

Deborah Liske

From: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>
Sent: May-23-22 9:24 AM
To: Corporate Services
Subject: Fwd: 5 storey Development on Sea Terrace

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 24, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input 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: lizandrobin [REDACTED] >
Sent: Monday, May 23, 2022 9:00 AM
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: 5 storey Development on Sea Terrace

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council members. I am disappointed that the 5 storey building has made it through the development process this far. I thought with the small street and lack of parking already for using Barnard Park that the application would have been denied or modified. I believe a 3 storey development would be more attractive, would cause less harm to the Sequoia tree and would affect the parking "squeeze" less. I realize we are all hoping fewer residents will drive cars but we are not there yet. My street is a perfect example of what happens when residents and guests clog up the street with cars.

Please reconsider this application. Thank you.

Liz Sansoucy-Jones
1003 Wollaston Street
Esquimalt, BC V9A 5B3

[REDACTED]
[REDACTED]

Sent from my Samsung Galaxy smartphone.

Deborah Liske

From: Terry Findlay [REDACTED] >
Sent: May-06-22 11:26 AM
To: Mayor and Council; Corporate Services
Subject: Presentation regarding 734 Sea Terrace
Attachments: p14.pdf

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Recipients,

The attached PDF is a presentation from The Friends of Sea Terrace regarding the proposed development at 734 Sea Terrace.

If you have any questions or comments please let us know by replying to this email.

Thank you,

Terry Findlay for Friends of Sea Terrace

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 9, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input 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

Presentation to Mayor and Council Regarding Development of 734 Sea Terrace

Context

The Esquimalt Community Plan states in its Multi-family Residential section: "This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new developments. **It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods.** The **primary objective** of Development Permit Area No. 6 **is to ensure that the development of multi-unit residential sites is compatible with surrounding uses."**

Comparing Developments: At a meeting on March 28th, 2022, Scala presented their development proposal for 734 Sea Terrace to the public. At that time it was stated by the developers that the proposal for Sea Terrace was similar to the development at 835 Dunsmuir Road and it, therefore, should be allowed.

This similarity to 835 Dunsmuir Road may be true of the Dunsmuir-facing side of the building but it is decidedly dissimilar to neighbouring buildings when viewed from any perspective on Sea Terrace. Looking south from across the street on Sea Terrace a towering 60 ft. building blocks the view of the sky. The width of this north side of the building is considerably greater than any other building on the street. Looking west the 5 storey building dominates the neighbouring 2 storey townhouse. This jump in height is not a transition, it is an unsightly and sudden increase in height.

Also, the small, narrow lane-like size of Sea Terrace is not at all similar to the much wider and longer Dunsmuir Rd. West of 835 Dunsmuir Road is a much larger condominium development called Swallows Landing and so the size of 835 has much less effect upon the adjacent buildings. In addition 835 Dunsmuir Road has wide open spaces all around it whereas the proposed Sea Terrace development has very little setback from adjacent buildings on its south and east sides.



Failure to Meet OCP Guidelines

Esquimalt's Official Community Plan contains several statements that pertain to the development of 734 Sea Terrace. **The Following guidelines taken from the OCP are not met in Scala Development's plan for the property**

Official Community Plan

OCP Guidelines	Discrepancies
OCP 23.5.1 – The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. <i>To achieve this, height and setback restrictions may be imposed as a condition of the development permit.</i>	The transition from 2 storeys up to 5 storeys is out of context with adjacent homes , and the massing lacks adequate setback to adjacent townhomes. (1)
OCP 23.5.2 – New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.	The proposed massing creates significant shadowing and overlook of the adjacent private yards at 1-730 Sea Terrace, and the townhomes at 733 Sea Terrace.
OCP 23.5.15 – Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction.	Patios for "ground floor" residences are a full storey above adjacent yards at 730 Sea Terrace – this compromises privacy for residents, and discourages community interaction.
OCP 23.5.9 – Retention and protection of trees and the natural habitat is encouraged wherever possible	Site Plan depicts an overlap of the Critical Root Zones of a well established Giant Sequoia with the proposed extent of the parking box, and does not account for areas needing to be excavated to build foundations/ formwork. Site Plan is missing the CRZ for the existing Maple at 730 Sea Terrace. (2)

Other Concerns

Pedestrian Safety and Street Traffic

Sea Terrace is a significant pedestrian gateway for West Bay and south eastern Esquimalt residents, and it is an entry point into Esquimalt for visitors on foot. The scale of construction on the lot of 734 site will impact the entire streetscape. It will dwarf the view by significantly blocking the sun and sky.

At a time of unparalleled growth in Esquimalt it is critical to recognize and maintain access to greenways. The proposed development will diminish Sea Terrace's status as a friendly gateway to Bernard Park and the Westsong Walkway. Safety of pedestrians will be greatly impacted due to a significant increase in traffic resulting from a 19 unit development. Insufficient parking for the 19 units proposed in the Scala development will put pressure on the day use of the only public park parking for Barnard Park.

Reduced setbacks of proposed development will mean reduced green space.

Infill housing is sometimes referred to as Small Lot development; however, Esquimalt does not have a Small Lot Zone. Instead, the municipality may rezone parcels to Comprehensive Development Zones, which may permit a smaller parcel size and **reduced setbacks** than are permitted in Single Family Residential Zones.

Proposed Setbacks

Front Yard (North) - 3.68 m

Side Yard (West) - 1.99 m

Side Yard (East) - 0.43 m

Rear Yard (South) - 1.92 m

Tree Preservation

From Talbot Mackenzie & Associates' **Construction Impact Assessment & Tree Preservation Plan**

"...we recommend an exploratory excavation be carried out to fully quantify the potential impacts to the neighbours trees. We anticipate it should be possible to excavate for the partially underground parking area and associated footings without heavily impacting the neighbours trees. **If the impacts are found to be too extensive, the underground portion of the project may have to be redesigned or additional tree removal may be necessary.**"

As this excerpt indicates the safety of the established trees cannot be determined until further excavation takes place.

Advantages of Proportional Development at 734 Sea Terrace

Because of the failure of Scala Development's proposal to meet OCP guidelines, modifications to the proposal should be considered. The chart below shows how a development that is in proportion to existing buildings on Sea Terrace could meet the OCP guidelines while, at the same time, address other issues inherent in Scala's condo development proposal.

Scala's Proposal vs Development Proportional to Existing Buildings on Sea Terrace

Issue	Developer's Proposal	Proportional Development
Height	5 storeys, 18.5m (60ft)	3 storeys, 10-11m (35ft)
Massing	huge compared to other Sea Terrace buildings	in proportion to existing buildings
Transition	from 2 to 5 storeys (+ land elevation increase)	from 2 to 3 storeys (+ land elevation increase)
Setbacks	minimal setbacks, minimal green space	adequate setbacks allowing for yards, gardens, trees
Floor-Area Ratio	1.75	0.7 - 1.0
Shadow	extensive	not significant
Fit	size, mass, and design out of sync with existing buildings	consistent with existing buildings
Traffic	significant increase at intersection (19 units)	small increase (fewer units)
Pedestrians	decreased safety due to traffic increase	less of a safety issue with fewer units resulting in a smaller increase in traffic
Parking	underground, requiring blasting	surface, or reduced underground volume
Environment	threats to trees, lack of plants, view of sky compromised	no threat to trees, room for bushes and gardens, open sky
Accommodation	approximately 30-35 people	approximately 15-20 people

Summation

The size and scale of the proposed development for 734 Sea Terrace is out of proportion with the other buildings on Sea Terrace. The proposal fails to meet several of the guidelines of the OCP as cited above. There is considerable opposition in the neighbourhood to the current development plan due to the concerns identified above.

We respectfully request that the mayor and council take the concerns discussed in this presentation into account and that they will consider imposing height and setback restrictions as a means of ensuring that this development conforms to a size and scale in keeping with the other buildings on Sea Terrace.

Thank you

Karen Hay

From: Terry Findlay [REDACTED] >
Sent: March-29-22 8:57 AM
To: Karen Hay
Cc: Corporate Services; Mayor and Council
Subject: Scala Developments Meeting
Attachments: chart.pdf

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Karen,

I attended a meeting last night held by Scala Developments to get community feedback concerning their proposal to build a 19 unit, 5 storey condo building at 734 Sea Terrace. I thought you might like to know how it went.

About 20 members of the public attended. All were opposed to the proposed development. The concerns expressed are summarized in the chart below under Developer's Proposal. Arguments were made for a Townhouse Development as a better alternative. Some of these are listed under Townhouse Development.

Resident of Sea Terrace,
Terry Findlay, Friends of Sea Terrace

Comparison of Development Options for 734 Sea Terrace

Issue	Developer's Proposal	Townhouse Development
Height	5 storeys, 18.5m, 60ft	3 storeys
Massing	huge compared to other Sea Terrace buildings	in proportion to existing buildings
Transition	from 2 to 5 storeys + land elevation increase	from 2 to 3 storeys + land elevation increase
Setbacks	minimal	adequate for yards, gardens
Floor-Area Ratio	1.75	0.7
Shadow	extensive	not significant
Fit	size, mass, and design out of sync with existing buildings	consistent with existing buildings
Traffic	significant increase at intersection	small increase
Pedestrians	decreased safety due to traffic increase	less of a safety issue due to smaller increase in traffic
Parking	underground, requiring blasting	surface
Environment	threats to trees, lack of plants, view of sky compromised	no threat to trees, room for bushes and gardens, open sky
Accommodation	30-35 people	15-20 people

Deborah Liske

From: [REDACTED]
Sent: April-09-22 12:32 PM
To: Corporate Services; Mayor and Council
Subject: Development at 734 Sea Terrace

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 12, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input 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

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing this letter to outline some of the concerns I have with the proposed development at 734 Sea Terrace. I am the owner and resident of 720 Sea Terrace and have enjoyed living in this wonderful area for the past 8.5 years. I should also state that I am absolutely in favour of good development and increasing the density of our community. That being said, the proposed development raises more than a few concerns for me, as follows:

Building Height

We must remember that this building is on Sea Terrace, a quiet side-street off Esquimalt and Dunsmuir Roads. Increasing livable density in our community is obviously necessary (and I support most larger projects) but larger projects (such as this 5-story building) should be kept to the areas ear-marked for bigger developments. This development will not only 'tower' above the rest of the street (given the topography of Sea Terrace) casting long shadows throughout the street and park, but it is also not in keeping with the style and density of the rest of our street.

Street Congestion

Sea Terrace is a very narrow street at the entrance off Dunsmuir as it proceeds down hill to the parking area for Barnard Park. There is barely room at the top of this short street for 2 vehicles to pass. At the bottom of the hill, the street dead ends at the park. Vehicles are constantly coming down the street and having to turn around (many times causing much congestion) Pedestrian traffic is constant on my street (as it's the gateway to our beautiful park) so the interactions with people and vehicles is more and more a safety issue. I can only believe that the currently issues will dramatically increase with this proposed project.

Parking

The proposed development does not appear to allow for enough parking. As density increases along Dunsmuir Road, there will be more and more residents (and any visitors) competing for fewer and fewer parking spots. Already, the parking area at the bottom of Sea Terrace (that is designated for users of Barnard Park) is used on a regular basis by residents of Sea Terrace, Dunsmuir House, the apartments to the east of Barnard Park, as well as park users. Much of the time there are no available spots. A development of this size will make the parking situation untenable.

I support good development and increasing density, but it should not come at the cost of causing grief to current residents. A more modest development (not exceeding 3 stories, and with amply parking for residents and guests) would be welcome on our street and would be in-step with the current residences on Sea Terrace.

Regards,

Megan Carson
Owner 720 Sea Terrace

Karen Hay

From: Terry Males [REDACTED]
Sent: March-27-22 8:55 PM
To: Mayor and Council; Karen Hay
Subject: The Proposed Scala Development for 734 Sea Terrace

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

2-733 Sea Terrace

Esquimalt, BC

V9A 3R6

March 28, 2022

Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

RE: The Proposed Scala Development for 734 Sea Terrace

To: The Honourable Mayor and Distinguished Members of the
Esquimalt Municipal Council

I live on Sea Terrace, a short, downhill roadway of approximately 400 metres ending with a pedestrian pathway leading into Barnard Park and the Westsong Walkway. The roadway's curved and narrow definition is enriched by one to three story residences, mostly townhomes, offering architectural setbacks and garden spaces that complement the attractive bedrock outcroppings and provide a sense of spaciousness and proportion to the many residents and visitors who enjoy its charms.

Scala Developments Ltd is presently working with the Municipality of Esquimalt to gain approval to erect a 5 story, 19-unit building to replace the current single-family home at 734 Sea Terrace. I realize Esquimalt needs more housing and I do **not** oppose higher density developments on this site, but such development needs to be sensitive to and complement the form and character of adjacent properties and the use of Sea Terrace as a gateway to Barnard Park and the Westsong Walkway.

The Esquimalt Official Community Plan (OCP) guidelines regarding multi-family residential development emphasize the importance of protecting present neighbourhoods. "This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new developments. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 6 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses" (OCP 23.2). Thus, I would ask Esquimalt Council to review Scala Developments proposal for 734 Sea Terrace under the lens of principles provided in the OCP Guidelines and request Scala to return

to the Council with a proposal that is compatible with the neighbourhood, its character, and its function as a gateway. The reasons for such a request follow.

1. The West Bay Neighbourhood Guidelines, which form part of Esquimalt's OCP, stipulate that "neighbourliness" should be required of new developments by ensuring buildings are sited to complement the type, scale, and use of adjacent buildings. It further states that "New projects should provide a sensitive transition to near-by, less-intensive zones or areas of different uses". The Scala proposed development abruptly undermines the present sense of neighbourhood found on Sea Terrace. The transition from 2 storeys to 5 storeys is not compatible with adjacent homes and the massing lacks adequate setback to adjacent townhouses.

An objective identified in the OCP for Housing and Residential Land use addresses the following concerns regarding development: "Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character." (5.1)

2. Sea Terrace is a significant gateway to the Westsong Walkway for people of all ages who use it daily for their exercise and the exercise of their canine family members. A high percentage of these people are seniors and come from a variety of locations around the West Bay, Esquimalt, and Victoria West areas. To introduce a five story, 19 unit building onto 734 Sea Terrace would be to throw up a substantial and potentially dangerous barrier to the ability of these pedestrians to realize an active, healthy lifestyle by increasing traffic flow onto Sea Terrace and the dangerous corner of Sea Terrace and Dunsmuir Rd. It is my understanding that the Esquimalt Official Community Plan promotes the inclusion of safe pedestrian travel on the laneways and

pathways of any new development. (See Policies under 10.3.2 Active Living and 11.2 Walking.)

3. Presently, parking on Sea Terrace is extremely limited with only 3 on-street spaces and they reside on the Vic West end of the street. Ten day-use only Barnard Park parking spots are situated at the end of the street, once again in Vic West. Because there are only 16 resident parking spaces and 2 visitor spaces planned for the 19-unit Scala development, the Barnard Park spaces are almost certain to be filled with residents and visitors to the development, reducing access to two public goods, Barnard Park and the Westsong Walkway.

4. The massing and design of a five-story building will block significant solar access for the townhouses across the street and beside the new apartment building, limiting natural light, gardening, and future solar panel installation. The size and design of the proposed development will also encroach upon the privacy of neighbours.

5. Presently 734 Sea Terrace is home to mature Garry Oaks and immediately adjacent to the property are two older Sequoias. These trees presently have extensive root systems running throughout 734 Sea Terrace and dependent upon the nutrients and water these roots collect. Excavation for the underground parking level at the base of the five story, 19-unit apartment building will eliminate a substantial portion of the root systems of these heritage trees and seriously compromise the trees' abilities to survive. Such loss of root will also weaken the trees' abilities to withstand strong winds, thus threatening people and property. These heritage trees provide an important resource to all the inhabitants of the area.

6. Constructing a five story, 19-unit residential building at 734 Sea Terrace will greatly increase traffic congestion and noise pollution upon this pedestrian pathway for a significant period of time and once

again detrimentally impact the lives of a great variety of West Bay residents and the broader Esquimalt community. Also, the construction process of such a large building project will be detrimental to the lives, livelihood, and well-being of the various residents living on Sea Terrace because the street is too limited in size to support the machinery and workers required for such a large project and the present use of the Terrace. Construction will leave little room for pedestrians and cars.

Constructing a five story, 19-unit residential building at 734 Sea Terrace will clearly have serious detrimental impacts upon the Sea Terrace and broader West Bay neighbourhood. I encourage the Council to consider the needs of the people making up the present neighbourhood of and around Sea Terrace when reviewing the Scala development proposal. The Esquimalt Official Community Plan provides the kind of values and policies that can support a decision to meet the needs of the future without compromising the needs of the people who are so dependent upon Sea Terrace for their daily walks and healthy, safe living. Townhouse Density development is compatible with the Sea Terrace neighbourhood. I encourage the Esquimalt Council to act in everyone's best interests.

Thank you for the opportunity to express my concerns. I invite you to visit the Friends of Sea Terrace website at friendsofseaterrace.com.

Yours sincerely,

Terry Males

Mark and Robin Zupan-McGeough
1-730 Sea Terrace
Esquimalt, BC V9A 3R6

March 24th, 2022

Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

RE: The Proposed Scala Development for 734 Sea Terrace

To the Honourable Mayor and Distinguished Members of the Esquimalt Municipal Council,

We are new residents of Esquimalt, currently living in 1-730 Sea Terrace. This is our first home, and we were drawn to many things that make this corner of the Township truly special. The presence of mature trees contribute to the lush West Coast character of the neighbourhood. Reduced traffic due to limited visitor parking at Barnard Park makes Sea Terrace a popular and safe walking destination for the community - in particular for elderly walkers, dog owners, families with young children, not to mention the deer, eagles and ravens. The majority of the buildings surrounding us are under three stories, leaving ample opportunity for South- and West-facing light to reach our townhouse and garden beds.

We are aware that as a single family home, 734 Sea Terrace is an ideal site for adding density to the Township of Esquimalt. The rezoning proposal for the neighbouring property describes a 5-storey residential building of 18 or 19 units by Scala Developments (the sum proposed does not match the list of units in the project data) on a lot of 908.5 sq.m.. Our property, which is directly adjacent to the proposed development, consists of five townhomes on a lot of 1,518 sq.m., and we share a common property line with the proposed development. Straddling our shared property line is a mature Norway Maple, and two grand, historic sequoias.

In January of this year, we were approached by Scala Developments to discuss trees along our common property line. In advance of that meeting, we reviewed their proposed plans posted to Development Tracker in May of 2021 - those plans depicted an overlap with the root zones of our southernmost Sequoia. During the meeting with Scala, they proposed that we remove our Norway Maple (labelled on their plans as an oak), on the recommendation of their arborist, supposedly in support of the general health of the Sequoia. We have since privately consulted with an arborist, who did not recommend we make significant alterations to the existing trees. We took the opportunity in that meeting to inquire upon our concern for the root zone conflicts depicted in their plans, and we were assured that new plans were coming showing greater setbacks. Subsequent plans posted to Development Tracker in January of 2022 describe a change in the parking box setbacks from 5 cm to 43cm, but the overlapping root zone and building footprint remained unchanged.

The Esquimalt Official Community Plan (OCP) design guidelines for the subject site, which is classified as medium-density multi-family residential, set out that *"Retention and protection of trees and the natural habitat is encouraged wherever possible"* (OCP 23.5.9). We are concerned that the proposed

development will damage the health of our trees - trees that Scala has acknowledged are of great value to them as well. The conflicts described in the proposed plans do not even account for areas needing to be excavated to build foundations/formwork. The Site Plan is also missing the root zone for our Norway Maple entirely. We suggest that the township request the developer revisit their proposed plans to offer a greater setback to the parking box from our common property line and trees.

The massing and design of the building rising up from the parking box describes a five-storey building, exclusive of the parking box. The ground floor of the proposed building is a full storey above our own main floor, meaning that while it is 5 storeys along Dunsmuir, the resulting effect is 6 storeys abutting our property line and two-storey dwellings. The proposed setback of 5m along our common property line would put our private yard in shadow for the afternoon **year-round**. Furthermore, and of equal concern, the proposed design includes a screened stair and balconies that directly overlook our yard, resulting in a complete loss of privacy for our outdoor space.

The OCP makes recommendations on appropriate massing medium-density multi-residential buildings for rezonings such as this:

- **OCP 23.5.1** - *The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.*
- **OCP 23.5.2** - *New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.*
- **OCP 23.5.15** - *Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction.*

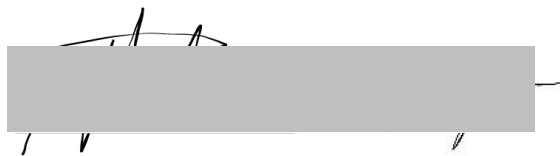
We believe that the proposed setbacks and height transition are out of context with the existing adjacent homes, and the massing lacks adequate setback to our two-storey townhomes. We hope that the developer will revise their proposal to offer a more neighbourly transition, sensitive to the existing context, and reduce overlook, into our private yard.

Sea Terrace is a small street that ends with an entrance to Barnard Park, with a small bank of parking spaces available to visitors. This is already too few spaces, and creates a problem for visitors who arrive by car, but also for visitors who access the park by foot, bike or wheelchair. When cars are unable to find spaces, they must make elaborate U-turns on our narrow street that is regularly used by pedestrians. The current proposal for Scala's designs identifies 16 residential parking spaces and 2 visitor spaces for the 19 unit development. This allotment of visitor parking is insufficient to contend with the reasonable number of visitors to the property, and they will ultimately turn to the visitor parking for Barnard Park to meet their needs. Scala's promise of a dedicated MODO stall does not satisfy our concerns for the limited parking proposed. This increase in traffic both on Dunsmuir Road and on Sea Terrace will add strain to the resources intended for Barnard Park and negatively impact the walkability and safety of the street for visitors, residents and wildlife.

We understand the need for more housing, are supportive of the notion of densifying this lot, and accept that the single-family dwelling at 734 Sea Terrace will be replaced by higher-density housing, and that this is indicated in the Esquimalt Official Community Plan. However, we believe that the size of this development is totally inappropriate for our street. We hope that the Esquimalt City Council will consider our suggestions to help Scala's design comply with the reasonable and appropriate principles laid out in the OCP guidelines. Beyond evaluating the proposed increased density, we hope the township ensures the proposed development ultimately benefits the character of Sea Terrace.

Thank you for your work to shape the future of our township - your service to the community is greatly appreciated.

Sincerely,

A handwritten signature in black ink is written over a large, solid grey rectangular redaction box. The signature appears to be "Robin McGeough & Mark Zupan". There are some additional ink marks below the box, possibly from the same pen.

Robin McGeough & Mark Zupan

Owners, 1-730 Sea Terrace

Deborah Liske

From: susan gage <[REDACTED]>
Sent: March-19-22 4:54 PM
To: Corporate Services
Cc: Terry Findlay; Mayor and Council; Rob
Subject: The Proposed Scala Development at 734 Sea Terrace
Attachments: Scala Development Letter.pdf

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

We are attaching a letter regarding the Scala Development planned for 734 Sea Terrace. We hope you will consider the concerns raised in the letter.

Yours,

Susan & Rob Gage

#2 – 730 Sea Terrace,
Victoria, BC V9A 3R6
March 19, 2022

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input 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

Re: The Proposed Scala Development at 734 Sea Terrace

To the Mayor of Esquimalt and Members of Esquimalt Council,

We have lived at #2-730 Sea Terrace for 22 years. During that time we have come to value the unique character of this small cul-de-sac that leads into Barnard Park. People use this street as a pathway to the park and the Westsong Walkway. On any day you'll see a myriad of dog-walkers, families with kids, elderly folk with walkers – most going down the middle of this quiet road. It's pretty safe to do this, because there's not a whole lot of traffic.

In our small 5-unit complex, we are blessed with a fine collection of mature trees – heritage trees, in fact. There are two sequoias that probably date from the time of the Barnard family. These sequoias are situated right up against the property line with 734 Sea Terrace. The one closest to our #2 unit has roots intertwined with a Norway maple, also probably dating back several generations. Because of the large mound of rock on the south side of the 734 property and the existing retaining wall in front of the trees in the 730 property, the roots of these trees can only grow in two directions. Therefore the dripline circle drawn on the Scala site plan (9757) is in no way adequate to reflect the reality of what is necessary for protection of these trees. (Note: On the plan, the Norway maple is mis-labelled as an oak, and included in the sequoia dripline.)

Now all of this – the character of our neighbourhood, access to the park, and the survival of our trees – is threatened by the 5-storey condominium complex proposed by Scala Developments. Let's be clear: we understand the need for more housing, for urban densification. We are resigned to the fact that the single-family dwelling at 734 Sea Terrace will be replaced by higher-density housing, and that this is indicated in the Esquimalt Official Community Plan. However, we believe that the size of this development is totally inappropriate for our street. Specifically, we are concerned with the following:

1. The planned development reaches to one foot from our property line, presenting a huge threat to the heritage trees along that property line. Scala Developments assures us that 'mitigation' will be done to protect the trees. We are sceptical about this promise. (They have also suggested that the Norway maple intertwined with the sequoia be cut down to help with the mitigation, something we feel would be unnecessary if adequate set-backs were provided.) We would much prefer to see, instead, an increase in the set-back from our property line, to provide the trees with more chance of survival. The survival of these trees is important not only for environmental reasons, but for the safety of our townhouse complex at 730 Sea Terrace. If the sequoia and intertwined maple were to blow over due to compromised root structure, they could crash into our building and threaten the safety of the residents.

2. Parking is already a problem on Sea Terrace; there are very few available spaces. The road ends in a small parking lot for visitors to Barnard Park. Because there are only 16 resident parking spaces and 2 visitor spaces planned for the 19-unit Scala development, the Barnard Park spaces are almost certain to be filled with residents and visitors to the development, reducing access to the park. Traffic, both at the intersection with Dunsmuir Road, and on Sea Terrace itself, will increase significantly, and the peaceful entrance to the park will no longer exist.

It seems amazing to us that a single lot originally zoned for a one- or two-family dwelling can now be up-zoned to allow for a 5-storey, 19-unit development. Such up-zoning, according to the OCP, is only supposed to happen if certain conditions are met. The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings ***should reflect the size and scale of adjacent development and complement the surrounding uses.*** And ***retention and protection of trees and the natural habitat is encouraged wherever possible.*** It appears to us that the proposed Scala Development fails to meet these standards.

In their minutes of the February 3 meeting between Scala Developments and neighbouring residents, Scala Developments indicates: *the other project on Dunsmuir (developed by GT Mann) is one which Scala has benchmarked a criterion to compare against.* However, the two sites aren't comparable. The Dunsmuir site is on a wide, busy road with few trees or close neighbours. The 734 Sea Terrace site, on the other hand, is unique in its sense of neighbourhood, its trees, and its location as the entrance to one of the major parks in the municipality of Esquimalt.

We sincerely hope that Esquimalt Council will request that Scala Developments go back to the drawing board and return with a scaled-down proposal more appropriate to our neighbourhood and more in line with the Esquimalt Official Community Plan.

Yours sincerely,



Susan & Rob Gage

Deborah Liske

From: Jennifer & Stephen Childs [REDACTED] >
Sent: March-20-22 12:45 PM
To: Corporate Services
Cc: WestBayResidentsAssoc@shaw.ca
Subject: Esquimalt Resident_734 Sea Terrace Development Objection

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please verify you recognize the sender and know the content is safe.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input 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

Hello,

My wife, 3 young children and I have been Esquimalt residents since 2014 when we purchased and renovated our home at 852 Dunsmuir Road. We love our community, neighbours, natural environment, amenities and walkability of our neighbourhood. We support the efforts taken by the Township of Esquimalt to encourage growth in the area to meet the needs of residents to secure housing and protect the natural environment for present and future generations.

The Esquimalt Community Plan states in its Multi-family Residential section: "This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new developments. **It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods.** The **primary objective** of Development Permit Area No. 6 **is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.**"

Increased appropriate density is an important growth strategy for our community. It allows us to address the shortage of mixed unit housing required for single residents, couples **and** families. Upon review of the proposed development of a five storey, 19 unit building at 734 Sea Terrace, we have significant concerns that the above statement is not being met. Additionally, we see the current development poses a significant threat to the existing mature trees (Sequoia, Gary Oak, etc.) that provide critical habitat, shade and oxygen to our urban landscape.

After consideration of the available information at the websites of Township of Esquimalt, Scala, Friends of Sea Terrace, West Bay Residence Association, we echo the WBRA concerns that:

"When it comes to a sense of community and neighbourhood, I think we can all agree that size and mass matter. The West Bay Neighbourhood Guidelines, which form part of Esquimalt's OCP, stipulate that "neighbourliness" should be required of new developments by ensuring buildings are sited to complement the type, scale, and use of adjacent buildings. It further states that "New projects should provide a sensitive transition to near-by, less-intensive zones or areas of different uses".

Sea Terrace residents and the West Bay community at large welcome new development into the community. However, new development needs to be sensitive to and complement the form and character of adjacent properties, something the current proposal does not accomplish. We suggest that townhouses would be more in keeping with and a better fit for the character of the neighbourhood in which Scala wishes to develop. Townhomes would also provide a gentle transition from the large multi-floored apartment buildings down the south side of Dunsmuir Road and would blend

in well with the new townhomes proposed across the street on Dunsmuir at the Tyn-y-Coed property and in the future along Wollaston." (<https://www.westbayresidents.com/post/sea-terrace-an-alternative-approach>)

Our family is invested in this community. We want to see our community grow sustainably in a way that respects the needs of existing residents and protects key urban forest networks that connect us to our natural environment. We urge Esquimalt Council to follow the Esquimalt Official Community Plan (written for and funded by tax paying residents) and require the developer to revise their proposal to: 1. Protect all mature trees (revise garage footprint - need to account for excavation limits and impacts on root zones of mature trees), 2. Reduce building height and siting (1st floor elevation lowered to work with existing frontage grades) 3. Review massing to complement existing adjacent buildings and neighbourhood feel.

Respectfully submitted,
The Childs family

Deborah Liske

From: Rita Findlay [REDACTED] >
Sent: March-20-22 9:03 PM
To: Mayor and Council; Corporate Services
Subject: 734 Sea Terrace development

CAUTION: This email originated from outside of the Township of Esquimalt Network you recognize the sender and know the content is safe.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input 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

To Mayor, Council and Corporate Services,

I have concerns about the development being considered at 734 Sea Terrace.

I recently viewed the initial drawings of the medium/high density, five story, 21-unit residential building proposed as a replacement for the low density, single family home presently occupying 734 Sea Terrace. For the reasons provided below, I propose that the Council consider a 4 plex or 2 storey building as a more appropriate replacement for the present house occupying the lot when the developers of 734 Sea Terrace bring forth their proposal for Council's consideration.

1. Lot 734 Sea Terrace is identified in the Present Land Use Designation as low density and in the proposed Land Use Designation as medium density. Low density is most appropriate for any development on this site given the size of the road comprising Sea Terrace, its proximity to Barnard Park and the Westsong Walkway, the number of pedestrians who use Sea Terrace as a gateway to the West Song Trail, and the neighbourhood itself.
2. Sea Terrace is a very short roadway of approximately 500 or so metres and the roadway services a significant number of townhouses, a second family home, and a parking lot for accessing Barnard Park and the Westsong Walkway. A five story, 21 unit apartment building fundamentally alters the character of the neighbourhood.
3. Sea Terrace is a significant gateway to the Westsong Walkway for people of all ages who use it on a daily basis for their exercise and to exercise their canine family members. Probably 50% of these people are seniors and come from a variety of locations around the West Bay area. To introduce a five story, 21 unit building onto 734 Sea Terrace would be to throw up a substantial and potentially dangerous barrier to the ability of these pedestrians to realize an active, healthy lifestyle by increasing traffic flow onto Sea Terrace and the dangerous corner of Sea Terrace and Dunsmuir Rd. It is my understanding that the Esquimalt Official Community Plan promotes the inclusion of safe pedestrian travel on the laneways and pathways of any new development.
4. Constructing a five story, 21 unit residential building at 734 Sea Terrace will greatly increase traffic congestion and noise pollution upon this pedestrian pathway for a significant period of time and once again detrimentally impact the lives of a great variety of West Bay residents and the broader Esquimalt community. Also, the construction process of such a large building project will be detrimental to the lives, livelihood, and well-being of the various residents living on Sea Terrace because the street is too limited in size to support the machinery and workers required for such a large project and the present use of the Terrace.

Literally and figuratively, the construction will be “hell” for these people.

5. A five story building will block significant solar access for the townhouses across the street and beside the new apartment building, limiting gardening and future solar panel installation.

6. Presently 734 Sea Terrace is home to mature Garry oaks and immediately adjacent to the property are two older sequoia. These trees presently have extensive root systems running throughout 734 Sea Terrace and dependent upon the nutrients and water these roots collect. A five story, 21 unit apartment building will spread itself out on so much of the property, the root systems will be greatly reduced, thus compromising the ability of the trees to thrive as they have in the past or even survive. Constructing a five story, 21 unit residential building at 734 Sea Terrace will clearly have a variety of negative impacts upon the Sea Terrace and broader West Bay neighbourhood.

7. Parking. The surrounding area has VERY limited parking. The proposal is 16 spots for 19 units with 2 visitor spots. That is unacceptable. I understand that we are trying to promote alternatives to driving but the realities are people have cars and drive. Where will the residents of Sea Terrace park when the residents of this proposed building don't have parking if their own? Where will the friends and family of Sea Terrace residents park when there is construction happening and the workers are parking in the very few spots?

I encourage the Council to consider the needs of the people making up the present neighbourhood of and around Sea Terrace. The Official Community Plan provides the kind of values and policies that can support a decision to meet the needs of the future without compromising the needs of the people who are so dependent upon Sea Terrace for their daily walks and healthy, safe living.

Esquimalt is the hidden gem of the CRD, let's not make profit more important than its residents.

Thank you for your consideration.

Rita Findlay

Deborah Liske

From: Paulina M. [REDACTED]
Sent: March-20-22 9:45 PM
To: Corporate Services; Mayor and Council; acota@scaladevelopments.ca; eddie@stellerconsulting.com
Subject: Sea Terrace - Support for Current Proposal

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input 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

Hello,

I am a local Esquimalt homeowner who lives close to the proposed site.

Recently I was made aware of some residents who are against the proposed 5 storey building at Sea Terrace as per their website here <http://friendsofseaterace.ca/>

I am totally FOR the current proposal as we need more housing density desperately. It seems totally reasonable to have a 5-storey building there in that spot given the official community plan limit of 6. In fact, they are building an 11-storey building across from our 3-storey condo in Esquimalt, and I am totally supportive of that too, despite the daily construction noise. They are even building another one on Nelson that I just got notified for, and I am totally for it as well. Then there is one built behind us and I think it's great too!

Townhouses aren't going to increase our housing supply like a 5 storey multi-unit complex would - a new townhouse development will cater to the upper middle class and is going to be way more expensive for purchase than a 1 or 2-storey condo - at least 700k compared to 400-600k. This prices out who needs it most.

I also think the proposed building design is very sleek and beautiful, and if anything would enhance the aesthetic and value of the street from the current decrepit house and bare lawn that sits there, and maybe increase the values of the other 'nice character homes' near it - which I cannot seem to find. If they really had a problem with disrupting the character of the neighbourhood, they must hate the current lot owner.

According to this website, <http://friendsofseaterace.ca/>,

It is estimated that traffic on Sea Terrace will increase by 70% with the proposed building.

I am curious where they came up with this number. From a top-down view, it seems like most people who enter the building won't go all the way down the street, seeing as it is at the beginning of the street...And not everyone in Esquimalt owns a car, contrary to what single-family-home zoning folks with their 2-3 cars think. I know from other developments that not every condo comes with a spot necessarily (see: Nest development on Hillside and Cook), that impacts who will eventually move in there and alter their choice of transportation.

Lastly, their concern with the sun shadow doesn't really make sense as they zone in on unit 733. In the winter, they are concerned with unit 733 being engulfed in the shadow - in the winter there is no sun anyways, we live in the Pacific Rainforest climate (reference graph: 50% cloud cover usually: https://www.weather-atlas.com/weather/images/city_climate/5/6/325365-1000-cloud-en.gif)! The building does not block any summer sun for this north unit or fall or spring sun. Regarding sun on the west and

east sides, this is only for either the morning or afternoon. They still get sun depending on the time of day and the west side doesn't really have any neighbours anyways because that's Dunsmuir road. The east side has barely any windows and they already have sun shadow anyways:



Note the tiny window on the left-most circle is going to be impacted the most - this is such a tiny inconvenience it seems insane to complain about it.

Perhaps these neighbours should move to the countryside and sell their properties so that they don't have to deal with people trying to live affordably, and we can build even more lovely, reasonably-proposed developments in the area.

Please ignore the NIMBYers as this is clearly old (probably white...I guess you will see at the zoom meeting) people with lots of money and no hobbies trying to complain about reasonable development that is desperately needed in our community.

Respectfully,

A local citizen

Paulina M

Deborah Liske

From: I L [REDACTED] >
Sent: March-17-22 5:16 PM
To: Corporate Services
Subject: Sea terrace development support

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: March 18, 2022
For Information __ CAO __ Mayor/Council
Other _____
Referred to: _____
For __ Action __ Response __ Report
For Agenda __ Council __ COTW __ IC

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please verify you recognize the sender and know the content is safe.

Good evening,

I wish to express my support for the upcoming sea terrace project.
It looks like a beautiful and well thought out design.

As we are in the midst of a housing crisis which has negatively impacted many Esquimalt locals for the last decade I hope this project can be built quickly and that council will consider the great benefit to local families.

Thank you,

Taylor
[REDACTED]@gmail.com

Karen Hay

From: Terry Findlay [REDACTED]
Sent: March-18-22 8:08 AM
To: Karen Hay
Subject: 734 Sea Terrace Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karen,

I contacted you in May of 2021 regarding the proposed development of 734 Sea Terrace. Subsequently I and a number of other residents of Sea Terrace sent letter expressing some of our concerns about the proposed development. I want you and council to know that I am still opposed to the development going forward in its current form. Some of my neighbours and I have formed a group that we are calling Friends of Sea Terrace. Friends of Sea Terrace is a group of local residents and friends who are concerned about the development planned for 734 Sea Terrace. As part of an initiative that we have undertaken to prevent the proposed development from coming to fruition without modification we have established a website to make public our concerns.

friendsofseaterace.com

We recognize that some kind of development will occur at 734 Sea Terrace but we are against the size and design of the current plan by the developer (5 storeys, 19 units). We believe that a development not exceeding three storeys would be appropriate. This size of development would be in line with the existing residences on Sea Terrace.

Yours,
Terry Findlay

Karen Hay

From: Development Services
Sent: March-14-22 11:20 AM
To: Karen Hay
Cc: Bill Brown
Subject: FW: Zoom meeting minute

From: rob gage [REDACTED] >
Sent: March-14-22 11:08 AM
To: Aristides Cota <acota@scaladevelopments.com>
Cc: Terry Findlay [REDACTED] >; Mayor and Council <mayorandcouncil@esquimalt.ca>; Development Services <Development.Services@esquimalt.ca>
Subject: Re: Zoom meeting minute

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ari

This letter is in response to your summary of the meeting held with residents around your proposal for redevelopment of the property at 734 Sea Terrace.

Rob Gage

Response to the Minutes of the zoom meeting held on February 3rd 2022

This meeting was the first opportunity for residents at 730 and 733 Sea terrace to hear from Scala Developments regarding their latest renderings for 734 Sea Terrace.

The meeting centered on the presentation by Scala Developments with the opportunity for residents to ask questions and seek clarification on what was being proposed. Residents in no way expressed support for the project as it currently is constituted.

The residents recognize that there is a need for greater density in Esquimalt. However, they feel that the project, as it is currently proposed, is totally inappropriate for the area given the size of the lot, the amount of rock on the property, the impact on surrounding trees, impact on pedestrian access and safety, the limited access of the road, and the impact on adjacent buildings.

The minutes show that Ari Cota stated that site area coverage is 40%. The Scala plan shown on their submission, however, appears to show the area coverage to be approximately 66%.

The residents have indicated that they are willing to work with Scala Developments to develop a proposal that would be more suitable for 734 Sea Terrace.

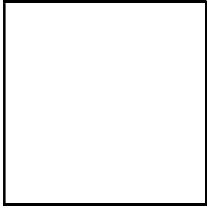
On Tue, Feb 22, 2022 at 2:36 PM Aristides Cota <acota@scaladevelopments.com> wrote:

Hi, Rob Ones more im attaching a minute of our Zoom meeting of February 3rd. Please let me know if you have any questions or comments

Ari

--

Ari Cota
President



Deborah Liske

From: JE Simmons [REDACTED] >
Sent: March-15-22 3:40 PM
To: Corporate Services
Subject: Sea Terrace / Scala development

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 16, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input 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

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think the proposal for this site on SeaTerrace is a good one. There will be building, either way. This proposal is sensitive to the plant life and surroundings. It promises to be ecologically sound.

I live at 831 Dunsmuir Rd.

Traffic will have to be calmed since both this project and the proposal for Dunsmuir Rd. , kitty-cornered from ours will increase traffic. Hopefully, there will be plug ins in the area to support electric cars. I have wanted one but nothing in my building or surroundings that I know of.

Thank you,

Janet E.Simmons

Karen Hay

From: Valerie Hostetler [REDACTED] >
Sent: May-13-21 1:17 PM
To: Bill Brown; Corporate Services; Karen Hay; Mayor and Council;
westbayresidentsassoc@shaw.ca
Subject: Development Proposal for 734 Sea Terrace

To: Esquimalt Mayor and Council, Bill Brown and Council Services.

The proposed five storey, 21 unit building Scala Developers plan to build on Sea Terrace is inappropriate to the scale of the street and its function.

Sea Terrace is a unique gateway and bridge between communities on the eastern edge of the Township of Esquimalt. While a dead end for cars, it's a major thoroughfare for Esquimalt pedestrians who use the street to access Barnard Park and the Westsong Walkway. The Westsong Walkway is a significant pedestrian transportation and exercise route, Sea Terrace provides one of only three public access points to the Walkway in Esquimalt. (And the long, steep staircase at Swallows Landing provides only limited access.) Residents of Esquimalt benefit greatly from Barnard Park, utilizing the playground, tennis courts, picnic tables and dog friendly zones of the park, all of which is maintained by the City of Victoria.

Sea Terrace has been spared the higher density and taller development that's adjacent to it, in all directions. The scale of Sea Terrace is part of its attraction. The street is short, curved and narrow. The changing gradient of the street manifests in attractive outcrops of bedrock. The homes and townhouses built on the contours of land contribute to the natural aesthetic. The one to three storey buildings have architectural setbacks and garden spaces that add to appealing scale. Sea Terrace's urban forest is remarkable. Among the trees are mature Douglas Firs, Garry Oaks, Big Leaf Maples, Sweet Cherries, Lebanese Cedar and two sizeable Sequoias. The presence of such a diverse urban forest is fundamental to the attractive nature of Sea Terrace for all who use it.

The green spaces and trees, the scale and proportion of Sea Terrace are appreciated by many Esquimalt residents on a daily basis as they engage in active lifestyles. The location of Sea Terrace has created a vibrant pedestrian corridor that will be an important draw to new residents of the high density developments along Esquimalt Road and Dunsmuir Road. There will be an increased population that will use the Sea Terrace gateway to access Barnard Park and the Westsong Walkway and achieve healthy living.

The people friendly and modest scale of Sea Terrace is under threat. Scala Developers propose to situate a five storey apartment building on the site of a single family lot on the corner of Sea Terrace and Dunsmuir. This development will compromise the integrity of Sea Terrace. Its height will vastly overpower and dominate the existing street scale. Its excavational footprint will threaten the viability of the sequoia trees. Its traffic will displace the pedestrians. Its shadow will be cast over the street throughout most of the year. Its construction will be a challenge on such a narrow street. This development will alter the successful design fundamentals of Sea Terrace forever.

Esquimalt has the good fortune to have a community gateway such as Sea Terrace. We should have the wisdom and foresight to ensure it remains. I appeal to the Advisory Planning Commission to maintain the scale and proportions of Sea Terrace for future generations of park users and pedestrians. The property of 734 Sea Terrace can be developed in a more harmonious and size appropriate manner.

Sincerely,
Valerie Hostetler

2 733 Sea Terrace, Esquimalt
V9A 3R6

From: [REDACTED]
To: [Mayor and Council](#)
Cc: [Corporate Services](#); [Bill Brown](#)
Subject: Proposed Development at 734 Sea Terrace
Date: May-03-21 7:47:02 AM

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

To: Mayor and Council

I am writing to express my concern about the proposed development at 734 Sea Terrace.
My concerns are as follows:

1. Sea Terrace is a short cul-de-sac, half in Victoria and half in Esquimalt. Except for one single-family home at the end of the block, the surrounding homes are all 2-3 storey townhomes with designated parking for each resident, plus visitor parking.
2. Since the property at 734 Sea Terrace is zoned for one or two single-family homes, a more appropriate use of the property would be 4-5 townhomes or a fourplex with 2-3 bedrooms to accommodate 4 families. Parking should be designated for each resident, plus one or two spaces for visitors.

Extra parking is almost non-existent on Sea Terrace, and the road also sees traffic from delivery vehicles, Canada Post, Public Works trucks, repair trucks and Garbage/Recycling vehicles twice weekly.

3. Apart from the initial inconvenience of the (proposed) construction period, the finished building would continue to be a disruption to the short, narrow street and its residents.

We have already endured several years of water and sewage repairs and updates and the construction of another multi-family building at 835 Dunsmuir. That was a traffic nightmare for Sea Terrace, Dunsmuir and Wollaston residents alike. The constant construction noise and loss of the few parking spaces at the park were quite stressful.

With the Covid-19 restrictions on out-of-home activities for the past year keeping us at home, we are, quite frankly, mentally and physically exhausted.

This small property and cozy neighbourhood community are saturated with multi-level, multi-unit buildings all along the 800 block of Dunsmuir. Please, no more!

Yours sincerely,

Karen Findlay
1-733 Sea Terrace

Karen Hay

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: May-03-21 8:36 AM
To: Karen Hay
Subject: FW: Proposed development of 734 Sea Terrace

Hi Karen,

Please attach this e-mail to your next staff report related to this matter.

Thanks.

Bill

Bill Brown, MCIP

Director of Development Services

Township of Esquimalt | Development Services

Tel: 1-250-414-7146 | www.esquimalt.ca

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: Terry Findlay [REDACTED]
Sent: May-02-21 1:41 PM
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Cc: Corporate Services <Corporate.Services@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: Proposed development of 734 Sea Terrace

Hello,

I am a resident of Sea Terrace who has recently become aware of a development plan for 734 Sea Terrace. I feel that the proposed building is inappropriate at that location. The plan calls for a 5 storey building with 21 units. Such a construction is out of step with the rest of the buildings on Sea Terrace.

I have serious concerns about a number of issues that such a building would present. For example, the addition of more vehicle traffic into the intersection of Sea Terrace and Dunsmuir road would make an already dangerous intersection even more hazardous to pedestrians, bikes, and motorized vehicles. I am also worried about possible interference with the root systems of the Garry Oaks on the property and the large Sequoia on the adjacent property. A decreased view of the sky and the considerable size of the shadow that would be cast by such a tall building are also concerns.

But a more intangible consequence of an oversized building, such as the one proposed by the developers, deeply troubles me. My wife and I have lived on Sea Terrace now for 7 years. Over this time we have come to realize what a special place it is. It is a community in every sense of the word. Neighbours meet on the street to casually chat with each other. Dog owners regularly walk their dogs to the park, frequently stopping to engage with residents. Many people have made Sea Terrace part of their daily recreation. I believe there is something special about the atmosphere along Sea Terrace that attracts its many daily visitors.

When it comes to a sense of community and neighbourhood size matters. Along with the number and types of trees and local gardens, the footprint and height of buildings define the atmosphere of a neighbourhood. The combination of these factors on Sea Terrace serve to promote a friendly, welcoming feel. It is this atmosphere that I fear would be damaged by the sheer bulk of the proposed building. Its footprint would occupy most of the lot and its height would be

two storeys higher than any other building on the street. Walking up Sea Terrace from Barnard Park you would be confronted with this large, looming shape completely out of step with the rest of the buildings, disturbing the otherwise pleasurable experience of walking casually up a friendly, neighbourhood street. This matters not only to the residents of Sea Terrace but also to the many frequent users of the street.

I understand that some form of multiple family dwelling will be built at 734 Sea Terrace but I ask that you consider a more size-appropriate alternative; one in keeping with the unique charm of Sea Terrace.

Yours sincerely,

Terry Findlay
1-733 Sea Terrace

Karen Hay

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-29-21 1:29 PM
To: Karen Hay
Subject: FW: Proposed Development at 734 Sea Terrace

Hi Karen,

Can you please make sure that this e-mail is attached to your next staff report related to this item.

Thanks.

Bill

Bill Brown, MCIP

Director of Development Services

Township of Esquimalt | Development Services

Tel: 1-250-414-7146 | www.esquimalt.ca

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: BLAIRE PARDEE [REDACTED]
Sent: April-29-21 1:19 PM
To: Mayor and Council <mayorandcouncil@esquimalt.ca>; Corporate Services <Corporate.Services@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: Proposed Development at 734 Sea Terrace

Hello,

I live in a townhome that is part of a 4 unit strata at 733 Sea Terrace and recently we found out that Scala Development has submitted a proposal for a six story 21 unit condominium at 734 Sea Terrace. I am opposed to this for the following reasons;

1. 734 Sea Terrace is zoned as a RD3 single or double family site. On the short dead end street there is one home, and three townhome (one with 24 units, one with 5 and the other with 4) sites. All of these structures have two or three levels. A six story building would have a significant impact on sunlight and it is not compatible with the other homes.
2. Many pedestrians use Sea Terrace to access the Westsong Walkway, the tennis courts, the dog park and the playground. The street is narrow so during construction (trucks unloading material, taking away blasted rock, etc) and afterwards (there will be a great increase in traffic as residents access the parking lot of the proposed building) this access will be disrupted. The corner of Dunsmuir and Sea Terrace is located where Dunsmuir curves and already visibility is compromised, which an increase in traffic would exacerbate.
3. Parking on Sea Terrace is limited to 3 residential spots and about 8 spots by the tennis courts which are used by residents, park visitors and visitors of the existing homes on the street. During construction many of these spots will be taken up by the site workers - this happened during the building of 835 Dunsmuir. Because there are only 18 spots allotted in the proposed building, more residents will take up those few parking spaces. I work out of my home as a Registered Massage

Therapist and my clients use those spaces - some of my clients have mobility issues and if they cannot park close by they will not be able to access my treatment space. Our short quiet street cannot handle more parking congestion!

4. Surrounding 734 are Garry oaks and two large Sequoias - their extensive root systems would be threatened if the current proposal is allowed.

I am not opposed to the creation of higher density residential buildings in Esquimalt but Sea Terrace is not an appropriate location. I encourage Council to consider a 4 or 5 townhome development which would be more in keeping with the community.

Sincerely,
Blair Pardee
#3 733 Sea Terrace

Karen Hay

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-19-21 1:41 PM
To: Karen Hay
Subject: FW: Development Proposal for 734 Sea Terrace

Hi Karen,

FYI and to attach to your next staff report related to 734 Sea Terrace.

Thanks.

Bill

Bill Brown, MCIP

Director of Development Services

Township of Esquimalt | Development Services

Tel: 1-250-414-7146 | www.esquimalt.ca

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

From: Terry Males [REDACTED]
Sent: April-19-21 1:37 PM
To: Mayor and Council <mayorandcouncil@esquimalt.ca>; Corporate Services <Corporate.Services@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: Development Proposal for 734 Sea Terrace

To: Esquimalt Mayor and Council, Bill Brown, and
Corporate Services

Subject: Proposed Development on 734 Sea Terrace

Date: April 19, 2021

I recently viewed the initial drawings of the medium/high density, five story, 21-unit residential building proposed as a replacement for the low density, single family home presently occupying 734 Sea Terrace. For the reasons provided below, I propose that the Council consider a 4 plex as a more appropriate replacement for the present house occupying the lot when the developers of 734 Sea Terrace bring forth their proposal for Council's consideration.

1. Lot 734 Sea Terrace is identified in the Present Land Use Designation as low density and in the proposed Land Use Designation as medium density. Low density is most appropriate for any development on this site given the size of the road comprising Sea Terrace, its proximity to Barnard Park and the Westsong Walkway, the number of pedestrians who use Sea Terrace as a gateway to the West Song Trail, and the neighborhood itself.
2. Sea Terrace is a very short roadway of approximately 500 or so metres and the roadway services a significant number of townhouses, a second family home, and a parking lot for accessing Barnard Park and the Westsong Walkway. A five story, 21 unit apartment building fundamentally alters the character of the neighbourhood.
3. Sea Terrace is a significant gateway to the Westsong Walkway for people of all ages who use it on a daily basis for their exercise and to exercise their canine family members. Probably 50% of these people are seniors and come from a variety of locations around the West Bay area. To introduce a five story, 21 unit building onto 734 Sea Terrace would be to throw up a substantial and potentially dangerous barrier to the ability of these pedestrians to realize an active, healthy lifestyle by increasing traffic flow onto Sea Terrace and the dangerous corner of Sea Terrace and Dunsmuir Rd. It is my understanding that the Esquimalt Official Community Plan promotes the inclusion of safe

pedestrian travel on the laneways and pathways of any new development.

4. Constructing a five story, 21 unit residential building at 734 Sea Terrace will greatly increase traffic congestion and noise pollution upon this pedestrian pathway for a significant period of time and once again detrimentally impact the lives of a great variety of West Bay residents and the broader Esquimalt community. Also, the construction process of such a large building project will be detrimental to the lives, livelihood, and well-being of the various residents living on Sea Terrace because the street is too limited in size to support the machinery and workers required for such a large project and the present use of the Terrace. Metaphorically, the construction will be “hell” for these people.

5. A five story building will block significant solar access for the townhouses across the street and beside the new apartment building, limiting gardening and future solar panel installation.

6. Presently 734 Sea Terrace is home to mature Garry oaks and immediately adjacent to the property are two older sequoia. These trees presently have extensive root systems running throughout 734 Sea Terrace and dependent upon the nutrients and water these roots collect. A five story, 21 unit apartment building will spread itself out on so much of the property, the root systems will be greatly reduced, thus compromising the ability of the trees to thrive as they have in the past or even survive.

Constructing a five story, 21 unit residential building at 734 Sea Terrace will clearly have a variety of negative impacts upon the Sea Terrace and broader West Bay neighbourhood. I encourage the Council to consider the needs of the people making up the present neighbourhood of and around Sea Terrace. The Official Community Plan provides the kind of

values and policies that can support a decision to meet the needs of the future without compromising the needs of the people who are so dependent upon Sea Terrace for their daily walks and healthy, safe living.

Yours sincerely,

Terry Males

2-733 Sea Terrace

Esquimalt, BC