

**Deborah Liske**

**Subject:** FW: Introduction to 838 & 842 Admirals proposal  
**Attachments:** 838&842 Admirals.pdf

**From:** Barb Desjardins  
**Sent:** September-10-18 2:23 PM  
**To:** Laurie Hurst  
**Subject:** FW: Introduction to 838 & 842 Admirals proposal

for council mail

Barb Desjardins

Mayor

Township of Esquimalt

<http://www.esquimalt.ca/>

**Barbara Desjardins**

Mayor  
Tel: 1-250-883-1944

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**From:** Graeme Mann [graeme@gtmann.com]  
**Sent:** Monday, September 10, 2018 2:21 PM  
**To:** Barb Desjardins  
**Subject:** Introduction to 838 & 842 Admirals proposal

Dear Mayor Desjardins,

It was pleasure meeting you last week. Thank you for taking time to read the attached letter in regards to the Development proposal at 838 and 842 Admirals. Please let me know if you have any questions or would like to meet.

Thank you,

Graeme Mann



Cell: (250) 661-7968

Off: (250) 857-5349

[www.gtmann.com](http://www.gtmann.com)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input checked="" type="checkbox"/> Mayor/Council	
<input type="checkbox"/>	<i>Bill</i>	
RECEIVED: SEP 10 2018		
Referred: _____		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC



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September 7<sup>th</sup> , 2018

MAYOR AND COUNCIL  
Township of Esquimalt Municipal Hall  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1

Dear Mayor and Council:

**Re: 838 & 842 Admirals Rd, Esquimalt, BC**

My name is Graeme Mann and I own GT Mann Contracting Ltd., a Local construction company based in Saanich. My company was engaged by the owner of 838 & 842 Admirals road, Mr. Robert Foster, to manage the development phase and should the project be rezoned, the construction phase as well.

As we heard concern at the recent council meeting that the developer of this project was not known, I am writing to introduce Mr. Foster and to thank council for taking the time to review our proposal. Mr. Foster and I apologise for not introducing ourselves earlier in the process and engaging with council to allow for more discussion of our proposal prior to our formal submission. Unfortunately, Robert was unable to attend the last council meeting due to being overseas at the time and did not have enough notice of the meeting to change his itinerary. While speaking in public gives him anxiety, Mr. Foster will attend the public hearing and have myself and Praxis available to speak on his behalf.

Mr. Foster was born and raised in Victoria. He has previous development experience in both Victoria and Vancouver, having been involved in over a dozen new development projects. He is currently building his family home in Saanich and plans to put his roots back down in Victoria where he can raise a family with his partner.

Praxis Architects Inc. was engaged in August of 2017 to take the property through the design phase and rezoning. We partnered with them, as they are a well known and reputable firm that has put their roots down in Esquimalt.

We held a neighbourhood meeting December 4<sup>th</sup>, 2017 at the Legion prior to our formal submission. Mr Foster, representatives from Praxis and I were all in attendance and spoke with members of the community regarding the proposal.

In February 2018 we had both DRC and APC meetings and listened to comments of the committee and commission.

During this time we met with your planning and engineering staff who provided input into our proposal.

To address some of the concerns discussed by council, we have made the following changes to our proposal:

- Combined two 1-bedroom units with two 2-bedroom units to create two 3-bedroom units. This will reduce the over all unit count to 28 from 30 units. This will help better accommodate families in the building.
- 1 parking stall per unit will be provided (28 unit and 2 visitor stalls for a total of 30 parking stalls).
- 1-year transit pass provided per purchaser.
- 8 parking stalls to will be "EVSE Installed" (electric vehicle supply equipment).

In regards to the desire for the addition of commercial space, our proposal was submitted to staff this past December of 2017 and presented to the DRC and APC in February of 2018 before changes to the OCP were formalized this past June. These properties, previously designated as Low Density Residential, we see are now identified as Neighbourhood Commercial Mixed-Use in terms of Land Use Designation. Given that the proposed project was already submitted in advance of the changes to OCP and given the amended bylaw, which has already had 1<sup>st</sup> and 2<sup>nd</sup> reading, does not permit any commercial uses other than home occupation, we are unable to incorporate the addition of commercial space.

I also want to clarify that I have been hired by Robert Foster to manage the development and construction process of 638-640 Constance and 637 Nelson. I am a part owner of the D.E. Mann Properties Ltd. project at 833 & 835 Dunsmuir road.

Thank you for the opportunity to provide additional details regarding this project and to enhance the proposal ahead of the public hearing. Should you have any questions or comments please do not hesitate to contact me by phone or e-mail and/or would be happy to meet in person with you at your convenience.

Again thank you for your time and I look forward to getting more involved with the Esquimalt community and Mayor and Council through my involvement on these great projects.

Sincerely,



Graeme Mann

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