



1 ADMIRALS RD. - NORTH APPROACH



2 ADMIRALS RD. / NADEN WAY CORNER - NORTH-EAST APPROACH



3 CONSTANCE AVE. - WEST APPROACH



4 ADMIRALS RD. - SOUTH EAST APPROACH

Corvette Landing

PUBLIC OPEN HOUSE

Feedback Report | Esquimalt Legion | January 9, 2018

Attendees and Verbal Feedback

11 Members of the Public¹ who had been notified by letter of the Public Open House held January 9th, 2018² from 4 pm – 8 pm at the Esquimalt Legion.

Verbal feedback positive:

- Good to densify
- More ownership options
- Improving the caliber of the neighborhood

Verbal feedback negative:

- Losing a view
- Property Tax Increase

PROPONENT FEEDBACK OF THE EVENT.

Three representatives of the proponent attended the meeting providing business cards for contact information, 9 Boards detailing the proposed Corvette Landing Development and a full set of the architectural drawings presented at the last DRC meeting. We found that all of the attendees were pleasant and inquisitive; unfortunately, some of them seemed unaware of the Official Community Plan and its vision for the area. There are two letters from residents on Admirals road that have been attached as Appendix C.

¹ Appendix B has the actual sign-in sheets and a typed compiled sign-in sheet

² Appendix A has the original letter sent to residents within the parameters set by the Township.

Appendix A



December 11, 2017

**PUBLIC MEETING CONCERNING A PROPOSED RE-ZONING
APPLICATION AFFECTING 669 Constance Ave, 658, 660, and 662
Admirals Road in THE TOWNSHIP OF ESQUIMALT**

TAKE NOTICE that Standing Stone Developments Inc. will hold our second public meeting on **Tuesday, January 9th, 2018 from 4pm to 8pm** at the Legion in Esquimalt 622 Admirals Road; to consider a proposed Re-Zoning of the property located at, 669 Constance Ave, 658, 660, and 662 Admirals Road.

BE ADVISED that in compliance with Bylaw 2791 Development Application Procedures and Fees Bylaw of the Township of Esquimalt residents within 100 meters of the proposed re-zoning are by this letter being notified of the public meeting.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed re-zoning to the representative of Standing Stone Developments Inc.

ADDITIONAL INFORMATION relating to the proposed re-zoning is available for information by phone or email from Standing Stone Developments Inc.

Jocelyn Whaley (for)

Troy Grant,

Standing Stone Developments Inc.

Troy@kandmgroup.com

Appendix B

CORVETTE LANDING SIGN-IN SHEET

Project:
Rezoning

Meeting Date: January 9, 2018

Facilitator: Troy Grant / Jocelyn Whaley

Place/Room: Esquimalt Legion

Name	Address	Phone
Lorne Argyle	1150 Bewdley Ave	
Kelly Grotenhuis	665 Admirals Road	
Cole Gorbeti	601? Admirals Road	
Steven Jaques	667 Admirals Road	
Isabel Treloar	303, 642 Admirals Road	
Lynda O'Keefe	1147 Heald Ave	
Susan Clamp:	405 Constance Ave	
Gordon Gavside	644 Drake Ave	
Shawn Grotenhuis	665 Admirals Road – Unit 2	
Christina Hollands	Unit 2, 663 Admirals Road	
Cris Starkey	1248 Esquimalt Road	

Project:
Rezoning

Place/Room: Esquimalt Legion

Name

Address

Phone

Lorne Argyle

1150 Bendley Ave.

Kelly Grotenhuis

665 Admirals Road

Colt Cabot

665 Admire Rd

Steven JAQUES

667 Admin 15

Project:
Rezoning

Place/Room: Esquimalt Legion

Appendix C

Christina Hollands and Family
#2 - 663 Admirals Rd
Victoria, BC
V9A 2N6

To the Esquimalt City Planning Committee & those at Standing Stone Developments Inc. ,

All members of my household strongly oppose this project and rezoning of this land. There are several reasons for this.

First, this company has shown disrespect to our neighborhood by making the group of properties an eyesore. They started by evicting the tenants from their homes early in October, and then letting the buildings stand derelict all winter. They left the inside contents from the homes sitting the front lawn for months. This included furniture, trash, and large appliances (fridges). The houses were not properly boarded up so the front doors were often just open with no one on site. We do not trust this company to build in a way that will not bring disadvantage to our neighborhood because they obviously do not respect it.

Secondly, Standing Stone Developments did not display proper signage on each property stating what they were planning. They had one smaller sign down the street closer to Naden navy base than to the actual development 662 Admirals Rd. It was taken down in early December. New signage did not appear again until early January 2018. I do not believe they have given proper notice to the community that they want to change the structure out of our neighborhood so drastically.

Thirdly, the proposed development is far too large for our neighborhood. We live in a community of houses and townhouses, where neighbors know each other by name. Developers are building huge apartment buildings over by Dockyard Greens, an area more appropriate for a dense urban development. The Standing Stone development is a large, tall building that is going to block the light and nature from our properties and lower the value of our adjacent homes. It is going to bring increased traffic to streets already over taxed (even if the entrance is not off Admirals, it still increases traffic in an area that already has traffic. It is going to be an eyesore across the street, instead of adding to our neighborhood it will just be a big wall cutting us, and the general public, off from ocean views. I was informed that there was a similar project on Head St. were the proposed building in their neighborhood was greatly lowered in height and altered to better fit with the community. Might Standing Stone Developments work with our community to create a better project for our neighborhood?

The view is one of the best parts of owning a home looking from the hill across from the navy base. One family's father works on the dock cranes and they mourn the possible loss of their children being able to wave at Daddy from home. One of the reasons we moved here was because we loved watching the navy and the dock yard. It is a principal joy of living in our home. This view would be totally blocked by

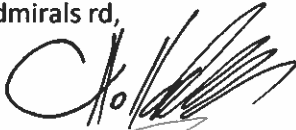
anything over 3 levels tall. We were very angry when they brought us the first notice that they wanted to build this development. We contacted the planning office and complained about how it did not suit our existing community. We clearly stated to the representative of Standing Stone Developments that we did not support the proposed large development across the street.

At this time, we still officially oppose building such a tall building right in the middle of our neighborhood. We oppose permitting this company to operate in Esquimalt. They have already shown they do not respect the local people with their work ethic and dangerous care of the properties in their care (exemplified by trash, derelict buildings, lack of signage).

Why not build a group of smaller homes for new families or townhouses so people could have little yards? This more community oriented development could continue the neighborhood feeling. Failing that, please do not build this huge building right across the street from us. It should be much lower and not towering over our community, but trying to be part of it.

Family of #2 663 Admirals rd,

Christina Hollands



Benjamin Fisher



From: Shawn Grotenhuis

Date: January 9, 2018 at 5:39:02 PM PST

To: "Jocelyn@kandmgroupp.com" <Jocelyn@kandmgroupp.com>

Cc: Kelly <

Subject: Objection to proposed Building

Hi I would like to formally announce on behalf of my family, our objection to the building proposed for admirals rd. I agree with affordable houseing being built closer to the base as it is an issue but thats not what this project is about! After going to the public meeting held on Jan 9th 2018 I found myself rather frustrated and more enraged then before. Attending as a new resident of esquimalt I really enjoy my view and my boys enjoy watching me walk home from work (in the navy) from our front window! It's exciting for them to be able to see the ship I work on by just looking out the window one of the reasons it was easier to sell my wife and kids on packing our bags in Ontario and move across the country to suport me,as I wanted the opportunity to serve my country! It was a hard sell made easier by the location of the house we bought so my boys could look out the window and see there dad arrive home! I would like for someone to explain to my 7 and 9 year old boys that they will now look out at a brick wall because I do not wish to do that to them! We just moved in in July and there was no mention of this proposed Building when we bought. Our objection is to the height of the building it is excessive and unnecessary for it to be 12 stories!

Thanks the grotenhuis family of 665 admirals unit 2