

## Karen Hay

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**From:** Development Services  
**Sent:** March-01-19 4:24 PM  
**To:** Karen Hay  
**Subject:** FW: 937 Colville Letter

Please put in the file for attachment to future staff reports

### Development Services General Delivery Email

**From:** Jordan Bell [REDACTED]  
**Sent:** February-28-19 2:01 PM  
**To:** Development Services  
**Subject:** 937 Colville Letter

Good afternoon,

I own a house at [REDACTED] Shirley Road, purchasing it in 2016 after an extensive search for a home in the City. My partner and I spent nearly a year looking for a home, largely as a result of the acute shortage of homes in the core communities of the CRD.

We value a lifestyle that allows for us to remain in the core of the region, close to the amenities of downtown and with a shorter commute to our workplaces. We have no desire to be entirely reliant upon our car, preferring to walk or bike to the pubs, coffee shops and parks that Esquimalt has to offer.

This is why I am fully supportive of the six-unit townhouse Lapis Homes is proposing for 937 Colville. We need more homes in this city, and the developer and architect has done a nice job with this design, matching characteristics of other houses in the neighbourhood.

The alternative to infill development and allowing for density in existing neighbourhoods near the city core is suburban sprawl, which is not sustainable for the region and will not address the challenge of housing affordability.

I'm also a cyclist, and with the E&N trail and a number of bike lanes, Esquimalt is one of the most cycling accessible communities in the CRD. I appreciate that the developer is looking for people who will use these cycling amenities by adding a secure bicycle storage area by providing car share memberships to people living here.

We need more of these types of homes in the community and I look forward to seeing these homes being built in Esquimalt, bringing more residents to the core of our region.

Thank you,

Jordan Bell  
[REDACTED] Shirley Road, Esquimalt

**From:** [Development Services](#)  
**To:** [Karen Hay](#)  
**Subject:** FW: Letter of support for 937 Colville  
**Date:** February-25-19 3:09:24 PM

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FYI,

Please put on file including a copy in Tempest.

Thanks.

Bill

**Development Services**  
General Delivery Email

**From:** Susan Low [REDACTED]  
**Sent:** February-22-19 4:33 PM  
**To:** Development Services  
**Cc:** Ryan Jabs  
**Subject:** Letter of support for 937 Colville

Dear Mayor Desjardins and Councillors Armour, Brame, Helliwell, Hundleby, Morrison and Vermeulen,

While I realize this proposal will not be coming to you for a few months yet, I want to write now before this project slips through my mind again and I forget to reach out to you. I trust Development Services will keep this on file for when the project comes up for first reading.

As you know, finding affordable housing anywhere in the Capital Region is a challenge these days. I have been hunting for nearly six months for a two-bedroom or three-bedroom condo in Esquimalt that is a reasonably pleasant home for my 11 year-old son and I, on a single employment income, with a healthy down payment. As it turns out, I have had to purchase outside of Esquimalt, in Saanich, because of the difficulty of finding real estate that is both affordable and represents a good investment. I don't want to live in a micro-suite or a place with aging structure and maintenance problems, but I can't afford a brand-new fancy place in one of the big projects currently under construction in Esquimalt either.

The townhouses that are being proposed for 937 Colville are exactly what Esquimalt needs to be encouraging. The unit sizes are modest but not unlivable, and the pricing of the units actually is within reach. The garden-level suites work for a single person or single parent + child, and the upper four units work for a couple + child, or a single parent + child with a slightly higher income. The location is terrific, close to Rockheights Middle School and Esquimalt High School, on the E&N bike route to downtown or the Westshore, and close to bus lines that go practically anywhere in town within 15 minutes.

I know that the minimal parking allowed on the site may be causing some of you concern, so I want to provide my perspective. I use the bus to get to and from work, and my child walks to and from school. I have an aging car that costs me a couple thousand to keep on the road every

year, that I use once or twice a month to visit family, and I would love to give it up in favour of a car share, if I lived close enough to a Modo location to make it feasible. I personally know of four other families like mine who have chosen to be car-free, or who are ready to go car-free as soon as a car-share spot is within walking distance in Esquimalt. We are all wanting to be homeowners, not renters, and would happily trade in our cars and parking spots for the extra cash flow. (And for what it's worth, none of us have time to maintain landscaping so we won't miss having a yard to mow either). From the location of this site, you can quickly get to three grocery stores on the bus (Country Grocer, Fairway or Save-On at Westside Village) for semi-weekly shopping, and use the Modo for those bigger shopping trips.

I understand that the Design Review Committee has some concerns with the height of this building, but I have seen the plans for it and I can't fathom why this raises objections. There are apartment buildings up and down Lampson Street and this building will have a roofline that mimics many of the other structures in the area. I think it's an attractive, modern response to the classic Craftsman tradition of architecture. It's attractive and gives six families a home. We can't all live in single-family houses, nor can we get the density we need without acknowledging that we need slightly larger buildings.

I do hope that you will approve this development, because it meets the goal of a much-needed "middle of the market" housing.

Thanks for all that you do to serve our community!

Susan Low



## Deborah Liske

**From:** Watson, Andy PSSG:EX <[REDACTED]>  
**Sent:** November-25-19 8:49 AM  
**To:** Corporate Services  
**Cc:** Ryan Jabs  
**Subject:** Letter in favour of Colville/Lampson Development - 937 Colville Road

TO: Bill Brown, Director of Development Services, Township of Esquimalt  
Rachel Dumas, Corporate Officer, Township of Esquimalt  
CC: Ryan Jabs, Lapsis Homes

Last year, my wife Lori and I moved into 921 Colville Road (Unit 2) after a difficult housing search that took significant time and a great realtor. The inventory for a young, professional family at an affordable price is really limited in the Greater Victoria area, especially in the communities we were looking to call home.

We are proud to be in Esquimalt. Welcomed by the mayor and our neighbours upon our arrival in August 2018, we feel like we're home. We love the community and how close and convenient it is to the amenities at Township Centre, in addition to the access to the E&N rail trail and great options for public transit (the 24 and 14 busses are just minutes away). We are both working professionals and take the bus or cycle to work (depending on the weather) so can leave the car at home and help to protect our environment. There's also the high school with a great track for us (recreational runners) and great access to trails and walkways by the water.

I think you're already well aware of how great this community is and it's wonderful to see thoughtful developers like Lapsis Homes – it's clear with this level of engagement and communication that they want to be more than developers; they are community-minded neighbours who care about engagement and consultation as part of the process toward keeping community and ensuring they're welcomed. Ultimately, we need more homes for people and families in Victoria, and we are supportive of the new houses and bylaw amendment proposed (Amendment Bylaw No. 2975) to allow for six new strata townhouse residences. Upon review and research, we love the designs and the fit with the existing neighbourhood; it also is consistent with the spirit to allow the additional homes in construction at 955 Colville Road (at the corner of Colville and Lampson). I would also like to highlight that we appreciate the car-free or car-limited approach with the Modo membership and bike storage built into Lapsis Homes' development plans. While there is ample street parking along Colville Road right now, it's still nice to try to present attractive alternatives to get more cars off the roads. We might even consider looking at Modo ourselves or when we have visitors coming to town.

I'd also like to have the record show that the developers have already been very receptive to feedback – during the building process at 955 Colville Road we encountered some sightline concerns with the LIDA Homes sign and they developers agreed to move it back to improve sightlines looking southbound on Lampson from Colville. This simple tweak improved visibility and ultimately improves public safety along a busy corridor.

Thanks for the opportunity to share our thoughts.

Sincerely,  
Lori and Andy Watson  
[REDACTED] Colville Road / Esquimalt, BC / V9A 4P4

**Andy Watson**  
Manager, Strategic Communications  
BC Coroners Service  
[REDACTED]

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: NOV 26 2019		
Referred: <b>Bill</b>		
<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

[REDACTED]

I am fortunate to work, live and play on the territory of the Songhees and Esquimalt First Nations  
Pronouns: he/him/his



Coroners Service

PREMIER'S AWARD  
FOR EXCELLENCE

