

## Jack Briedé-Cooper

---

**From:** Corporate Services  
**Subject:** Comment on Variance Permit: 856 and 858 Esquimalt Road

**From:** Benjamin James-Groom [REDACTED]  
**Sent:** September-28-22 11:07 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Comment on Variance Permit: 856 and 858 Esquimalt Road

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: September 29, 2022 For Information ___ CAO ___ Mayor/Council Other _____ Referred to: ___ Deb H ___ For ___ Action ___ Response ___ Report For Agenda ___ Council ___ COTW For Agenda ___ In Camera ___ X ___ Late Item
---

Hello,

I'd like to comment on the zoning amendments proposed for the development at 856/858 Esquimalt Road.

As an immediate neighbour to the proposed development, I fully support the reduction in elevation of the proposed development.

Twelve storeys would fully obstruct the west-facing view from my fourth-storey residence, a vista I would be appalled to lose.

Completion of the original twelve-storey development would negatively impact my property value, which would be unacceptable.

Though six storeys will still hinder the lines of sight from my property, it is seemingly too late to oppose the development itself, so I must voice my support for the proposal to reduce its height.

Therefore I urge Council to APPROVE the proposed Siting Requirements amendment such that the proposed development be capped at six storeys.

At the same time, I'm compelled to voice concern with the proposed facilitation of motor vehicle parking capacity.

Esquimalt Road has been sorely congested for several years now.

I'm aware of several planned developments along Esquimalt Road, in various stages of approval and execution. Accommodating further densification of Esquimalt guarantees further densification of vehicle traffic on Esquimalt's arterial roads.

Esquimalt Road itself cannot tolerate more voluminous traffic without widening the road to four lanes, a project that appears impractical at best, and impossible at worst, due to landscape features and private property along the road.

It follows naturally that facilitating dense parking structures in Esquimalt implies that the Township's road infrastructure can accommodate increased traffic.

This is a fallacy.

Accommodating more road vehicles in the Township will further asphyxiate the already-overwhelming traffic. Such an accommodation will infuriate incumbent residents, and mislead incoming residents, with respect to the efficiency of travelling by car, motorcycle, or bus, to and from Esquimalt within the CRD.

I therefore urge Council to DENY the proposed Lot Coverage amendment.

Thank you for considering the realistic implications of densification in Esquimalt.

I dare remind Council that municipal elections loom over the next two weeks, and that the excess of approved multi-storey developments along my block alone speaks volumes about the current Council's vision.

The outcome of Council's October 3rd consideration of this development variance will sway my vote.

Respectfully,  
Benjamin James-Groom