

Karen Hay

From: Sherri Robinson [REDACTED]
Sent: June-04-18 11:33 AM
To: Bill Brown
Cc: Karen Hay
Subject: Fwd: St. Paul's Church

Hello Bill: I wasn't sure if you received my email - might not have recognized my new address. I have cc to Karen for her interest as well. Enjoy your week.
Sherri

From: Sherri Robinson [REDACTED] >
Subject: St. Paul's Church
Date: May 28, 2018 at 12:21:48 PM PDT
To: bill.brown@esquimalt.ca
Cc: laurie.hurst@esquimalt.ca

Good morning Bill: Mayor Barb asked me to forward a copy of this email to you [found below] I sent this to her and to all councillors. I have never done this before on any matter that has surfaced in the Township but this is a proposal that I have very strong feelings about. I have expressed in the most strongest of terms that I am not opposed to the building for housing. My objection is the joining by breezeway of this new building to the one hundred and fifty-two [152] year old heritage designated historic St. Paul's Anglican Church known worldwide as St. Paul's Naval and Garrison Church. It is the **only building of this age extant** in the Township. It is also recognized far and wide for its heritage designated [2006] 1891 Peter Conacher Company Ltd. of Huddersfield, England, pipe organ. The money to purchase this organ came through the efforts of crew member of HMS *Shearwater*. The Royal Canadian Navy Centennial [1910-2010] windows, designed by Mercer & Schaefer Glass Studios were installed in 2010. All fund raising efforts for these windows was undertaken by The Memorial Window Project committee under the direction of Chair, Rear-Admiral [Ret.'d] William [Bill] Hughes, RCN, CD. Money for these windows was donated from all around the world. These windows are in the original location as when the church was built in 1866. They must be continued to be seen without impediment as they tell the history of the Royal Canadian Navy and Canada. There are other memorial windows, in memory of prominent pioneer Esquimalt families, whose ability to be seen will be hindered greatly as well if the present proposal is accepted. There are still family members in the area.

Beyond the church, this is the **most important building in the Township of Esquimalt** and its future is in our hands.

St. Paul's Church needs to continue standing proudly on its own — no attachments! Thank you Sherri

" I am wondering if you might put your heritage hat on so we might have a chat. I have really, really deep concerns about the proposal that has come forward regarding St..Paul's church. I am

not opposed to the building for housing and other uses. I am concerned about the breezeway attachment to the original structure on the west wall and the idea that the Memorial Windows can simply be moved 'two or three feet upwards.' This is a designated Heritage building, a designation that was not easy to achieve. As such it must adhere to all the rules. I have looked at all the information as provided thus far [I would have come to council to speak last Monday evening but was advised it was 'simply routine' stuff and not the time.] This church, built in 1866, is the only surviving civilian building of this time period in the Township. This should demand respect from all concerned with its history - and it is the history of Esquimalt. The Memorial windows were donated to the Church at no cost through the efforts of a very dedicated committee. Every red dot represents a ship's loss. Significant in Esquimalt.

I note that no Heritage Consultant has been engaged to offer suggestions about how to better plan the project. And, it appears the designers have chosen to ignore the advice of the planning department. I also have to say that not one person came to the Archives to look at the records we hold on St. Paul's. [I see it is now being called St. Peter's and St. Paul's church when we know the church is still St. Paul's whilst the Parish name only changed. A small thing but a very important thing.]

I understand the churches need and I understand the need for housing. There is a simple way to solve the problem - no attached breezeway. Stand alone Church, Stand alone building! A stand alone St. Paul's in all its splendour with its Memorial Windows viewable for all to enjoy - it is a tourist draw - something we have very little of here. Help!"



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**LATE AGENDA ITEMS
COUNCIL**

Monday July 16th, 2018
Esquimalt Council Chambers

- (1) Pertaining to Agenda Item 7. **STAFF REPORTS:** (4) Official Community Plan Amendment and Rezoning (Comprehensive Development District No. 23) – 1379 Esquimalt Road/520 Foster Street (St. Peter and St. Paul's Church), Staff Report DEV-18-050:
- Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2933, revised
 - Email from Karen Saunders dated July 12, 2018, Re: Church of St. Peter and St. Paul
 - Email from Peter Ryan dated July 12, 2018, Re: church presentation
 - Email from David Anderson dated July 12, 2018, Re: St. Paul's Naval and Garrison Church (St. Peter's and St. Paul's)
 - Email from Sherri Robinson dated July 13, 2018, Re: Further information
 - Email from Hilary Groos dated July 13, 2018, Re: St. Peter's & St. Paul's development proposal
 - Email from Mark Aitken dated July 13, 2018, Re: St. Peter & St. Paul's, 1379 Esquimalt Road
 - Letter from Heritage BC dated July 14, 2018, Re: Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt / 520 Foster Street
 - Email from Dorothy Mindenhall dated July 15, 2018, Re: Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt / 520 Foster Street
 - Email from Jennifer Nell Barr dated July 15, 2018, Re: Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt Road / 520 Foster Street – St. Peter and St. Paul's Church
- (2) Pertaining to Agenda Item 7. **STAFF REPORTS:** (6) Council consideration of application to amend Official Community Plan and Zoning Bylaw to allow for development of 12-storey building, 899 Esquimalt Road and 896 Wollaston Street, Staff Report DEV-18-053
- Letter from Lexi Development Group Inc. dated July 13, 2018, Re: Request to withdraw submission re 899 Esquimalt Road from July 16, 2018 Council Agenda

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2933

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT,
in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2933".
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

- (1) at **PART 5. – ZONING DISTRICTS**, section **67.15** **COMPREHENSIVE DEVELOPMENT DISTRICT NO. 23 [CD NO. 23]** by deleting all existing text and replacing with the following:

67.15 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 23 [CD NO. 23]

In that zone designated as CD No. 23 (Comprehensive Development District No. 23), no Building or Structure or part thereof shall be erected, constructed, placed, maintained, or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this bylaw.

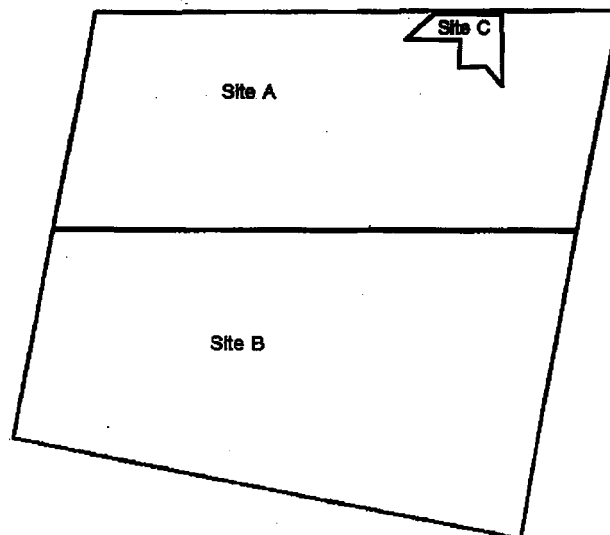


Figure 1 – Sites A, B and C within CD-23 Zone

[Note: Upon subdivision consistent with above configuration and minimum Site Area and Parcel Size requirements noted below, the Site boundaries within the CD-23 Zone shall be deemed to be consistent with the parcel boundaries created at subdivision.]

A. CD NO. 23 ZONE (SITES A, B AND C COMBINED)

(1) Density

The Floor Area Ratio shall not exceed 0.77 within this CD-23 Zone.

(2) Number of Principal Buildings

(a) Not more than three Principal Buildings shall be located within this CD-23 Zone, in particular:

- (i) St. Peter and St. Paul's Church (existing)
- (ii) Ministry Centre with residential above (new)
- (iii) The Hermitage (existing)

(b) The Church and the Ministry Centre may be attached, but shall nevertheless be considered separate Principal Buildings for the regulations of this Zone.

(3) Fencing

Subject to Section 22, no fence shall exceed a Height of 1.2 metres.

B. SITE A – THE CHURCH AND MINISTRY CENTRE SITE [Containing the heritage designated church and the proposed new ministry centre with residential above.]
The minimum site area for Site A shall be 2,750 square metres.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Assembly Use
- (b) Charitable Organizational Office
- (c) Church
- (d) Counselling Services
- (e) Dwelling – Multiple Family
- (f) Group Children's Day Care Centre
- (g) Home Occupation

(2) Parcel Size

(a) The minimum Parcel Size of fee simple Parcels created by subdivision shall be 2,750 square metres.

(b) There is no minimum Parcel Size for air space parcels.

(3) Floor Area Ratio

(a) The Floor Area Ratio shall not exceed 0.66, as determined in relation to Site A.

(4) Number and Location of Dwelling Units

- (a) Not more than twenty-four (24) Dwelling Units shall be located within Site A.
- (b) All Dwelling Units shall be located above the First Storey.

(5) Building Height

- (a) No Principal Building shall exceed a Height of 16 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

(6) Lot Coverage

- (a) All Principal Buildings and Accessory Buildings combined shall not cover more than 31% of Site A.
- (b) All Accessory Buildings shall not cover more than 1% of Site A.

(7) Siting Requirements

(a) Principal Buildings

- (i) No Principal Building shall be located within 0.5 metres of Site C or a Lot Line abutting a Cemetery.
- (ii) No Principal Building shall be located within 3.0 metres of the northern Lot Line (Esquimalt Road).
- (iii) No Principal Building shall be located within 17.0 metres of the eastern Lot Line (Foster Street).
- (iv) No storey above the First Storey of a Principal Building shall be located within 39.0 metres of the eastern Lot Line (Foster Street).
- (v) No Principal Building shall be located within 3.1 metres of the western Lot Line (Grafton Street).
- (vi) No Principal Building shall be located within 9.9 metres of Site B.

(b) Accessory Buildings

- (i) No Accessory Building shall be located between the Principal Building(s) and the Lot Lines abutting Foster Street, Grafton Street or Esquimalt Road, nor within their respective Yards.
- (ii) No Accessory Building shall be located within 0.5 metres of Site B or an Interior Side Lot Line.
- (iii) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(8) Siting Exceptions

- (a) The minimum distance to the northern Lot Line (Esquimalt Road) and western Lot Line (Grafton Road) may be reduced by not more than 1.2 metres to accommodate exterior decks, attached to and forming part of a Principal Building.
- (b) The minimum distance to the northern Lot Line (Esquimalt Road) and western Lot Line (Grafton Road) may be reduced by not more than 1.5 metres to accommodate eaves with associated corbels (brackets), attached to and forming part of a Principal Building.
- (c) The minimum distance to the northern Lot Line (Esquimalt Road) may be reduced by not more than 2.0 metres to accommodate stairs, attached to and forming part of a Principal Building for the heritage church.
- (d) Notwithstanding Section 16 of this Bylaw, the minimum distance to the northern Lot Line (Esquimalt Road) for an accessibility ramp may be reduced to zero metres.

(9) Off Street Parking

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended) twenty-three (23) parking spaces shall be provided exclusively for the uses on Site A.
- (b) Notwithstanding Section 9 of Parking Bylaw, 1992, No. 2011, as amended, up to ten (10) parking spaces may be located on Site B, subject to (on subdivision) the continued use of parking spaces being ensured through the registration of a Covenant and Easement, which cannot be extinguished with the approval of the Municipality.

C. SITE B – THE HERMITAGE [containing the existing 26 unit residential building, or a future replacement]

The minimum site area for Site B shall be 3,400 square metres.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Dwelling – Multiple Family
- (b) Home Occupation

(2) Parcel Size

The minimum Parcel size of fee simple Parcels created by subdivision shall be 3,400 square metres.

(3) Floor Area Ratio – [Density]

The Floor Area Ratio shall not exceed 0.90, as determined in relation to Site B.

(4) Number of Dwelling Units

Not more than twenty-six (26) Dwelling Units shall be located on Site B.

(5) Building Height

(a) No Principal Building shall exceed a Height of 14 metres.

(b) No Accessory Buildings shall be permitted.

(6) Lot Coverage

All Principal Buildings shall not cover more than 31% of Site B.

(7) Siting Requirements

(a) Principal Buildings

(i) No Principal Building shall be located within 12 metres of Site A or a northern Lot Line.

(ii) No Principal Building shall be located within 9.2 metres of the eastern Lot Line (Foster Street).

(iii) No Principal Building shall be located within 8.9 metres of the western Lot Line (Grafton Street).

(iv) No Principal Building shall be located within 4.3 metres of the southern Lot Line.

(8) Fencing

Subject to Section 22, and notwithstanding Section A(3) of this zone, a fence of not more than 2.0 metres shall be permitted between the face of the Principal building and the southern Lot Line.

(9) Off Street Parking

(a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended) twenty-eight (28) parking spaces shall be provided exclusively for the residents of Site B - The Hermitage.

D. SITE C – THE CEMETERY

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Cemetery (exclusively for cremated remains)

(2) Parcel Size

The maximum Parcel Size of fee simple Parcels created by subdivision for a Cemetery shall be 100 square metres.

(3) Number of Principal Buildings

No Buildings or Structures shall be located on Site C.

(4) Off Street Parking

Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended) no parking spaces shall be provided for a Cemetery.

READ a first time by the Municipal Council on the — day of —, 2018.

READ a second time by the Municipal Council on the — day of —, 2018.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the Local Government Act on the — day of —, 2018.

READ a third time by the Municipal Council on the — day of —, 2018.

ADOPTED by the Municipal Council on the — day of —, 2018.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER

Deborah Liske

Subject: FW: Church of St. Peter and St. Paul

From: Barb Desjardins
Sent: July-12-18 2:16 PM
To: Scott Hartman
Subject: Fwd: Church of St. Peter and St. Paul

Public input

Sent from my iPhone

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> <u>Agenda</u>		
RECEIVED: JUL 12 2018		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Barbara Desjardins
 Mayor
 Tel: 1-250-414-7100

Begin forwarded message:

From: KarenSaunders
Date: July 12, 2018 at 2:04:30 PM PDT
To: "mayorandcouncil@esquimalt.ca"
Cc: Peter Saunders
Subject: Church of St. Peter and St. Paul

Dear Mayor and Council of Esquimalt:

I just saw the plans for for the "renovations" of the "Heritage" Church of St. Peter and St. Paul and am shocked and appalled by what amounts to a desecration/destruction of the "Heritage" value of this site. You would be well advised to to consult with the Heritage Foundation before destroying the view of the beautiful west window and the bell tower. In fact, the appearance of the whole property will be totally changed.

We have attended that church since we arrived in Esquimalt in 1996. In fact, we have reserved our burial plot by the east side of the church just outside and behind the alter. A lot of things have changed over the 22 years which were not to my liking but this plan is over the top!

I hope that the heritage value can be preserved so that this beautiful little church will remain as it is for future generations and for the people who go there just to see it.

Yours Sincerely,
 Karen Saunders

SH AICAO

Deborah Liske

Subject: FW: church presentation
Attachments: (2) St Peter's St Paul's APC Presentation.pdf; ATT00001.htm

From: Barb Desjardins
Sent: July-12-18 2:17 PM
To: Scott Hartman
Subject: Fwd: church presentation

Public input

Sent from my iPhone

Barbara Desjardins
Mayor
Tel: 1-250-414-7100

Begin forwarded message:

From: "Ryan Family"
To: "Mayor and Council" <Mayor.and.Council@esquimalt.ca>
Subject: Fwd: church presentation

Mayor and Council,

Darwin spoke about this at the last Council meeting. I just want to confirm if what Sherri mentions about the Consultants Report is actual fact? Esquimalt no longer has a Heritage Committee so who looks after heritage issues and buildings?

Maybe they can make a walkway without changing the church?

Regards,
Peter

Peter Ryan
399 Fraser St

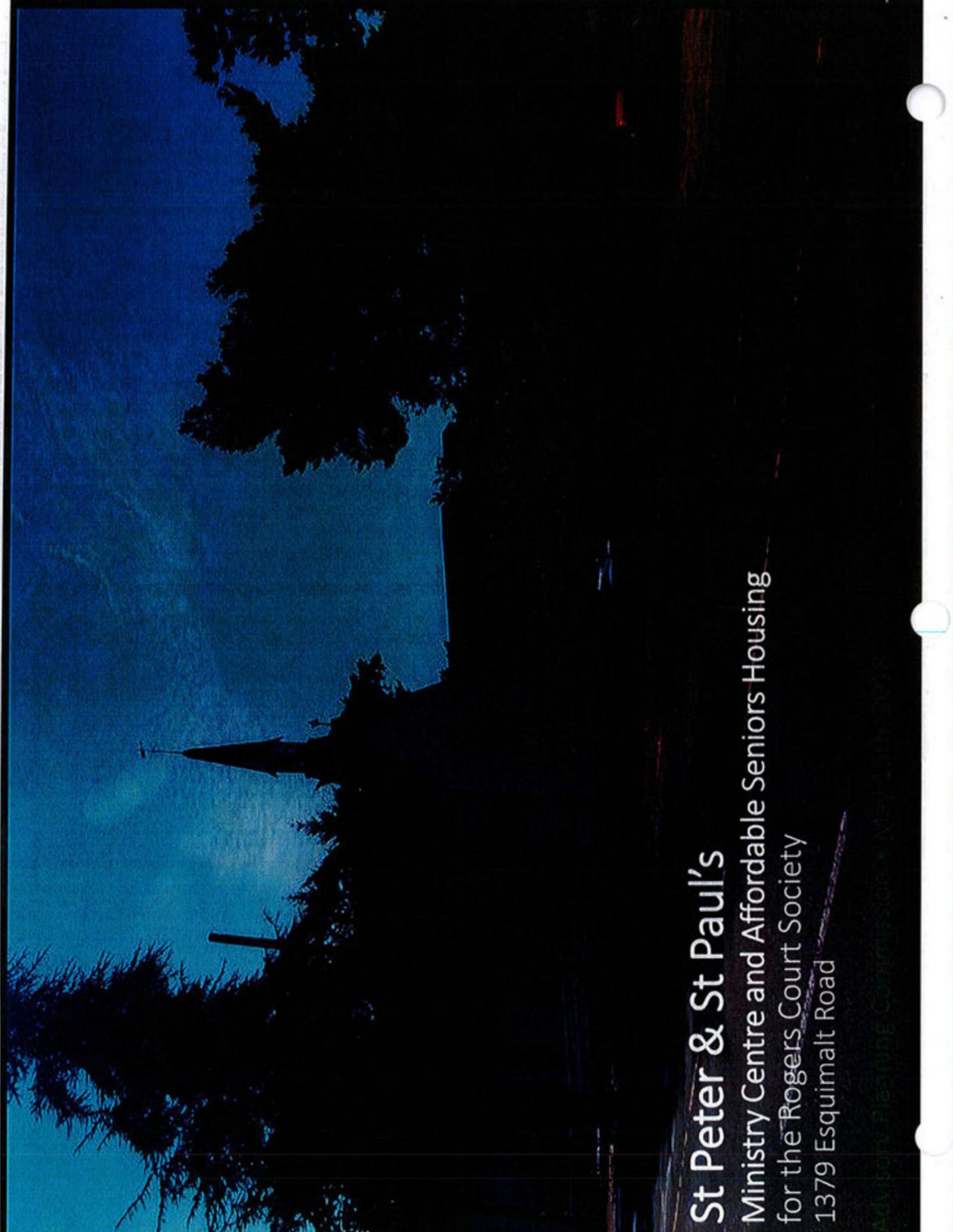
CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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<input checked="" type="checkbox"/> <i>Agenda</i>		
RECEIVED: JUL 12 2018		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

From: Sherri Robinson
Sent: Wednesday, July 11, 2018 5:15 PM
To:
Subject: church presentation

Hello all: This is a cry for help. Apparently this is the proposal coming before Council on Monday evening. St. Paul's is the oldest civilian building in our Township - at 152 years. On both of its locations, the foot of Signal Hill until 1904 and its present location since then it has proudly stood available on all sides for anyone who wished to take in its history. It is a heritage designated building [1999] and it is registered with the Province of B.C. There are very specific rules in place to manage a designated building within our heritage policy and procedures rules — **the most important is that a Heritage Consultant's report be provided. This has not been done. In fact, this project came through APC with no mention of heritage.**

Please write a letter to mayorandcouncil@esquimalt.ca and ask that the church be left to stand alone and that all the rules concerning it be met. Thank you. Sherri

What is proposed.



St Peter & St Paul's
Ministry Centre and Affordable Seniors Housing
for the Rogers Court Society
1379 Esquimalt Road

Advisory Planning Commission • May 1, 2018

ST. PETER AND ST. PAUL'S MINISTRY CENTRE & AFFORDABLE HOUSING PROJECT

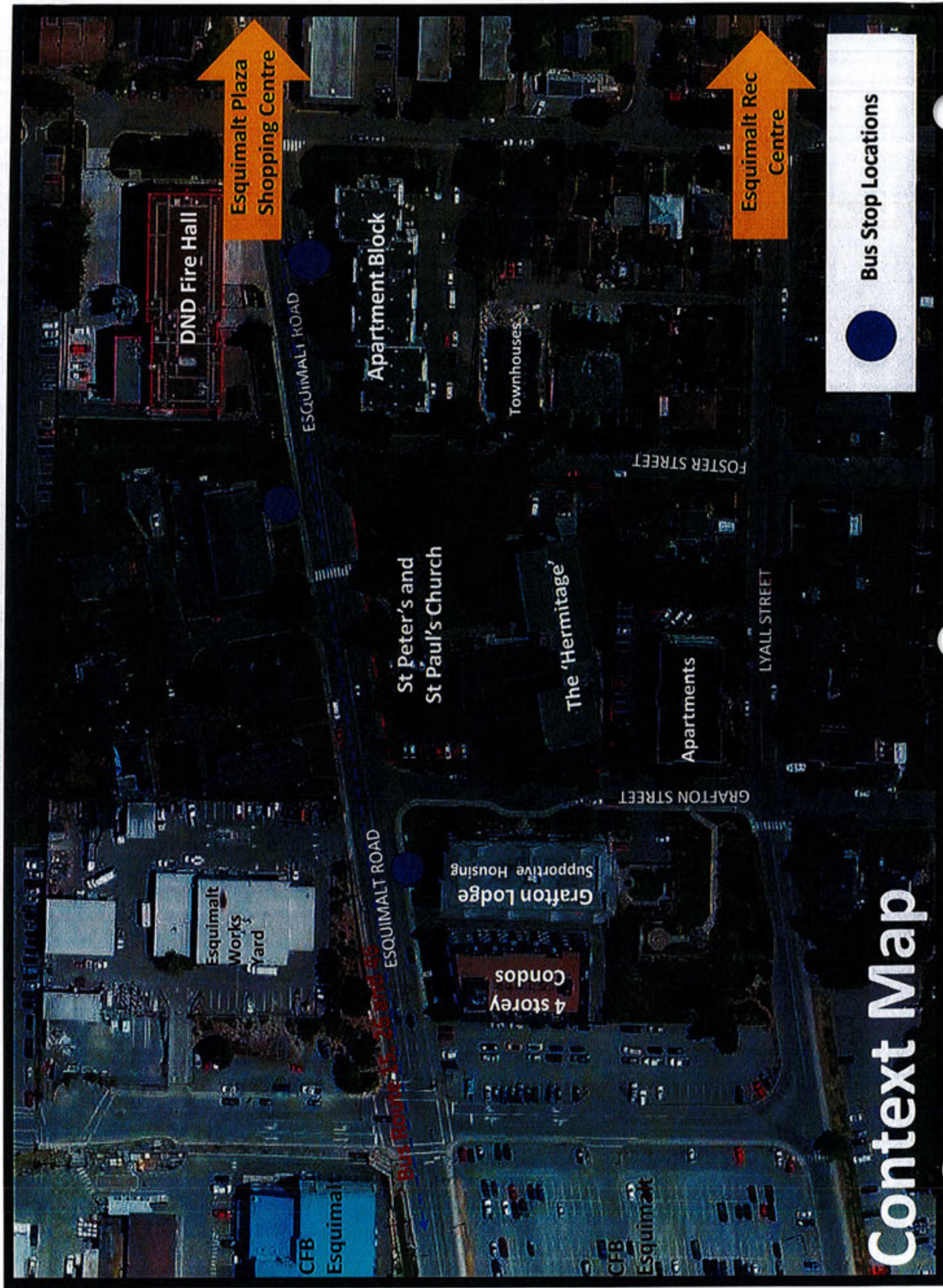
- Support and care for the homeless
- Affordable housing for the homeless
- An open house for the homeless
- A place for the homeless to live
- A place for the homeless to work
- A place for the homeless to play
- A place for the homeless to learn

WHY DO THIS PROJECT?

- To provide a place for the homeless to live
- To provide a place for the homeless to work
- To provide a place for the homeless to play
- To provide a place for the homeless to learn
- To provide a place for the homeless to be
- To provide a place for the homeless to be

HOW WILL THIS PROJECT MEET THE DIOCESAN VISION?

- To provide a place for the homeless to live
- To provide a place for the homeless to work
- To provide a place for the homeless to play
- To provide a place for the homeless to learn
- To provide a place for the homeless to be
- To provide a place for the homeless to be



Context Map

Bus Stop Locations



Existing Site Plan





Topographical Survey



Esquimalt Road & Foster Street



Hermitage East Side



Church Hall



Hermitage West Side



Esquimalt Road

Esquimalt Road & Grafton Street



Arbutus Tree on Grafton-St.



Green Space b/ Hermitage & the Church



Garry Oak Grove along Foster St.

Site Context Photos



St. Paul's Garrison Church 1866
Originally located on the base but relocated in 1904



Gothic Revival wooden church
Thomas Trownc Architect

Steeple and main entry on west end



Esquimalt Road Elevation



View looking West on Esquimalt Rd.

South Elevation



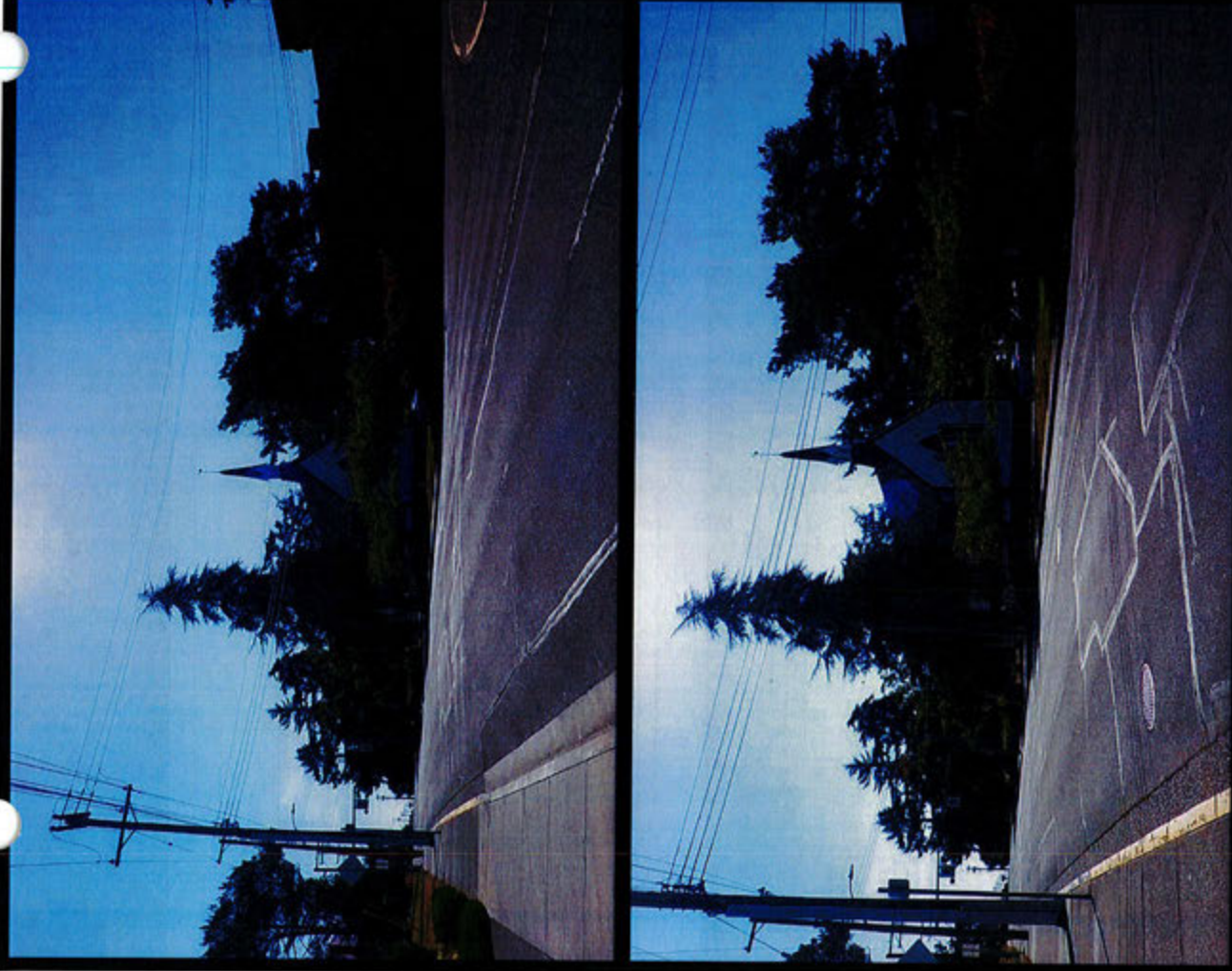
Naval theme interior

Ornate pipe organ



Naval Centennial Memorial Window
Installed 2010

St. Peter & St. Paul's Church



Although the church was moved from it's original site at the base, it has been located along Esquimalt Road for over a century.

During our meetings with Planning, the Congregation, the Hermitage neighbours and the surrounding neighbourhood, we received comments on keeping the view of the Steeple as one travelled east on Esquimalt Road.

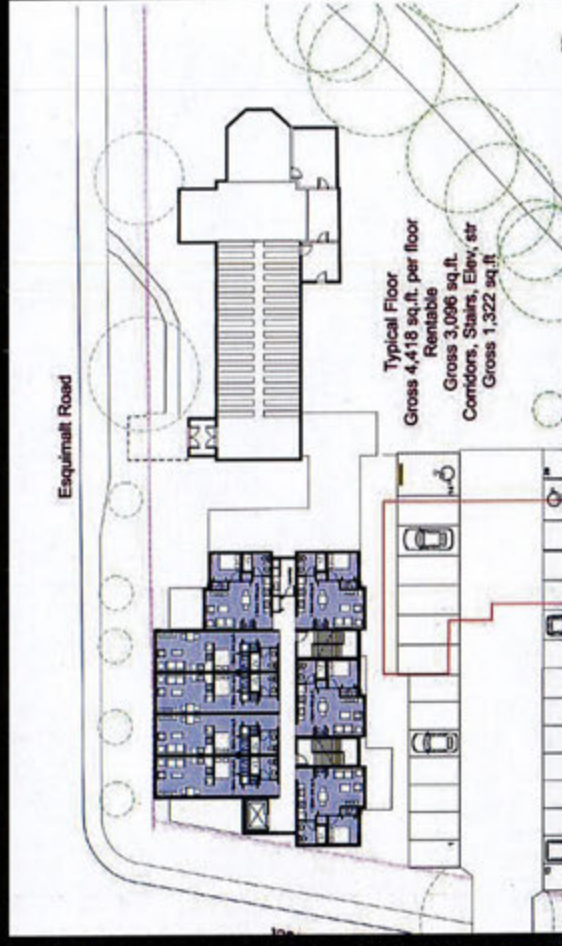
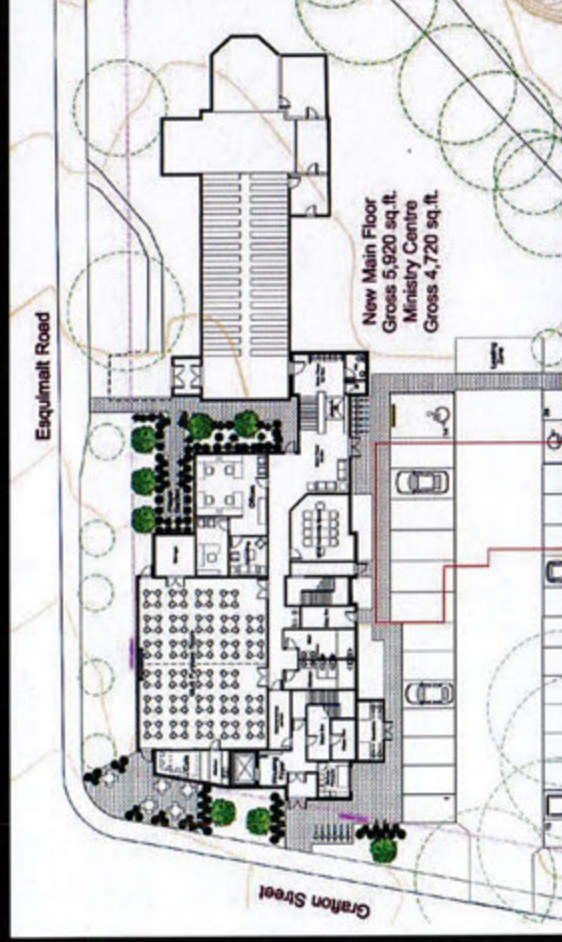
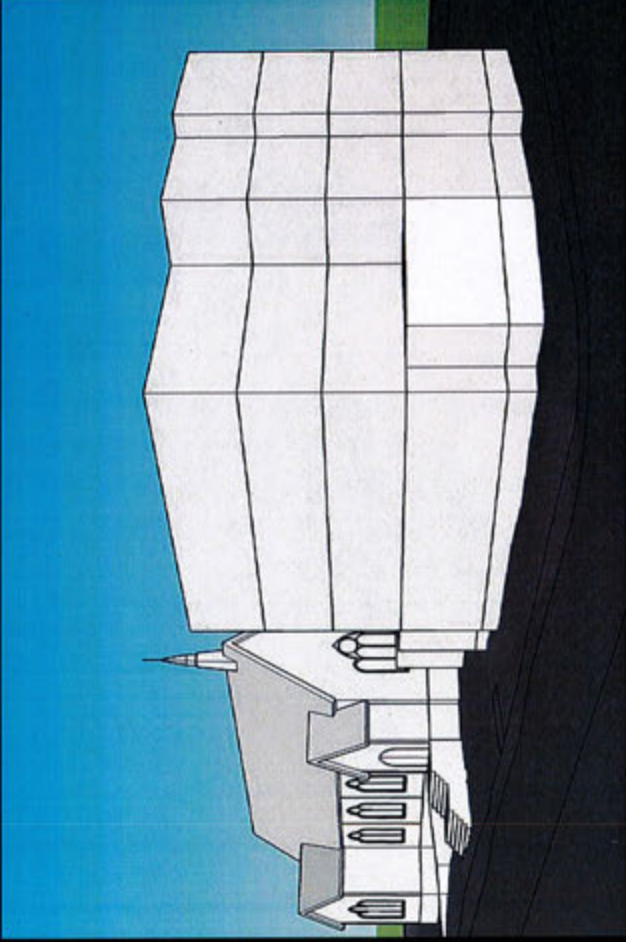
The Church has no washrooms and relies on the existing Church Hall for these, a kitchen, multipurpose rooms and offices.

One of the project's goals is to utilize existing assets more effectively. The design approach was to have the new Ministry Centre physically link with the Church to allow greater options on utilizing space and encouraging people to participate beyond service.

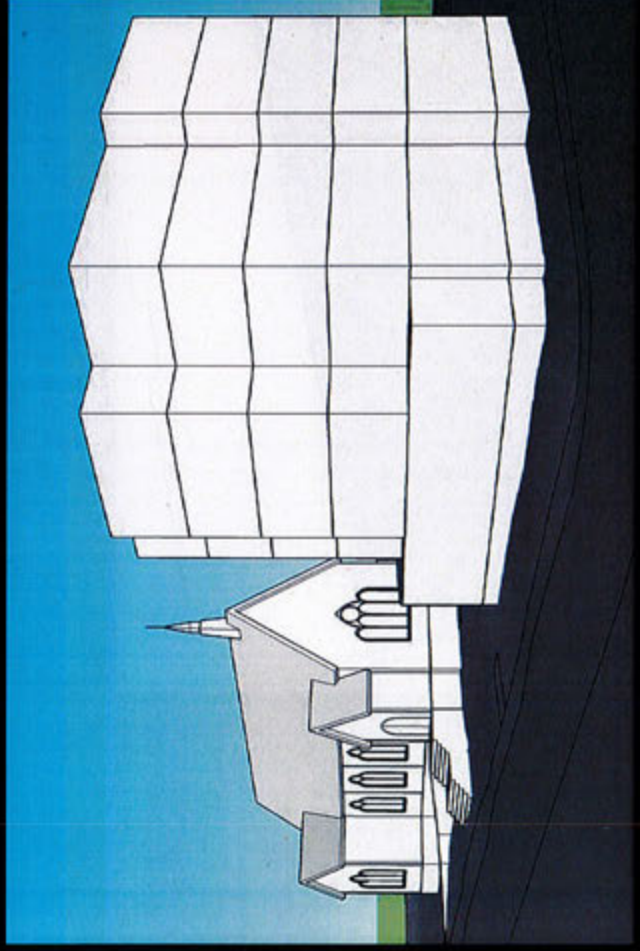
The Design Process

Four Storey Scheme

- Massing Pulled Away from Church, upper Massing oriented to Street
- The West Elevation of the church is partially obstructed

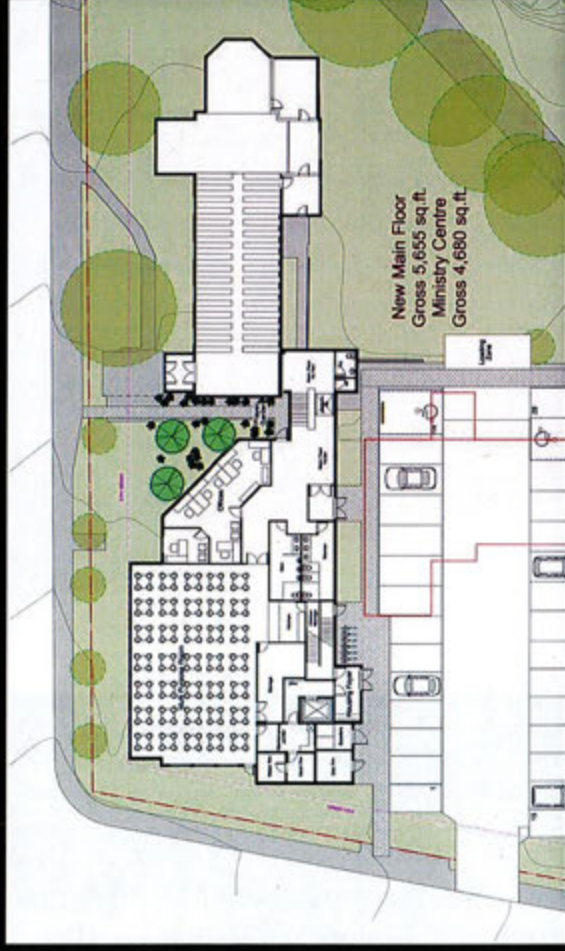


The Design Process

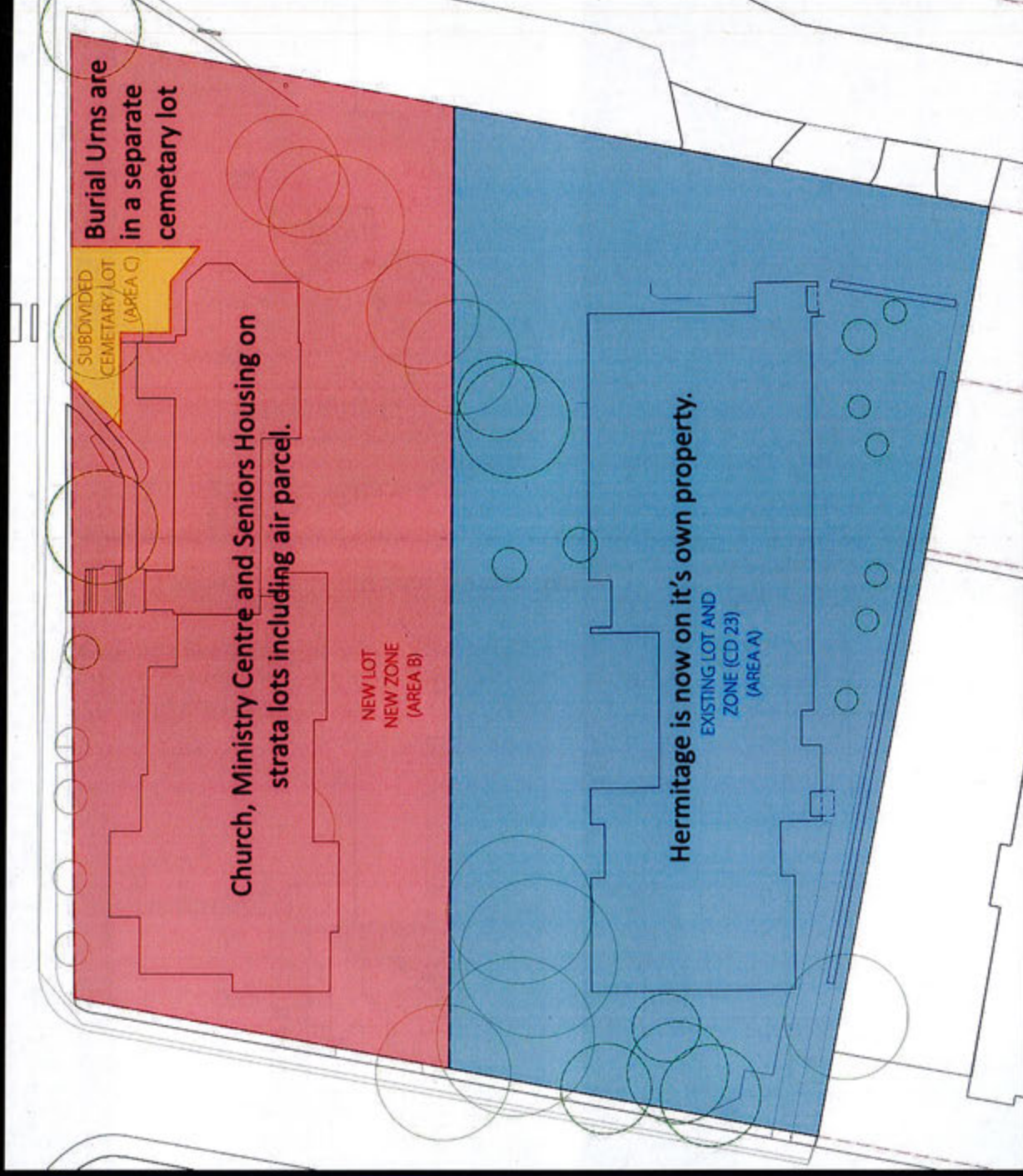


Five Storey Scheme

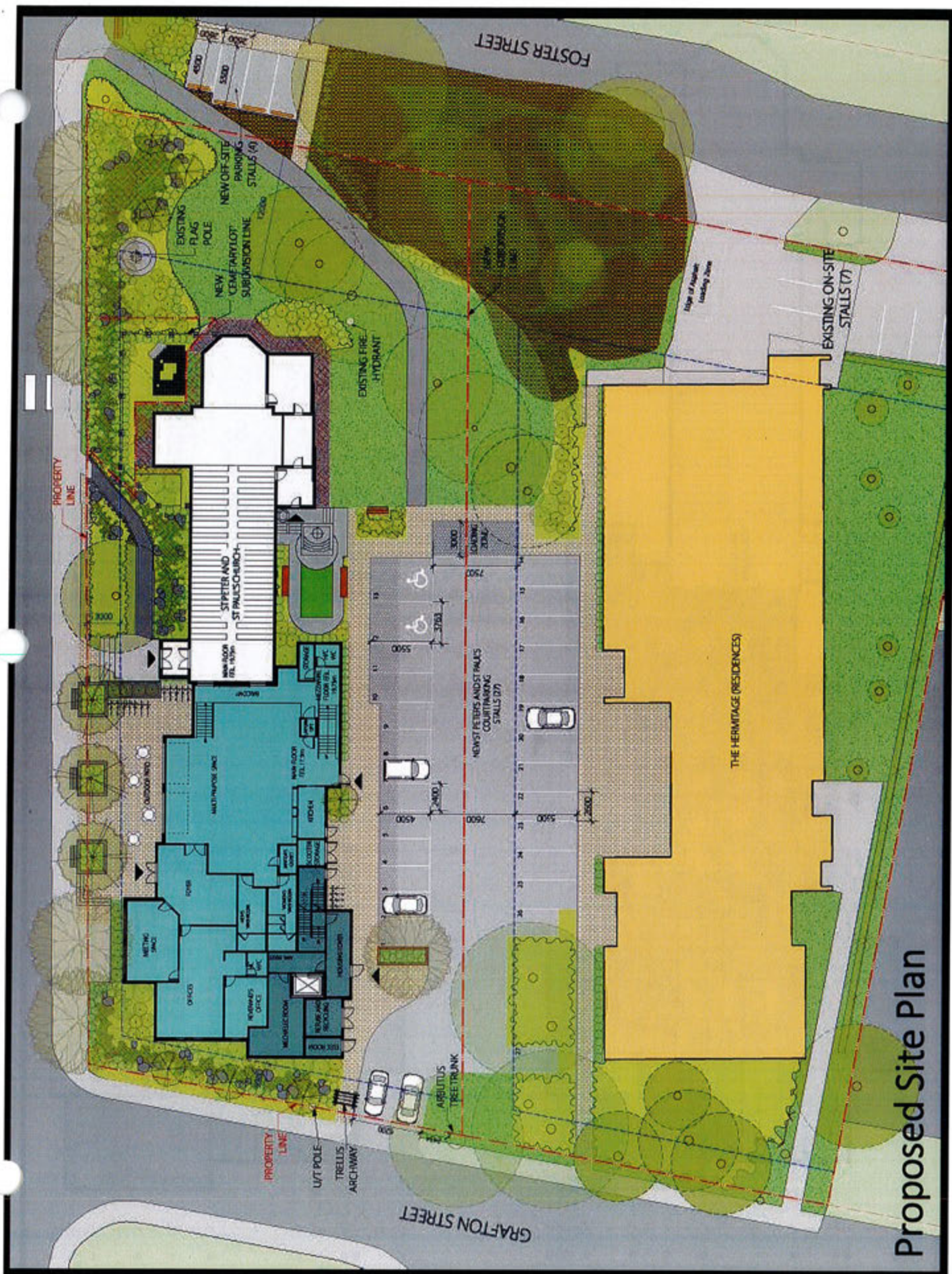
- In consideration of the Standards and Guidelines for the Conservation of Historic Places in Canada, the massing of the new building is shifted away from the historic church to allow it to present its character defining features and remain a distinct building without being overwhelmed by the new mass.
- The west façade and steeple are more visible.
- The massing presents a verticality more sympathetic to the Gothic nature of the church.

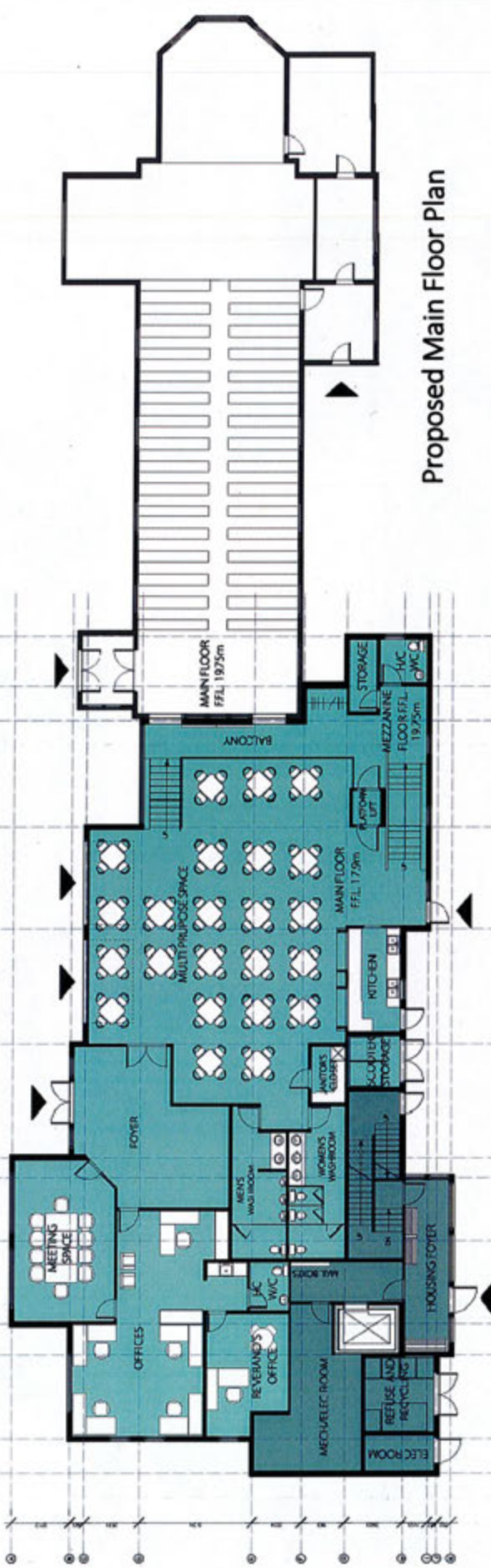


The Design Process

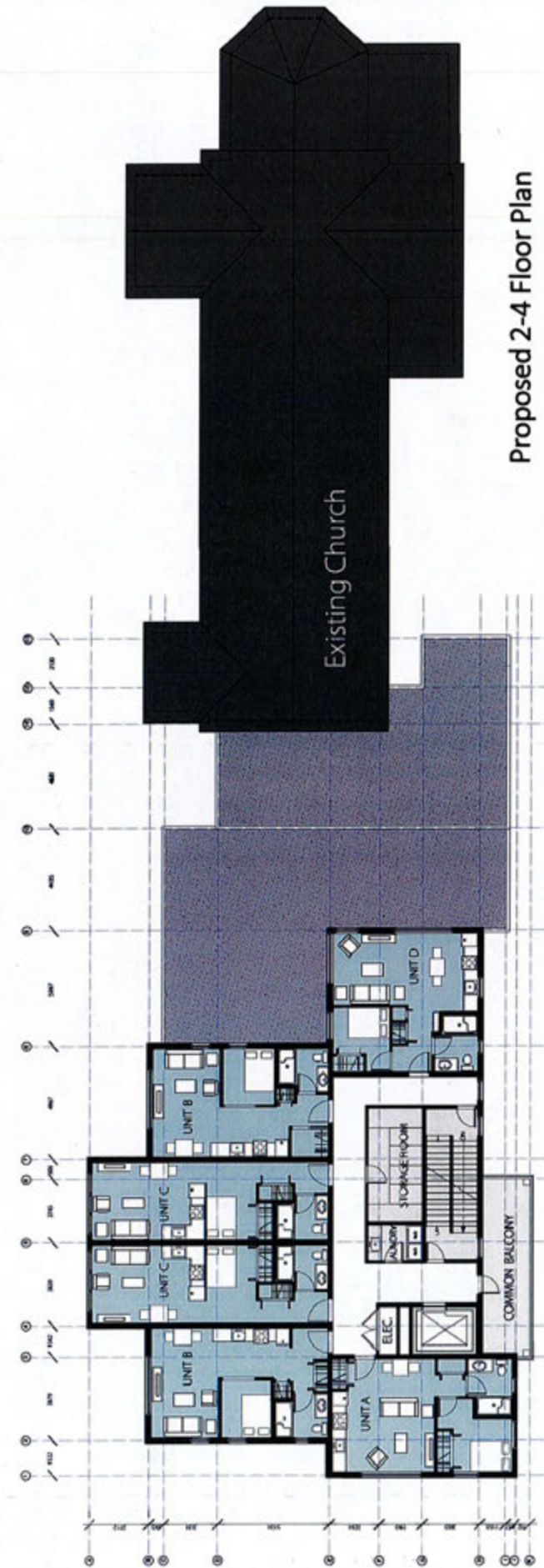


Subdivision of Properties

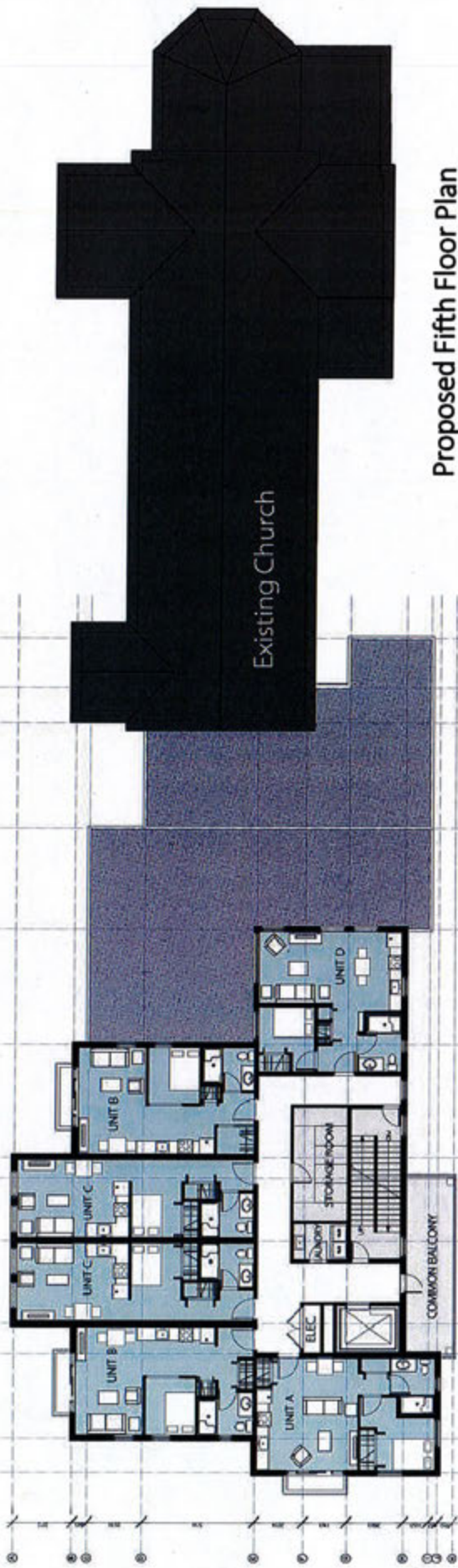


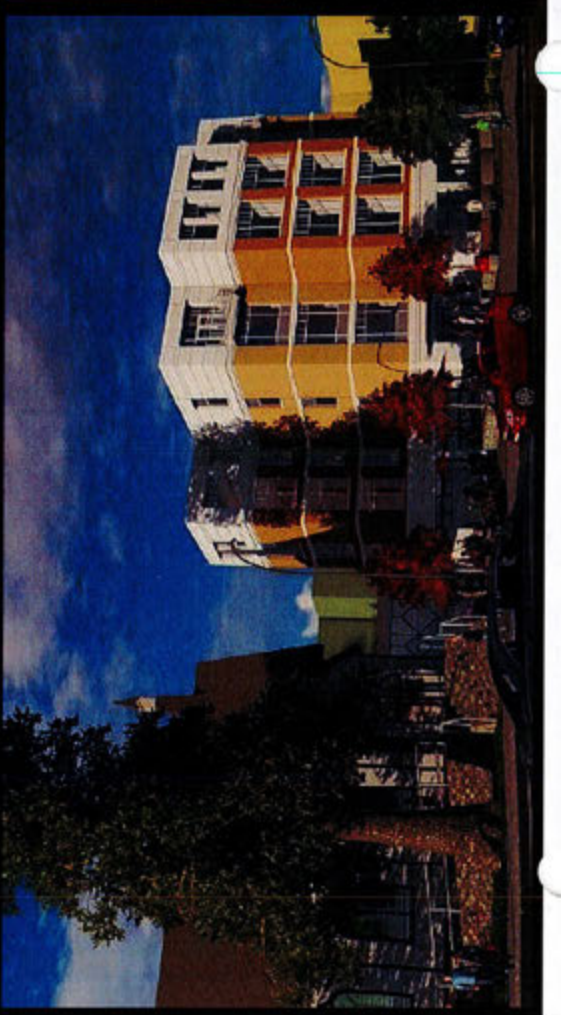


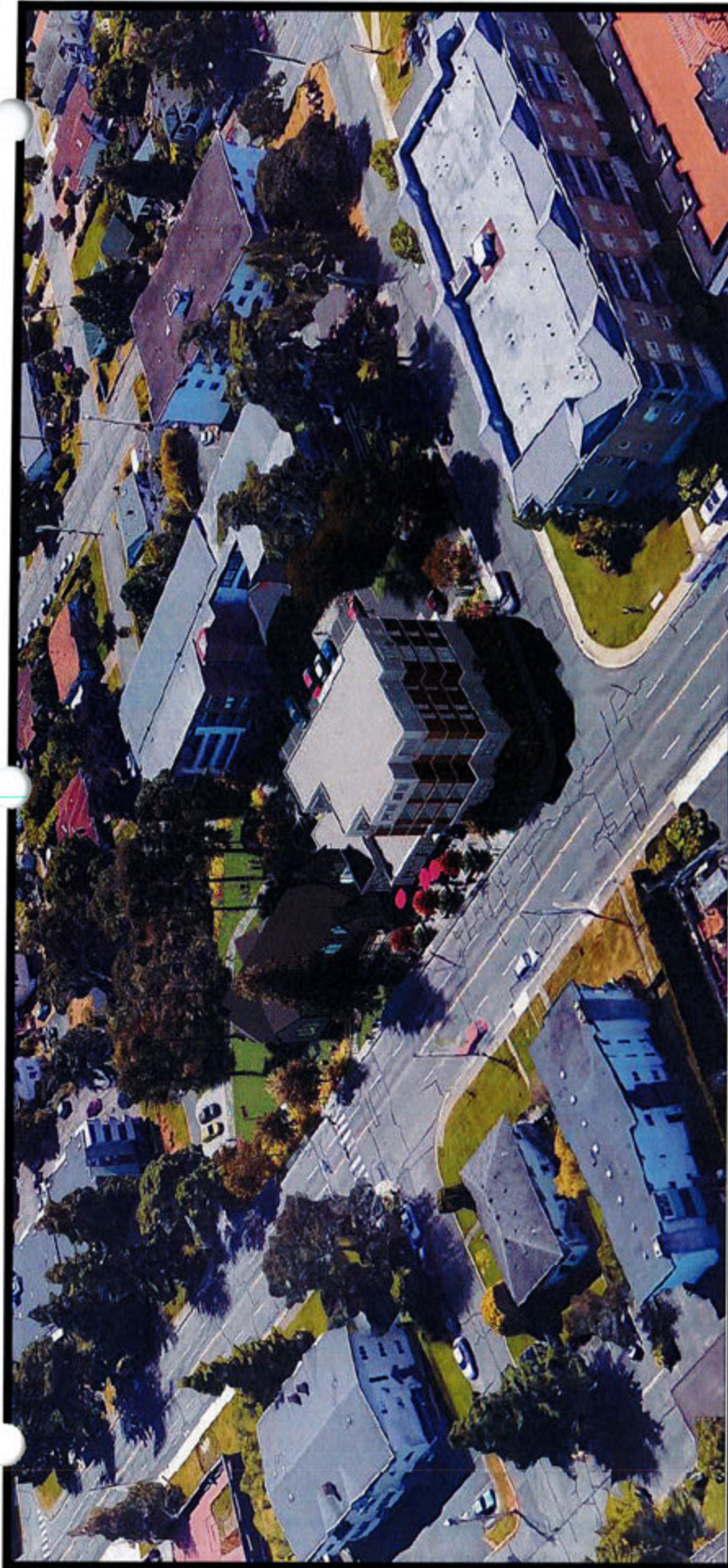
Proposed Main Floor Plan



Proposed 2-4 Floor Plan







Plaza on Esquimalt Rd.



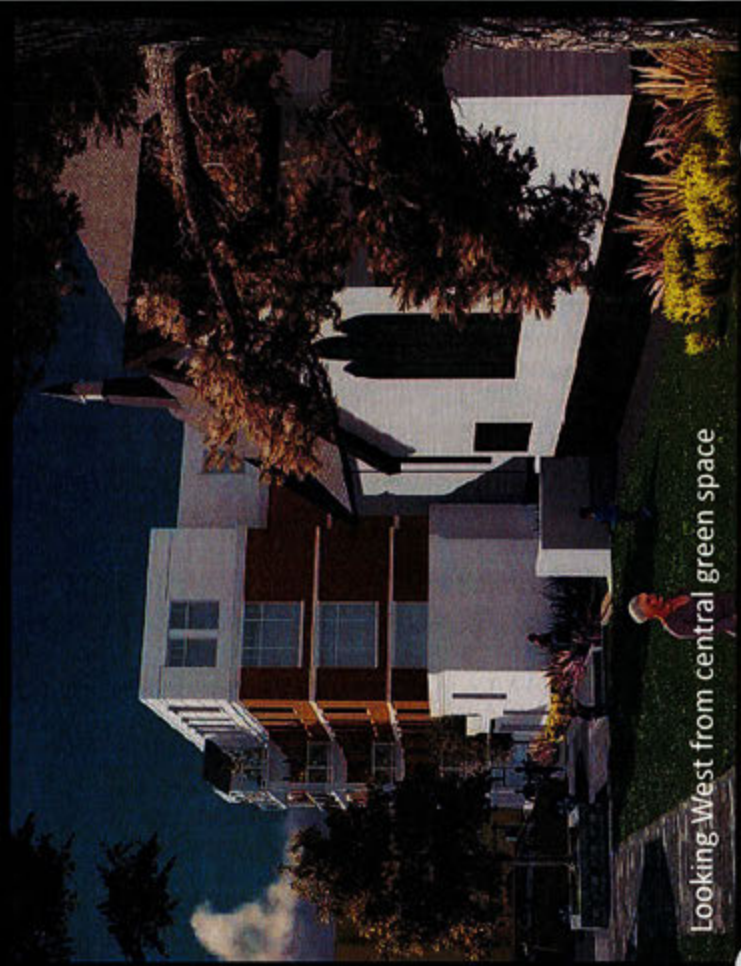
Grafton Street Elevation

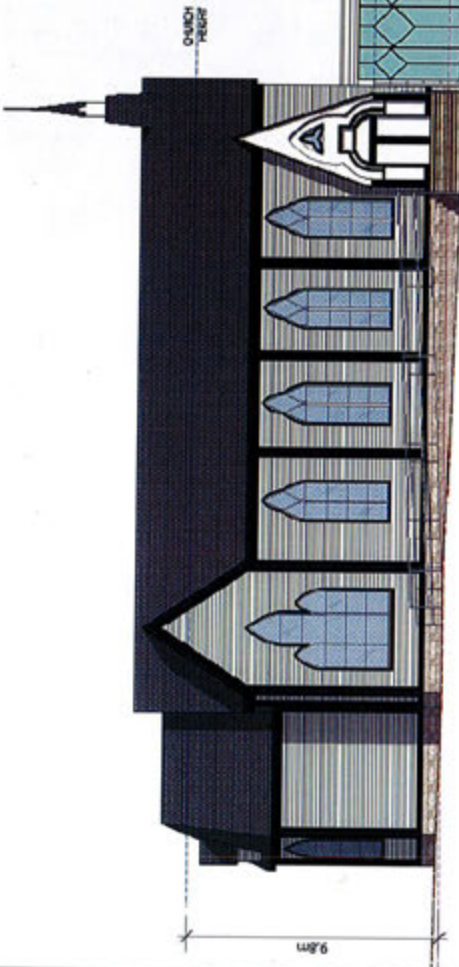


South Elevation



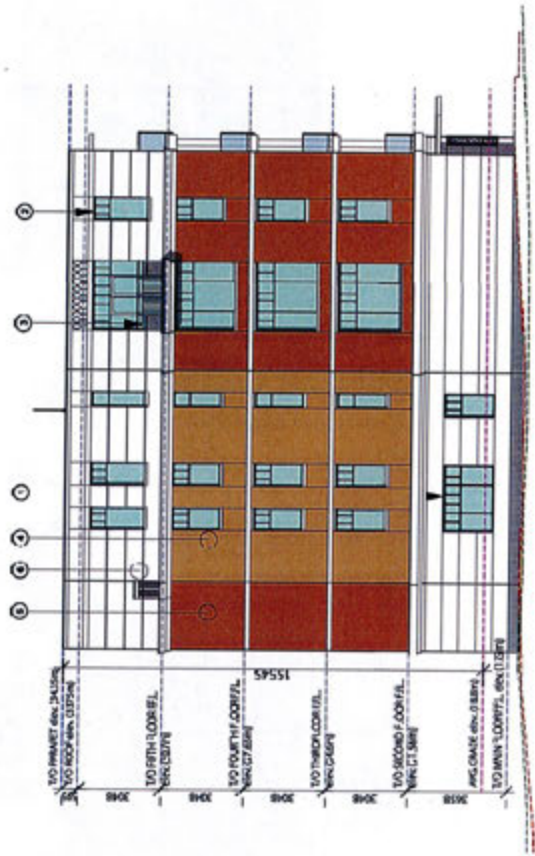
Looking West from central green space

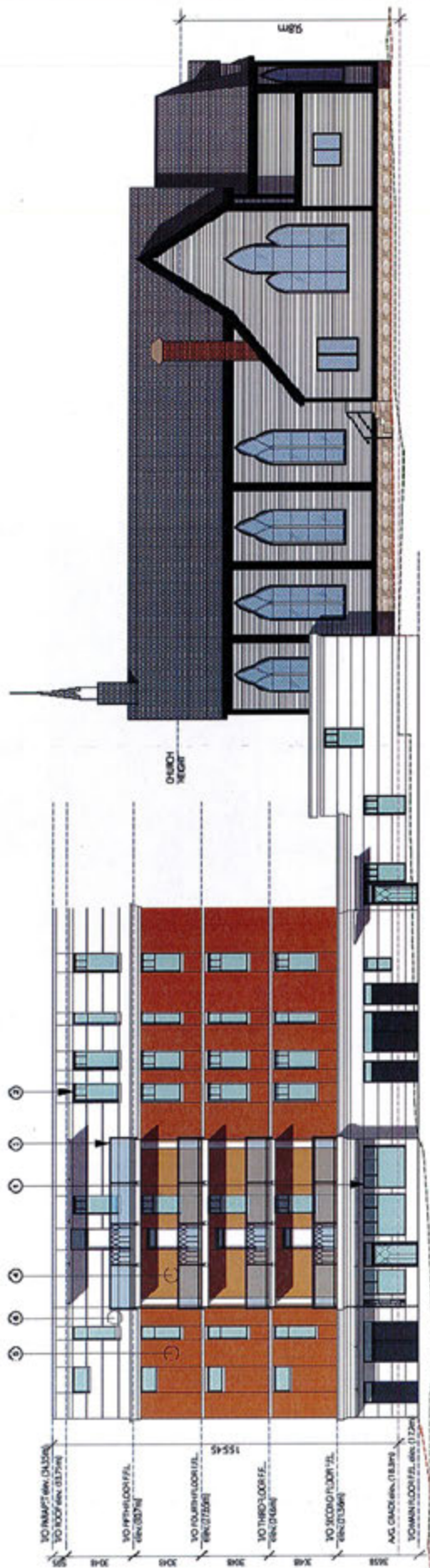




Esquimalt Road Elevation

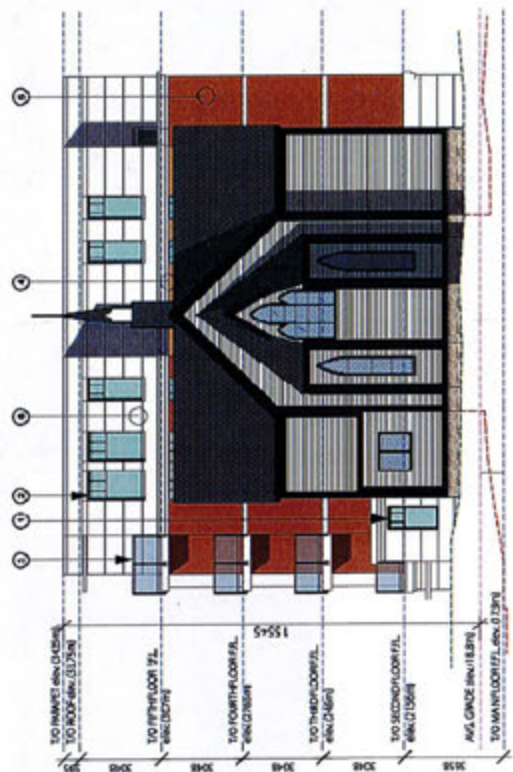
Grafton Road Elevation

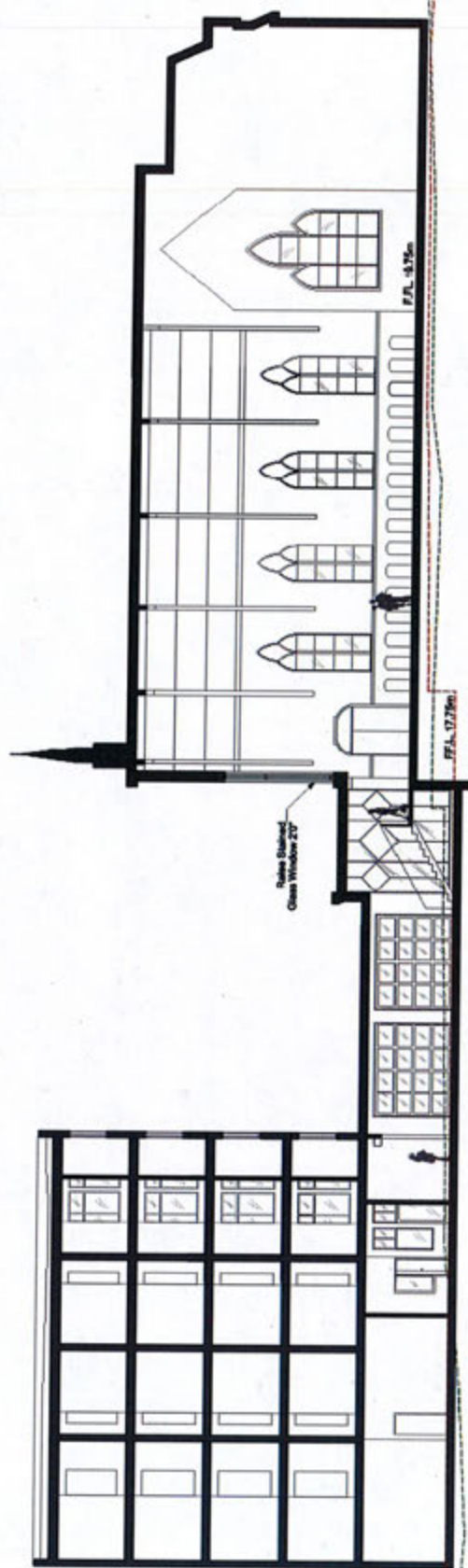




Rear Elevation

Foster Street Elevation

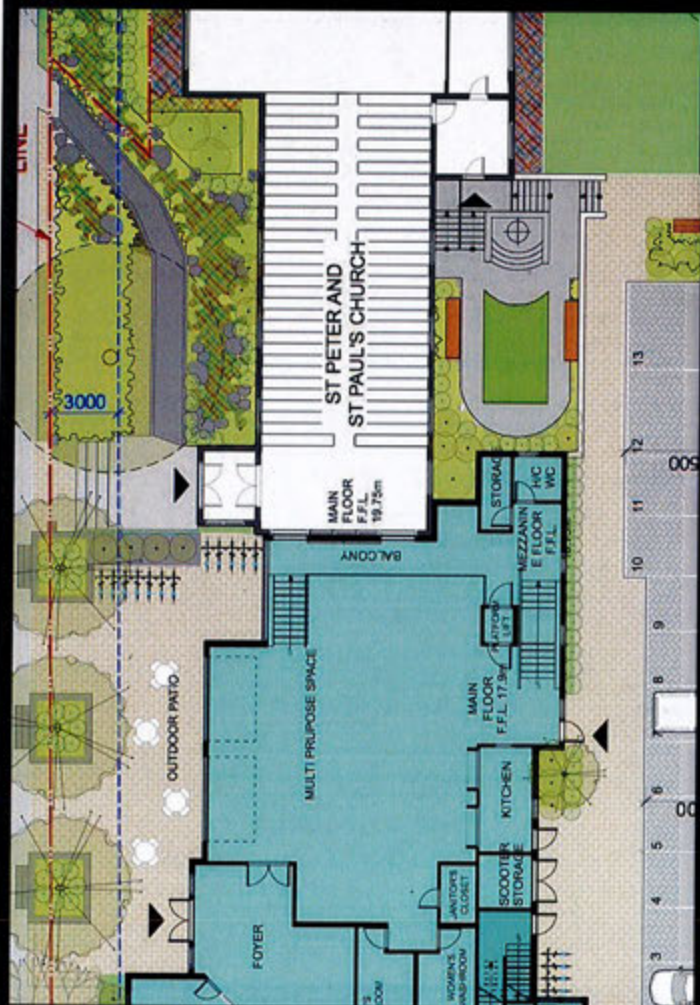


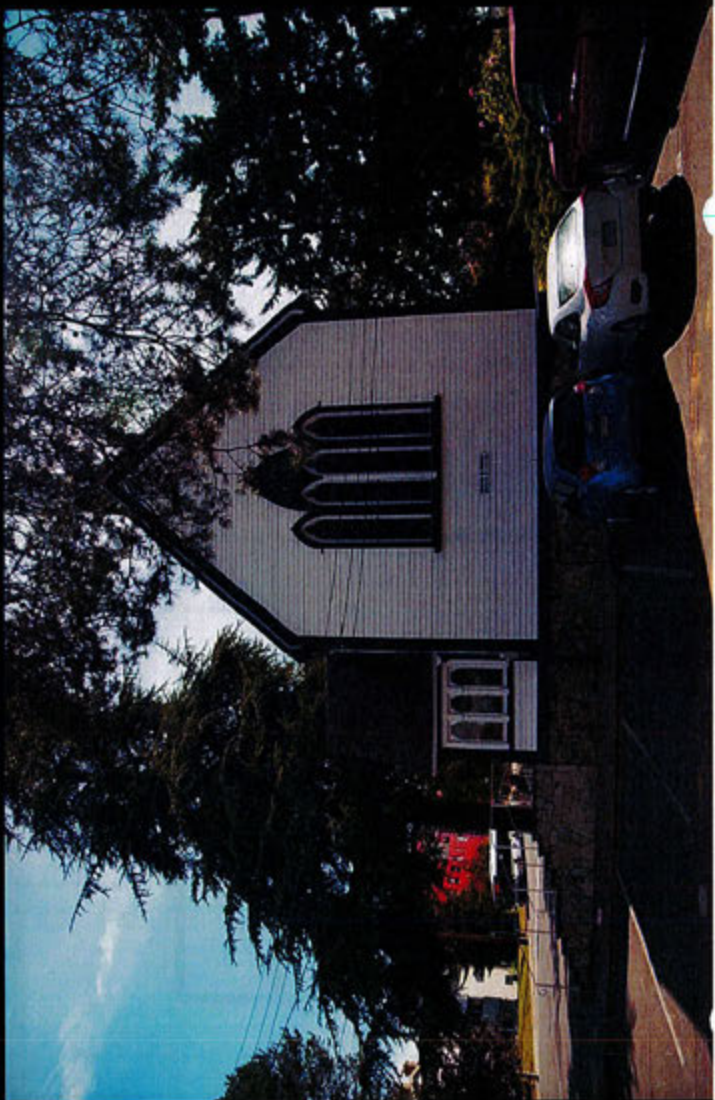


Cross Section

Section Through Building and Church
1:50 100' 100'

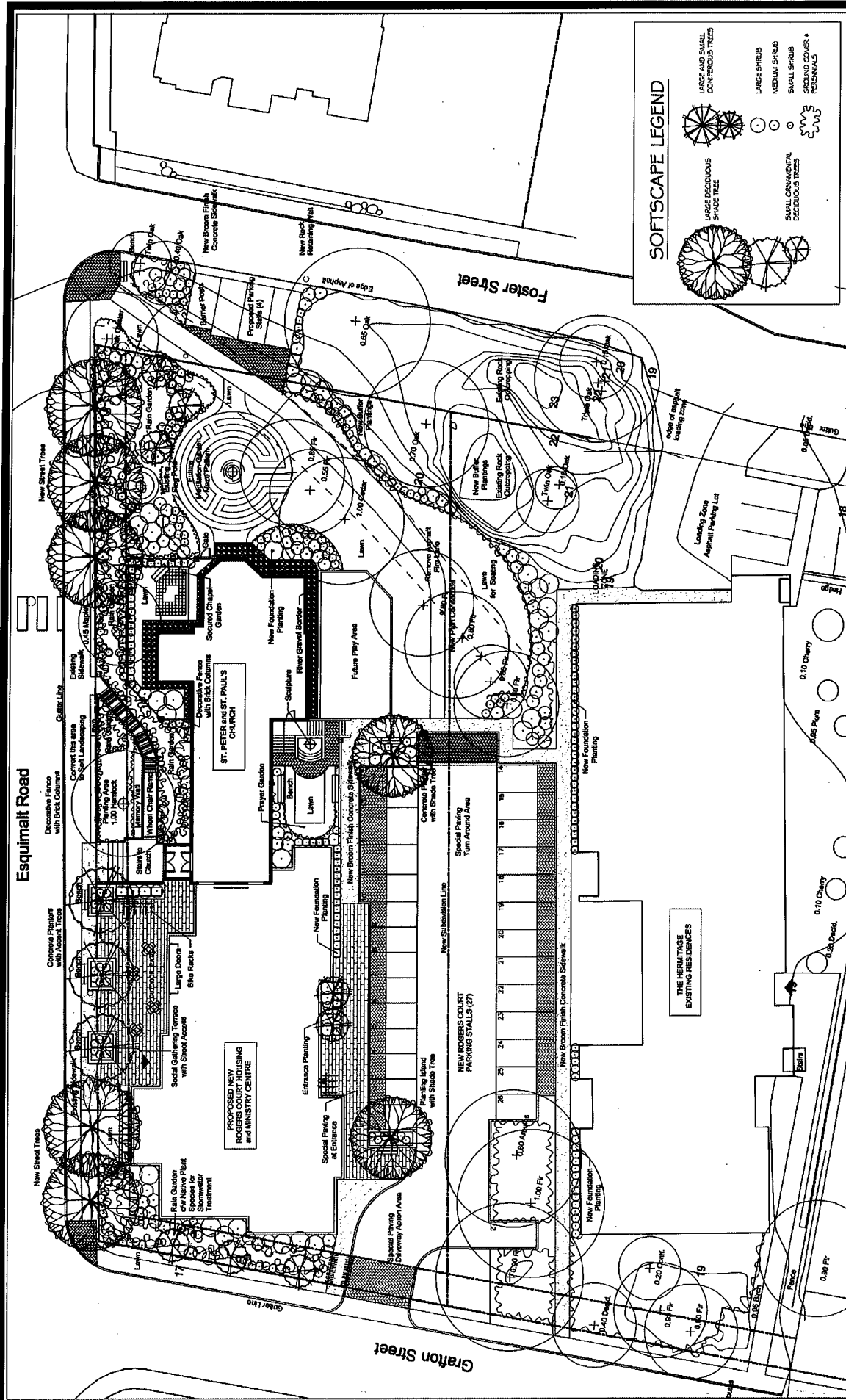
The Church leaders and congregation emphasized the importance of the Ministry Centre to embrace the community at large as well as provide flexibility in how church spaces can be used. This direction led to a physical link to the existing church and the opportunity to open out to the community along Esquimalt Road.





Animation

Esquimalt Road



SOFTSCAPE LEGEND

St. Peter's & St. Pauls

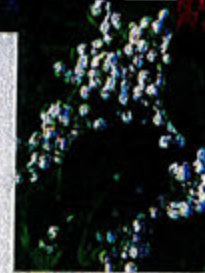
Trees & Shrubs



Crimson King Maple



Vine Maple



Lily of the Valley



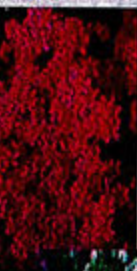
California Lilac



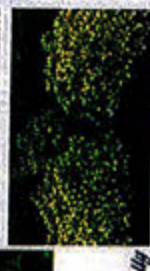
Sweet Gum



Shirobana Spirea



Pink Azalea



Japanese False Holly



Austrian Pine

St. Peter's & St. Pauls

Hardscape Features



Prayer Gardens



Memorial Garden



Maze



Rain Gardens



SH AICAO

Deborah Liske

Subject: FW: letter regarding St. Paul's Church

From: Barb Desjardins
Sent: July-13-18 1:27 PM
To: Scott Hartman
Subject: Fwd: letter regarding St. Paul's Church

Late item public input

Sent from my iPhone

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> <u>Agenda</u>		
RECEIVED: JUL 12 2018		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Barbara Desjardins
Mayor
Tel: 1-250-414-7100

Begin forwarded message:

From: David Anderson
Date: July 13, 2018 at 1:13:18 PM PDT
To: "barbara.desjardins@esquimalt.ca <barbara.desjardins@esquimalt.ca>"
<barbara.desjardins@esquimalt.ca>
Subject: letter regarding St. Paul's Church

Mayor Desjardins;

Yesterday I sent a regular letter to you and the councillors; as it may arrive before the Monday council meeting, I am sending a copy with this email.
I trust it can still be considered.

Many thanks,

David Anderson

The Hon David Anderson, P.C., O.C.,
3195 Exeter Road,
Victoria, B.C.,
V8R 6H7

Mayor Barb Desjardins and Council,
City Hall, Township of Esquimalt,
1229 Esquimalt Road,
Esquimalt, B.C., V9A 3P1

12 July 2018

Your Worship and Councillors,

Re: St. Paul's Naval and Garrison Church (St. Peter's and St. Paul's).

St Peter's and St. Paul's Church dates from the eighteen-sixties, and is one of the most significant buildings listed on the Heritage Buildings Registry of Esquimalt. I have a personal interest in it. The

present site of the Church was the home of my great-grandfather prior to the relocation of the building from its original site in the dockyard area. From time to time I attend services there.

There is currently a proposal to use a major portion of the property for housing. This may well be a desirable use of the property, and I offer no comment on that. However the proposal includes elements which would affect the west wall of the Church building itself, and in particular affect the stained glass windows commemorative of the one hundred and fifty year Royal Navy and Royal Canadian Navy connection with the building and the Esquimalt civilian community. The proposed changes, would, in my opinion, substantially diminished the heritage significance of the building.

I understand no heritage expert was involved in reviewing the proposal. May I respectfully suggest that such a review take place before final approval is given? Esquimalt has been the home of the Navy on the West Coast since the Crimean War, and we are all proud of that connection. Any proposal that would diminish that connection should be most carefully assessed before approval is given.

Yours sincerely,

David Anderson

Sent from Mail for Windows 10

SH AlCAD

Deborah Liske

Subject: FW: further information

From: Meagan Brame
Sent: July-13-18 2:32 PM
To: Scott Hartman; Mayor and Council
Subject: Fwd: further information

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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RECEIVED: JUL 13 2018		
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Can this be added to the agenda on this item

Thanks

Meagan Brame
Esquimalt Councillor
Community Connected, Community Committed

Sent from my iPad

Meagan Brame
Councillor
Tel: 1-250-414-7100

Begin forwarded message:

From: Sherri Robinson
Date: July 13, 2018 at 1:44:02 PM PDT
To: <mayorandcouncil@esquimalt.ca>
Subject: further information

And I quote - Colonist 1999 [Feb] "Now ironically the fate of the project rests with the Anglican Diocese's **approval of a heritage agreement that's designed to protect the church's physical form for perpetuity.** Mayor Ray Rice met with church administrators Friday to try to impress upon St. Paul's that it's **so important to maintain that piece of history for Esquimalt.** Without a heritage agreement in place, Rice feels the project is 'doomed.' When the Diocese appeared reluctant to accept the community's standard heritage designation agreement, Esquimalt Council instructed staff to investigate other options. Esquimalt's chief planner Russ Fuoco looked to the Lower Mainland and modelled a draft heritage revitalization agreement after similar agreements that are in place in Vancouver. Fuoco notes that the draft agreement turned out to be 'more onerous and stringent' than Esquimalt's standard heritage designation agreements that, for instance, was used when the Rattenbury House on Wollaston Avenue was converted into condominiums. **In addition to prohibiting changes to the exterior of the church, the draft heritage revitalization agreement would require the Anglican Diocese to replicate St. Paul's Church if it is damaged or destroyed. The Diocese also must agree to keep the building in good repair and appearance and waive all claims for further compensation.** Historically, the Anglican Diocese has forbid its churches to be designated heritage sites. But Diocese members gathered Saturday to consider the matter. According to Diocese spokesperson John Moran, a small sub-committee was struck to further negotiate an agreement that is acceptable to everybody."

another piece from the past that explains some of what took place prior to designation in 1999. s

Deborah Liske

Subject: FW: Township Council Meeting, Monday 16 July 2018, Item #4

From: Barb Desjardins
Sent: July-13-18 3:50 PM
To: Scott Hartman; Anja Nurvo
Subject: Fwd: Township Council Meeting, Monday 16 July 2018, Item #4

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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Public input
 Sent from my iPhone

Barbara Desjardins
 Mayor
 Tel: 1-250-414-7100

Begin forwarded message:

From: hiliary groos · _____
Date: July 13, 2018 at 3:39:39 PM PDT
To: <mayorandcouncil@esquimalt.ca>
Subject: Township Council Meeting, Monday 16 July 2018, Item #4

St Peter's & St Paul's development proposal

Your Worship and Township Councillors

It is with great concern that I am writing to you about the above proposal, particularly because it is like the proverbial 'history repeating itself'. Back in 1998-99, the Diocese was planning a similar development proposal, also destined to compromise everything to do with the heritage designation of St Paul's Naval & Garrison Church. The public backlash resulted in the project being scaled back considerably, with the end outcome being what we know as The Hermitage, appropriately sized and distanced away from the church structure. Below is The Colonist's (Feb 1999) reporting of what was happening -

*The Colonist 1999 [Feb] "Now ironically the fate of the project rests with the Anglican Diocese's **approval of a heritage agreement that's designed to protect the church's physical form for perpetuity.** Mayor Ray Rice met with church administrators Friday to try to impress upon St. Paul's that it's **so important to maintain that piece of history for Esquimalt.** Without a heritage agreement in place, Rice feels the project is 'doomed.' When the Diocese appeared reluctant to accept the community's standard heritage designation agreement, Esquimalt Council instructed staff to investigate other options. Esquimalt's chief planner Russ Fuoco looked to the Lower Mainland and modelled a draft heritage revitalization agreement after similar agreements that are in place in Vancouver. Fuoco notes that the draft agreement turned out to be 'more onerous and*

stringent' than Esquimalt's standard heritage designation agreements that, for instance, was used when the Rattenbury House on Wollaston Avenue was converted into condominiums. In addition to prohibiting changes to the exterior of the church, the draft heritage revitalization agreement would require the Anglican Diocese to replicate St. Paul's Church if it is damaged or destroyed. The Diocese also must agree to keep the building in good repair and appearance and waive all claims for further compensation. Historically, the Anglican Diocese has forbid its churches to be designated heritage sites. But Diocese members gathered Saturday to consider the matter. According to Diocese spokesperson John Moran, a small sub-committee was struck to further negotiate an agreement that is acceptable to everybody."

Keeping this in mind, it is thus difficult to understand 1) why the Diocese would pursue this latest project, and 2) why the Township committees that reviewed this current proposal did not insist on any heritage information or details, seeing that neither were included in the Diocese/developer's presentation despite it being on the Township's own register.

It is indeed questionable as to why the Township Council is now discussing a proposal where full transparency has not been forthcoming and additional information is outstanding? Due diligence and due process need to be followed and respected. It is not encouraging to know that the Township's own Archivist has yet to be asked for any background material by any parties, or members of the Township's Council, APC, DPC (Design Panel Committee). There is much still to be reviewed before taking decisions, seeing that it has the Township Heritage Designation.

It would seem self-explanatory that a heritage consultant's report be part of the Diocese/developer's proposal. The report of the Structural Engineer, who in this case has an acknowledged reputation in heritage structures is only one part of the puzzle of figuring out whether this proposal should go ahead or not. The heritage consultant component is the missing link and it is a big one.

St Peter/St Paul's is a heritage designated building through the Township's own heritage register and any alterations will require what is known as a Heritage Alteration Permit. As far as we are aware, this has not yet been submitted.

The reason for requesting this permit will be because the plan includes:

- opening up the West-facing wall to create two additional entrances into the church (making a total of 4, completely unnecessary for a church of that small size) which is being presented as a necessity but is in fact a convenience. (reconfiguration of existing outside ramp and both sets of stairs on North & South sides would suffice but not considered in presentation)
- the dismantling the 5 Naval Memorial Windows on the West wall, which were installed only in 2010 <http://www.timescolonist.com/news/local/stained-glass-window-marks-naval-centennial-1.14807> and remount them 2ft higher. This is where the heritage designation is impacted – forever.

Any permit allowing heritage alterations is in total contradiction with the Statement of Significance Designation (Annex E) which states:

"St. Peter and St. Paul's Church is important to Esquimalt's heritage as a place of memorial. The interior of the church houses numerous features and artifacts that celebrate and honour the dedication of Esquimalt's earliest settlers, church congregation members, and also the community's naval heritage. In particular, the memorial stained glass windows reflect the desire of the church community to create points of remembrance for significant members of the church, local, and naval

communities. The fact that, the installation of memorial stained glass windows has endured as a commemorative practice in this church, with windows dating from 1878, 1960, and 2012, reflects the ongoing importance of St. Peter and St. Paul's Church as not only a place of worship but also as a centre for the commemoration of over 150 years of Esquimalt's local and military heritage. The importance of this location as a place of commemoration is further evident with the presence of the centre panel of the first war memorial, built in Canada (dating to 1917) and honouring those people killed in action during the First World War, which now hangs on the inside of the south wall of the church. The small cemetery next to the church holds value as a record of early community members."

Yes, the church's most significant feature are these five stained glass windows, which represent a relationship of over 150 years with the Royal Canadian Navy. The *raison d'être* behind any stained glass window encompasses its relationship to the outside light and these are no exception. They are meant to be viewed from the church interior, illuminated by the outside natural light, yet this is precisely what will disappear forever, by the construction of this new building, thus their historical significance is gone and it makes a mockery of the Township's own Statement of Significance.

Four Hundred individuals from around the world organized, raised and donated the \$104k needed to install these five commemorative stained glass windows, *plus* three others on the same wall in the entrance foyer. They cannot be happy campers. **All eight windows** are impacted by the proposed new building and one only needs to look at the designs (pg 19 of presentation) to see that it completely overshadows and overwhelms the church. Remember, the sun rises in the East and goes down in the West. No daylight will reach those 5 windows, remounted 2' higher or not. Same applies to the three other ones in the entrance foyer.

The building may indeed be structurally capable of such changes, however, these changes affect the integrity of the heritage designation and the important commemorative nature of the Naval windows which will no longer be able to be seen, let alone as they were intended. Why go to the trouble of designating the church if only to ignore it?

Heritage is an open-ended and continual concept, and this church embodies the past, the present and the future through all of its features, yet this project stands to physically demolish and change these aspects and irrevocably change this relationship with the church's 150 year old naval history.

There are other aspects of the designs which are less than transparent such as the "plaza" facing Esquimalt Rd. The drawings are not size-transparent. The real depth of this "plaza" from the edge of the sidewalk as the drawings portray (not the street - which is public property) to the new structure itself, is the width of perhaps two cars, not exactly the description one would give of a "plaza". By superimposing these designs onto the existing parking lot, this is easily revealed.

The justification of the connectors to allow better access to the church and washrooms "after 150 years", is unfounded. These connectors are a convenience, access to washrooms as well. Given the size of the church and the kind of events that do and can take place there, accessible washrooms are not a necessity. In addition, if these connectors are meant to provide easy access for those seniors, the design indicates that they still need to climb a set of stairs to enter the church, or use the lift ramp that is included in the design. Anyone with knowledge of these kind of ramps is well aware of their limitations when moving significant numbers of people around – all at the same time. But in the end, a reconfiguration and redesign of existing outside ramp and stairs would do the same job.

Word has gone out via the church's website, leaflets that a Public Hearing may be taking place on 27th August. How is this possible? To plan such an important meeting at a time of year when many may still be away on holidays, does not allow for participation on a level that would appear to be transparent. The date should be reconsidered and the hearing held at a later date.

During the 1998-99 Diocese proposal, one of these Saxe Pt Resident Association members from the leaflet below, who is planning to attend on Monday, said it took door knocking, a petition with signatures, phone calls, attending Council meetings etc, before their voices were heard and only when backs were up against the wall, were the plans changed. She is in disbelief and said "Well, here we are again" and yes, sadly she is correct. Same scenario, same players, same heritage designation, so what has changed that would lead the Diocese, developers and Township Council to think that the current proposal would now be acceptable when the same heritage building is at stake?

I urge you to please push the "hold" button, have the committees take these and other relevant points into consideration, do their due diligence with regard to the heritage designation, revisit what Diocese agreement regarding St Paul's and heritage may exist. The siting of the building needs to be revisited in light of all the above. Disallowing the 'connectors' will not resolve the issue of the stained glass windows which embody the heritage designation. These plans violate the first and key component of heritage designation and protection – do no harm.

Respectfully yours,

Hilary Groos

PS. Why am I writing? I am from a family of fourth generation Victorians and the fifth generation is already a large contingent. Our great-grandmother Elizabeth Pooley laid the foundation stones for the church in both its original location and its current one. Three of the stained glass windows were donated and in honour of our mother's family – Pooley. St Pauls has been our family church since it was built. I was an early pupil at St Paul's (1959!), sang in the church choir (still do on occasion), Miss Pearcy was our Nanny and 'family', our father was in the Navy and a St Paul's churchgoer as well, I was married in St Paul's, my daughter was christened in St Paul's, the family funeral service for our mother was held there I can go on but in every possible way, our family's relationship with St Paul's embodies its heritage aspect. We know there are hundreds of other families like us, thank goodness who represent its past, present and future.

Anja Nurvo

From: Barb Desjardins
Sent: July-13-18 5:24 PM
To: Scott Hartman; Anja Nurvo
Subject: Fwd: St Peter & St Paul's 1379 Esquimalt Rd

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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RECEIVED: JUL 13 2018		
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<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Public input

Sent from my iPhone

Barbara Desjardins
 Mayor
 Tel: 1-250-414-7100

Begin forwarded message:

From: Mark Aitken
Date: July 13, 2018 at 5:10:22 PM PDT
To: <mayorandcouncil@esquimalt.ca>
Subject: St Peter & St Paul's 1379 Esquimalt Rd

Dear Mayor & Council

As a long term resident , past chair of Esquimalt's first Heritage Advisory Committee and owner of Esquimalt's first designated heritage building I wish to voice my opposition to the proposed alterations to 1379 Esquimalt Rd.

I could go on for some time impressing you on the importance of this building and it's history but I will leave that for others.

My concern is that this proposal is being pushed ahead without following long established guidelines for a designated building in our community , the Province of BC or indeed Canada. The " Standards And Guidelines " for the conservation of historic places in Canada lays out clearly in section 4. 3. 1 Exterior Form several recommendations which the developer (Rogers Court Society) has ,in my opinion , ignored. The chief one is altering character-defining elements without consulting the appropriate specialist (ie Heritage Consultant)

In my opinion the proposed structure is too large , will obscure and dominate the historic church. If further density to this property is deemed necessary for the Diocese there is lots of space (with the church hall removed) to locate another building adjacent The Hermitage so please don't support the current plan

Yours Truly
 Mark Aitken
 657 Lampson

Sent from my iPad



MAYOR AND COUNCIL
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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14 July 2018

Dear Mayor Desjardins and Council Members

Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt / 520 Foster Street

Several of our professional members have expressed concerns about this project, which is on your agenda for consideration by Council on July 16th, 2018. These concerns specifically relate to the proposed attachment to the historic St. Peter and St. Paul Church, and the requirement to substantially alter character-defining features of this highly significant, and designated heritage building.

Heritage BC supports the sensitive rehabilitation of historic buildings when that work is wholly consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

The proposed relocation by 2-ft vertically of the west wall memorial window of the church, to accommodate a modern vestibule, does not, in our view, meet the minimum standard for safe-guarding the character-defining elements of this designated cultural resource, this being the definition of *conservation* in the standards and guidelines.

It is our recommendation that the proposed attachment to the historic church should be removed from the design, or a less invasive, alternative feature should be proposed.

Thank you for your consideration.

Sincerely Yours,

Gordon Macdonald
President

Paul Gravett
Executive Director

Anja Nurvo

From: Barb Desjardins
Sent: July-15-18 5:41 PM
To: Scott Hartman; Anja Nurvo
Subject: Fwd: Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt / 520 Foster Street

Public input

Sent from my iPhone

Barbara Desjardins
 Mayor
 Tel: 1-250-414-7100

Begin forwarded message:

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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RECEIVED: JUL 15 2018		
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<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

From: "D. N. Mindenhall"
Date: July 15, 2018 at 5:21:43 PM PDT
To: <barbara.desjardins@esquimalt.ca>, <meagan.brame@esquimalt.ca>, <beth.burton-krahn@esquimalt.ca>, <lynda.hundleby@esquimalt.ca>, <olga.liberchuk@esquimalt.ca>, <tim.morrison@esquimalt.ca>, <susan.low@esquimalt.ca>
Subject: Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt / 520 Foster Street

Dear Mayor and Councillors,

I write to urge you, please, to re-consider the proposed alterations to the historic naval church of St. Peter and St. Paul. I recognize that more housing is vital, and this is not a plea for abandonment of the project, but rather for recognition and respect for this important building.

Thank you.

Dorothy Mindenhall,
 Architectural historian

Deborah Liske

Subject: FW: The proposal regarding St. Peter and St. Paul's Church

From: Meagan Brame
Sent: July-16-18 6:12 AM
To: Jennifer Barr
Cc: Mayor and Council
Subject: Re: The proposal regarding St. Peter and St. Paul's Church

Thank you for your email and I have sent to staff to be added as correspondence on this issue.

Meagan Brame
 Esquimalt Councillor
 Community Connected, Community Committed

Sent from my iPad

Meagan Brame
 Councillor
 Tel: 1-250-414-7100

On Jul 15, 2018, at 11:29 PM, Jennifer Barr <

> wrote:

Dear Mayor Desjardins and Council Members,

Re: Item 18-312 OCP Amendment and Rezoning 1379 Esquimalt Road / 520 Foster Street – St. Peter and St. Paul's Church

I have serious concerns about how this project has been handled. There are very specific rules in place for managing a designated heritage building — one of the most important is that a Heritage Consultant's report be provided. I understand that this has not been done. In fact, I understand that this project went through APC with no mention of the building's heritage designation. All the rules concerning a heritage designated building should be met.

St. Peter and St. Paul's is a heritage designated building [1999] and is registered with the Province of B.C. At 152 years, it is the oldest civilian building in Esquimalt and one of the most important heritage churches in the Capital Regional District. On both of its locations, at the foot of Signal Hill until 1904 and in its present location since then, it has been a landmark for the community. The proposed project attaches inappropriate new construction to the fabric of the church and seriously alters the structure and some of its character-defining elements. It should be left to stand alone.

Thank you for your consideration.

Sincerely,
 Jennifer Nell Barr
 Heritage Consultant, retired

Jennifer Nell Barr
 953 Empress Avenue

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
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Victoria, BC Canada V8T 1N8

Bruce Hallor

From: Lexi Development Group Inc. <info@lexigroup.com>
Sent: Friday, July 13, 2018 3:48 PM
To: baha@lexigroup.com; behzad@lexigroup.com; bill.brown@esquimalt.ca; Farzin AIBC; evanscrownmarine@shaw.ca; planit54@telus.net; Bruce Hallor; barbara.desjardins@esquimalt.ca; barb.desjardins@esquimalt.ca
Subject: Retraction from Agenda of July 16 2018 council .

Dear Madam Mayor,

Please accept this notification as of July 13 2018, our request to immediately withdraw our submission of plans for Pacific House mixed used structures at 899 Esquimalt road. The purpose is to provide further opportunity to adjust and allow inputs from joining other interested parties. In addition, further time will allow the principals to confirm additional plans and requests suggested by the Township of Esquimalt.

This confirms our retraction from council meeting agenda Of July 16 2018.

The hard copy of this email is submitted to Mr. Bill Brown office.

We appreciate your immediate attention.

Yours,
 Behzad Foroutan





CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
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Lexi Development Group Inc.
www.lexi.house
info@lexigroup.com
 Cell: 1 778 995 3941
 Office: 1 604 779 LEXI (5394)

