

Molly Harris

From: Danielle Snowsell [REDACTED]
Sent: December-14-25 4:09 PM
To: Council
Subject: RZ000129 868 Old Esquimalt Road
Attachments: IMG_9001.jpeg; IMG_8999.jpeg; IMG_8995.jpeg; IMG_8996.jpeg

Categories: Inputted in to Mail Log

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Re: Written submission for rezoning application 868 Old Esquimalt road.

Hello,

My concerns with regard to the rezoning pertains to the surrounding infrastructure to support the continued exponential increase in density in this area (Old Esquimalt and Esquimalt rd). Below are my specific concerns about the overall increase in population, foot traffic, bike traffic and drivers, specifically the following:

- **Current sidewalk** (Old Esquimalt road) only available on one side of street; however, considerable foot traffic on the "non-sidewalk" side which it is not designed for.
- **Current sidewalk is unsafe as a pedestrian** as it is flush with the road so drivers can easily drive onto it
- While the added speed counters are appreciated, drivers constantly drive above the posted speed limit of 30 km/hr
- Current speed "humps" do not slow drivers down as cars can easily straddle
- Inadequate street lighting
- Much improved recent stop signage at **Aldebury st and Old Esquimalt**; however, drivers continue to drive through the stop signs at this 3 way intersection
- Residential-only parking often ignored by Church attendees, surrounding businesses and construction workers in the area
- **Viewfield** road when entering to the change from Old Esquimalt to **Wilson road** and intersects with **Dominion road** is very unsafe. As a driver coming from Viewfield onto Wilson is difficult to see and drivers travelling along Old Esquimalt changing to Wilson road is very high traffic areas with drivers trying to cut across from Esquimalt road to get around traffic pain spots.
- Large commercial vehicles travelling on Old Esquimalt road.

I have no specific concerns about the development, just about supporting the ease of mobility, ensuring there is parking for the inhabitants, their guests and various trades people as well as respecting the neighbors and neighborhood while construction occurs as it has been extremely disruptive with the amount of large developments in the last year. These smaller developments are preferable to the massive 6 story developments.

Please find attached pictures of the areas above I have spoken to. I much appreciate the opportunity to be a part of these conversations.

Thank-you,
Danielle Snowsell,
Homeowner, Old Esquimalt Rd.

ALDEBURY ST



VIEWFIELD RD

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Wilson



ESQUIMALT
INDUSTRIAL
PARK

COMMERCIAL
VEHICLES
NO OVERNIGHT
PARKING
PERMITTED

DOMINION RD
OLD ESQUIMALT RD

30
km/h

SOLD
FOR SALE
BY OWNER



December 14, 2025

Mayor Barbara Desjardins and Council
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

RE: Rezoning application RZ000129 – Change in Bylaw from RD-3 to CD No.171

Dear Mayor Desjardins and Council,

Thank you for the opportunity to provide comments on rezoning application RZ00019 (change in bylaw from RD-3 [Two Family/Single Family Residential] to CD No. 171 [Comprehensive Development District No. 171]) at 868 Old Esquimalt Road.

I will be making comments as both a direct neighbour of the property in discussion and a resident and homeowner of Esquimalt.

Firstly, I would like to offer comments on the similarity between this rezoning application and the one recently defeated at Council for the property at 1007 Arcadia Street. Like the property at 1007 Arcadia Street, the rezoning application for 868 Old Esquimalt Road asks Council to consider the change in bylaw to accommodate a townhouse development on a property that currently has a single family or two-family dwelling. Like Arcadia, the proposal for Old Esquimalt seeks a building height of 11.0 metres, as this is the current maximum height for this type of development as permitted in the recent Bill 44 brought into force at the Legislature. This proposed rezoning and development is too large for the site.

Respectfully, I would like to offer the comment that just because you can, does not mean you should.

The recent developments completed on this block of Old Esquimalt Road within the past two years (906 Old Esquimalt Road – CD No. 160 and 916/920 Old Esquimalt Road – CD No. 115) have building heights limited to 9.0 metres and 7.3 metres, respectively. The proposed development at 868 Old Esquimalt Road would tower over the block and be considerably out of scale for the existing properties.

This block of Old Esquimalt Road has been under various forms of construction for at least two years, and the scope of development within a 1km radius is extensive and ongoing. Anecdotally, the neighbourhood is tired of construction, heavy machinery, and traffic.

Should the rezoning application be approved, the impact on the neighbourhood will only increase, including more traffic in the school zone (already impacted due to continuing construction on Esquimalt Road). As Council has shown its reluctance towards implementing development cost charges on developers, it appears that current taxpayers will be footing the bill for the required infrastructure upgrades to accommodate the growth on the block. It does not seem in this case that growth is paying for growth. When does the impact on stormwater, sewer, roads, and infrastructure on current homeowners become too much to bear?

From a personal perspective, I offer the following comments from a homeowner who will be directly next door to construction for the duration of the project. I understand and acknowledge that these may appear to be 'not in my backyard' in nature.

However, I would like to counter that I am not opposed to development. But it needs to meet the existing community's needs before those of the future community. When I heard of the passing of the previous homeowner at 868 Old Esquimalt Road, I remarked to family and friends on the inevitability of the development permit and the construction of townhomes, like those further up the street. It's a resigned feeling, inevitability.

As the homeowner directly next door, should this rezoning application be approved, and the future development permit be approved, we will lose our afternoon and evening sun during most of the year. We will have the loss of enjoyment of our backyard due to the scale of the development that will loom over our backyard. I acknowledge that we have benefitted from the privilege of an undisturbed backyard next door for the four years that we have lived in our house, and I will miss it profoundly. There will be the loss of the historical and heritage property that has graced the lot at [868 Old Esquimalt Road](#) since 1901.

In closing, I am offering comments against the rezoning application for 868 Old Esquimalt Road because I believe there is a better solution that will meet the needs of the current community and the future residents in a more balanced and reasonable way.

I would be happy to discuss further at your convenience.

With best regards,

Sasha Pryn
866-B Old Esquimalt Road

cc. *Bill Brown, Director of Development Services, Township of Esquimalt*
James Davison, Manager of Development Services, Township of Esquimalt