for the neighbourhood.

Design Guidelines were also influential in the development of the Esquimalt Town Centre. These guidelines were part of a public process that helped determine the

appropriate scale for this development, and the vision laid out in the guidelines allowed for successful integration of appropriate commercial, institutional and residential activity.

As you know, under the Province's new housing regulations, Councils are no longer permitted to hold Public Hearings for development proposals that align with the OCP. The decision to process the GMC proposal as a Development Permit Variance rather than an OCP/zoning amendment resulted in the inability of the community to participate in a Public Hearing for the largest development proposal that has ever come to our Township.

Public hearings, while admittedly flawed in some respects, are a part of the legal framework of land use decision making and constitute citizens' rights to legitimately participate in local government decision-making. A Public Hearing provides the legislated opportunity for citizens to let their voices be heard for or against a proposal, to hear what other members of the community have to say, and to formulate comments and make recommendations to improve a proposal in their community.

The Township's decisions, beginning with the uncorrected OCP error and the proposal's so-called alignment with the OCP, has erased this for the community. It has also meant that Council members are having to consider this proposal on the basis of a Development Permit, not how it aligns or does not align with the OCP. We are now faced with a proposal for a 26-storey development in a location that our previous Council voted unanimously to be 'up to 12 storeys'. A simple clerical error in the OCP, omitting those four words, provided the loophole for the GMC proposal to come forward.

It appears to us that no longer do we take into consideration what the Residents of this Community would like to see, but what the Developers want. Esquimalt will no longer be the nice homey Community that it has been for many years, a Community that has attracted buyers to move here, but it will become a concrete jungle with high-rises wherever a Developer can acquire properties.

Please say no to this Developer, Building is far to large for the property and we will

lose some wonderful businesses, once forced to move, they will never return

Yes I have borrowed some of the content from the letter written by The West Bay Residents Association. They did their research and it is well written and expresses our thoughts and feelings much better than we could have.

Respectfully

Joe and Sandy Rozon

819 Old Esquimalt Rd.

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: Development Permit & Variance Application-900 Esquimalt Rd. & 900 Carlton Ter.
Date: April-05-24 3:12:45 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, *(She/Her)*
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: [REDACTED]
Sent: Friday, April 5, 2024 10:42 AM
To: Council <Council@esquimalt.ca>
Subject: Fwd: Development Permit & Variance Application-900 Esquimalt Rd. & 900 Carlton Ter.

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 Mayor & Council Members

The purpose of this letter is to provide my strong support for the above referenced application from GMC Projects Inc.

The following are the suggested considerations that would warrant your support.

1. Affordable housing is presently the most important political issue at all levels of government in Canada.

Aggressive and innovative action will be the only avenue to address the Canadian 3.5 million housing unit gap.

2. GMC projects Inc. has a very positive track record on building inclusive and exciting housing projects.

I reside nearby the GMC Portage Place Development which is very well maintained and welcomed within the Northwest Esquimalt community.

3. The project's overall design will address many elements of community inclusivity, such as, it's mezzanine, dog park, garden area, shoaling water mural and the inclusion of both condominium and rental accommodations.

Typically high-rise buildings promote isolating conditions, whereas this project will foster a strong sense of inclusivity between the neighbors and residents.

4. The projects proposed \$1 million contribution to a Rental Assistance Fund will facilitate and assist affordability within the project for local community members and also members of Esquimalt and Songhees First Nations Communities.

As the original creator of the CRD Affordable Housing

Fund in March 2005 our total annual contributions received was well under \$1 million, from 13 CRD municipalities. Now we are potentially receiving over \$1 million from just one project.

5. The projects vehicle and bicycle parking and overall height design are very innovative and forward thinking.

We should not be intimidated by the proposed height of the building. It's overall height design and unique features of having car parking above grade and a significant amount of bicycle parking is very forward thinking and environmentally friendly.

Concluding comment:

We all can comfortably conclude that this GMC Project will be a success, widely accepted in the community and rejuvenate this very important area of the Esquimalt community.

Thank you for the opportunity to participate.

Henry

Henry Kamphof

Retired

Senior Manager CRD Housing Secretariat



Email: [REDACTED]
Address: 13-915 Glen Vale Rd
Victoria BC, Canada V9A 6N1

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: Development Permit & Variance Application-900 Esquimalt Rd. & 900 Carlton Ter.
Date: April-05-24 3:13:58 PM

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services
Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, *(She/Her)*
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Philip MacKellar [REDACTED]
Sent: Friday, April 5, 2024 11:17 AM
To: hkamphof@telus.net
Cc: Council <Council@esquimalt.ca>
Subject: Re: Development Permit & Variance Application-900 Esquimalt Rd. & 900 Carlton Ter.

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.

Hey Henry,

Thank you so much for following up. I'll submit a refreshed letter on behalf of HFL now.

Cheers!

Phil

On Fri, Apr 5, 2024 at 1:41 PM [REDACTED] wrote:

Dear Mayor & Council Members

The purpose of this letter is to provide my strong support for the above referenced application from GMC Projects Inc.

The following are the suggested considerations that would warrant your support.

1. Affordable housing is presently the most important political issue at all levels of government in Canada.

Aggressive and innovative action will be the only avenue to address the Canadian 3.5 million housing unit gap.

2. GMC projects Inc. has a very positive track record on building inclusive and exciting housing projects.

I reside nearby the GMC Portage Place Development which is very well maintained and welcomed within the Northwest Esquimalt community.

3. The project's overall design will address many elements of community inclusivity, such as, it's mezzanine, dog park, garden area, shoaling water mural and the inclusion of both condominium and rental accommodations.

Typically high-rise buildings promote isolating conditions, whereas this project will foster a strong sense of inclusivity between the neighbors and residents.

4. The projects proposed \$1 million contribution to a Rental Assistance Fund will facilitate and assist affordability within the project for local community members and also members of Esquimalt and Songhees First Nations Communities.

As the original creator of the CRD Affordable Housing Fund in March 2005 our total annual contributions received was well under \$1 million, from 13 CRD municipalities. Now we are potentially receiving over \$1 million from just one project.

5. The projects vehicle and bicycle parking and overall height design are very innovative and forward thinking.

We should not be intimidated by the proposed height of the building. It's overall height design and unique features of having car parking above grade and a significant amount of bicycle parking is very forward thinking and environmentally friendly.

Concluding comment:

We all can comfortably conclude that this GMC Project

will be a success, widely accepted in the community and rejuvenate this very important area of the Esquimalt community.

Thank you for the opportunity to participate.

Henry

Henry Kamphof

Retired

Senior Manager CRD Housing Secretariat

[REDACTED]

Email: [REDACTED]

Address: 13-915 Glen Vale Rd

Victoria BC, Canada V9A 6N1

From: [Sue-Anne Carter](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Cc: [Jonah Ross](#)
Subject: FW: HFL Support Letter - 900 Esquimalt Rd & 900 Carlton Terrace
Date: April-05-24 3:16:33 PM
Attachments: [HFL - Support Letter - 900 Esquimalt Rd & 900 Carlton Terrace - 04.2024.pdf](#)

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Sarah, Deputy Corporate Officer - Late Item, April 8

On behalf of Corporate Services

Sue-Anne Carter, (She/Her)
Executive Assistant | Office of the Mayor and CAO
Township of Esquimalt | Corporate Services
Tel: [250-414-7101](tel:250-414-7101) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Homes For Living [REDACTED]
Sent: Friday, April 5, 2024 11:25 AM
To: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>; Ken Armour <Ken.Armour@esquimalt.ca>; Duncan Cavens <Duncan.Cavens@esquimalt.ca>; Darlene Rotchford <Darlene.Rotchford@esquimalt.ca>; Andrea Boardman <Andrea.Boardman@esquimalt.ca>; Tim Morrison <tim.morrison@esquimalt.ca>; Jacob Helliwell <Jacob.Helliwell@esquimalt.ca>; Council <Council@esquimalt.ca>
Subject: Re: HFL Support Letter - 900 Esquimalt Rd & 900 Carlton Terrace

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 Mayor and Council,

Please find attached an updated support letter regarding 900 Esquimalt Road. Many thanks for reading this submission and best of luck during your second round of deliberations.

The Homes for Living Team

On Wed, 28 Feb 2024 at 15:47, Homes For Living [REDACTED] wrote:

Dear Mayor, Council, and City Staff,

Please find attached our support letter for 900 Esquimalt Rd & 900 Carlton Terrace. Many thanks for reading our submission and all the best in your deliberations.

Best regards,

The Homes for Living Team

HFL's Support Letter: 900 Esquimalt Rd & 900 Carlton Terrace

April 5, 2024

Dear Mayor, Council, and City Staff,

We at Homes for Living would like to reiterate our full support for the proposed building at 900 Esquimalt Road and 900 Carlton Terrace.

If approved, this landmark project would provide 272 homes for renters and home owners alike, while providing a tenant assistance framework for those impacted by the rebuild. The mix of junior one-, one-, two-, and three-bedroom units will further help individuals, couples, and small families along the age, income, and lifestyle spectrum. It will also provide a \$1 million affordability contribution which is significant.

The building will be amenity rich for residents as well. It will include a gym and fitness centre, outdoor roof space, a music room, dog wash, storage lockers, a meeting room, communal gardening plots, games pitch, and 290 bike parking stalls, to name a few. These amenities will make the building vibrant, livable, and comfortable for residents. In turn, the amenities should provide residents with many opportunities to interact with their neighbours and socialize, which in turn should result in positive mental health and wellbeing.

In addition to providing housing to the community experiencing, which is experiencing an acute housing crisis, this proposal would revitalize the neighbourhood and significantly improve the areas publicly available amenities. The building would include public spaces and plazas, a dog park, visitor and commercial EV parking, a car share, and a protected bike lane. These public amenities make significant contributions to the neighbourhood as they would return vibrancy to this part of town.

While there are concerns regarding the density, height, and design, these concerns are more than offset by providing much needed housing, public and private amenities, and a significant tax boost for the township. Therefore, this development would represent a win for residents needing housing, the neighbourhood needing amenities, and the township needing to fund the government. Please approve this project without delay or further revision.

Best regards,

The Homes for Living Team

Homes For Living Contact Information:

████████████████████



From: [Julie Flatt](#)
To: [Council](#); [Corporate Services](#)
Subject: GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace
Date: April-05-24 1:14:11 PM

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 Mayor and Council,

I am re-submitting my previous letter in the chance that any of you are keeping track of those for and against this proposal. **Count me in the against side.**

The OCP is flawed in omitting height restrictions of 12 storeys or less. A developer is seizing upon this opportunity to build something more than twice the height of 12 storeys which surely does not adhere to the policy criteria of "being sensitive to the prevailing character of surrounding lands".

This project goes against the entire spirit of our current OCP, which upon my reading does not at all suggest that the Township of Esquimalt become a Mega City.

My previous letter:

[Re: GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace](#)

The glaring error of omitting height restrictions in the Commercial Commercial zoning in the current OCP is very unfortunate indeed. This requires immediate action to correct!

An error also occurred in the Esquimalt OCP in the mid-90's when all 4.5 acres of the Matson Lands in West Bay were erroneously marked High Density Residential.

The Director Of Planning at that time revealed that "Somebody got carried away with the purple ink. The entire lower slope portion that ends along the walkway was supposed to remain green space."

Nothing was done to correct that error and years of contentious applications from a series of developers ensued. Luckily for Esquimalt, visionary developers finally got their hands on that property. We now have Swallows Landing and the last remaining Garry Oak meadow and it's supporting forest in the harbour under conservancy protection.

If the error of omitting height restrictions in Commercial Commercial is not rectified now, then we are doomed to a future of the highest skyline in the CRD.

Respectfully submitted,

Julie Flatt

915 Dunsmuir Rd.



To Esquimalt Council,

On behalf of Esquimalt-based Grifflyn Electric, I would like to extend my support for GMC Projects' 900 Esquimalt Road development, that will deliver 272 residential units and modern ground floor commercial units.

Most local businesses are facing challenges associated with access to housing for our staff, and housing affordability. High density, landmark projects with public amenities as are proposed by GMC Projects will provide the option of homeownership and rental tenancy, in a high profile, modern, safe and environmentally-forward development.

Esquimalt will benefit in many ways from an investment as meaningful as what is proposed by GMC. The annual taxation this project will generate will help ease the burden of rapidly rising costs facing our municipality. Future small businesses located within the project will thrive in a high density environment as proposed, and the high quality construction of this project will ensure its homes will remain available to Esquimalt residents for generations to come.

We urge council to support this proposal, and look to the future of our community's housing needs, our commercial business spaces, and social vitality.

Sincerely,

Peter Jeffrey

Grifflyn Electric

██████████ (AMPS)

████████████████████

From: [Traviss Ram](#)
To: [Council](#)
Subject: 900 Esquimalt Road & 900 Carleton Terrace - Development Proposal
Date: April-05-24 3:58:24 PM

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 Mayor and Council,

I am re-submitting my feedback for the proposed development at 900 Esquimalt Road and 900 Carleton Terrace, as I understand the vote on the project was postponed to this Monday's Council meeting.

Dear Mayor and Council,

My name is Traviss Ram. I am a resident and owner of one of the units in the Skyline building at 924 Esquimalt Road, immediately adjacent to the development proposal at 900 Carleton Terrace and 900 Esquimalt Road. I am writing to express my support for GMC's proposed development at this site.

I've attended several of the open houses and webinars GMC hosted to inform the community of the development proposal. In my opinion, they have taken great lengths (and expense) to meet the community's needs and concerns, including an affordable housing contribution, improving cycling and public transportation infrastructure, creating public community amenities (such as a plaza and public dog park), and considering the proposed building's shadow impact by altering the design of the building after a shadow analysis.

We all know that many BC communities are facing a housing unaffordability crisis. While the Province introduced several measures to address the demand side of the affordability issue (e.g. the Speculation and Vacancy Tax, Property Transfer Tax, proposed Flipping Tax) and also recently moved to ban short-term rentals to improve supply (i.e. AirBnBs), ultimately the only way to improve affordability is for a glut of supply to be built, such that the overwhelming demand for housing is met. This development will introduce hundreds of new units into the community, including rentals and multi-bedroom units suitable for small families, which are desperately needed.

Further, many residents of Esquimalt have expressed concern with the lack of business variety and economic activity in the community. For example, more restaurants, bars/pubs, physical bank branches, and different retail store mixes are all desired. Frankly, the reason more of these businesses don't exist here is simply a business decision by would-be business owners. Without a sufficient population to fuel demand for these businesses, they will not exist. Approving development proposals will also improve the business mix in Esquimalt, allowing more people to conduct their daily errands, activities, and recreation in Esquimalt, rather than another municipality.

I appreciate you reading and listening to my thoughts on this matter.

Thank you,

Traviss Ram

From: [Jennifer Hawes](#)
To: [Council](#); [Corporate Services](#)
Subject: GMC Project - April 8th Council Agenda
Date: April-05-24 4:02:37 PM

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 Council

What, in the name of all that is holy, has happened with regards to the debacle that has become GMC proposal? I did not think, for one minute, that I would need to write a letter to this council indicating our utter disdain and dislike for this massive, ugly, inappropriate monstrosity of a development. I didn't think I'd have to write this letter because it felt like an absolute no-brainer to say NO. I understand that there may have been a gap in the OCP and that is exceptionally disappointing. However, regardless of this error/oversight, this development should have been stopped in its tracks the moment it was presented, and I am beyond frustrated to understand why it was not.

While some will suggest that my husband and I come from a NIMBY'ism mindset (which is the first word thrown at those of us who take a moment to process and consider large change to our community), this is far from the case.

As twenty year residents of Esquimalt and business owners whose company (ColdStar Solutions) serves the Esquimalt retail community 7 days per week, we have watched the huge amount of development going on. We are deeply involved in the community, volunteer at Rainbow Kitchen, make large donations to other organizations and try to support the spirit of Esquimalt humming along.

We have been in **support of** many of the recent builds, including but not limited to:

- West Bay development
- the new town square
- the new rental condos going across from the recreation centre
- the developments along Esquimalt Road – specifically those replacing the old liquor store and the one replacing the bingo hall
- Lancaster rental building (although we do not love that it blocks the sunlight from the Co-op behind it)
- The condo development on the corner of Lampson and Esquimalt

We have watched with **some concern** the massive 11-12 story buildings being constructed in the Admirals/Esquimalt Road/Constance/Nelson corridor. Do we love it? No. Do we recognize it's need? Yes. Do we understand how that cluster of condos can work there? Yes. Did we write any letters of protest? NO!

Then we come to this GMC project. How is this building even being considered? Esquimalt has done a tremendous amount of home/condo builds in the last few years. I believe we can take great pride in that, but it is time to slow down, take a breather and ensure that the culture of our community

remains intact once all this pressure to densify has softened. The Skyline would be dwarfed by the GMC project as would all other condos surrounding it, including the now 'infamous' Lexi build. It does not, in any manner, address any of the missing middle housing, not to mention the traffic congestion (and no, not everyone can ride a bike and yes, we supported the Lampson improvement/bike lanes) and the unbelievable increase into our parks which we see, firsthand, every day now. Saxe Point park is under tremendous stress – from climate change but also from massively increased visits.

There is no amenity, in our minds, that would make this project a go, and **we ask that you turn down this development** until such time as GMC returns with plans that are more architecturally appealing, no more than 12 stories and has some significant commitment to some form of greenspace that will offset the footprint of the build there.

Respectfully submitted,

Kelly and Jennifer Hawes

1223 Bewdley Ave.,

and

ColdStar Solutions Inc.

From: [Jennifer Hawes](#)
To: [Council](#); [Corporate Services](#)
Subject: Fwd: Esquimalt and Head st development (26 stories)
Date: April-05-24 6:44:29 PM

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.

On behalf of the attached due to her gmail account being considered spam by the IT at the municipality

Get [Outlook for iOS](#)

From: Gillian Larsen <[REDACTED]>
Sent: Friday, April 5, 2024 6:04 PM
To: Jennifer Hawes [REDACTED]
Subject: Fwd: Esquimalt and Head st development (26 stories)

[CAUTION] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Gillian Larsen <[REDACTED]>
Date: Fri, Apr 5, 2024 at 5:51 PM
Subject: Esquimalt and Head st development (26 stories)
To: <council@esquimalt.ca>
CC: <corporate.services@esquimalt.ca>

Hello,

This email is to inform everyone within corporate services and council that I am 100% AGAINST the 26 story development that is being proposed for Esquimalt rd and head street. As a resident of the community I do not believe this development will be on the best interest of the community.

This goes against our community plan by 100% (as the plan has a max of 12 stories). I would be more in favour of developments that are more in line with the skyline development or other smaller developments that are within the guidelines of our community plan.

Please do not approve this development at this height.

Gillian Larsen
1149 Greenwood Ave, Victoria, BC V9A 5L9

[REDACTED]

From: [Kim Bellefontaine](#)
To: [Council](#)
Subject: Amenity Package GMC Development, 900 Esquimalt Road
Date: April-05-24 5:15:04 PM

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 Mayor and Council,

I am writing to you with respect to the proposed amenity package for the GMC development located at 900 Esquimalt Road. The staff report (and recent Citified media report) that contain amenity comparisons for GMC throughout the CRD and elsewhere, would have you believe that the GMC amenity package is generous and “the absolute pinnacle”, when in fact it is not.

The best and most recent comparison for the GMC amenity packages is also a project located on Esquimalt Road at the Sussex Mixed Use development (located between Nelson and Sussex streets and Esquimalt Road). This project was very recently approved by Esquimalt Council at its meeting held on March 18, 2024. Given the Sussex project’s close proximity and relevance, it is rather concerning that the staff report would not include it as a basis for comparison to the GMC project.

The Sussex and GMC projects have some broad similarities in terms of mixed residential and commercial use, prominent locations, and high proposed densities. The table below outlines some of the key features of the projects and their amenity packages.

	GMC Project	Sussex Mixed Use
Project Proposal	26 story condo tower 8 story rental tower	Two 12 story towers, joined by 6 story building, all rental
Review Process	Development Permit Variance for density and height	Rezoning
Floor Area Ratio	4.7	4.78
Commercial Space	Loss of 3000 s.f.	Gain of 3791 s.f.
Number of Residential Units	272, 176 condos and 96 rentals	314 rentals
Family Units (3bd)	10, no rentals. All are condo and 4 are penthouse	11 rental
Parking Spots	231	285

Parking location	Level 2 above ground parking, 54 stalls in choice location	All Underground
Amenity – affordable housing	\$1 million	26 affordable units in perpetuity
Amenity – accessible housing	none	15 units in perpetuity
Amenity – greenspace	3000 s.f. dog park on shady side of building	5000 s.f. parkland dedication to the Municipality
Value of Amenity	\$4 million	>>> \$4 million
Advisory Planning Commission	November 21, 2023 Motion failed to recommend project to council	January 16, 2024 Unanimous Support to recommend to council
Design Review Committee	December 13, 2023 Specifically noted would not support recommending to council if building design remained generic	December 13, 2023 Unanimous Support to recommend to council

What is abundantly clear, is that in terms of the number of residential units, affordable housing, accessible housing, family housing, addition of commercial space, public green space, and parking location and spaces, the Sussex project has made a much more significant contribution to public amenities than the GMC project.

Shouldn't the largest residential project in Esquimalt's history be expected to also have the biggest contribution to affordable housing? Sussex will have 26 units of affordable housing and 15 units of accessible housing, all to be maintained in perpetuity, versus a one-time contribution of \$1 million for the GMC project. \$1 million is an absolute pittance for a project of this size!!

Why should a level of parking be placed on the second floor, when this prime space could be used for affordable housing? All parking should be located underground. If transportation needs change in the future as the proponent suggests, underground parking areas can also be reused and adjusted as necessary (think pickleball courts, music sound rooms, indoor pump track, indoor dog play areas, etc.).

Preservation of Esquimalt's limited commercial space is very important. Why should the Township accept a project that is proposing a significant loss of commercial space for this important location. If all parking were underground, additional commercial

space could easily be added.

Esquimalt has already set a high bar for acceptable bonus density on the Sussex project, and projects like GMC should similarly provide more value, considering the significance of the height and density being requested. For example, GMC's proposed two small plazas, expanded sidewalk, and a small (muddy?) dog strip on the shady side of the building are far less significant in value compared to Sussex's park dedication to the Township.

Also in direct contrast to the Sussex project, both the Design Review Committee (DRC) and Advisory Planning Commission (APC) did not support the GMC project. I'm not aware of this ever happening for another project, certainly none of this scale. This should give council serious pause. The proponent has not meaningfully addressed the significance of the issues that the APC and DRC raised for the project. If council now does not strongly consider and take the advice of the APC and the DRC, one wonders what the value of these committees truly is.

The mere fact that we are in a housing crisis should not mean that we are at a time where "anything goes with development" in our municipality. Development will continue to be in a state of flux for the significant future. In the past several weeks alone, more than \$17 billion in federal initiatives have been announced towards housing supply and affordability issues. Esquimalt Council should strongly consider this shifting landscape and the opportunities it may bring with future developments throughout the municipality.

In summary, I ask that Esquimalt council not approve the GMC project as designed for the following reasons:

- unreasonable height and density variance requested, and contrary to OCP land designation,
- the lack of fit with the form and character of the neighborhood (a pillar of the OCP),
- insufficient contributions to affordable housing,
- insufficient 3 bedroom family rental units,
- Insufficient accessible or special needs housing,
- significant loss of commercial space,
- 2nd floor parking which should be dedicated to better use such as affordable housing or commercial space,
- the generic form of the 26 story tower (despite minor tweaks to the facade),
- inadequate community amenity package compared to the significance of the variances requested,
- the lack of support by both the Design Review Committee and the Advisory Planning Commission for the project as designed.

Sincerely,
Kim Bellefontaine
Hadfield Avenue

From: [Doug Hughes](#)
To: [Council](#)
Subject: 900 Esquimalt
Date: April-06-24 8:46:23 AM

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 want to voice my opposition to the height of this 26 story building. Especially when this proposal has got this far due to a clerical error in the OCP. As elected officials we expect you to develop Esquimalt on a Vision of growth within our current infrastructures. Send the proposal back and reduce the height. Also hypocritical to deny the building across the street 2 extra floors to go to 12 and then approve 26 stories?

Doug Hughes
1240 Bewdley Ave
Esquimalt

Sent from my iPhone

From: [River Chandler](#)
To: [Council](#)
Cc: [Connie Carter](#)
Subject: GMC development proposal
Date: April-06-24 11:01:04 AM

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.

Mayor and Council,

We are writing to express our concerns about your approach to the GMC development at the corner of Esquimalt Road and Head Street and about the proposal itself, and to request that you stop the rush to approve, take some time to address outstanding issues, and engage in the development of a clear vision and design guidelines for our community. We are not opposed to development in Esquimalt and in fact welcome it as more housing is very badly needed. We listened carefully to the speakers at a previous council meeting and were moved by their requests for more housing options. Esquimalt certainly has a role to play in this regard. We also think that the corner of Head and Esquimalt is badly in need of redevelopment and welcome tall buildings in this area (not 26 floors).

OCP

The GMC development proposal is under consideration due to a clerical error in the current OCP. This should have been a rezoning application. A clerical error should not be the means by which this development is approved. "Up to 12 stories" must be reinstated in the OCP. Consideration of development approval should be guided by the intention of the OCP that developments are done at a neighbourhood scale. Two Esquimalt Township review committees denied the application. Please take this under serious consideration.

Height

This is not aligned with the intention of the OCP. Concerns include shadowing (which GMC has not addressed sufficiently) and the fact that it will be higher than Cairn Park, impacting the natural beauty and views that we care so much about here in Esquimalt.

Reduction in commercial space

Commercial space is already at a premium in Esquimalt. We would hope that any new development would at least replace, if not improve, the amount of space for businesses. We are particularly concerned about Bunnie's café while the development is underway.

Amenities

The amenity package offered by the developer is very limited given the potential impact on Esquimalt. One million dollars? A little dog park, two small plazas and a mural? There is NO affordability component.

DCC

We are concerned that the proposal does not include a comprehensive DDC consideration. Given the pace of development in Esquimalt, there will be considerable additional demand on infrastructure including important services such the recreation centres, the public library, roads, etc. Property taxes already high in Esquimalt . We do not think that current residents will want to pay for additional services through taxation if developers have not been

required to contribute to the overall health and well-being of Esquimalt.

Public Consultation

The decision to process the GMC proposal as Development Permit Variance rather than an OCP/zoning amendment means that the community is not able to participate in a public hearing. These hearings are part of the legal framework of land use decision making and are an important mechanism and opportunity for community members to participate in local government decision making that impacts our lives.

Vision for Our Community and Design Guidelines

By approving this development as currently proposed, mayor and council will hand over the creation of a vision for Esquimalt to a single developer. This development, should it go ahead, will not only have serious impacts that we and others have discussed, but it will also set the tone for future development in the Township. It is critical to establish Design Guidelines for Esquimalt Road. Design Guidelines were influential in the development of Esquimalt Town Centre. The guidelines were part of a public process that helped determine the appropriate scale for the development, and the vision laid out in the guidelines allowed for a development that is a good fit for our community, including public space, appropriate height and scale, and public amenities for the entire community.

Please step back from the rush to approve, address the OCP error, listen to the APC, and, with robust public consultation, develop a clear vision and design guidelines for this proposal.

Regards,

Connie Carter & River Chandler

383 Lampson Street

From: [Maureen Gross](#)
To: [Council](#)
Subject: The proposed development at Head and Esquimalt
Date: April-06-24 11:51:44 AM

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 do not support the **26 story** development proposed for Head and Esquimalt. **26 stories** is **totally** inappropriate and way too tall.

I strongly encourage you to reject this 26 story development proposal.

Thank you,
Maureen Gross
Unit 114
1315 Esquimalt Road

From: [hu fei](#)
To: [Council](#)
Subject: Letter of support for 900 Esquimalt Road
Date: April-06-24 12:10:10 PM

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 Mayor and Council,

We have been commercial residents at 900 Carlton Terrace for many years as owners and operators of Lum's Chinese Restaurant. From the time that GMC Projects bought this property in 2021, they have been excellent landlords to us and have always been in communication with us on their development plans. When they provided us the new lease for the space, they did not increase the base rate. Additionally, GMC has offered to help us find out next retail space when construction starts and we hope that is in Esquimalt. They have also offered to assist in the moving expenses.

While it isn't ideal to move, we understand that it is needed in order to replace an old and dilapidated building. We hope that you will approve of GMC's Development Permit.

Sincerely,
Fei Die Hu

获取 [Outlook for iOS](#)

From: [Gisele Relitz](#)
To: [Council](#)
Subject: A letter re GMC proposal.
Date: April-06-24 2:50:26 PM

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 Mayor and Council,

With respect,

I took the time to listen to the last Council meeting re this proposal and was quite alarmed at some on Councils disregard for not listening to their own APC recommendations to address concerns. I am also not quite sure why the motion brought forward by Duncan re : the OCP over site needing to be addressed, and seconded by some on Council was later dismissed? If I recall correctly, as mentioned by the Mayor....this OCP oversight should not be addressed now for this monumental development , rather for other proposals moving forward the OCP would be clarified and apply. Huh????? What's the rush? And if you wish to use the argument that your planner advises that development will "dry up" in Esquimalt, you clearly haven't had a look around. The same place that you have been a good Mayor for, and for quite some time, is being sought out earnestly. The reason....its a beautiful place to live..... lets give each proposal the respect and due process it needs to ensure the vision is clear for all making these monumental decisions on behalf of our community , and for those generations of Esquimalts to come after you are no longer Mayor.

Gisele Relitz
Paradise Street

Sharing a letter I whole heartedly agree with written be a fellow concerned Esquimalt resident.

I am writing to you with respect to the proposed amenity package for the GMC development located at 900 Esquimalt Road. The staff report (and recent Citified media report) that contain amenity comparisons for GMC throughout the CRD and elsewhere, would have you believe that the GMC amenity package is generous and "the absolute pinnacle", when in fact it is not. The best and most recent comparison for the GMC amenity packages is also a project located on Esquimalt Road at the Sussex Mixed Use development (located between Nelson and Sussex streets and Esquimalt Road). This project was very recently approved by Esquimalt Council at its meeting held on March 18, 2024. Given the Sussex project's close proximity and relevance, it is rather concerning that the staff report would not include it as a basis for comparison to the GMC project. The Sussex and GMC projects have some broad similarities in terms of mixed residential and commercial use, prominent locations, and high proposed densities. The table below outlines some of the key features of the projects and their amenity packages. What is abundantly clear, is that in terms of the number of residential units, affordable housing, accessible housing, family housing, addition of commercial space, public green space, and parking location and spaces, the Sussex project has made a much more significant contribution to public amenities than the GMC project. Shouldn't the largest residential project in Esquimalt's history be expected to also have the biggest contribution to affordable housing? Sussex will have 26 units of affordable housing and 15 units of accessible

housing, all to be maintained in perpetuity, versus a one-time contribution of \$1 million for the GMC project. \$1 million is an absolute pittance for a project of this size!! Why should a level of parking be placed on the second floor, when this prime space could be used for affordable housing? All parking should be located underground. If transportation needs change in the future as the proponent suggests, underground parking areas can also be reused and adjusted as necessary (think pickleball courts, music sound rooms, indoor pump track, indoor dog play areas, etc.). Preservation of Esquimalt's limited commercial space is very important. Why should the Township accept a project that is proposing a significant loss of commercial space for this important location. If all parking were underground, additional commercial space could easily be added. Esquimalt has already set a high bar for acceptable bonus density on the Sussex project, and projects like GMC should similarly provide more value, considering the significance of the height and density being requested. For example, GMC's proposed two small plazas, expanded sidewalk, and a small (muddy?) dog strip on the shady side of the building are far less significant in value compared to Sussex's park dedication to the Township. Also in direct contrast to the Sussex project, both the Design Review Committee (DRC) and Advisory Planning Commission (APC) did not support the GMC project. I'm not aware of this ever happening for another project, certainly none of this scale. This should give council serious pause. The proponent has not meaningfully addressed the significance of the issues that the APC and DRC raised for the project. If council now does not strongly consider and take the advice of the APC and the DRC, one wonders what the value of these committees truly is. The mere fact that we are in a housing crisis should not mean that we are at a time where "anything goes with development" in our municipality. Development will continue to be in a state of flux for the significant future. In the past several weeks alone, more than \$17 billion in federal initiatives have been announced towards housing supply and affordability issues. Esquimalt Council should strongly consider this shifting landscape and the opportunities it may bring with future developments throughout the municipality. In summary, I ask that Esquimalt council not approve the GMC project as designed for the following reasons: -unreasonable height and density variance requested, and contrary to OCP land designation, -the lack of fit with the form and character of the neighborhood (a pillar of the OCP), -insufficient contributions to affordable housing, -insufficient 3 bedroom family rental units, -insufficient accessible or special needs housing, -significant loss of commercial space, -2nd floor parking which should be dedicated to better use such as affordable housing or commercial space, -the generic form of the 26 story tower (despite minor tweaks to the facade), -inadequate community amenity package compared to the significance of the variances requested, -the lack of support by both the Design Review Committee and the Advisory Planning Commission for the project as designed. Sincerely, Kim Bellefontaine
Hadfield Avenue

From: [Craig Miller](#)
To: [Council](#)
Subject: GMC proposal for the 26-storey development
Date: April-06-24 3:36:45 PM

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 Mayor and Council,

As a property tax payer in Esquimalt **I urge Council to reject this project**. Council must be aware of the clerical error to the OCP regarding height limits for that area/zoning.

Approval could open the Council and Municipality to possible law suits regarding governing malfeasance. As a tax payer I would much rather see my tax money go to improving the roads, and other infrastructure.

regards,

Craig Miller

Lyall Street

Esquimalt, BC

From: [Lucy Martin](#)
To: [Council](#)
Subject: Please vote no on GMC project, 26 storeys is too tall
Date: April-06-24 4:14:33 PM

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.

Recent travel took me to San Antonio, Texas. There are low-rise neighbourhoods here that, for some reason, also include solo stand-alone tall buildings.

Because of what is being proposed for 900 Esquimalt Road, I have been noticing what this sort of thing looks like in real life.

These buildings stick out, in a bad way. They are eye-sores. And when I stop to count, they are "only" 18-20 storeys.

Approving a 26 storey tower for Esquimalt would be horrendous.

I strongly oppose this proposal.

It is my understanding that the absence of a 12-storey height limit was the result of some clerical error or omission. Council should take responsibility for fixing that, as soon as possible.

Sincerely,
Lucy Martin

Lyll St
Esquimalt

From: [Dean Polvi](#)
To: [Council](#)
Cc: [REDACTED]
Subject: Vote NO to GMC development at 900 Esquimalt Road
Date: April-06-24 7:47:24 PM

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 Mayor and Council

Please vote NO to GMC development at 900 Esquimalt Road

Unacceptable

Respectfully,
Dean Polvi

West Bay Resident

From: [Mike Sheward](#)
To: [Council](#)
Subject: Vote NO to GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace
Date: April-07-24 11:23:49 AM

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 Mayor and Council,

I am writing to urge Esquimalt Mayor and Council to not approve GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace due to the following reasons:

Inconsistency with the OCP:

There was an error made in the current OCP at the time it was approved which resulted in no height limit identified in the Commercial Commercial land use designation. This error allowed the developer the opportunity to push their 26 storey proposal through the process to where it is now being considered by Council. Minutes from the May 7th 2018 Council meeting unanimously approving the motion for the Commercial Commercial land use designation (12 storeys) on the north side of Esq Rd, and Neighbourhood Commercial (6 storeys) on the south side.

Council – YOU MUST CORRECT THE OCP:

Immediately update the wording of the OCP density and height requirements for Commercial/Commercial Mixed Use to provide clarity for both the community and developers.

As an interim measure, apply the same standards as High Density Residential to Commercial/Commercial Mixed Use. This may be sufficient until such time that a comprehensive update to the OCP is undertaken. Otherwise, this will leave Esquimalt vulnerable to other excessively large projects that potentially waste precious tax dollars to process and undermine community faith in the OCP and the process that developed it.

Far too tall:

This will tower over Cairn park. If approved this will be the tallest landmark in Esquimalt. This will be approx. 200 feet taller than the top of Cairn park. Keeping it at 12 stories will make it much smaller at approx. 20 feet above Cairn park.

Terrible Precedent will be set:

Approving this will now allow most other developments to now ask for 20 storey plus towers all along Esquimalt road. Honor the intent of the OCP, which people were comfortable with - 12 stories on North side of Esquimalt road. PLEASE DO YOUR JOB ESQUIMALT COUNCIL AND RESPECT THE OCP !

This precedent will also cause developers to buy up low rise apartments, and evict the tenants (often tenants who have live in Esquimalt for years or decades). These tenants will not be able to afford any of the new units, but newcomers to Esquimalt, who are well off, will be able to afford them

Respect the intent of the OCP:

Although the OCP needs an update as noted above, respect the original intent – 12 storey max North side of Esquimalt road.

Esquimalt is doing it's part:

Everywhere in our little township developments are underway, completed, or proposed. We do not need an additional 26 storeys of high priced accommodation in this town. We are doing our part for the “housing crisis”

Listen to your constituents:

Part of the job of Mayor and Council is to listen to the public, and try to make decisions that reflect the will of the people who voted for you. In the many Esquimalt residents I have spoken too I have not found a single person in favour of 26 stories - the main comment is always "that is way too high". When I hear the mayor commenting at the council meeting on March 4th, 2024 something to the effect of "I am in favour of heights" with respect to new buildings. That is fine to have one's opinion but I find very few persons favourable to this proposal, thus listen to the people. Look at the facebook community connections page where there are several threads regarding this proposal - read the comments to get a sense of what people are thinking.

PLEASE vote against this.

PLEASE be responsible and review the OCP to see if it needs updating for what sounds like a clerical error on the lack of height restrictions for this zoning.

Sincerely,

Mike Sheward
533 Paradise Street
Esquimalt

From: [Sherry Lorin Goshinmon](#)
To: [Council](#)
Subject: Fwd: Vote NO to GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace
Date: April-07-24 11:48:02 AM

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'm in agreement with what Mike Sheward states in his letter to council. Without repeating it all, I am opposed no matter how many readings, until GMC comes up with a reasonable proposal. Lorin Goshinmon 572 paradise st.

Get [Outlook for Android](#)

From: Mike Sheward <mike.sheward@shaw.ca>
Sent: Sunday, April 7, 2024 11:23:36 AM
To: council@esquimalt.ca <council@esquimalt.ca>
Subject: Vote NO to GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace

Dear Esquimalt Mayor and Council,

I am writing to urge Esquimalt Mayor and Council to not approve GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace due to the following reasons:

Inconsistency with the OCP:

There was an error made in the current OCP at the time it was approved which resulted in no height limit identified in the Commercial Commercial land use designation. This error allowed the developer the opportunity to push their 26 storey proposal through the process to where it is now being considered by Council. Minutes from the May 7th 2018 Council meeting unanimously approving the motion for the Commercial Commercial land use designation (12 storeys) on the north side of Esq Rd, and Neighbourhood Commercial (6 storeys) on the south side.

Council – YOU MUST CORRECT THE OCP:

Immediately update the wording of the OCP density and height requirements for Commercial/Commercial Mixed Use to provide clarity for both the community and developers.

As an interim measure, apply the same standards as High Density Residential to Commercial/Commercial Mixed Use. This may be sufficient until such time that a comprehensive update to the OCP is undertaken. Otherwise, this will leave Esquimalt vulnerable to other excessively large projects that potentially waste precious tax dollars to process and undermine community faith in the OCP and the process that developed it.

Far too tall:

This will tower over Cairn park. If approved this will be the tallest landmark in Esquimalt. This will be approx. 200 feet taller than the top of Cairn park. Keeping it at 12 stories will make it much smaller at approx. 20 feet above Cairn park.

Terrible Precedent will be set:

Approving this will now allow most other developments to now ask for 20 storey plus towers

all along Esquimalt road. Honor the intent of the OCP, which people were comfortable with - 12 stories on North side of Esquimalt road. PLEASE DO YOUR JOB ESQUIMALT COUNCIL AND RESPECT THE OCP !

This precedent will also cause developers to buy up low rise apartments, and evict the tenants (often tenants who have live in Esquimalt for years or decades). These tenants will not be able to afford any of the new units, but newcomers to Esquimalt, who are well off, will be able to afford them

Respect the intent of the OCP:

Although the OCP needs an update as noted above, respect the original intent – 12 storey max North side of Esquimalt road.

Esquimalt is doing it's part:

Everywhere in our little township developments are underway, completed, or proposed. We do not need an additional 26 storeys of high priced accommodation in this town. We are doing our part for the “housing crisis”

Listen to your constituents:

Part of the job of Mayor and Council is to listen to the public, and try to make decisions that reflect the will of the people who voted for you. In the many Esquimalt residents I have spoken too I have not found a single person in favour of 26 stories - the main comment is always "that is way too high". When I hear the mayor commenting at the council meeting on March 4th, 2024 something to the effect of "I am in favour of heights" with respect to new buildings. That is fine to have one's opinion but I find very few persons favourable to this proposal, thus listen to the people. Look at the facebook community connections page where there are several threads regarding this proposal - read the comments to get a sense of what people are thinking.

PLEASE vote against this.

PLEASE be responsible and review the OCP to see if it needs updating for what sounds like a clerical error on the lack of height restrictions for this zoning.

Sincerely,

Mike Sheward
533 Paradise Street
Esquimalt

From: [Patrick Johnstone](#)
To: [Council](#)
Cc: corporate.services@esquimalt.ca
Subject: Opposed to 26 story development at Head/Esquimalt
Date: April-07-24 1:48:30 PM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a community member familiar with the Official Community Plan, I am in complete opposition of the purposed height of a 26 story development on the corner Head/Esquimalt (Sarpinos/Lums building). Please review these plans and agree to something more appropriate similar to the high of the approved 'Skyline Building' close by.

Sincerely,

Patrick Johnstone
399 Fraser St.
Esquimalt

From: [Heather M. Aked](#)
To: [Council](#)
Subject: Fwd: Vote NO to GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace
Date: April-07-24 8:35:01 PM

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 Mayor and Council,

I am writing to once again to strongly urge Esquimalt Mayor and Council to not approve GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace due to the following reasons:

Inconsistency with the OCP:

There was an error made in the current OCP at the time it was approved which resulted in no height limit identified in the Commercial Commercial land use designation. This error allowed the developer the opportunity to push their 26 storey proposal through the process to where it is now being considered by Council. Minutes from the May 7th 2018 Council meeting unanimously approving the motion for the Commercial Commercial land use designation (12 storeys) on the north side of Esq Rd, and Neighbourhood Commercial (6 storeys) on the south side.

Council – YOU MUST CORRECT THE OCP:

Immediately update the wording of the OCP density and height requirements for Commercial/Commercial Mixed Use to provide clarity for both the community and developers.

As an interim measure, apply the same standards as High Density Residential to Commercial/Commercial Mixed Use. This may be sufficient until such time that a comprehensive update to the OCP is undertaken. Otherwise, this will leave Esquimalt vulnerable to other excessively large projects that potentially waste precious tax dollars to process and undermine community faith in the OCP and the process that developed it.

Far too tall:

This will tower over Cairn park. If approved this will be the tallest landmark in Esquimalt. This will be approx. 200 feet taller than the top of Cairn park. Keeping it at 12 stories will make it much smaller at approx. 20 feet above Cairn park.

Terrible Precedent will be set:

Approving this will now allow most other developments to now ask for 20 storey plus towers all along Esquimalt road. Honor the intent of the OCP, which people were comfortable with - 12 stories on North side of Esquimalt road. PLEASE DO YOUR JOB ESQUIMALT COUNCIL AND RESPECT THE OCP !

This precedent will also cause developers to buy up low rise apartments, and evict the tenants (often tenants who have live in Esquimalt for years or decades). These tenants will not be able to afford any of the new units, but newcomers to Esquimalt, who are well off, will be able to afford them

Respect the intent of the OCP:

Although the OCP needs an update as noted above, respect the original intent – 12 storey max North side of Esquimalt road.

Esquimalt is doing it's part:

Everywhere in our little township developments are underway, completed, or proposed. We do not need an additional 26 storeys of high priced accommodation in this town. We are doing our part for the “housing crisis”

I have spoken with many residents of Esquimalt who feel exactly as I do!

I PLEASE vote against this, and PLEASE update the OCP ASAP.

Sincerely,

Heather Aked

1127B Wychbury Ave
Esquimalt

From: [REDACTED]
To: [Council](#)
Subject: Please Vote NO to GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace - April 7th letter to Council
Date: April-07-24 9:43:27 PM

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.

April 7th, 2024

Dear Esquimalt Mayor and Council,

I am again writing to ask you (Esquimalt's Mayor and Council) to not grant approval for GMC's (26 storey !) Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace. Please please listen to your constituents who voted for you, are most affected by this proposal, and put our faith in you...and vote a firm No on this GMC project. The other developers, engineers and people who do not reside in Esquimalt who have come out of the blue to support this project are not directly affected and that key factor must be taken into account - its always easy to "support" a project when its not in your neighborhood. If you did a full survey or walked down streets/avenues like Wychbury to talk to Esquimalt citizens, you would find that the overwhelming majority of local people do not support this proposed 26 storey development whatsoever. I have talked with as many people as I could on my street about this proposed project over the past month, and every single person was (and is) completely against it.

So again please do not grant approval to GMC for the following numerous important reasons:

1. Inconsistency with the OCP:

There was an error made in the current OCP at the time it was approved which resulted in no height limit being identified in the Commercial Commercial land use designation. This error allowed the developer the opportunity to push their 26 storey proposal through the process to where it is now being considered by Council. Minutes from the May 7th 2018 Council meeting unanimously approving the motion for the Commercial Commercial land use designation (for 12 storeys) on the north side of Esq Rd, and Neighbourhood Commercial (6 storeys) on the south side.

Council – You Should consider correcting the OCP

Please update the wording of the OCP density and height requirements for Commercial/Commercial Mixed Use to provide clarity for both the community and developers.

As an interim measure, apply the same standards as High Density Residential to Commercial/Commercial Mixed Use. This may be sufficient until such time that a

comprehensive update to the OCP is undertaken. Otherwise, this will leave Esquimalt vulnerable to other excessively large projects that potentially waste precious tax dollars to process and undermine community faith in the OCP and the process that developed it.

2. 26 Storeys is Far Too Tall:

This proposed GMC building would tower way over Cairn park. If approved, it will be the tallest landmark in Esquimalt and it will stick out like a sore thumb. This tower would be approximately 200 feet taller than the top of Cairn park. Keeping it at 12 storeys will make it much smaller at approximately 20 feet above Cairn park and allow it to be congruent with the other nearby buildings and local environment.

3. A Dangerous Precedent will be set for all of Esquimalt:

Approving this GMC tower will allow most other developments to now ask for 20 storey plus towers all along Esquimalt road. Please Honour the intent of the OCP, which people were and are still comfortable with - 12 storeys on the North side of Esquimalt road.

PLEASE DO YOUR JOB ESQUIMALT COUNCIL AND RESPECT THE OCP

This precedent will also cause developers to buy up low rise apartments, and evict the tenants (often tenants who have live in Esquimalt for years or decades). These tenants will not be able to afford any of the new units, but newcomers to Esquimalt, who are well off, will be able to afford them.

4. Respect the intent of the OCP:

Although the OCP needs an update as noted above, respect the original intent – 12 storey max on the North side of Esquimalt road.

5. Esquimalt is definitely already doing it's part and needs to slow down it's development:

Everywhere in our little township, and especially on the one lane already super busy Esquimalt Road, multiple developments are underway, recently completed, or proposed (at least 20 by my count) which amounts to undisciplined and uncontrolled growth that at least 90% plus of Esquimalt citizens do not agree with due to the resulting stressful congestion, noise and overall pollution. We do not need an additional 26 storeys of high priced accommodation in this town. We have more than done our part for the "housing crisis" over the past 3-4 years, and while we clearly will continue to do more than our part (as compared to Oak Bay etc.) with all the new developments just getting underway, we also need to immediately slow down our growth and properly assess the amount of people our infrastructure can actually handle (I'd suggest 21,000 - 22,000 population max which we will very soon be at). With every large development like this, our quality of life drops simultaneously.

In summary, I again urge you to PLEASE vote AGAINST GMC's 900 Esquimalt Road/900 Carleton Terrace project and PLEASE update the OCP ASAP.

Sincerely,

Tim Ewanchuk
1127B Wychbury Ave
Esquimalt

From: [Monty Wiseman](#)
To: [Council](#)
Subject: Subject: Amenity Package GMC Development, 900 Esquimalt Road
Date: April-08-24 6:12:15 AM

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 Mayor and Council,

My neighbour has composed a detailed letter regarding the insufficiency of the Amenity Package GMC Development, 900 Esquimalt Road.

I think this letter demonstrates how council needs to do better on this development. Especially regarding loss of retail space, parking and housing options.

Below is the letter.

Thank you
Monty Wiseman
Hadfield Avenue

Dear Mayor and Council,

I am writing to you with respect to the proposed amenity package for the GMC development located at 900 Esquimalt Road. The staff report (and recent Citified media report) that contain amenity comparisons for GMC throughout the CRD and elsewhere, would have you believe that the GMC amenity package is generous and “the absolute pinnacle”, when in fact it is not.

The best and most recent comparison for the GMC amenity packages is also a project located on Esquimalt Road at the Sussex Mixed Use development (located between Nelson and Sussex streets and Esquimalt Road). This project was very recently approved by Esquimalt Council at its meeting held on March 18, 2024. Given the Sussex project’s close proximity and relevance, it is rather concerning that the staff report would not include it as a basis for comparison to the GMC project.

The Sussex and GMC projects have some broad similarities in terms of mixed residential and commercial use, prominent locations, and high proposed densities. The table below outlines some of the key features of the projects and their amenity packages.

	GMC Project	Sussex Mixed Use
Project Proposal	26 story condo tower 8 story rental tower	Two 12 story towers, joined by 6 story building, all rental
Review Process	Development Permit Variance for density and height	Rezoning
Floor Area Ratio	4.7	4.78
Commercial Space	Loss of 3000 s.f.	Gain of 3791 s.f.

Number of Residential Units	272, 176 condos and 96 rentals	314 rentals
Family Units (3bd)	10, no rentals. All are condo and 4 are penthouse	11 rental
Parking Spots	231	285
Parking location	Level 2 above ground parking, 54 stalls in choice location	All Underground
Amenity – affordable housing	\$1 million	26 affordable units in perpetuity
Amenity – accessible housing	none	15 units in perpetuity
Amenity – greenspace	3000 s.f. dog park on shady side of building	5000 s.f. parkland dedication to the Municipality
Value of Amenity	\$4 million	>>> \$4 million
Advisory Planning Commission	November 21, 2023 Motion failed to recommend project to council	January 16, 2024 Unanimous Support to recommend to council
Design Review Committee	December 13, 2023 Specifically noted would not support recommending to council if building design remained generic	December 13, 2023 Unanimous Support to recommend to council

What is abundantly clear, is that in terms of the number of residential units, affordable housing, accessible housing, family housing, addition of commercial space, public green space, and parking location and spaces, the Sussex project has made a much more significant contribution to public amenities than the GMC project.

Shouldn't the largest residential project in Esquimalt's history be expected to also have the biggest contribution to affordable housing? Sussex will have 26 units of affordable housing and 15 units of accessible housing, all to be maintained in perpetuity, versus a one-time contribution of \$1 million for the GMC project. \$1 million is an absolute pittance for a project of this size!!

Why should a level of parking be placed on the second floor, when this prime space could be used for affordable housing? All parking should be located underground. If transportation needs change in the future as the proponent suggests, underground parking areas can also be reused and adjusted as necessary (think pickleball courts, music sound rooms, indoor pump track, indoor dog play areas, etc.).

Preservation of Esquimalt's limited commercial space is very important. Why should the Township accept a project that is proposing a significant loss of commercial space for this important location. If all parking were underground, additional commercial

space could easily be added.

Esquimalt has already set a high bar for acceptable bonus density on the Sussex project, and projects like GMC should similarly provide more value, considering the significance of the height and density being requested. For example, GMC's proposed two small plazas, expanded sidewalk, and a small (muddy?) dog strip on the shady side of the building are far less significant in value compared to Sussex's park dedication to the Township.

Also in direct contrast to the Sussex project, both the Design Review Committee (DRC) and Advisory Planning Commission (APC) did not support the GMC project. I'm not aware of this ever happening for another project, certainly none of this scale. This should give council serious pause. The proponent has not meaningfully addressed the significance of the issues that the APC and DRC raised for the project. If council now does not strongly consider and take the advice of the APC and the DRC, one wonders what the value of these committees truly is.

The mere fact that we are in a housing crisis should not mean that we are at a time where "anything goes with development" in our municipality. Development will continue to be in a state of flux for the significant future. In the past several weeks alone, more than \$17 billion in federal initiatives have been announced towards housing supply and affordability issues. Esquimalt Council should strongly consider this shifting landscape and the opportunities it may bring with future developments throughout the municipality.

In summary, I ask that Esquimalt council not approve the GMC project as designed for the following reasons:

- unreasonable height and density variance requested, and contrary to OCP land designation,
- the lack of fit with the form and character of the neighborhood (a pillar of the OCP),
- insufficient contributions to affordable housing,
- insufficient 3 bedroom family rental units,
- Insufficient accessible or special needs housing,
- significant loss of commercial space,
- 2nd floor parking which should be dedicated to better use such as affordable housing or commercial space,
- the generic form of the 26 story tower (despite minor tweaks to the facade),
- inadequate community amenity package compared to the significance of the variances requested,
- the lack of support by both the Design Review Committee and the Advisory Planning Commission for the project as designed.

Sincerely,

From: [REDACTED]
To: [Barb Desjardins](#); [Andrea Boardman](#); [Darlene Rotchford](#); [Duncan Cavens](#); [Jacob Helliwell](#); [Ken Armour](#); [Tim Morrison](#); [Council](#)
Cc: james.davison@esquimalt.ca
Subject: 900 Carlton Terrace / 900 Esquimalt Road
Date: April-08-24 8:44:04 AM
Attachments: [March 2024 Letter submitted-W&D Beimen.docx](#)
[April 2024 Letter submitted-W&D Beimen.docx](#)

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 Mayor and Council,

Attached are our written objection letters regarding the GMC application as follows:

- Resubmission of letter submitted to Council dated March 3, 2024
- Submission of letter for today's Council Meeting, April 8, 2024

Additionally, we are questioning why this application was even forwarded to Council for consideration despite the fact that the Advisory Planning Commission and the Design Review Committee have raised serious concerns and did not render their support. This being the biggest and most shocking development proposal for our community, affecting the quality of life of many residents and property owners, we expect our elected officials to use due diligence in their deliberations. It appears that this application is being fast tracked without the expected process - what is the rush? It is important to get this right!

Sincerely,

Wolfgang & Dagmar Beimen

March 3, 2024

Her Worship Barbara Desjardins
Mayor of the Corporation of the
Township of Esquimalt
and Council

Dear Mayor and Council,

Re: 900 Carlton Terrace and 900 Esquimalt Road

We are owners of three Multi-Family Buildings on 622 Head Street (Heritage Trafalgar House), 628 and 630 Head Street totaling 65 units. For decades we have provided affordable housing. We ourselves have lived in one of our buildings for nearly 30 years. GMC's massive proposal with its height, mass and density would directly affect our buildings in a major and negative way and certainly be detrimental to the immediate neighborhood.

We are opposed to the application made by GMC Projects with its far-reaching and extensive variances to accommodate the construction of a 26-storey condominium tower on the former site of the Esquimalt's Carlton Club at 900 Carlton Terrace with an immediate attached 8-storey Apartment Building at 900 Esquimalt Road. In our opinion this proposal is not in the best interest of our community and demonstrates total disregard for our neighborhood. It literally would have us all live in the shadows of this monstrosity with absolutely no light nor views left and this in addition to the Pacific House already under construction. Combined it is creating a solid wall toward the South without separation or open spaces.

Right now the properties under consideration are zoned C2 Neighborhood Commercial which allows for buildings up to a maximum height of 13 meters which would be a perfect fit for the location. Unfortunately, the way the OPC is presently formulated it gives an opening to greedy developers emboldening them to make such outrageous applications. However, DPAs are in place to guide the form and character of the neighborhood and to protect certain characteristics and values. According to current OCP policy, redevelopment is to occur at a neighborhood scale. The latest proposal gives no consideration to any of this.

I know from talking to residents of Esquimalt, not just from our immediate neighborhood, that the above-noted application is not well-received by many and people have voiced numerous valid concerns for such a horrendous development. The opinions and aspirations of long-time residents of Esquimalt need to be taken into consideration foremost.

We are hopeful that Council will do the right thing and not approve the application as presented in order to preserve the integrity of our neighborhood. Also we would ask Council to amend the OCP's Commercial Commercial land use designation to include height limits.

Sincerely,

Wolfgang and Dagmar Beimen
622, 628, 630 Head Street
Victoria B.C V9A 5S8
Telephone: [REDACTED]

April 7, 2024

Her Worship Barbara Desjardins
Mayor of the Corporation of the
Township of Esquimalt
and Council

Dear Mayor and Council,

Re: 900 Carlton Terrace and 900 Esquimalt Road – GMC Application

As the owners of three adjacent properties to the north; namely, the Trafalgar Heritage House and two multi-family buildings, the proposed project has us very concerned as it will affect the quality of life for our tenants and also will affect all the properties located on Bryden Court. As the developer indicated himself at the last council meeting he is asking for a lot. The developer is essentially asking Council to do away with the OCP and DPA guidelines altogether and give him carte blanche. The development variances requested are outright insulting and disrespectful to the process and to the neighboring community. They are solely aimed at making the largest profit possible on the limited space available. The developer's unwillingness to accommodate any changes is indicative of the mindset "my way or the highway". We should be able to do better than that and not feel pressured to approve a project which clearly does not align with the vision and aspiration of the immediate community. The properties under consideration are located at such a major corner, that one should be mindful of any development which will be with us for decades to come. A 26-storey building, in our opinion, is not desirable and would stick out like a sore thumb. It is very important to get this right. If we have to wait for the right project – so be it. The objective of creating additional housing can be accomplished without destroying the vision of existing neighborhoods. New developments should enhance and harmonize with the community in which they are located. We have numerous other projects happening in Esquimalt that meet all the objectives and where the developers still make sizeable profits.

Even with the missing height restrictions in the OCP (which requires correction ASAP), there are plenty of safeguards, restrictions and guidelines contained in the OCP And DPA which, in our opinion, should have resulted in this application not being processed as presented. The notion that the developer made his application in good faith is rather questionable since from the beginning he was aware that the height and mass was unacceptable to many.

We object to the major and unreasonable variances being requested, such as:

- Changing the building's FAR from 3.0 to 4.7
- Building Height from 13m to 84m
- Rear setback from 3m to 0.5m
- The High-Density Apartment Zone parking stall requirement from 354 to 204
- The Restaurant parking stall requirement from 18 to 10

We respectfully ask Council to vote against this overly ambitious project as presented. The height and mass are objectionable to many Esquimalt residents and certainly to those living in the neighborhood. We hope that the voices of the residents and property owners affected are being considered foremost rather than those of individuals who are prompted by the developer to come out in support some of whom are not even residing in Esquimalt.

Sincerely,

Wolfgang and Dagmar Beimen
622, 628, 630 Head Street
Victoria B.C V9A 5S8
Telephone: [REDACTED]

From: [Neil Blainey](#)
To: [Council](#)
Subject: In Support of: 900 Carlton
Date: April-08-24 9:35:10 AM

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.

My name is Neil Blainey, I am a resident of Victoria but go to Esquimalt daily, and would love to see the 900 Carlton project go forward.

Overall that area needs a good revamp and it starts here.

Neil Blainey
757 Tyee Road

From: [REDACTED]
To: [Council](#)
Subject: GMC proposal.
Date: April-08-24 10:52:43 AM

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 Mayor and Council,

I want to express profound dismay that you would even consider the GMC proposal for corner of Esquimalt and Head Streets. You have had plenty of time to correct the so-called “clerical error” that omitted ANY MENTION of height restrictions (12 storeys as designated by the Official Community Plan for Commercial Mixed Use). A variance of 14 floors?

Surely, the error could easily have been rectified. Our democratic rights are being blatantly disregarded. We elected you to serve the citizens of Esquimalt, not the developers.

Yours truly,

Judith Phillips
916 Dunsmuir Road,
Esquimalt, V9A 5C3.

From: [Jen](#)
To: [Council](#)
Subject: Please Vote NO to GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace
Date: April-08-24 10:39:44 AM

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 Mayor and Council,

I am another Esquimalt resident writing to urge Esquimalt Mayor and Council to not approve GMC's Development Permit and the Development Variance Permit for 900 Esquimalt Road/900 Carleton Terrace due to the following reasons:

1) Inconsistency with the OCP:

There was an error made in the current OCP at the time it was approved which resulted in no height limit identified in the Commercial Commercial land use designation. This error allowed the developer the opportunity to push their 26 storey proposal through the process to where it is now being considered by Council. Minutes from the May 7th 2018 Council meeting unanimously approving the motion for the Commercial Commercial land use designation (12 storeys) on the north side of Esq Rd, and Neighbourhood Commercial (6 storeys) on the south side.

Council – PLEASE CORRECT THE OCP:

Immediately update the wording of the OCP density and height requirements for Commercial/Commercial Mixed Use to provide clarity for both the community and developers.

At the council meeting on **March 4th, 2024**, the mayor made comments something to the effect of it being unfair to the developer to change the rules at this point in the application process. **Please know that it is unfair and I consider it to be very disrespectful to the constituents of Esquimalt to even consider an application of this magnitude when the intent of the OCP is for much less. We didn't expect that such a proposal could be on the table and yet here we are with the rug pulled out from under us.**

As an interim measure, apply the same standards as High Density Residential to Commercial/Commercial Mixed Use. This may be sufficient until such time that a comprehensive update to the OCP is undertaken. Otherwise, this will leave Esquimalt vulnerable to other excessively large projects that potentially waste precious tax dollars to process and undermine community faith in the OCP and the process that developed it.

2) Far too tall:

This will tower over Cairn park. If approved this will be the tallest landmark in Esquimalt. This will be approx. 200 feet taller than the top of Cairn park. Keeping it at 12 stories will make it much smaller at approx. 20 feet above Cairn park.

3) Terrible precedent will be set:

Approving this will now allow most other developments to now ask for 20 storey plus towers all along Esquimalt road. Honor the intent of the OCP, which people were comfortable with - 12 storeys on North side of Esquimalt road. PLEASE, ESQUIMALT COUNCIL RESPECT

THE OCP!

This precedent will also cause developers to buy up low rise apartments, and evict the tenants (often tenants who have live in Esquimalt for years or decades). These tenants will not be able to afford any of the new units, but newcomers to Esquimalt, who are well off, will be able to afford them.

4) Respect the intent of the OCP:

Although the OCP needs an update as noted above, respect the original intent – 12 storey max North side of Esquimalt road.

5) Esquimalt is doing its part:

Everywhere in our little township developments are underway, completed, or proposed. We do not need an additional 26 storeys of high priced accommodation in this town. We are doing our part for the housing crisis.

PLEASE vote against this.

PLEASE be responsible and review the OCP to see if it needs updating for what sounds like a clerical error on the lack of height.

Sincerely,
Jennifer Atkinson
Esquimalt resident

From: [marc.phillips](#)
To: [Council](#)
Subject: against the 26 story development proposal at Esquimalt Road
Date: April-08-24 11:56:09 AM

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.

Mayor and council

I add my name to the chorus of Esquimalt residents that says no to the “proposed” 26 story complex.

We have together developed a OCP which limits the height of commercial mixed use buildings to 12 stories.

I cannot comprehend how the 12 story maximum was somehow misplaced and would appreciate any information on how this may have happened.

Respectively yours,

Marc Phillips

916 Dunsmuir Rd

PS My google search would make this development the highest building in the Victoria area

From: [REDACTED]
To: [Barb Desjardins](#); [Tim Morrison](#); [Ken Armour](#); [Andrea Boardman](#); [Duncan Cavens](#); [Jacob Helliwell](#); [Darlene Rotchford](#); [Council](#); [Corporate Services](#)
Cc: [Bill Brown](#); [James Davison](#)
Subject: RE: GMC Project, April 8th Council Agenda Item
Date: April-08-24 12:01:33 PM

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.

April 8th 2024

Dear Council:

I am responding to the GMC project proposal before Council tonight.

Please do not approve the current proposal and ask the developer to come back with a proposal that better aligns with the community vision for that important commercial/residential location.

While most agree that location is ideal for increased density and is waiting for an iconic landmark for this important commercial hub, this proposal is not it. I as a nearby neighbour do not wish to have to walk by a development so far removed from the vision of the community.

That important corner currently has great little eateries and a number of people living in affordable units above. While I know development needs to occur there, I can wait for the right proposal to come along, one that is sensitive to the adjacent neighbours and aligns with the vision of the community.

Please do not approve this proposal and please provide a message to the developer that the appropriate size and mass for those properties is up to 12 storeys and a FAR of 3.0 as indicated in the OCP, give or take a little based on the amenities package.

Is the proposal in its current form the legacy that council members wish to leave for the remainder of their terms.

Rozlynn Mitchell
Dunsmuir Road