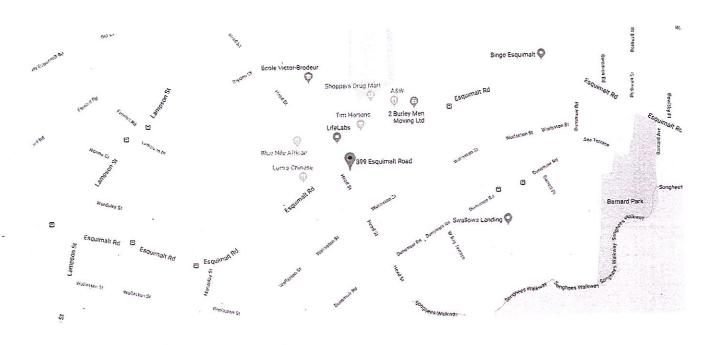
PACIFIC HOUSE

AT 899 ESQUIMALT



PROJECT DESCRIPTION

Pacific House is a proposed mix-use tower development on the corner of Esquimalt Road and Head Street. The sloped, full-block property extends from Esquimalt Road through to Wollaston Street, providing unobstructed ocean and city views. This 12-story tower will feature commercial units on the ground floor, and residential living from levels 2-12. There will be ample green space via a large landscaped open deck on the 2nd floor, and a communal rooftop patio, open to both residents and guests.

DATE

FRIDAY FEBRUARY 9TH, 2018 FROM 5PM-7PM

LOCATION

901 ESQUIMALT ROAD ESQUIMALT, BC

LEXI REPRESENTATIVE

BAHA NAEMI 604.719.1505 BAHA@LEXIGROUP.COM

BEHZAD FOROUTAN 604.720.2195 BEHZAD@LEXIGROUP.COM





DEVELOPMENT PLANNING STRATEGIES

PACIFIC HOUSE - 899 ESQUIMALT RD. **PUBLIC INFORMATION MEETING**

MEETING SUMMARY REPORT

DEC 2 1 2018 CORP. OF TOWNSHIP OF ESQUIMALT

RECEIVED

Meeting Date:

February 9, 2018

Time:

5:00 pm - 7:00 pm (scheduled)

Location:

901 Esquimalt Rd., Esquimalt

Attendance:

Approximately 67 community members (Completed Sign-in

sheets attached as Appendix A)

Meeting Purpose: As requested by Township of Esquimalt Development Services Dept. for the Development Application for Pacific House, 899 Esquimalt Rd.:

- To provide proposed development details,
- To provide attendees an opportunity to ask questions, and receive comments/ suggestions about the proposed development

Notification:

By a Public Notice delivered to adjacent properties by the Township staff, prior to the Information Meeting, to neighbours within 100 metres of the subject site, as per Township policy.

Project Team:

- Farzin Yadegari, Farzin Yadegari Architect (FYA)
- Arash Afshar (FYA)
- Bob Heaslip, Development Planning Strategies, (DPS)
- Jason Potter, Bunt & Assoc's Traffic Engineers (BA)
- Amy Mackenzie, McNeill Lalonde & Assoc's (MLA)
- Elizabeth Moss, (MLA)
- Bahaedin Naemi, Lexi Developments LD)
- Behzad Foroutan, (LD)
- Babak Nikraftar (LD)

OVERVIEW:

Participants were welcomed at the room entry by MLA representatives, requested to sign in, and were provided with comment sheets for the Drop-in format Public Information Meeting. They were advised that they could complete the comment sheets, and then deposit them in a secure box at the sign in table or submit them

later either to Township Municipal Hall Development Services staff or project representatives.

They were also directed to refreshments and the display boards which were located around the meeting room, with the Consultants and Developer representatives stationed at the boards to discuss the plans and answer questions.

Display Boards

Architectural and landscape foam core boards of project plans and drawings were displayed on easels around the meeting area, together with a scale model and coloured renderings. The boards included a location aerial view of the site, parking layout levels, floor level plans including typical floor layouts, main floor and townhouse level plans, and typical apartment floor plans, building cross-sections, elevations for all sides of the building as well as detailed landscape plans.

Coloured computer renderings included birds-eye views from the northwest and southwest, while the model included the surrounding immediate neighbourhood showing the proposed project and existing nearby buildings, together with clear plastic overlays of future potential development on the north and south side of Esquimalt Rd., east and west of Head St.

Summary

65 people signed the Sign in Sheets, while 2 people declined to sign in, for a total of 67 attending. 80 Comment Sheets were prepared and available, of which 13 Comment Sheets were completed and deposited in the Drop-off box as people left the meeting, 6 sheets were taken away to be completed off-site, and 61 sheets were left uncompleted.

Based on the questions and comments heard at the meeting, and received Comment Sheets, the following comments, and concerns are noted:

Verbal Comments

Several people asked about the status of the project, and were informed that this Information meeting was at the beginning of the Township review process, and that review by Council's Advisory Planning Commission and Design Review Committee, as well as review by Township staff and a Council Public Hearing would occur over the next several months.

Those who asked were advised that they could stay informed about the status of the proposal by checking the Township website, or if there were any further questions, to contact the Development Services Dept. Planners at the municipal hall. The next direct input opportunity after tonight is at a Public Hearing in front of District Council. That date will be confirmed on the website and individual notices

and a news ad of the date and time will be prepared by Township staff in advance of the Hearing.

Some of the concerns or issues heard included the project visitors overflowing onto Wollaston St. and impacting resident parking, and increased visitor traffic from the development. The Bunt representative responded that the development has adequate on-site parking to accommodate resident parking demands, as well as peak period parking demands for residential and commercial visitors.

It is noted that Wollaston Street between Head St. and Dunsmuir Rd. has no parking permitted along its south edge using a yellow curb, however with no parking restrictions on the north side. Wollaston St. between Head St. and Macaulay St. is marked "Resident Only Parking" on its south edge, with no restrictions on the north side. Dunsmuir Rd. east of Head has no parking on south edge using a yellow curb, with no such restrictions on north side, while Dunsmuir Rd. west of Head St. has no parking restrictions on either side.

Another concern was construction noise during the building of the project. It was noted by the consultant planner that the development proponent will make every effort to minimize impact of construction work on neighbouring properties, and will meet all Township requirements concerning construction work in and around the site, including barrier fencing, noise, dust and as much as possible air quality control.

A number of attendees were concerned with building size and height and indicated a lower height of say 6 storeys would be more acceptable. The consultants indicated they were responding to the policies of the Townships Draft Esquimalt Road Urban Design Guidelines, although they are aware the Guidelines are not as yet Council approved.

A number of people indicated they welcomed redevelopment of the site with the addition of residential supporting local businesses, due to the present state of existing building, and the need for removal of rats prior to demolition so that they don't end up in nearby buildings.

Comment Sheets

13 Comment sheets were completed and deposited in the secured comment box, while 6 were received within 2 weeks following the meeting, and those 19 Comment Sheets are attached to this report as Appendix B. Comment highlights:

Supportive Comments/Suggestions (11 Comment Sheets)

- definite improvement to what exists
- good thought has gone into the development
- very exciting and will bring some class to a very tired corner
- professional presentation

8210 Elliott Street, Vancouver, BC V5S 2P2
CELL - 604-838-6588 OFFICE - 604-899-4474
EMAIL - planit54@telus.net

- fantastic project for Esquimalt
- looking forward to a new face on Esquimalt (Rd.)
- great design consideration for shadowing & low profile of building
- support it for adding housing
- much needed improvement to the community
- parking seems adequate
- landscaping is gorgeous
- looks nice and modern, and will add good feel to the area
- will provide housing near the city centre
- great view, modern condo in perfect location
- 12 storeys doesn't sound too drastic, could help improve the Esquimalt core area
- this type of development much needed in Esquimalt and revitalization in this area
- good location for those living/working in Victoria
- excellent transit options
- provides a fine upgrade of Esquimalt Rd.

Concerns/Suggestions (8 Comment Sheets)

- traffic on Wollaston & Head St. a major concern
- building way to large for site size
- ensure parking is sufficient
- all unit sizes smaller than 900 sq. ft., would like to see units suitable for families
- concern with parking & traffic and impact on children walking to Ecole Victor Brodeur & Macaulay Elementary School
- building too high and creates shadows
- increase of unknown people in area and increase in break-ins on nearby homes
- suggest 6 storey building more in tune with surrounding buildings
- shading and wind tunnel effect of a 12 storey building a concern
- too tall, 6 storeys would be good
- too tall, less than 12 storeys more fitting for neighbourhood and stepped-down towards Wollaston
- notification of Open House needed to go out further to cover all residents on Wollaston in 800 & 900 blocks due to traffic increase
- support development of community but 12 storeys too large & excessive
- parking will be maxed & traffic increased
- concern with proposed unit pricing due to ocean views
- need density & need to improve neighbourhood, but responsibly not driving out families
- would prefer approximately 6 storey proposal as proposal would loom over 1-2 storeys West Bay neighbourhood below

CONCLUSION

The meeting was well attended by approximately 67 people, with the majority attending between 5 - 6:15 pm, a few people between 6:15 - 6:45 pm, and a few

people from 6:45 - 7:15 pm. Everyone was well behaved and, and the consultants, and as summarized above, did their best to engage in and respond to the comments and concerns raised.

Building storey count, traffic and parking impact and proposed unit sizing and unit bedroom count not suitable for accommodating families, were the most repeated concerns, while there were a number of supportive comments including neighbourhood improvement/revitalization, support of transit, and the welcome addition of new housing to the community.

Of the 19 Comment Sheets, 11 Comment Sheets provided support for the proposal, 2 provided qualified support, providing the height was lower and family friendly units were introduced, and 6 provided concerns, including 6 opposed to the proposal at 12 storeys, preferring a lower 6 storey building, and also the impact on parking (4 comments), traffic (3), building scale impact on smaller neighbouring residences, and an increase in crime.

The MLA representatives thanked everyone for coming as they departed, and the last attendees left at approximately 7:15 pm.

ATTACHMENTS:

- Schedule A Sign in Sheets (5 pages completed)
- Schedule B Comment Sheets (19 13 received at the meeting; 6 submitted within 2 weeks after the meeting)

Prepared by Bob Heaslip, February 26, 2018

These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.

PACIFIC HOUSE 899 Esquimalt Rd. SIGN-IN SHEET

PUBLIC INFORMATION MEETING - FEBRUARY 9, 2018

LOCATION - 901 Esquimalt Rd. 5 - 7 PM

NAME	ADDRESS	EMAIL
WARL	ADDRESS	EMAIL (Optional)
Mary Lelando	925 Wollaston ST	
MARIANNE STANKER	946 NELLASTON 57	ye o diding the respect to the second
PHYLLIS CRARY	886 WOLLASTON	
Hothe Paper	953 Wolleston	
As Final	560 Head St	
Christian Debayse	957 Wollaston St	
Kathy Rod Verduyn	848 Esquinalt Rd	
Jay Carrely	860 Duramen	
For my Lohow to	PZ>DUNSNOUIR RAL	
Sandra Dixon	938 Wolkston st	
POTENSUITO	929 ESQUIMATED	
roslynna MitoLell	480 Dungmenike	
Ray Howkows 1th	891 Esquinald RJ	
Organe Barman	630 Head St.	Management

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

PACIFIC HOUSE 899 Esquimalt Rd. SIGN-IN SHEET

PUBLIC INFORMATION MEETING -- FEBRUARY 9, 2018

LOCATION - 901 Esquimait Rd. 5 - 7 PM

NAME	ADDRESS	EMAIL
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Jules Wen Gone	8-900 Park Blud	grand to the state of the state
Lynda Office	1147 Heald	
Dank A Sort	895 ESQUIMMET RD	-
Nell Postans	614 BRYDEN COURT	-
ATR BROWN	216 848 Esquimatt Ad	
W. 6 Mac Gillivray	852 Wollaston	
Richard Burney	904 Cevition Tuc.	
Hai White	873 ESQUALALTIRD.	
Marion Cooper	929 Esquimalt Rd.	
Colin Wachock	229 Esquimalt Rd. 865 Wollaston St.	
Marie Fiduc	118501d Esq.	
Drew Fidoe	,, ,,	
ROGER WHEFLOCK	849 DUNEMUYZ.	
Anne Godwin	SHE Wollaston	nd/or the Local Government Act and in accordance with the

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NAME

MAM MCENAN

Many-Ann Stott

Geoffy Reservany Murray

NOCHIN Keshavaz

TERESA MOSS

Campbells

Jamb Tamer Hally Ross

Garage Beatice

David Beatice

Michael Cowic

Lorne Firgyle

Thy.

Inchn Timpor

ADDRESS WOLLASTON OST, 895 ESSOIMI

895 ESSUIMACT KD 940 Donwowent Rd. Admiral Rd

1650 CRAIGFLOWER Plaske-HPl.

903 Exquirelt Rd. 560 Head St.

1205 Colville Rel 1150 Bendley Ave.

90 3 FUDVIMET ROAD

EMAIL (CPTIONAL)

PACIFIC HOUSE 899 Esquimalt Rd. SIGN-IN SHEET

PUBLIC INFORMATION MEETING - FEBRUARY 9, 2018

LOCATION - 901 Esquimalt Rd. 5 - 7 PM

NAME	ADDDECO	
IAWIAIE	ADDRESS	EMAIL
		(Optional)
BRENDA LAGRACIETY	945 WOLLASTON ST	
arlene Robards	917 Wollandon St	
RICHARD PAKKER	953 WOLLHOLOW ST.	
Gordon Garside	644 Drake Am.	
Belly Molden	873 Lagumelt &	
Brenda Hansen	901 wolld ston st	
GARRY HANSEN	901 wollasm st	
MARILYW DAY	506 GRAFDIST	•
Denise Ely	6/84/5 Down Dunsmair Rd	
2 Opytoris Bowmen	205 873 Esqueralt Rd.	
Pd Grub	893 Wollayton	<u> </u>
tage martin 0	868 Wolkeston St	
LON DRIEDGER	865 WOLLASTON ST.	
Suri Wheelook	849 Duwmuiz	
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The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the

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Name

Address.

Emeil. Optional.

TIC Spelles

894 Wallston St.

Amy Higginbotham

903 Dunsmur Rd.

T. Duncan

869 Wollaston St.

DEVELOPMENT PLANNING STRATEGIES

PACIFIC HOUSE - 899 ESQUIMALT RD RECEIVED PUBLIC INFORMATION MEETING # 2

MEETING SUMMARY REPORT

Meeting Date:

July 5, 2018

Time:

6:30 pm - 8:30 pm

Location:

Royal Canadian Legion Upper Lounge

622 Admirals Rd., Esquimalt

Attendance:

Approximately 30 community members

Meeting Purpose: To share revisions to the Development Application for Pacific

House, 899 Esquimalt Rd.:

To provide revised development details based on February 9. 2018 Open House input, staff input, APC & DRC approval recommendations, and

To provide attendees an opportunity to ask questions, and receive comments/ suggestions about the proposed development.

Notification:

By a newspaper notice in the Victoria News, June 8, 2018 Page A2.

Project Team:

- Behzad Foroutan, Lexi Development Group
- Robert Evans, Crown Marine Management

OVERVIEW:

Participants were welcomed at the room entry by the project representatives, and were provided with Comment Sheets for the Drop-in format Public Information Meeting. They were advised that they could complete the comment sheets, and then deposit them in a secure box at the sign in table or submit them later either to Township Municipal Hall Development Services staff or project representatives.

They were also directed to refreshments and the display boards which were located around the meeting room, with the Developer representatives stationed at the boards to discuss the plans and answer questions. Seats were provided for opening remarks presented by Robert Evans.

Pacific House 899 Esquimalt Rd., Public Information Meeting July 5, 2018 Meeting Summary July 13, 2018

Display Boards

Architectural and landscape foam core boards of project plans and drawings were displayed on easels around the meeting area, together with a scale model and coloured renderings. The boards included a location aerial view of the site, parking layout levels, floor level plans including typical floor layouts, main floor and townhouse level plans, and typical apartment floor plans, building cross-sections, elevations for all sides of the building as well as detailed landscape plans.

Coloured computer renderings included birds-eye views from the northwest and southwest, while the model included the surrounding immediate neighbourhood showing the proposed project and existing nearby buildings, together with clear plastic overlays of future potential development on the north and south side of Esquimalt Rd., east and west of Head St.

Summary

Approximately 30 community members attended in the 2 hour timeframe. 9 Comment Sheets were completed and deposited in the Drop-off box as people left the meeting.

Based on the questions and comments heard at the meeting, and received Comment Sheets, the following comments, and concerns are noted:

Verbal Comments

Several people asked about the status of the project, and were updated on the Township review process, including recommended approvals with conditions by Council's Advisory Planning Commission and Design Review Committee. The Display Boards reflected revisions recommended by APC and DRC. Several people asked how they could assist to get the project approved.

Those who asked were advised that they could stay informed about the status of the proposal by checking the Township website, or if there were any further questions, to contact the Development Services Dept. Planners at the municipal hall.

There were questions about the proposed solar panels and were very pleased with the generation of free energy for the general public. There were also questions concerning the size of the residential units and the number of parking stalls provided. A number of people indicated they welcomed redevelopment of the site with the addition of residential supporting local businesses, and the need for replacement of the existing building.

Comment Sheets

9 Comment Sheets were completed and deposited in the secured comment box, and those

Pacific House 899 Esquimalt Rd., Public Information Meeting July 5, 2018 Meeting Summary July 13, 2018

Comment Sheets are attached to this report. Comment highlights:

Supportive Comments/Suggestions (9 Comment Sheets)

- Esquimalt needs new quality housing
- Will improve & positively affect the whole neighbourhood
- Esquimalt needs this
- Excellent project & it will benefit tax revenue, tourism & commercial opportunities
- Lovely building design
- Badly need low income rental units for pensioners, single people & couples
- Totally support & can't wait to see construction
- Fully support as area needs improvement
- Will benefit homeowners tax wise, and shops & grocery stores
- Lived on Wollaston since 1984 & this corner has needed an upgrade for 20 years this
 project will jumpstart the area
- Seems like it would be very good for Esquimalt, providing positive revenue for Esquimalt Township
- Would fit into future developments like Vic West

CONCLUSION

The meeting was attended by approximately 30 people. All were interested in the proposal, and the project representatives responded to the comments and suggestions.

There were a range of supportive comments including neighbourhood improvement/revitalization, support of transit, and the welcome addition of new housing condo and rental housing units to the community.

All 9 Comment Sheets provided support for the proposal.

The project representatives thanked everyone for coming as they departed, and the meeting concluded with the last participants leaving at approximately 8:30 pm.

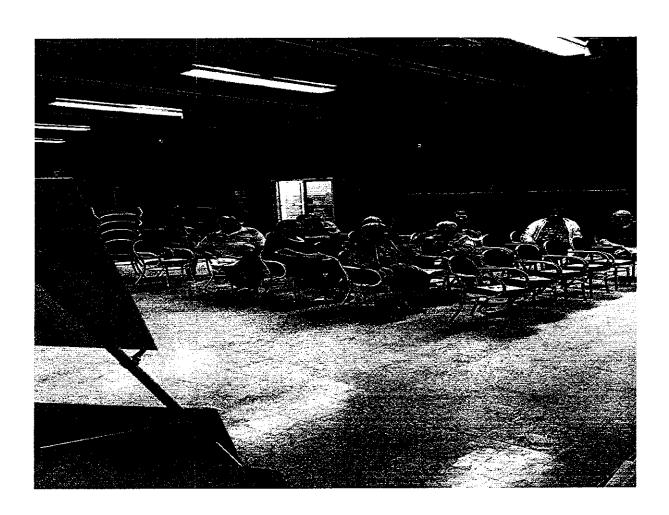
ATTACHMENTS:

- Open House photos (2)
- Comment Sheets (9 received at the meeting)

Prepared by Bob Heaslip, July 13, 2018

These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.





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LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use 12 storey tower residential building with commercial at grade on Esquimalt Rd. and town houses at grade facing Wollaston St.

To help us determine neighbourhood opinions, please provide us with any input you have on the proposal and deposit it in the drop-off box: • Mary Street Address:

e personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its ease is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use

PROPOSAL:

12 storey tower residential houses at grade facing Wo	building with commercial at grade on Esquimalt Rd. and to
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PROPOSAL:	LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed 12 storey tower residential building with commercial at grade on Esquimalt Rd. at houses at grade facing Wollaston St.	mix-use nd town
To help us deter proposal and de	mine neighbourhood opinions, please provide us with any input you have on t posit it in the drop-off box:	:he
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	ected on this form is done so pursuant to the <i>Community Charter</i> and/or the Local Government Act and in accordance with the of <i>Privacy Act</i> . The personal information collected herein will be used only for the purpose of this public consultation process where or is compelled by a Court or an agent duly authorized under another Act.	he Freedom ss unless its

OPOSAL:	LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use 12 storey tower residential building with commercial at grade on Esquimalt Rd. and town houses at grade facing Wolfaston St.
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ROPOSAL:	LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use 12 storey tower residential building with commercial at grade on Esquimalt Rd. and town houses at grade facing Wallaston St.
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our Name: _	KRISSY Street Address: 543 NORMANDY RO-
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ROPOSAL:	LEXI DEVELOPMENTS application to the Township of Esquimalt for a proposed mix-use 12 storey tower residential building with commercial at grade on Esquimalt Rd. and town houses at grade facing Wolfaston St.
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	This type of development is much needed in Esquirett.  It is need of Revitalization is this area. Good location for Mose Triing/working in Victoria - excellent transit options.
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our Name: <u>No</u>	Richard Mar advanced  Ramin Kel Street Address: 1675 Doughs St. & beauty  School
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