

From: sandra dixon

Sent: February-20-23 12:17 PM

Subject: I forgot.

Are the designers for 958 Williston Street going to be honest to the people that buy. Are they going to tell them that they have to have a strata Council and pay strata fees. Because what happens if something's leak or is broken. The people living there all have to agree to get it fixed. Example: if the roof leaks.

Sandra.

From: sandra dixon

Sent: February-20-23 12:04 PM

Subject: 958 Wollaston St.

I will be at that meeting February 25th. I am very disappointed, designed by local family. Where do you live? Also, access for wheelchairs and strollers, all I see is a bunch of stairs if I had a stroller or in a wheelchair I wouldn't be able to get up the stairs. Is there an elevator? Why can't you design a better looking place. (to me the design does not fit the neighborhood). 954 is a group home for special needs young adults, hopefully you thought of them. The people that live in 961 and 959 Esquimalt Road are you going to put a gate up there, so people don't go walking up and down the easement. I think they have kids, so it's a safety issue. What about privacy 964 and 954 will not have any privacy in their backyard. I don't think this design, fits in with the neighborhood at all. But again that's just my opinion.

This is going to put taxes up on those of us that like to live in a house and have a backyard. What about our plans for our future and our children's future?

Sandra Dixon. 938 Wollaston street.

We had to put a gate up across the easement because we had people walking up and down our driveway anytime night and day. Oh, the gates not locked , you're not allowed to lock the gate on an easement.

From: Ron Driedger
Sent: Tuesday, May 16, 2023 11:13 AM
To: Council <council@esquimalt.ca>
Subject: Development proposal at 958 Wollaston St.

While I appreciate the intent of this proposal, I feel the design, in its current iteration, is an inappropriate fit for the neighbourhood. My primary objection is to the sheer mass of the structure.

The architect's conceptual illustrations accompanying the proposal, though beautifully rendered, are misleading—the "street view" (meant to show how easily the building fits into its surrounding) is actually from elevation and at some remove, and so downplays the relative size of the structure.

There was much discussion at the March 8 DRC meeting over the footprint area, but little over the mass and "fit" of the building design, though some committee members condescendingly suggested that push-back would undoubtedly come from residents without the architectural sophistication to understand the environmental and social significance of the design and those fearful of its unusual appearance. It's simply too large.

Ron Driedger
865 Wollaston St.

View from the Street



From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: Responding to Rezoning Application for 958 Wollaston Street
Date: February-15-24 12:28:49 PM

Copy of correspondence forwarded to:

CAO

Bill, Director of Development Services

Sarah, Deputy Corporate Officer – Add to report package for Feb 26 agenda

Jonah Ross, *(He/Him)*
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

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From: Marcia Minto [REDACTED]
Sent: Thursday, February 15, 2024 7:48 AM
To: Council <Council@esquimalt.ca>
Subject: Responding to Rezoning Application for 958 Wollaston Street

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 would like my comments considered for the record. While I do not own property I reside as a new tenant at 965 Esquimalt Rd, Victoria, BC V9A 3M7. The address requesting rezonng is in my direct line of view. Depending on the height of the building, this could potentially obstruct/impede my current view of the inner harbour - directly impacting my enjoyment of the property, and one of the main reasons I chose this property to rent.

Thank you for considering my feedback.

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Cheers,
Marcia Minto

From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: 958 Wollaston Street rezoning application
Date: February-20-24 12:51:43 PM

Copy of correspondence forwarded to:

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Bill, Director of Development Services

Sarah, Deputy Corporate Officer – for inclusion in the Staff Report for the Feb 26 agenda

Jonah Ross, *(He/Him)*
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From: Vicki Metcalfe [REDACTED]
Sent: Saturday, February 17, 2024 2:14 PM
To: Council <Council@esquimalt.ca>
Subject: 958 Wollaston Street rezoning application

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I attended a public session hosted by the proponents of this rezoning application. I believe it to be a sensitive and intelligent densification proposal (despite not addressing affordability concerns).

I have only two concerns:

1. The plans provide for perfect views into my bedroom window. This could be addressed by architectural tinkering.

2. The loss of green space. With every new building we are losing precious habitat for birds, insects, etc. (See especially the development at Lampson and Esquimalt Road.) At a minimum, approval of this project should depend on preserving trees wherever possible and planting only native species in any landscaping.

Vicki Metcalfe

976 Wollaston Street



From: [Jonah Ross](#)
To: [Dan Horan](#); [Bill Brown](#); [Sarah Holloway](#)
Subject: FW: Rezoning of 958 Wollaston Street
Date: February-20-24 12:52:10 PM

Copy of correspondence forwarded to:

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Bill, Director of Development Services

Sarah, Deputy Corporate Officer – for inclusion in the Staff Report for the Feb 26 agenda

Jonah Ross, (He/Him)
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From: Melissa Cannady [REDACTED]
Sent: Monday, February 19, 2024 2:14 PM
To: Council <Council@esquimalt.ca>
Subject: Rezoning of 958 Wollaston Street

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 City Council,

I have received notice that my neighbour, 953 Wollaston Street has applied to have their property rezoned to build a significantly sized comprehensive development. I am now writing to you, to voice **my opposition** to their project and thus the rezoning application.

The size of the building is my greatest concern. The builder is being deceptive in calling it a 3 story building. Clearly, it will be over 4 stories, when including the "ground level". The "roof" structure adds even more height. One only needs to look at the builder's plans from the side perspective to see this. This type of building structure is not in alignment with the look and feel of the street. The structure will dwarf the surrounding homes and simply be a shadow-throwing eyesore. This type of proposed structure, a comprehensive development is best for corner lots on main roads.

Furthermore, as proposed, the structure will be too close to Wollaston Street and the

boulevard. Again, this creates an unwelcome disruption to the clean lines that currently exist along the entire length of the street where all buildings, including the newest new builds, have been recessed. With the proposed project being so close to the bend in the road, (please look at the street map) I have an increased sense of worry for the children that play, the cyclists, and for cars that will have a limited ability to see oncoming traffic.

City council attempted to maintain the neighborhood feeling of quaint homes as it did with the approval of the mammoth tower currently under construction at the corner of Head and Esquimalt Road (Pacific House). In that project, only townhomes are allowed to be on the Wollaston Street side. I would like to see the same thinking applied to this project and reflect the appropriate scale needed. Again, 985 Wollaton Street is in the middle of the block and a comprehensive building does not fit.

I will also highlight that although parking for both bikes and cars has been considered, I do not believe it will be enough for the density proposed. For families to live here and thrive, cars are needed to access big-box shopping and activities. Case and point Costco and Gorge Soccer. Street parking on Wollaston is already tight for residents and Pacific House's lack thereof will also play a huge part.

I am opposed to the rezoning of the 958 Wollaton lot. I am pro-development and invite my neighbour to renovate their existing home, put in a new build and/or add a secondary dwelling to the back side as now allowed. A four-story, condo-looking building of such height, in the middle of the block will not only disrupt the charm of the street, it will also reduce existing neighbors' ability to live sustainably from their gardens and reduce visibility and safety for children, cars, and cyclists on the street.

Thank you for considering my concerns.

M Cannady

Wollaston Street Resident of nearly 10 years.