

**From:** [Deborah Liske](#)  
**To:** [Dan Horan](#); [Bill Brown](#); [Deb Hopkins](#)  
**Cc:** [Sarah Holloway](#)  
**Subject:** FW: 485 Joffre Street  
**Date:** March-03-23 3:51:04 PM

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Copy of correspondence forwarded to:  
Council & CAO - For Information  
Bill, Director of Development Services - For Action (PH Binder)  
Deb, Corporate Officer - For Late Item (Mar 6 Council)

**Deborah Liske**

Office Administrator of Corporate Services  
Township of Esquimalt | Corporate Services  
Tel: 1-250-414-7136 | [www.esquimalt.ca](http://www.esquimalt.ca)

-----Original Message-----

From: Flo Steel  
Sent: March-03-23 11:14 AM  
To: Council  
Subject: 485 Joffre Street

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.

This street has only single family homes and duplexes at the present time. As the street is very narrow and has a child care business situated on it already, I think if a multi family building of 6 units is approved it will be impossible to deny any future requests leaving the daycare users in danger of a serious accident.

Flo Steel  
467 Kinver St.

**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 South Joffre Street.  
**Date:** March-06-23 1:13:39 PM

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Late Agenda Item (Mar 6)

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**From:** Joshua Galbraith <[REDACTED]>  
**Sent:** March-05-23 11:11 PM  
**To:** Council <council@esquimalt.ca>  
**Subject:** 485 South Joffre Street.

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.

To mayor and council,

I am writing to note my support for the proposed stacked townhome at 485 South Joffre Street. I am a 32 year old adult who lives in Esquimalt and these kind of three bedroom homes are exactly what me and my friends are looking for to start/raise families in. Currently, we are either being pushed into 1 bedroom apartments, or detached single family homes that are quickly becoming unaffordable to the vast majority.

If we gate-keep homes in Esquimalt to be only "single family" we will soon have no families who can afford to live here. New builds like this one are exactly the kind of places that can foster community, build neighbourhood character, and make our town stronger for the future.

Thank you,

Joshua Galbraith

**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 South Joffre Street rezoning  
**Date:** March-06-23 1:14:02 PM

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Late Agenda Item (Mar 6)

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**From:** Maria Hla Tin [REDACTED]  
**Sent:** March-05-23 8:20 PM  
**To:** Council <council@esquimalt.ca>  
**Subject:** 485 South Joffre Street rezoning

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'm a resident of Esquimalt who dwells at 1103 Lyall Street. I strongly **oppose** the rezoning of the above-noted plot to construct 6 strata townhouse dwelling units.

While I am supportive of building homes, either townhouses or low-rise condominiums, it has to be within appropriate lot sizes and inclusive of **appropriate parking** within the said lot, i.e. a minimum of 1 parking space per household. In addition, appropriate parking means either built in garage or parking space on the property lot, in front of the said townhome, **not street parking**.

I have been subject to a redevelopment that took place next door to my property and due to the awkward parking spaces, residents tend to leave their cars on Lyall street. It is a public street and a free country, but when one can barely get out of one's own driveway, then it becomes a hazard.

I trust that council will do the right thing and vote to **permit** the development of **only two strata townhouse** units at 485 South Joffre Street.

Sincerely,

Maria Hla-Tin  
1103 Lyall Street,  
Victoria, BC V9A 5G3

**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 Joffre - Letter of Support  
**Date:** March-06-23 1:14:33 PM

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Late Agenda Item (Mar 6)

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**From:** Suzanne Bradbury <[REDACTED]>  
**Sent:** March-05-23 7:05 PM  
**To:** Council <council@esquimalt.ca>  
**Subject:** 485 Joffre - Letter of Support

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,

Please accept this letter of support in favour of the rezoning development proposal for 485 Joffre.

Esquimalt is a highly desirable community but, like much of our region, suffers from an aging and limited supply of housing stock with consequent impacts on residential affordability. Large lots in a residential areas such as this one, characterized by a transition from duplex zone to multi family behind, provide a perfect opportunity for a gentle density transition in the form of town houses. The townhouses in this proposal are three bedroom and ground oriented, providing a very rare opportunity to supply Esquimalt with family compatible new homes.

The location is ideal for density and the achievement of the “15 minute neighbourhood”. As the OCP identified, the site is close to the urban core, transit, amenities and schools. By moving most of the density to the back of the lot, the design respects the character and single family nature of the Joffre street frontage, and the 1:1 parking ratio protects the street from impact.

Esquimalt needs to stay committed to refreshing its housing stock with residential options representing all stages of the housing continuum. In addition to the features outlined above, this proposed development respects the community’s sustainability goals with EV chargers, electric bicycle infrastructure, raised beds for food production, community spaces for neighbours to connect, new tree plantings, and a carbon neutral step code 3 design.

In summary, the lack of housing supply is a critical obstacle to so many of the economic and quality of life objectives we desire for our community. To that end, I respectfully ask Mayor and Council to support this development proposal.

Sincerely,

Suzanne Bradbury  
Property Owner, 901 Esquimalt Road

**Suzanne Bradbury (she/her)**

Owner

C: [REDACTED] O: [REDACTED]

E: [REDACTED]

**FORT PROPERTIES LTD.**

814 Broughton St, Victoria, BC V8W 1E4

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**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 South Joffre Street - Support Letter  
**Date:** March-06-23 1:14:33 PM  
**Attachments:** [Homes for Living - 485 South Joffre Street - Support Letter - March 2023.pdf](#)

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Late Agenda Item (Mar 6)

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**From:** Homes For Living <[REDACTED]>  
**Sent:** March-05-23 7:49 PM  
**To:** Council <council@esquimalt.ca>  
**Cc:** Barb Desjardins <Barbara.Desjardins@esquimalt.ca>; Ken Armour <Ken.Armour@esquimalt.ca>; Duncan Cavens <Duncan.Cavens@esquimalt.ca>; Darlene Rotchford <Darlene.Rotchford@esquimalt.ca>; Andrea Boardman <Andrea.Boardman@esquimalt.ca>; Tim Morrison <tim.morrison@esquimalt.ca>; Jacob Helliwell <Jacob.Helliwell@esquimalt.ca>  
**Subject:** 485 South Joffre Street - Support Letter

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,

Please find attached a support letter for 485 South Joffre Street.

Best regards,

*The Homes for Living Team*

## HFL's Support Letter: 485 South Joffre Street – Public Hearing – March 6, 2023

Dear Mayor and Council,

We, at Homes for Living, support the proposal at 485 South Joffre Street and hope council will approve this project. This site redevelopment ticks many boxes and approving it would help council demonstrate its commitment to addressing the housing shortage, building family suitable homes, and encouraging infill housing options.

Though the housing shortage has hit people across the income, age, and life stage spectrum, it has been particularly tough on families. The current housing situation has pushed young professionals with children out of the region, forced couples to make tough decisions regarding having children in the first place, or crammed families into homes too small for them. These trends have accelerated since 2020 with more people working from home which make family-oriented / three-bedroom proposals like 485 South Joffre very important.

It is also worth mentioning the significant modifications the applicant has made versus the original design in response to prior feedback from the community and staff. Though certain members of the community are unlikely to be satisfied by any modifications, this building will fit into the neighbourhood and blend into the existing urban environment. Moreover, this building aligns with many of Esquimalt's OCP goals and is designed with environmental considerations in mind – as illustrated by bike storage, the Step Code 3, electric heating, car EV charging, and no gas connection.

Finally, Esquimalt is well suited for infill homes. The township is already built up and can no longer expand out. Many areas within the town are located near amenities, shopping centres, public transit, schools, and parks. 485 South Joffre exemplifies this point as it is blocks from the school, rec centre, parks, and a light commercial hub full of restaurants, groceries, and other stores.

Thank you for reading our submission. Please approve this proposal and consider a zoning framework to encourage more family friendly infill housing options like this throughout the township.

Best regards,

*The Homes for Living Team*

Homes For Living Contact Information:

[Redacted contact information]



**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 Joffre St - Mar 6 OCP hearing  
**Date:** March-06-23 1:14:51 PM  
**Attachments:** [image001.png](#)

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Late Agenda Item (Mar 6)

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**From:** Rice, Erin [REDACTED]  
**Sent:** March-05-23 1:41 PM  
**To:** Council <council@esquimalt.ca>  
**Subject:** 485 Joffre St - Mar 6 OCP hearing

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Hi Mayor and Council,

I'm writing to voice my support for this rezoning, as I won't be able to attend the hearing in person tomorrow.

I've lived in Esquimalt since 2006 and am constantly amazed at the convenience of the neighbourhood. I never want to live more than a few blocks from the pool, library, and groceries! I am highly in favour of increasing density across Esquimalt, so more people have the opportunity to live in this vibrant, accessible area.

The subject site is adjacent to everything a family needs, making it one of the few neighbourhoods in Victoria where a family can easily live with one car. I like the proposed development for several reasons:

- The site is close to apartment buildings making it a good location for increased density. The adjacent houses already experience parking in behind the apartment building.
- Easy access to transit to downtown/UVic make it feasible to have a single parking spot per unit.
- The design is smart, as it appears to be a large duplex from the street. This minimizes the impact of the building on the streetscape.
- Having the units stacked rather than attached makes for more livable floor plans, since each unit is not three small levels dominated by stairs.
- The level floor plans are also more energy efficient.
- The exterior design and finishing materials are an improvement to the street, and a timeless style that I hope we see more of in Esquimalt.

Please don't hesitate to contact me if you have any questions.

Sincerely,  
Erin Rice  
1412 Beatty St  
[REDACTED]



**Erin Rice**

1. **Identify the main idea or thesis of the passage.**  
 2. **Summarize the supporting points or evidence.**  
 3. **Explain the author's purpose or intent.**  
 4. **Discuss the significance or implications of the passage.**  
 5. **Provide a concluding statement or analysis.**

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Cell. 

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**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: REZONING OF 485 Joffre st South  
**Date:** March-06-23 1:15:07 PM

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Late Agenda Item (Mar 6)

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**From:** Kelly Teeple [REDACTED]  
**Sent:** March-05-23 1:26 PM  
**To:** Council <council@esquimalt.ca>  
**Subject:** REZONING OF 485 Joffre st South

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To Mayor Barb Desjardins and Esquimalt Council

Thank-You for the time consuming work you all do, we appreciate all of you, time to complain now.

We do not like the development proposal for 485 Joffre south. We realize it is a lot that will be developed and we know people need housing. We feel that the development at 485 Joffre south is too large at 6 units and would be much more suited to 4 units. There is not enough parking on site and not enough on street parking. At times, there are open parking spaces on our street but not enough. Its all fine and dandy to do a 1-3 day on street parking but i don't believe that shows the reality of lack of on street parking when a new development is built.

We feel that the development proposal lacks space for the dwellers to socialize with one another and the current residents of our little street.. We want to continue to know our neighbours and feel their lack of open space on the lot prevents this. Once again, we think four lots would be better suited to this site.

Thanks for taking the time to read this

Kelly Teeple

Ken Whitehead

**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 South Joffre Support Letter  
**Date:** March-06-23 1:15:26 PM

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Late Agenda Item (Mar 6)

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** March-05-23 10:33 AM  
**To:** Council <council@esquimalt.ca>  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** RE: 485 South Joffre Support Letter

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Sunday, March 5, 2023 9:59 AM  
**To:** [council@esquimalt.ca](mailto:council@esquimalt.ca)  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** 485 South Joffre Support Letter

Dear Honourable Mayor and Council,

We are residents of Esquimalt and home owners since 1999 and have seen lots of change in our Township which is building to the future while improving the present. We support the proposed 485 South Joffre Street home and site plan which Council is considering.

The email below was sent to Anna Sorensen at Largeando.com as we originally shared our thoughts for the proposal and wish to present this to you in support of approving and the completion of this project.

You may call or write to us, the undersigned concerning any questions or additional information in regards to this submission.

Thank You!

[REDACTED]  
[REDACTED] (H)  
[REDACTED] (V+Txt)  
846A Dunsmuir Road,  
Esquimalt BC V9A 5B7

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**From:** [REDACTED]  
**Sent:** Wednesday, March 1, 2023 9:42 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: 820 Dunsmuir Property

Hello Anna,

We have looked at the Joffre Street site and neighborhood to better understand what is there and to add that context to what the proposed structure might bring to the existing community.

First, we truly like the sixplex-in-one package as depicted and explained by you during our discussion. It presents a simple, single home appearance in a neighborhood of single family dwellings and promotes higher density without carving up the housing stock and creating city planning issues; all occupant safety and comfort needs are incorporated in your design.

Second, that higher density is accomplished without building structures that are the overly tall, many storied buildings on the street that may be annoying and obstructive to nearby neighbors. It is an especially important detail that the neighborhood around the Joffre Street site is compatible with this particular design and housing use.

We love it! And what better way to encourage the return of the extended family to the community in a single location that could bring multi-generations together again for many reasons and in many ways.

Thank You for sharing!

[REDACTED]  
[REDACTED] (H)  
[REDACTED] (V+Txt)

**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: Supporting project on Joffre in Esquimalt  
**Date:** March-06-23 1:15:47 PM

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Late Agenda Item (Mar 6)

-----Original Message-----

From: Cathie Lamont <[REDACTED]>  
Sent: March-05-23 8:54 AM  
To: Council <council@esquimalt.ca>  
Cc: [REDACTED] <[REDACTED]>  
Subject: Supporting project on Joffre in Esquimalt

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To Esquimalt Mayor and council,

I would like to express my support for the Large and company multifamily project at 485 Joffre Street. I live in VIC West and I'm excited to see more sensitive higher density housing coming into our area. I've had a look at the plans for the Joffrey Street project and think they are truly beautiful and would be a great addition and enhancement to the neighbourhood I am familiar with other Large & co. projects as we have looked into possibly buying in them in the past and I know that they build well, in a timely manner and have always worked to better the site and area in which they are working.  
I hope you'll give this project your favourable consideration.

Thanks for all you do,

Cathie Lamont  
715 Suffolk St.

Sent from my iPhone

**From:** [Council](#)  
**To:** [Sarah Holloway](#)  
**Subject:** FW: 485 S. Joffre proposal  
**Date:** March-06-23 1:17:07 PM

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Late Agenda Item (Mar 6)

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**From:** Saira Reynolds <[REDACTED]>  
**Sent:** March-03-23 4:42 PM  
**To:** Council <council@esquimalt.ca>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** Re: 485 S. Joffre proposal

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Hello Mayor and Council

My husband and I own a half duplex at 472 Kinver Street around the corner from the proposed development at 485 S. Joffre. We wanted to write a letter of support for this project, as we feel it is the type of housing needed in our community. We love that all the units have 3 bedrooms and are perfect for families. We know a few families in the area that only have 1 vehicle and the area is so accessible by transit and within walking distance of all amenities. We also like that the parking is in the back of the development and the front of the building looks beautiful and will fit with the neighbourhood.

We were fortunate enough to buy our home when it was only \$[REDACTED] and we know many people who would love to purchase a more affordable option in a great neighbourhood this project would allow families to do that. We see these kinds of developments a lot in Cook St Village and feel that it creates a very vibrant community with a mix of residents and we would love to see the same thing in Esquimalt. We also feel that as the density in Esquimalt increases, it will bring in more businesses that will thrive which will benefit everyone.

In closing, we just want to encourage the mayor and council to support this project as it will bring more families into our community.

Saira & Collin

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Saira Reynolds

m: [REDACTED]

e: [REDACTED]