



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

LATE AGENDA ITEMS COUNCIL

Monday, May 17th, 2021 @ 7:00 pm
Esquimalt Council Chambers

(1) PERTAINING to Item No. 4: **PUBLIC HEARING** – Rezoning Application – 1100, 1104 & 1108 Esquimalt Road, and 610 & 612 Lampson Street, Staff Report No. DEV-21-037

- Emails received from the following individuals:

Mary Ann, James, & Taryn Mah

John Hastings

Tara Hastings

Wil Nikl

Elizabeth & Matthew McKay

Justin Loughead

Evan Morgan

Victoria Mitchell

Gary Davis

Larry & Joan Hazeldine

Maria Montgomery

Diana Bosworth

Tamacinn Stacey

Andrea Lam

Loc Huynh

Cam Huynh

Elizabeth McKay

Leah ter Hart

Scott Vandament

Jodi Mann

Cheyenne Arnason

Neal Martin

Andrea Baxter

Chad Lindberg

Tim Croft

Victoria Flack

Amy Atchison

Andrew Esser-Haines

Azula Houghton

Carol & Paul Arnold-Schutta

Charles Hilton

Cindy Walsh

Consttance Sinclair

David Collins

Genevieve Hammond

Graeme Mann

Hazel Furey

Heather Morgan

Jacob Lemire

Jill & Dexter Smith

Joe Hadley
John Capelli & Sacha Loughton
June Fletcher
Kanao Fudamoto
Kathleen & Mark Aitken
Kenneth Nord
Kim Fisher
L Hunter
Laurel Bernard & John Harley
Leanne Warren
Marie & Drew Fidoe
Melissa Cannady
Nadia & Colin McTaggart
Nadine Groves
Paige MacFarlane
Patricia Lyster
Rebecca Juetten
Richard Fisher
Richard Morgan
Rick & Brenda Margetish
Robert Thornley
Rolf Moosmann
Ronda Nicklen
Sherry Rumbolt
Thomas & Chris Ambler
Tia & Che Way
Vicki Metcalfe

(2) PERTAINING to Item No. 5: **PUBLIC HEARING** – Detached Accessory Dwelling Units -
Staff Report No. DEV-21-034

- Email from Anton Glegg, dated May 13, 2021
- Email from Kris Andersen, dated May 17, 2021
- Email from Marie Fidoe, dated May 14, 2021

Deborah Liske

From: William Nikl
Sent: May-13-21 8:35 AM
To: Corporate Services
Subject: Support to Rezoning Lampson Corners

Categories: Mail Log

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 13 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **396 Constance Ave**, I am writing to express my strong **support** to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

The addition of two six story buildings containing 89 residential units will provide much needed housing in our community, and a building of this size fits perfectly at this location.

It is nice that every unit will have a parking space, as well as visitor parking is going to be provided. Many people are choosing not to own cars and will be able to rent out their spaces to neighbours. This is a very safe intersection, and with several major bus routes just outside, the development is located perfectly to support car free and car minimal lifestyles for residents.

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

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

Regards,

Will Nikl

Sincerely,
Will

Like our work? Referrals are the backbone of our business, please refer us to your family, friends and colleagues!

From: [Evan Morgan](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 9:47:15 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 13, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 727 Lampson Street I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

*Regards,
Evan Morgan*

Sent from my Galaxy

From:
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 9:35:52 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 13, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Anja
For Action Response Report
For Agenda Council COTW IC

Dear Council,

As a resident of **907 Bewdley**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

Regards,

Justin Loughead

From: [Liz Aitken](#)
To: [Corporate Services](#)
Subject: Opposition to corner of Lampson and Esquimalt Development
Date: May-13-21 9:14:13 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 13, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 962 Lampson Place, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

My biggest concern is the loss of so many beautiful Garry Oak trees which MUST be protected now and in the future development of Esquimalt. Councils disregard for the Garry Oak ecosystem of this neighborhood is disgraceful! Underground parking would ruin any surviving tree roots... let's be completely truthful!

My _____ and I walk past this corner every school day and I am so concerned about their safety at that particular intersection I will never allow them to walk to _____ by themselves. An increase in density of this level will significantly add traffic to an already crazy intersection. There is very little street parking which is already very full.

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

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

The proposed development will also require the tragic removal of approximately 44 mature trees on the site, including protected Garry Oaks,

destroying the natural green space and bird habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat and the preservation of green spaces.

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

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

Thank you,

*Elizabeth and Matthew McKay
962 Lampson Place*

From: [Tamara Hastings](#)
To: [Corporate Services](#)
Subject: Opposition to the rezoning and development of Lampson Street corner
Date: May-12-21 8:55:52 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 13 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **Lampson st 542 and 538**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know my opinions are shared by

*many who have not managed to attend meetings or write letters
and emails.*

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

Regards,

Tamara Hastings

From: [John Hastings](#)
To: [Corporate Services](#)
Cc: [John Hastings](#)
Subject: Opposition to the rezoning and development of Lampson Street corner
Date: May-12-21 6:43:11 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 13, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

corporate.services@esquimalt.ca

Template Subject Line:

Opposition to Rezoning Lampson Corners

Dear Council,

*As a resident of **Lampson st 542 and 538**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know my opinions are shared by many who have not

managed to attend meetings or write letters and emails.

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

Regards,

John Hastings

From: [Taryn Mah](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Esquimalt and Lampson Corner
Date: May-12-21 6:23:26 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 13, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To: Esquimalt Municipal Council

Subject Line: Opposition to Rezoning Esquimalt and Lampson Corners

Dear Council,

As a resident of townhouse 1 at 618 Lampson Street, I am writing to express my very strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

The addition of two six story buildings containing 89 residential units will cause an even more increase in automobile traffic, destroy local wildlife habitat, create immense shadows on a large amount of properties in the neighbourhood, and create significant issues with street parking.

According to the plans, only 9 parking stalls out of 94 will be reserved for visitors. As a result, both additional visitors and households with two vehicles will be forced to park on the street, where parking is already an issue. Before the global pandemic, the said intersection during the after work rush hour would be backed up both ways, because of bridge traffic, Colwood traffic, and Navy traffic. Often cars would be stopped in the middle of the intersection because of the bus stops on both Esquimalt and Lampson. Children coming home from school, who are

rushing across the street, have had some near misses, as I have witnessed one too many times while walking my dog in the neighbourhood. Impatient drivers are not sharing the road with cyclists as they gear down for the hill up Lampson. Already the intersection between Lampson and Wordsley and our own driveway has caused unfortunate back ups, and that is only with 12 new residences three years ago! The proposal has the semi-underground parkade driveway parallel to our own driveway opposite to Wordsley. The addition of 89 units and over 100 parking stalls will also adversely affect traffic and the safety of pedestrians in what is already a busy traffic corridor and intersection.

The proposed development will also require the tragic removal of approximately 44 mature trees on the site, including protected Garry Oaks, destroying the natural green space and bird habitat. "Collectively Garry Oak and associated ecosystems are among the most endangered in Canada" (*goert.ca*). Any planned development of the property should consider the continuing impact to local wildlife habitats of birds, insects, butterflies, mammals and symbiotic plants. Our townhouse is surrounded by mature Garry Oaks, from the back, from the side, and of course the front, where we have seen and photographed many different colours of hummingbirds and their nests, woodpeckers, butterflies and more recently the revival of bees. We have even found herons in the Garry Oak in front of our home. And when we first moved in, we videoed an Eagle eating lunch in the same Garry Oak that is to be destroyed in the proposed plan.

At the most recent advisory meeting I took note of the shadows forecasted due to the height of both buildings. Not only will the 6-8 storey heights forecast shadows of almost every part of the day on our townhomes, it will also forecast shadows on Fernhill and Norma Court. When our own townhomes were built the study of the shadow forecast was minimal to our neighbours on Norma Court. Our personal townhome is the height of a two story home due to the nature that we are set into the rock and slope of Lampson. Our townhomes also have two major features, advised by the Esquimalt council, a children's playground and a community garden. The children's playground and side yards are used almost daily by my neighbours, as many of them have young children and growing families. The immensity of the Lampson properties (the second building) will overlook our playground and the semi privacy of our young neighbours. In light of the Township's 2019 declaration of a climate emergency, and the unprecedented disruptions of the global pandemic, it is evident that local food security is more critical than ever before. "The City supports urban food production on public and private land" (victoria.ca). The height of the Lampson building will directly impact our community garden. This past year, we were able to harvest year round, growing on both our community gardens and our front patios because of all the natural south facing light. "Urban gardening and food production contribute positively to health and well-being, social interaction, connection to nature, and environmental education. They help create healthy and diverse ecosystems while building community and our food security" (Victoria.ca). The Lampson properties would best be suited to stay zoned as they are currently. They are not zoned for high density living.

The Lampson property with the covenant should be respected.

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

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

Regards,

Mary Ann, James, and Taryn Mah

Acknowledging the ləkʷəŋən people whose unceded territory we are honoured to be guests on. The ləkʷəŋən people have been the caretakers of this land since time immemorial.

From: [Gary Davis](#)
To: [Corporate Services](#)
Subject: This is support!
Date: May-13-21 1:10:54 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>May 14 , 2021</u> For Information <u>__CAO __Mayor/Council</u> Other <u>_____</u> Referred to: <u>Anja</u> For <u>__Action __Response __Report</u> For Agenda <u>X_Council __COTW __IC</u>
--

I support the rezoning for future development at Lampson and Esquimalt roads.

Gary Davis
1265 Rockcrest Ave
Esquimalt

From: [Victoria Mitchell](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 12:30:29 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 1166 Old Esquimalt Road, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, [1108 Esquimalt Road](#) and 610, [612 Lampson Street](#).

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

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

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

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

When does it end people... ?

Regards,

Victoria Mitchell

From: [BOBANDJOAN HAZELDINE](#)
To: [Corporate Services](#)
Subject: rezoning
Date: May-13-21 2:24:00 PM

To council, do you really have our interests at heart? we will see in the near future the proposal you put forward regarding the property at 1100 Esquimalt rd, would be a disaster, we my husband and I have major concerns about the traffic at the traffic lights, the biggest concern is the fire engine when they come by have to sound the alarm, because there's a build up of traffic there, since you put those gardens in the middle of the road, and there's a lot of traffic now we can niether get in or out of our property, our parking lot is at the back of the building, and the vehicles wont let us in from esquimalt rd or to get onto it from Joffre either,

when my d goes to the , and the for t noone wants to let

him join the traffic. maybe you should dig the gardens up again if you want to build Esquimalt up . Larry and

Joan Hazeldine. Joffre Manor residents.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: [Tamacinn Stacey](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 6:20:29 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 359 Anson Street, Esquimalt BC, V9A 5W4.

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

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

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

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

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

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

*Regards,
Tamacinn stacey*

From: [Andrea Lam](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 7:10:09 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 530 Joffre St., I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

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

Regards,
Andrea Lam

From: [Loc Huynh](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 7:11:23 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **530 Joffre St.**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

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

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

Regards,

Loc Huynh

From: [Cam Huynh](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-13-21 7:11:55 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **534 Joffre St.**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

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

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

Regards,

Cam Huynh

From: [Liz Aitken](#)
To: [Corporate Services](#)
Subject: No to the development of Lampson @ Esquimalt
Date: May-13-21 9:29:42 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>May 14, 2021</u> For Information <u>__CAO __Mayor/Council</u> Other _____ Referred to: <u>Anja</u> For <u>__Action __Response __Report</u> For Agenda <u>XCouncil __COTW __IC</u>

I am opposed to the current plans for development at the corner of Lampson St. and Esquimalt Road.

Hello, my name is Liz and I am a resident of 962 Lampson Place. I wrote another email earlier today to council but am writing a second time because I needed to speak from the heart. I feel very passionate about this as a lifelong resident of Esquimalt and mother of two. I lived on Lampson Street as a child and Lampson Place currently. Lampson @ Esquimalt has been the closest major intersection to my house for most of my life. This was the corner I sat on as a child watching the Buccaneer Day parade go by as a child. My favourite shady corner. I now sit in the same shady spot with my . We walk past this corner every weekday to go to . When I told my about what was being proposed without any influence from me they shouted "No!". We carefully cross this intersection together and I would never feel comfortable letting them walk my themselves to because this is such a busy corner with many distracted and rushing drivers. Each morning Lampson Hill is busy with waiting cars trying to get through the intersection just before school starts. It was wonderful when the school was able to have a crossing guard at this corner in 2018-19 but funding was cut.

This green corner is at risk of disappearing along with many protected Garry Oaks.

I cannot bear to see this spot which is so lush and green with several protected Garry Oaks on the North East side of the property reduced to ZERO Oaks and massive, in-your-face building with very little flora. Not at this intersection please, Head @ Esquimalt, fine.

I see no trees at all in the current development plan!

I would welcome a plan similar to the other townhouse development directly across Esquimalt Road that is fitting for that particular corner or similar to the apartments around it with only 3-4 stories.

Get real if you think 1 parking spot per unit will handle that many people. The current townhomes behind the lot on Lampson St (which I also opposed) have lost their views of the gorgeous Olympic Mountains. Probably the best part of living there, GONE!

Our elementary school is at maximum capacity with no computer lab and more portables. Where will this increase in density go?

I urge you to consider what the next generation of kids here will inherit. More cars need to go here so dig up all the protected trees to make way?

Please say no to this particular height and destruction of native species just for some more taxpayer dough. My street 2 blocks up the hill will see some overflow parking if this goes through, I guarantee it. And that is crazy but true.

Thank you for taking the time to read this,
Elizabeth McKay
962 Lampson Place

From: [Leah ter Hart](#)
To: [Corporate Services](#)
Subject: Oppositional to Rezoning Lampson Corners
Date: May-13-21 9:30:03 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **539 Lampson Street**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

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

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

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

Regards,

Leah ter Hart



--

"Do or Do Not...
There is no TRY,
..." -YODA

From: [Scott Vandament](#)
To: [Corporate Services](#)
Subject: Oppositional to Rezoning Lampson Corners
Date: May-13-21 9:33:56 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **370 Pooley Place**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

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

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

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

Regards,

Scott Vandament

From: [Jodi Mann](#)
To: [Corporate Services](#)
Subject: Opposition to rezoning Lampson/ Esquimalt corner
Date: May-13-21 10:36:04 PM

Jodi Mann
8-618 Lampson St
Esquimalt BC

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To your Worship and Council,

As a resident of 8-618 I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

*As a home owner at 618 Lampson St, I am greatly concerned about my privacy being compromised by this development as the 2nd and 3rd floor south-facing windows are nearly floor to ceiling, optimized for increased natural light (the 3rd floor being a bedroom). When 618 Lampson St was in the development stage, only a few years ago, the surrounding neighbours were vocal about their privacy concerns and being negatively impacted from the rooftop patios in the plan. Those concerns were taken into account and the rooftop decks were amended to be set back from **either side of the building by 12 feet** and a precedent was set that concerns about privacy are valid. I am hoping our privacy concerns will be considered with the same respect and sensitivity and that the plans for this new development are amended accordingly.*

*Another concern in this development is the majority of units are 1 and 2 bedroom (only 4 units out of 92 will have 3 bedrooms, excluding the penthouse suites) which are fine for families without children, however in the most recent OCP (page 9) it clearly states that there is an upward trend in young cohorts living in Esquimalt and goes on to say that there will be a need for more housing that can accommodate young children. In my experience, small condos do not exactly fit this bill. From the Township of Esquimalt's Designing Density report from 2019, after location, the **second** most important factor to people when considering multi-family housing is **number of bedrooms** (section 3, figure 7). In that same report from a survey of Esquimaltians, it is indicated that 5+ stories of apartment/condos are one of the least preferred forms of housing. I ask of you at this time to consider if this development in its current design **is what our community actually wants or needs** and isn't instead a knee-jerk reaction to the current panic of a housing crisis that has been 30 + years in the making.*

Another issue with this development is regarding the increase in traffic that will no doubt greatly affect the already busy intersection at Lampson St and Esquimalt Rd., making it less safe. I understand the ideal being that new residents of this building will take advantage of public transportation and the walkability of our area, there is however the reality that the majority of our society has yet to make this leap and still depends on their vehicle for most of their transportation needs. Many families will also have 2 cars per household, which isn't accommodated in the current parking design, and will further complicate the street parking situation.

Like many of my neighbours, I am not against housing developments. This proposal however, does not fit the needs of the area, and is contradictory to Esquimalt's own policies and precedents. Our community has strong concerns that the current size and design of this development will negatively affect our neighbourhood and our quality of life.

Respectfully,

Jodi Mann

From: [Cheyenne Arnason](#)
To: [Corporate Services](#)
Subject: Rezoning
Date: May-14-21 8:47:58 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident and business owner in Esquimalt at 542 Lampson Street, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

I run a licensed in-home daycare, and parking is already an issue on Lampson street some days. Both residents and visitors from the townhouses at 1105 Esquimalt Road park on Lampson Street, and several neighbours have multiple vehicles that are parked on the road as well. I'm not in the position to make a larger driveway as I'm a renter, and this project is causing myself and my daycare clients a great deal of worry and anxiety.

I cannot support this project.

Between the parking issues we already have, the new parking issues it will create, and tearing down the beautiful Garry Oak trees that are home to birds and provide oxygen for us, it's a travesty that this project is even being considered.

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

Cheyenne Arnason

From: [Bailey Martin](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson
Date: May-14-21 9:00:19 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Esquimalt Municipal Council,

My wife and I are relatively new residents of at 618 Lampson Street. We were happy to move into this growing community in the fall of 2018, and were fortunate enough to be able to make the financial investment to do so.

Shortly after moving here, we were informed of a proposed new development adjacent to our property (1100, 1104, 1108 Esquimalt Rd, and 610, 612 Lampson St), and invited to a consultation meeting by the developers (Praxis Architects Inc). At this meeting, we were alarmed to see the building plans, and potential impact of the zoning change from a medium to high density population development. We were concerned about several impacts of this, including the shadow effect, loss of light resulting in increased energy use, and loss of natural vegetation in the neighbourhood. Added to these concerns, were the immediate increase of vehicle traffic and parking for this area. When this specific plan seemed to be put on hold, admittedly we were very relieved, though of course we were aware that there would be future development to come, including higher density development. We look forward to development, though hold fast to hopes that the council will continue to seek out identified key standards for the continued development of our community.

Recently we have been advised that the council plans to hear community feedback for a new development at this same location, on May 17, 2021. Esquimalt Land plans that suggest developments should fit into the existing neighbourhood. In the development of our property, we understood that adherence to development values, played out in some examples including considering some of the neighbors' needs for privacy, and maintaining some of the area's natural vegetation. We are hopeful that the council stays true to its values, and requires any new development to hold to them as well. We are hopeful that a new development adds to our existing community rather than completely transforming it to something different. For this site specifically, it would seem more appropriate to fit the grade of the hill we live on so that properties that sit higher in a hill are naturally higher than the properties below it. Past plans did not hold to these values, and would have simply overwhelmed our townhouse complex and the surrounding housing. The notion of a new development simply putting us into shadow for the entire year, destroying the natural vegetation, creating drastic changes to vehicle traffic patterns, and having several units looking down into our homes feels disheartening to say the least. Past developer responses to feedback from existing residents, show that they had little to no concerns of their impact on the community. When I asked a representative from a previous developer about the shadow effect and impact on our view, I received the brash response that I

wouldn't have a view unless I could see through their new building and loss of light was something we will have to live with.

Esquimalt is a developing community on the rise. We are proud to be residents here, and are excited about some of the changes that have already been happening here. I extend my thanks to the council for their vision in creating this change, as it creates a great community for young families to grow in to. New development is inevitable, and will always bring about some change. We welcome this change, but we hope the council can remain steadfast to their values in bringing this change in. We hope that change adds to the existing community rather than overwhelming it with something completely different from it. These values brought us here, and we hope to remain here. It has been three short years from moving into our development and it would be a source of dismay if new developers would be able to recreate a new community with different values so soon.

I am hopeful that this council will evaluate plans for this proposed development carefully, and consider the views of those of us who already have invested our lives in moving here. A change to a high density residential zoning will result in the most sudden of community change, so is deserving of careful scrutiny and planning. Please hear our concerns. If I can offer any more insight into these concerns or how this development significantly impacts us, please let me know I can do this.

Thank you for your attention to this matter.

Sincerely,

Neal Martin

From:
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-14-21 9:26:32 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 1026 Dunsmuir Road, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

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

Regards,

Andrea Baxter

From: [chad lindberg](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-14-21 9:26:46 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **1026 Dunsmuir Rd.** I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

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

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

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

Regards,

Chad Lindberg

From: [Timothy Croft](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-14-21 9:58:43 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 1051 Wollaston St., I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

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

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

Regards,

Tim Croft

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: [Vixen Glopher](#)
To: [Corporate Services](#)
Subject: Lampson/Esquimalt Road Proposal
Date: May-14-21 11:05:23 AM

Come on...give us all a break. Those structures are inappropriate...too big...the construction and inconvenience will go on forever. I have to get a permit to chop down my trees and they get to will clear those lots completely...not fair. That intersection will become a nightmare. Bloody awful...more money in the pockets of greedy developers as usual.

Hate it.

Victoria Flack
1043 Dunsmuir Rd.



Virus-free. www.avg.com

From: [amy.atchison](#)
To: [Corporate Services](#)
Subject: Re-zoning
Date: May-15-21 6:41:37 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

*As a resident of **1051 Wollaston St.**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.*

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

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

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

continuing impact to local wildlife habitat and the preservation of green spaces.

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

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

Regards,

Amy Atchison

From: [Andrew Esser-Haines](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-14-21 8:44:46 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Mayor and Council,

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

The addition of the two proposed six story buildings will cause an increase in traffic on an already busy corner, impact local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets.

The addition of 89 units will also adversely affect traffic and the safety of pedestrians in what is already a busy traffic corridor and intersection.

The proposed development will also require the removal of approximately 44 mature trees on the site, including protected Garry Oaks, destroying the natural green space and bird habitat and impacting the skyline and views. I understand that design elements have been taken into consideration from the street level, but removing trees that make up the canopy and tree cover in our community. Any planned development of the property should consider the continuing impact to local wildlife habitat and the preservation of green spaces.

I urge you to reject the proposed rezoning. **Thank you for your continued service and support for our community.**

Sincerely,
Andrew Esser-Haines

Deborah Liske

From: Corporate Services
Subject: FW: rezoning at Lampson and Esquimalt

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>May 17, 2021</u> For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council Other _____ Referred to: <u>Anja</u> For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report For Agenda <input checked="" type="checkbox"/> Council ^{Late Item} <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: Azula Houghton
Date: May 17, 2021 at 9:43:39 AM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: rezoning at Lampson and Esquimalt

As neighbour of said location I am very opposed to the development plan of two 6 story residential buildings at Lampson and Esquimalt. Traffic will become backed up, already bad enough there with the military base and sewage treatment plant employees, the loss of the gary oak trees there, parking overflow and the elimination of natural light in surrounding homes. Please say no to this proposal. Victoria is already losing its' charm in constant traffic jams, and losing the unique features of its' delightful archetecture as we become another Vancouver in the making. Thank you, Azula Houghton, 1039 Wollaston St.

From: [Carol Arnold-Schutta](#)
To: [Corporate Services](#)
Subject: Community Consultation: LAMPSON DEVELOPMENT Opposition Letter
Date: May-17-21 11:14:53 AM
Attachments: [Lampson development.pdf](#)

Hello,
Please find our letter attached. We look forward to further updates.

Carol and Paul Arnold-Schutta

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	_____ May 17, 2021 _____
For Information	__CAO __Mayor/Council
Other	_____
Referred to:	_____ Anja _____
For	__Action __Response __Report
For Agenda	__ ^{Late Item} X Council __COTW __IC

Dear Council,

Thank you for taking the time to consider our concerns regarding development in Esquimalt. We recently moved here and now reside in Esquimalt Town Square (ETS): 107-1216 Carlisle. When we chose to relocate to Esquimalt, we did so after significant consideration of all our options across the Island; Esquimalt won our hearts and our investment, as we appreciated much about the community including its small-town feel. While only having been residents since late February 2021, we love our new home community, and thus are writing to express our opposition to the current proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street. We fully support development at this site; it just must meet further community needs.

As owners in a new development ourselves (ETS), we and other new residents here are very concerned that rapid development without consideration for adjacent buildings, neighbours, and the overall community will ruin investments for people who have put their faith in the local community and undermine the long-term quality of life for everyone in the Esquimalt community.

With respect to the considerable work already done by public servants, we will endeavour to reflect our concerns vis-à-vis the province's broad guidance and principles to inform the development process, namely:

Recognition that:

“Expectations of development have changed significantly over the past few decades.

Affordable housing and climate mitigation are now regularly addressed in the development process, and there are expectations that development will also **deliver public amenities.**”¹

Guiding Principles

1. **ACHIEVES OUTCOMES IN THE PUBLIC INTEREST** The approvals process is set up to support development that is strategically aligned with adopted community plans, supports community values, is strategically aligned with the public interest and results in high-quality built environments.
2. **CERTAINTY** The requirements, timeframes and costs of development approvals are clearly outlined and communicated in advance or as early as possible in the application process. The expectations remain consistent throughout the process.
3. **TRANSPARENT ACCESS TO INFORMATION** Decisions during the approval process are documented and communicated in a clear and timely manner. Application status is accessible to proponents and to all staff involved in the approval process. The public is informed.

¹ (2019) Government of British Columbia, Ministry of Municipal Affairs and Housing: *Development Approvals Process Review FINAL REPORT FROM A PROVINCE-WIDE STAKEHOLDER CONSULTATION*

4. COLLABORATIVE Local governments and applicants work collaboratively to achieve desired outcomes. Where public involvement is appropriate, the process seeks public input early in the process and in an informed manner.
5. FLEXIBLE The process achieves consistency while providing flexibility that enables developments in line with these guiding principles. Flexibility also allows for and even rewards innovation.
6. TIMELY The development approval process occurs on timeframes that are appropriate to the level of complexity of the application. All parties, including local governments, proponents, provincial agencies, professionals, and others involved in the application process, provide needed input in a timely manner.
7. BALANCED The development approval process strives to achieve a fair balance of costs and benefits to the public and the proponent.

In the Lampson case, we are particularly concerned about meeting the intent of Guidelines 1, 4 and 7. The building will be significantly denser than all other surrounding buildings. The footprint will be both wide and high, without consideration of sightlines and access to sunlight of the direct neighbours.

The addition of two six story buildings containing 89 residential units will likely increase traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets. This is very intense considering the neighbours are single home and 12 townhouse style buildings.

In 2016², when looking at all Esquimalt's dwellings, the category *apartments with fewer than 5 stories* was at a rate of 46%. This is a significant percentage that then sets a community standard/norm which contributes to the overall community personality/feel. Our concern is that if we start to allow higher buildings, this will notably alter the community. Additionally, what is the vision and acceptable target percentage for this type of housing here in Esquimalt? And what is the vision for allowing higher buildings?

Furthermore, if homes are required to consider climate mitigation, and the current townhomes to the north were built to use passive solar as part of their climate mitigation strategy, the shadow cast by the proposed buildings will annihilate that benefit. How are we, as a community, looking at a holistic approach, where one development complements another?

Whether it is reducing the height of the building, further stepping back upper stories or tweaks to the footprint, solutions are possible. Discussion with adjacent neighbours will certainly lead to a fair, neighbourly and commercially viable to site.

Removal of roughly 44 trees is also a concern. Of course, we understand that this may be inevitable; however, Esquimalt is known for its beauty: parks, trees, wildlife, birds, etc. How will

² [2016 Census](#)

the developer and owner contribute to the beauty of Esquimalt in the long-term, given the need to sacrifice substantial greenery? While the efforts to preserve the Garry Oaks is impressive, we are wondering about the possibility of the owner “adopting” another park in Esquimalt with a long-term commitment to its upkeep or some other long-term art/nature commitment from the owner who will significantly benefit from being a part of our community.

Together, we must continue to define the balance (Guideline #7) required in supporting much needed development with maintaining the integrity and personality of our community. Since we are still striving to find this balance, in this particular case, I urge you to disapprove the proposed rezoning as currently presented.

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

Regards,

Paul and Carol Arnold-Schutta
107, 1216 Carlisle Ave, Esquimalt, BC V9A 0H5

Deborah Liske

From: Corporate Services
Subject: Two "SIX STORY RESIDENTIAL BUILDINGS"

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>May 17, 2021</u> For Information <u>__</u> CAO <u>__</u> Mayor/Council Other <u>_____</u> Referred to: <u>Anja</u> For <u>__</u> Action <u>__</u> Response <u>__</u> Report For Agenda <u>X</u> Council <u>__</u> COTW <u>__</u> IC

From: Charles Hilton
Subject: Two "SIX STORY RESIDENTIAL BUILDINGS"
Date: May 14, 2021 at 2:14:16 PM PDT
To: <corporate.service@esquimalt.ca>

TO WHOM IT JUST MIGHT CONCERN:

I just got this folder in my mail box and I thought I just might respond to this "ILL-CONCEIVED DEVELOPMENT" at the head of "LAMPSON AND ESQUIMALT ROAD". This is one of the busiest intersections in Esquimalt, especially when you are a person walking, as you have to wait for ever for the walk sign, as vehicle traffic takes a priority, as usual.

How the people living in this "OVER SIZE DEVELOPMENT" get in and out of the parking lot on LAMPSON is beyond me because of the four corner traffic lights, CARS AND BUSES LINED UP ON LAMPSON WAITING FOR LIGHT TO CHANGE. Also there is a "BUS STOP" right at that same corner of Esquimalt Road.

Also the BEAUTIFUL OAK TREES THAT ARE ON THIS PROPERTY WILL ALL BE CUT DOWN WHICH I THOUGHT THEY WERE PROTECTED IN THE GREATER CRD. I KNOW IF I CUT ONE DOWN I WOULD BE EITHER FINED, IF I EVEN THOUGHT OF DOING SO. I HAVE A NICE LARGE MAPLE TREE IN FRONT OF MY HOUSE ON WALLASTON STREET WHICH BLOCKS OUT THE APARTMENT ACROSS THE STREET FROM ME ON ESQUIMALT ROAD. PS: TREES COLLECT CARBON.

THIS DEVELOPMENT SOUNDS LIKE THE OTHER "ILL-CONCEIVED 10 STORY DEVELOPMENT AT "HEAD AND ESQUIMALT ROAD NOW A "BIG EMPTY HOLE" FOR ALMOST 4 YEARS NOW SINCE THEY PURCHASED THIS PROPERTY. THERE SHOULD BE A TIME LINE FOR DEVELOPING A GIVEN PROPERTY. ALSO THE SAME THING FOR PARKING AT THIS SITE OFF HEAD STREET, AS THE OTHER ONE ON LAMPSON STREET WITH 4 TRAFFIC LIGHTS ON HEAD & ESQUIMALT.

TIME YOU PEOPLE ON COUNCIL GIVE THESE ILL-CONCEIVED DEVELOPMENTS MORE SERIOUS THOUGHT, LIKE IF YOU LIVED BY ONE OF THESE DEVELOPMENTS IN A SINGLE STORY HOUSE WHICH THERE ARE IN THESE NEIGHBOURHOODS. THANK-YOU ONLY IF YOU STOP THIS DEVELOPMENT.

Regards,
Charles Hilton

V9A5B1

From: [Cindy Walsh](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Properties on Lampson Street and Esquimalt Road
Date: May-14-21 1:08:10 PM

Please consider the attached letter at the Meeting of Council on May 17, 2021.



[Letter to Esquimalt Council](#)

Thank you,
Cindy Walsh

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	<u>May 17, 2021</u>
For Information	<u>__CAO __Mayor/Council</u>
Other	<u>_____</u>
Referred to:	<u>Anja</u>
For	<u>__Action __Response __Report</u>
For Agenda	<u>X^{Late Item} Council __COTW __IC</u>

Cindy Wals

#9-618 Lampson Street
Esquimalt, B.C.
V9A 6A1

Madam Mayor and Council

I am writing to express my concerns and opposition to the proposed rezoning and development of the properties located at 1100, 1104, 1108 Esquimalt Road, and 610, 612 Lampson Street.

While I agree with the need for density in the community, I do not agree that this proposed development is the right fit for our neighbourhood. Esthetically speaking it does not fit, as the neighbouring properties are townhouses, single family homes and low level apartment buildings. This proposed development towers above all properties surrounding it.

I purchased a townhouse in the Saxon development in 2018. The primary light source for our units are south facing windows. The height of this proposed development would negatively affect the Saxon by blocking all natural light, affecting quality of life.

The shadowing of our community garden is of great concern. The garden supplies vegetables and fruit for 12 households, along with educating the children living here where their food comes from and encouraging participation. I believe the height of the proposed development will render the garden non-viable.

The traffic issues are most concerning. Allowing 89 units will immensely increase traffic on an already busy intersection that is an emergency vehicle route and major BC transit route.

There is minimal parking on Lampson and neighbouring streets and with only 9 visitor spots proposed this will become a significant problem.

The proposed development will also require the removal of a significant number of mature trees, including protected Garry Oaks, eliminating the natural green space and bird habitat.

I hope you will take into consideration the negative impacts that this development, as proposed, will bring to our community.

Sincerely,

Cindy Walsh

Deborah Liske

From: Corporate Services
Subject: FW: Development at N.W. corner of Lampson & Esquimalt Road

From: Consttance Sinclair
Date: May 17, 2021 at 8:36:29 AM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: Fw: Development at N.W. corner of Lampson & Esquimalt Road

Dear Mayor and Council,

Please find attached my letter in response to the proposed development at the N.W. corner of Esquimalt and Lampson Streets.

I have provided this to the corporate services email but wanted to ensure that it was received by you as well.

In addition to the attached letter, I noted that the presentation refers to multi market. I am not sure if that means there will be commercial space available, but my understanding is that if that were the case, I do not believe that the area in question is zoned for commercial use and I would like to understand the details of that comment as set forth in the video presentation.

Under separagte cover, I am also forwarding an additional email that I recently sent in response to the re-zoning of various areas of the municipality for small garden homes for rental purposes. I feel that the points raised in that letter also are attributable to this development and I definitely want to get my point across due to the impact of that proposal, along with this development and the continued changes and increases of people, cars, overload to the community and constant loss of our beautiful trees and clean air.

Sincerely,
Consttance Sinclair.

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

From: Consttance Sinclair
To: corporate.services@esquimalt.ca
Sent: Sunday, May 16, 2021 9:32 PM
Subject: Development at N.W. corner of Lampson & Esquimalt Road

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Mayor and Council,

I am writing to relay my concerns regarding the proposed two building six storey condo/townhouse development at the corner of Lampson and Esquimalt Rds, which are near my property located at 644 Lampson Street. I have reviewed the You Tube presentation depicting the site plans for the proposed development and have several concerns regarding the impact of this project on this site.

Firstly, in my opinion the buildings are overbearing for the site and too tall. The proximity and height of these buildings will impede all existing resident's views and parking is inadequate. Already there is limited parking available due to the townhouse development to the north so adding the excessive units on this corner is only going to overburden the limited availability already in the vicinity, especially with only 9 visitors parking. The height of these buildings is also not in keeping with the properties surrounding this site and the light pollution will be very impactful to the neighbouring houses across the streets, and up

Lampson. Most of the residents on Fernhill will be looking at a highlighted building rather than the ocean and mountains!

Traffic will be greatly increased and Lampson Street is already at a maximum of excessive vehicles which most often are speeding over the 40 km speed limit, especially in front of Lampson Street School. Adding a further 89 vehicles to the corner will only increase accidents and safety concerns for children and families having to walk down to MacCauley Elementary School. The school is already at capacity and with all the other developments going on in this community, it is a concern for further overcrowding and more increased traffic in the neighbouring streets around the school. It is very naive to think that new residents will be using electric cars, taking public transport and using car shares. This was part of the selling feature of the townhouse complex above this site when it was proposed at the municipal town meeting and that has not been the facts shown in the community since that complex was completed and sold to the various residents. Of further note, Esquimalt Road was narrowed at that intersection to "Traffic Calm" and now adding a development of this magnitude is in complete contradiction of that plan.

The presentation reviews the reduction of a carbon footprint due to the type of buildings proposed for the site which is part of the municipal mandates proposed in the coming years. It is well documented that elimination of countless mature and protected trees from this site will result in an increase in air pollution and noise pollution, not to mention reduction of birds and nature which is one of the most important elements of a neighbourhood. The presentation discusses attempts to save some of the trees on the property. I have heard the developer from the town house complex north of this site confirm the mature trees on Lampson Street would be protected, but they were cut down and replaced with very small trees which will never grow to the size of the former mature ones along Lampson. The gary oak trees are protected in other municipalities of Victoria, and it would be a poor reflection on this municipal government to continue to put development before the preservation of protected trees and wishes of the community. A reduced footprint of this proposal maintaining all of the trees on Esquimalt Road and to the North of the site would be a more reasonable approach. That would also lessen the impact of this monstrous development .

I recognize this developer is motivated to maximize their profit and I further recognize that this municipal government (who represent us the taxpayer) is also wanting to increase density. However, you have the authority (through zoning) to ensure the best result for our community, which includes listening to what the neighbours are saying about this proposal. The recreation centre and schools are already at a maximum for the current residents. Increasing the population without control will only lead to an overcrowded community with no availability for enjoyment of the parks, facilities, and streets.

In conclusion, I ask that Council carefully consider the management of the growth and beauty of our community so that it does not turn into another Langford. The bottom line is that developers are only interested in their profit, not what the impact of their development is on the local residents rights and wishes. That is up to Town council who are voted in by the residents to listen and carefully consider.

Yours sincerely,

Consttance Sinclair
644 Lampson Street

From: [David Collins](#)
To: [Corporate Services](#)
Subject: Rezoning at 610 & 612 Lampson St
Date: May-17-21 10:15:01 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello,

I live at 1315 Esquimalt Rd. and ride my bicycle on Esquimalt rd daily. This is a very well needed development.

Parking: the parking there is plenty and being so closely set to the business area encourages other modes of transportation like walking and cycling. Being on a main thoroughfare makes the bus system easily accessible.

Traffic: Much of the traffic is from people working at the Base or at Seaspan. By giving them the option to move closer to their work, they are able to choose to take alternate forms of transportation in their commute to work.

Environment: I'm glad that they considered the health and vitality of the existing trees there and decided to keep some.

Building Height: The proposed two 6 story buildings fit the character of the increasingly dense main thoroughfare we adoringly call Esquimalt Rd.

Cheers,

David Collins

From: [Genevieve Hammond](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-17-21 11:11:55 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident and owner in Esquimalt 602 501 Park Place, and Constance Ave, I am writing to express my concern and opposition to the proposed rezoning application for the properties located at 1100, 1104, [1108 Esquimalt Road](#) and 610, [612 Lampson Street](#).

As an owners in a new development and a long term Esquimalt resident, I am very concerned that rapid development without consideration for adjacent buildings and neighbours will ruin investments for people who have put their faith in the local community and undermine the long-term quality of life for everyone in the neighbourhood. We choose to live and invest in Esquimalt because of the community aspect of the township.

In the Lampson case the building will be significantly more dense than all other surrounding buildings. The footprint will be both wide and high, without consideration of sightlines of the direct neighbours.

The addition of two six story buildings containing 89 residential units will likely increase in traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets. This is very intense considering the neighbours are single home and townhouse style buildings.

With only 9 parking stalls out of 94 will be reserved for visitors and each unit having only one stall there will be inevitably overflow to the street. This is an issue due to the density of the development.

Whether it is reducing the height of the building, stepping back upper stories or tweaks to the footprint, solutions are possible. Discussion with adjacent neighbours will certainly lead to a fair, neighbourly and commercially viable project.

In meantime I urge you to oppose the proposed rezoning.

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

Regards,

Genevieve Hammond

From: [Graeme Mann](#)
To: [Corporate Services](#)
Subject: Letters for Public hearing
Date: May-14-21 12:44:59 PM
Attachments: [letter 1.pdf](#)
[letter 2.pdf](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 17, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Anja
For Action Response Report
For Agenda Council COTW IC

To whom it may concern,

We are sending signed letters of support we have received from the community. I was directed to send them here for the public hearing on Monday night. Please let me know if you have any questions. Thank you

Regards,

Graeme Mann



www.gtmann.com

1551 Broadmead Ave 250-857 5349
Victoria BC
V8P 2V1

Public Hearing for Development Proposal at 1100, 1104, 1108 Esquimalt and 610, 612 Lampson

Dear Mayor and Council,

This proposed development is exactly what the community needs as we grow. It provides desperately needed housing. The density fits perfectly with the Official Community Plan. It is well situated in the core of Esquimalt and to transportation. I hope that this project is approved. I feel it is an excellent development for the community. Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Don Roy", with a long horizontal flourish extending to the left.

Don Roy

729 Lampson St

Esquimalt

Public Hearing for Development Proposal at 1100, 1104, 1108 Esquimalt and 610, 612 Lampson

Dear Mayor and Council,

This proposed development is exactly what the community needs as we grow. It provides desperately needed housing. The density fits perfectly with the Official Community Plan. It is well situated in the core of Esquimalt and to transportation. I hope that this project is approved. I feel it is an excellent development for the community. Thank you for your consideration.

Regards,

A handwritten signature in blue ink that reads "Lisa Roy". The signature is written in a cursive, flowing style.

Lisa Roy
729 Lampson St
Esquimalt

From: [Graeme Mann](#)
To: [Corporate Services](#)
Subject: Public Hearing Letters for council
Date: May-14-21 12:44:23 PM
Attachments: [Public Hearing for Development Proposal at the corner of.pdf](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 17, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Anja
For Action Response Report
For Agenda Council COTW IC

To whom it may concern,

We are sending signed letters of support we have received from the community. I was directed to send them here for the public hearing on Monday night. Please let me know if you have any questions. Thank you

Regards,

Graeme Mann



www.gtmann.com

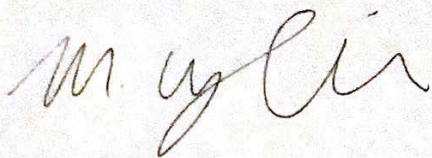
1551 Broadmead Ave 250-857 5349
Victoria BC
V8P 2V1

Public Hearing for Development Proposal at the corner of Lampson and Esquimalt

Dear Mayor and Council,

I believe the 89-unit proposal should be approved as it conforms to the OCP. We desperately need housing in the community, and this provides it. I support this and hope that you support it also. Thank you for taking the time to read my letter of support.

Regards,

A handwritten signature in cursive script, appearing to read 'M. Wylie'.

Meghan Wylie
1416 Craddock St
Esquimalt

Public Hearing for Development Proposal at the corner of Lampson and Esquimalt

Dear Mayor and Council,

I believe the 89-unit proposal should be approved as it conforms to the OCP. We desperately need housing in the community, and this provides it. I support this and hope that you support it also. Thank you for taking the time to read my letter of support.

Regards,

A handwritten signature in black ink, appearing to be 'Gabe Bosworth', written over a horizontal line.

Gabe Bosworth

1416 Craddock St

Esquimalt

From: [Graeme Mann](#)
To: [Corporate Services](#)
Cc: [Bill Brown](#)
Subject: Letters of support for lampson and Esquimalt public hearing
Date: May-16-21 8:44:45 PM
Attachments: [Letters of Support.pdf](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 17, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Anja
For Action Response Report
For Agenda Council COTW IC

To Whom it may concern,

Please find attached letters of support for tomorrow nights public hearing. Thank you

Graeme Mann



Cell: [\(250\) 661-7968](tel:(250)661-7968)

Off: [\(250\) 857-5349](tel:(250)857-5349)

www.gtmann.com

610,612 Lampson St and 1100, 1104, 1108 Esquimalt Rd Public hearing

Dear Mayor and Council,

I am in full support of this project. Housing is at an all time low and we are not making any more land. Therefore, we need density in key areas. This site is identified in the OCP as an area to densify. I think it is an attractive building and with Esquimalt and the CRD expected to grow this will bring needed housing to the area.

Thank you,

A handwritten signature in black ink, appearing to read 'Jon Edwards', with a stylized, cursive style.

Jon Edwards

840 Admirals Unit 402

Esquimalt

610,612 Lampson St and 1100, 1104, 1108 Esquimalt Rd Public hearing

Dear Mayor and Council,

I am in full support of this project. Housing is at an all time low and we are not making any more land. Therefore, we need density in key areas. This site is identified in the OCP as an area to densify. I think it is an attractive building and with Esquimalt and the CRD expected to grow this will bring needed housing to the area.

Thank you,

A handwritten signature in black ink, appearing to read 'Lindsay Edwards', enclosed in a dashed rectangular box.

Lindsay Edwards

840 Admirals Unit 402

Esquimalt

From: [Graeme Mann](#)
To: [Corporate Services](#)
Subject: Letter of support for Lampson and Esquimalt
Date: May-14-21 7:00:19 PM
Attachments: [new doc 2021-05-14 18.56.35.pdf](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To Whom it may concern

Please find attached a letter of support for the public hearing at esquimalt and lampson for Monday the 17th of May

Thank you

Graeme Mann



Cell: [\(250\) 661-7968](tel:2506617968)

Off: [\(250\) 857-5349](tel:2508575349)

www.gtmann.com

Lampson and Esquimalt Public hearing

To Whom it May Concern,

I am in support of this project. I am glad to see it conforms to the OCP and that it will provide 89 new houses. It is an attractive building that will renew the corner of Lampson and Esquimalt. It will be a benefit to Esquimalt economically. My hope is that Mayor and Council approve this project.

Thank you,

A handwritten signature in black ink, appearing to read 'Thomas Schulz', written in a cursive style.

Thomas Schulz

1118 Wychbury ave

Esquimalt

From: [The Morgans](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-14-21 11:31:55 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Opposition to Rezoning Lampson Corners

Dear Council,

*As a co-owner of **727 Lampson Street**, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, [1108 Esquimalt Road](#) and 610, [612 Lampson Street](#).*

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

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

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

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

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

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

Sincerely,
Heather Morgan

From: [Jacob Lemire](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-17-21 10:08:11 AM
Attachments: [Proposal Objection.docx](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> ^{Late Item} Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

Attached is a letter of opposition to the proposed rezoning at Lampson St. and Esquimalt Rd.

Thank you,

Jacob Lemire

Dear Council,

As a resident of 830 Old Esquimalt Road, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

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

*Regards,
Jacob Lemire*

From: [Jill Smith](#)
To: [Corporate Services](#)
Cc: [Alex Tang](#)
Subject: Support for rezoning at Lampson St and Esquimalt Rd
Date: May-14-21 4:21:54 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Mayor and Councillors,

This message is to express our support for the pending rezoning application for the development at the corner of Lampson Street and Esquimalt Road.

We look forward to the development of more much-needed multi-family residential housing along Esquimalt Road.

Sincere thanks!

Kindly,
Jill and Dexter Smith
629 Lampson St
Esquimalt

From: [Joe & Meg Hadley](#)
To: [Corporate Services](#)
Subject: May 17 council meeting
Date: May-17-21 8:16:47 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Good Morning,

This email is regarding the proposed development at Esquimalt Road/Lampson Road being addressed at tonight's meeting. Currently I am neither for or against the development but do have concerns/comments.

- I don't see a requirement for road dedication along Esquimalt Road or Lampson Road, but the sidewalk appears to encroach into the subject property, presumably this will be addressed by road dedication?

- If there isn't a requirement for additional road dedication, I'm curious as to the rationale. This is already a crowded intersection, and given the (somewhat) recent townhouse development at 1105 Esquimalt Road, this is likely the last opportunity (save for expropriation act) to request additional road on the west side of the intersection, allowing for more rooms for bikes, buses, rain garden etc.

- regarding the required 219 covenant, and more specifically the condition that '*No restriction on rentals to ensure that all the strata units in this building can be used as long-term residential rentals*'. This type of condition is usually addressed in the strata bylaws. If the strata corp changes the bylaws to restrict rentals, how will the township know?

Thank you for your time,

Joe Hadley
1137 Heald Ave

From: [Johnny Caps](#)
To: [Corporate Services](#)
Subject: Public Hearing - 1100/1104/1108 Esquimalt Road & 610/612 Lampson Street
Date: May-17-21 8:06:13 AM
Attachments: [Letter to Council - 4-618 Lampson St.docx](#)

Good morning,

Please find attached our letter to council regarding our **opposition to the rezoning application of 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.**

Thank you.

John Capelli & Sacha Loughton

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	<u>May 17, 2021</u>
For Information	<u>__ CAO __ Mayor/Council</u>
Other	<u>_____</u>
Referred to:	<u>Anja</u>
For	<u>__ Action __ Response __ Report</u>
For Agenda	<u>X^{Late Item} Council __ COTW __ IC</u>

Sacha Loughton & John Capelli
Unit 4, 618 Lampson St.
Esquimalt, BC V9A 6A1

May 16, 2021

Dear Your Worship and Council,

We are writing to express our **concern and opposition to the rezoning application** for 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.

In our view the addition of two six story buildings containing 89 residential units will have an adverse effect on our community, as well as our lives.

Environmental Impact

It is clear from viewing the developer's presentation that the developer has no intention of retaining most of the 52 trees, 28 of which are Garry Oaks. Garry Oak ecosystems are home to more plant, bird, insect and other species combined than any other ecosystems in coastal British Columbia.

As sated in the Township of Esquimalt's *Protecting Esquimalt's Urban Forests. Tree Protection Bylaw FAQs* "Esquimalt is a green community that respects, values, cares for and protects its urban forest, a thriving and sustainable mix of tree and understory species... Trees are an essential part of our Township. A healthy urban forest provides benefits including air and water pollution mitigation, habitat for wildlife, and storm water runoff reduction... Trees are not merely units to be accounted for, but are inherently part of a natural ecology. Collectively, trees are an essential element for human and ecological health due to the environmental and social functions and services they provide."

We are saddened by the thought that this thriving ecosystem will be devastated and urge Council to consider the impact this will have on our community and on our planet.

Loss of Sunlight & Privacy

We reside in a townhouse directly north of the proposed development and receive most of the natural light through the south-facing floor to ceiling windows of our master bedroom and living room. The proposed development will cast a shadow over these windows, thus significantly cutting out natural light. Furthermore, the proposed development will mean that we will no longer have privacy in our master bedroom and living room.

Building Height

While we are not opposed to development that does not result in damage to the environment, the height of the of the two buildings is of concern as it will dominate the skyline, not be in keeping with the style and size of adjacent properties and affect the same properties with its shadow.

Furthermore, the proposed development will cast shadows on to the private outdoor space all year round, including on our private community garden and playground area.

Impact on parking and traffic

We feel that providing only 9 visitor parking stalls will result in an increased unmet demand for street parking, something that is already an issue in our neighborhood. Specifically, prior to the onset of COVID-19, we often had the visitor parking spots in our complex used by the public due to the limited parking space available on the street. This issue will only be exacerbated by Council's support for this development as proposed. We have also been informed by neighbors who reside south of the intersection that finding street parking is often an issue today on the south side of Esquimalt Road.

The addition of 89 units will also adversely affect traffic and the safety of pedestrians in what is already a busy intersection and traffic corridor.

As our elected representatives, we urge you to consider the **interests of the community** and seek a solution that balances those interests and needs with those of the developer. We strongly feel that the size of the development as proposed does not strike that balance. As such we ask that you deny the application.

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

Regards,

Sacha Loughton & John Capelli

From: [june fletcher](#)
To: [Corporate Services](#)
Subject: New Development Esquimalt Rd. and Lampson Street
Date: May-16-21 7:23:30 PM

I urge you to disapprove the proposed rezoning of the property at the corner of Esquimalt and Lampson.

It is not fair that the people further up Lampson will have their view blocked by the development. These people paid thousands to live there and were not aware of this proposal.

Traffic at the corner will increase and also the parking situation for visitors and deliveries will impact the flow..

This is similar to my property which I also paid thousands for and then find out a huge development is proposed on Carlisle opposite my condo.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	<u>May 17, 2021</u>
For Information	<u>__ CAO __ Mayor/Council</u>
Other	<u>_____</u>
Referred to:	<u>Anja</u>
For	<u>__ Action __ Response __ Report</u>
For Agenda	<u>X^{Late Item} Council __ COTW __ IC</u>

From: [Fudamoto Kanako](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-17-21 7:25:55 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident and owner in Esquimalt: 504-1216 Carlisle, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

As owners in a new development ourselves [Town Square Development], myself and other new residents here are very concerned that rapid development without consideration for adjacent buildings and neighbours will ruin investments of people who have put there faith community and undermine the long-term quality of life for everyone.

In the Lampson case the building will be significantly more dense than all other surrounding buildings. The footprint will be both wide and high, without consideration of sightlines of the direct neighbours.

The addition of two six story buildings containing 89 residential units will likely increase in traffic, destroy local wildlife habitat, and create significant issues with parking on Lampson Street, as well as adjacent streets. This is very intense considering the neighbours are single home and 12 townhouse style buildings.

With only 9 parking stalls out of 94 will be reserved for visitors and each unit having only one stall there will be inevitably overflow to the street. This is an issue due to the density of the development. Removal of roughly 44 trees is a similar consequence.

Whether it is reducing the height of the building, stepping back upper stories or tweaks to the footprint, solutions are possible. Discussion with adjacent neighbours will certainly lead to a fair, neighbourly and commercially viable to site.

In meantime I urge you to disapprove the proposed rezoning.

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

Regards,

Kanako Fudamoto

From: [Mark Aitken](#)
To: [Corporate Services](#)
Subject: Development at N.W. corner of Lampson & Esquimalt Rd.
Date: May-16-21 10:12:13 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

We wish to express our concerns about the proposed double six storey development near our property at 657 Lampson St.

In our opinion the site coverage is too much and the buildings height is too tall. As we have seen with the new townhouse development to the north on Lampson the parking is inadequate. It's naive to imagine that the new residence will be taking public transit or using shared cars in any great numbers. We have seen all street parking filled on Lampson St. Wordsley St.. and Lampson Pl. from overflow vehicles from the townhouses .

We recognize that the developer is motivated to maximize their profit but the municipal government (who represent us the taxpayer) have the authority (through zoning) to insure the best result for our community.

In conclusion we ask that Council avoid turning our township into another Langford with street after street of shiny new boxes to warehouse more and more people.

Please manage our growth carefully respecting the rights and wishes of us that live here over the ambitions of builder / developers seeking to increase their bottom line.

Yours Truly
Kathleen & Mark Aitken
657 Lampson St

Sent from my rotary dial phone

From: [Tim](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-16-21 6:26:18 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

As a resident of 1139 Lyall Street, Esquimalt, BC V9A 5G5, I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

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

Regards,

Kenneth Nord, resident of 25 years.

From: [Kim Fisher](#)
To: [Corporate Services](#); [Mayor and Council](#)
Subject: Development at N.W. corner of Lampson & Esquimalt Road
Date: May-16-21 10:20:45 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Mayor and Council of Esquimalt,

I am writing today in regards to the application for the proposed rezoning for the properties at 1100, 1104, 1108 Esquimalt Road and 610 and 612 Lampson Street. As a 19 year resident, property owner and taxpayer of Esquimalt, I **strongly oppose** this rezoning and urge everyone on council to deny this application. The addition of two SIX story building with 89 residential units is much too of a dramatic change for this location and the density will be a detriment to our neighbourhood. This is pure overdevelopment with no consideration for the impact this will have on the surrounding residents and users of this corridor. The increased level of density would change the entire composition of our neighbourhood in a manner that existing home owners would never had reasonably expected or desired. No matter how “pretty” the developers are presenting in their plans, buildings of this scale, height and density would negatively impact access, traffic patterns, noise levels and will cause incredibly damaging light pollution. What is being proposed will change the character of this key intersection not only on the Esquimalt Road portion but also going north on Lampson St. This block has already experienced increased density with the townhouse development at 618 Lampson St. which added 12 townhouse units. We all have seen increased street parking with this development, even though they each have a parking garage for each unit. How would only 9 parking stalls service guests for 89 units (and 100++ residents) be sufficient? Many owners in this type of development will have more than one vehicle! These provisions are extremely insufficient and will just add to our traffic counts and carbon footprint, counter to what is the desired goals of our community. Parking on Lampson is not designed to accommodate more vehicles and this would cause real traffic and safety concerns, especially for the Lampson Street School zone. In addition to these concerns, what are the educational considerations for school children who may move into these units, given that schools like Macaulay and Brodeur already have capacity issues?

It is ironic that there was a big push to put traffic calming amendments onto Esquimalt Road over the last few years but now you are countering this initiative by adding more traffic pressure in the same area? It goes against all logic and common sense. Many of us that navigate the Esquimalt and Lampson St. intersection see near misses with pedestrians almost daily. This is only going to exacerbate this situation.

Last but not least is the loss of almost ALL the mature trees (**estimated at 44**) including Garry Oaks which are supposed to be a protected species. The tree canopy in this area has been under attack in the last few years to the detriment of the wildlife in the area. I believe we are at a turning point in our township where the unique views of the mountains and oceans are being sacrificed for the maximum tax base available. If we are allowing developers to just maximize profit without enhancing our township we have sold our citizens short.

I hope our council will realize there is a way to bring balance to development, while preserving what our township offers to the citizens that live and support the community.

For all the above reasons, please **vote NO** to this current proposal.

Respectfully,

Kim Fisher
678 Fernhill Road
Esquimalt and lək^wəŋən Traditional Territory

From: [lhunter](#)
To: [Corporate Services](#)
Subject: Rezoning Lampson/Esquimalt Rd.
Date: May-16-21 6:47:45 PM

This large development is bound to affect me, on Fernhill Rd., with additional traffic.

Far too big. Blocking view for those in the new townhouses on Lampson.

The houses you need to rip down are nice houses.

I disagree with this proposed Rezoning!
Thank you.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	_____ May 17, 2021 _____
For Information	__ CAO __ Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	__ Action __ Response __ Report
For Agenda	<u>X</u> Council ^{Late Item} __ COTW __ IC

Sent from my Galaxy Tab® E

From: [Laurel Bernard](#)
To: [Corporate Services](#)
Subject: Rezoning application at Esquimalt/Lampson
Date: May-16-21 6:27:41 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: <u>May 17, 2021</u>
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other _____
Referred to: <u>Anja</u>
For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda <input checked="" type="checkbox"/> Council ^{Late Item} <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Sirs,

We live in this area and oppose the rezoning of the parcel of land on the corner of Esquimalt Road and Lampson.

John and I recently moved to this area in Esquimalt after living 25 years in Victoria. We recognized it as a gem, a unique neighborhood of mature trees, protected wildlife and a strong community. It is a neighborhood with its own valuable and long-term character that this rezoning threatens.

Rezoning to allow such intensive development -- two six-storey towers and the destruction of shrubs and 44 full-grown, irreplaceable trees -- will be the beginning of the end for this gem. Other rezonings and further towers will follow. As we've all seen, it becomes impossible to refuse other rezonings once one has been approved.

The proposed development itself would immediately damage the neighborhood and the community. The trees and bushes afford noise protection along two busy roads that also carry fire and paramedic trucks from a nearby fire station. The Garry oaks, protected in Victoria, will be lost, along with a small haven for wildlife in the area with abundant bird life, from hawks to owls and finches, and a resident herd of deer.

We're not opposed to housing. It's desperately needed. But please keep it within the character and type appropriate for this precious neighborhood and build for new residents without destroying the home area of their neighbours.

Thank you.

Laurel Bernard and John Harley
638 Fernhill Road

From: [Leanne Warren](#)
To: [Corporate Services](#)
Subject: Opposing development proposal for corner of Lampson and Esquimalt
Date: May-16-21 7:46:18 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello:

I am writing to tell you of my concerns about the development proposed for the corner of Lampson and Esquimalt. I live across Esquimalt Road from the site and will be considerably impacted, both during construction and afterwards. We have attended a number of proposal Q&A sessions on this development, and always had the same concerns, which have not yet been adequately addressed.

My main concerns are two: environmental destruction and parking.

1) The builder's online presentation suggests that all of the existing trees will be destroyed. This seems totally unnecessary. Surely at least the mature and juvenile Garry oaks on the west and north sides could be preserved? I won't go into the deficiencies of the township's tree bylaw, but allowing such wholesale destruction of mature species that are protected in our neighbouring jurisdictions seems both wildly irresponsible and well behind the times.

If razing the site is approved, please at least wait until the wildlife who live there have finished raising their babies for this year before knocking over their homes.

2) Parking: the developer previously expressed the opinion that people who rent their homes don't have cars. This is demonstrably untrue. Even if some individuals don't have cars, there are very likely to be as many who have more than one vehicle, as do a significant number of our neighbours. Given that there are not as many spaces as units (unless some residents park in the visitor spots, defeating the purpose), there will still be a good number more cars than parking spots. It is already difficult to park nearby our house, and there is going to be conflict generated by people parking in the neighbouring streets (already an issue for other locations and resident-only streets). I suggest the township come back at 10 PM on an inclement Sunday and before 7 AM on a fall/winter weekday morning to assess the occupation of existing parking.

The combination of these two things makes both worse. If the argument for destroying all of the trees is that it's necessary to create underground parking, at the very least it should provide *sufficient* parking. The current proposal seems to have landed on the downside of both concerns.

I note that if the purely decorative glass walkway between the buildings were removed, it might be possible to add some above-ground parking (e.g., accessible spots), and/or a car-share vehicle spot, and significant covered bicycle parking instead.

Thank you for considering our concerns.

Leanne Warren

From: [Marie Fidoe](#)
To: [Corporate Services](#); [Mayor and Council](#)
Subject: Public Hearing for rezoning application at Esquimalt and Lampson
Date: May-14-21 1:13:40 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Thank you for the opportunity to participate in a public hearing for the rezoning of the properties at 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.

The rezoning of these properties from their current mix of RM-1/CD-22 zoning to the newly described CD-131 for Medium Use Density is in accordance with our 2018 Official Community Plan and should definitely be approved. (Actually, I have always wondered why this zoning change doesn't happen automatically when a new OCP is approved, but that is a different topic for future correspondence).

This proposed development provides much needed quality housing stock for our community, and is a higher and better land use than its previous zoning. Esquimalt will grow, and we can only grow in or up. As we are home to the largest employer in the region, my hope is that this type of housing will appeal to many people already working in Esquimalt, thus providing them (and us) with the many benefits derived from living and working in the same community.

I note the fact that the applicants have made many changes to this project in the several years it has been in the planning stage, based on feedback already received.. Moving from one large building to two smaller ones provides more green space and helps with reducing the appearance of massing. With a decrease from the number of units, the parking ratio has been improved and exceeds the anticipated demand as determined by the professional study.

In closing, I feel that this development will be a much needed improvement and better land use for this major intersection in Esquimalt. As envisioned in our OCP, it is the perfect location for higher density housing, close to public transportation, centrally located to most of our community amenities, and in a highly walkable location. I encourage Council to approve this request for rezoning.

Marie and Drew Fidoe
1185 Old Esquimalt Road
Esquimalt, BC V9A 4X7

From: [Melissa Cannady](#)
To: [Corporate Services](#)
Subject: No to rezoning for two 6 story buildings
Date: May-15-21 8:03:57 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council,

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

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

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

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

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

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

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

Regards,

Melissa Cannady

From: [Nadia McTaggart](#)
To: [Corporate Services](#)
Cc: [Colin McTaggart](#)
Subject: Public Hearing - 1100/1104/1108 Esquimalt Road & 610/612 Lampson Street
Date: May-16-21 11:57:55 AM
Attachments: [Letter to Council 12-618 Lampson St. .pdf](#)

Hi there,

Please see attached our letter to council regarding our opposition to the rezoning application of 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.

Nadia and Colin McTaggart

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	_____ May 17, 2021 _____
For Information	__ CAO __ Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	__ Action __ Response __ Report
For Agenda	<u>X</u> ^{Late Item} Council __ COTW __ IC

May 16, 2021

Dear Your Worship and Council,

We are writing to express our concern and opposition to the rezoning application for 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.

We (Nadia and Colin McTaggart) live at 12-618 Lampson Street, directly behind the proposed development with our two dogs and young child. As mentioned in a previous communication, due to a covenant on the land at 612 Lampson Street that prevents the developer from building on the first 50 feet of the property measured from the South-East corner on Lampson Street, our unit will retain a great portion of our sunlight; however, we are still quite concerned about the development and how it will negatively impact our neighbours. There are a few points that we would like to bring forward as part of the public consultation:

- **We support** higher density on this corner and **we are not** against growth in the community.
- **We appreciate** that the current design is for two buildings and includes townhomes, **however** the current design will create a **massive shadow** over the residents of 618 Lampson Street.
- The units at 618 Lampson Street are south-facing and receive 90% of their **natural light** from large south-facing windows.
- **We are in opposition** to the **rezoning** because we believe changes should be made to the current design to better accommodate the neighbouring properties and we believe there is a better way to develop this property.
 - We would like the design to continue to include **two buildings**. An alternative to the current design may be two buildings running North/South, one on the East side and one on the West side of the property (see a rudimentary drawing below). These buildings could be terraced and be made architecturally significant instead of the current cookie-cutter design.
 - Two buildings running **North/South** would allow the **afternoon light to shine** between the building and not completely wall in the residents of 618 Lampson Street.
 - Two buildings with a **pedestrian walkway** between them would be an incredible outdoor space for the residents of these two buildings to enjoy



- When we purchased our townhome in the construction phase in April 2018, we were buying into the new Esquimalt, at which time the OCP limited the properties in front

of us to a maximum of four storeys. It's **vital** that council demonstrate to new buyers in the community that they won't be left behind when the next shiny, new project comes along. Approving a "wall" in front of a three year old project - is this the signal that council wants to send to future buyers considering investing in Esquimalt?

- Our friends are the developers of Wilson Commons, a 34 unit townhome development in Vic West. Before they went to public hearing, they visited with **every neighbour** in a 100 meter radius - they heard the concerns of the neighbourhood and implemented any changes they could **before** going to public hearing. The first public hearing for this project at Esquimalt & Lampson was in Fall 2018 and was for a different design. It speaks volumes that in the last two years, the developer has not made any effort to get us on board with the design, dismisses our concerns and has only made changes **not** because of public consultation, but because there was a covenant that came to light in February 2020 restricting any building on the North-East corner of land.
- Lastly, whatever is approved by council, for our sake we would ask you to restrict what can be placed on the roof so our only view isn't of antennas and HVACs.

Thank you for considering our perspective.

Sincerely,

Nadia & Colin McTaggart

From: [Nadine G](#)
To: [Corporate Services](#)
Subject: Rezoning Lampson and Esquimalt Rd
Date: May-14-21 1:00:27 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 17, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Anja
For Action Response Report
For Agenda Council COTW IC

Hello,

I am writing to express concern about the rezoning of the corner of Lampson and Esquimalt Rd. My primary concern is the size is too big at 2 buildings of 6 stories each which does not fit into that neighborhood. I am a cyclist and the increased traffic, people turning off Lampson then turning into a parkade right away and street parking anywhere possible, with that kind of density is problematic.

I am seeing density increase everywhere and we need to be strategic to ensure there is adequate parking for what is built. I am a cyclist and part of a 1 car family unit. We are rare. Increased density in redevelopments around me mean more cars, less safety on my bike due to less visibility and less safety while walking on many streets without side walks.

Thank you,
Nadine Groves

From: [Paige MacFarlane](#)
To: [Corporate Services](#)
Cc: [Paige MacFarlane](#)
Subject: Proposed rezoning - Lampson St
Date: May-17-21 11:30:31 AM
Attachments: [Letter to Council - Final - May 2021.docx](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Please find attached a letter in opposition to the proposed rezoning for the corner of Lampson Street and Esquimalt Road.

Thank you

May 17, 2021
Re: Rezoning Lampson Corners

Dear Council,

As residents of Fernhill Road, we are writing to express opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

While we support modest densification and an increase in affordable housing supply in Esquimalt, we strongly believe the proposed development - as presented - is too large for the existing infrastructure to support and would compromise the values of our residential neighbourhood.

The area in question is a pivotal corner within our community, along an important arterial road, and is ripe for redevelopment – however this proposal would require a huge shift: from the existing five single family homes to construction of two six storey buildings containing 89 residential units. This would create (approximately) a ten-fold increase in densification in this part of our neighbourhood (based on the current number of houses and suites on the proposed site), with one development!

The proposed project would cause an unacceptable increase in traffic on already busy streets and create significant issues with parking on Lampson Street and adjacent streets throughout the neighbourhood, where parking is already restricted and oversubscribed.

According to the proposed plan, only nine parking stalls out of 94 will be reserved for visitors. As a result, both additional visitors and households with two vehicles would be forced to park on the street. While offering one car share and encouraging more transit usage is a laudable goal, the reality is that for a young couple or family to be able to afford a new home in the current market, both need to work – requiring commutes and daycares not always served by alternate transportation methods.

The addition of 89 additional households would also have a direct impact on traffic flow in the adjacent residential neighbourhood. As residents of Fernhill Road (two blocks away from the proposed redevelopment) we have noticed a troubling increase in traffic volume over the past few years as more and more people use Fernhill as an alternate route to bypass the Esquimalt Road and Lampson Street intersection. This proposed development would undoubtedly lead to a significant increase in traffic on our narrow street as well as contributing to congestion in what is already a busy corridor.

As well, while the developers maintain they will retain some trees on site, the current proposal would require the removal of several protected Garry Oaks. The character of our neighbourhood is defined by quiet residential streets lined with Garry Oaks. We would hope that any development in the area would enhance these qualities rather than detract from them.

As stated earlier, we are in support of modest increases in densification (like the townhouses adjacent at 618 Lampson and the new development at 615 Fernhill Road.) Perhaps Council would consider reducing the number of approved units to somewhere closer to 60 with the same number of proposed parking spots (i.e. 94): we feel this would offer a reasonable compromise, meeting the goal of increasing density while offering a more realistic ratio of 1.5 spots per unit. While not eliminating issues with traffic and parking, scaling down the proposed development would help offset these pressures in the immediate and surrounding

neighbourhood and perhaps provide a more gentle environmental impact on the mature protected trees found on the site.

We join with our neighbours in urging you not to approve the rezoning as currently proposed.

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

Regards,

Puddy Goodlet and Doug Ozeroff

Owners, 674 Fernhill Rd.

From: [Patricia Lyster](#)
To: [Corporate Services](#)
Subject: Opposition to Rezoning Lampson Corners
Date: May-16-21 11:10:20 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

In regards to the Proposed rezoning application for 1100, 1104,1108 Esquimalt Road and 610,612 Lampson Street

As a new resident of Esquimalt , a proud owner of 403 - 501 Park Place; I chose the Town Square development instead of Oak Bay or Fairfield because I was impressed with what seemed to be a master plan for Esquimalt such that her future would reflect her magnificent location ,storied history ,and central convenience to downtown Victoria.

Research and conversations with authorities and agents had led me to the impression the town centre was to be just that ;with the community developed in a way to lay around the centre both in services and visually so that the " community heartcentre" was always evident... a draw to coming together.

I am now becoming aware that Esquimalt is being challenged to drift away from a planned community vision , allowing any development that offers the municipality some current revenue without sustaining a beautiful vision for the future.

Esquimalt could be La Jolla , Calif. (San Diego's high end) - it has an even better topographical setting . La Jolla has kept the buildings to a standard and height that compliment each other and generates a sense of elegant but warmly attractive whole. Paris is the world's most attractive city because she was developed in a cohesive , complimentary way- one glance and you know its Paris!

Please be wise , this is the moment the city can demonstrate a cohesive vision for a future that makes for enhanced property values not less. For a high quality, livable , walkable community that becomes the envy of Victoria.

The new rezoning development brings all the usual concerns about height and density , traffic and parking. What consideration is being given to the impact on those who have already put their hearts and lifetime resources into choosing to live in Esquimalt only to have it destroyed by a developer?

Equimalt could act as a heartfelt agent on behalf of her current citizens. Any developer must create a fund for those impacted by their development - to pay them any differential on loss of the value of their property or loss of view .If those impacted, the current home owners desire to move away from the shadow of the new development they would be assured to receive their homes value. As well the developer's fund would pay full moving costs for those citizens.(given oversight by Esquimalt municipality).

Esquimalt can seek to honor those who have already committed to the community as well as welcoming new ones. Please be mindful of the total of what you are creating - a community is more than the sum of her parts - make each choice so as to ensure Esquialt has a beautiful synergy.

Please disapprove of the current rezoning application .

Ask them to come back offering more thoughtfulness to the design . Do you /they have citizen focus groups to confer with through the design and development process? Let each developer know they will also be making a contribution to the municipalities new "displaced citizens" fund.

Thank you for your efforts on behalf of ALL of us - and to the future of our wonderful community of Esquimalt.

Respectfully submitted
Patricia Lyster

Deborah Liske

From: Corporate Services
Subject: FW: Opposition to the rezoning application for 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.

From: Rebecca Juetten
Date: May 17, 2021 at 9:33:10 AM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: Opposition to the rezoning application for 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.
Reply-To: Rebecca Juetten

May 16, 2021

Dear Your Worship and Council,

I am writing to express opposition to the rezoning application for 1100/1104/1108 Esquimalt Road and 610/612 Lampson Street.

It's not that I am against densification in general, it's that this is the second time in recent memory that a new building design ignores the needs of surrounding neighbours (the other instance I am referring to is the building being put up at Head and Esquimalt across from the Lalli Care pharmacy).

In this case, not only do I know people who live in the townhouses at 618 Lampson St. who will be adversely affected by the proposed design, but also as a resident of Fernhill Road I am concerned about what will happen to traffic on our street during rush hour, when all those additional drivers will undoubtedly have to use Fernhill as a workaround to getting downtown. I am aware that the first public hearing for this project was in Fall 2018 and it wasn't for the current design. Moreover, in the last two years the developer has not made any effort to get the residents of 618 on board with the design, they have dismissed their concerns and have only made changes not because of public consultation, but because there was a covenant that came to light in [February 2020](#) restricting any building on the North-East corner of land.

The fact is, there are better ways to develop this property that don't even reduce the number of units by *that* much in order to avoid having to wall-in the residents of 618 Lampson. I will be following this issue and Council's decisions regarding it.

Thank you very much for your time.

Best Regards,
Rebecca Juetten

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED: _____	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: [Richard Fisher](#)
To: [Corporate Services](#)
Subject: Preposed Rezoning - Lampson St. and Esquimalt Road
Date: May-16-21 5:01:30 PM
Attachments: [trapeze_sig_new-1.png](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

My name is Richard Fisher. I have been a resident and taxpayer in Esquimalt for 19 years. I live at 678 Fernhill Road.

I am writing to urge Mayor and Council to say NO to rezoning in our community with regards to the application for the properties at 1100, 1104, 1108 Esquimalt Road and 610 and 612 Lampson Street.

The development in question will negatively impact our community due to the loss of street parking and increased traffic congestion at an all ready congested intersection. Pedestrian safety will also be compromised in what is a very busy traffic corridor and intersection.

The proposed two 6-storey buildings do not fit with the character of the neighbourhood and will eliminate natural light on many of the homes in the surrounding area. Not to mention, it will be a blight on views towards the south.

Lastly, the removal of approximately 44 mature trees on the site including protected Gary Oaks will destroy the natural green space habitat. Our green space is under attack as a result of development and needs to be protected.

I understand the realities of development and the economic implications for the Township. There is already significant development underway in our community. It is simply too much.

We look to elected officials to protect and preserve our community and our way of life here in Esquimalt. Please do your job and vote NO. We need you to stand up to developers and disapprove the proposed rezoning.

Thank you

Richard Fisher

Richard Fisher / Agency Director, Owner

Trapeze Communications Inc / Phone: [250.380.0501](tel:250.380.0501)

trapeze.ca / [facebook](#) / [instagram](#)

TRAPEZE

From: [randhmorgan](#)
To: [Mayor and Council](#); [Corporate Services](#)
Subject: Opposition to rezoning at Esquimalt Rd. and Lampson St.
Date: May-14-21 11:56:18 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Sent from my Galaxy

Mayor and Council,

As a co-owner of 727 Lampson St., I am writing to express my strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

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

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

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

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

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

*Regards,
Richard Morgan
727 Lampson St.*

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: [Rick/Brenda Margetish](#)
To: [Corporate Services](#)
Subject: Public Hearing - Esquimalt Road and Lampson Road
Date: May-16-21 10:40:19 AM

Hello - in response to the public hearing for the above location (plan amendment and rezoning), the intersection of Esquimalt and Lampson cannot possibly handle any more traffic, whether it be vehicles, bikes or people. This intersection is terribly congested all day long and very dangerous - we live at this corner and constantly hear horns blaring and people yelling. Now you want to add more vehicles, bikes and people.

This on top of the development a block away (Esquimalt and Head streets), which will add more and more vehicles, bikes and people.....the sidewalks cannot accommodate more people - there is no where to go when you have motorized scooters, strollers, people with walkers, etc.....stepping on the road is a good way to get killed!

There is nothing you can do to change road or sidewalk width.

With all this new development happening in close proximity to each other, you are forcing long term residents - who pay and have been paying taxes to Esquimalt for years - to move!

Please keep in mind - this is Esquimalt - NOT VICTORIA where the building is making nothing more than wall to wall people.

In chatting with neighbours, look for long term residents (older folks) to start moving!

Please reconsider.

Submitted by an older couple who will be moving!

From: [ROB C THORNLEY](#)
To: [Corporate Services](#)
Subject: development at corner of Esqimalt rd and Lampson
Date: May-16-21 5:58:12 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Council

I live at 968 Lampson pl so the current development would adversely affect me . This area is already has heavy traffic so any increase is going to be detrimental .

I can see a large increase of vehicles parking on lampson place, construction and guests for the planned towers.

The corner of the proposed development is a little nature reserve which would be a travesty to destroy. I thought canada and this city were trying to be green?,Plastic straws are banned but it's ok to destroy any green space in order to build on ,it smacks of hypocrisy...

I have lived and owned a house in esqimalt for over 20 years, I do not want it resembling a smaller Langford!!!!

I hope the council does the right thing and says no to rezoning ..

Thanks, Robert Thornley

From: [Rolf Moosmann](#)
To: [Corporate Services](#)
Subject: Rezoning corner of Lampson and Esquimalt
Date: May-17-21 10:43:10 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hi

I am sending this email to express my opposition to the proposed rezoning at the corner of Lampson Street and Esquimalt Road on the grounds of Environment, Building Height, Parking and Traffic issues.

With kind regards

Rolf Moosmann
1039 Wollaston St.

Sent from my iPhone

From: [Ronda Nicklen](#)
To: [Corporate Services](#)
Subject: Proposed Building Esquimalt Lampson
Date: May-16-21 7:02:51 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Opposition to Rezoning Lampson Corners

Dear Council,

As a resident and owner of 502, 501 Park Place in Esquimalt, I am writing to express strong opposition to the proposed rezoning application for the properties located at 1100, 1104, 1108 Esquimalt Road and 610, 612 Lampson Street.

I am an owner in a new development, Town Square, where residents are currently very concerned that rapid development without consideration for adjacent buildings and neighbours will lower investment values and undermine quality of life for all.

The proposed Lampson building is significantly more dense than surrounding buildings. The footprint will be high and wide without consideration of sightlines of the direct neighbours.

The addition of two six story buildings will impact the neighbourhood, traffic and parkng. The resident parking will be limited to one stall per unit and only 9 stalls for visitors.

Solutions can be found by reducing height, stepping back upper stories and similar changes to the current proposal. Discussion with active listening can lead to a fair, neighbourly and commercially viable site.

I propose you disapprove the proposed rezoning until more viable solutions are reached.

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

Regards,
Ronda Nicklen

From: [Sherry Rumbolt](#)
To: [Corporate Services](#)
Cc: [Sherry Rumbolt](#)
Subject: Public Hearing -1100/1104/1108 Esquimalt Road & 610/612 Lampson Street
Date: May-16-21 10:53:37 PM
Attachments: [Letter to Township of Esquimalt Council Sherry Rumbolt.docx](#)

To whom it may concern,

Please find my letter attached to council regarding my opposition and concerns to the rezoning application of subject properties on Esquimalt and Lampson Street.

Please confirm receipt,

Sherry Rumbolt

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Sherry Rumbolt
7-618 Lampson Street
Esquimalt, BC
V9A 6A1

16 May, 2021

Dear Your Worship and Council,

I am writing this letter to you and the representing council to highlight opposition and concerns I have regarding the proposed re-zoning application for 1100/1004/1108 Esquimalt Road and 610/612 Lampson Street.

I have lived in Esquimalt since buying my property at Unit 7- 618 Lampson Street in 2018. Prior to this I owned a property in Langford, I wanted to purchase in Esquimalt for a variety of reasons but primarily for its community vibe, proximity to my work at CFB Esquimalt and great walk score to downtown. I acknowledge there is a need in Victoria to increase development in order to generate affordable living for residents, population growth and for tax revenue in support to increased availability of amenities. However I am deeply concerned that the proposed six storey development will result in severe negative effects towards my investment in this community and for my surrounding neighbours as well. I am a single person with a limited ability to afford a home in a expensive and competitive market of Victoria and I was tremendously happy with my purchase in this community until I became aware of the development proposal directly in front of my home. The development proposal has caused unprecedented stress and anxiety for me as I fear I will lose valuable equity and have a difficult time selling my property should the need arise.

I purchased my beautiful townhome prior to the changes in the Esquimalt Official Community Plan (OCP) and have recently discovered that OCP at that time limited the properties in front of us to a maximum of four storeys, which I would be supportive of, but this has now changed. Given the previous OCP I am surprised that a dwelling such as the one proposed would even be considered for development by the township, had I known this could be a possibility I would never have invested in Esquimalt and remained in the Western communities. I feel somewhat misled by the builder of The Saxon, who is currently involved in the newly proposed development. I was sold a guaranteed view at the top two levels of my property by the representing realtor, I unfortunately paid a premium for a property that may no longer provide what I purchased which is very upsetting and I feel somewhat defrauded.

The OCP states the following objective:

Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

I do not believe that this development, as proposed, meets the OCP objective as a result of the effects on mine and the neighbouring properties, traffic and parking and the neighbourhood character. Given the statements in the OCP residents including myself will surely lose faith in the integrity of the OCP if ruled positively towards the development as proposed.

The Saxon units are all south facings units with large floor to ceiling windows designed to maximize the efficiency of natural light during all seasons. A conducted winter shadow study illustrates a substantial, if not total, shadow on our development to the north and surrounding properties. Such a massive shadow

will result in year-round increased costs to electricity and to our environmental carbon footprint. This will be exacerbated during the winter months and will diminish my overall quality of life. I work from home full time and having access to natural light is something that is required for me to be effective professionally and supports my mental well being.

Further to my concern of sunlight there will be significant negative impact of the new development to our wonderful community garden. The garden has become a food staple within The Saxon, it brings our community together, educates our residents children on sustainable food production and encourages a more natural approach to urban living. The garden receives a substantial amount of sunlight from the south and yields a bounty for the residents all year long. The lack of sunlight from the proposed development will have a much greater impact to the garden and its production while illustrating a lack of concern for a previously recommended council initiative. During the pandemic this has been a wonderful socially distanced gathering place on weekends to tend to our crops and aid in the negative effects of the pandemic. Losing this opportunity will be a huge impact to our small community. This garden is very important to me and to our neighbours in the community.

As mentioned our units have floor to ceiling windows. The large window on the third floor is my master bedroom and gives viewing access to our main en-suite bathrooms. The development as proposed would put approximately two stories of new neighbours looking into my master bedroom and bathroom. This will have a dramatic and very negative impact to my personal privacy, I didn't pay a premium to be in a fishbowl. The new development would be a mere few meters away. The amount of additional noise and light (especially at night) coming from the very close proximity of the proposed buildings in front will further increase the amount of time my blinds will be closed resulting in a increased demand to turning up the thermostat, this negates the intended purpose of the large windows. We also have private rooftop patios that will now have a development at a higher level than our patios, this will assuredly put us in shade all day long and will negatively impact growing for flowers and plantings on the rooftop but will also terribly infringe upon our personal privacy and this was one of the primary reasons I purchased the property in 2018. Losing the sunlight, privacy and ability to grow plants on my roof will most likely result in my selling the property and moving out of Esquimalt. If the proposed two stories for the penthouses were cut (four stories verses six) I would feel much better in continuing to invest in Esquimalt. I also of the time, the lack of privacy and extended construction noise for a larger development will be a significant factor to my staying or selling depending on the decisions made.

There will be inevitable increased traffic at the Lampson St/Esquimalt Road intersection. While extremely happy that there was a decision to conduct a traffic study for this development. I have unfortunately not seen any defining results of the study that confirm my suspicions of a much larger traffic problem to come, given that the study occurred during some of the higher Covid-19 restrictions and with at least 50% employees remote working at CFB Esquimalt I feel the study yielded a much lower commute ratio. I would like to see another study completed when life resumes to a more normal state. The traffic is already heavy during peak periods and if there is an accident near Admirals road we have a major issue on Esquimalt and Lampson. A concern for me is also the substantive increase in noise pollution, vehicle exhaust and traffic that will impede an already busy commuter route. I also do not wish to see an increased danger to our pets and children's to extreme traffic.

The proposed development will most certainly cause a dramatic increase on parking demands for an area that currently has no viable street parking given a potential influx of hundreds of additional people. There is already a parking problem in the vicinity of this proposed development, street parking is

regularly taken up all around this area and many streets have “residential parking only” signs already installed. During festivals (i.e. buccaneers days and rib fest, before Covid-19) we often saw non-resident guests utilizing our visitor parking due to a lack of availability for street parking, a problem that I anticipate will increase substantially with the proposed population growth. This area of concern has resulted in The Saxon considering the placement of “No Parking” signs and a towing contract for our units. I do not believe we will see an anticipated vehicle reduction with the new development and our parking problems will be exacerbated by the dramatic increase in demands associated this build.

The size of the development does not fit the neighbourhood and the proposal is far too large for the corner given the amount of traffic and pedestrian traffic. This proposal is a monstrosity that towers over anything surrounding it and in my opinion will cause a dramatic negative impact to the area, it also does not support the OCP and the initial proposals. The proposed development is designed with the second building being taller than the first structure to ensure both buildings have roof top ocean views, it was proposed at one point they be situated with a different footprint to give us more sunlight but this was not taken into design considerations. This development has the potential to turn the community views of neighbouring parks such as High Rock Park into zero views.

I ask that my concerns be reviewed as well as those of our neighbors and that the proposed development be re-evaluated. My neighbors and I have invested millions into Esquimalt and are very happy residents, we love our community and a town that has been welcoming to date. The prospect of this building and the sheer disregard towards the consideration for neighbouring properties including ours which is less than three years old has me regretting my decision to purchase in Esquimalt and depending on decisions made by council I am considering selling.

Please consider my letter as a concerned resident of Esquimalt,

Respectfully,
Sherry Rumbolt

From: [Murray Ambler](#)
To: [Corporate Services](#)
Subject: Development Proposal 1100/1104/1108 Esquimalt Rd, 610/612 Lampson St
Date: May-14-21 1:45:41 PM

Hello

Just wanting to express our support for this development. Smart densification is the future for Esquimalt as is the case for the entire CRD. Large parcels of land aligned on two major thoroughfares, such as this one, are ideal and should not be used to less than their potential. This proposal fits the neighbourhood well and would be a great addition to the township.

Best Regards
Thomas and Chris Ambler
Esquimalt

Sent from my iPad

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: [Tia Way](#)
To: [Mayor and Council; Corporate Services](#)
Subject: NO to Rezoning of Lampson & Esquimalt!!!!!!!!!!!!
Date: May-17-21 9:55:16 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Mayor & Council,

Re: NO TO Lampson & Esquimalt Road

We at 1038 Dunsmuir Road **DO NOT** support this development proposal. The proposed density, massing, lot coverage, traffic flow, environmental concerns and how the building relates to adjacent and surrounding sites is TOO MUCH for the area! In the last few months you have allowed a huge tower to go forth at Esquimalt and Admirals, another huge tower at Westbay marina area and then you approved the 12 storey monster at the corner of Head & Esquimalt! I have managed to gain thousands of new neighbours in what was a nice little community neighbourhood! Enough is enough, it's not always about money, I deserve to keep living in a nice small community like I have for the last 26 years here.

I don't live Downtown or in a big city for reasons. You don't listen to the community anymore this DOES NOT fit into the Esquimalt neighbourhood or with our Official Community Plan! I had a hell of time getting approval to remove one dying tree in my yard but yet you have no problems with removing over 44 old growth and Garry Oak trees! Makes no sense, this community will start to look like Langford soon with no trees, just houses cramped onto each other. It feels like it's all about the money with Esquimalt these days, not community minded anymore.

I consider this proposal to be an unreasonable increase in density, traffic and destroying old growth trees which is contrary to the objectives and policies laid out in the OCP.

I haven't seen anything from Esquimalt council in regards to supporting this extreme community growth, with increases in Doctors, hospitals and road infrastructure to accommodate your approved growth. No extra increase in Policing, fire rescue or no extra medical clinics, etc, etc, it's all about adding more people for money but not accommodating the people that already live here and struggle with no doctors or extra policing to support this kind of growth! Enough already.

DPA 4 Commercial: 'Buildings should be designed and sited to minimize the creation of shadows on public spaces.'

DPA 6 Multi Family Residential: The primary objective of DPA No. 6 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.

'...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 neighbourhoods⁵.** **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 uses⁶.**

What do current Esquimalt residents gain from having this kind of structure built in our neighbourhood? Nothing..... but more people to flood the streets with cars and back up with gas fumes, lose of multiple old growth trees, and increase wait times to go to a medical clinic because of mass increase in people.

Esquimalt residents paid to have this OCP survey plan done and the Council does not even listen to the feedback of residents. This is nothing but a headache and more to come if this OCP is not adhered to again as noted by the public of Esquimalt! You council will just approve any and every building for tax money and make Esquimalt a small arm of Downtown Victoria with its daunting mass growth of buildings and cold concrete!!!

WE SAY NO TO THE PROPOSED BUILDING AND WE ARE AGAINST THE REZONING PROPOSAL!

Please listen to the people of Esquimalt, Thanks.

Tia & Che Way
1038 Dunsmuir Road
V9A5C5

From: [Vicki Metcalfe](#)
To: [Corporate Services](#)
Subject: Lampson and Esquimalt Road development
Date: May-16-21 5:10:51 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello. I'd like to register my displeasure with the proposed rezoning at the corner of Lampson Street and Esquimalt Road.

Although I recognize the desire, even need, for more housing, I'm very concerned about congestion at what is a very active intersection. I'm also concerned at the loss of valuable trees, especially the Garry Oaks. I understand they are protected in other municipalities in Greater Victoria and they should be here as well.

Vicki Metcalfe
976 Wollaston Street

ESQUIMALT MAYOR + COUNCIL
RE-PROJECT AT CORNER LAMSON
& ESQ. RD.

I CAN'T BELIEVE ANYONE
WOULD EVEN THINK OF TAKING
ALL THOSE LOVELY TREES DOWN
THAT ARE SO IMPORTANT TO AIR
QUALITY AND NATURAL HABITAT.
I HAVE SEEN THE DRAWING OF
THE PROPOSED STRUCTURE, AND
THERE WERE NO TREES. THE PROPOSAL
IS TOO BIG FOR WHAT IS
CONSIDERED A NEIGHBORHOOD.

ALSO, THE DEVASTATION TODAY'S
RESIDENTS DURING WEEKS OF
DEMOLITION & CONSTRUCTION WOULD
BE VERY UPSETTING. THERE IS JUST
NOT ENOUGH ROOM ON THE STREETS
TO HANDLE ALL THE TRAFFIC THAT
DETOURS WOULD CREATE.
EMERGENCY VEHICLES WOULD HAVE
PROBLEMS, AS WOULD BUSES AND
DELIVERY TRUCKS.

ANOTHER THOUGHT - WHEN

DOES "PROGRESS" TAKE A
BREAK? THERE DOES NOT SEEM
TO BE ANY TIME AFTER SOMETHING
IS BUILT TO SEE THE
CONSEQUENCES, OCCUPANCY, TRAFFIC,
RESOURCES, ETC, BEFORE ANOTHER
PROJECT IS STARTED

PLEASE THINK ABOUT THESE
THINGS & LET US LONG-TIME
RESIDENTS KEEP WHAT IS LEFT
OF OUR COMMUNITY.

THANK YOU FOR READING THIS

NAZEL FUREX
805 LAMPSON ST.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Anja
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: <u>May 14 , 2021</u>
For Information <u>__CAO __Mayor/Council</u>
Other <u>_____</u>
Referred to: <u>Anja</u>
For <u>__Action __Response __Report</u>
For Agenda <u>X Council __COTW __IC</u>

From:
To: [Corporate Services](#)
Subject: DADU"s
Date: May-13-21 12:20:35 PM

Greetings,

I support the plan for DADU's. A good way to increase density.

A couple of comments:

Ideally a DADU should be large enough for two bedrooms so that it can accommodate a family with . At 700 sq ft it's just barely making it. A little larger would be better.

Try not to micro manage the process and aesthetics too much. Leave some space for creativity and judgment. Try to make things simple and timely.

Thanks.

Anton Glegg
933 Shearwater St.
Esquimalt.

From:
To: [Corporate Services](#)
Subject: Rezoning for DADUs
Date: May-17-21 10:37:34 AM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 17, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Anja
For Action Response Report
For Agenda Council COTW IC

Dear Council,

late item

Generally I am in favour of the creation of DADU zoning. When I heard about the community survey, I completed a response and I had hoped that I would be able to add a cottage in my back yard which seemed well suited. I even met with an experienced DADU builder to discuss my project. During those discussions and with some other potential property owners, they pointed out some concerns which I will include below.

I have concerns regarding the details of rezoning that do not take into consideration the actual topography or layout of the lots and buildings on the subject properties so while more than 1000 lots will be rezoned, many less would actually be able to apply all of the conditions and be able to build. Considerations such as ground slope, rock outcrops, and odd shaping of lots make completing the checklist of requirements nearly impossible. I wonder if there was any analysis of the subject lots and the existing building coverage and layouts of those properties so see how feasible DADU construction with all these requirements would be. I expect very few will meet all the criteria and many more would be seeking some form of reasonable amendments to make a backyard cottage feasible.

I would also like to ask, while many aspects of a back yard are mentioned as exempt from the rear yard calculation, there is no mention of decks or ground level paving (not accessible to cars) which extend the primary dwelling living space. Are these considered part of the house or part of the rear yard when it comes to calculating rear lot coverage? How is the rear lot defined when some houses are not a simple box on a rectangular lot? Can the rear of a lot be triangular rather than rectangular?

Under these desired rules, to have a front door facing the frontage might mean it faces a garage or the principle residence when a door facing the interior of the property and/or the side of the property on an interior property line with a direct pathway to the street makes a lot more sense. Adding a front facing door, while well intentions, may be be really feasible or well designed..

it is unfortunate that the expectation will be that even if you can meet all of the criteria outlined, you still will need to go through a development permit rather than a building permit adding cost and time to the process.

At this point, I feel that while I would like to add additional rental capacity to my community and I already have potential interest from potential renters making it financially feasible, I feel that it will be next to impossible to develop a cottage on my lot which would meet all of the desired requirements and therefore I would still need to apply for an exemption to make a DADU work on my property.

Sincerely,

Kris Andersen
1064 Collville Road

From: [Marie Fidoe](#)
To: [Corporate Services](#); [Mayor and Council](#)
Subject: Public hearing for Detached Accessory Dwelling Units
Date: May-14-21 1:30:38 PM

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Thank you for the opportunity to provide input on detached accessory dwelling units. late item

As the owner of a very large (13,000+ sq ft) lot, I welcome the ability to add a backyard cottage to my property. I would like to age in place in our community, and adding a backyard cottage may be the answer for me and my husband. We can build this cottage now, before we need it, and offer it as a home to our mother, so that we can provide assistance to her as she ages. Even our neighbours ask if we are going to build one, and suggest their adult children may like to rent it from us! There are many possibilities. Once we decide that our house is too much for us to handle, we can then move into our cottage and provide our house to one of our family members, or rent it to another family.

Esquimalt can only grow in or up. This is an example of gentle densification that doesn't require significant alteration to properties or destruction of existing housing stock.

However, I would prefer to see an allowance for 1 1/2 story cottages, as providing a small second floor will greatly enhance the livable space on a small footprint (a gentle example of going up). I also do not feel that separate parking should be required for the cottage, as it takes away from available green space. Our current parking bylaw is outdated and really needs a refresh. I would prefer that our future development provide housing for people, and not require so much space reserved for storing cars that people may or may not use. Esquimalt is a highly walkable community, a car is not a necessity here, especially as one ages.

In conclusion, I look forward to the future where I can build a backyard cottage which will provide me and my husband with many options to age in place on our own property.

Marie Fidoe
1185 Old Esquimalt Road
Esquimalt, BC V9A 4X7