

23 January 2022

Mayor and Council
Director, Development Services
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC, V9A 3P1

Dear Mayor, Council and Development Director,

Re: 880 Fleming Street (the "Proposal") Public Hearing

Thank you for your feedback at second reading; we have made further efforts to modify the Proposal to address the issues raised.

Included in his package is a further revised landscape plan that addresses three significant themes:

- (a) supporting bird habitat,
- (b) supporting pollinator habitat, and
- (c) mitigating tree removal.

A) Gardens

Following your feedback we increased the variety and quantity of native species in the North and East gardens. The larger shrubs and trees were selected to enhance bird and other wildlife habitat. The native planting plan features large (Western Hemlock) and medium (Pacific Crab-apple) canopy trees to provide an overstory structure. Large flowering and fruiting shrubs (Highbush Cranberry and June Plum) are featured at the midstory level. Finally, ferns (Western Sword Fern and Deer Fern) and smaller shrubs (Evergreen Huckleberry) will be installed at the understory with native ground cover (Bunchberry). These species were selected by the landscape architecture team because they include flowering and food bearing plants, which are hardy, low maintenance, and attractive to birds and other wildlife.

B) Planters

The raised planters along the pedestrian walkway receive significant direct sunlight and are made up of predominantly pollinator gardens with various native perennials and ornamental grasses.

C) Rooftop

The green roof is planted with native sedums and pollinator plants in raised planters. In addition, three beehive boxes are incorporated onto the roof.

D) Glazing

Fritted glass will be incorporated into the project to help reduce glare, cut cooling costs, and lower potential danger to birds. It may also give the exterior a distinctive look upon close inspection with discrete and subtle patterns ranging from simple shapes and gradients to intricate designs.

E) Trees

There are currently 65 trees on site. There are 12 trees on the dedicated Fleming Street allowance that will be removed as a result of the Fleming Street extension being done to accommodate the GVHS project to the East. Pursuant to the submitted arborist report, 20 of these trees are in good condition; the remaining are in fair, poor or dead condition.

As a condition of removing these trees, the development team will be contributing more than \$80,000 to the Township's tree replacement fund. Rick Daykin, Manager of Parks and Facilities at the Township, has confirmed that approximately 20 significant replacement trees may be added to the Fleming Street allowance and to Lampson Park; this would replace in the immediate vicinity the 20 trees that are in good condition referenced above.

F) Additional Parking

After further consultation with our team, we can confirm that no further underground parking can be added to the project without adding an additional level of underground parking. This would cost approximately \$75,000 per parking stall and would render this Proposal economically unviable; such additional parking stalls and the costs associated with them could be supported by a purpose-built, at market, condominium project. However, this is a purpose-built affordable workforce housing project. In addition, building an additional level of underground concrete parking to support higher car ownership and thereby reduce the provided transportation demand management measures, would undermine the project's environmental principles and objectives. With the extensive TDM measures included, the Proposal features two parking stalls above anticipated demand.

G) Lease Provisions

In order to ensure residents do not park on adjacent streets, the residential tenancy agreements will contain a clause limiting car ownership (and leasing) to the available parking stalls. Such agreements will also contain a provision that failure to abide by this

clause will result in termination of the residential tenancy agreement. This provision is similar to “no pets” clauses commonly found in residential tenancy agreements.

To be clear, the Proposal is “pet friendly” and will include a dog wash station. Our consultant team recognizes the positive impact a pet-friendly atmosphere has on the mental health of residents and the community more generally and this amenity is critical to the Proposal.

Summary

The Proposal is the culmination of a five-year process began in 2016 to address two crises identified by the Township: (a) the lack of affordable housing, and (b) the climate emergency. The Township is to be commended for identifying this site and setting it aside in 2016 to address these twin crises.

This Proposal is unique in that it is being developed as a legacy project and entirely with private funds. The levels of affordability being provided are unprecedented for a private development. To summarize:

- 1) 1/3 of units will be at deep discounts – BC Housing HIL rates;
- 2) 1/3 of units will be at 90% of market; and
- 3) 1/3 of units will be at market.

These affordability measures will be secured with a Housing Agreement registered to title.

We have worked with urgency and in concert with Staff over the past five years to put forward the most comprehensive and economically and socially progressive proposal possible with private funding only. Over the past five years, the crises identified above have only intensified and the costs associated with developing these types of projects have risen dramatically. This trend is expected to continue.

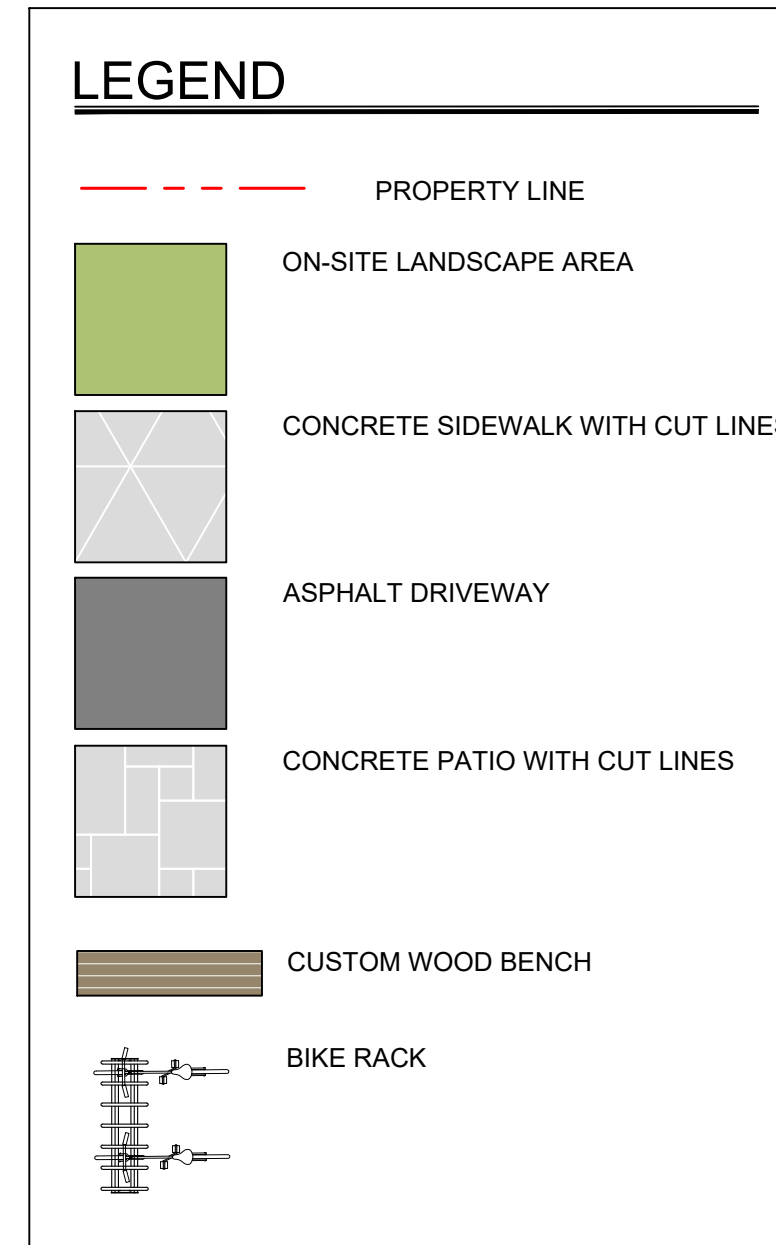
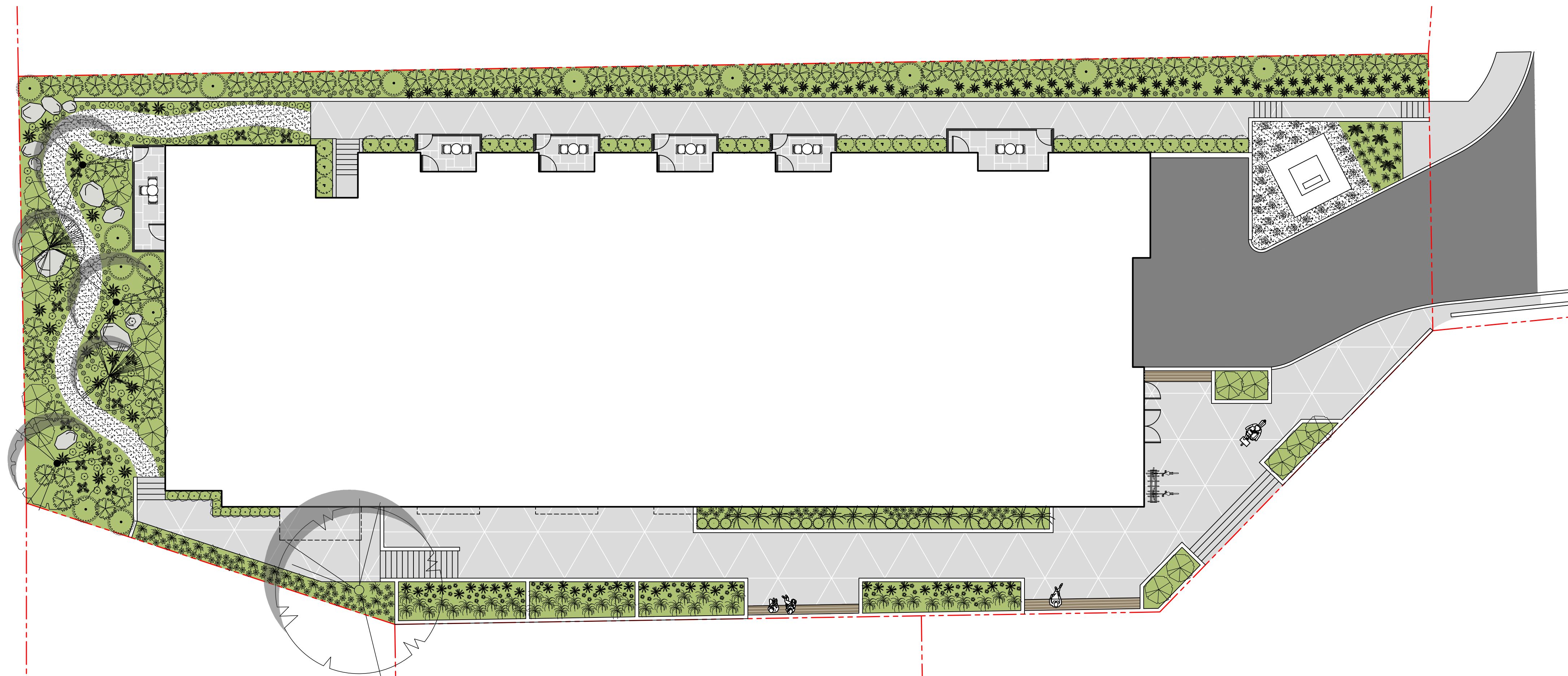
We look forward to working with you to bring this much needed Proposal to completion. In our respectful submissions, the time to act to address these twin emergencies is now.

Attached hereto are the following:

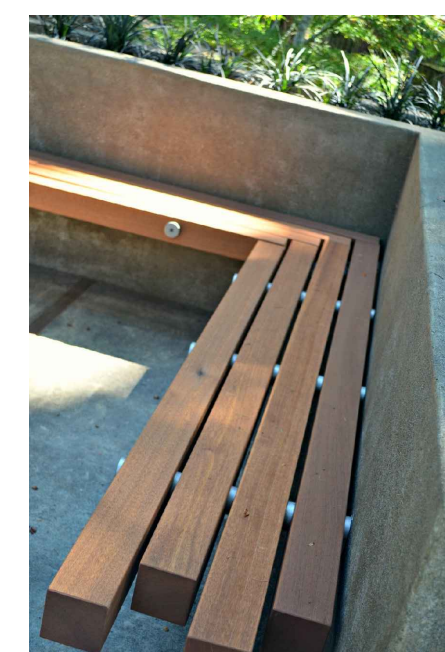
- (a) revised landscape architect drawings, and
- (b) letters of support received in respect of the Proposal.

Kind regards,

Hardave S. Sahota



CUSTOM WOOD BENCH



CONCRETE SLAB WITH GEOMETRIC CUT LINES



PROJECT
 Fleming Apartments

ADDRESS
 880 Fleming Street,
 Esquimalt, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

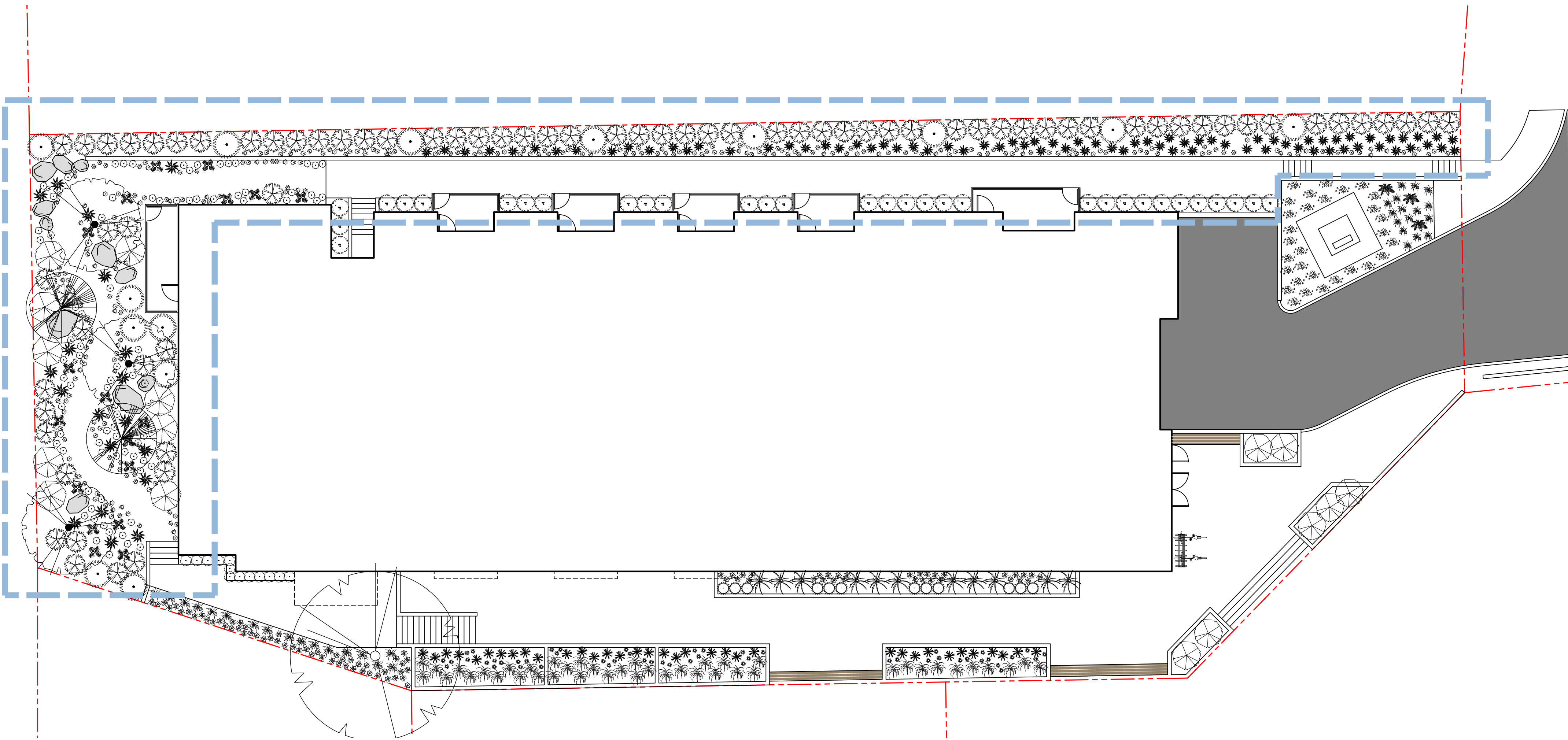
KH/ KT



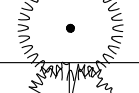

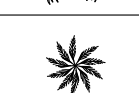
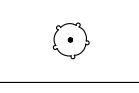
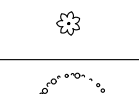
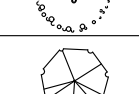


 ISSUED FOR REZONING
 January 11, 2022

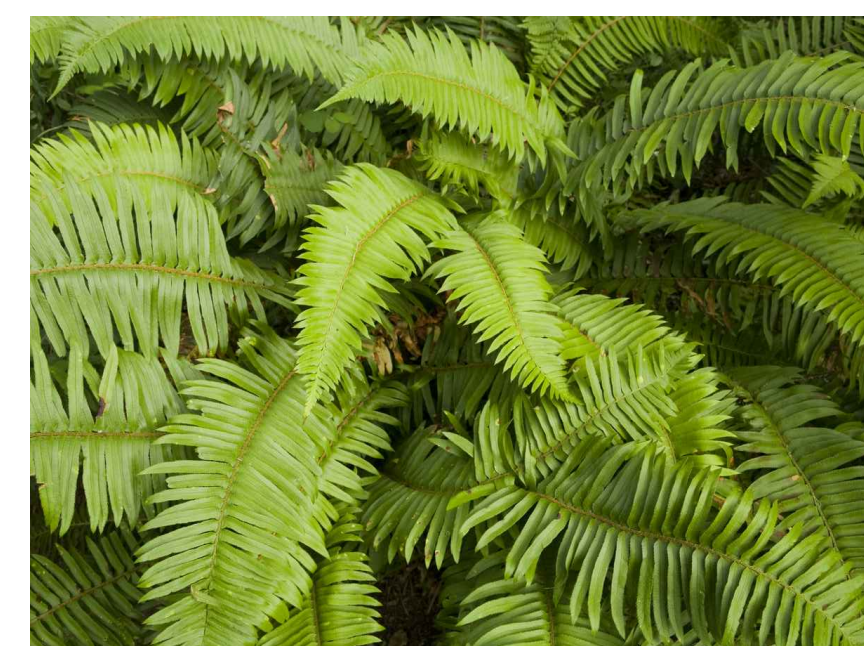
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L2 Planting Plan

DATE: January, 2022



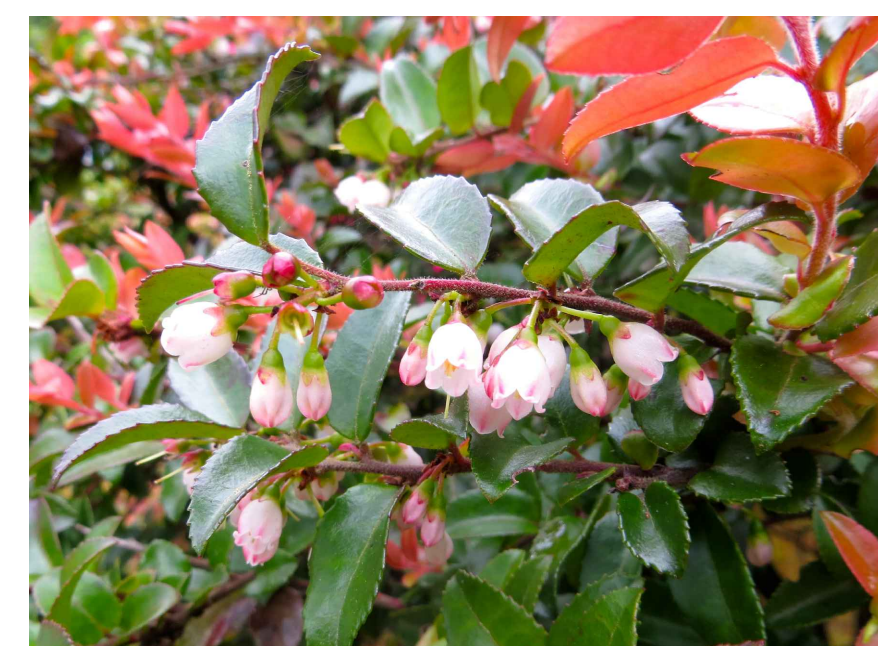
PLANT SCHEDULE					
ID	Quantity	Symbol	Latin Name	Common Name	Size
Th	2		<i>Tsuga heterophylla</i>	Western Hemlock	4.5m
Ck	3		<i>Malus fusca</i>	Pacific Crabapple	6cm cal.
Vo	14		<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 pot
Oc	75		<i>Oemleria cerasiformis</i>	June Plum	#3 pot
Pm	20		<i>Polystichum munitum</i>	Sword Fern	#1 pot
Pp	97		<i>Struthiopteris spicant</i>	Deer Fern	#1 pot
Hi	84		<i>Tiarella trifoliata</i> var. <i>trifoliata</i>	Three-leaved Foamflower	#1 pot
Cc	50		<i>Cornus canadensis</i>	Bunchberry	flat
Sh	31		<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweetbox	#1 pot
Vt	18		<i>Viburnum trilobum</i>	Highbush Cranberry	#3 pot

NATIVE + BIRD HABITAT GARDEN PLANTS


SWORD FERN



Highbush CRANBERRY



EVERGREEN HUCKLEBERRY



BUNCHBERRY


 SARCOCOCCA HOOKERIANA
 VAR. HUMILIS


JUNE PLUM



DEER FERN



FOAMFLOWER



PACIFIC CRABAPPLE



WESTERN HEMLOCK

PROJECT
 Fleming Apartments

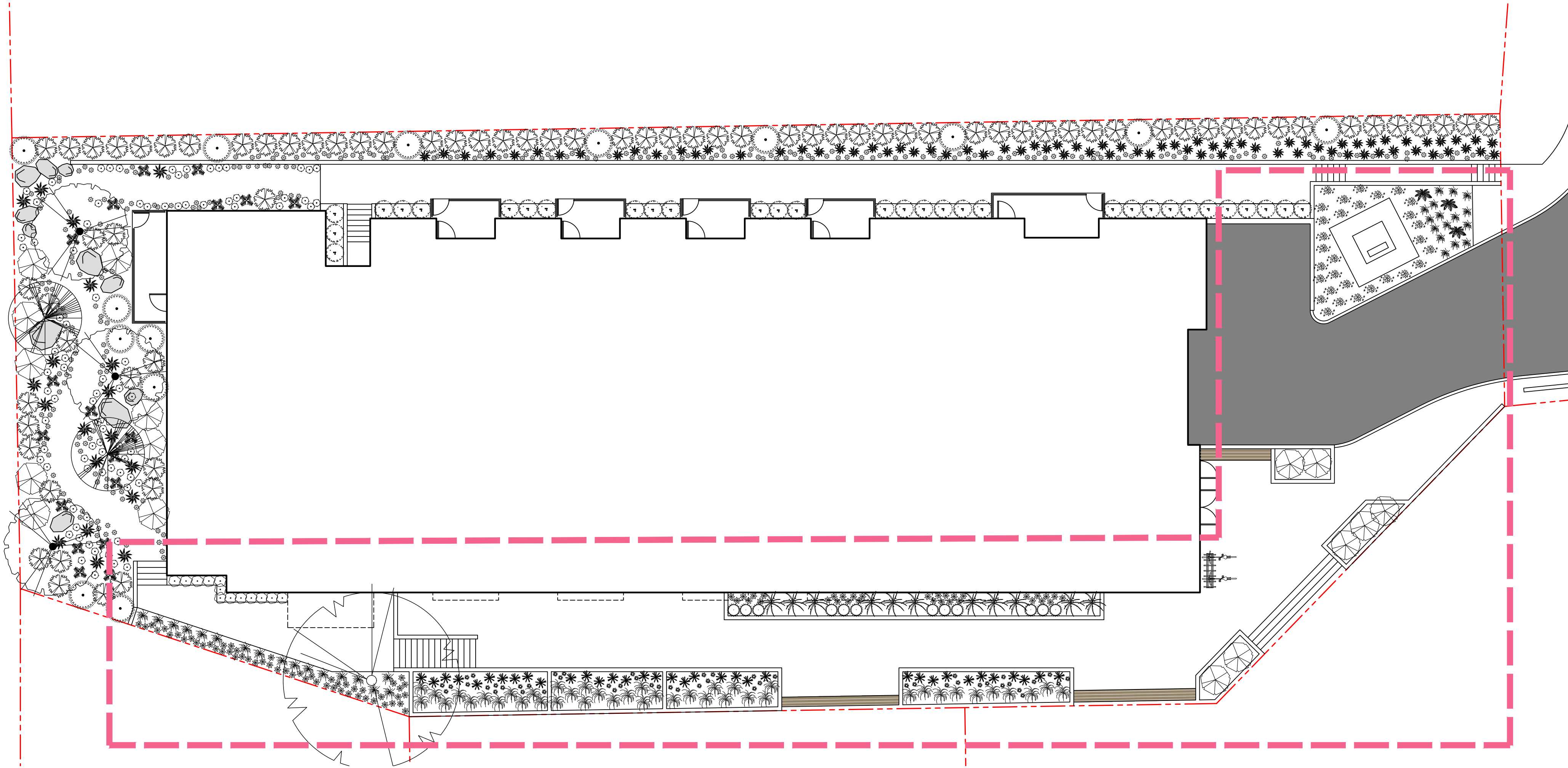
ADDRESS
 880 Fleming Street,
 Esquimalt, BC














DESIGNED BY

Bianca Bodley

DRAWN BY

KH/ KT


SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Size
Ct	36		Carex testacea	New Zealand Hair Sedge	#1 pot
Rh	48		Rudbeckia hirta	Black-eyed Susan	#1 pot
Ms	40		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	#1 pot
Pc	12		Prostanthera cuneata	Australian Mint	#1 pot
Au	2		Arctostaphylos uva-ursi 'Wood's Compact'	Wood's Compact Kinnikinnick	Flat
Rh	14		Rhododendron 'Hino White'	Hino White Azalea	#1 pot
Ca	11		Calamagrostis acutiflora	Karl Foerster	#1 pot
Ep	40		Echinacea purpurea 'PowWow White'	PowWow White	#1 pot
La	34		Lavandula angustifolia 'SuperBlue'	SuperBlue Lavender	#1 pot
Ct	7		Choisya ternata	Mexican Orange Blossom	#3 Pot
Ch	3		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	#2 pot
Cj	1		Cercidiphyllum japonicum	Katsura	6cm cal.
Ts	3		Thymus serpyllum	Woolly Thyme	Flat

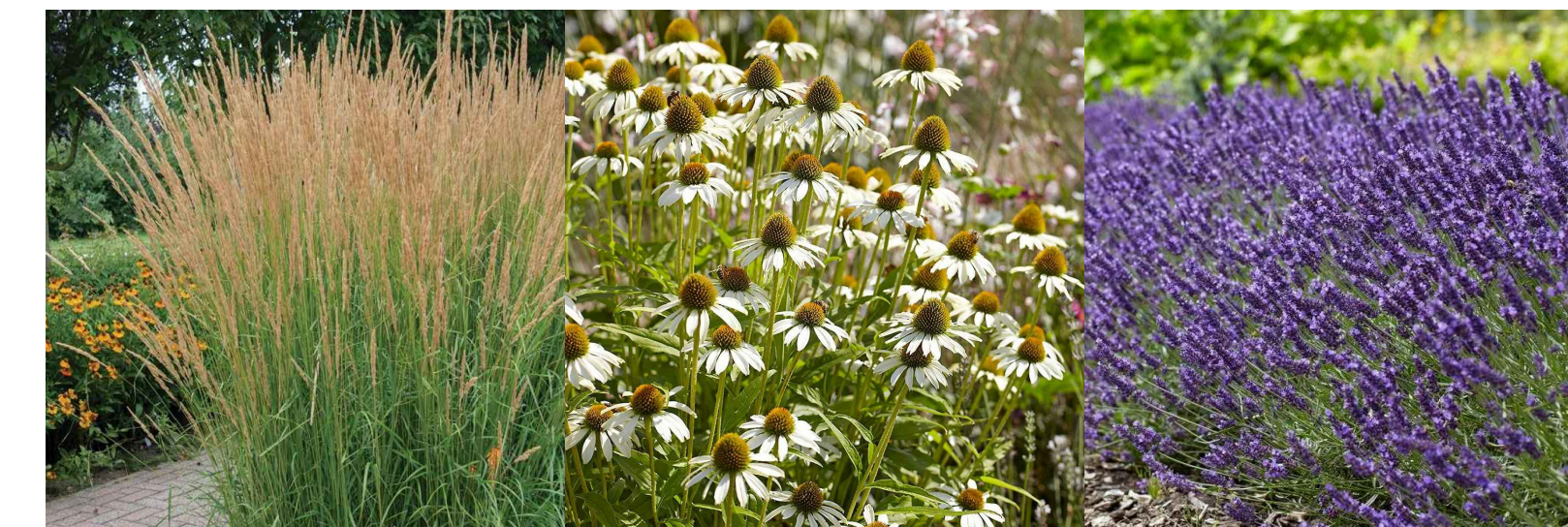
POLLINATOR GARDEN PLANTS


CAREX TESTACEA

RUBECKIA



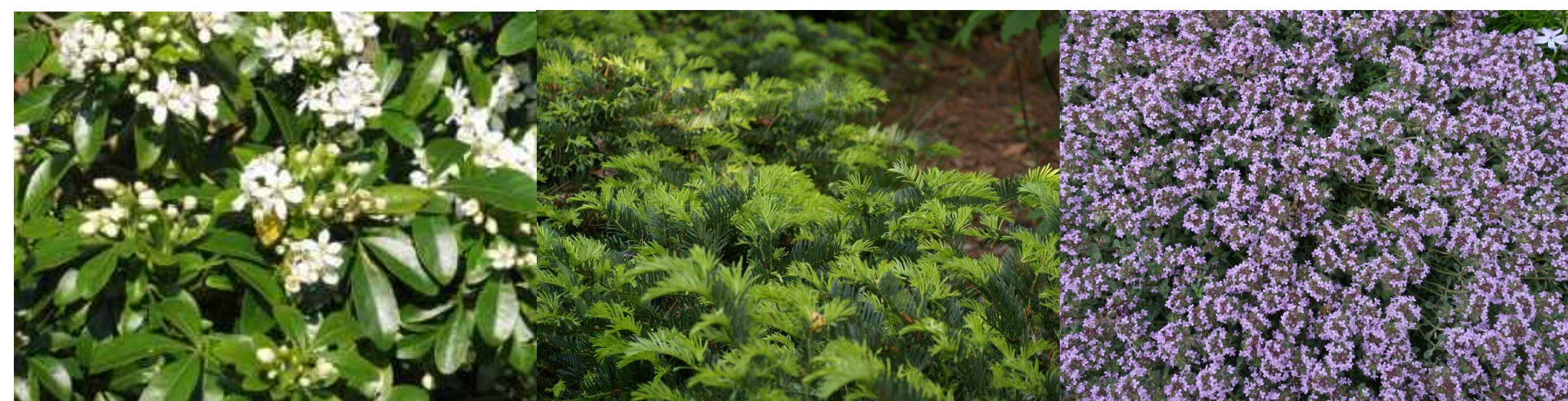
MISCANTHUS MORNING LIGHT AUSTRALIAN MINT WOOD'S COMPACT KINNIKINNICK AZALEA HINO WHITE



KARL FOERSTER

WHITE ECHINACEA

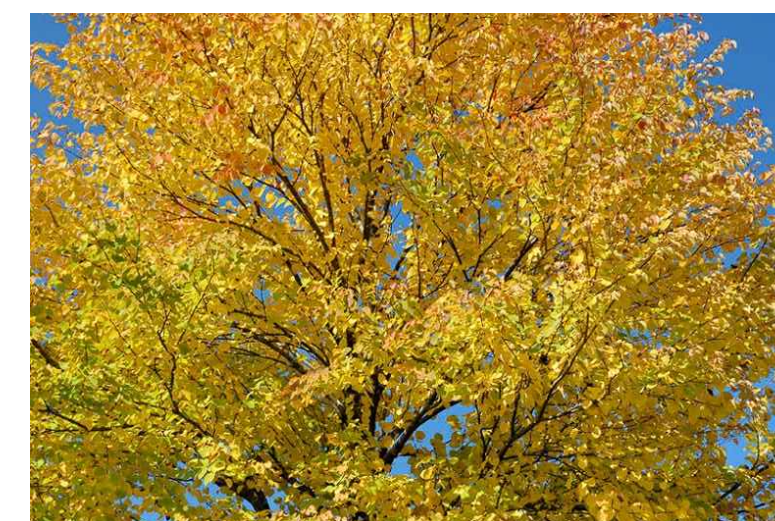
SUPER BLUE LAVENDER



MEXICAN ORANGE BLOSSOM

JAPANESE PLUM YEW

Woolly thyme



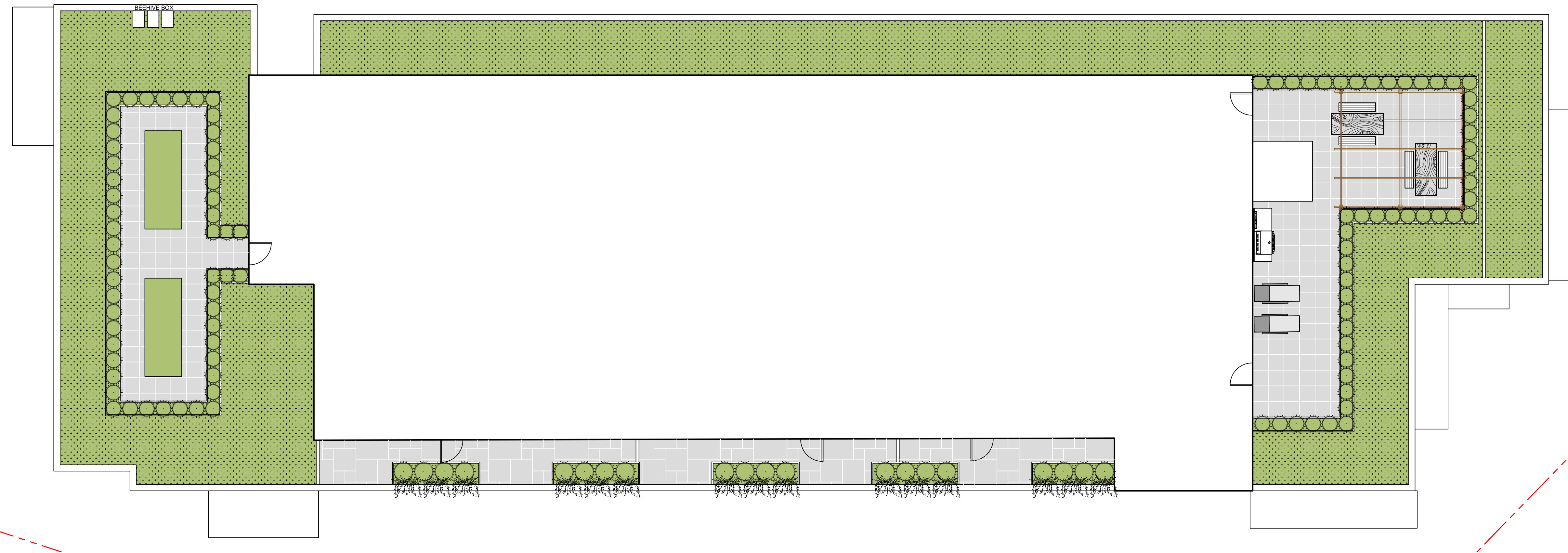
KATSURA

 ISSUED FOR REZONING
 January 11, 2022

Scale: 1:150


L3 Planting Plan

DATE: January, 2022



NATIVE SEDUM GREEN ROOF PLANTS



Sedum spathulifolium 'Cape Blanco'

Island Stonecrop

Spreading Stonecrop

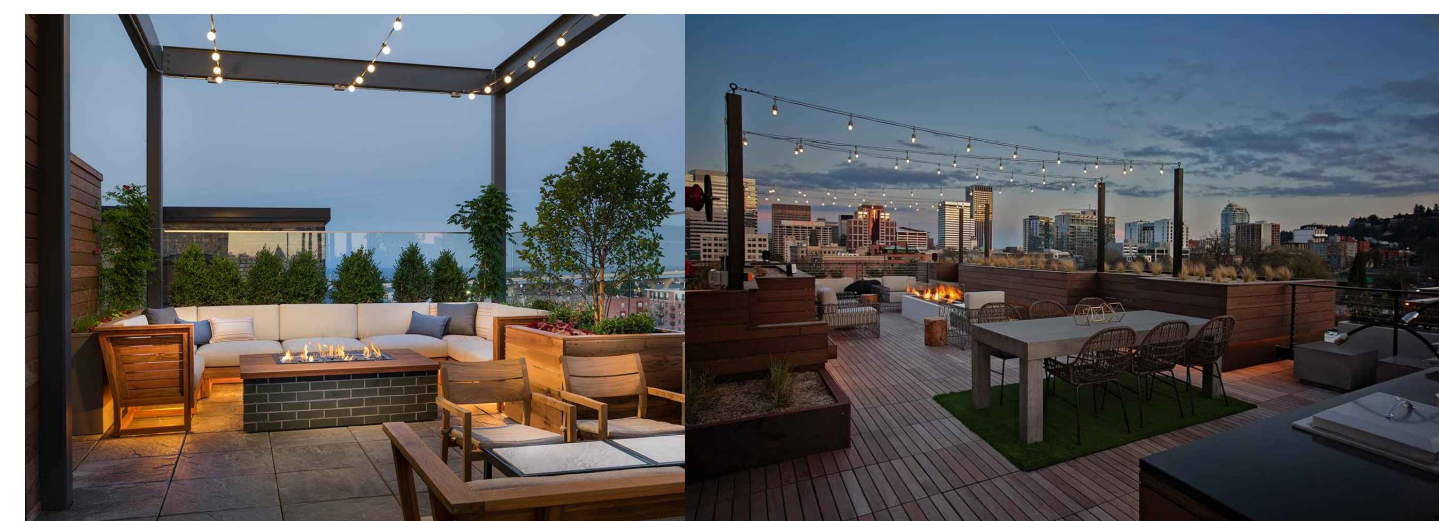
Oregon Stonecrop

POLLINATOR PLANTS



WEeping ROSEMARY

AUSTRALIAN MINT



Bistro lights



Rooftop dining



Lounge chairs



Green roof

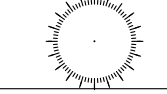

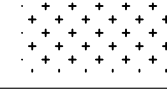
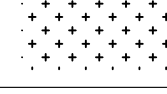
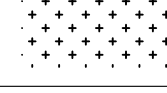
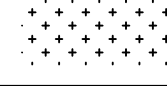
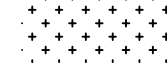


Raised planter



Beehive Box

PLANTING SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Size
Pc	20		<i>Prostanthera cuneata</i>	Australian Mint	#1 pot
Ro	5		<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	Flat
Ss	101		<i>Sedum lanceolatum var. nesioticum</i>	Island Stonecrop	Flat
Sp	102		<i>Sedum oreganum</i>	Oregon Stonecrop	Flat
Sa	103		<i>Sedum lanceolatum</i>	Spearleaf Stonecrop	Flat
Ss	104		<i>Sedum spathulifolium 'Cape Blanco'</i>	Broadleaf Stonecrop	Flat
Ss	105		<i>Sedum divergens</i>	Spreading Stonecrop	Flat

ISSUED FOR REZONING
January 11, 2022

Scale: 1:150



L4 Rooftop and
Green Roof Plan

DATE: January, 2022



1701 – 4555 Kingsway
Burnaby, BC V5H 4V8
T: 604 433 1711
F: 604 439 4722
www.bchousing.org

January 20, 2022

Mayor and Council
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Re: Rezoning Application No. RZ000087, 880 Fleming Street

Dear Mayor and Council Members,

BC Housing is supportive of Method Built's proposed rental housing at 880 Fleming Street in Esquimalt. This project will be a valuable addition to the community by adding rental units serving a range of household incomes.

Should you have any questions, please feel free to contact me at mmcnaughton@bchousing.org or phone 778-452-2744.

Yours truly,

A handwritten signature in blue ink, appearing to read "Malcolm McNaughton", with a large, sweeping flourish extending to the right.

Malcolm McNaughton

Director, Regional Development Vancouver Island



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

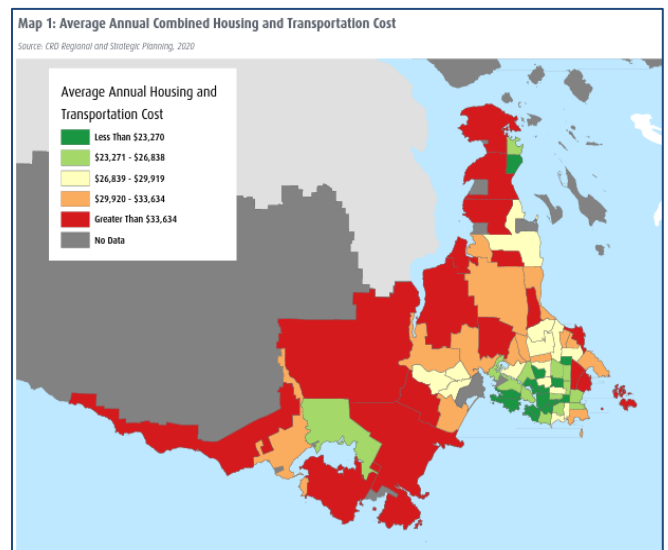
Mayor and Council
1229 Esquimalt Road
Esquimalt, BC V9A 3P1
21 January 2022

Re: **Support for Rezoning Application No. RZ000087 for 880 Fleming Street**

Dear Mayor and Council Members,

We would like to express support for the 880 Fleming Street Rezoning Application which will allow development of 45 residential homes ranging from one to three bedrooms, two-thirds of which will be below-market rents, located in a very walkable neighborhood. This project includes many features to help families rely on walking, bicycling, e-bikes and public transit, and minimize automobile travel. This helps increase both housing and transportation affordability, and minimizes traffic problems. This is exactly the type of moderate-density, moderate-priced infill housing that our community needs.

Extensive research indicates that families that live in compact, walkable urban neighborhoods drive less, walk and bike more, and spend less money on transportation than they otherwise would. The CRD's recent *Housing and Transportation Cost Estimate Study* (<https://bit.ly/3qNHwg4>) found that Esquimalt had the region's second lowest housing and transportation costs, thousands of dollars lower than most other communities (see right). As a result, building housing in walkable urban neighborhoods increases public health, reduces traffic and parking congestion and associated public infrastructure costs, reduces crash risks and pollution, and leaves households with more money to spend on local goods and services, which supports community economic development. Everybody wins!



Sincerely,

Todd Litman (litman@vtpi.org)
Cities for Everyone

Affordability = Security, Freedom and Opportunity

January 17, 2022

Mayo and Council
Director, Development Services
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Dear Ms. Marlatt:

Re: **Support for Rezoning Application No. Z000087 for 880 Fleming Street**

I am an economist and the owner of Discovery Economic Consulting, a local small business in Victoria since 1984. I have been involved in numerous community activities including President of the Greater Victoria Chamber of Commerce (2000), President of Bike to Work Victoria (2005 – 2012), Treasurer and President of the Gorge Tillicum Community Association (1998 – 2021). In my capacity with all of these organizations, I have been involved in many different land use and transportation infrastructure issues since the mid 1990's. Most recently I have been a member of the Advisory Committees for the Uptown/Douglas Corridor Plan and the Active Transportation Plan in Saanich. In addition, I was part of the community consultation for the Nigel Valley Development process in Saanich.

I have been asked to review the application for redevelopment of 880 Fleming Street and would like to take this opportunity to offer the following comments.

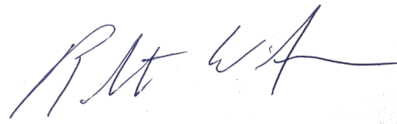
To begin, the developers of this project are clearly working to create a building that will enhance community goals for current and future land use in Esquimalt. Starting with the commitment of affordable housing. The variety of units along with the variations in affordable pricing is unique to this project and will provide significant options for both renters and homeowners.

The location of this development will result in real savings for residents of this building related to transportation costs. In general, we usually assume transportation costs will be about 15 to 20 percent of family income which does not include the costs of constructing car parking. This project does offer all the residents a complete range of transportation options and would suggest even encourages sustainable choices. Compared to nearby apartment buildings where over half the land use is dedicated to surface car parking, this building will be huge step forward and sets the bar higher others to follow. In addition, the commitment to EV Charging is very important to future transportation demand as we transition to a low carbon future with many new electric transportation vehicle options coming online over the next 10 to 20 years. I am impressed with plan to include the option to use solar power to feed the EV plugs in the parking facility.

Finally, I appreciate the effort to meet higher than average sustainability standards. We must remember that new construction like this will likely be around for 50 to 80 years in the future when building will be constructed to an even higher standard. In addition, the value of new housing options closer to the core and other amenities cannot be underestimated.

If you have any questions about this letter of support, please do not hesitate to contact me.

Sincerely,



Robert Wickson

Barbara Phillips

Physiotherapist &
Rehabilitation Consultant

January 13, 2022

Mayor and Council
Municipality of Esquimalt
1229 Esquimalt Road
Esquimalt, BC, V9A 3P1

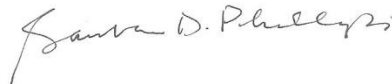
Re: Support for Rezoning Application No. Z000087 for 880 Fleming Street

Dear Mayor and Council Members:

I am a physiotherapist who has worked most of my 50-year career in Home and Community Care and Case Management in the Victoria region. As well I have been a Board Member for the Victoria Brain Injury Society since 2012. It has been my experience that safe and affordable housing is a significant challenge for people with disabilities, both physical and psychological.

This project will add housing value for families in the Esquimalt neighborhood. The location will encourage use of transit and local community resources. I fully support this project and hope that Esquimalt will proceed with the rezoning required.

Yours truly,



Barbara Phillips

PO Box 217
Mill Bay, BC V0R 2P0

tel: 250-743-3872

fax: 250-743-3870

cel: 250-213-3848

email: barbara@ergorehabinc.ca



ਖਾਲਸਾ ਦੀਵਾਨ ਸੁਸਾਇਟੀ, ਵਿਕਟੋਰੀਆ ਬੀ. ਸੀ. ਕਨੇਡਾ

Khalsa Diwan Society of Victoria

The Sikh Temple - 1210 Topaz Avenue, Victoria, British Columbia, V8T 2N1, Canada - Telephone: 250 383 5443
Email: kds victoria@shaw.ca

2019 - 2021 EXECUTIVE

Hardip Singh Sahota
President

Charnjit Singh Sidhu
Secretary

Daljit Kaur Bains
Treasurer

Gurbakhsh Singh Dosanjh
Director

Bhagwan Das Bains
Director

Hardev Singh Sahota
Director

Harjinder Kaur Johal
Director

Bhagat Singh Judge
Director

Jaswinder Kaur Sihota
Director

Gulzari Ram Toora
Director

January 13, 2022

Mayor and Council
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Re: Support for Rezoning Application No. RZ000087 for 880 Fleming Street

Dear Mayor and Council Members:

The Khalsa Diwan Society of Diwan Society of Victoria has approximately 20,000 Sikh congregation members in the Greater Victoria area. We have five (5) rental properties that have long term tenets. However, we are regularly receiving inquiries from the new residents to Greater Victoria who find shortage and unable to find affordable housing/apartments.

As the President of Khalsa Diwan Society, I fully support the 880 Fleming Street multi-family housing project. I believe this project will mitigate the current housing shortage in Greater Victoria. We look forward for the support of Council for approving this Project.

Thank you for your cooperation in advance.

Respectfully,

Hardip Singh Sahota
President, Khalsa Diwan Society of Victoria
250-213-5623

Contact Telephones:

Hardip Singh Sahota, President
250 213 5623
e-mail: hsahota112@gmail.com

Charnjit Singh Sidhu, Secretary
250 477 0462
Email: charn60@hotmail.com

January 20, 2022

Mayor and Council
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Re: Rezoning Application No. RZ000087, 880 Fleming Street

Dear Mayor and Council Members,

I am writing in support of Method Built's proposed rental housing at 880 Fleming Street in Esquimalt. As a resident of Greater Victoria since 1979, I have seen tremendous growth in the population of our region. Unfortunately, the number of housing units in our region has not kept pace and that has made it extremely difficult for many residents to find affordable housing.

As a board member of a major non-profit housing provider for the past twenty years and as a private landlord managing eight rental units, I have direct visibility into our region's shortage of affordable housing. It is overwhelming to see the number of enquiries when a vacancy arises. The only solution to rapidly increasing rents is to increase supply in a thoughtful but intentional way to allow more individuals and families to have safe, affordable, purpose built rental accommodation.

We know there is no single solution to solving the housing crisis in Greater Victoria. However, every new affordable rental unit makes an important difference. Should you have any questions, please feel free to contact me at sangkietly@shaw.ca or phone 250 889-0797.

Yours truly,

A handwritten signature in black ink that reads "Sang Ly". The signature is written in a cursive, slightly slanted style.

Sang Ly



January 13, 2022

Mayor and Council
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Re: Support for Rezoning Application No. RZ000087 for 800 Fleming Street

Dear Mayor and Council Members,

The Victoria Brain Injury Society's mission is to support, educate, and advocate for adults with acquired brain injuries and their families; and to increase community awareness about acquired brain injuries. Brain injury often results in individuals becoming vulnerable - living in a state of economic, cultural, social, and political poverty. Survivors who experience a brain injury often become socially isolated and those on a low income are at great risk of a range of factors including homelessness.

Of the approximately 600 clients we saw last year, many of them are finding the lack of affordable housing to be increasingly challenging. The Victoria Brain Injury Society supports the 880 Fleming Street multi-family housing project as we believe this project will assist vulnerable populations who are experiencing difficulties in finding affordable housing in Greater Victoria.

Sincerely,

A handwritten signature in purple ink that reads 'Pam Prewett'.

Pam Prewett
Executive Director
pamp@vbis.ca



January 19, 2021

Mayor and Council
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Re: Support for Rezoning Application No. RZ000087 for 880 Fleming Street

Dear Mayor and Council Members,

As a long-time provider of occupational therapy and vocational rehabilitation services in the Greater Victoria area, I am writing to express my support for the 880 Fleming Street project.

My experience working with individuals with disabilities reveals regular difficulty obtaining secure housing in the context of decreased ability to work. Access to housing that is transit-adjacent will provide individuals with greater ability to work and a higher level of societal connection. Secure housing also supports positive outcomes for rehabilitation and community reintegration in the context of injury or chronic illness.

Generally speaking, Vector Rehabilitation Services supports affordable housing and green initiatives within the community. I am happy to provide my support for this project and hope that the City will proceed with the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "M Bracken", is displayed on a light blue background.

Margherita Bracken, OT(C), CVRP, CWCE, CCLCP
Director and Principal Therapist
Vector Rehabilitation Services, Inc.



Jan 22, 2021

Mayor and Council,
1229 Esquimalt Road Esquimalt,
BC V9A 3P1

Re: Rezoning Application No. RZ000087 (880 Fleming Street)

Dear Mayor and Council Members,

Khalsa Aid Canada is writing in support of Method Builts' proposed rental housing at 880 Fleming Street in Esquimalt.

Khalsa Aid Canada is a humanitarian relief group that works across Canada, assisting with food security and aid for the most vulnerable in our society.

Within the Capital Regional District, our work on the frontlines has shown us there is a desperate need for affordable housing for those with precarious housing situations.

This proposed project, with rental units for different income levels, is a welcome addition to help with the acute housing shortage we are presently going through here.

Sincerely,

Jatinder Singh
National Director,
Khalsa Aid Canada

jatinder.singh@khalsaaid.org
250-589-2751





December 2, 2021

Mayor and Council
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Re: Support for Rezoning Application No. RZ000087 for 880 Fleming Street

Dear Mayor and Council Members,

As the owner of 874 Fleming Street and neighbour to 880 Fleming Street, the Greater Victoria Housing Society would like to provide our support for the Rezoning Application No. RZ000087 for 880 Fleming Street.

We believe that approving infill, multi-family housing projects, especially in a location like this where there are nearby transit routes, schools, and parks, will protect the environment on the edges of our communities by reducing the expansion of suburbanization. It will also offer families and working residents the chance to live car-lite within the community.

Additionally, we are impressed with their efforts to encourage a reduction in car use. Method Built has proposed several exciting offsets, including an e-bike sharing program with 19 bikes (14 permanently designated to each HILs rate rental unit), electric charging rough-ins for every parking stall, one MODO car for a car-share program, and 75 secured bicycle parking spaces. We appreciate that Method Built has responded to feedback in a forward-thinking way with these extra, mode shift options.

Lastly, GVHS commends Method Built, a private developer, for choosing to emphasize affordable housing and demographic mixing in their project without any public funding. We look forward to having this development as a neighbour, and for there to be additional affordable housing in the neighbourhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Munro', is written over the 'Sincerely,' text.

James Munro
Director of Real Estate Development