



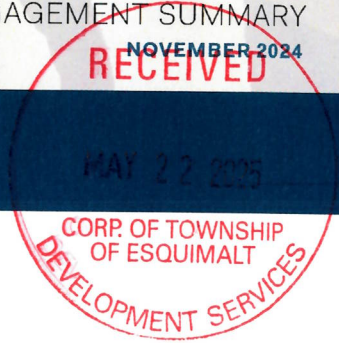
INTRACORP
Building the Extraordinary

BELMONT
PROPERTIES

ARCADIS

1340 SUSSEX & 1337 SAUNDERS ST.
TOWNSHIP OF ESQUIMALT, BC

ENGAGEMENT SUMMARY
NOVEMBER 2024



PROJECT OVERVIEW

Intracorp and Belmont Properties are proposing redevelopment of two apartment buildings nearing the end of their useful life, with a total of 67 existing units.

A rezoning and OCP Amendment to a "Commercial Mixed-Use" designation are proposed in order to accommodate:

335 new homes

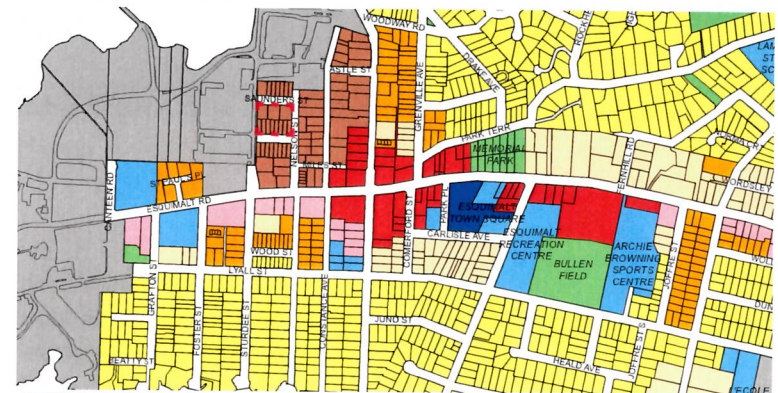
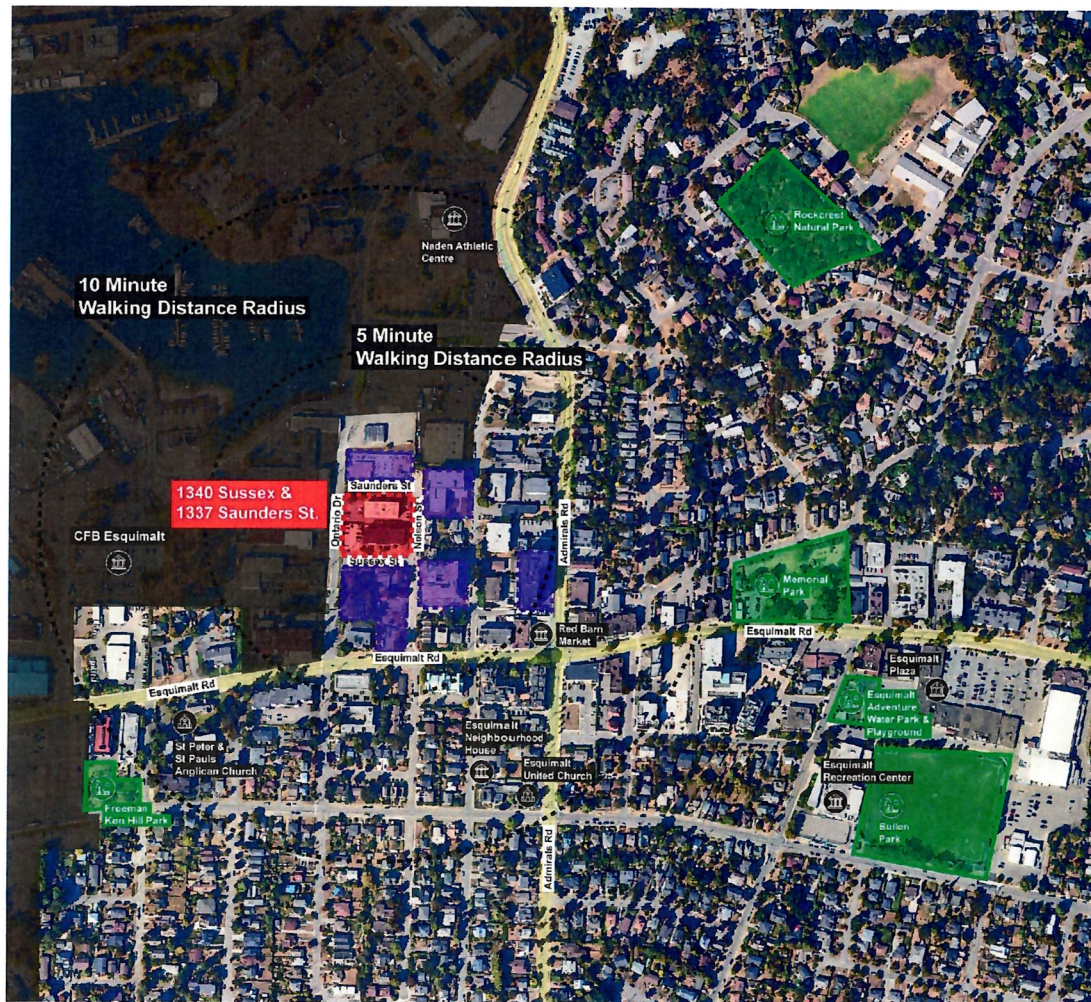
18,500sf new public park

2,500sf neighbourhood-serving retail

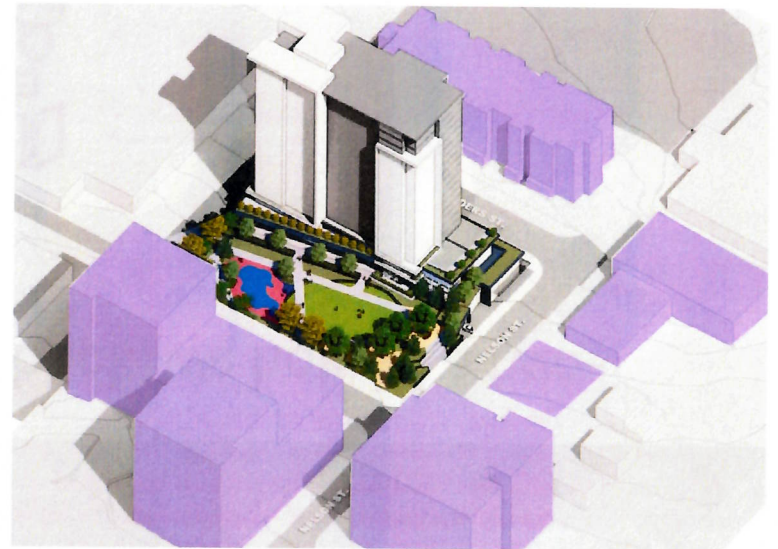
4,000sf indoor amenity



PROJECT CONTEXT



OCP Land Use Plan



Proposed Development

OUTREACH STRATEGY

To engage the community and gather feedback, we hosted a two-part open house:



In-Person Open House:

Attendees interacted with project representatives, viewed informational displays, and completed a feedback form to share their thoughts and suggestions.



Virtual Open House with Q&A:

For those unable to attend in person, a virtual session included a project overview and live Q&A, providing flexible participation options.

Invitations were mailed to approximately 1,900 addresses within the community, ensuring broad outreach. Invitations were also delivered by hand to nearby businesses. Event details and contact information were also shared on our website and via email to known contacts, encouraging wide community participation.

OPEN HOUSE SUMMARY



42

Attendees
approximately



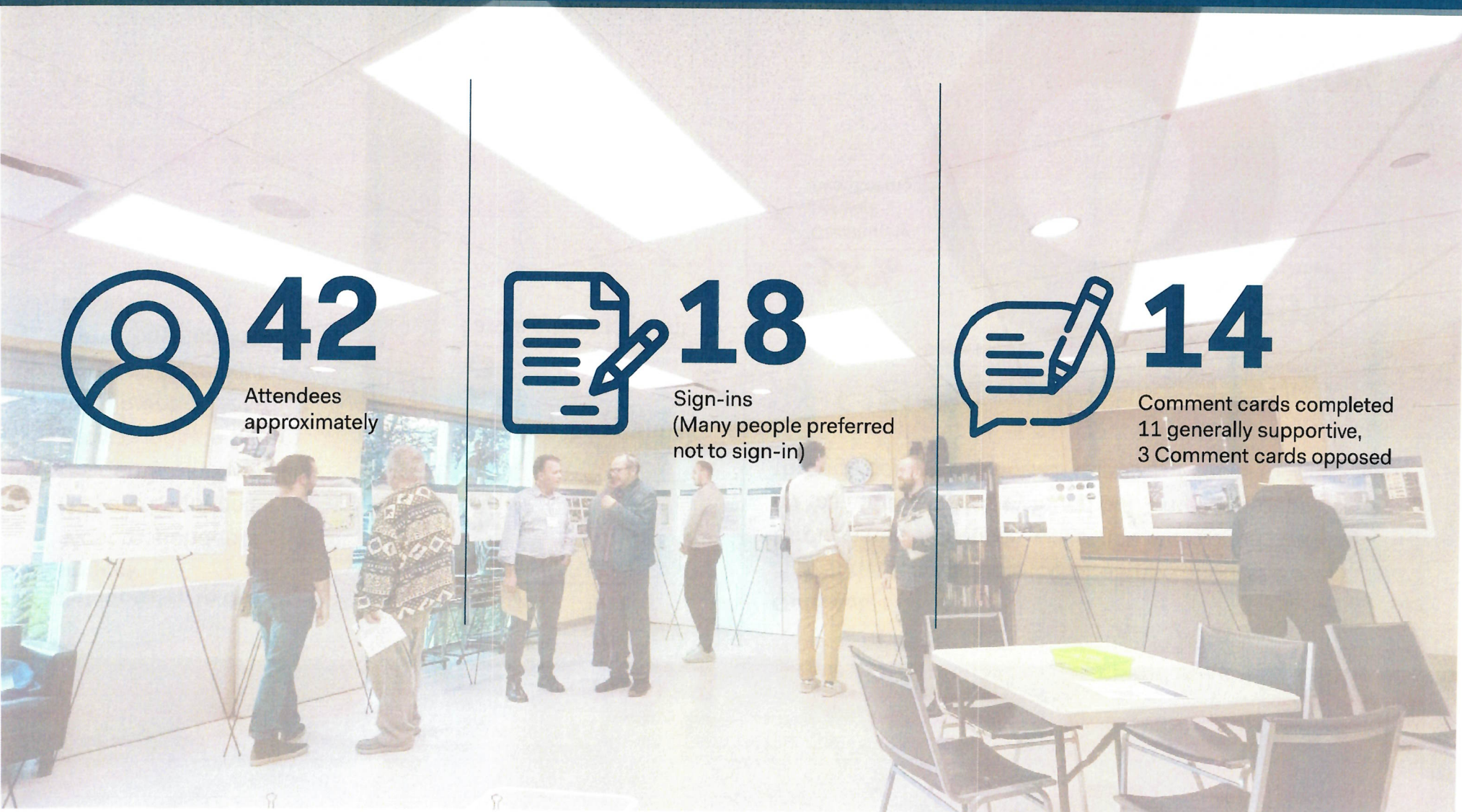
18

Sign-ins
(Many people preferred
not to sign-in)



14

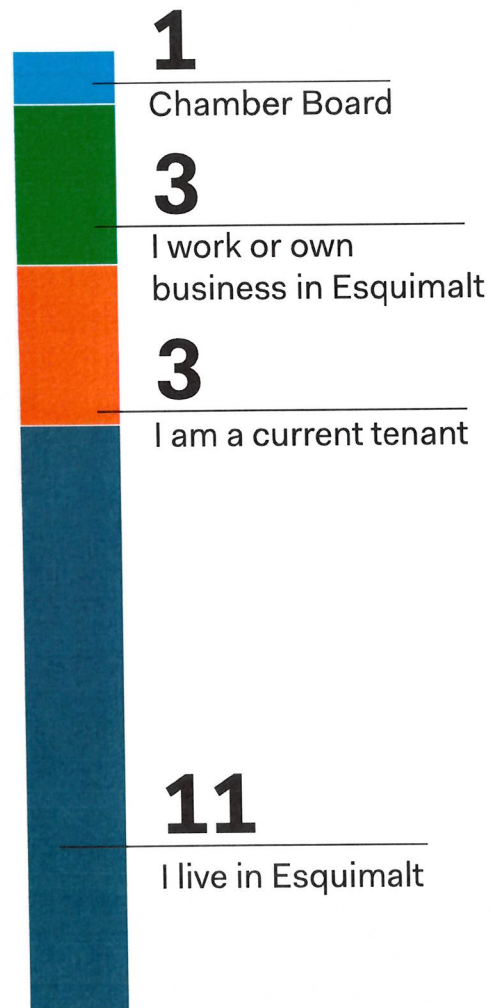
Comment cards completed
11 generally supportive,
3 Comment cards opposed



COMMENT CARD RESULTS

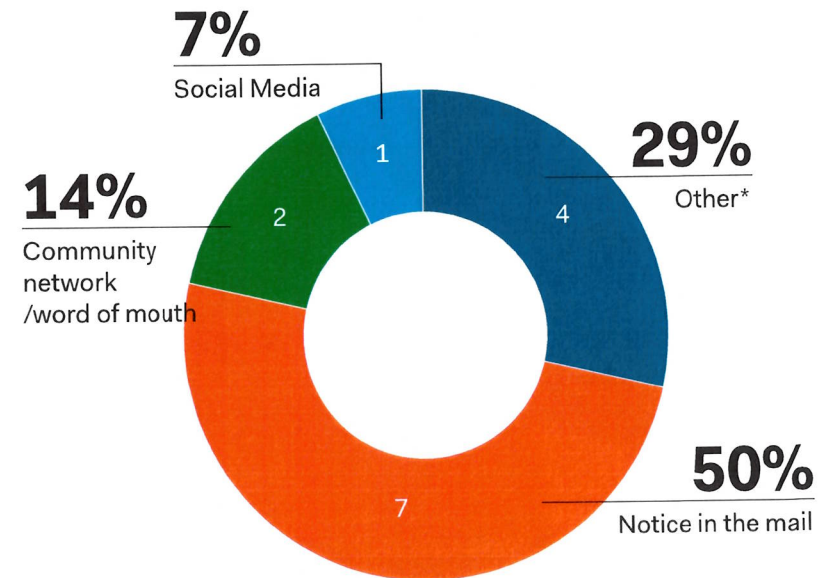
Relationship to the project

Most respondents (11) are Esquimalt residents, while smaller groups include 1 from the Chamber Board and 3 each who work/own a business or are tenants.



Outreach

Half of the respondents (50%) learned about the event through mailed notices, while 29% mentioned “walking by” as another way they found out. Smaller groups heard through community networks (14%) or social media (7%).

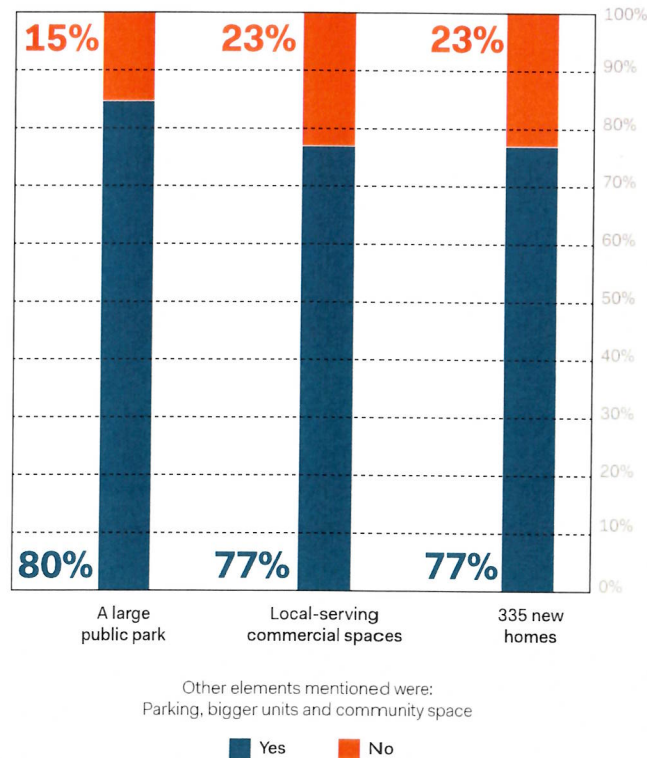


*Walking by was the comment made when participants chose other option

COMMENT CARD RESULTS

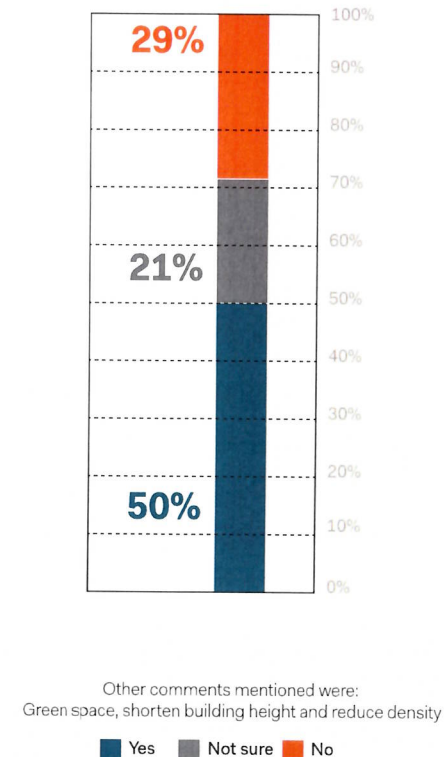
Key Elements

Most respondents support the project's key elements, with 80% in favor of a large public park and 77% supporting both local-serving commercial spaces and 335 new homes.



Support for height and density in exchange for a large park

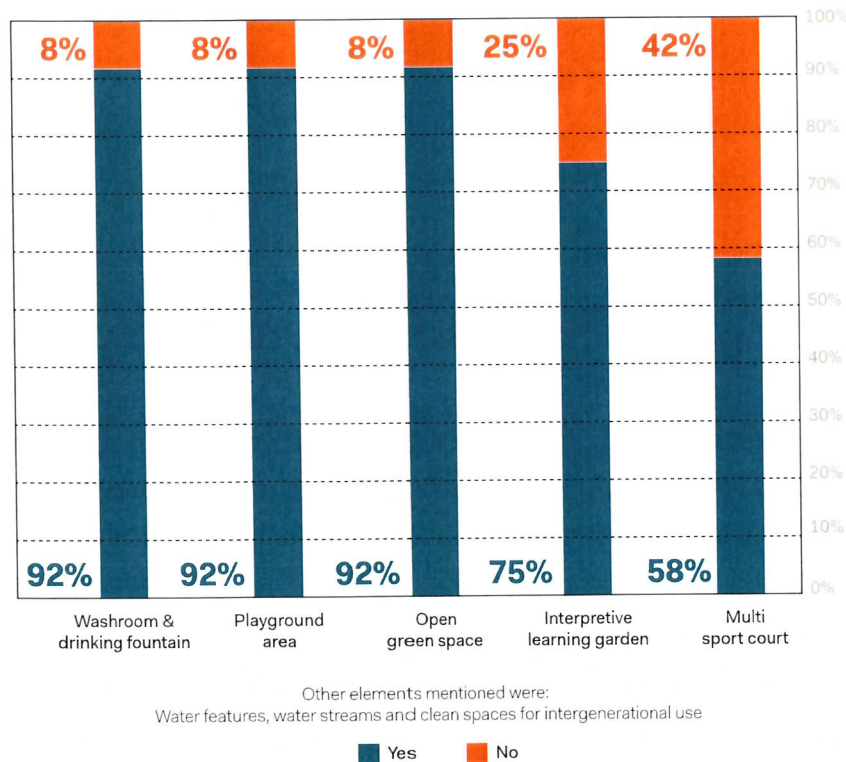
Half of the respondents (50%) support a higher building in exchange for a large park, while 29% oppose it and 21% are unsure. Additional comments suggested preferences for green space, reduced building height, and lower density.



COMMENT CARD RESULTS

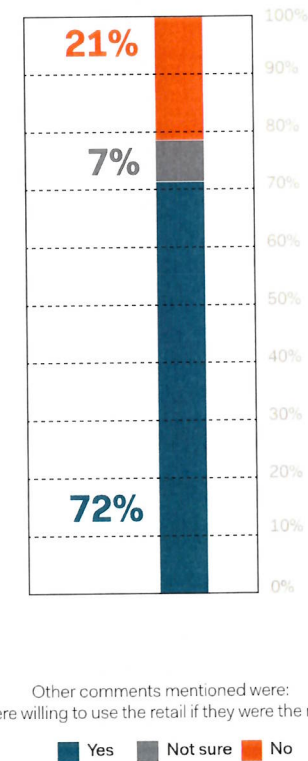
Key Features

Most respondents support the washroom/drinking fountain, playground area, and open green space (around 92% each).

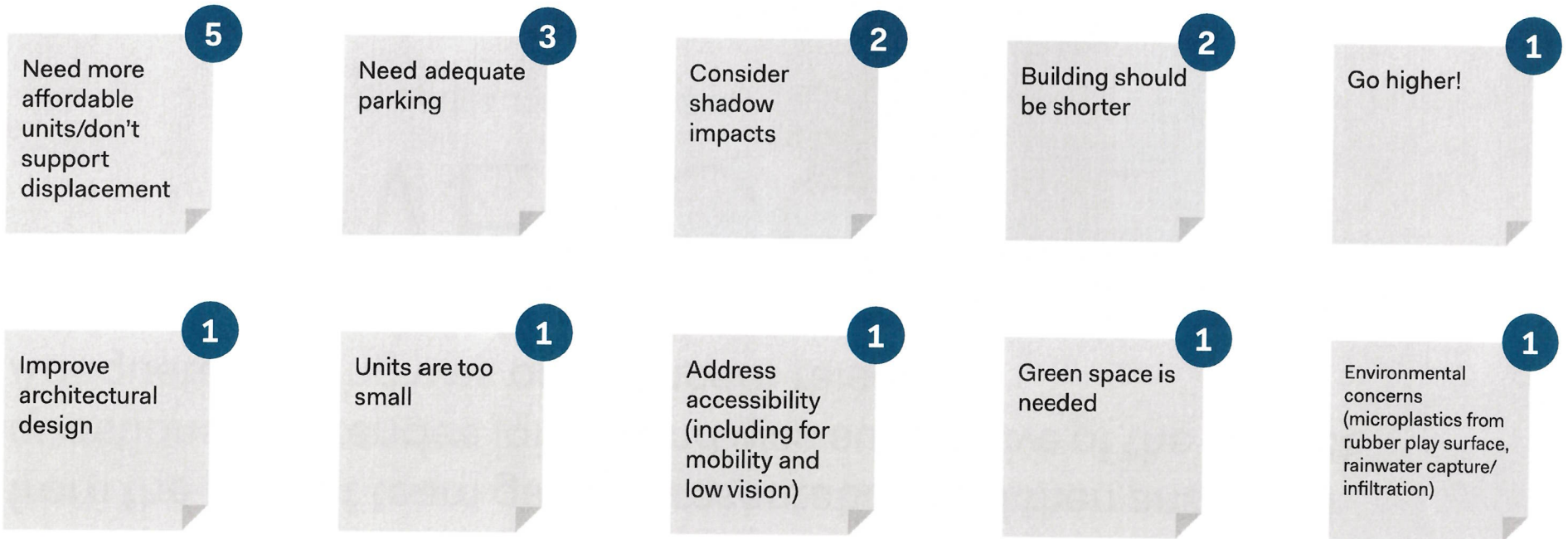


Park and Retail Usage

Most respondents (72%) indicated they would use the park or retail spaces, while 21% said they would not, and 7% were unsure. Some comments suggested participants were open to using the retail spaces if they met their needs.



OPEN ENDED COMMENTS



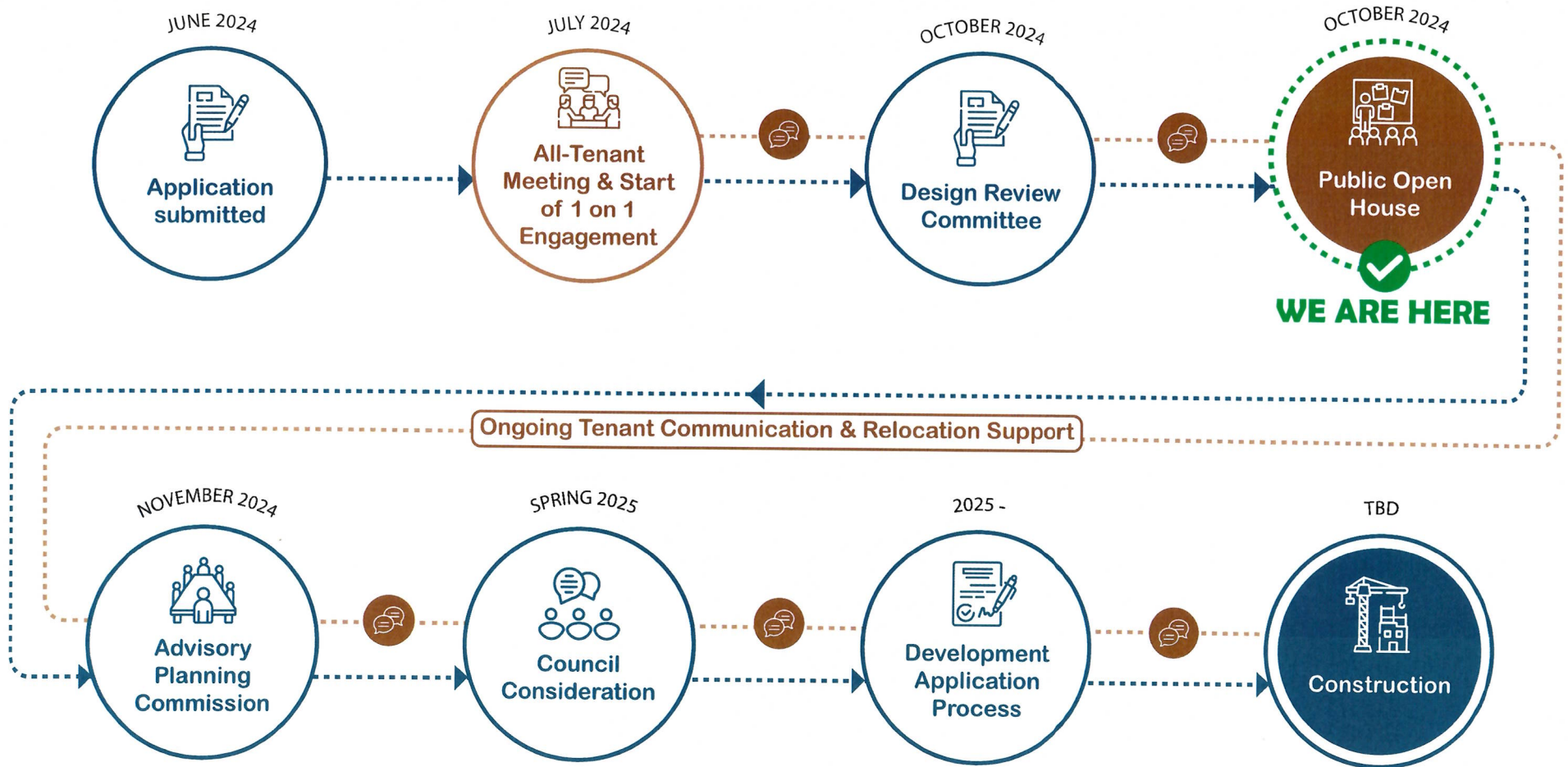
 = Number of mentions

VIRTUAL OPEN HOUSE

The virtual open house was held on Nov 5th at 6pm. Representatives from the project team gave a presentation and then answered questions. 1 attendee joined and was supportive of the project. Adequate parking was one concern raised.



NEXT STEPS





THANK YOU

INTRACORP 


BELMONT
PROPERTIES

 ARCADIS