



Arbutus Corner  
SHOALING HEIGHTS, ESQUIMALT

ISSUED FOR  
ISSUE DATE: 2019-02-15

# Shoaling Heights

## PUBLIC OPEN HOUSE

Feedback Report | Wardroom | February 22<sup>nd</sup>, 2019



## Attendees and Verbal Feedback

12 Members of the Public<sup>1</sup> who had been notified by letter of the Public Open House held February 22<sup>nd</sup>, 2019<sup>2</sup> from 4 pm – 8 pm at the Esquimalt Wardroom.

Verbal feedback positive:

- Good to densify
- More ownership options
- Improving the caliber of the neighborhood
- Increased opportunity for development of a professional building
- Increased day care capacity
- Most of the attending public overwhelmingly support the project



Verbal feedback negative:

- Reno-viction rates are increasing in Esquimalt
- Parking must be at least 1:1
- Affordability remains a concern

## PROPONENT FEEDBACK OF THE EVENT

Representatives of the proponent attended the meeting providing business cards for contact information, 9 Boards detailing the proposed Shoaling Heights Development and a full set of the architectural drawings presented at the APC and DRC meetings. We found that all of the attendees were pleasant and inquisitive; unfortunately, some of them seemed unaware of the Official Community Plan and its vision for the area. We did not receive any letters from residents, but we did engage with one of the local renters to ensure that they had

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<sup>1</sup> Appendix A has the actual sign-in sheets and a typed compiled sign-in sheet

<sup>2</sup> Appendix B has the original letter sent to residents within the parameters set by the Township.

the opportunity to have significant post presentation meetings with the developer's representative. The renter chose to move herself and her daughter to another location rather than remain in the accommodations that she was living in. The Proponent offered a return of damage deposit after inspection of the property and also offered an air quality test to ensure that there were no adverse living conditions in the homes that were purchased by the Proponent. Prior to inspection and air quality tests, the renter and her daughter chose to relocate.

The overwhelming feeling from the meeting was very positive, the concerns expressed by the public will be addressed in the design of the building. Particular attention will be given to increasing our parking to a 1:1 ratio, and we will continue to secure the professional trades as promised. In addition, we will continue to work to find an appropriate childcare provider to either lease or own the day care spaces.

We heard very loudly that we must ensure that we protect the landscaping plan and ensure that we provide a publicly occupiable space for passersby, visitors, and residents of the new homes.





# Appendix A



5 February, 2019

**PUBLIC MEETING CONCERNING A PROPOSED RE-ZONING  
APPLICATION AFFECTING 616 and 620 Constance Ave, and 619 and  
623 Nelson Street, and 1326-1328 Miles Street in THE TOWNSHIP OF  
ESQUIMALT**

TAKE NOTICE that Joint Works Developments Inc. will hold a public meeting on Friday, February 22<sup>nd</sup>, 2019 from 4pm to 8pm at the CFB Esquimalt Wardroom 1588 Esquimalt Rd, Victoria, BC V9A 5K5 ; to consider a proposed Re-Zoning of the property located at, 616 and 620 Constance Ave, and 619 and 623 Nelson Street, and 1326-1328 Miles Street in THE TOWNSHIP OF ESQUIMALT.

BE ADVISED that in compliance with Bylaw 2791 Development Application Procedures and Fees Bylaw of the Township of Esquimalt residents within 100 meters of the proposed re-zoning are by this letter being notified of the public meeting.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed re-zoning to the representative of Joint Works Developments Inc.

**ADDITIONAL INFORMATION:** The proposed project is a twelve story multipurpose building. This project envisions the first floor being professional offices including doctor, dentist, medical support opportunities. The second floor will see two day cares with exterior open spaces on the terrace. The building will be constructed using mass timber with a traditional concrete and steel foundation. Along Constance Avenue and Nelson Street the passerby will encounter new two story 2000+ square foot townhomes featuring three bedrooms and an architecture that is consistent with the neighbourhood.

As the area continues to develop, it is the intent of Shoaling Heights to provide about 10% of the homes as affordable and accessible housing, and the remaining (with the exception of the penthouses) will be market housing. We are building homes for the current and future working families of Esquimalt and hope to attract more of our working families back to our community.



# Appendix B

SHOALING HEIGHTS SIGN-IN SHEET		
<b>Project:</b> Rezoning	<b>Meeting Date:</b> 22 February 2019	
<b>Facilitator:</b> Troy D. Grant, CD	<b>Place/Room:</b> CFB Esquimalt Wardroom	

Name	Address	Phone
Michelle Milburn	620 Constance Ave	
Stephanie Milburn	620 Constance Ave	
Sue Charlesworth	1338 Saunders Street	
Art Charlesworth	1338 Saunders Street	
Chris Dunham		
Perry Peng	1337 Saunders Street	
Su Min Hue	1314 Esquimalt Road	
Duane Lecky	1185 Highrock Place	
Daniel Hsu	1313 Miles Street	
Gordon Garside	644 Dockside Ave	
Helen Edly	1243 Colville Road	
Chris Edly	1243 Colville Road	
Douglas Scott	630 Constance Ave	

