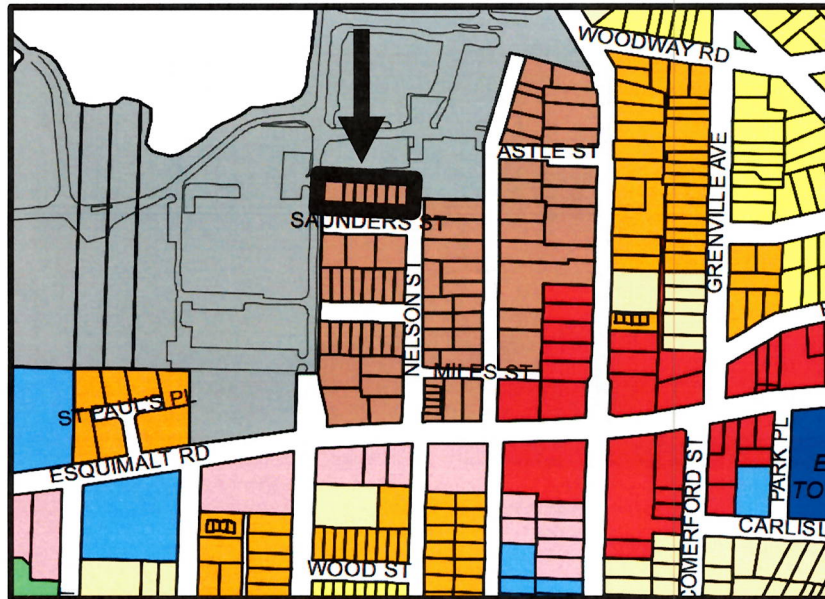




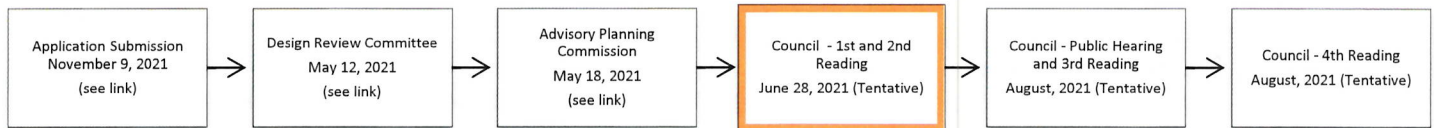
We want your feedback!

Proposed Zoning Bylaw Amendment at 1338 to 1350 Saunders Street

You are receiving this notice because you live at or own a property or business within 100m of our proposed development at 1338 to 1350 Saunders Street.



The Esquimalt Official Community Plan (OCP) designates these properties, and the surrounding area, for medium to high density residential development as shown on the map above. To align with the OCP, WestUrban Developments Ltd. (WestUrban) has submitted a rezoning application to amend the current RM-1 (Multiple Family Residential) zone to a medium density residential CD (Comprehensive Development) zone. The timelines for the Council process are as follows:



We want to hear your feedback, questions and comments on our proposed development. Please email info@westurban.ca or give us a call at 250-914-8485.

Provide your feedback by June 14, 2021.



Figure 1 Architectural Rendering Looking North



Figure 2 Architectural Rendering Looking West

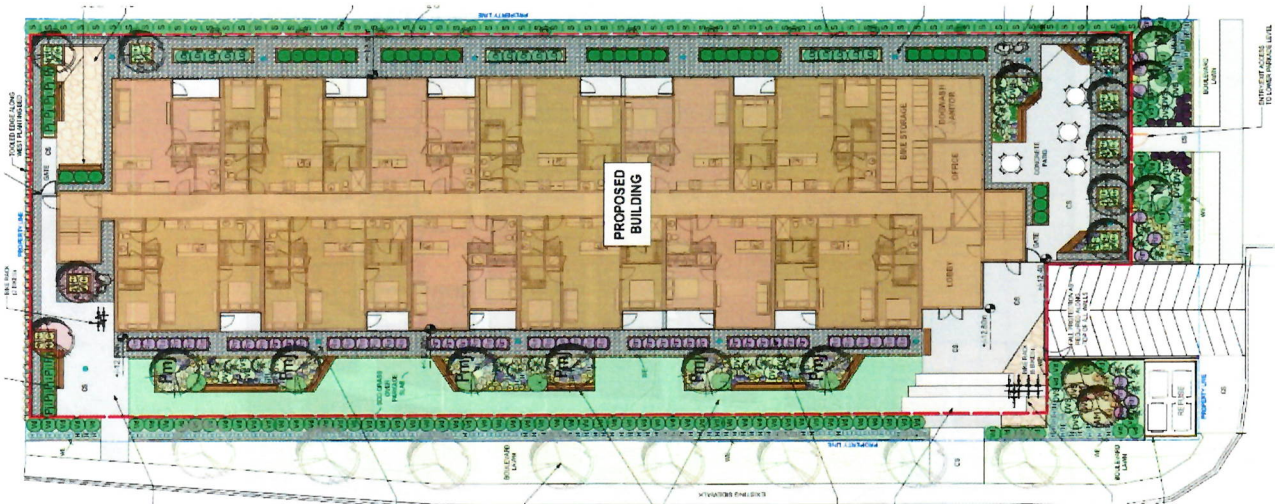


Figure 3 Site and Landscape Plan

The application includes a six-storey (72 unit) rental apartment building with an underground parking structure. With high quality landscaping, finishes and amenities, the development will enable alternative transportation options such as biking, walking and transit. We will also accommodate pets!



For more information on the proposal and building features:

- Link to Esquimalt Development Tracker – Rezoning Applications:
<https://www.esquimalt.ca/business-development/development-tracker/rezoning-applications>
- Link to APC Design Review Committee, Agenda May 12, 2021:
<https://esquimalt.ca.legistar.com/View.ashx?M=A&ID=7510&GUID=1482F73D-E12F-4C29-BAE2-9004B9523D13>
- Link to Advisory Planning Commission (APC), Agenda May 18, 2021:
<https://esquimalt.ca.legistar.com/View.ashx?M=A&ID=7511&GUID=43BE1FF8-EE17-4656-9739-500EF4FBA18B>

From: Duane Lecky <[REDACTED]>
Sent: Thursday, June 3, 2021 8:09 PM
To: WestUrban Developments <info@westurban.ca>
Subject: 1338 Saunders

Hello.

Thank you for building more housing in Esquimalt. We need it. My only suggestion would be to make it bigger, but you are probably not allowed to. I support the rezoning and your project.

Duane Lecky
502 – 1375 Newport Ave
Victoria, BC V8S 5E8
[REDACTED]

From: Brandon Kevins [REDACTED] >
Sent: Monday, June 7, 2021 8:57 PM
To: WestUrban Developments <info@westurban.ca>
Subject: Development feedback.

Hello,

First off, I want to say thank you for doing these developments. There has been incredible improvement all over Victoria, and It's nice that the youth in this neighborhood can look around and see that people are building for the future.

If you're planning to build this building without an air conditioning unit, I strongly suggest you reconsider. We may only get a couple months of hot weather a year, but I lived in a newer condo unit a few years back which did not have central A/C, and it got to 30C every day, and would still be around 27C by morning. I think I almost died of heatstroke one night. It was hell. Of course, being the top floor with a south facing window didn't help, but the heat just accumulated in there like it was an attic. At least design the windows such as tenants could install their own A/C. I moved out of there by the next spring, even though I had to keep paying rent for a few months. There was just no way I was going through that again. It will be money well spent since it will keep the tenants happy over the long term. Along with a few months of heat, we're also treated to a week or two of smoke from all the forest fires, so please consider a good ventilation with filtration system.

I would make sure you have someone check the storm drains around the building, especially after construction. There's a good chance they're getting clogged up.

If you're going to be planting trees and shrubs, consider planting evergreens. Less leaves to clean up, don't have to look at bare branches for 5 months, and naturally adapted for the BC climate (drought resistant). Consider not using pneumatic door closers on unit doors, people rather open and close their own doors at the speed they choose, especially if there's someone at the door you want to get away from.

Finally, it would be cool if you could implement a green roof, or maybe solar panel on the roofs.