



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

LATE AGENDA ITEMS COUNCIL

Monday, August 30th, 2021 @ 7:00 pm
Esquimalt Council Chambers

- (1) **PERTAINING** to Item No. 5: **PUBLIC HEARING** – Official Community Plan Amendment and Rezoning Application - 819, 821, 823 Esquimalt Road, Staff Report No. DEV-21-063
- Email from Laurie Finnigan, dated August 24, 2021, Re: Hythe Point Seniors Retirement Community (819-823 Esquimalt Road)
 - Email from June Fletcher, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Christine & Thomas Ambler, dated August 21, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Tanis Seminoff, dated August 30, 2021, Re: Rezoning Application 819/821/823 Esquimalt Road
 - Email from Michelle Forde, dated August 27, 2021, Re: Change of designation of 819, 821 & 823 Esquimalt Road
 - Email from Joe & Sandy Rozon, dated August 28, 2021, Re: Public Hearing for Rezoning of 819, 821, & 823 Esquimalt
 - Email from Susi Popp-Wheelock, dated August 29, 2021, Re: Public Hearing 819, 821, 823 Esquimalt Road Proposal
 - Email from Rozlynn Mitchell, Chair, Board of Directors, West Bay Residents Association, dated August 29, 2021, Re: Public Hearing for 819, 821, 823 Esquimalt Road Council PH Avenir
 - Email from Jason Craik, Principal, Avenir Senior Living, dated August 27, 2021, Re: 819-823 Esquimalt Road
 - Email from Sofia Bakken, dated August 30, 2021, Re: 819-823 Esquimalt Road
 - Email from E. Tumanako Green, dated August 30, 2021, Re: Public Hearing Submission – 819, 821, & 823 Esquimalt Rd Objection Letter
 - Email from Vicki & Ken Francis, dated August 30, 2021, Re: Objections to 819, 821, & 823 Esquimalt Road
 - Email from Heather Foster, dated August 30, 2021, Re: Proposed OCP Amendment 819-823 Esquimalt Road
 - Email from Craig Miller, dated August 30, 2021, Re: Opposition to Amending the OCP No. 3026
 - Email from Kate-Lynn Price, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Fran Shaw, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Lynne Milne, undated, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Kay Miller, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Melanie Wiebel, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
 - Email from Dinnie Erickson, undated, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

- Email from Cassie Doyle, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Erin McGuire, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Mathew Field, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Jo-Anne Jones, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Brenda Martin, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Resident, August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Maxine Blatz, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Martin Hagen, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Keith MacDonald, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Allison Tripp, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Will McGuire, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Helen Byrley, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Stephen Church, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Jocelyn Paris, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Nick Shal, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Jennifer Murphy, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe
- Email from Thaddies Conrad, dated August 26, 2021, Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

(2) PERTAINING to Item No. 9.1: COMMUNICATIONS – Email from Tania Downey, Family Navigator, Island Kids Cancer Association, dated August 19, 2021, Re: Childhood Cancer Awareness Month Proclamation Request

- Email from Tania Downey, Family Navigator, Island Kids Cancer Association, dated August 26, 2021, Re: Correction to Proclamation Request for Childhood Cancer Awareness

(3) ADD as Item No. 9.2: COMMUNICATIONS – Email from Tom Woods, dated August 27, 2021, Re: Ribfest Grant

Deborah Liske

Subject: FW: Hythe Point Seniors Retirement Community (819-823 Esquimalt Road)

[Redacted]

Date: August 24, 2021 at 3:38:33 PM PDT

To: Mayor and Council <mayorandcouncil@esquimalt.ca>

Cc: Liza Rogers [Redacted] Joan Probert [Redacted] Cheri Crause
[Redacted]

Subject: Hythe Point Seniors Retirement Community (819-823 Esquimalt Road)

August 24, 2021

ATTN: Mayor and Council,

mayorandcouncil@esquimalt.ca

RE: Hythe Point Seniors Retirement Community (819-823 Esquimalt Road)

Dear Mayor and Council,

We are writing to show our full support for the development of the Hythe Point Seniors Retirement Community. We collectively own a 4-plex at 621 Constance Avenue, Esquimalt and recognize the immense need for housing in the area. This age-in-place, affordable living project is ideal for middle income seniors in a community, such as Esquimalt.

We believe that the entrance to Esquimalt is in great need of modern and appealing buildings and that this innovative, volunteer model project would be a huge asset for the overall community. This location provides easy access to public transportation and services outside of the residential areas. With there being such an enormous housing shortage and crisis, we don't feel the height of this project is an issue at all.

We very much are in support of this project moving forward.

Yours sincerely,

For and on behalf of Cheri Crause, Joan Probert, Liza Rogers

Laurie Finnigan
[Redacted]

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: August 25, 2021
For Information __ CAO __ Mayor/Council
Other _____
Referred to: _____
For __ Action __ Response __ Report
For Agenda __ Council __ COTW __ IC

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 27, 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

Date: Aug 26. 21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

I think that the Hythe Pointe
development would be an asset to
Esquimalt.

I like the idea of the volunteer program.
There would be lots of social contact
with the neighbours I think social
contact is good for brain health.

The amenities offered would enhance
the living conditions.

The building plan should be
approved

Yours truly,

Print name: JUNE Fletcher

Signature: 

Address: 304-501 Park Place

Victoria, B.C. V9A 0H3

Deborah Liske

From: Development Services
Sent: August-27-21 2:39 PM
To: Corporate Services
Subject: FW: Rezoning Application 819/821/823 Esquimalt Rd

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 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

From: Tanis Seminoff [REDACTED]
Sent: August-27-21 1:47 PM
To: Development Services <Development.Services@esquimalt.ca>
Subject: Rezoning Application 819/821/823 Esquimalt Rd

Afternoon,

Prior to the August 30 hearing, I'd like my thoughts on the rezoning off the above noted properties to be heard.

- 8 stories is too high (6 max)
- 110 suites with only 81 parking stalls will only clog side streets even more than they are
- if kept at 8 stories (hopefully not) then the set back from Esquimalt Road needs to increase to maintain an open feeling and provide green space

Thank you so much for considering my input,

Tanis Seminoff
901 Shearwater Street
Esquimalt, BC V9A 4V3
[REDACTED]

Sent from my iPhone

Deborah Liske

From: Robmich Forde <[REDACTED]>
Sent: August-27-21 2:59 PM
To: Corporate Services
Subject: Change of designation of 819, 821 & 823 Esquimalt Road

Dear Township of Esquimalt;

I appreciate being invited to a public hearing for this rezoning application.

I am opposed to an eight storey building on the subjected property. I do understand the need for senior orientated, multiple family residential units however an eight storey building would overpower my view and I feel may bring down my property value.

Thank-you for my opinion.

Michelle Forde.

Sent from my iPad

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: August 30, 2021
For Information __CAO __Mayor/Council
Other _____
Referred to: _____
For __Action __Response __Report
For Agenda __Council __COTW __IC

Deborah Liske

From: Sandy [REDACTED]
Sent: August-28-21 7:02 PM
To: Corporate Services
Subject: Letter regarding the Public Hearing for rezoning of 819,821, and 823 Esquimalt

Regarding the Public hearing for OCP Amendment and Rezoning application for 819 Esquimalt Road, 821 Esquimalt Road, 823 Esquimalt Road. I don't understand why we do an OCP, and then when a developer comes along and wants to put in a building that is larger and taller than what the existing OCP allows, we immediately have a Public hearing to change the existing OCP to appease the developer.

I believe this development to big too cal for the area, I am against the rezoning application, not that it matter much as we have found in the past that what the public asks for is not listened to.

**Joe Rozon, and Sandy Rozon
819 Old Esquimalt Rd.
Esquimalt, BC V9A 4W9**

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: <u>August 30, 2021</u>
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other <input type="checkbox"/> _____
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

Deborah Liske

From: Susi Wheelock [REDACTED]
Sent: August-29-21 2:53 PM
To: Corporate Services; Mayor and Council; Bill Brown
Subject: Public Hearing 819,821,823 Esquimalt Road Proposal
Attachments: Public Hearing 819,821,823 Esquimalt Road Proposal.pdf

Please see attached Letter for Public Hearing Aug 30, 2021
Thank you
Susi

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 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

Esquimalt, 29 Aug 2021

to: mayorandcouncil@esquimalt.ca
to: corporate.services@esquimalt.ca
to: bill.brown@esquimalt.ca

Dear Esquimalt Mayor and Council

Re: 819, 821, 823 Esquimalt Road Proposal

I am dismayed and disheartened by Esquimalt Council's decision to overturn the existing approved zoning plan again, and to ignore the recommendations of their own Advisory Planning Committee and their Design Review Committee with regard to this Esquimalt Road proposal by Avenir Construction Group.

A bare majority of the Council (4 to 3) approved first and second readings of this proposal for an eight story - plus public space on the roof - building on Esquimalt Road which encompasses 3 city lots. Both Zoning and the Official Community Plan stipulate up to a maximum of six stories in that location.

This is another time Council has chosen to simply ignore its own guidelines for the south side of Esquimalt Road. The first was the Lexi development.

I have heard a number of rationales for Council's actions, some of which are:

- **“Such developments increase the tax base”. Whether they do or don't, Esquimalt taxpayers almost certainly won't see their taxes decrease. More people equals more, expensive, services.**
- **I heard of a councillor who wondered “Why developers are even asking to exceed height restrictions on this side of the Road?” If Council doesn't like the zoning plan for Esquimalt Road, then call for a Local Area Plan. A strong Local Area Plan created a good development on the West Bay ‘triangle lands’. Without that plan - which had substantial community input and a credible process - we might have utterly nondescript twelve-story towers on those lands. I understand that Council did commission design guidelines for the Esquimalt Road Corridor but they never materialized and we do not know why. A comprehensive Local Area Plan**

with broad community input could resolve concerns of both Council and Community.

- **“Developers can’t make money with only six stories”. Developers buy lands that are subject to zoning restrictions and that surely affects the price they pay. Council has no obligation to developers - particularly the majority of which don’t even live in Esquimalt - especially not to guarantee those developers’ profits! It appears that 6 storey developments can be profitable for developers because they are being built.**

With each uncoordinated rezoning to allow more high density highrises Esquimalt Council marches its community members more and more away from the Esquimalt we all love, but towards a soulless community.

Please do what it takes to reverse this decision in respect of our Community Plan.

Sincerely
Susi Popp-Wheelock

Deborah Liske

From: R M <WestBayResidentsAssoc@shaw.ca>
Sent: August-29-21 5:37 PM
To: Mayor and Council; Corporate Services
Cc: Bill Brown; Trevor Parkes
Subject: Letter to Mayor/Council re Aug 30 Public Hearing for 819,821,823 Esquimalt Road
Attachments: Council PH Avenir.docx

Dear Esquimalt Mayor and Council:

Please find attached the West Bay Residents Association's letter to Mayor and Council regarding the August 30th Public Hearing for Avenir Construction's proposal for OCP/Zoning amendments for 812, 821,823 Esquimalt Road.

Thank you.

West Bay Residents Association

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: <u>August 30, 2021</u>
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other <input type="checkbox"/>
Referred to: <u>Deb H</u>
For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC



West Bay Residents Association

August 30th, 2021

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

Re: **Public Hearing regarding proposed OCP/Zoning amendments for 819, 821 and 823 Esquimalt Road**

Thank you for the opportunity to comment on Avenir Construction's 3 lot development proposal along Esquimalt Road. The West Bay Residents Association does not support the OCP and zoning amendments proposed for these sites.

The Esquimalt Road corridor is a natural place for development and increased density to occur, and seniors' rental housing will fill a needed market niche. However the proposed development's height, density, massing, insignificant design attributes, lot coverage, how the building relates to adjacent and surrounding sites, is inconsistent with the objectives of the OCP and the West Bay Design Guidelines for this area.

The geographic boundaries of West Bay extend to the north side of Esquimalt Rd between Dunsmuir and Lampson. The area is designated Development Permit Area ("DPA") No. 11 West Bay in the OCP, and is informed by the West Bay Neighbourhood Design Guidelines (WBNDG):

"The West Bay Neighbourhood is a neighbourhood with unique characteristics that is under increasing development pressure. In order to retain the form and character of the neighbourhood while at the same time allowing redevelopment to occur, a set of robust design guidelines is required. With increased multi-family development comes increased densification in the neighbourhood. This makes it imperative to have guidelines that address such issues as the relationship of the building to the street, privacy, and neighbourliness.

Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to complement the type, scale and use of adjacent buildings.

New projects should provide a sensitive transition to nearby, less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones. Buildings and groups of buildings should step down to be similar in height to adjacent buildings."¹

The requested rezoning for these three lots would also see a change from DPA No. 6 Multi-Family Residential to DPA No.4 Commercial:

"...the primary objective of DPA No. 6 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses...It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential

¹ Township of Esquimalt, OCP, DPA No.11: West Bay

neighbourhoods."²

The proposed change to DPA No. 4 (Commercial) is of concern as it has a different set of priority objectives and does not include the compatibility requirements found in DPA No.6.

When Esquimalt Council ratified its OCP in 2018, following a rigorous consultation process, the south side of the 800 block of Esquimalt Road was designated Neighbourhood Commercial Mixed-Use to encourage an active neighbourhood streetscape together with a vibrant mix of commercial and residential units in buildings *up to* a maximum of 6-storeys. An eight storey building, plus rooftop deck with limited commercial on the first floor, straddling 3 lots, does not align with that vision.

DPA No.11 West Bay and the WBNDG are in place to ensure future development accommodate a sensitive and respectful transition and stepped down approach to massing that compliments the type and scale of adjacent buildings, both actual and those anticipated in the future.

This proposal is not sensitive, respectful or “neighbourly” to adjacent properties, and will loom over the backyards of homes to the south on Wollaston - a beautiful well established street of one and two storey family homes - significantly impairing their privacy and quality of life.

The current OCP allows for future development of townhouses up to 3-storeys in height along Wollaston. The height and mass of this development proposal will not only have a significant impact on current adjacent homes as they exist today and for years to come, but on those anticipated 3-story redevelopments of the future as well.

The proposed OCP amendment to Commercial Commercial Mixed-Use and the zoning amendment to Comprehensive Development District 136 (allowing for a building of up to 10-storeys on that site), and the change from DPA No.6 to DPA No. 4, are designations that will remain in place into the future whether the sale of the properties in question go through and or whether the proposed development is built or not, further eroding the intended robust set of guidelines for the West Bay neighbourhood that form part of the Township’s OCP.

We question why consideration should be given to these amendment changes, and what the community is getting that they would not get from a similar building that meets the OCP and zoning requirements. The rents will be a healthy market rate (\$2,500 to 3,200 for a one bdrm and \$3,600 to \$4,200 for a 2 bdrm) in an independent living model (no meals, etc). Avenir’s model includes a volunteer based system whereby tenants can volunteer their services and get a reduced rent of up to \$200 a month. Nice but still a healthy rent and the volunteer aspect is hardly different from the social systems and coming together of residents of any other well managed condo or rental building. They *are* offering some light supportive services for tenants as they age which is a needed service but those services come at an additional cost to the tenant.

In conclusion, the West Bay Residents Association does not support the up-zoning of these 3 properties and asks that Council not approve the proposed OCP or zoning amendments. As much as we support the revitalization of this portion of Esquimalt Road, this particular building design and mass is not a good fit for this side of Esquimalt Road or the surrounding community

Sincerely
Rozlyne Mitchell
Chair, Board of Directors
West Bay Residents Association

² Township of Esquimalt, OCP, DPA No.6: Multi-Family Residential

Deborah Liske

From: Corporate Services
Subject: FW: 819-823 Esquimalt Road
Attachments: 819-823 Esquimalt Road Shadow Studies.pdf; 219-141 Esquimalt Road_2021_Perspective Views R.pdf

From: Jason Craik <jason@avenirseniorliving.com>
Sent: Friday, August 27, 2021 11:12:39 AM
To: Lynda Hundleby <lynda.hundleby@esquimalt.ca>; Meagan Brame <meagan.brame@esquimalt.ca>
Cc: Chris <chris@liveatvista.ca>; Jacob Helliwell <Jacob.Helliwell@esquimalt.ca>; Barb Desjardins <Barbara.Desjardins@esquimalt.ca>; Ken Armour <Ken.Armour@esquimalt.ca>; Jane Vermeulen <Jane.Vermeulen@esquimalt.ca>; Tim Morrison <tim.morrison@esquimalt.ca>
Subject: FW: 819-823 Esquimalt Road

Hi Lynda and Meagan,

As requested, see the info you asked for. I have also included Mayor and all other Councillors on this email. You will notice the shadow studies in our spring/ summer/fall months have very little effect on others as most are cast onto Esquimalt rd.

We did our best to provide the massing view from Walston and Dunsmuir as requested. This view includes the existing homes and not what is proposed in the OCP which is higher density and taller buildings than what is represented. Also keep in mind there are existing trees and new large trees proposed that are not included in those views that give a substantial privacy buffer . Looking forward to providing this attainable living for the middle income seniors of Esquimalt. You will notice in the information package you receive we have had a significant amount of letters of support from the community. Have a nice weekend and see you on Monday.

Thank You

Jason Craik
Principal
Avenir Senior Living
M:480.522.7631
www.avenirseniorliving.com

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

From: Mirosław Paprotny <mpaprotny@zeidler.com>
Sent: August 20, 2021 12:27 PM
To: Jason Craik <jason@avenirseniorliving.com>
Subject: 819-823 Esquimalt Road

Hi Jason,

Updated information attached:

1. Shadow studies split into 4 sheets / 1 month per sheet i.e Sheet A0.11 is March study only,
2. Additional perspective views from Wollaston Street and Dunsmuir Road. Not sure why the title block didn't print tough...will try to reprint before the end of today

Please do not hesitate to contact the undersigned if you require further information in this matter.
Sincerely,

Miroslaw Paprotny

Architect, AIBC, MRAIC, LEED® AP

Managing Director | Zeidler Architecture

T 250 388 9494 | C 250 884 6129

mpaprotny@zeidler.com | zeidler.com

TORONTO CALGARY VANCOUVER VICTORIA BERLIN BEIJING



ZEIDLER ARCHITECTURE
 536 Broughton St, 2nd Flr
 Victoria, BC V8W 1C6
 T +1 250 388 8494

048

048

This architectural drawing is a preliminary design. It is not intended to be used for construction or to obtain any permits. It is the property of Zeidler Architecture and shall remain the confidential property of the Architect and shall not be used for any other purpose without the written consent of Zeidler Architecture.



DATE	DESCRIPTION
1	PRELIMINARY DESIGN
2	PRELIMINARY DESIGN
3	PRELIMINARY DESIGN
4	PRELIMINARY DESIGN
5	PRELIMINARY DESIGN
6	PRELIMINARY DESIGN
7	PRELIMINARY DESIGN
8	PRELIMINARY DESIGN
9	PRELIMINARY DESIGN
10	PRELIMINARY DESIGN
11	PRELIMINARY DESIGN
12	PRELIMINARY DESIGN

048

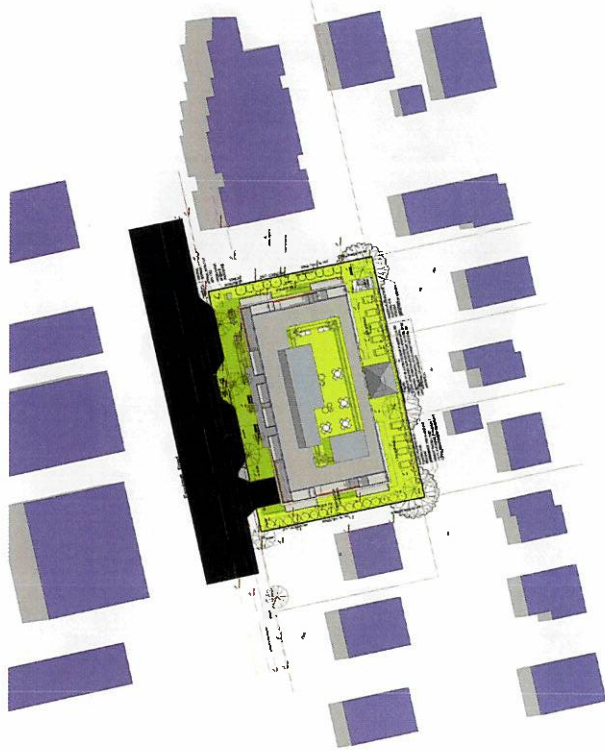
PROJECT INFO
NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

048

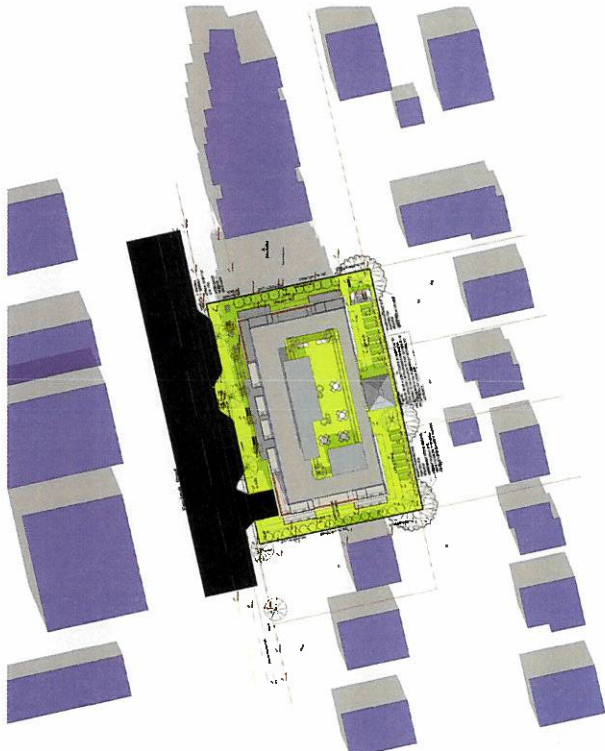
SHADOW STUDIES - JUNE

SCALE	1:1000
DESIGNED BY	MP
CHECKED BY	JR
PROJECT NO.	218-441
DATE PLOTTED	April 8, 2021

048
A0.12



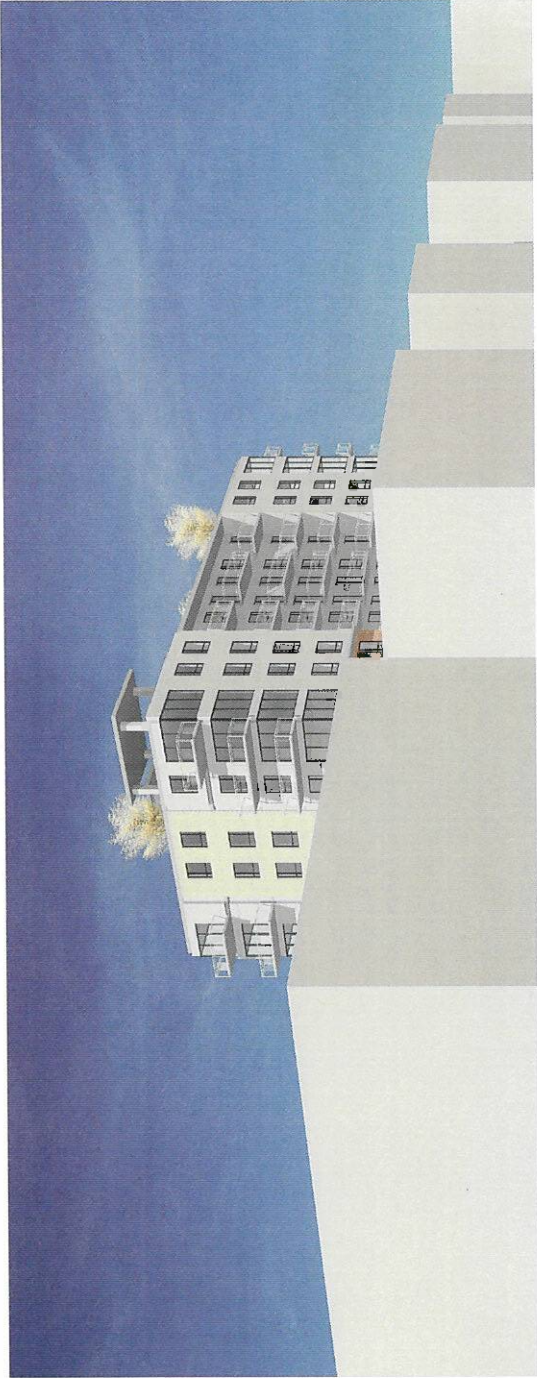
2 Shadow Studies, June 21, 1:02 PM
 1:500



3 Shadow Studies, June 21, 1:02 PM
 1:500



4 Shadow Studies, June 21, 1:09 PM
 1:500



Deborah Liske

From: Sofia Bakken [REDACTED]
Sent: August-29-21 10:50 PM
To: Corporate Services
Cc: Sofia Jag:Ex Bakken
Subject: S Bakken - letter to council - Aug 30, 2021 - 819-823 Esquimalt Road.pdf
Attachments: S Bakken - letter to council - Aug 30, 2021 - 819-823 Esquimalt Road.pdf

Good evening,

Please find attached my submission with respect to the public hearing tomorrow on the proposals related to the development in the 800 block of Esquimalt Road.

I am further interested in being present by phone or other electronic means during the hearing if at all possible.

Thank you,

Sofia Bakken B.A., J.D.
[REDACTED]

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 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

Aug 30, 2021

Re: Development project 800 block Esquimalt Road

Dear Council,

Thank you for considering this submission with respect to the proposed project and associated by law change to 819-823 Esquimalt Road.

As a property owner directly impacted by this project (I reside at 824 Wollaston street, directly behind the proposed project). I write to highlight some concerns that I have with this proposed project.

The greatest concern I have is the proposed height of the project. Allowing 8 stories (which is effectively more like 9 stories once you contemplate the rooftop area) is a significant increase in the height of the streetscape and will tower over the adjacent residences.

The residences in the surrounding area will be dwarfed by this project. The skyscape will be altered, whether you reside behind or in front of the project, and will be replaced by a wall of concrete and windows.

The height of the project is unnecessary and is not in keeping with the community plan, which was most recently updated in 2018 and capped the area at 6 stories. Surely significant thought and consideration went into capping the height restriction at 6 stories. This consideration is reasonably current, having come into effect within the last 5 years. It is hard to understand why it would be necessary to revisit this well thought out cap less than 5 years after the cap was put in place. As a community member aptly observed, "what is the point in having an agreed upon plan for the town if every time someone wants to exceed it, they can?"

While development and expansion is always to be expected, the 6 story cap certainly accommodates this. For example, the "Verde" development across the street (826 Esquimalt Road) is a vibrant and modern addition to the area that was financially viable with the current 6 story restriction. In other words, the 6 story height limit does not deter new development in the area, and Esquimalt is still a leader in looking at ways in improving neighbourhoods and offering more housing density.

In comparison, this US based developer is requiring 8 + stories as they were unable to secure the adjacent properties. In speaking to the homeowners of those properties, I learned that the family directly behind us (who would be right next to this development on Esquimalt Road) have been there for over 50 years. Their extended family owns the home next door. It is entirely reasonable for those families to have rejected the offers of the developer, and to continue living in their homes.

This project was never meant to be 8 stories high. This is readily admitted by the developer. However, the developer now claims that the project, a privately run investment, is not "financially viable" unless it is 8 stories high, and now seeks to impose upon our community in an entirely unreasonable way, to ensure they meet the profit expectations they had when they thought they could acquire more land.

One of the things I really love about Esquimalt and living in this community is just that – the community. Allowing a US based developer to turn the community plan on its head and tower over the families and homes that have been resident here for decades, takes away from that community. If this project is allowed to go ahead in its current iteration, it will set the stage for further community encroaching projects and this part of Esquimalt will merely become an extension of the downtown condo towers.

I am all for development and moving forward with a future plan for Esquimalt, but I truly think this can be accomplished with the current city plan that is place, and this project should be limited to the 6 stories it was originally contemplated to be.

Respectfully,



Sofia Bakken
824 Wollaston Street
Esquimalt, BC



Deborah Liske

From: Tu Green [REDACTED]
Sent: August-30-21 12:02 AM
To: Corporate Services
Subject: Public Hearing Submission - 819, 821, and 823 Esquimalt Rd
Attachments: Objection Letter for 819-823 Esquimalt Rd Development Project.docx

Good evening,

Please find attached my submission on the Public Hearing re: development of 819, 821, and 823 Esquimalt Road.

I am also interested in attending electronically, and making a verbal submission at the public hearing on 30 August 2021.

Regards,

E. Tumanako Green.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 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

29 August 2021

Subject: Objection to Proposed Development of 819, 821, and 823 Esquimalt Rd.

Dear Council:

As an owner/occupier of a property situated adjacent to the proposed development, I hereby wish to register my objection to the development of 819, 821, and 823 Esquimalt Road, Esquimalt. My objections to this project are outlined below:

I note that the Township of Esquimalt most recently amended the Official Community Plan (OCP) in 2018 to limit such developments to a maximum height of 6 stories. I note, too, the Township of Esquimalt's Design Review and Advisory Planning Committees declined approval for this proposal precisely due to the project's non-alignment with the 2018 OCP, as well as a lack of proposed amenities that would warrant further changes to the Township's OCP/zoning. The council itself noted serious concerns, specifically regarding the size—both its height and mass—yet chose to send it through to a public hearing *in spite* of these valid objections and concerns. Now, we the citizens, find ourselves at a public hearing for a proposal that exceeds the OCP height requirements alone by more than 33%.

Furthermore, the project's developer, Avenir Construction—a U.S. based construction company—tells us themselves that the project is not financially viable within the current rules set by the OCP. I find it difficult to accept that, not only is a foreign-owned developer seeking to remove profits from the local community, but they are not able to do it within the local rules. If this company is unable to deliver projects within the official parameters, I'm not sure that company should be responsible for delivering any projects within our community.

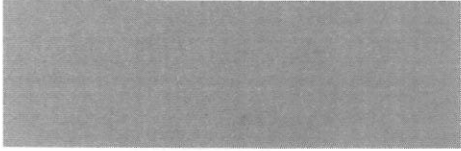
Other completed projects within the same corridor include Verde Living apartments, located at 826 Esquimalt Road, directly across the street from the current proposed project site, and built by a Victoria-based construction company, Kingsnorth Development Corp. Not only was this project completed within the rules (6 storey maximum height), but it also provides a fresh and revitalized look to the entrance of Esquimalt. Furthermore, there are several other proposed projects around the neighbourhood that contain *more* residential units (858 Esquimalt Rd (200 units); 530, 534, 538 West Bay Tce and 877 and 879 Dunsmuir St (105 units)) *and* remain within the maximum allowances outlined in the OCP.

After considering these concerns, I have additional concerns about the altered skyline in the neighbourhood. Although I am not against development of our township, I am further concerned that the project has been framed as "senior long-term care", as many neighbours and local residents have been led to believe it. However, it is clear, that looking through the developer's material and the proposal on the Township's website, that this is merely a middle-high income *age-restricted condominium*, much like the 55+ residences see. At \$2500-\$3000 per month for a 1 bdrm apartment, it is clear it is an apartment building being proposed under the developmental rhetoric of "seniors orientated" living.

Additionally, I feel for the single-family homes, many that have been occupied by the same families for years and even generations. It is developments such as this that erode the charm of the established houses and community spirit of neighbours such as ours, and was the very reason we chose to purchase our first home here on Wollaston St.

Thank you for taking the time to read and consider my concerns, and I look forward to participating in the public hearing on 30 August 2021.

Regards,



E. Tumanāko Green.
824 Wollaston Street,
Esquimalt.

Deborah Liske

From: victoria francis <[REDACTED]>
Sent: August-30-21 10:25 AM
To: Corporate Services
Subject: Objections to 819,821 and 823 Esquimalt Road

To Esquimalt council,

We strongly object to the proposed amendment to the development at Esquimalt Road.

The reasons for increasing the storeys above the six allowed along this section of Esquimalt road is purely for financial reasons of the developer.

Another development could be built here with six storeys, that would provide more to the current Esquimalt residents and neighbours.

The eight storeys would impact the residential buildings opposite by reducing the amount of light and privacy. Our building in particular all the units facing the street have windows that are the only source of light for their living spaces. Six storeys will impact all of us living in the direct neighbourhood but the area needs development and it is within the allowable planning rules.

The proposed lower income senior living does not reflect the need within Esquimalt. I have worked with seniors in the greater Victoria area and the \$2500 a month, is above the amount most seniors in the area receive. Surely the development should reflect the needs of the current residents of Esquimalt.

The cafe proposal would add extra traffic burden to an already lethal stretch of road with current speeding problems and no on street parking available. Also there are currently cafes in that area and also empty units available for commercial ventures.

So again the current developers request that you change the allowable storeys do not add to the area or warrant the permission, as it is for their economic viability and if approved no guarantee that the development will remain at the amount they are currently stating.

The developers purchased the property knowing of the planning rules and are now wanting to change it as in their words "it is a guideline". Their reasoning as I stated is not for the benefit of any of the neighbours.

In summary, we are against the request for eight storeys and commercial space. We understand the need for development but within the constraints of current planning bylaws that would benefit the long term residents of Esquimalt.

A development that enhances and adds to the needs of the neighbourhood, low income housing, rental and/or purchase for singles, families and seniors would be ideal. This type of development could be built here within the six storey limit.

The developers have the opportunity to change their plans to work within the six storey limit if they choose.

Vicki & Ken Francis
#404, 830 Esquimalt Road.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 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

Deborah Liske

From: H. Lori Foster [REDACTED]
Sent: August-30-21 11:35 AM
To: Corporate Services
Subject: Comment re: proposed OCP amendment 819-823 Esquimalt Road
Attachments: August 30.pdf

Dear Mayor and Council:
Please find attached, my comments which do not support the proposed amendments to the OCP for this project.

Thank you
Heather Foster

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: August 30, 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

August 30, 2021

Dear Mayor and Council:

Re: OCP Amendment and Rezoning Application Notice – 819-821-823 Esquimalt Rd aka Hythe Pointe Seniors Home

I am not in support of amending the Official Community Plan to allow for an 8-storey building with underground parking because 8 stories in this area will create a “shadow” affecting surrounding residents and set a precedent for more of the same building along this corridor. This is too much density for this area.

It is unfortunate that the developer cannot make a 6 storey project viable. Already the proposal is “too tight” and squeezing in 92 units on a property no larger than 1 acre is not a project I can support in this area.

I request you do not approve this proposed amendment as it is presented.

Thank you.

Heather Foster
848 Esquimalt Rd

Deborah Liske

From: Craig Miller [REDACTED]
Sent: August-30-21 11:55 AM
To: Corporate Services; Mayor and Council
Subject: Register my opposition to Amending the OCP No. 3026

Hello Mayor and Council,

I would like to register my opposition to amending the Official Community Plan for the development of 823,821,819 Esquimalt Road.

My main concern is the height of the development, 8 storeys. As you are aware the OCP, after much debate, states that six (6) storeys are permitted along that section of Esquimalt Rd.

There has already been an Amendment to the OCP to allow the Lexi Development at Head and Esquimalt (nine storeys), where it was stated by the Mayor that it would not be a precedent for future development. And yet, here is another OCP exception being proposed.

I, as an Esquimalt home owner, favour the current OCP limit, and DO NOT wanted it amended.

I respectfully request the Mayor and Council to send the development plan back to the developer requiring that they create a six (6) storey building that is in alignment with the un-ammded OCP

regards,

Craig Miller

944 Lyall St.

Esquimalt

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	August 30, 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

Date: Aug. 26 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819- 823 Esquimalt Road, Hythe Pointe

Comments:

We always need more senior living. Why not create
a beautiful living center right here in Esquimalt!
There needs to be more in this space.

Yours truly,

Print name: Kate-Lynn Price

Signature: 

Address: UK + Kenne
Esquimalt B.C V9A4W2.

Date: AUG. 26 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application - 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

YES Housing for seniors in
ESQUIMALT as Esquimalt is a
very compassionate community and
seniors like to stay or come
to Esquimalt.

Yours truly,

Print name: FRAN SHAW

Signature: 

Address: 6 - 822 Esquimalt Rd.

FR: Victoria, BC.

Date: _____

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

I SUPPORT THIS PROJECT
FOR SENIOR DEVELOPMENT.

Yours truly,

Print name: LYNNE MILNE

Signature: 

Address: 1179 LUSKIN PL
VICTORIA, B.C. V9A 6T8

Date: August 26, 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

Seniors need affordable housing options in Esquimalt,
especially places that provide amenities that suit their
needs -

Yours truly,

Print name: Melanie Wobel

Signature: 

Address: 955 Dingley Dell
Esquimalt

Date: _____

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

Huge improvement for the area!

Yours truly,

Printname: *Dinnie Erickson*

Signature: _____

Lugan P.I.

Date: Aug. 26/21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

I'm all in favour of increased density and more affordable housing in Esquimalt. Especially for seniors.

Yours truly,

Print name: CASSIE DOYLE

Signature: 

Address: 10 325 Kinver St.
Esquimalt B.C.

Date: 26 Aug 21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

We need more than just more housing, we need affordable housing for seniors. The statistics on the numbers of seniors in our city who are experiencing housing insecurity is shocking. The Hythe Pointe proposal is an excellent way to help address this need.

Yours truly,

Print name: Erin McGone

Signature: 

Address: 30-250 Russell st
V9A 3X2

Date: Aug 26/2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:


Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

This is so needed - / for Community UPR.

Yours truly,

Print name: Je-ANNE Jones

Signature: 

Address: 506 FRASER ST VICTORIA (ESQUIMALT)

Date: Aug 26th / 21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

This sounds like a wonderful
+ worthwhile project!
I wholeheartedly support it.

Yours truly,

Print name: Brenda Martin

Signature: 

Address: 1156 Lugin Pl.
Victoria BC

Date: August 26 / 21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

I support this.
We need facilities for our seniors.

Yours truly,

Print name: MAXINE BLATZ

Signature: 

Address: # 4 - 605 DRAKE AVE
ESQUIMALT

Date: 26 08 '21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:


Re: Rezoning Application – 819- 823 Esquimalt Road, Hythe Pointe

Comments:

Get rid of the hall and make the
spot nice!

Yours truly,

Print name: Martin Hagen

Signature: 

Address: 60 ~~st~~ 899 Bendley Ave.

Date: Aug 26, 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application - 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

Great initiative, I fully support. We need more
housing.

Yours truly,

Print name: Allison Trapp

Signature: 

Address: 836 Walker St.

Date: 26/08/21

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

I think Hythe Pointe is a great concept that
will find much support and uptake in the Esquimalt
VicWest ASOA. The concept of community involvement
and support is a timely idea.

Yours truly,

Print name: Will McBurne

Signature: 

Address: 30 - 250 Russell St.

Date: Aug 26/2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

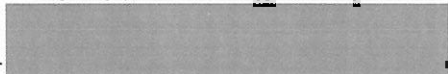
Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments:

As an active senior, this
would be a welcomed building!

Yours truly,

Print name: Helen Byrley

Signature: 

Address: 912 Selkirk Ave #405
Victoria, BC (Esquimalt)

Date: Aug 26 2024

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

Affordable housing for Seniors for
Esquimalt. A very good idea.

Yours truly,

Print name: Stephen Church

Signature: 

Address: 405-912 Seelink Ave
Esquimalt BC

Date: Aug 26, 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

I support this new development. It is needed in
Victoria

Yours truly,

Printname: Jocelyn Paris

Signature: 

Address: 1162 Luqin Place

Date: Aug 26, 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819-823 Esquimalt Road, Hythe Pointe

Comments: This is needed in Esquimalt. The community
would be much better off with this
option. Thank You

Yours truly,

Print name: Mick Shea

Signature: 

Address: 4173 Kensington Pl

Date: August 26, 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:


Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments:

Affordable. I support.

Yours truly,

Print name: Jennifer Murphy

Signature: 

Address: 1219 Old Esquimalt Rd

Date: Aug 26 / 2021

Mayor & Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor & Council:

Re: Rezoning Application – 819 - 823 Esquimalt Road, Hythe Pointe

Comments: Due to recent housing
crisis, this is a valuable
and needed community service

Yours truly,

Print name: Thaddeus Conrad

Signature: 

Address: 1508 - 83 Saghalie

Alicia Ferguson

Subject: RE: Correction to Proclamation Request for Childhood Cancer Awareness

Tania Downey <tdowney.islandkidscancer@gmail.com>

Date: August 26, 2021 at 4:21:05 PM PDT

To: Tania Downey

Subject: Correction to Proclamation Request for Childhood Cancer Awareness

Thank you for getting back to me regarding bringing awareness to Childhood Cancer Awareness in September. This means a lot to all of the Oncology Families on Vancouver Island and Gulf Islands. In sending this I am sorry I did not notice contradicting information please see correction on the following. I hope it is not too late for this correction to be made. Let me know if you have any questions and my apologies again for the mistake.

WHEREAS: Childhood Cancer is the **number one disease killer** of children in Canada, killing more children between the ages of one and twenty than Asthma, Diabetes, Cystic Fibrosis and AIDS combined. **Every 2 minutes a child is diagnosed with cancer around the world every year.**

Tania Downey
Family Navigator
Island Kids Cancer Association
tdowney.islandkidscancer@gmail.com
250/589-7894
www.ikca.ca

Deborah Liske

Subject: FW: Ribfest Grant
Attachments: Draft letter in support of Ribfest Grant.docx

Tom Woods <thodeconsulting@gmail.com>
Date: August 27, 2021 at 5:17:54 PM PDT
To: Barb Desjardins <barbara.desjardins@esquimalt.ca>
Subject: Ribfest Grant

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: August 30, 2021
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other _____
Referred to: <u>Deb H</u>
For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda <input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hi Barb:

We are applying for a grant from the Province for Ribfest and I was wondering if you or someone on your staff could write us a letter of support. The grant is here: <https://www2.gov.bc.ca/gov/content/covid-19/economic-recovery/fairs-festivals-events-recovery-fund?keyword=festival#q5>

The letter would be in support of the Esquimalt Firefighters Charitable Foundation in partnership with Esquimalt Ribfest and I have drafted a short piece (attached) with some info for you or whoever to use if needed.

Our operating budget is \$230,000 so 20% would help immeasurably (\$46K) and really improve our bottom line. I believe we hit the nail on the head for every aspect of this grant application as well.

Thanks for any help you can give us :-)

Cheers, Tom Woods

Honourable Ms. Melanie Mark
Ministry of Tourism, Culture, Art and Sports
Parliament Buildings Room 133
PO Box 9082, Stn Prov Govt, Victoria, BC V8W 9E2

Dear Ms. Mark:

I/we are writing in support of the Esquimalt Firefighters Charitable Foundation and their application for funding to host their annual Esquimalt Ribfest Charitable Event through the BC Fairs, Festivals and Events Recovery Fund (BCFFE Fund)

This event has been hosted by the EFFCF since 2013

One of the best attended events on Vancouver Island attracting people from all over BC and Washington State

Attendance grows every year

They have raised over \$700K for charity

Great supporters of the arts and have had many musical groups and performers attend from 12 year jazz singers right up to bands as famous as Bad Company and the Powder Blues

Family friendly, safe and promotes a positive, inclusive environment.

Mayor gets free ribs as a judge (OK, you can leave that one out)

Anything else that might help.

Thanks in advance 😊

Tom Woods