



WESTURBAN DEVELOPMENTS INVITES YOU

TO A NEIGHBOURHOOD CONSULTATION MEETING REGARDING
A PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT AT:



681 AND 685 ADMIRALS ROAD.

When:

Thursday October 3rd,
2019 5:30pm – 8:00pm

Where:

CFB Esquimalt Chief and
Petty Officers Mess,
Lower Conference Room
1575 Lyall Street, end of
Esquimalt Road

We would like to
discuss the project and
give you the opportunity
to provide us with your
thoughts.

Contact: Frank Limshue
WestUrban
Developments Ltd.
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October 15, 2019

Planning Department
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Attention: Alex Tang:

Open House OCP Amendment and Rezoning Application for 681 and 685 Admirals Road

At the August 26 Council meeting, Council passed the following motion:

"That Council postponed further consideration of the Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2967 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2968 until such time that developer seeks additional public engagement to limit the impact to immediate neighbors and address concerns including density, privacy and parking."

In keeping with the above-noted motion, WestUrban Developments Ltd. hosted a second open house on October 3, 2019. A copy of the sign-in sheet and completed comment forms have been included.

Generally, comments included:

What was liked:

- making more housing available;
- Design of the Building;
- Willingness to Listen.

What was not Liked/Concerns:

- Lack of 3-bedrooms;
- Height of Building;
- Loss of Privacy;
- Increase traffic along Admirals;
- Lack of Parking;
- Too dense for the site compared to neighboring properties.

The open house was attended by 16 people, most of whom live in the Lang Cove Co-op development located at 700 Grenville Ave.

In addition to the open house, WestUrban Development Ltd. met with the Board of the Lang Cove Co-Operative Housing project. The board members raised the issues identified in their letter dated August

16, 2019 submitted to the City. These issues include: safety and security; parking; increased traffic; affected units. The key point of the discussion are as follows:

- **Safety and security:** The Co-Op Board is concerned about the potential increase in pedestrian traffic using the existing stairs at Admirals Road on the Co-op lands as a short-cut to get to Rockridge Height Middle School, High Rock Park, Memorial Park.
- WestUrban Developments acknowledge the stairs are on the Co-op private property. We would certainly educate our tenants on that fact. However, it was noted that the Co-op has not gated the stairs or done anything to deter the general public from using the stairs. A Board member indicated that there may be an agreement in place to leave open for the public – which was put in place at the time the Co-op was developed.
- **Parking:** The Co-Op Board expressed their concern about the lack of parking and the visitors from our project utilizing the Co-Op visitor parking spaces. It seems that visitors to other existing developments are currently doing this.
- Through our discussion with the Board, it was noted that the Co-op does not have any sort of way to monitor or distinguish who is actually a legitimate visitor. For example, the co-op members could have their visitors put a parking pass on the dash of vehicles. This would allow enforcement (i.e. Towing) of vehicle that should not be there.
- WestUrban Developments understands that the Co-op is private property. We would not encourage our tenants or their visitors to park on private property and would support the Co-op towing any violators.
- **Traffic:** The Co-Op Board is concerned about the additional traffic on Admirals Road from our development. It was acknowledged that this situation currently exists.
- WestUrban Developments understands this is an existing situation. However, given that our project is across the street from the largest employer in the municipality, we feel that a number of our tenants will be Base personnel and staff.
- **Affect Units:** The Co-Op Board indicated that the proposed height of our development will negatively impact views, sunlight exposure and privacy for the 6 units located immediately behind our project.
- WestUrban Developments indicated that the project was designed to be in keeping with the guidelines and policies outlined with the Official Community Plan. The building would have to be lowered to three storeys to allow some for the units immediately behind the project to have some views – a rental project at that scale is not feasible.
- It was noted that the proposed building will be 13.3 m (43.7 ft) apart; the roof line was sloped to minimized the massing at the rear; and the number of decks per floor along the rear of the building is two (2) vs. four (4) decks along the front of the building.
- WestUrban Developments would like to work with the Co-op on enhance the screening and landscaping to mitigate the loss of privacy.

Generally, WestUrban has indicated to the Co-op Board that we want to be good neighbors and are willing to work with them as best as we can to reduce the impact of our development.

Yours Truly,

A handwritten signature in black ink that reads "Frank Limshue". The signature is written in a cursive, flowing style.

Frank Limshue, MCIP
Development Manager

WESTUBAN OPEN HOUSE - OCTOBER 3, 2019

	NAME	ADDRESS	EMAIL
1	Linda Morgan	675 Admirals Rd.	
2	Rita Jitter	7-700 GRENVILLE AVE	
3	Debra Hood	11-649 Admirals Rd.	
4	Elmer Edson	46-700 Grenville Ave	
5	David Terry	43-700 Grenville Ave	
6	Kam Parker	606 Broadway St.	
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WESTUBAN OPEN HOUSE - OCTOBER 3, 2019

	NAME	ADDRESS	EMAIL
1	Steve Marty	669 Grenville Ave	
2	Heather Hey	24 - 700 Grenville Ave	
3	Nikki Mercer	40 700 Grenville ave	
4	SHEILA Bouchard	41 - 700 GRENVILLE AVE	
5	Brian Cockburn	46 - 700 Casenville Ave	
6	Cindy Simpson	676 Grenville Ave	
7	Michael Simpson	676 Grenville Ave	
8	Marie Gauthier	39 - 700 Grenville Ave	
9	Wah Pottinger	#43-700 grenville ave	
10	J. Pender	606 BRADWAY ST U28894	
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October 3, 2019

We would like your thoughts:


What you liked: _____

This project is making
more homes available for
public.

What you disliked: _____

N/A

Additional Comments: _____

Beautiful design to
make neighborhoods
modern. Growing
Victoria. 



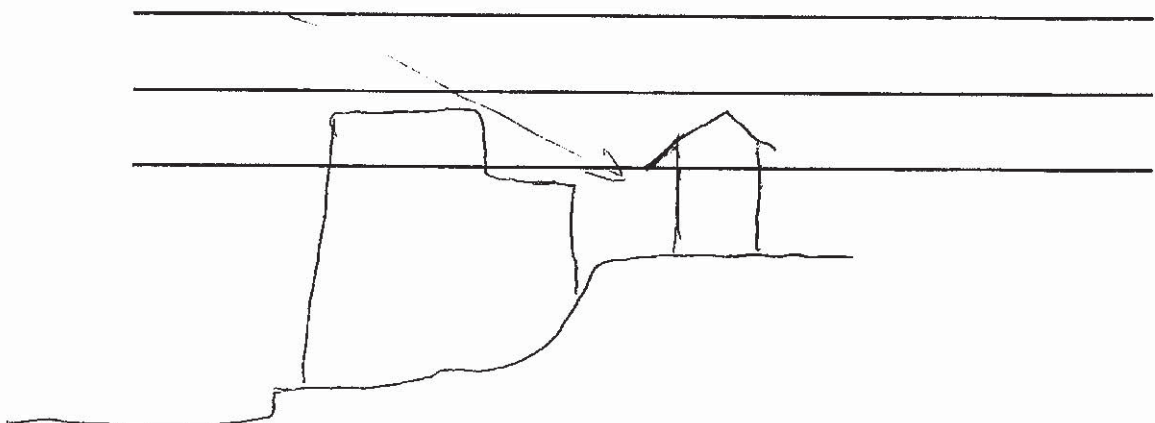
October 3, 2019

We would like your thoughts:

What you liked: Great to see more
housing

What you disliked: Lack of 3-bed units
- Afternoon/evening sun is blocked
from nearby co-op
- privacy concerns - increased traffic

Additional Comments: Could the building
be stepped to give better
sun to nearby townhouse?





October 3, 2019

We would like your thoughts:

What you liked: i didn't.

What you disliked: Too high, complete
obstruction to surrounding
neighbours, (Co-op directly behind
especially). Lack of adequate parking.

Additional Comments: Some of the Staff answering
questions were responding to concerns
and questions in a very combative way.
Did not portray a very co-operative
attitude and very discouraging to us
neighbours voicing our ~~con~~ legitimate
concerns.



October 3, 2019

We would like your thoughts:

What you liked: Not a lot, sorry.

What you disliked: The size of this project, the height, the dark menacing style of Architecture. 'UGLY' Its blocking ALL of our view.

Additional Comments: Admirals Road is a ^{very} busy road, dangerous even, we are concerned about the traffic and PARKING!!
Our kids are walking to school, people on bikes, we don't think the parking study is accurate, this building will increase cars in the area. :-)



October 3, 2019

We would like your thoughts:

What you liked: nothing

What you disliked: Too high blocks
my ocean view. OCP
says 1.3 parking spaces
which equates to 64

Additional Comments: parking units as
compared to property proposal
of 48 spots. No parking on
Admirals and restricted
parking on Woodway will
make parking nightmare on
Grenville Ave. Too dense
as compared to all adjoining
properties.



October 3, 2019

We would like your thoughts:

What you liked: Absolutely nothing

What you disliked: everything

Additional Comments: this building is
way to big for the location
it should only be 3 levels
all for families.



October 3, 2019

We would like your thoughts:

What you liked: Beautiful building!
Focus on sustainability

What you disliked: Lack of parking
Loss of privacy for neighbours
Loss of sunlight " "
too many units!

Additional Comments:



October 3, 2019

We would like your thoughts:

What you liked:

The willingness to listen.

What you disliked: ① The height of the development - which will eliminate our views (67th Greenville). The removal of our privacy is also a huge concern. There will now

Additional Comments:

be multiple windows with views to our private deck as well as to the children playing in the co-op - and the coop housing itself will lose privacy.

② The lack of sufficient parking - where there is no street parking available.

③ It sounds like the apartments will be aimed at families— but rather at people that work on the base. I think there is an affordable housing crisis and the focus of new construction should be on affordable family housing.

④ Our property value will decrease as a result of this building.

⑤ I think the appropriate development of this property would be 4 story townhomes.



October 3, 2019

We would like your thoughts:

What you liked: I like the bike parking, but the rack at the front needs rain protection.

What you disliked: I don't like that the three bedrooms were removed.

Additional Comments: I am concerned about safety light shining in bedrooms. I am concerned about residents being able to look into children's bedrooms and the safety of those children. I am concerned about a spike in vacancy losses for our corporation due to blocked light and privacy loss.

I ~~am~~ concerned about
the increase in traffic
at the Greenville + Woodway
intersection. I think it
would be a great gesture
for West Urban Developments
to pay for a zebra
crossing and warning
signage about children
on the road.