

**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 < >  
**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

**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](https://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

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**From:** Pola Wojnarowicz < >  
**Sent:** March-17-21 11:22 AM  
**To:** Corporate Services  
**Cc:** Mark Pyza  
**Subject:** Public Concern - Rezoning Development 1100/1104/1108 Esquimalt Rd, 610/612 Lampson St  
**Attachments:** Letter to Council Rezoning Esq Lampson mar2021.docx

Hello,

Please see the attached for our concerns regarding the rezoning and development at the corner of Esquimalt Road and Lampson Street.

Regards,

Pola Wojnarowicz & Mark Pyza



Mr. Mark Pyza  
Mrs. Pola Wojnarowicz  
10-618 Lampson Street  
Esquimalt, BC

To Your Worship and Council,

We're writing to voice our concern regarding the rezoning application and development proposed at the north east corner of Lampson Street and Esquimalt Road. We are owners at the property immediately north of the proposed development, 10-618 Lampson Street, the Saxon. If this letter should be addressed elsewhere, please advise.

**Our first concern is regarding the potential natural light impacts to our property.** Praxis Architects' proposal has not presented a complete shadow report for all seasons/times of day, but from the information they did provide, the best case scenario would be a significant reduction in sunlight to the southern portion of 618 Lampson during the summer and fall. This is a major concern as the community garden on our property has been an incredible source of community collaboration and nutrients to our family this past year. During the COVID pandemic, with Pola [REDACTED], Mark being an [REDACTED], and keeping [REDACTED] at home for long periods (be it the early shutdown or now frequent mild cold symptoms), having a safe, sunny outdoor green space [REDACTED] to explore and learn about food has been invaluable. Our [REDACTED] will not eat vegetables unless they are picked from our garden and [REDACTED] is much more likely to try new foods if [REDACTED] has picked them [REDACTED]. The safely distanced gardening efforts that we're able to participate in with our neighbours have also done wonders for our family's collective mental health. Our co-located playground is regularly visited by [REDACTED] and with [REDACTED] and COVID variants increasing in prevalence, we worry that a significant reduction in light penetration to our property will cause detrimental mental and physical health effects to our family.

**The other concern we'd like to raise is the significant impact the development is likely to have on traffic in our area.** We have noticed that any proposals of the development present a significantly lower than average traffic load at the corner of Esquimalt Road and Lampson Street. In part, our family purchased this property because it's in a great walking community with good cycling and public transit infrastructure, it's close to our workplaces and it has electric vehicle capacity. We walk or cycle almost everywhere: [REDACTED], and when [REDACTED]. We are proud to be a single (electric) vehicle family keeping our carbon footprint minimal and we're able to do that because Esquimalt's infrastructure has made that choice easy for us; we'd love to see Esquimalt continue to develop that way. We can tell you from daily experience on the corner

of Esquimalt and Lampson, that there will be an enormous impact to pedestrian and cyclist safety if this proposal moves forward as is.

Lastly, we'd like for it to be known that we are not opposed to development in the area, as we ourselves are a relatively recent development that the council supported in 2016. We understand that the Official Community Plan (OCP), which was adopted two years after that support, calls for medium density housing along Esquimalt Road. However, the OCP defines medium density as *limited* to six storey developments, not *necessitating* six storeys. It would be encouraging to see the development south of our property demonstrate the Council's vision as stewards of the environment committed to policies it has outlined for environment, energy, and climate change. We hope that you can see that **the significant impacts this proposal will have to traffic and natural light to neighbouring properties does not support the Township of Esquimalt's mission of focusing on community priorities to make our community and environment a better place.**

We're attaching a few photos of [REDACTED] eating in our garden and playing on our playground. We hope our concerns will be accounted for in your considerations of the development.



Regards,

Pola Wojnarowicz and Mark Pyza

## 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	
<input type="checkbox"/> _____		
RECEIVED: MAR 23 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

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

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Rezoning application for 1100 1104 1108 Esquimalt road and 610 612 Lampson street  
**Date:** May-09-21 11:26:03 AM

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Dear Mayor and Council,

In considering the application for rezoning of the properties listed in the subject line above I would like to put forward some points for your consideration. I live on Norma Court which is adjacent to the recent 12 townhouse development at 618 Lampson street.

At the time of that development being approved I raised concerns that there wouldn't be enough parking to accommodate the residents. This has since been proven accurate by the fact that multiple vehicles are now normally parked on Lampson street directly outside the townhouses.

The proposal for 89 units on the corner of Esquimalt road and Lampson street is obviously much bigger in scale and I believe it is absolutely essential that sufficient parking is available on site to potential residents to prevent the problems associated with overflow parking in the surrounding neighbourhood.

Whilst I am not opposed to increased density and the provision of (hopefully) affordable housing stock within Esquimalt the need for more housing has to be balanced against the impact of new developments on existing residents. I also believe that whilst walking, cycling and public transit are desirable options the reality is that most families still prefer the convenience of having their own vehicles with many having two or more vehicles.

To simply judge that because this location is located close to the town centre and has easy access to public transit and bike lanes as a reason for allowing reduced on site parking is to ignore the reality that the majority will still choose to drive to work or for recreation. The availability of on site parking needs to reflect that reality if this proposed major development is not going to negatively impact the other residents of this neighbourhood.

My other major concern is the way in which traffic will get into and out of this proposed development which is at the intersection of two main arterial roads i.e. Esquimalt Rd. and Lampson St. The way in which traffic accesses this site will have major impacts on safety and congestion at this intersection and also on nearby roads such as Fernhill which could turn into a cut through for large volumes of traffic. Fernhill is simply not suitable for such a traffic load, having a dangerous blind corner and no sidewalks so a sharp increase would inevitably lead to accidents.

Regards,

Tony Boardman  
1124 Norma Court.  
Esquimalt

Sent from my iPad

Sent from my iPad

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 10 , 2021
For Information	<input type="checkbox"/> CAO <input checked="" type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

**From:** [REDACTED]  
**To:** [Corporate Services](#)  
**Subject:** Opposition to Rezoning Application for the corner of Lampson St. and Esquimalt Rd.  
**Date:** May-10-21 9:49:07 PM  
**Attachments:** [Opposition to Proposed Rezoning Application for the Corner of Lampson St. and Esquimalt Rd..pdf](#)

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Dear Council,

Please see the attached letter that represents our strong opposition to the proposed rezoning application for the corner of Lampson St. and Esquimalt Rd.

Please feel free to contact us with any further questions or concerns.

Thank you for your consideration.

Sincerely,

Glenys Jenkyns and Jaideep Kanungo

**Glenys Jenkyns RN, MA BN BSc** | *Continuing Faculty*

Nursing | Health and Human Services

JenkynsG@camosun.bc.ca | 250-370-4662 | CHW 312

Alex & Jo Campbell Centre for Health & Wellness (CHW), Interurban Campus

**Camosun College** | **Victoria, BC** | [camosun.ca](http://camosun.ca)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 11 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

G5299 HealthBuilding Email\_\_Signature



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May 10, 2021  
Jaideep Kanungo, MD FRCPC  
Glenys Jenkyns RN, MA  
Unit 11, 618 Lampson St.  
Esquimalt, BC V9A 6A1

Dear Council,

Our names are Jaideep and Glenys and we are privileged to live in Unit 11, 618 Lampson St. as uninvited settlers. We are joyfully expecting the arrival of [REDACTED]. We are writing to express our strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

We made the decision to move away from downtown Victoria in November 2018 when a skyscraper was being built directly beside our residence. As shift-workers, the disruption of the construction became unbearable. The noise pollution, the environmental pollution, the street parking limitations, the traffic backups ultimately disrupted our quality of life for years. We intentionally chose The Saxon to escape the mayhem and live in a tranquil space. Both of us are creatives and the inspiring views this building offered significantly influenced our decision to purchase this property. Our townhouse is south-facing. We have no windows on the east and west sides of our home and the natural light let in by our south windows is paramount.

Living here we have fallen in love with our community. We cherish the relationships with our neighbours and we are grateful that our child will grow up surrounded by other young families and schools near by. There is a small playground on the Saxon property that is safe for [REDACTED] to play together on. There is also an endearing community garden that brings us joy to both contribute to, and benefit from. We love it here, and the idea of enduring another huge development beside us, this time while [REDACTED], fills us with dread and fear that we will once again be forced to resettle.

The development of the proposed two six-storey buildings will most certainly obstruct our south facing windows. They will shadow our community garden and small playground. They will regrettably replace our inspiring views of mature trees, ocean and mountains. They will significantly reduce our natural light. Embarking on this significant development, beside our home, will once again significantly impact our quality of life.

The Saxon only has four visitor parking stalls for our twelve units. This results in many of us relying on the available street parking on Lampson Street. Knowing that the application has proposed 94 parking stalls for the development, yet only allotting nine visitor stalls will further strain the already limited street parking available. Building such a substantial complex, with 89 units, will also significantly adversely impact the traffic pattern of the already congested intersection at Lampson Street and Esquimalt Road.

We are also heart-heavy at the notion that the proposed monolithic complex will require the tragic removal of 44 mature trees. Not only will this obliterate this precious green space, but also impact the habitat of surrounding wildlife.

We have engaged in numerous conversations with our neighbours and we are not alone in our sincere concerns.

We hope with this letter we have identified how this proposed development of two six-storey buildings will significantly impact our quality of life here at the Saxon, as well as our cherished community, garden, playground, available parking, traffic, green space, and surrounding wildlife. We strongly urge you to disapprove the proposed rezoning application.

Concerned,

Jaideep Kanungo and Glenys Jenkyns

**From:** [gonnason](#)  
**To:** [Corporate Services](#)  
**Subject:** Zoning Bylaw, 1992, No 2050  
**Date:** May-11-21 7:57:16 PM

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 12, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

I think the proposed development for 1100-1108 Esquimalt Road is too big because of the traffic disruption it will create. In pre-Covid times it was not uncommon for traffic to be backed up from Admirals and Esquimalt to the traffic light at Lampson and Esquimalt Road. and chugging in front of our building, 1121 Esquimalt Road. I have also seen traffic on Lampson backed up all the way to the Gorge Bridge. Rush traffic starts around 7:00 am and continues intermitently through the day. I have heard arguments that the developer will provide bicycle parking, but I would point out that the current demographics of this part of Esquimalt Road is largely 55+. People are riding bicycles on the sidewalks because they don't feel safe riding on Esquimalt Road which makes pedestrians feel unsafe. A left turn from the development would not be possible unless they can figure an outlet other than Esquimalt Road or Lampson Street.

In a public hearing more than a year ago, it was clear that people who bought into the townhouses above the property on Lampson were not aware of this proposed development. Six stories is too high, especially as they have proposed a rooftop balcony which would be too windy to be pleasant

Cheryl Gonnason

#302-1121 Esquimalt Road

V9A 3N6

**From:** [Dave Salmons](#)  
**To:** [Corporate Services](#)  
**Subject:** Esquimalt and Lampson unit  
**Date:** May-11-21 10:01:54 PM

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 12 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

*Dear Council,*

*As a resident of 480 swinford St. I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

*The addition of two six story buildings containing 89 residential units will cause an increase in traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets.*

*According to the plans, only 9 parking stalls out of 94 will be reserved for visitors. As a result, both additional visitors and households with two vehicles will be forced to park on the street, where parking is already an issue. The addition of 89 units will also adversely affect traffic and the safety of pedestrians in what is already a busy traffic corridor and intersection.*

*The proposed development will also require the tragic removal of approximately 44 mature trees on the site, including protected Garry Oaks, destroying the natural green space and bird habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat and the preservation of green spaces.*

*I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.*

*Thank you for your continued service and support for our community.*

*Regards,  
Dave Salmons*

**From:** [Oliver Swartz](#)  
**To:** [Corporate Services](#)  
**Subject:** Opposition to Rezoning Lampson Corners  
**Date:** May-11-21 10:41:57 PM

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 12 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

*Dear Council,*

*As a resident of 1035 Esquimalt Road, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

*The addition of two six story buildings containing 89 residential units will cause an increase in traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets.*

*According to the plans, only 9 parking stalls out of 94 will be reserved for visitors. As a result, both additional visitors and households with two vehicles will be forced to park on the street, where parking is already an issue. The addition of 89 units will also adversely affect traffic and the safety of pedestrians in what is already a busy traffic corridor and intersection.*

*The proposed development will also require the tragic removal of approximately 44 mature trees on the site, including protected Garry Oaks, destroying the natural green space and bird habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat and the preservation of green spaces.*

*I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.*

*Thank you for your continued service and support for our community.*

*Regards,  
Oliver Swartz*

**From:** [Sherry Lossing](#)  
**To:** [Corporate Services](#)  
**Subject:** proposed rezoning  
**Date:** May-12-21 7:42:05 AM

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
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For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Bill
For <input checked="" type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of Esquimalt, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

The addition of two six story buildings containing 89 residential units will cause an increase in traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets.

According to the plans, only 9 parking stalls out of 94 will be reserved for visitors. As a result, both additional visitors and households with two vehicles will be forced to park on the street, where parking is already an issue. The addition of 89 units will also adversely affect traffic and the safety of pedestrians in what is already a busy traffic corridor and intersection.

The proposed development will also require the tragic removal of approximately 44 mature trees on the site, including protected Garry Oaks, destroying the natural green space and bird habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat and the preservation of green spaces.

I urge you to disapprove the proposed rezoning, and from recent discussions with my



neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support for our community.

Regards,

Sherry Lossing

**From:** [Courtney Cote](#)  
**To:** [Corporate Services](#)  
**Subject:** Opposition to rezoning of Lampson Corners  
**Date:** May-12-21 8:27:29 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 12 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 656 Head Street, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

The addition of two six story buildings containing 89 residential units will cause an increase in traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets.

I walk past those properties multiple times a day, and I'm very concerned about the safety risks the increase in traffic will cause. This area is not large enough to accommodate that kind of traffic flow, in an already busy intersection.

According to the plans, only 9 parking stalls out of 94 will be reserved for visitors. As a result, both additional visitors and households with two vehicles will be forced to park on the street, where parking is already an issue.

The proposed development will also require the tragic removal of approximately 44 mature trees on the site, including protected Garry Oaks, destroying the natural green space and bird habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat and the preservation of green spaces.

I am not opposed to do the development of the site, or development in general. I support the continued growth and development of esquimalt, but look to retain the community feel. Although the 2018 OCP allows for up to 6 storeys, this does not require the approval of 6 storeys. I urge you to consider the location of this development and use your discretion to not approve the maximum number of storeys allowed. This area specifically is more residential in nature and would better suit a lower density development. I fear that the approval of 6 storeys in this location, between the esquimalt town square development, the 10 story Head Street and Esquimalt Road development and the proposed 8 storey seniors development in the 800 block of Head Street will change the overall atmosphere of Esquimalt from the beloved community neighborhood that it is, to a city nature that is not what the residents want to see, nor why the residents of esquimalt remain here.

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support for our community.

Regards,  
Courtney Cote

## Deborah Liske

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**Subject:** FW: 4 points to consider for the rezoning at 610/612 Lampson St.

On May 11, 2021, at 11:20 PM, Colin McTaggart <[colin.mctaggart@ameliaartists.com](mailto:colin.mctaggart@ameliaartists.com)> wrote:

Sorry, I would like to add one more point that after further conversation with my neighbours that I believe adds some crucial perspective. I believe everyone at 618 Lampson would be happy if the building proposed for 610/612 Lampson was 4 stories instead of 5. The 5th floor is two penthouse units, we're ultimately asking for 2 units of 89 to be removed.

On Tue, May 11, 2021 at 9:09 PM Colin McTaggart <[colin.mctaggart@ameliaartists.com](mailto:colin.mctaggart@ameliaartists.com)> wrote:

Your Worship and Council,

To honour your time I'll keep my message brief and I will send a more thorough letter through regular channels. I live at 12-618 Lampson, directly behind the proposed building. In its current design (thankfully because there is a no-build covenant on the first 50 meters of 610 Lampson) I will not be as impacted as the rest of my neighbours but I still have four points that I wanted to introduce into the conversation before Monday.

1. The 2007 OCP listed the properties in front of us as Multi-Unit, Low-Rise Residential (up to four storeys). Many of us purchased our units in the building stage and this was the current OCP made available to us at that time. With the exception of Councillor Vermeulen, we were not able to be a part of the public consultation for the updated 2018 OCP as we were not residents
2. There are 12 units at 618 Lampson. The building is designed with large south-facing windows to bring in natural light and help reduce our energy footprint. 10 of the units do not have windows East or West.
3. Cumulatively we have invested 9 million into purchasing new homes in Esquimalt and pay about \$40k in tax per year. We are an important voice in this conversation.
4. None of us are against the property being developed for higher density, we support that. We are all against a building that blocks our sunlight and doesn't take our quality of life into account. We don't want to be walled into the hillside.

As Councilor Morrison said and was quoted in the paper

Morrison, said the rear building felt to him like "trying to squeeze five pounds of sugar into a one-pound bag." He suggested constructing townhouses there instead of a five-storey condo could reduce the massing.

We would much prefer to see a townhouse there too, or a low-rise condo building.

Thank you in advance for reading this note,

-  
Colin McTaggart  
Amelia Artists Inc.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 12, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Bill</u>
For <input checked="" type="checkbox"/> Action	<input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC