

Deborah Liske

Subject:

FW: West Bay Terrace Project Esquimalt BC

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 13, 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

On Aug 12, 2021, at 1:41 PM, Paul Onderwater [REDACTED] wrote:

Hello There,

We have received the notice of the proposed re-zoning of the properties at [530/534/538](#) West Bay Terrace and 877/879 Dunsmuir Road.

We live at 845 Dunsmuir Road and walk past these properties most every day.

We look forward to the development of these properties and enjoyed the virtual open house on your website.

We see this re-zoning and development, as it is presented as something which should be approved.
It is a positive change to our neighbourhood and will benefit the area with more family rental accommodation.

I would like to suggest with this re-zoning approval there be some consideration to changing Dunsmuir Road from a 2 way street to a one way street.

The increase in traffic density with this and other projects, such as the completed condos at 835 Dunsmuir may be unsustainable.
We see with the addition of established bike lanes, continued use of the north side of the street for residential parking and one way traffic from Esquimalt Road to at least West Bay Terrace, the level of traffic could be better managed.

Looking forward to seeing this project approved and the positive changes in the West Bay area!

Take care and have a happy day!

Paul Onderwater
845 Dunsmuir Road
Esquimalt BC
[REDACTED]

Deborah Liske

Subject: FW: West Bay Project Virtual Open House Feedback
Attachments: Rezoning Letter Sept 2 2021.docx

From: Joanne Mills - Amco [REDACTED]
Date: September 2, 2021 at 12:06:26 PM PDT
To: WBT@wexforddevelopments.com, Mayor and Council <mayorandcouncil@esquimalt.ca>
Cc: lfader@wexforddevelopments.com
Subject: West Bay Project Virtual Open House Feedback

Hello,

Please see the attached letter with our concerns regarding the rezoning application for 530 WEST BAY Terrace.

Thank you for confirming receipt of this letter at your earliest convenience.

Sincerely,

Joanne Mills
Property Manager
Seaside Place Apartments
531 WEST BAY Terrace

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: <u>September 3, 2021</u>
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other <input type="checkbox"/>
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

Seaside Place Apartments

September 2, 2021

Zoning Committee
Township of Esquimalt
1229 Esquimalt Rd
Esquimalt, BC
V9A 3P1

Dear Mayor, City Council & Zoning Committee Members,

I am writing on behalf of the residents and owners of *Seaside Place Apartments*, located at 531 West Bay Terrace. We are located directly next to the proposed 6 storey, 105-unit development at 530 West Bay Terrace and as such are directly impacted.

Approximately 135 residents call *Seaside Place Apartments* home. Many are proud long-term residents.

Some of our tenants have viewed the preliminary renderings that have been made available to us. Some early comments and concerns have emerged.

It's regrettable that our group of residents prior to now have not been invited to any open house to have an interactive discussion with the developer.

Here are some of the early comments:

1. Large roof top patio. While this is seemingly a "fun" amenity for residents of the proposed building, there is concern about the noise impact this will have on our residents. The last thing they'd want is to be facing an outdoor "party room" with noise projecting and echoing between our respective buildings. Should this amenity be retained, what assurance can you provide our residents that you will incorporate sound mitigating measures, that the use of the amenity will not be for large gatherings and access hours will be limited?
2. Rooftop Dog Run. Likewise, we have similar concerns about the said Dog Run area. All the above comments are applicable to this amenity.
3. Parking ratio relaxation. We are concerned that the developer is requesting a relaxation of parking ratio. 105 apartments could well house upwards of 165 adults. Even if only

Seaside Place Apartments

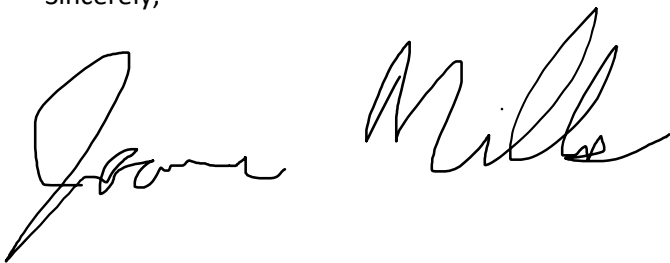
Page 2

70% of them own vehicles, this amounts to 115 vehicles, well above the 87 stalls they are proposing. Where will the excess 28 cars park? As the parking study the developer commissioned by *Bunt & Associates* highlighted, the parking on neighbouring streets is already taxed and hard to find parking. West Bay Terrace is a short street with parking on the East side only for up to 10 vehicles, and this parking is typically full. There is no room for overflow nor would it be fair to have this development's likely overflow on to West Bay Terrace, where the parking is already well utilized. Parking comes at a premium, used by visitors to the various existing homes along West Bay Terrace including our building. Also, this premium parking is used by trades people working in homes on our street. It is imperative that the developer allow adequate parking so as not to inconvenience the existing residents of West Bay Terrace and their visitors.

As I mentioned above, these are just early comments and concerns. It is likely that more will emerge as we are afforded the time to hear from more residents in our group.

In the meanwhile, I can be reached directly to discuss this matter further either at [REDACTED] or via [REDACTED]. We thank you for your time and careful consideration of our comments and questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Mills', with a stylized, cursive script.

Joanne Mills
Property Manager
Seaside Place Apartments

Cc: Laura Fader, Wexford Developments, LP

Deborah Liske

From: Ron Driedger [REDACTED]
Sent: September-03-21 10:39 PM
To: WBT@wexforddevelopments.com
Cc: Mayor and Council; Corporate Services
Subject: Community input on West Bay Terrace proposal

While I applaud the creation of rental housing accommodation in Esquimalt, I do not endorse your planned development at 530/534/538 West Bay Terrace and 877/879 Dunsmuir Rd. My basic objection is to the proposed height of the building—simply put, it is too tall by at least two storeys, and more likely, three.

I live on Wollaston St., in a direct sight line of the property. We will never see the night sky again. The light spilling from the units' interiors as well as the exterior lighting of the building and grounds will obliterate starlight. The Perseid meteor showers will never again be glimpsed from the house we've owned and lived in for almost 30 years.

According to your own figures the existing five lots are currently occupied by 20 rental housing units; your proposal would increase the unit density by a factor of 5, which is excessive for the neighbourhood, the neighbourhood as it exists, not as a series of coloured rectangles on a zoning map. As laudable as your intentions might be to provide "market" housing for so many people, you are in business to make money. Profit is the end goal; ocean views, the barter. In your April 27, 2021, letter to Council you state: "Every unit above the second level will have a balcony with unobstructed ocean views – a luxury normally reserved for Esquimalt residents living in million-dollar condos or multi-million dollar homes." The bottom two floors are there to support the top four, both structurally and financially.

Nor can I endorse the loss of the mature conifers on the properties, despite your assurance that "Our proposed landscaping plan will better the public realm with site improvements including the replacement of any impacted existing trees". I don't see how the replacement of "impacted existing trees" could be viewed as an improvement bettering the public realm.

There will necessarily be increases in noise and traffic and light pollution. The neighbourhood will be changed for those evicted and those remaining. The new tenants will know only ocean views and rooftop socializing.

Ron Driedger
865 Wollaston St.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	September 7, 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



West Bay Residents Association

September 18, 2021

To: Mayor and Council
Corporate Services, Laurie Hurst, Bill Brown, Trevor Parkes

Re: Rezoning Application - 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road

West Bay Residents Association (WBRA) would like to express concerns regarding the Wexford Developments proposal as it is incongruent with the West Bay Neighbourhood Design Guidelines ("Guidelines").

While the current and proposed OCP land use designation for the lots in question may be Medium Density Residential (allowing *up to* 6 storeys), we have significant reservations regarding the proposal's height and mass, how that mass relates to the streetscape in this area, and its harmony with surrounding elements, current and in the future. The proposal is for a 6 storey building, covering 5 Township lots, in an area in which the Guidelines recommend 4 storeys. We consider the scale of the proposed building too massive a presence in what is currently a human scaled, livable neighbourhood.

WBRA understands the importance of densification and the need to provide more housing. We welcome developments that align with the Guidelines. The Township of Esquimalt's OCP states: *"The West Bay Neighbourhood is a neighbourhood with unique characteristics that is under increasing development pressure. In order to retain the form and character of the neighbourhood while at the same time allowing redevelopment to occur, a set of robust design guidelines is required."* These Guidelines now form part of the OCP (DPA No.11:West Bay).

There are aspects of the proposal that the WBRA does support including a pet-friendly policy, developer management once operational, exterior access on the main floor units, the storm drain water management systems, and public seating, and some of the designated green spaces.

WBRA is encouraged by the potential of additional rental stock in the neighbourhood, some of it targeting families. We consider this stock important to more and inclusive housing in a time of severe housing shortages, especially for marginalized peoples. On the other hand, this building will remove affordable housing for ten groups of residents of multiple generations, incomes, and mobilities. While Wexford has what appears to be a tenants' displacement package more generous than most, we are not confident that current tenants will find suitable housing. We are deeply concerned for the displacement of our neighbours.

We are pleased to see in the Staff Report (Alex Tang) for the August 17th Advisory Planning Committee meeting *“Staff initially requested that the applicant investigate the possibility of retaining trees with tag numbers 1811, 1812, 1813, 1814, 1815, 1816, 1817 and 1829”*.

However, the developers advised us the stand of old growth fir trees adjacent to 534 and 538 West Bay Terrace will be removed. These trees are central to the area’s urban canopy; they are also significant habitat for not just the neighbourhood but the entire region. For examples, they provide lookouts for hunting raptors, and are vital to complex underground flora systems. Cities are only just starting to address the importance of urban habitat protection and enhancement. WBRA urges protection of these mature trees.

This is only one of numerous developments proposed or underway in West Bay. In this era of climate emergency, it is important to put this rezoning application within the context of a current lack of understanding about the urban carrying capacity of this small neighbourhood specifically and the township generally. As you consider Wexford Properties’ proposal, WBRA encourages you to hold in the forefront of your minds the key points of urban habitat, urban carrying capacity, affordable housing losses, and the West Bay Neighbourhood Guidelines.

We hope that Council will consider these issues and request that the developer modify their proposal in line with the Guidelines, thus making a better fit with the unique character of the surrounding community.

On behalf of the Board of Directors,

Hilary Strang, Director
West Bay Residents Association