

From: Ron Driedger

Date: May 27, 2022 at 12:41:44 PM PDT

To: mathew@westoakdevelopment.com

Cc: Mayor and Council <mayorandcouncil@esquimalt.ca>, Bill Brown <bill.brown@esquimalt.ca>

Subject: Feedback on proposed development at 861-865 Esquimalt Rd.

I was unable to attend the open house last night for the proposed development at 861-865 Esquimalt Road, so I'm basing my comments on the information I was able to find online.

With regard to the development, I feel that the size of the building is inappropriate, in both height and footprint. The proposal is based on a footprint increase of 60% over the lot coverage currently permitted by the OCP. This is particularly troublesome in the intrusion into the rear setback, not only in its threat to at least four mature trees on adjacent Wollaston St. properties—two century-old Garry Oaks and two well established Red Cedars—but also in its invasion of privacy, looming over the two back yards. The proposal also calls for an increase in allowed building height of 86%. According to the CRD's contour map, there is a difference in elevation of 3 metres from grade at Esquimalt Rd. to the Wollaston St. back yards; this effectively adds another storey to the height of the building when viewed from those back yards. Every unit at the back of the building would also have a balcony overlooking those two yards. And though not clearly cross-referenced in the zoning figures provided in the plans, the required "usable open space" has also been reduced by 23% due to the building's expanded footprint.

The proposal is meant to provide for 43 residences, and so to justify the increases in building size. However, this number of units requires a greater number of parking spaces which in turn requires deeper, and more prolonged, excavation with its attendant disruption to residential life, and risk of damage to property and tree root systems.

Finally, I feel that the market value of the views from this site offers a disincentive for the adequate protection of the mature, and interposing, trees on the adjacent properties, and a further disregard of the neighbouring residents.

I oppose the rezoning application as it currently stands.

Ron Driedger
865 Wollaston St.


Jack Briedé-Cooper

From: Corporate Services
Subject: FW: Public Hearing: 861-865 Esquimalt Road - letter of support
Attachments: Jordan_Scan676.pdf

From: Mathew McLash <mathew@westoakdevelopment.com>
Date: August 23, 2022 at 1:54:52 PM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: Public Hearing: 861-865 Esquimalt Road - letter of support

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: _____ August 24, 2022 For Information __ CAO __ Mayor/Council Other _____ Referred to: Bill For X Action __ Response __ Report For Agenda __ Council __ COTW For Agenda __ In Camera __ Late Item

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Mathew McLash BA, LLB, MBA
President
McLash Development Ltd


August 18, 2022

Sent via email: mayorandcouncil@esquimalt.ca

Municipal Hall
1229 Esquimalt Road,
Esquimalt, BC
V9A 3P1

Attention: Mayor and Council

Dear Madams and Sirs,

RE: Rezoning Proposal for 861-865 Esquimalt Road

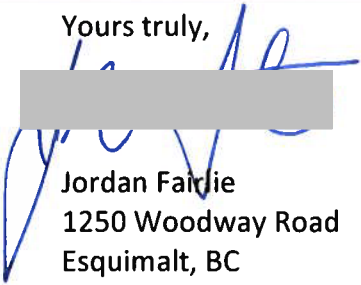
As a life-long resident of Esquimalt, I'm writing this letter to voice my strong SUPPORT for the above-described rezoning application.

In my opinion, this project will achieve many of our community goals, including:

1. Increasing the supply of housing in our community in the midst of a housing crisis;
2. Rejuvenating and beautifying the main corridor of our community (Esquimalt Road); and,
3. Adding appropriate height at an appropriate location.

We have many developers asking for dramatic increases in height and density for new projects but this is not one of those proposals. This is a beautiful project and perfectly located on Esquimalt Road. This project will be a very welcome addition to our community and I'm very proud to support it!

Yours truly,



Jordan Fairlie
1250 Woodway Road
Esquimalt, BC
V9A 6Y6

Jack Briedé-Cooper

From: Corporate Services
Subject: In support of 861 and 863 Esquimalt Road

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 29, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW
For Agenda	<input type="checkbox"/> In Camera <input checked="" type="checkbox"/> Late Item

-----Original Message-----

From: Diana Studer [REDACTED]
Sent: August-28-22 10:22 PM
To: Corporate Services <Corporate.Services@esquimalt.ca>
Subject: In support of 861 and 863 Esquimalt Road

Hello,

I am a resident of Esquimalt and wish to give my support to the rezoning at 861 and 863 Esquimalt Road. My support for the development is for the following reasons.

Firstly, Esquimalt is in need of more housing and different housing types and this development includes affordable options for families that many developments do not provide. By including 2 and in particular three bedroom units, there is the ability for families to purchase in Esquimalt who may not otherwise be able to. The development also provides many options for alternative transportation, like biking, in a walkable location and includes easy access to transit.

Secondly, the development is within the 4 to 6 storey range along a major artillery road which supports medium density in Esquimalt. The height of the building is also in keeping with other existing developments in the area. The building is also in keeping with style, materials and scale of newer developments along Esquimalt Road.

Finally, I know McLash Developments and his team and feel Esquimalt should support and encourage development when it is by those who live and work in Esquimalt and wish to improve our community. So many developments are often present by those who do not live here and do not have the same care in creating a vibrant community as locals. I feel McLash Developments has a vested interest in ensuring this development is successful in contributing positively to the fabric of our community.

Thank you,
Diana Studer.
639 Drake Ave.