

**Kim Maddin**

**From:** Corporate Services  
**Sent:** March-01-21 3:46 PM  
**To:** Kim Maddin  
**Subject:** FW: RZ000058 - Lampson and Esquimalt Rd.

**Importance:** High

Mail log Please.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: MAR 01 2021		
Referred: <i>Rachel</i>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

**Corporate Services**

General Delivery Email

**For the latest on the Township's response to COVID-19, please visit**  
[esquimalt.ca/covid19](http://esquimalt.ca/covid19)

**From:** Development Services <Development.Services@esquimalt.ca>  
**Sent:** March-01-21 1:43 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Cc:** Alex Tang <Alex.Tang@esquimalt.ca>  
**Subject:** FW: RZ000058 - Lampson and Esquimalt Rd.

Please add this to the late items on tonight's agenda

**Development Services**

General Delivery Email

**For the latest on the Township's response to COVID-19, please visit**  
[esquimalt.ca/covid19](http://esquimalt.ca/covid19)

**From:** Colin McTaggart <[colin.mctaggart@ameliaartists.com](mailto:colin.mctaggart@ameliaartists.com)>  
**Sent:** February-14-20 1:53 PM  
**To:** Development Services <[Development.Services@esquimalt.ca](mailto:Development.Services@esquimalt.ca)>  
**Cc:** Nadia McTaggart  
**Subject:** Re: RZ000058 - Lampson and Esquimalt Rd.

February 14th, 2020

Via Email

Development Services  
 The Corporation of the Township of Esquimalt  
 1229 Esquimalt Road  
 Esquimalt, BC  
 V9A 3P1

Re: RZ000058 - Lampson and Esquimalt Rd.

My name is Colin McTaggart and with my wife Nadia McTaggart we live and own #12-618 Lampson St. We have concerns with the current development proposed for Lampson and Esquimalt rd. and would like to make them know to the Township.

We live in a 12 unit 3 storey townhome that is south facing on Lampson hill. The condo proposed to be built in front of us would be 6 stories east to west and would basically become a wall blocking our sunlight for the better part of the year. The development needs to take into account the impact it will have on the neighbourhood and the 12 families who just purchased new south-facing homes in Esquimalt. In its current design, it does not.

I am not anti-development in our neighbourhood, it would be hypocritical, but there must be a way to bring density to the block of land in front of us without taking away our sunlight. Why does this need to be 1 building? Maybe two buildings would be better suited to the site like the Duet in James Bay.

Best Regards,

*\*PLEASE NOTE OUR NEW ADDRESS\**

Colin McTaggart  
Artist Management  
Amelia Artists Inc.  
240-730 View St.  
Victoria, BC  
V8W 3Y7 Canada  
Office: (250) 995-2642  
Cell: (250) 532-2246

**From:** John Hastings

**Date:** March 1, 2021 at 4:42:09 PM PST

**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>

**Subject:** Lampson st and esquimalt rd

I'm writing this letter in hopes to encourage you mayor and the council to reevaluate the proposed development for the corner of Lampson and Esquimalt rd myself and many others that live in the immediate area of the proposed development or upset at the size and density of the building I encourage you to look at scaling back the size so it doesn't affect the surrounding residence. I have been here over 30 years and been opposed to both developments that have taken place on Ladson Street in the last 15 years now to find plans for another massive building is a heart wrenching there are a number of young families on Lampton Street and are concerned with another 90+ vehicles coming in and out intersection every day it's scary I agree the development is needed for that corner but myself and numerous other residents living in the immediate area feel that the size of it is going to be too much. I hope counsel and our mayor take into the account the number of families currently living in this area that are going to be negatively impacted by this building. Just because the OCP says you can build a unit the size doesn't mean we should

Sincerely John Hastings 538 and 542 Lampton St.

**From:** Jill Smith  
**Date:** March 1, 2021 at 6:42:29 PM PST  
**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>  
**Subject: Re: Lampson Corners rezoning request – support**

Dear Mayor and Councillors,

We are in support of the proposed development on Lampson Street at Esquimalt Road. Also the rezoning request appears reasonable. This is just the sort of land use we'd like to see on Esquimalt Road.

Thank you!

Kindly,  
Jill and Dexter Smith  
629 Lampson Street

**Kim Maddin**

**From:** Laurie Hurst  
**Sent:** March-15-21 9:26 AM  
**To:** Kim Maddin  
**Subject:** FW: Lampson Corners development project

**Categories:** Mail

For mail log, thanks.

**Laurie Hurst, CPA, CGA**  
 Chief Administrative Officer  
 Tel: 1-250-414-7133

**For the latest on the Township's response to COVID-19, please visit**  
[esquimalt.ca/covid19](http://esquimalt.ca/covid19)

**From:** Barb Desjardins <Barbara.Desjardins@esquimalt.ca>  
**Sent:** March-15-21 9:19 AM  
**To:** Laurie Hurst <laurie.hurst@esquimalt.ca>  
**Subject:** Fwd: Lampson Corners development project

Public input

Sent from my iPhone

**Barbara Desjardins**

Mayor, Township of Esquimalt  
 Lekwungen Territory  
 Tel: 1-250-883-1944

Begin forwarded message:

**From:** Shirley Waldon <\_\_\_\_\_  
**Date:** March 15, 2021 at 9:09:31 AM PDT  
**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>  
**Subject:** Lampson Corners development project

Dear Mayor Desjardins and members of Esquimalt Council:

I am writing to express my concerns on 2 fronts over the proposed development on the corner of Esquimalt Road and Lampson Street.

The first is that while the redevelopment of that property is long overdue (as is the one directly across the street at 611 Lampson & 1098 Esquimalt), what is currently being proposed is far too big and does not fit into the overall esthetics of the area. How are the owners of this proposed complex going to access or exit from this property? Good luck trying to access it during the afternoon rush hour from either side.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/> _____		
RECEIVED: MAR 15 2021		
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



Had this been simply townhouses similar to those at 618 Lampson, it would have been far more family friendly for this area. The number of condo complexes currently either being built in the overall area is more than sufficient. There is currently 4 other condo complexes either being built or nearing completion as well as 1 which was given approval awhile at the corner of Head St. and Esquimalt Rd and yet other proposed redevelopment in the 800 block of Esquimalt. All of these are within about a 15 to 20 block radius of one another. We do not need another one.

The second major concern I have is parking. While I realize that Council has requested that a traffic study be conducted, I would like Council to fully understand the issues that already take place on a daily basis along Lampson Street.

I live in a condo complex at 1000 Esquimalt Rd. The only way to access our driveway is to turn off Lampson onto Wordsley (which is directly across the street from this proposed development). Given that parking along Wordsley has been designated as residential only, the number of vehicles parking along the portion of Lampson St between 613 and 620 grows with each passing day. The number of times I have nearly been rear-ended from individuals coming down Lampson St as I await the traffic coming up the hill in order to turn left onto Wordsley is too numerous to count. And, it becomes next to impossible to access during the afternoon rush. During those times, I basically have to circle around from Old Esquimalt Rd. down Head St. then turn right onto Esquimalt Rd before turning right onto Lampson and again right onto Wordsley.

If this project proceeds where are people expected to park? To simply presume that folks are going to take the bus or only have 1 vehicle doesn't cut it. The reality is that a good number of households have at least 1 car sometimes 2 or have a single large truck that can not be accommodated in smaller parking spaces.

It is also my understanding that Council is also now considering the installation of a bike lane along that very same corridor. So where are the vehicles that currently park along that portion of Lampson St. expected to park? And what safety measures are going to be implemented to ensure the safety for the very few cyclists who come down Lampson St? And how are drivers going to be able to turn right at the bottom of the hill? As a pedestrian, you take your life into your own hands when trying to cross the road at the bottom of that intersection and more specifically at that very corner. I personally avoid it at all costs. Adding this large of residential project into the mix has the potential of creating more headaches than it's worth.

I ask for 2 things:

1. That Council give my concerns serious consideration before giving final approval of this proposed development. And,
2. That the contents of this email be read into the minutes of any future public hearing.

Sincerely,

Shirley Waldon  
304 – 1000 Esquimalt Rd  
Esquimalt BC V9A 3N2

## Deborah Liske

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**Subject:** FW: Letter to Council - The Vanderveers  
**Attachments:** Letter to Council\_The Vanderveers\_Ref 1100\_1004\_1108 Esquimalt Road and 610\_612 Lampson Street Rezoning Application .pdf

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**From:** Mike Vanderveer <  
**Sent:** March-22-21 11:07 AM  
**To:** Corporate Services <[Corporate.Services@esquimalt.ca](mailto:Corporate.Services@esquimalt.ca)>  
**Cc:** Megan Vanderveer  
**Subject:** Letter to Council - The Vanderveers

Good Day,

Please see our attached letter to council ref the proposed re-zoning application for 1100/1004/1108 Esquimalt Road and 610/612 Lampson Street. Please do not hesitate to contact us if you have any questions.

Thank you,

Megan and Michael Vanderveer

<b>CORPORATION OF THE TOWNSHIP OF ESQUIMALT</b>		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
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<b>RECEIVED: MAR 23 2021</b>		
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Referred:		
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Megan and Michael Vanderveer  
5-618 Lampson Street  
Esquimalt, BC  
V9A 6A1

Madam Mayor and Council,

We are writing this letter to you and your council to bring forward concerns our family has regarding the proposed re-zoning application for 1100/1004/1108 Esquimalt Road and 610/612 Lampson Street.

We have lived in Esquimalt since 2014, renting, and have made the decision to invest in Esquimalt with our 2018 purchase of our townhouse at 618 Lampson Street, The Saxon. We were motivated to stay in Esquimalt due to the availability of green space and the small community feeling. We acknowledge the a need to increase in density and developments in order to generate population growth and tax revenue in support of increased availability of amenities. We are concerned that the proposed development will result in negative effects towards our investment in this community and the surrounding neighbourhood as well.

The Esquimalt Official Community Plan (OCP) states the following objective:

*Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.*

We do not believe that this development, as proposed, meets the OCP objective as a result of the effects on neighbouring properties, traffic and parking and the neighbourhood character.

In 2018 Madam Mayor, you were quoted as stating the following:

*It will change, but we're going to have to work hard to keep what we've got going, which is a warm, small-town feel, friendly community,*

In order to ensure that work hard at keeping what we've got going we offer the following concerns:

1) Effects on Neighbouring Properties:

Substantial Loss of Natural Sunlight:

The Saxon units are south facings units with large floor to ceiling windows designed to maximize the use of natural light during all seasons. You can see in the images that the winter shadow study illustrates a substantial, if not total, shadow on our development to the north and surrounding properties. Such a massive shadow will result in year-round increased electric lighting and heating requirements. This will be exacerbated during the winter months and could increase our susceptibility to seasonal affective disorder. With several young children, expecting parents and individuals that work from home, our access to natural light is something we are very concerned about.



This image displays the large floor to ceiling windows that permit a substantial amount of natural light to enter our units subsequently reducing our electrical light and heat demands.

#### Impacts to City Mandated Community Garden:

Further to the concern of sunlight for individual units is the impact of the new build on our beautiful and highly utilized community garden. This garden has become a staple within our small community bringing people together, educating children on healthy eating/food production, and encourages a more sustainable approach to urban living. The garden receives a substantial amount of sunlight from the south permitting well flourished growth year-round. While the adjacent fence has a small impact to the sunlight received, the impact from the current houses and proposed development have/will have a much greater impact to the garden and its production while illustrating a lack of concern for sustainable urban living.

We have attached several images below to highlight our garden. Of note, we are fully engaged in the planning of the 2021 growing season and have receive a substantial amount of participation and enthusiasm from members our development. Furthermore, we have decided to utilize a portion of the garden beds as a kid's corner furthering our encouragement of youth education. This garden is important to us.



This garden has been such a delight to have and truly is a point of social connection and community for the Saxon. It will be a tragic result to see it so negatively impacted by such a large build when other density options, options like ours, exist.

#### Privacy:

As mentioned, we have massive floor to ceiling windows. The windows on our third floor are for our master bedrooms and give viewing access to our main en-suite bathrooms. The development as proposed would put approximately two stories looking into and down to our master bedrooms and bathrooms. This has a dramatic impact to our privacy and will further increase the amount of time with our blinds closed resulting on increased demand on electrical light and heat which negates the intended effect of the large windows.

#### 2) Traffic:

The next concern focuses on the inevitable increased traffic at the Lampson St/Esquimalt Road intersection. We were extremely happy that there was a decision to see a traffic study for this development prior to the public hearing occurring. This gives us faith that council similarly holds our concerns. We would like to have confirmation that the traffic study will consider the current reduced traffic due to surrounding businesses having an increased number of commuters/employees working from home due to Covid-19. Future builds (English Inn/Esquimalt Town Square Etc.) will also see an increase in traffic. We are very much concerned seeing this turn into a downtown style intersection that is no longer conducive to walks with dogs and kids. We are a family development and do not want to see the walkability reduced by having that corner turn into an over capacity intersection.

#### 3) Parking:

The proposed development will see a dramatic increase on parking demands. While it is understood that Esquimalt is hopeful that more housing availability will reduce vehicle traffic and the associated parking demand, we are already seeing a tenuous parking situation in the

vicinity of this proposed locations. Street parking is regularly taken up on Lampson (both sides of Esquimalt Road) as well as Wordsley St. Additionally, we often see nonresident guests utilizing our visitor parking due to a lacking availability of street side parking, a problem we anticipate will increase with density growth. This area of concern has resulted in us considering the placement of “No Parking” signs and a towing contract.

We do not believe we are seeing the vehicle reduction anticipated with development and many members of our development have multiple cars resulting in parking problems. This will only be exacerbated by the dramatic increase in parking demands associated this build with specific reference to the limited visitor spots.

4) Does not match neighborhood character:

The size of the development does not fit the surrounding builds. It is bordered north and south by townhouses, a house to the east and a small apartment complex to the west. This building towers over anything surrounding it and will cause a dramatic reshaping of area. This does not support the para 5.3 of the Official Community Plan which supports developments “that integrates with existing and proposed adjacent uses”. Furthermore, introducing something of this scale has the serious potential to encourage larger buildings in the vicinity that would continue to wall in the surrounding developments that are much smaller. Our concern is that each building will attempt to bigger than the last in order to gain access to the view. This development itself is designed with the second building being taller than the first structure for both buildings to have roof top ocean views. This competitive massing has the potential turn the beautiful views of High Rock Park into nothing but the back of buildings.



These images clearly illustrate the massive disparity in building size compared to the surrounding buildings. This building dwarfs anything surrounding it and clearly does not integrate well into the surrounding properties.

Again, our family is not opposed to the development and density increase that Esquimalt is going through. We just ask that the proposed development be re-evaluated based on the points raised above. We have invested a substantial amount into Esquimalt and in an area of town that has a small-town vibe and feeling. The prospect of this building and the sheer disregard towards the

integration into neighbouring properties leans us towards regretting our original decision of investing in Esquimalt.

Please work with us to keep Esquimalt, as you suggested in 2018, “a warm, small-town feel, friendly community” and keep it somewhere we want to live.

Respectfully,

Megan and Michael Vanderveer