



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### LATE AGENDA ITEMS COUNCIL

Monday, November 15<sup>th</sup>, 2021 @ 7:00 pm  
Esquimalt Council Chambers

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**(1) PERTAINING** to Item No. 6.1: **PUBLIC HEARING** – Rezoning Application - 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road, Staff Report DEV-21-078; correspondence received from:

- Lynn Hannah
- Jennifer Yip Choy
- Joan Gouthro
- Lena Hoyer
- Joanne Mills
- David McCoy and Judy McCoy
- Scott White
- Yvon and Emmy Labonte
- Tim Cottrell
- Julie Flatt
- Kristie Spencer
- Brenda Franke
- Cathy Baker
- Robert C Meehan
- Murray and Chris Ambler
- Christie Eng
- Mary Lightly
- Dr. Michael G. Sideris
- Danielle McCann
- Anne Dickinson
- Lori McAuley
- Karen Cormier-Binning
- Mario Labonte
- Chris Earle
- Shirley Earle
- Eric Pittman and Cherie Pennington
- Caterina Casciano
- Megan Carson
- Jacqueline LeMaistre
- Shane Duncan
- Joseph Casciano
- Christina Casciano
- Colin J. MacLock
- Marc Phillips
- John A. de Haan and Donna M. de Haan
- Chris Frye
- Grace and Fiona Holness
- Susanne Currie

- Hilary Strang
- Jo-Ann Howell
- Judith Phillips
- Jessica Houk
- Jolene Kendzel
- Melissa Schade Saltel
- Rozlyne Mitchell
- Louise Blight and Iain Duncan
- Craig Candler
- Christopher and Shirley Earle
- Susanne Popp
- John Hopewell
- Susan Underwood
- Tony de Jong
- Diane Lesley Lindridge
- Ted Weick and Lynn Brochu
- Geoff Murray
- W. G. MacGillivray

**(2) PERTAINING** to Item No. 8.2: **STAFF REPORTS** – Traffic Concerns (speed/type) on Old Esquimalt Road, Staff Report No. EPW-21-27

- Email from Sherri Robinson, dated November 15, 2021, Re: Old Esquimalt Road

**Deborah Liske**

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**From:** lynn hannah [REDACTED]  
**Sent:** November-09-21 1:21 PM  
**To:** Corporate Services  
**Subject:** Rezoning application...

I am writing with regard to the rezoning application for Dunsmuir Road and West Bay Terrace. I live on Dunsmuir Road. While I don't oppose this project, I suggest that adequate parking be included in these development plans. Street parking is becoming very difficult for residents and their guests as the density increases on Dunsmuir road. This project will exacerbate the issue.

Thank you for your consideration of this matter.

Regards  
Lynn Hannah

Sent from my iPhone

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 10, 2021   |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council                               |
| Other                                    | _____   |
| Referred to:                             | _____   |
| For                                      | <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report |
| For Agenda                               | <input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC        |

**Kim Maddin**

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**From:** Corporate Services  
**Subject:** FW: Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road)

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT<br>RECEIVED: _____, 2021<br>For Information __CAO__ Mayor/Council<br>Other _____<br>Referred to: _____<br>For __Action__ Response __Report__<br>For Agenda __Council__ COTW __IC__ |
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**From:** Jennifer Yip Choy [REDACTED]  
**Sent:** November-11-21 8:14 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road)

Please accept this email to Mayor and Council for consideration at the Public Hearing. I am **OPPOSED** to the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road).

Accordingly, I

1. request Council to permit a development of only the currently zoned 11 metres, and not 21 metres.
2. ask that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
3. request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members.
4. ask the Township's Development Department Office and your Design Review Committee to work with the developer to create a more interesting and compelling design and/or create more amenities for the Township for West Bay, and for the immediate neighbours.
5. request that the trees be saved.

Jennifer Yip Choy  
[REDACTED]

**Kim Maddin**

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**From:** Corporate Services  
**Subject:** FW: Wexford Development at the corner of Dunsmuir and Westbay Terrace

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**From:** Joan Gouthro [REDACTED]  
**Sent:** November-11-21 5:16 PM  
**To:** Mayor and Council <mayorandcouncil@esquimalt.ca>; Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Wexford Development at the corner of Dunsmuir and Westbay Terrace

- I **OPPOSE** the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace.
- I request Council to permit a development of only the currently zoned 11 metres, and not 21 metres.
- I request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members.
- I request that the trees be saved.

**The West Bay Neighbourhood Design Guidelines clearly state that this site is up to 4 storeys (see West Bay Design guidelines, "Height" on page 21)**

**Thank you for protecting our neighbourhood.**

**Joan Gouthro  
#509-831 Dunsmuir RD**

Sent from [Mail](#) for Windows

**Kim Maddin**

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**From:** Corporate Services  
**Subject:** FW: Wexford Development at Corner Dunsmuir and Westbay Terrace

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT<br>RECEIVED: _____, 2021<br>For Information __ CAO __ Mayor/Council<br>Other _____<br>Referred to: _____<br>For __ Action __ Response __ Report<br>For Agenda __ Council __ COTW __ IC |
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**From:** lena hoyer [REDACTED]  
**Sent:** November-11-21 12:30 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>; Mayor and Council <mayorandcouncil@esquimalt.ca>  
**Subject:** Wexford Development at Corner Dunsmuir and Westbay Terrace

**The West Bay Neighbourhood Design Guidelines clearly state that this site is up to 4 storeys (see West Bay Design guidelines, "Height" on page 21)**

1. I **OPPOSE** the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace.
2. I request Council to permit a development of only the currently zoned 11 metres, and not 21 metres.
  
4. I request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members.
5. I ask the Township's Development Department Office and your Design Review Committee to work with the developer to create a more interesting and compelling design and/or create more amenities for the Township for West Bay, and for the immediate neighbours.
6. I request that the trees be saved.

Thank you for protecting our neighbourhood.

Lena Hoyer

[Sent from Yahoo Mail on Android](#)

**Kim Maddin**

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**From:** Corporate Services  
**Subject:** FW: Council Meeting, Public Hearing for 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT<br>RECEIVED: _____, 2021<br>For Information __CAO __Mayor/Council<br>Other _____<br>Referred to: _____<br>For __Action __Response __Report<br>For Agenda __Council __COTW __IC |
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**From:** (Amco) Joanne Mills <joanne@amcocanada.com>  
**Sent:** November-11-21 3:01 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Council Meeting, Public Hearing for 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road

Hi there,

Further to my voice mail on Tuesday, we would like to attend the Nov 15th Council Meeting, specifically for the Public Hearing for 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road.

As the large 93 unit neighbouring property representative for Seaside Place Apartments and it's over 100 residents at 531 West Bay Terrace, we are directly impacted by any rezoning being considered next door. We had submitted a letter of our concerns to Wexford Developments at the beginning of Sept 2021 and look forward to seeing how these have been considered into the proposal.

We are prepared to speak to the concerns we have about the variance they are seeking regarding parking in particular.

Thank you for confirming that I may attend and participate when appropriate.

Joanne Mills  
Asset Manager  
Amco Investments Inc

**Kim Maddin**

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**From:** Corporate Services  
**Subject:** FW: Rezoning Application Notice - Properties on Dunsmuir Rd and West Bay Terrace  
**Attachments:** letter to council.wexford.docx

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT<br>RECEIVED: _____, 2021<br>For Information __ CAO __ Mayor/Council<br>Other _____<br>Referred to: _____<br>For __ Action __ Response __ Report<br>For Agenda __ Council __ COTW __ IC |
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**From:** David McCoy [REDACTED]  
**Sent:** November-10-21 2:39 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Re: Rezoning Application Notice - Properties on Dunsmuir Rd and West Bay Terrace

The attached is a written submission to oppose the above application for rezoning.

Sincerely,

David & Judy Mccoy  
107 - 847 Dunsmuir Rd  
Esquimalt, BC  
V9A 0A5



November 10, 2022

107 – 847 Dunsmuir Rd  
Victoria, BC  
V9A 0A5

To: Corporate Services  
1229 Esquimalt Rd.  
Esquimalt, BC  
V90A 3P1  
(by email to: corporate.services@esquimalt.ca)

Re: **Rezoning Application**  
**877 Dunsmuir Rd    879 Dunsmuir Rd    538 West Bay Terrace    534 West Bay Terrace**  
**530 West Bay Terrace**

We live at Swallow's Landing, near the address associated with the above rezoning application and are writing to express opposition to this proposal for a six-storey rental building at the corner of Dunsmuir Rd and West Bay Terrace.

The proposed building, at six storeys, which requires the requested rezoning from the current four storey maximum is far more than what it appears. It is an increase on the current height maximum of eleven metres to a height of 21 metres. This is almost double the current maximum and appears to be more a request to dispense with the current zoning provision, rather than revise it.

At this height, in this location, and particularly this most basic design, it is completely unsuited to the surrounding neighbourhood. Unlike other structures like the under construction West Bay Quay and Swallows Landing, where we live, which are set well back from the property perimeter, this proposal appears to come as close as permitted to the property lines. This design, with this footprint is completely out of proportion to the neighbourhood.

Esquimalt, like all communities, benefits from diversity; of people, businesses, amenities, and cultural attributes. This proposal offers more rental accommodation, without any apparent benefit to the community, in either building design itself, setbacks to provide scale or any quid pro quo community benefits such as the endowment of land by Swallows Landing to a conservation area.

This proposal appears to be an attempt to maximize the potential profit on these lots with no consideration for the overall impact on the community.

We see absolutely no community benefit to this proposal. We need new construction that strikes a balance, providing both appropriate profit for developers and appropriate enhancement of the community.

This proposal is entirely focused on the former.

We are reminded of the refusal of an earlier proposal for the current West Bay Quay site. As a result of that reasoned decision, the community will now have a far superior solution.

We urge Council to take a broader view of this and all future developments to ensure they enhance our community, support its growth as a vital, diverse place that continues to get better, and deny this proposal. We can do much better than this.

Sincerely,

David McCoy

Judy McCoy

**Deborah Liske**

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**From:** Scott White [REDACTED]  
**Sent:** November-12-21 12:22 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Nov 15 public hearing for Wexford proposal, Bad development on Dunsmuir road

Dear Mayor and Council, I am an esquimalt resident, in West Bay since 1992. My wife and I spent years in Europe, and are in favour of denser housing and a walkable city. We are also concerned for the environment, and the need to reduce pollution, traffic, light pollution, and not rely upon the automobile for every shopping need.

The Wexford proposal is a near disaster in my mind. It is precisely what we DO NOT want, particularly in this location. It is far too large, no neighborhood appeal at all, this area is already suffering from increased traffic and bad light pollution in an area that is supposed to encourage ocean bird life, no cafe or green grocer again, amidst what are predominantly small, quant houses on smallish lots.

Definitely go back to the drawing board on this one, an utter fail, such a monstrosity, amidst a half dozen construction sites already active, to make matters worse.

Regards

Scott White  
911 Dunsmuir rd

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Scott White

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** Emmy Labonte [REDACTED]  
**Sent:** November-12-21 2:25 PM  
**To:** Corporate Services  
**Subject:** rezoning request by Wexford Development

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
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| For Agenda                               | <input checked="" type="checkbox"/> <sup>Late Item</sup> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

Good day Mayor and all Councillors

We are completely opposed to rezoning to 6 stories.

Current Zoning 4 stories the O. P. C. between 4 to 6  
Since you have absolute discretionary power over Land use designation/zoning  
There is no need to feel obliged to rezone to the maximum in the O. C. P. on demand of a Developer.

The side consist of 5 parcel that the Developer wants to roll in to 1 so he can squeeze every inch of land in to building bigger. That also results in chopping down all mature Trees that right now offer some privacy for the Tenants living in the 4 story Rental Building next door.  
Since I do not see amenities given to the Township of Esquimalt by Wexford and I consider them Trees very significant I feel that by chopping them down Wexford is giving themselves a amenity since it helps them to build bigger.

Concerns and Impacts ( 6 stories make it worse )

West Bay Terrace is a short narrow Lane dead ended by 2 4 story Rental Apartment Buildings plus Renters living now in the Buildings on the Land that is before you for Rezoning have Car overflows to Dunsmuir Rd. Street parking is at a premium.  
Exhausts/ Noise / pollution  
Loss of view ,loss of Sunlight, increased Light pollution , Privacy issues ext.  
And then the safety issue in regards to Feuer Trucks that park on Dunsmuir and the Feuer Men go by foot to there destination and Garbage Trucks that either back up or back out of W. B. T.  
Please allow only the now zoning of 11 meters in height and NOT 21 meters. If however you think it is honky...donky to allow 6 stories the minimum is to send the Developer from Calgary back to the new Design Review committee and our capable Staff and come up with something better then what it is now.

Thank you  
Yvon and Emmy Labonte  
873 Dunsmuir Rd.  
Esquimalt BC v9a 5b8  
Sent from [Mail](#) for Windows

CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: November 15, 2021  
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For  Action  Response  Report  
For Agenda  <sup>Late Item</sup> Council  COTW  IC

**Deborah Liske**

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**From:** [Redacted]  
**Sent:** November-12-21 3:11 PM  
**To:** Mayor and Council  
**Cc:** Corporate Services  
**Subject:** Nov 15th Public Hearing For Wexford Proposal  
**Attachments:** Wexford Proposal letter.docx

Attached please find a letter expressing some concerns about the above-referenced proposal.

Thank you for your time and deliberation on this matter.

Tim Cottrell

845 Dunsmuir Rd., #715  
Esquimalt, BC  
V9A 0A7

To the Mayor, Council and Esquimalt Development Dept.

**Re: Nov 15th Public Hearing For Wexford Proposal**

As it currently stands, the Wexford proposal threatens the vision of West Bay as stated by its residents, from human scale living to the neighbourhood's diversity and resiliency.

Diversity is important to a community, particularly in terms of both economic and social resilience. The types of residency in a community are of particular importance: tenure (owning and renting), and having variety in density.

However it's a basic truth in multi-family development that "*the easiest approvals happen where similar developments have already been approved*". This is borne out by the fact that there are already three condominium developments and five rental apartments on just the stretch of Dunsmuir Rd. between Head St. and Esquimalt Rd.

This application is another following that axiom, and would create over-representation of rental apartment buildings in one specific area, while there are few if any rental multi-storey apartments in other neighbourhoods of Esquimalt. Skewing the proportion further away from ownership threatens the strength of attachment residents have in West Bay.

Income diversity within a neighbourhood is also important. Mixed income neighbourhoods are more thriving, interesting and resilient than neighbourhoods segregated into wealthy enclaves and boroughs of poverty.

Renters generally have a lower income than homeowners. According to Stats Canada, home owners earned twice as much income as those who did not own a residential property, and were more likely to be employed in higher wage industry sectors<sup>1</sup>. Clearly a good mix of renters and owners would result in a good mix of incomes in a neighbourhood. West Bay has that diversity. This development threatens that diversity of income.

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<sup>1</sup> <https://www150.statcan.gc.ca/n1/pub/46-28-0001/2019001/article/00002-eng.htm>

The developers behind this application are leveraging the desirable characteristics of ocean views, the Songhees walkway and proximity to a very high-value property to their own advantage, proposing a development that meets only the most basic of quality standards, and *could go anywhere* (how does that fit with west Bay's unique identity?) so as to pocket the value added by the desirable surroundings, while simultaneously adding downward pressure on residential values to that already provided by McLoughlin Point so recently.

Worse, the proposed building itself is hideous (it looks like a warehouse for people storage) and the size is completely out of character with what exists there now, and what local residents expect on that small street. It does not achieve the "human scale" for West Bay developments.

This letter is not asking for this development to be cancelled. It is not opposed to density. However, it needs to be recognized that this proposal, as it stands, will not add to the quality of life in our neighbourhood.

Protecting West Bay's resiliency, diversity and wonderful way of life begins with working with the proponent to scale down the building in order to not overwhelm the area in which it will reside, and change the design to something more attractive and interesting, and which includes trees and high quality streetscapes which offer residents the ability to experience nature through multiple senses: sight, smell, touch and sounds.

The ultimate goal of the Township and the developer should be to ensure that West Bay remains "a thriving, attractive and walkable harbour front neighbourhood" - the minimum any of us should expect of a new development.

Yours,

Tim Cottrell

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council  |
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| For                                      | <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report                          |
| For Agenda                               | <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** Julie Flatt [REDACTED]  
**Sent:** November-12-21 8:20 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** Nov 15th Public Hearing For Wexford Proposal

Re: Wexford Proposal for West Bay Neighbourhood

This proposal doesn't appear to pass the West Bay Neighbourhood Design Guidelines as per the OCP.

The building's design is hardly an improvement over the mundane, boxy apartment complexes of the 1970s that line Craigflower and Admirals Roads. Uninspiring indeed.

Our neighbourhood deserves better than this. Demand the proponents come back with a better design.

Regards,

Julie Flatt 915 Dunsmuir Rd.



**Deborah Liske**

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**From:** kristie spencer [REDACTED]  
**Sent:** November-13-21 2:41 PM  
**To:** Corporate Services; mayorandcounci@esquimalt.ca  
**Subject:** Wexford Developments Proposal - 530 West Bay Terrace

Good afternoon,

I am writing to voice my concern over the development at 530 West Bay Terrace. As a resident in the neighbourhood, there are multiple issues that I see with this proposal.

Firstly, the height and overall scale of the building is out of scale with the adjacent buildings in the neighbourhood. Four storeys, as recommended in the West Bay Neighbourhood Guidelines, would be more appropriate and still able to offer a high number of units. It is also recommended in the neighbourhood guidelines that no more than a two-storey difference in height between buildings across streets. This proposal is an increase of 4 storeys from the housing directly across both West Bay Terrace and Dunsmuir.

Secondly, by not providing at minimum 1:1 parking, additional on-street parking will be required on an already busy street making it difficult for visitors of current residents to find adjacent parking.

Lastly, the proposal far exceeds zoning requirements of floor area ratio, building height and unit areas.

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|---|--------------------------------|
| Current Zoning:                             | Proposed Building              |
| FAR = 1                                     | FAR = 1.83                     |
| Height = 11m                                | Height = 21m                   |
| Min. Floor Area / Unit = 60m <sup>2</sup> . | Typical Unit: 48m <sup>2</sup> |

I strongly feel that this proposal should be rejected and that council recommend a 4 storey structure with larger units. I am not against growth or increased density within the West Bay neighbourhood, but it should follow the guidelines as previously developed. This project would dwarf adjacent buildings, increase shadowing on the houses along West Bay Terrace, increase the already high demand for parking and most importantly, detract from West Bay's unique character.

Sincerely,

Kristie Spencer

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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** BRENDA FRANKE [REDACTED]  
**Sent:** November-13-21 4:52 PM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** Fwd: Wexford Development West Bay Terrace/Dunsmuir Road

**Categories:** Mail Log

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
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| For Agenda                               | <input checked="" type="checkbox"/> <sup>Late Item</sup> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

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**From:** "brandy" [REDACTED]  
**To:** "corporate." <services@esquimalt.ca>  
**Cc:** "mayorandcouncil" <mayorandcouncil@esquimalt.ca>  
**Sent:** Saturday, November 13, 2021 4:02:22 PM  
**Subject:** Wexford Development West Bay Terrace/Dunsmuir Road

1. I am opposed to any development over the 11 meters provided by current zoning and the West Bay Neighborhood design guidelines.
2. Please send this back to the Design Review Committee members and the Township Development Department to consider, with Wexford, to create a less imposing design with more amenities for us neighbors. .
3. Please consider the parking problems in this area currently that would be out of control with this plan.
4. Please keep in mind the climate warming we are dealing with currently and do not cut down any more established mature trees!

I have resided in my home at 894 Dunsmuir Road since January 1992 and love the neighborhood, the heritage homes, the parks, West Bay Walkway, the Marinas and the small town atmosphere. Let us not turn our neighborhood into a high rise nightmare that few of the citizens here could afford to reside in. We are also having to tolerate the questionable construction at the corner of Head and Esquimalt Road, removing some of the ambiance we once enjoyed. Please tread carefully with this project that has earlier this year contacted me to enquire about purchasing my property across the street.

Respectfully,  
Brenda Franke

**Deborah Liske**

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**From:** Cathy Baker [REDACTED]  
**Sent:** November-13-21 7:56 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** November 15 Public Hearing for Wexford Proposal

To all parties concerned,

First of all, thank you for all the work each of you do to help make Esquimalt the beautiful livable community that it is and for all the efforts to keep residents and businesses thriving and safe through the challenges of the pandemic.

I have enjoyed being a homeowner in Esquimalt for more than 10 years, having moved here from Oak Bay in early 2011.

I am writing to express my many concerns about the proposal by Wexford Developments at the corner of Dunsmuir and Westbay Terrace.

While I agree that densification is necessary as the population grows, I feel very strongly that it needs to be done in a manner that respects the current zoning and the **West Bay Neighbourhood Design Guidelines** and in a manner that does not significantly diminish the quality of life enjoyed by residents already living in areas of proposed property developments.

Views of the sky and natural light falling in yards and on sidewalks will be impacted by buildings taller than what is currently on these properties.

**The plan needs to stay within the currently zoned 11 meter height limit and must not be allowed to go to 21 meters.**

As you are all of course aware, we are facing a global crisis of climate change. Old trees not only provide natural beauty, but capture significant carbon. A few small trees or new landscaping cannot make up for the loss of established trees.

We simply cannot afford to lose any more large trees in our municipality.

**I urge that the large trees around this proposal be saved.**

New residents might not own vehicles themselves, in addition to any parking required by residents of this proposed development, there will likely be occasional deliveries, trades people, and visitors who will require parking in an area already under pressure.

The number of units proposed will lead to significant increases in traffic.

**Please keep this development within the 4-storey maximum of the current zoning.**

Once again, I understand the pressures and the need for densification, but it must be done in a manner that does not fundamentally change for the worse the character of our neighbourhood.

**Please work with the developer to come up with a plan that keeps our skies visible, OUR streetscape pedestrian friendly and our trees and gardens thriving.**

Thank you

Cathy

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Cathy Baker (she/her)  
733 Sea Terrace, Unit 4  
Esquimalt, BC, Canada



I acknowledge with respect that I live, work and play on the unceded and traditional territories of the Lekwungen-speaking peoples – Esquimalt and Songhees Nations

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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Date: November 14, 2021

To: Mayor and Council

From: Robert C. Meehan

Re: Rezoning Application - Wexford Development Proposal

As a tax-paying resident of 847 Dunsmuir Road, I strongly recommend that Mayor and Council deny the Rezoning Application submitted by Wexford Development of Calgary.

My reasons for opposing the Redevelopment application have already been capably set forth in the letters sent to you by these respected voices in our community:

1. Westbay Residents Association (September 18, 2021)
2. Seaside Place Apartments (September 2, 2021)
3. Roger & Susi Wheelock (November 5, 2021)

As a resident of Esquimalt since 2015, I have observed with admiration how the township is developing and how vibrant the community seems to be. Let's not allow that progress to be tarnished by accepting a rezoning application that only serves to profit a developer at the expense of everyone in the community where we live.

**Deborah Liske**

**From:** Murray Ambler  
**Sent:** November-14-21 10:38 AM  
**To:** Corporate Services  
**Subject:** Support for rezoning application

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Hello,

We are writing to support the development proposal at 877, 879 Dunsmuir Road, 538,534 and 530 West Bay Terrace. As nearby residents we welcome the addition of market rate housing to our neighbourhood. This proposal, especially it's latest version, brings needed density in an aesthetically pleasing and well designed package. Since other parts of the CRD, at times, seems to resist this type of housing, demanding changes and accommodations from developers, it's a great opportunity for Esquimalt to broaden it's tax base, encourage new amenities and bring more opportunity and vitality to the neighbourhood.

Best Regards  
Murray and Chris Ambler  
712- 845 Dunsmuir Road  
Esquimalt

**Deborah Liske**

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT                                     |
| RECEIVED: <u>November 15, 2021</u>   |
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**From:** Christie Eng [REDACTED]  
**Sent:** November-14-21 12:39 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Nov 15th Public Hearing For Wexford Proposal

Good day

I have concerns about the Wexford proposal. I feel that affordable housing should be the priority of council whenever possible. If there's a variance request, please use your leverage to get a percentage of units affordable.

I further wish that Esquimalt had a built in percentage for all new developments. It's shocking to me how little we address the issue of housing for all.

Kind regards  
Christie Eng

Christie Eng  
[REDACTED]  
931 Dunsmuir Rd  
V9A5C4

I acknowledge that I am on the unceded Coast Salish Territory of the Lekwungen and WSÁNEĆ nations. It is an honour to be able to live, work and play on these traditional lands.

**Deborah Liske**

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**From:** Mary Lightly [REDACTED]  
**Sent:** November-14-21 12:55 PM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** Wexford Developments Proposal

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To: Esquimalt mayor and council  
From: Mary Lightly, 105, 847 Dunsmuir Rd  
RE: Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace.

I oppose this proposal as currently drafted.

I request that:

1. Council act in the design interests of our township and send this proposal back to the new Design Review Committee.
2. The Township's Development Department Office and the Design Review Committee consult with the developer to create a more interesting and welcoming streetscape. One key element of such a design would be adequate parking so that residents and guests of this building are not seeking parking on neighbourhood streets. Another crucial element would be substantial, and flourishing, plantings to create a buffer between buildings and sidewalks. A sincere effort should be made to retain existing trees.
3. The consultation process be mindful of current zoning, and the West Bay Neighbourhood Design Guidelines, which specify a 4-story maximum height.



**Deborah Liske**

**From:** Michael Sideris <sideris@ucalgary.ca>  
**Sent:** November-14-21 12:56 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** URGENT - Wexford Developments Proposal  
**Importance:** High

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**RE: Public Hearing on Monday 15th November 2021 for the Wexford Developments Proposal**

By this email message, I would like to express my opposition to the current Wexford Developments Proposal for the corner of Dunsmuir Road and West Bay Terrace and to request that the Council permit a development of only the currently zoned 11 metres, and not 21 metres. Furthermore, I ask that the Township maintain the 4-storey maximum provided for in the current zoning and the current West Bay Neighbourhood Design Guidelines, and to save the mature trees in the proposed development site.

I hope that the Council will act in the design interests of our township and send this proposal back to the new Design Review Committee members, and I request the Township's Development Department Office and the Design Review Committee to work with the developer to create a more interesting and compelling design in accordance with the current zoning and design guidelines.

Thank you very much for considering this request.

Dr. Michael G. Sideris  
606 - 847 Dunsmuir Road  
Esquimalt, BC V9A 0A5

**Deborah Liske**

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**From:** Danielle McCann [REDACTED]  
**Sent:** November-14-21 2:33 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** Wexford Development Dunsmuir and West Bay Terrace

Dear Mayor Desjardins and Esquimalt Council members:

As a resident of Dunsmuir Rd, I am writing to express my opposition to the current Wexford Development proposal for the corner of Dunsmuir and West Bay Terrace. Below are my specific concerns about this proposal:

1. The current proposal exceeds the 4-storey maximum set out in the West Bay Neighbourhood Design Guidelines (p. 21). I request that Council permit the development of only the currently zoned 4 storeys.
2. I am concerned about the increased traffic that this scale of development will bring to the area. Traffic calming measures at the intersection of Head Street at Dunsmuir Rd have not yet been undertaken by the Township despite the approval of two other large developments nearby. As previously expressed in a letter to Council, I am alarmed by the lack of pedestrian-controlled lights at an intersection that many children use on their way to school and back home again. A third large development in this area will only make it more difficult to keep pedestrians safe at Head St and Dunsmuir.
3. The current design will result in cutting down several mature trees on the site. These trees are vital to our neighbourhood's wildlife and also capture CO2 at a time when the global climate emergency demands that we choose sustainable urban planning over profit.

I respectfully request that Council send this proposal back to the new Design Review Committee members. We do better. Thank you for protecting our neighbourhood,

Danielle McCann  
912 Dunsmuir Rd.

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**Deborah Liske**

**From:** Anne Dickinson [REDACTED]  
**Sent:** November-14-21 3:55 PM  
**To:** Corporate Services  
**Cc:** Alex Tang; Mayor and Council  
**Subject:** Input for Public Hearing 11.15.21, Rezoning Application for West Bay Terrace/Dunsmuir Rd.

Re: Submission for Public Hearing, November 15, 2021, Rezoning Application Dunsmuir Rd/ West Bay Terrace

I am writing regarding the proposed development by Wexford Developments on West Bay Terrace and their application for rezoning. I live on West Bay Terrace and will be affected by this development. Please include my comments and concerns as part of the public hearing process scheduled for November 15, 2021.

Previously, I submitted comments regarding parking and congestion in the neighbourhood. As I learn more, I am appalled that this application has been 'greenlighted' thus far and that Council is considering approving it. It sets a terrible precedent for Esquimalt on two key issues: density and affordability.

Regarding density, my understanding is that our town planners have studied this site and recommended that the maximum density should be set at 80 units. That would allow some reasonable amount of green space and other characteristics of the existing neighbourhood to be retained, as well as reduce some of the parking burden being created. The developer initially wanted to build 125 units and has since 'negotiated down' to 105 (though their *Draft Tenant Relocation Plan* states 110 units, so I'm unclear the exact number). I would suggest that if there is any negotiating to be done, that the needs of the citizens of Esquimalt be given priority over those of an out-of-province developer. Furthermore, that the 20 to 25 'extra units' that the town is considering allowing (over the 80 recommended for the site) *if granted*, be on the condition that they are allocated as 'affordable' units *in perpetuity*, with the displaced residents being offered right of first refusal. 'Affordable' meaning the rent not to exceed 30% of the household income.

I appreciate the need to build more rental accommodation in our community and am not against the redevelopment of these properties in question. However, I am truly aghast that Council is allowing a developer to dismiss the issue of affordability with a simple *Tenant Relocation Plan* and an offer of compensation that essentially amounts to 'chump change'. The only reason the developer is able to cite their suggested compensation as 'above and beyond' is because the bar has been set so pathetically low.

For context, consider a recent situation regarding rental tenants in our neighbourhood. Within the past two years a nearby apartment building has changed ownership. The new owners are intent on upgrading the property and want to raise the rents to current market rates. Since they cannot legally evict the long-term tenants, they have offered an 'incentive'. Eight tenants were offered over \$20,000 each to relocate. (Yes, you read that correctly – twenty thousand dollars apiece). Only one accepted the offer, and that was after many months of searching to secure a new residence. The others quickly realized they could not afford to give up their currently affordable housing, even with a \$20,000 incentive.

In contrast, I understand that one of the current tenants of the West Bay Terrace/ Dunsmuir Road property has calculated that they will be offered \$2400 as part of their compensation package from Wexford. Even if a tenant qualifies for the maximum rate of six months rent, if they are currently paying \$2000 per month (which is highly unlikely) they would still only be eligible for \$12,000 compensation. The maximum compensation more reasonably tops out at \$6000, with most tenants qualifying for much less.

Consider that in order to secure new accommodation, these displaced residents will have to pay, up front, first month's rent and a security deposit of half a months rent. The units being displace by the Wexford development are two bedroom units. So for a current resident to move to a similar size accommodation in town, they would need to come up with ~\$3000. I am referencing Esquimalt Town Square on Park Place as a gauge of market value rental rates. The cheapest studio is renting for \$1400, with one-bedroom units ranging from \$1625 to \$1850, and two-bedrooms from \$1925 to \$2850.

Additional points regarding Wexford's *Draft Tenant Relocation Plan*:

- The 'additional relocation assistance' mentioned is little more than lip service. It will be determined on a 'case-by-case basis and at the sole discretion of Wexford', meaning that they can simply ignore or deny any such requests. Furthermore, it puts residents - the *citizens* of Esquimalt, in the undignified position of having to 'grovel' for their 'consideration'.
- Given that Wexford considers \$500 to be sufficient moving expenses, I would not count on their interpretation of what is fair or reasonable.
- The 'percentage discount' being offered for the first year of the lease, associated with the right of first refusal, is not stipulated. The town should insist that this be specified as being not more than 30% of the household income and in perpetuity, not simply for the first year.

Wexford has cited the poor, 'unlivable' conditions of the existing units as some sort of justification for side-stepping the issue of providing any affordable units. I don't understand their rationale. It would seem to me that this simply underscores the drastic need for affordable accommodation in our community. Why do you suppose people choose to live in 'unlivable', substandard, neglected housing? Presumably because they cannot find or afford anything else.

We desperately need affordable rental accommodation in Esquimalt and it is critical that our elected municipal leaders not only champion this cause, but insist on it, on our behalf. The affordability issue must be non-negotiable. The proposed development by Wexford does absolutely nothing to address this issue and actually exacerbates it by setting a terrible precedent for future development.

My understanding is that the town's own staff - the people employed to study, research and provide professional expertise on such matters - have recommended that this application be denied. As a resident of Esquimalt, I am requesting that Council heed their advice, listen to concerned citizens, and deny this proposal. Furthermore, that they require any future development of rental accommodation in this town to include affordable units equivalent to or greater than the number of units being displaced.

Thank you for your consideration of my comments and concerns.

Sincerely,

Anne Dickinson

217 – 531 West Bay Terrace

Victoria, BC

V9A 5R3

**Deborah Liske**

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**From:** Lori McAuley [REDACTED]  
**Sent:** November-14-21 4:39 PM  
**To:** Mayor and Council  
**Cc:** Corporate Services  
**Subject:** Nov 15th Public Hearing For Wexford Proposal

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Mayor and Council,

With so many new projects currently under way in Esquimalt, I am acutely aware of how they may affect my neighborhood. The look of the structures and the increase in traffic being two important factors. I welcome some change, where it benefits the many. More housing is a good thing. We need it but we also need to protect our neighborhoods by adhering to our community plans. They exist for good reason. With that in mind please know that I am against allowing the Wexford Development Proposal from going ahead in its current state.

Sincerely,  
Lori McAuley  
920 Dunsmuir Road

**Deborah Liske**

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**From:** Karen CB [REDACTED]  
**Sent:** November-14-21 4:56 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Re public hearing for Dunsmuir and west bay proposal

Good day

My name is Karen Cormier-Binning. I live on Dunsmuir road, two properties away from the proposed building site.

I am OPPOSED to the current Wexford Developments proposal for the corner of Dunsmuir road and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir road).

Accordingly, I

1. request Council to permit a development of only the currently zoned 11 meters, not 21 meters.
2. That's the township maintain the 4 storey maximum provided for in the current zoning, and the West Bay Neighborhood Design Guidelines
3. Request council to act in the design interests of our township and send this proposal back to the new design review committee members.
4. Ask the Township 's Development Department Office and your Deeign Review Committee to work with the developer to create a more interesting and compelling design and /or create more amenities for the township of West Bay, and for the immediate neighbors.
5. Request that the trees be saved.

Thank you in advance

Karen Cormier-Binning

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**Deborah Liske**

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**From:** mario labonte <muralsbc@gmail.com>  
**Sent:** November-14-21 5:16 PM  
**To:** Corporate Services  
**Subject:** Wexford Developments Proposal

Good day

My name is Mario Labonte . I live on Dunsmuir road, two properties away from the proposed building site.

I am OPPOSED to the current Wexford Developments proposal for the corner of Dunsmuir road and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir road).

Accordingly, I

1. request Council to permit a development of only the currently zoned 11 meters, not 21 meters.
2. That's the township maintain the 4 storey maximum provided for in the current zoning, and the West Bay Neighborhood Design Guidelines
3. Request council to act in the design interests of our township and send this proposal back to the new design review committee members.
4. Ask the Township 's Development Department Office and your Deesign Review Committee to work with the developer to create a more interesting and compelling design and /or create more amenities for the township of West Bay, and for the immediate neighbors.
5. Request that the trees be saved.

Thank you in advance

Mario Labonte

[www.MuralsBC.com](http://www.MuralsBC.com)

Facebook:

<https://facebook.com/muralsbc>

\*\*\*View All Available Paintings Here

<https://www.usedvictoria.com/p/MuralsBC>

Cell : 250-590-4000

Victoria BC

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**Deborah Liske**

**From:** [Redacted]  
**Sent:** November-14-21 7:14 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** Wexford Development Dunsmuir and Westbay

Hello Mayor and Council,

1. I OPPOSE the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace.
2. I Request Council to permit a development of only the currently zoned 11 metres, and not 21 metres.
3. I Insist that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
4. I Request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members.
5. I Request that the trees be saved.

Thank you for protecting our neighbourhood.

Sincerely,

Chris Earle

**Chris R. Earle**



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**Deborah Liske**

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**From:** Shirley Earle [REDACTED]  
**Sent:** November-14-21 7:20 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** Subject: Wexford Development Dunsmuir and Westbay

Dear Mayor and Council,

1. I OPPOSE the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace;
2. I Request Council to permit a development of only the currently zoned 11 metres, and not 21 metres;
3. I Insist that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines;
4. I Request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members; and
5. I Request that the trees be saved.

Thank you for protecting our neighbourhood.

Sincerely,  
Shirley Earle  
Esquimalt

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**Deborah Liske**

**From:** Eric Pittman <eric@orcarescue.com>  
**Sent:** November-14-21 7:58 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** Wexford development on Dunsmuir Rd

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Dear Mayor and Council

We oppose Wexford Development’s construction of a six-story building on Dunsmuir Rd .

We live at 882 Dunsmuir Rd and will be directly impacted by the building going up across the street.

The current zoning for that site according to the West Bay Neighbourhood Design Guidelines is for four stories. These guidelines are set with much due consideration for future development and crafting the neighbourhood. A six-story building will seem over-sized for the area.

Many property owners made decisions based on the current zoning. We stayed within existing guidelines when we constructed our home in 2010 at 882 Dunsmuir Rd.

The additional two stories means that sunlight to my mid level and lower street side rooms will be shaded for hours during the darkest times of the year.

A six-story building will cast more shadow, block more views, and negatively affect the property values for some owners. It essentially shifts equity to the property developer at the expense of current owners.

Area properties are worth more with a four-story building across the street than a six-story building.

I feel it would be unfair to grant a variance in this case as it increases the profit a developer may gain on the backs of equity loss by current property owners.

I urge the Mayor and Council to keep the current zoning height to 11 meters.

And we need to save those trees too. We have lost about 7-10 large mature trees in our area over the last 10 years. Bird habitat has been severely impacted and the remaining birds rely upon the few trees that can offer the homes they need. The several mature trees threatened by this development will eliminate critical habitat for many finches, hummingbirds, crows and other birds.

We hope Wexford Developments can return with a suitable project that fits within our community guidelines.

Warm Regards,

Eric Pittman and Cherie Pennington

882 Dunsmuir Rd

Victoria, BC

V9A 5B7

Dear Council,

My name is Caterina Casciano and I am writing to OPPOSE the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace. My may concerns are mentioned below;

The current zoning is for 11 meters (4 storeys). I feel that this is a good height. It doesn't make a building feel imposing. However, Wexford Developments wants to put a building up that is 6 storeys high, which is 21 meters. This is almost doubled in height!. I feel council should stick with the West Bay Neighbourhood Design Guidelines.

The environmental impact. The one reason I love living where I do, is because of the trees that are currently on the proposed lot. What will happen to all of these beautiful, mature trees? Swallows Landing ensured that a large amount of land will remain public, what is Wexford Developments proposing to do with the environmental impact. Please council, save the trees.

I would like to know how Wexford Development is going to contribute to our neighbourhood? Every one that visits my home comments on how unique and beautiful the homes are, and how it feels like we're still surrounded by nature. Approving yet another condo building, especially one that is 6 storeys, makes this area feel more like downtown. It takes away from what makes this area feel special. Again, please stick to the current zoning of only 4 storeys.

As a biker and a beginner driver, I already feel that Dunsmuir is a narrow street to drive on. It acts more like a one way street, cars having to wait while drivers and bikers pass. This new building is only going to add to the problem. What is going to be done to help the busy streets. I feel like more drivers, on an already congested street makes me feel unsafe as a biker. Also, where is everyone going to park? People are already fighting for parking spots along Dunsmuir.

I hope that council will take all of my concerns seriously. Please stick to the current zoning of 11 meters (4 storeys), I like seeing the Sooke hills, and feeling like I live in Esquimalt, not downtown Victoria. Please protect our neighbourhood. Please ensure that our neighbourhood stays safe. Please think of the safety of drivers and bikers on an already busy street. And please protect the trees that I love to look out at everyday.

Thank you,

Caterina Casciano

#5- 849 Dunsmuir Rd  
Victoria BC  
V9A 5B8

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council  |
| Other                                    | _____  |
| Referred to:                             | _____  |
| For                                      | <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report                          |
| For Agenda                               | <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** Megan Carson [REDACTED]  
**Sent:** November-14-21 10:31 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Development Proposal for Dunsmuir Rd and West Bay Terrace

I am writing this email to raise my concerns, and opposition to, the current proposal from Wexford Developments for the corner of Dunsmuir Rd and West Bay Terrace. Although I agree that increasing the density of the area is required, I request the council to not allow the development to exceed the currently zoned 11 metres and the 4-storey maximum, and to have the Design Review Committee work with the developer to create a design more fitting to the neighbourhood.

Regards,

Megan Carson  
720 Sea Terrace

Sent from my iPad

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council                                   |
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| 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 |

**Deborah Liske**

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**From:** Jacqueline LeMaistre [REDACTED]  
**Sent:** November-14-21 10:40 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Opposition to Wexford Development in West Bay

Please accept this email to Mayor and Council, and Corporate Services for consideration at the public hearing.

As a resident immediately across from this proposed development, I am OPPOSED to the current Wexford Developments proposal for the corner of West Bay Terrace and Dunsmuir.

I request:

1. That council permit only the development of the currently zoned 11 meters, and NOT to 21.
2. Council maintains the 4 storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
3. That the trees be saved (nesting Herons use these trees)
4. Incentivised units for the current residents being displaced, closer match their current rent, and be extended to a 5 year agreement. (Wexford claims that 2 units are unlivable. Are people currently living there? If so, those claims are false)
5. Work with the developer to create more amenities for the Township.
6. That parking be provided at a ratio of 1 or more, not 0.82. (There is already a parking problem)

Thank you for your consideration,  
Jacqueline LeMaistre  
537 West Bay Terrace

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
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| For                                      | <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report                          |
| For Agenda                               | <input checked="" type="checkbox"/> <sup>Late Item</sup> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** Shane Duncan [REDACTED]  
**Sent:** November-14-21 10:49 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Fwd: Opposition to Wexford Development in West Bay

Please accept this email to Mayor and Council, and Corporate Services for consideration at the public hearing.

As a resident immediately across from this proposed development, I am OPPOSED to the current Wexford Developments proposal for the corner of West Bay Terrace and Dunsmuir.

I request:

1. That council permit only the development of the currently zoned 11 meters, and NOT to 21.
2. Council maintains the 4 storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
3. That the trees be saved (nesting Herons use these trees)
4. Incentivised units for the current residents being displaced, closer match their current rent, and be extended to a 5 year agreement. (Wexford claims that 2 units are unlivable. Are people currently living there? If so, those claims are false)
5. Work with the developer to create more amenities for the Township.
6. That parking be provided free to renters at a ratio of 1 or more, not 0.82. (There is already a parking problem in the area - street parking is a large concern)

Thank you for your consideration,  
Shane Duncan  
537 West Bay Terrace

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

849 Dunsmuir Rd  
Victoria BC  
V9A 5B8

November 12, 2021

Re: Wexford Development Proposal

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

Hello Council,

I just received a public notice letter dated November 1, 2021 concerning to Wexford Development Proposal. I would like to thank you for this opportunity to voice our concerns with the Rezoning Application West Bay Terrace Development of a six storey 106 unit complex. I am writing to oppose the 106 unit complex.

Having just purchased a home in the Swallows Landing circle earlier this year we did not realize that there was going to be building this large. I understand that communities grow and that we are not guaranteed a view however we did not anticipate a six storey building being build. From my understanding the area is zoned for 11 meters, a four storey building. I have no issue with an 11 meter building, however a jump to 6 stories brings the total to 21 meters. This is a huge difference. We would like to push for the zoning to be kept to the original of 11 meters.

Our second concern is the effect that this will have on the infrastructure and the strain to our sewage, electrical utilities, domestic water supply. Im assuming all this will need to be upgraded to handle the extra load? Will these upgrades be done before the complex is built? How will the affect us? What is the cost associated with infrastructures up grades, how many city blocks will this affect and who is paying for this?

We are opposed to allowing this rezoning. Safety should be our first priority, the increase traffic flow and parking dilemma on an already congested street. Then there is the tax payer extra cost associate with the infrastructure, the increase cost and taxes ourselves the taxpayer will have to endure when there is no need.

Thank you for taking the time to hear my concerns,

Best Regards,

Joseph Casciano

**Deborah Liske**

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**From:** Christina Casciano [REDACTED]  
**Sent:** November-14-21 11:17 PM  
**To:** Mayor and Council  
**Cc:** Corporate Services  
**Subject:** Wexford Development Letter  
**Attachments:** Letter to Esquimalt Council - CC.pdf

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT<br>RECEIVED: <u>November 15, 2021</u><br>For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council<br>Other _____<br>Referred to: _____<br>For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report<br>For Agenda <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |
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Hi Mayor and Council of Esquimalt,

Please see my attached letter opposing the new Wexford Development on the corner of Dunsmuir and WestBay Terrace. I hope that you will take the time to read my letter and hear my concerns.

Thank you for your time,

Christina Casciano  
#5 - 849 Dunsmuir Rd.  
Victoria BC  
V9A 5B8



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Christina Casciano  
#5 - 849 Dunsmuir Rd  
Victoria BC  
V9A 5B8

November 14, 2021

Dear Esquimalt Council,

I am writing you to oppose the proposed six storey Wexford Development building for Dunsmuir Rd and West Bay Terrace.

My main concern for the proposed building is the height of the building. I bought my first home at The Swallows Landing Circle earlier this year. I was aware that the area was zoned for 11 meters. However this new development is proposing to be 21 meters in height, that's an increase of 50%. Those extra 10 meters, which the lot is not zoned for, means that those condos will have a head on, direct view into my master bedroom. I know that no one has a right to a view, however if I had known that a 6 storey building was being built there, I might not have purchased the house. I request that council permits the development of only the currently zoned 11 meters and not 21 meters.

My second concern is for parking. There is already a parking shortage. I know that people on the block are already struggling to find places to park. Also, as Dunsmuir becomes busier, traffic often get's jammed and can pose a threat to fellow drivers and cyclists. What will be done to mitigate the already stressed parking issues along the street? Will there be adequate parking and visitors parking for the new build? I'm anticipating the street becoming more cramped and causing a headache for many.

My third concern is neighbourhood aesthetics. Dunsmuir has so many unique, creative, old charming Victorian homes. I feel that even Swallows Landing has thought about the aesthetics of the townhomes, making them all unique with some charm. They even ensured that there's lots of land for public use. Can we not ask for a more unique building. How is this building going to contribute to the neighbourhood? All I can see, is how it's going to add to the parking congestion of the road. Can't we ask council to help the street not become another concrete condo filled, city looking block.

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I would like to thank council for taking the time to hear my concerns. I love the idea of a growing community, however I ask council to maintain the 4 storey maximum zoning in the West Bay Neighbourhood Design Guidelines. I feel that this will ensure that the area doesn't start to feel like a city block, but instead a nice, unique neighbourhood. Please also pay attention and take into consideration the impact to the environment, current trees that are located there and the issues surrounding parking and driver/biker/pedestrian safety.

Thank you for your time,

Sincerely yours,

Christina Casciano

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**Deborah Liske**

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**From:** workpointarts <workpointarts@islandnet.com>  
**Sent:** November-14-21 11:53 PM  
**To:** Mayor and Council; Corporate Services; Bill Brown  
**Subject:** Wexford Developments  
**Attachments:** Wexford.docx

Please incorporate this letter to the proceedings of the Public Hearing, Monday, Nov.15, 2021

Thank you,

Colin J. MacLock

865 Wollaston Street



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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

Nov. 14, 21

Township of Esquimalt Mayor and Council  
Corporate Services Officer  
Director of Development Services

**Re: Wexford Developments Proposal**

I oppose the Wexford Developments Proposal on 530, 534, 538 West Bay Terrace And 877, 879 Dunsmuir Road because first of all it does not adhere to the West Bay Neighbourhood Design Guidelines nor respect the old growth canopy of firs on this site.

I urge Council to reject this development and send it back to the APC and Design Review Committee.

This proposal needs to be downsized to possibly two or three buildings to minimize the impact on the neighbourhood yet accomplish densification, a large box development does not capture the spirit of this site's potential nor give the West Bay area a development we can be proud of.

Thank you for your consideration  
Colin J. MacLock  
865 Wollaston Street

**Deborah Liske**

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**From:** marc phillips [REDACTED]  
**Sent:** November-15-21 7:54 AM  
**To:** Corporate Services; 'corporate.services@esquimalt.ca'  
**Subject:** FW: Wexford Development Proposal.

One wonders if expressing my concerns is just a waste of time but here I go again ☺  
Property developers must love Esquimalt, as most projects get rubber stamped in spite of design review committee and local residents suggestions and concerns such as the Lexi debacle.  
The existing proposal looks like a 1970's box style apartment and too tall to fit in with existing and buildings.

Development in Esquimalt is proceeding at too rapid a pace, with little or no regard for the wishes of those who live here. The diverse nature of the neighbourhood and inhabitants is an important part of its charm. Lower income families are being driven out and where will they go? Esquimalt has always provided them housing options, but new builds are not affordable.

A six story building, while possible under the existing West Bay guidelines, would not fit into the area, where 4 story apartments are the norm. Most older apartment buildings in Esquimalt were set back from the sidewalks to leave room for gardens, but recently developers have been allowed to capitalize on every square inch of their sites, build the maximum number of units and offer them as luxury accommodation. Wexford's design requires eliminating mature trees and minimizes greenspace, at a time when we are all being urged to plant trees to fight against climate change. The proposed massive structure ignores current guidelines for greening neighbourhoods and is neither appealing nor in synch with thinking re architecture as a contributor to the survival of the planet. We deserve better.

Why don't you send this proposal back to the Design Review Committee. We need to use this opportunity to renew and improve our community, make it greener, more attractive and insist that the developers provide some low income housing. We rely on our Mayor and Council to do just that for us all.

Yours truly,

Marc Phillips  
916 Dunsmuir Rd

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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

## Deborah Liske

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**From:** John Adam de Haan [REDACTED]  
**Sent:** November-15-21 8:54 AM  
**To:** Corporate Services; mayorandcouncil@esquimalt.ca  
**Subject:** Rezoning request

Please accept our comments to Mayor and Council for consideration at the Public Hearing on Monday, November 15, regarding the rezoning request for properties on West Bay Terrace (530, 534, 538) and Dunsmuir Road (877, 879).

We oppose the proposal for a request to allow a 6 storey building at this location.

Even a 4 storey building will present a long, overpowering facade on this narrow street (West Bay Terrace) and 6 stories will tower above the neighbour on the west side.

Also, even a building within the current zoning will make large demands on the neighbourhood and present challenges for the developer.

We don't see any accommodation for service vehicles in the drawings online. In this age of online shopping a large building will host dozens of service vehicles (postal, courier, trades, delivery) daily. There is no place to put them on West Bay Terrace without the Township donating a number of parking spots to service vehicles. Parking is going to be so scarce here that any so-called loading zone will routinely have private vehicles occupying the space, just as they do with the spaces that were reserved on Garrett Street for service vehicles at 835 Dunsmuir Road. If the experience with 835 Dunsmuir Road is any indicator as well, the demand for street parking with the present proposal would increase the demand for street parking in the West Bay Terrace/Dunsmuir Road area by as much as 30 vehicles.

Dunsmuir Road is a bus route (25) and can't accommodate parking on both sides of the street even though it's somewhat wider than West Bay Terrace. Large trucks must reverse into or out of West Bay Terrace from Dunsmuir Road because there is no place to turn around.

The developer's rendering shows a spacious streetscape that scales to over 30 feet in width. In fact, West Bay Terrace is less than 25 feet in width and has vehicles parked on the east side of the street 24 hours a day. This parking is also on the side of the street opposite the proposed development, as is the parking on Dunsmuir Road. There is a considerable amount of traffic on West Bay Terrace from a large residential complex at the end of the street.

Essentially, any large building at this site will present challenges to the fabric and function of the neighbourhood. The proposal before council would compound these challenges while addressing none of them.

John A. de Haan

503-847 Dunsmuir Road

Donna M. de Haan  
503-847 Dunsmuir Road

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: November 15, 2021  
For Information  CAO  Mayor/Council  
Other \_\_\_\_\_  
Referred to: \_\_\_\_\_  
For  Action  <sup>Late Item</sup> Response  Report  
For Agenda  Council  COTW  IC

**Deborah Liske**

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**From:** Chris Frye [REDACTED]  
**Sent:** November-15-21 9:57 AM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Wexford Development Dunsmuir and Westbay

Hello Mayor and Council,

I am writing regarding the Wexford Development on our street, Dunsmuir Road. We've lived at 912 Dunsmuir since 1997, and are encouraged by all of the positive development and growth we've seen in our community since we moved here.

However, I have concerns with this proposed development.

1. I OPPOSE the current Wexford Development Proposal for the corner of Dunsmuir Road and West Bay Terrace.
2. I request Council to permit a development of only the currently-zoned 11 metres, and not 21 metres.
3. I insist that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
4. I request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members.
5. I request that all trees on the property in question be preserved and not removed for this development.

Many thanks for considering my position on this matter.

Sincerely,  
Chris Frye

[REDACTED]



**Deborah Liske**

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**From:** Fiona holness [REDACTED]  
**Sent:** November-15-21 10:06 AM  
**To:** Mayor and Council; Corporate Services  
**Subject:** saving the trees at the corner of Dunsmuir Road and West Bay Terrace

Hello Mayor, Council and Corporate Services,

We are opposed to the current Wexford Developments Proposal for the corner of Dunsmuir Road and West Bay Terrace and request that the Council and Township:

- 1- protect the trees at 530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road be saved from the development which is currently zoned for 11 metres not 21.
- 2 - maintain the 4-storey maximum provided for in the current zoning at 530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road be saved from the development which is currently zoned for 11 metres not 21.
- 3- request the Council act in the design interests of our township and send this proposal back to the new Design Review Committee members.

Sincerely,  
Grace and Fiona Holness  
724 Sea Terrace

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| For Agenda                               | <input checked="" type="checkbox"/> <sup>Late Item</sup> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

**From:** Susanne Currie [REDACTED]  
**Sent:** November-15-21 10:24 AM  
**To:** Corporate Services  
**Subject:** Wexford Development

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

To whom it may concern.

I would like to voice my opposition to the Wexford Developments Proposal for the corner of Dunsmuir and West Bay terrace.

I would like the township to maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.

These guidelines were created to maintain a livable environment for all, without pressure from developers and person or persons who may have a single focus interest.

I request that the council send back the proposal to be revamped and worked within the guidelines set up by WestBay Neighbourhood Design Guidelines.

There is too much to lose to allow this development to continue as is.

As a long time resident I voice my opposition to this development as it now stands.

Sincerely  
Susanne Currie  
852 Wollaston St.  
Esquimalt

Sent from my iPhone

**Deborah Liske**

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**From:** Hilary Strang [REDACTED]  
**Sent:** November-15-21 10:30 AM  
**To:** Corporate Services  
**Subject:** Re amendment bylaw 3039 Public Hearing Nov 15  
**Attachments:** Wexford public hearing .pdf

Good day to you,  
Please find the attached copy of the representative of West Bay Residents Association's text for presentation to Mayor and Council tonight.

Hilary Strang  
[REDACTED]

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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## West Bay Residents Association

November 15, 2021

To: Mayor and Council  
Corporate Services, Laurie Hurst, Bill Brown, Trevor Parkes

Re: Public Hearing Rezoning Application - 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road

Mayor and Council, I am Hilary Strang, representing the West Bay Residents' Association board.

I am honoured to speak to you here on Lekwungen territory. May I reflect the care and thought that is exemplified by Lekwungen peoples.

The West Bay Residents' Association has previously stated this proposal is too massive for the site – a 6 storey building, covering 5 Township lots, in an area where development guidelines recommend 4 storeys. Echoing your own Design Committee, we reiterate this is not the right project for this site.

The latest rendering presented to you and the media shows a building in evening shadows with welcoming light from windows. However, less idealized renderings show almost unrelenting mass and height, what writers to the township have called, "...another rectangular block, with balconies, built to the maximum extremities of the building envelope, but much higher" .

The reality is there is a starkness to this project, including:

- removal of mature conifers that are a significant part of West Bay's urban canopy, which will prove vital in managing climate disaster
- removal of existing tenants who, despite a tenant displacement package, assuredly are at risk of being unable to find suitable housing. Many of these tenants are already in vulnerable circumstances. Township staff agree this proposal lacks affordable housing
- and an increase in the number of stresses on infrastructure while there is still a lack of understanding of the Urban Carrying Capacity of Esquimalt.

We do not oppose development and encourage diverse housing opportunities, but the Association reminds you this oversized building is only one of numerous developments proposed or underway in West Bay, which makes its mass and footprint even more significant. To protect the character and sustainability of the community, this council needs to **oppose** this project as it currently stands.

**Deborah Liske**

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**From:** Jo-Ann Howell [REDACTED]  
**Sent:** November-15-21 10:39 AM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Re: Upcoming Public Hearing - Wexford Development Proposal



To: Mayor Barbara Desjardins and Council and Corporate Services for consideration at the Public Hearing;

I am OPPOSED to the current Wexford Development Proposal for the corner of Dunsmuir Rd and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Rd.)

1. I would asking that Township maintain the 4-storey maximum provided for the current zoning and neighbourhood design guidelines,
2. Request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members,
3. Ask the Township development Department Office and your Design Review Committee to work together with the developer too create a more inclusive and interesting design that would offer more amenities for the Township for Wes Bay and for the immediate neighbours like myself, and
4. Request that as many trees be saved as possible in this process.

Thank you for all you do for our community and for considering my input as a community member and neighbour to this project.

Regards,

Jo-Ann

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** Judith Phillips [REDACTED]  
**Sent:** November-15-21 10:47 AM  
**To:** Corporate Services; Mayor and Council  
**Subject:** FW: Wexford Development Proposal.

Hello again,  
Just want to add my address: Judith Phillips, 916 Dunsmuir Road, Esq. BC V9A 5C3. Phone # [REDACTED]  
[REDACTED]

---

**From:** Judith Phillips [REDACTED]  
**Sent:** Sunday, November 14, 2021 5:56 PM  
**To:** 'corporate.services@esquimalt.ca' <corporate.services@esquimalt.ca>; 'mayorandcouncil@esquimalt.ca' <mayorandcouncil@esquimalt.ca>  
**Subject:** Wexford Development Proposal.

Hello all,

Once again we are feeling that development in Esquimalt is proceeding at too rapid a pace, with little or no regard for the wishes of those who live here. The diverse nature of the neighbourhood and inhabitants is an important part of its charm. Lower income families are being driven out and where will they go? Esquimalt has always provided them housing options, but new builds are not affordable.

A six story building, while possible under the existing West Bay guidelines, would not fit into the area, where 4 story apartments are the norm. Most older apartment buildings in Esquimalt were set back from the sidewalks to leave room for gardens, but recently developers have been allowed to capitalize on every square inch of their sites, build the maximum number of units and offer them as luxury accommodation. Wexford's design requires eliminating mature trees and minimizes greenspace, at a time when we are all being urged to plant trees to fight against climate change. The proposed massive structure ignores current guidelines for greening neighbourhoods and is neither appealing nor in synch with thinking re architecture as a contributor to the survival of the planet. We deserve better.

Please send this proposal back to the Design Review Committee. We need to use this opportunity to renew and improve our community, make it greener, more attractive and insist that the developers provide some low income housing. We rely on our Mayor and Council to do just that for us all.

Yours truly,

Judith Phillips.

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council  |
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| For                                      | <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report                          |
| For Agenda                               | <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** Jessica [REDACTED]  
**Sent:** November-15-21 11:06 AM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Wexford Developments proposal- Dunsmuir & West Bay Terrace

Hello,

I am opposed to the current Wexford Developments proposal for the corner of Dunsmuir Rd and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Rd).

Accordingly, I

1. request Council to permit a development of only the currently zoned 11 meters, and not 21 meters.
2. that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
3. request Council to act in the design interests of our township and send the proposal back to the new Design Review Committee members.
4. ask the Township's Development Department Office and your Design Review Committee to work with the developer to create a more interesting and compelling design and/or create more amenities for the Township for West Bay, and the immediate neighbours.
5. request that the trees be saved.

Thank you,

Jessica Houk – 533 West Bay Terrace

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**From:** jkendzel [REDACTED]  
**Sent:** November-15-21 11:17 AM  
**To:** Corporate Services  
**Subject:** Wexford Development proposal - Dunsmuir & West Bay Terrace

Hello,

I am opposed to the current Wexford Developments proposal for the corner of Dunsmuir Rd and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Rd).

Accordingly, I

1. request Council to permit a development of only the currently zoned 11 meters, and not 21 meters.
2. ask that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
3. request Council to act in the design interests of our township and send the proposal back to the new Design Review Committee members.
4. ask the Township's Development Department Office and your Design Review Committee to work with the developer to create more amenities for the Township for West Bay, and the immediate neighbours.
5. request that the trees and any birds or wildlife inhabiting them be saved.
6. request that all parties consider the proportion of 2 and 3 bedroom units being increased to accommodate existing and new families in the neighbourhood. Densification is necessary, but this would be more fulsome and community-oriented by including a greater number of multi-bedroom units.

Thank you,  
Jolene Kendzel - 533 West Bay Terrace

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**Deborah Liske**

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**From:** Melissa Schade Saltel [REDACTED]  
**Sent:** November-15-21 11:28 AM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Wexford Development Proposal - West Bay and Dunsmuir

Mayor and Council,

Please accept this email for consideration at the Public Hearing for the Wexford Development proposed for the corner of Dunsmuir Road and West Bay Terrace.

I am **opposed** to the current Wexford Developments proposal for the corner of Dunsmuir Road and West Bay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road). I request that the Township maintain the 4-storey maximum provided in the current zoning. A 6-storey building is too large for this neighbourhood and will add too much density to an already very dense area. The proposed building should match the current height restrictions in place. The proposed design does not take into consideration the current residential neighbourhood. I request that the Council permit development of only the currently zoned 11 metres, and not 21 metres. I also request that the trees be saved and must be incorporated into the design. I don't think it's really appropriate during a climate crisis to be allowing developers to remove mature trees in the neighbourhood – we are not Langford after all. Please keep development in the area at the currently zoned height. Please ensure the developers start incorporating the mature trees in our neighbourhoods into their design rather than removing them. Developing in our neighbourhoods should be done thoughtfully and with consideration of the current neighbourhood.

Thank you for your attention to this email.

Regards,  
  
Melissa Schade Saltel  
  
848 Dunsmuir Road

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT   |
| RECEIVED: <u>November 15, 2021</u>   |
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## West Bay Residents Association

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November 15, 2021

To: Mayor and Council

Re: Public Hearing for 530, 534, 538 West Bay Terrace and  
877, 879 Dunsmuir Rd in West Bay

On behalf of the West Bay Residents Association, I write to ask Council not to approve, as submitted, Calgary-based Wexford Development's proposal for a 6 storey, 105 unit, 87 parking stall, building to be located over the 5 corner lots of West Bay Terrace and Dunsmuir Road.

While appropriate densification and development is welcomed in West Bay, this current proposed design is not an appropriate addition for a number of reasons, including:

Proposed height and mass – The development will loom over the streetscape and surrounding homes and buildings. It does not provide a gentle transition to adjacent developments and homes. It was hoped that the developer would consider 2 buildings and or an internal garden or grounds to break up the excessive mass of the 5 lot building. It is really quite jaw-dropping when the size of this development is viewed from the lane that is West Bay Terrace and or Dunsmuir Road in front.

Parking – 87 parking stalls for a 105 unit building in this area is just not good planning. While the allocation of bike stalls, etc, is beneficial, it will not adequately reduce the number of renters that will be parking their cars in the limited amount of street parking available. I understand from the developers that due to unfavourable site conditions noted in the geotechnical report, the area was not suitable for digging or earth removal that would have gone to increased parking. Should this finding not have resulted in a smaller building requiring less parking?

Numerous trees are slated for removal. These are larger specimens that serve as important wildlife habitat and represent an important part of our community's biodiversity and protection regarding climate change. We are losing more and more of this green canopy, sometimes inadequately replaced by smaller type boulevard trees. Many in the community question why Council has not made the real protection of our larger trees a priority, requiring developers to *ensure* their protection and preservation by creating adequate protection zones and building them into their development plans.

Unfortunately as development occurs, displacement happens. In a community like Esquimalt, where development is occurring at a rapid pace, our neighbours are being displaced with nowhere to go that they can afford. This current proposal is for market rents while what is desperately needed in this community is affordable rentals. We ask Council to ensure that all new developments include a meaningful component of affordable housing and to ensure our displaced residents have first dibs.

While a residential building of **up to** six storeys may have been envisioned for this area in the OCP, it is up to Council's discretion to decide what should or should not be approved and what is appropriate and or is not appropriate for a given location. This building does not align with the current zoning which is more appropriate for this location, nor does it align with the West Bay Neighbourhood Design Guidelines. We ask that Council not approve this proposal, nor the zoning amendment, as submitted and that you ask the proponent to work on the design to develop a building and policies that will be a truly welcomed addition in the West Bay community.

Yours truly,

Rozlynn Mitchell  
Chair, Board of Directors  
West Bay Residents Association

**Deborah Liske**

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**From:** Louise Blight [REDACTED]  
**Sent:** November-15-21 12:00 PM  
**To:** Corporate Services  
**Cc:** Iain Duncan  
**Subject:** Rezoning application Dunsmuir Road and West Bay Terrace

Dear Mayor and Council,

We are writing to express our concern with the development proposal for Dunsmuir Road and West Bay Terrace. While we're not opposed to a new building there per se, there are some with it as currently envisioned. Briefly, these are:

- future housing of current tenants in the existing buildings. We understand that there are rehousing packages being offered to the current tenants, but that no guarantee of housing is associated with these packages. This is not acceptable. It's probably not overblown to call the rental housing situation in the Greater Victoria area a crisis. It's at least a crisis of affordability. Without a guarantee that the relocation package will support people until they find housing, it's quite possible that current residents will be displaced. It's unreasonable to expect people to have to move to Sooke, Duncan, or a leaky basement suite because that is all that's available. In summary, please guarantee housing for these Esquimalt residents, either in the new building or outside of it.

- tree retention. Unfortunately it's not possible to read the details of the tree "protection" plan in the documents posted online. The font is too small, and when it's enlarged, it's too low-resolution to read all of it. However, it's apparent that a number of protected native trees sit within the proposed building footprint. This is not acceptable - West Bay has lost far too many large and/or heritage trees over the last three years. Planting a few saplings in local parks in compensation is inadequate. In summary, please adjust the building footprint/mass to ensure that more of the large native trees on the property are protected. The percentage of native plants in the landscaping plan also needs to be increased.

Sincerely,

Louise Blight and Iain Duncan  
944 Dunsmuir Road

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

## Deborah Liske

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**From:** Craig Candler [REDACTED]  
**Sent:** November-15-21 12:00 PM  
**To:** Corporate Services; Mayor and Council  
**Subject:** Opposition to Wexford Development Dunsmuir and Westbay

Dear Mayor and Council,

I like more dense and sustainable communities, and I am a long time resident of Dunsmuir Rd who's really pleased with several of the new developments in our area.

This said, I am writing in **firm opposition** to the planned development at Dunsmuir Road and Westbay Terrace (530, 534, 538 West Bay Terrace and 877, 879 Dunsmuir Road.

While density, properly done, is a good thing, the height and density of the proposed development, combined with the lack of adequate parking, and lack of setbacks consistent with the surrounding areas, suggests a Calgary-based development corporation trying to maximize profits at the expense of our community. City hall is guided by an OCP, and West Bay Neighbourhood development guidelines, precisely to avoid developments such as this.

The proposed development is not consistent with our OCP, or the goals of our West Bay Neighbourhood. My concerns are in 3 main areas:

- **Height and Scale:** One of the key principles of the Westbay Design Guidelines is Neighbourliness. This principle requires transition in scale to existing context. The existing context of the 800 block of Dunsmuir is up to 3 story residential with front yard set backs, including for existing multi-unit lowrise. The Wexford development should be rejected and sent back to committee on this basis, with Council permitting a maximum of 3 stories (11m) on 877 and 879 Dunsmuir, rising to suit context (up to 4 stories) on West Bay Terrace.
- **Provision of parking:** Dunsmuir and Westbay Terrace already have very limited on street parking and cannot afford any more pressure. New developments, including this one, should be required to provide at least 1 space per unit. While I understand the developer is considering grants to support bicycles and bus passes in the first year, these are limited and it's tremendously unclear how they will provide a long term solution as rental units turn over. The developer should be required to provide adequate parking for the residential units it constructs. Council should not allow increased pressure on our community resources (including street space) as a way to subsidize the efforts of developers to maximize private profit at public expense.
- **Quality of Development and the Street Scope:** We want the health and diversity of our neighbourhood to improve because of the energy brought by new development . Set backs, existing trees, and quality street presence should be enhanced.

Thank you for helping improve, not degrade, the future of the Westbay neighbourhood.

Craig.

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Craig Candler (PhD)

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WITHOUT PREJUDICE

Christopher Redmond Earle & Shirley Earle

2 - 849 Dunsmuir Road  
Esquimalt BC V9A 5B8

November 11, 2021

Esquimalt Municipal Hall  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
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Dear Mayor Desjardins:

**Re: Wexford Development Proposal**

The purpose of this letter is to oppose the six story CD Proposal for the corner of Dunsmuir Road and West Bay Terrace.

We are newer residents to Esquimalt. As part of our due diligence in purchasing our property we reviewed the West Bay Design Guidelines and the current zoning as eleven meters or four stories. Our purchase price and quality of living at our new residence relied on the Town of Esquimalt, in good faith, honoring their commitment to eleven meters or four stories.

We are incredibly surprised and dismayed to see Council considering zoning for twenty-one meters or six stories in contradiction of the West Bay Design Guidelines and the current zoning. This represents a material variance from eleven meters to twenty-one meters (an increase of 96%).

There may be significant financial loss to my property value due to no longer having the right to peace, quiet and privacy in our home. Like Wexford Development's due diligence, our property purchase was based on a height maximum of eleven meters as was Wexford's purchase price (and long-term profitability) at eleven meters or four stories. I am at a loss as to how this can go to twenty-one meters, materially increasing Wexford land value and long-term profitability at the direct expense of my property, others, the neighborhood, and the Town of Esquimalt. We understood that there would be a risk for a partial view and sun diminishment and that is just the way it is, however, people and families make such important decisions based on reliance of the facts.

We factored in the property at corner of Dunsmuir Road and West Bay Terrace going from the existing three to four meters to eleven meters and satisfied ourselves that this was acceptable. We did not for a moment think the Town of Esquimalt would allow going from eleven meters to twenty-one. I note the Wexford Proposal promises no amenities for the community.

The proposal at twenty-one meters will remove our current view and sunsets to the Sooke Hills and have the balconies looking directly into and down into our living room and bedrooms.

I also note that the parking is already an issue with the existing one-story units on the subject property. I am genuinely concerned with post Covid normal emerging as avoiding transit in favor of driving. I have already witnessed hostility regarding parking.

Wexford Developments is an LLC out of Phoenix, Arizona and I am finding it difficult to imagine how they call themselves my "neighbor." The material profit increase will be realized by the limited ownership of a few individuals in the United States at the expense of our home, neighborhood, and the township of Esquimalt. I recognize the township of Esquimalt has control rights on development however, this is not interpreted to have US based developers determine its development and contrary to the West Bay Design Guidelines and the current zoning. Esquimalt has every right to control its future development.

Wexford Developments is currently searching for more properties in the greater Victoria area and should Council approve this development, there will likely be many more zero lot line high density developments in Esquimalt as other townships appear reluctant to allow such densification to accrue to developers at the expense of their residents. We ask Council to permit a development of only the currently zoned eleven meters; and not twenty-one

Failing that, please act in the design interests of our township, neighborhoods, and residents.

Thank-you for your consideration.

Christopher Redmond Earle

Shirley Earle



**Deborah Liske**

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**Subject:** FW: Wexford Development Corner Dunsmuir and Westbay Terrace

On Nov 11, 2021, at 12:53 PM, Annabel Schmitt <[REDACTED]> wrote:

1. We **OPPOSE** the current Wexford Developments Proposal for the corner of Dunsmuir Rd and West Bay Terrace.
2. We Request Council to permit a development of only the currently zoned 11 metres, and not 21 metres.
3. We Insist that the Township maintain the 4-storey maximum provided for in the current zoning, and the West Bay Neighbourhood Design Guidelines.
4. We Request Council to act in the design interests of our township and send this proposal back to the new Design Review Committee members.
5. We Ask the Township's Development Department Office and your Design Review Committee to work with the developer to create a more interesting and compelling design and/or create more amenities for the Township for West Bay, and for the immediate neighbours.
6. We Request that the trees be saved.

**The West Bay Neighbourhood Design Guidelines clearly state that this site is up to 4 storeys (see West Bay Design guidelines, "Height" on page 21)**

Thank you for protecting our neighbourhood.

Susanne Popp  
3-849 Dunsmuir Rd

[Sent from Yahoo Mail for iPad](#)

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
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**Deborah Liske**

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**Subject:** FW: Wexford Proposal at Dunsmuir and West Bay Terrace

**Subject:** Re: Wexford Proposal at Dunsmuir and West Bay Terrace

> On Nov 13, 2021, at 7:19 AM, John Hopewell wrote:

>

> While I have no objection to increased density and height in this neighbourhood the mass of the building - an unbroken wall along West Bay Terrace - is objectionable. The development should be split into at least two buildings with more green space.

>

> John Hopewell

> 101-847 Dunsmuir Rd

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| For Agenda <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Subject:** FW: Proposed development at Dunsmuir Rd

On Nov 13, 2021, at 2:27 PM, Susan Underwood [REDACTED] wrote:

Dear Council,

As an Esquimalt resident and taxpayer living in the 800 block of Wollaston Street, I am writing to express my opposition to Wexford Developments proposed design for Dunsmuir Street and WestBay Terrace.

Although I am not opposed to development in principle, I am upset when designs ignore Neighbourhood Plans. Please maintain current zoning and do not allow increased heights of structures. Also please ensure that for any new development, infrastructure is in place. For example, we already have very limited parking on Wollaston Street. Please ensure that adequate parking facilities are in place for any new development.

Wollaston Street is a real neighbourhood with many young families with children. I worry that increased traffic with the new developments bracketing our block will impact their safety negatively.

I would like to know how you respond to the proposal so I will know whether to support you in the next civic election. Thank you.

Susan Underwood

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**Deborah Liske**

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**Subject:** FW: Nov. 15 Hearing on Amendment Bylaw No. 3039: Change in Zoning from RM-4 (Wexford Development)

- > On Nov 14, 2021, at 9:54 AM, Teunis de Jong wrote:
- >
- > Dear Mayor and Council;
- >
- > I am writing to express my opposition to the CD proposal to allow a six storey building at the corner of Dunsmuir Road and West Bay Terrace.
- >
- > I presently reside at #4, 849 Dunsmuir Road, and quite obviously, the proposed development will seriously impact sight lines to the west from our property. More seriously, the proposal will also affect the sight lines of residents living on the north side of Dunsmuir Road, as well as on Wollaston Street. Pursuant to the West Bay Neighbourhood Design Guidelines, the building will create a considerable sun shadow for residents on the north side of Dunsmuir Road.
- >
- > It is my understanding that the proposed development calls for a building height of 21 metres, or something approaching 69 feet. This cannot possibly be seen as complimenting the type, scale and use of adjacent buildings, as set out in the guidelines. There is an existing apartment complex at the corner of Dunsmuir and Head Streets with a height of 3 to 4 stories, which blends in reasonably well with the existing housing
- > along Dunsmuir. Buildings across from the proposed site consist of small apartment buildings, duplexes, and single houses, many of which include rental suites. A 69 foot structure would hardly constitute a similar use. While the towers of Swallows Landing further up the street are over 6 stories
- > in height, they are set back considerably from the street, and facing the street are the houses at 849 Dunsmuir, which blend in with the rest of the community.
- >
- > Apart from the size of the structure, I have some concern over the increase in traffic which a sizeable complex will generate. Traffic from Workpoint,
- > increased traffic from new commercial development at West Bay, and the use of Dunsmuir as a shortcut from Head Street to Esquimalt Road create heavy traffic flow as it is. Adding traffic from an additional 105 rental units will only add to this problem. It is already hazardous for pedestrians and cyclists on this stretch of road and increased volumes will increase the danger.
- >
- > My request to you is that you maintain the existing 4 storey maximum for the proposed development. Some form of step down should also be included on the West Bay Terrace, and Dunsmuir Road sides of the development. Given current market rental rates, I'm sure that this would still be a viable development.
- >
- > Thank You for your consideration.
- >
- > Tony de Jong
- > #4, 849 Dunsmuir Road
- > Esquimalt

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
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**Deborah Liske**

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**Subject:** FW: 21-424 Rezoning Application

On Nov 14, 2021, at 4:10 PM, Diane Lesley Lindridge [REDACTED] > wrote:

As the Rezoning is now up to Council on Monday November 15th, please still address my concerns regarding the inability of Westbay Terrace to manage the increased traffic and parking requirements not being met realistically.

I have included the issues I raised to the Planning Commission when presented in August.

Thank you for your consideration in this matter.

Sent from my iPad

Begin forwarded message:

**From:** Diane Lesley Lindridge [REDACTED] >  
**Date:** August 16, 2021 at 2:40:37 PM PDT  
**To:** [mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)  
**Subject:** 21-424 Rezoning Application

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT<br>RECEIVED: <u>November 15, 2021</u><br>For Information <u>__ CAO __ Mayor/Council</u><br>Other <u>_____</u><br>Referred to: <u>_____</u><br>For <u>__ Action __ Response __ Report</u><br>For Agenda <u>X</u> <sup>Late Item</sup> <u>__ Council __ COTW __ IC</u> |
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The above Rezoning Application will be presented on August 17th, 2021. I would like to state the following concerns regarding this development. Westbay Terrace is a narrow dead end street. I live at Seaside Place and the owner of this building unable to increase rents annually higher than the Provincial factor has started charging for parking as a way to avoid these controls and increases these on an annual basis. Another impact is we have over 90 suites with 3 visitor parking stalls. This action has driven some tenants and visitors to park on the street, thereby narrowing the street further. The glaring problem with this planned development is 105 suites with only 87 parking stalls provided and then you add on residents with more than one vehicle. It's an impossible situation. It also does not mention any type of visitor parking.

We have noted the new development completed on the east end of Dunsmuir and the street parking at the top of Dunsmuir has increased dramatically as not enough parking stalls were provided for the needs of the residents and visitors.

Please also take into consideration when the construction is underway of the construction workers parking, large construction vehicles and the chaos this will all cause our neighbourhood.

Thank you in advance for addressing my concerns.

Sent from my iPad

**Deborah Liske**

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**Subject:** FW: Proposed development - Dunsmuir and West Bay Terrace - Concerns.

On Nov 14, 2021, at 8:37 PM, TedWLYnnB [redacted] > wrote:

Good afternoon

We are writing to express our concerns about the new development proposal replacing the buildings at the corner properties of 530-538 West Bay Terrace and 877-879 Dunsmuir Road. Our understanding is that the proposed development will contain 105 market rate rental units with 81 parking stalls.

While laudable in its goals of reducing reliance on vehicles, the reality is that the development will actually promote use of multiple vehicles per household. Our concern is based on the following

1. Market rate rental housing is unaffordable to many single income families or individuals. The only means to afford market rate housing is have a double income family.
2. For the majority of households with two incomes, both individuals rarely work for the same company or in the same location with the same hours. There its usually necessary to have one or two vehicles or householders rely on transit and a vehicle. Its rare that a household will not have at least one shared vehicle.
3. Parking rates at less than 1 stall per unit is inadequate to the targeted income families. There should be at least one stall per household with some units having two stalls.

Parking is already limited on Dunsmuir road due to rental units (basement suites, converted garages/carriage houses legal and illegal) and the fact that during the week, there are additional cars parked on the street near the corner of Head Street and Dunsmuir, when commuters park and walk downtown to work. With out adequate parking within the development, further pressure will be applied to the streets to cover the shortfall. This then puts pressure on the current users on the street – many of which are already shared between residents, users of the base and cyclists in the area.

We urge you to consider sending the proposal back to the developer with direction to reconsider resident parking.

Thank you for your consideration

Ted Weick  
Lynn Brochu  
972 Dunsmuir Road.

Sent from [Mail](#) for Windows

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |  |
| RECEIVED:                                | November 15, 2021  |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council  |
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| For Agenda                               | <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

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**Subject:** FW: Wexford Proposal

> On Nov 15, 2021, at 6:31 AM, Rosemary Murray wrote:

>

> Dear Mayor and Council,

> I strongly oppose the height and massing of the Wexford Proposal.

> Many residents have made real estate and life decisions based on the West Bay COmmunity Plan. This proposal goes against that long standing plan in many ways.

>

> Geoff Murray

> Dunsmuir Rd Resident

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| For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report                                 |
| For Agenda <input checked="" type="checkbox"/> Council <sup>Late Item</sup> <input type="checkbox"/> COTW <input type="checkbox"/> IC |

**Deborah Liske**

**Subject:** FW: Wexford Development

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| For Agenda                               | <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC |

>> On Nov 14, 2021, at 10:20 PM, Susanne Currie wrote:

>>

>> Mayor and Council,

>>

>> My question is " Why do we have an Official Community Plan?". Yet again I witness another project that wants to exceed what is outlined in this so called Plan.

>>

>> I find it discouraging when such requests are stamped with approval down at City Hall. My neighbourhood has several developments either being built or in the "planning" stages. In the past, I have gone to long meetings and stated my opinion only to witness the Plan to be overturned. Council voted in favour of some developer who graciously dropped the proposed height from 12 stories to a paltry 10 stories. This development spills right down onto my street. This decision made me very cynical of the process.

>>

>> Now I read that yet another developer wants an alteration in height and mass. What is happening to all the people who are being evicted? Are the impacts on the immediate neighbours being considered? What amenities are being considered for the neighbourhood?

>>

>> My family moved to Esquimalt several years ago. At the time, we were cautioned by friends about such a move. We took a chance. We bought a house that required serious upgrading. We liked the idea of making our home and this municipality a better place to live. We are not against change. We ask simply that you stay within the Neighbourhood Design Guidelines.

>>

>> W. G. MacGillivray

>> 852 Wollaston St.



**Deborah Liske**

**Subject:** FW: Old Esquimalt Road

**From:** Sherri Robinson  
**Date:** November 15, 2021 at 8:50:08 AM PST  
**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>  
**Subject:** Old Esquimalt Road

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| CORPORATION OF THE TOWNSHIP OF ESQUIMALT |   |
| RECEIVED:                                | November 15, 2021   |
| For Information                          | <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council                               |
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| Referred to:                             | _____   |
| For                                      | <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report |
| For Agenda                               | <input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC        |

Dear Mayor and Councillors:

We were rather shocked to receive information about the so called 'traffic problems' on the west of Lampson Street section of Old Esquimalt Road at 7.09 pm Sunday evening advising that Council would be discussing a report and a request to have the speed cushions removed and replaced with speed humps at tonight's council meeting, November 15. We had no idea that there were concerns in this regard. Our son, a Sergeant with the RCMP, has many times stated "you concentrate on areas with high incident reports when it comes to traffic problems." To our knowledge over the past few years in this area there have been none to cause concern. We are sure our police force has far more serious problems to deal with at the moment.

We are seeing less traffic, and certainly fewer children on their way to school than previous years. The installation of humps is certainly not going to make the daycare children who walk on the sidewalk any safer. They are roped together in their little train formation with the correct number of care givers to make sure that nothing happens. Rules and regulations should not be formulated on 'might happen' 'could happen' or 'if.'

We note that \$56,000 is the calculated amount to remove the existing speed cushions, that thank God, allow us to avoid full impact of the bump so jarring to necks and backs. That money could certainly be put to better use to alleviate more pressing problems in the Township.

All of this brings to mind the comments of former councillor Randall Garrison who lobbied to have speed humps installed on Grenville Avenue only to discover how much noise they caused and how that noise caused him to sell his home and move. It always comes down to 'be careful what you wish for!' For your interest, the first vehicle to use the road this morning was at 7:24 and the next at 7:46. As I write this, I have heard no cars go by. Bumper to bumper traffic there is not.

Thank you for the opportunity to express concern.

Sherri Robinson  
1165 Old Esquimalt Road