

Chamber of Commerce ESQUIMALT

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May 16, 2019

Delivered by hand

Alex Tang
Planner, Township of Esquimalt

Re: Official Community Plan Amendment for Shoaling Heights

Thank you for the opportunity to provide our input on the upcoming redevelopment of 616 & 620 Constance, 519 & 623 Nelson, and 1326 Miles Street (aka Shoaling Heights).

The Esquimalt Chamber of Commerce fully supports the enhanced land use for this property, and feels that the up-zoning provides a number of opportunities for our community. As host to the largest employer in the region, quality workforce housing may be appealing to those who work at CFB Esquimalt and commute from elsewhere. Encouraging current workers to both live and work in Esquimalt has the benefit of reducing congestion on our roads. Attracting new residents to Esquimalt also helps to enhance our business community by increasing the potential client base for existing businesses. Esquimalt is in need of additional quality commercial space, and this development certainly provides that. And of course, there is the benefit of an increasing residential property tax base.

The Chamber looks forward to this development in our community.

Sincerely,




Chris Edley
President, Esquimalt Chamber of Commerce

Pmf/CE



CRD Staff Referral Response Form

Referral No.: OCP Amendment – 616-620 Constance; 619-623 Nelson; 1326 Miles Street, Esquimalt

	Interests Unaffected	Approval recommended for reasons outlined	Approval recommended subject to conditions	Approval not recommended due to reasons outlined	Comments
Executive Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Finance & Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Integrated Water Services – Wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>This appears to be a sizeable development.</p> <p>CRD will require information as to the average and peak wastewater flows. We anticipate that this development will connect into Esquimalt's sewer - will this cross over the CRD AC force main and drain down into Lang Cove Pump Station?</p> <p>CRD will need to make sure that the Township of Esquimalt has enough capacity allocated to handle this increased flow to that pump station.</p> <p>We require the following information from the Township of Esquimalt or the Developer as noted below:</p> <ul style="list-style-type: none"> ○ number of existing or proposed buildings on the property, and their proposed use (i.e., residential, commercial, etc.), ○ total number of units and total square footage of all buildings, ○ equivalent population for the whole property to be served, ○ average daily flow, peak hourly flow, and inflow and infiltration allowance, ○ The above information will have to be signed and sealed by a professional engineer. <p>Upon receipt of the flow information, we can evaluate the historical wastewater flow rate to Lang Cove PS from this catchment and envision if the additional flow will cause any problems.</p> <p><i>Malcolm Cowley, Manager.</i> CRD Wastewater Eng & Planning</p>
Legislative Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CRD Staff Referral Response Form

Parks & Environmental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning & Protective Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

