

From: [Alex Lausanne](#)
To: [Council](#)
Subject: 640 Lampson St. - Variance permit
Date: April-08-26 8:28:03 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 City Council,

I received a letter about the development variance permit request for 640 Lampson St. The plans show a path alongside Fernhill Street. Will this be a sidewalk accessible to the public? A sidewalk is badly needed at this corner as there is no sidewalk on either side on Fernhill and cars race up and around the corner, or turn off Lampson onto a blind corner. Tons of dog walkers use this route daily, and it becomes a safety issue.

As such, I am opposed to the variance if the paths will only benefit the new townhouse users. This is an opportunity to enhance the community and road infrastructure, and frankly I think the presence of large oak trees is an excuse to get around adding sidewalks. The developers already cut down 3 large oaks on the property, so it seems suspicious that all of a sudden there is a concern for other oak trees.

Additionally, is there a plan to upgrade the bus shelter in front of the property on Lampson St, in accordance to bylaws? This is also very much needed.

Thanks for your review,
Alex Lausanne

From: [Alex Lausanne](#)
To: [Duncan Cavens](#); [Council](#)
Subject: Re: 640 Lampson St. - Variance permit
Date: April-09-26 8:19:57 AM

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Thank you for the reply Duncan,

I still think it is important to have a sidewalk on this street, at least for this short section at the corner. I understand it is steep frontage, but does not negate the safety benefits of a sidewalk.

Is it possibly to link the curvilinear path to Fernhill at the West end? It looks like it just loops around the development so would only be beneficial to the townhouse users in it's current state.

I also wanted to point out that the applicant / architect on the project Xeniya Vins has been quite vocal [REDACTED] on a number of community posts on Esquimalt Community Connection. There are ways to convey information, [REDACTED]. Not sure there is much that can be done here, but this is not the Community atmosphere that Esquimalt residents and council fosters. Something to consider as this applicant tends to take up a lot of airspace in this forum and intends to sway public opinion, which seems like a conflict of interest to me.

Thanks for the information,
Alex

On Wed, Apr 8, 2026, 9:24 p.m. Duncan Cavens <Duncan.Cavens@esquimalt.ca> wrote:

Hi Alex,

Please read the staff report on the variance:

<https://esquimalt.ca.legistar.com/LegislationDetail.aspx?ID=41068&GUID=2798891B-8FCB-4E3B-94E8-990B81954775&Options=&Search=&FullText=1>

It's a bit more complicated than you imply – the applicant's perspective is also included as an appendix/presentation at the above link.

Appreciate the feedback.

d.

Duncan Cavens

Councillor

Township of Esquimalt | Council

Tel: 1-250-414-7100 | www.esquimalt.ca



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From: Alex Lausanne <[REDACTED]>

Date: Wednesday, April 8, 2026 at 8:28 PM

To: Council <Council@esquimalt.ca>

Subject: [640 Lampson St.](#) - Variance permit

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Hello City Council,

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As such, I am opposed to the variance if the paths will only benefit the new townhouse users. This is an opportunity to enhance the community and road infrastructure, and frankly I think the presence of large oak trees is an excuse to get around adding sidewalks. The developers already cut down 3 large oaks on the property, so it seems suspicious that all of a sudden there is a concern for other oak trees.

Additionally, is there a plan to upgrade the bus shelter in front of the property on Lampson St, in accordance to bylaws? This is also very much needed.

Thanks for your review,

Alex Lausanne

From: [Richard Fisher](#)
To: [Council](#)
Subject: Opposition to Development Variance Permit DVP00173 640 Lampson St.
Date: April-09-26 11:07:36 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,

We are writing to express our opposition to Development Variance Permit DVP00173 for the property located at 640 Lampson Street.

We previously expressed concerns about the negative impact this development has had on our neighborhood's established scale and character; this proposed variance will only make matters worse.

We believe that the proposed infrastructure (pathways to Fernhill Rd) is unnecessary for wayfinding, and residents at this development can be directed to Lampson Street not a narrow road without sidewalks. We also have concerns regarding the negative environmental impact this will cause.

In closing, we respectfully ask that you deny DVP00173.

Thank you for your time and consideration of this matter.

Kim and Richard Fisher
678 Fernhill Rd.

Richard Fisher / Owner & Managing Director

Trapeze Communications Inc / Phone: [250.216.9951](tel:250.216.9951)

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Trapeze

Victoria McKean

From: CONSTTANCE SINCLAIRE [REDACTED]
Sent: April-12-26 1:39 PM
To: Council
Subject: Development Variance Permit DVP 00173 - 640 Lampson Street

Categories: Inputted in to Mail Log, Agenda Item

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Dear Council,

Thank you for your recent letter dated April 2, 2026 regarding the above matter.

In looking at the applicants request to seek permission for two pathways crossing the Municipal boulevard from 640 Lampson to Fernwood, I strongly oppose this request. The original Building Permit Application for this site had sought four pathways across the boulevard onto Fernhill which was not permitted at the initial planning stages and as such, the appropriate access was redesigned on the subject property to provide access to Lampson in accordance with Section 5(5)(a). After all, this is a Lampson Street address, not Fernhill. Furthermore, as the municipality will not own these pathways, who will upkeep the maintenance of them. They also wouldn't fit in with the neighbourhood and are not a consistent type of access in the municipality. Garbage may be strewn around the boulevard and other personal affects of the 640 Lampson street owners and potentially, constant delivery trucks and vehicles stopping along already what is a narrow access roadway. Adding pathways just doesn't seem like a necessity in my opinion. Maintaining the integrity of our neighbourhood and Garry Oak meadow is pertinent and having pathways could affect this special area of Esquimalt. We already lost three major trees on this site as it is.

Respectfully submitted,

Consttance Sinclair

Victoria McKean

From: Kim Fisher <[REDACTED]>
Sent: April-12-26 4:03 PM
To: Council
Cc: Barbara Desjardins; Trees
Subject: Opposition to Development Variance Permit DVP00173 640 Lampson St.

Categories: Agenda Item, Inputted in to Mail Log

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Dear Mayor and Council,

Although my partner Richard has expressed our concerns about this variance, I would like to add two more important concerns in regards to this proposed variance.

Firstly, having pathways that lead onto Fernhill Road would encourage delivery/service trucks and vehicles to park and use those access points to enter and leave this property. Illegally parked vehicles cause congestion and create barriers for other drivers as they approach the corner of Lampson St. as we have seen a number of times already. Certainly we would be against any measures that would further encourage even temporary parking in this area.

Secondly, the Garry Oaks along Fernhill are very precious and serve to shade this part of the road and are part of its unique character. Any sort of degradation to the current grass berm would put these trees and their root system under further duress.

Thank you for your time and consideration.

Kind regards,

Kim Fisher
678 Fernhill Rd.