

Survey Responses

16 September 2020 - 25 April 2021

480 Esquimalt Road Feedback

Have Your Say

Project: 480 Esquimalt Road



VISITORS

12

CONTRIBUTORS

12

RESPONSES

12

0

Registered

0

Unverified

12

Anonymous

0

Registered

0

Unverified

12

Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Mar 28, 2021 14:59:35 pm

Last Seen: Mar 28, 2021 14:59:35 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I disagree with the height of the building proposed for the site. I agree with developing the site and would like to see something like Wilson Commons: condos and townhouses that do not exceed three stories. A maximum of four stories should be permitted at this address to fit in with the surrounding buildings. We already have too many towers going in at the Bayview development. The city is not taking into account density in the area or respecting the current residential footprint. I would support the proposal if it was no taller than four stories.

Q3. **Your Full Name** Margaret Gracie

Q4. **Your Street Address** 345 Dundas Street



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Apr 01, 2021 10:46:49 am

Last Seen: Apr 01, 2021 10:46:49 am

IP Address: n/a

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

As an owner of residential property on Springfield and William St, I oppose the development as proposed; specifically the total number of parking stalls being ONLY 56. The Zoning Requirements are 85 and that should be the minimum number of parking stalls provided by this proposed development. Street parking is already difficult to find, on both Springfield and William streets. Commercial properties' employees and customers illegally park in the 'residential only' areas, every day (due to lack of parking). This proposed development, (being so close to Springfield and William streets) will add to the already existing problem of there being not enough parking. Priority parking signage of 'residential only parking' on Springfield and William, would give the new residents of 480 Esquimalt Rd the same parking rights as existing residents of Springfield and William streets and that is not fair. Even with 85 parking stalls, in all likelihood, employees, customers and residents of this proposed development will, at times, park on the street. 480 Esquimalt Rd has not yet been built. At this stage, the developer can and should plan for and provide more off-street parking so that the negative impact this development will have (more cars parking on already limited street parking spots) will be minimized. The City of Victoria should require the developer to provide 85 parking stalls, as required in the zoning regulation.

Q3. **Your Full Name**

Christina-Maria Mueller

Q4. **Your Street Address**

415 Willam and 416 Springfield



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Apr 08, 2021 11:49:50 am

Last Seen: Apr 08, 2021 11:49:50 am

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This project would be a major intrusion of residential into light industrial . It has been well established in past OCP's that there is a shortage of M-1 zoning in the City of Victoria. This plan needs to be scaled back to primarily light industrial use with very limited residential component.

Q3. **Your Full Name** John Higgin

Q4. **Your Street Address** 402 Esquimalt Road.



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Apr 12, 2021 07:47:10 am

Last Seen: Apr 12, 2021 07:47:10 am

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I fully support this project. More housing and more businesses in our area would be great! We would love if Russell st could be blocked off beside the drywall place (behind the panhandle of the lot that comes out to Russell st). Also a mural on the wall of the autobody shop would be nice. We would like for this project to create a community space on our block, somewhere to hang out with neighbors (new/old) and let our kids run around!

Q3. **Your Full Name** Adam Gilmer

Q4. **Your Street Address** 421 Dundas St.



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Apr 12, 2021 07:49:08 am

Last Seen: Apr 12, 2021 07:49:08 am

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This would be a great addition to the community. I hear rumor that there is potential to make a parket at the end of Russell street (as well as making it a non/thru road) which I very much support as well.

Q3. **Your Full Name** Allie Maskell

Q4. **Your Street Address** 435 Springfield street



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Apr 12, 2021 07:52:53 am

Last Seen: Apr 12, 2021 07:52:53 am

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Support as long as a fulsome parking & traffic impact to Russell and Dundas is completed, shared with community and solutions implemented. Would prefer the loading bay/entrance/parking to only be accessible from Esquimalt Rd.

Q3. **Your Full Name** Sarah Patterson

Q4. **Your Street Address** 515 Russell St

**Respondent No:** 7**Login:** Anonymous**Email:** n/a**Responded At:** Apr 13, 2021 20:07:00 pm**Last Seen:** Apr 13, 2021 20:07:00 pm**IP Address:** n/a**Q1. What is your position on this proposal?****Other (please specify)**

Likely to oppose if certain issues remain.

Q2. Comments (optional)

I am concerned about losing sunlight on my garden patio and indoor space, construction noise, possible air and noise pollution, and the overall aesthetic of the building. If this new building goes up I may not have enough light to grow my summer garden for food. I live directly behind this proposed building on the first floor, and have had a garden patio for 5 years. My south facing unit has been a key component in my quality of life and has allowed both my outdoor garden and indoor plants to flourish. The proposed building is likely to impact my ability to grow food and have warmth from the sun in the winter months, as it will likely block my patio and sliding glass window in my living room from the sunlight. This is a major concern to me. Not to mention that I am very sensitive to noise in my home. This is one reason why I love where I live, it is very quiet! I fear that construction noise will be extremely distracting to my calm and peaceful quality of life. I know that construction noise will add major stress to my daily life. Additional noise from the buildings tenants, vehicles, and businesses is also of concern. I feel uncertain about the industrial workspace that may be created with this project. As it stands, I currently smell off-gassing from many industrial businesses nearby, including car repair, and a company across the street in the Roundhouse complex that appears to make shelving etc. There is also a business beside the house next door that I often smell chemical odours from. I do not want to be exposed to further chemical off-gassing! This is a major concern to me and my neighbours. Finally , this proposed complex looks like an industrial building from the 1980's. That is not a compliment. The exterior of metal and concrete is not attractive at all! It is chunky and cold. Even with some botanical features, I think the project lacks aesthetic beauty, and I feel that this is something that this neighbourhood would greatly benefit from. The neighbourhood behind Esquimalt @ Russell is a quiet, tree lined street that features cozy, quaint homes and apartments. I believe that an ugly industrial building on Esquimalt Rd behind this neighbourhood will only serve to keep this area of Vic West in the past. As an industrial zone. I believe this area has greater potential as a modern and green, beautiful area that supports local businesses. Aesthetic is important here, as is an awareness of what this neighbourhood values. Thank you for hearing my opinion. I do hope you will take it to heart! Sincerely, Vanessa King 404 Dundas St

Q3. Your Full Name

Vanessa King

Q4. Your Street Address

104-404 Dundas St



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Apr 18, 2021 20:36:40 pm

Last Seen: Apr 18, 2021 20:36:40 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I am very excited to see this development proposed in this location. As a resident of Russell Street, I would strongly support cutting off vehicular traffic from Esquimalt, and any community, pedestrian oriented interventions along this southern strip of Russell street.

Q3. **Your Full Name** Sara Huynh

Q4. **Your Street Address** 501 Russell Street



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2021 17:50:02 pm

Last Seen: Apr 23, 2021 17:50:02 pm

IP Address: n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This project has been buried under so many webpages of undue hardship. Finding information on how to register for the Aryze (Developer) info session was so difficult, that my family and I missed the cut off date of said info session. That was just the info session. The actual project isn't listed on the Developer's official webpage (www.aryze.ca). 480 Esquimalt is a hidden web address that you need to type in directly to your address bar (www.aryze.ca/project/480esquimalt). (There is no link to 480 on the Aryze website). Now this web address was not provided by the City of Victoria (City), but came in the form of a post card that the developer sent a handful of days before the cut off for registering to attend the virtual info session. This post card did not have the information on how to register, it only provided that hidden URL with no further instruction on how to navigate the site to find the register option. When you open the page, you are greeted with an acknowledgment of the Lekwungen people, but everything about this design is neglecting any real meaningful consultation or inclusion of the Lekwungen people. From the coarse metal design features, that will result in blinding drivers coming from Esquimalt and CFB Esquimalt every evening during rush hour traffic, to the INVASIVE plants proposed in the landscaping (Virginia creeper- *Parthenocissus quinquefolia*). The developers make it clear what TYPE of people they want in the building. Not a single person in the mock ups is a person of colour. Something that does not accurately reflect the existing make up of the neighbourhood, nor does it build confidence in the developers, and their sensitivity to the impact this development will have on current residents, and the community as a whole. On to my actual concerns with the design as there are many: The first thing that crossed my mind upon seeing the plans for the building was that the siding will blind drivers. The corrugated and finished metal sidings as they are in their proposed location will be hit by the setting sun every day about an hour before sundown. Currently the apartments directly behind the proposed development already have this phenomena occurring, but on a lesser scale down Russell St. due to it only reflecting from the existing windows, as the rest of the building is stucco that does not reflect light. With the angle of the building it would be quite likely that the reflection of the sun would run right down Esquimalt Rd at it's busiest time of the day. The second thought that crossed my mind is when reading over the proposed plans were how will this actually benefit any resident, current or future, in what this development will provide. A third of the work space is devoted exclusively to the development company for head office use. The other two thirds are set aside for a clothing manufacturer that plans to have a loading dock down a quiet residential one way street. This will, on a long term, disrupt the traffic patterns to Russell St., Dundas St., and by extension Mary St. or Catherine St., depending on which one the truck driver choses to go down. All four of those roads have had paving issues in the past, with the City delaying repairing them by years. Adding more heavy weight traffic will exacerbate that existing problem. My next issue with the plans as they stand is the complete lack of affordable housing in an area that desperately needs more rental housing due to the access to amenities around Vic West. Instead of apartments, we are met with one bedroom and bachelor style strata condos that are advertised to the general public as family friendly. Only 4 units out of 20 total units come with an extra bedroom, which is not enough space for a family with more than a single child. The information page on the developer site uses the word tenant where there will be no residential tenants in a strata condo. Furthermore, the design, quite frankly, is ugly. It takes inspiration on the decay of the defunct rail road across the street. It is degrading to the spirit of the neighbourhood to base the aesthetics on the erosion of infrastructure. The brutalist design reminds me of a prison. The building is proposed to be a full two stories taller than any existing building nearby. This will block out all the morning light for Russell street, as well as parts of Dundas street, with the evening hours likely being darker. Acknowledged in the developers plans, is the improper amount of parking for the proposed retail space per meter. The plan falls short 29 car parking places. [This can be referenced from: Application Brief(Resized).pdf ****page 24 Transportation, Sub Section; Vehicle Parking Demand Analysis****] This will likely cause overflow on to neighbouring streets, which currently is for residential parking only, and the residents of the street already take up all of the residential parking. There seems to be an over emphasis on cycling as means of transport, within the developers plans. The parkade has 122 spots exclusively for bikes. 50 of the 122 bike spots are for condo use only. 20 units are able to access those 50

spots, that would be 2.5 bikes per unit, in a parkade that has more bike lock up spaces than parking spaces for residents this will cause a lack of car parking. People of the City don't bike to shop, it's impractical for carrying items home. People of the City bike for recreation. Which if the proposed property is commercial first and foremost, it will be car traffic in the parkade. Adding to this parking problem, is the addition of electric vehicle charging stations, which will reserve even more of the parking to a specific vehicle type. In a parkade with less than required zoning parking this needs to be addressed. On top of all of this, the plans include building over the property line onto City of Victoria property. About half a meter over where the sidewalk now lies. ALL OF the mock up photos for said sidewalk include the OTHER SIDE of Esquimalt road, to hide the fact that there will not be any green space, or buffer for the arterial road from the sidewalk on the side of the proposed development. ALL of the mock up photos include this patch of grass that the rail road tracks border. The proposed property does not have any jurisdiction over this boulevard of grass. One of the mock ups even includes the editing out of Esquimalt road entirely, to try and portray that green space as being part of the property. (This can be referenced at; ***** Page Two of Plans.pdf, Streetscape 1 *****), This doctoring of photos is misleading at best, and false advertising at worst. There are many inconsistencies I have found while looking into this proposal that need to be addressed. This suggests that the inconsistencies of this proposal needs further review.

Q3. Your Full Name	Caroline Elizabeth Pap
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Q4. Your Street Address	436 Russell Street, Victoria BC, V9A 3X3, Canada
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Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Apr 24, 2021 13:50:24 pm

Last Seen: Apr 24, 2021 13:50:24 pm

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

We do NOT support the height variance they are seeking. A 6 story building does not fit into the neighbourhood plan, and requesting to go above the current limit is not being a 'good neighbour'. Also concerned about the amount of parking stalls they are providing given the amount of units in the building including the commercial space on the first 2 floors. Parking in this neighbourhood is already difficult for the current residents. Increasing the density with too few spaces will make a bad situation totally unmanageable.

Commercial vehicle access to/from the building is being proposed from Russell St. We would like assurance that the Russell St access will only be from Esquimalt Road, and NOT from Dundas or Henry Sts to Russell. Ideally, there would be no vehicle through traffic on Russell between Esquimalt and Dundas.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Monique Turgeon

Q4. Your Street Address

415 Dundas St

**Respondent No:** 11**Login:** Anonymous**Email:** n/a**Responded At:** Apr 25, 2021 23:00:23 pm**Last Seen:** Apr 25, 2021 23:00:23 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

I am the owner of the property at 436 Russell St, which is located within 100 m of the proposed development. I have some concerns about this project. . I would like to comment that there seems to be no availability for rental tenants in this development, when on the same named street (Russell), there is a homeless shelter being constructed currently. This shows that rental tenancies are required in the City of Victoria (City). As there are other large commercial buildings are in the neighbourhood, this proposal does not seem to match or fit in with these buildings. The amount of parking for this development conflicts with the City's bylaws. If the developer can provide two levels of underground parking is increased underground parking not possible? When I first purchased my property it was so quiet that the neighbour's dog laid in the Russell St. as a regular habit. This is not currently plausible as traffic is not heavy but rather constant. One of my concerns is the increased traffic will not be very slow as there are several families that have young children between the ages of 6 months to about fourteen years old that reside on the north side of Russell and Esquimalt Roads. My property is almost at the halfway length of the block. (Russell St. is disjointed into 4 sections that are roughly parallel but not connected). The proposed six story building will block sunlight to most of the 400 block of Russell St. and the surrounding buildings. The building that is proposed in the drawings does not reflect the actual physical layout of the sidewalks and Esquimalt Rd. Thank you for the opportunity to voice my concerns. Gregory Pap

Q3. Your Full Name

Mr. Gregory Attila Sandor Pap

Q4. Your Street Address

436 Russell ST.



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Apr 25, 2021 23:44:01 pm

Last Seen: Apr 25, 2021 23:44:01 pm

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

needs substantial changes

Q2. Comments (optional)

extra height and density is too much for neighbourhood; street parking is already very tight and adjacent small side streets are residential with small children - not appropriate for extra traffic . Not everyone will ride bikes or share cars, this is not adequate reason to allow for higher density. Residential options should include truly affordable and real family options.

Q3. Your Full Name

joachim carolsfeld

Q4. Your Street Address

434 russell st