

West Bay Resident's Association
Thursday, March 15, 2018

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

Re: Neighbourhood Commercial Mixed-Use Designation of Esquimalt Rd./Head St. Commercial Node

The draft Official Community Plan contains a new land use designation: Neighbourhood Commercial Mixed-Use. Many believe this designation for the Esquimalt Rd./Head St. commercial node would be a good fit for the area, as it would reduce the maximum allowable height down to six stories.

The current Commercial Mixed-Use designation that would allow for up to twelve stories is of great concern to those in the surrounding areas. They are rightfully fearful about the impacts of inserting such high density in and around small-scale housing, and how it would impose significant changes to the fabric and skyline of their neighbourhood.

The Township's current vision for the Esquimalt Rd./Head St. commercial node is "*to provide services for the immediate neighbourhood*". Consistent with that vision is the Neighbourhood Commercial Mixed-Use designation that "*will primarily serve the daily needs of the surrounding neighbourhood*".

To this end, the West Bay Residents Association requests that Council designate the Esquimalt Rd./Head St. commercial node as Neighbourhood Commercial Mixed-Use. This will help to ensure that future development sensitively integrates with the surrounding established residential areas, public park space, and École Victor-Brodeur.

Sincerely,
Carole Witter (President)
West Bay Residents Association

Meghan Wylie

From: Laurie Hurst
Sent: May-23-18 20:48
To: Meghan Wylie
Subject: Fwd: Lexi Proposal

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: MAY 24 2018		
Referred: <u>Bill</u>		
<input checked="" 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

For login and processing, thanks.

Laurie Hurst, CPA, CGA
Chief Administrative Officer
Tel: 1-250-414-7133

Begin forwarded message:

From: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>
Date: May 23, 2018 at 8:36:04 PM PDT
To: Laurie Hurst <laurie.hurst@esquimalt.ca>
Cc: Mayor and Council <Mayor.and.Council@esquimalt.ca>
Subject: Fwd: Lexi Proposal

As this is specific to a project is it input to OCP . Thanks

Sent from my iPhone

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

Begin forwarded message:

From: Julie Flatt
Date: May 23, 2018 at 8:17:37 PM PDT
To: <mayorandcouncil@esquimalt.ca>
Subject: Lexi Proposal

To: Mayor and Council

Re: Lexi Proposal

We are totally in favour of redeveloping Esquimalt Road to include much needed housing and additional commercial businesses. However, a maximum of 6 stories is appropriate, 12 is nasty. Not unlike that blight of a high-rise, View Towers in Victoria, built 40 years ago and still sticks out like a rude middle finger. We are not suggesting that the Lexi proposal is as unattractive, it is just so very inappropriate for that site. Sure the views are great, but at that location you can get a great view from street level if you are 5ft tall!

During my three decades as Esquimalt residents, we have witnessed the following inappropriate development proposals:

- Condominiums at the foot of Plaskett Place
- Bosa's 18 stories on the Gorge Golf Courses
- Salvation Army's CD massive development for Matson Lands
- Condominiums on the water's edge of the Gorge at Arcadia
- Lindholm's 2x10 stories for West Bay

At each of these proposals, the good folks of Esquimalt came forth to Council to express disapproval, while the developers bring supporters (most of whom live outside our borders) and threaten that if their proposals don't get approval, then Esquimalt will be seen as a community that is "Closed To Business". Time and time again.

But thank goodness the above proposals did get shot down. For this is what we now have:

- Beautiful high end single family residents at Plaskett Place
- Lovely, serene Jawl Development Ironwood Condominiums on the Gorge Golf Course
- Swallows Landing (with my apologies to those on the 800 Block Dunsmuir/Wollaston/Esquimalt Rd who lost their views)
- An unobstructed view and public access to the Gorge Waterway
- West Bay Quay proposal

The latest development in the Downtown Village Core, where one might expect to see tall buildings is only 6 stories. To paraphrase the developer here, " This is a village, you don't need to build high."

Stop tormenting us, don't make us do this dance again. We the residents have told you we want high quality builds, not high buildings.

Respectfully submitted,

Julie and Terry Flatt

915 Dunsmuir Rd.

Meghan Wylie

From: Council
Subject: FW: proposed development at corner of Head St. and Esquimalt Rd.

From: Barb Desjardins'
Date: May 27, 2018 at 1:00:43 PM PDT
To: Laurie Hurst <laurie.hurst@esquimalt.ca>
Subject: Fwd: proposed development at corner of Head St. and Esquimalt Rd.

For specific project

Sent from my iPhone

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

Begin forwarded message:

From: Nan Baxter
Date: May 27, 2018 at 12:00:49 PM PDT
To: <mayorandcouncil@esquimalt.ca>
Subject: proposed development at corner of Head St. and Esquimalt Rd.

While I am not opposed to development in Esquimalt, a twelve story structure on this piece of property is excessive. It is not a good fit for this neighborhood. I, as a resident who lives on Wollaston St. directly below, would certainly be in favor of six stories (or less), as would the majority of my neighbors, not to mention the numbers of people I've spoken with recently who do not live in this particular area but who are residents of Esquimalt.

Thank you for your consideration in this matter.

Nan Baxter

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: MAY 28 2018		
Referred: <i>Bill</i>		
<input checked="" type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Meghan Wylie

From: Corporate Services
Sent: May-28-18 08:34
To: Meghan Wylie
Subject: FW: Height restrictions on developing

For mail log please.

Corporate Services
General Delivery Email

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: MAY 28 2018		
Referred: <i>Bill</i>		
<input checked="" type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

From: Sherry Lorin Goshinmon,
Sent: May-25-18 5:49 PM
To: Corporate Services
Subject: Height restrictions on developing

Hi, I am a resident of West bay, and am adamantly opposed to the thought that the township would even consider allowing a 12 story development at the corner of Head and Esquimalt Rd. when it was already stated that there would be commercial mixed use with 6 story building restrictions. I find it disappointing to hear our mayor and 3 other council members have changed their tune to permit 12 story development. I elected these people to represent the public as a whole, not for the whims of developers. I realize the need for development for the tax base, but how much is enough for the interests of profit. Why not make the sky the limit. How about 20 stories. Let's fill the neighborhood with these. That would make a few people very happy. Let me emphasize the word Few. I believe there was something in the OCP stating something about considering the interests of the residents. Need I say more. Thanks for the opportunity to give my input. Lorin Goshinmon

Sent from Samsung tablet

Meghan Wylie

From: Council
Subject: FW: 'Pacific House' by Lexi Development Group

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/> Bill		
RECEIVED: MAY 30 2018		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Begin forwarded message:

From: Susan Schyf
Date: May 29, 2018 at 3:51:26 PM PDT
To: <mayorandcouncil@esquimalt.ca>
Subject: 'Pacific House' by Lexi Development Group

To whom it may concern, regarding the above proposed development, I wish to weigh in that 12 storeys seems too high *for this location*.

I have seen bits on the news as well as the advertisement in this weekend's Victoria News about the above proposed development. It's orientation on the site seems to indicate it will block a lot of morning and evening sun from neighbouring properties. I wonder if the developer has provided shadow modeling for all seasons? Possibly getting an independent analysis of this would be preferred to what the developer may claim.

I appreciate that higher density is a necessity in this day and age and that going up is really the only option to achieve this, but the current height indicated for this project seems unsuitable, too high (and skinny) by perhaps 4 – 6 stories in relation to adjacent properties.

Susan Schyf
4 – 915 Glen Vale Road
Esquimalt, BC V9A 6N1

Alex Tang

From: ken macleod
Sent: June-04-18 10:01 AM
To: Alex Tang
Subject: Head/Esquimalt Road development proposal

Good morning, Alex,

Thanks for listening to my comments about this proposal during our recent conversation. As I mentioned at the time, I'm not affiliated in any way with the proponent, and I don't know anyone who is; nor do I live in the immediate neighbourhood; in those senses I'm an 'outsider' to the debate that appears to be taking shape. I'd like to summarize my observations for you very briefly. If you think that this summary has any informational value, and if your policies and procedures allow you to do so, I'd appreciate your forwarding it to mayor and council for their information.

Here are the main points:

Density: The benefits of density – including a larger tax base and a larger tax base for local businesses – are significant, even though they're accompanied to some degree by costs – for example, congestion and increased demands for a variety of public services. Assuming that increased density occurs either by public policy consensus within the community or – inevitably over time – through market pressure, one of the best ways to maximize its benefits and minimize its costs is through the concentration of denser projects close to major transportation corridors. The Head/Esquimalt proposal appears to satisfy that criterion. Of course I'm speaking in quite general and abstract terms. Municipal council and staff must still wrestle with the specifics: the vexing questions of where, when and how much.

Shadows: I'm perplexed by the degree of anxiety expressed over the prospect of intrusive shadows. In this particular case, a tall development at the south-east corner of Head and Esquimalt will project shadows of varying lengths over a shifting arc north of Esquimalt Road, primarily on to commercial properties and their parking lots. In fact, in this particular development – and in many other situations too – a taller building may be preferable to a shorter one, in two respects: the shadows may be narrower for a given density, and the opportunities for more imaginative site planning (including land dedication) may be greater.

As I've probably already said more than enough, I'll end this message by thanking you for your patience in listening to my views, not once but twice!

Ken MacLeod
454 Nelson St.

Alex Tang

From: Emmy Labonte
Sent: February-16-19 3:00 PM
To: Alex Tang
Subject: lexi proposal

the zoning is only for up to 6 stories at Esquimalt Rd. and at Wollaston only for up to 3 .

Lexi is asking for double that.

12 floors is not neighbourhood friendly so why would Council consider a amendment to our just last year updated OCP ? and then was there not talk to prepare a urban design plan?

Nothing against development but what ever way you look at that Lexi proposal it is not fitting were the want to build it.

Yvon and Emmy Labonte
873 Dunsmuir Rd