

Mayor and council

Thank you for listening and taking the time to visit the site at 9 Erskine Lane on October 5 & 6 to see what Westurban has put together after listening to you and the residents around the area. I can only see a development company that wants to please everyone but that is totally impossible but they have put the most important needs and concerns in their plans when they develop 9 Erskine Lane.

Some of the best things to come out of when the development is complete will be a safe and well maintained community with lots of green space, park/playground sidewalks and widening of Erskine Lane which is much needed right now. The CRD walkway will have lighting of some type which is much needed as it is dark and scary walking it alone at night never mind the uneven ground to roll your ankle.

The size of the development is within View Royals OCP and is needed for the shortage of housing and offers affordable housing, and a variety to accommodate income and family size. It is within walking distance to transportation, galloping goose trail and will help reduce vehicle traffic. They are also thinking green by EV charging stations and leaving many of the trees by rearranging the buildings and underground parking.

Once again no one likes change but as a family we have seen more than enough and it has given everyone at 14 Erskine Lane and Stone Ridge a place to call home. We now have a hospital, shopping, coffee shops, gym, school and much more including easy access to the well-developed highways as the Mackenzie work is now complete.

I'm totally in favour of Westurban plans and how they will develop 9 Erskine Lane to make this the most outstanding development within the community of View Royal.

Thank you
Joanne Adams
9 Erskine Lane

View Royal Town Hall
45 View Royal Avenue
Victoria, B.C.
V9B 1A6

October 28, 2020

John Adams
2139 Meadowvale Drive
Victoria, B.C.
V9B 6J2

To whom it May Concern,

I am writing this letter to express my thoughts on the development of 9 Erskine Way.

I was born and raised in View Royal and have seen many changes to the community over the years. I feel View Royal is a thriving and successful community and could benefit with the proposed development of 9 Erskine Way.

This proposed development can enhance the area considerably and add many constructive safety measures, for example, sidewalks and the widening of the existing road.

I understand that change is challenging, but I believe that this development can bring the community some positive enhancements and growth. Without development our community will not grow stronger unless there is change.

Thank you

John Adams

-----Original Message-----

From: Marcia Semenoff

Sent: Friday, October 23, 2020 10:50 AM

To: Info Address <info@viewroyal.ca>; Marcia Semenoff

Subject: Proposed development at 298 Island Highway

To whom it may concern:

I have lived at 295 View Royal Ave. for over 20 years. During that time, Craigflower Rd. went through a major redevelopment, and instead of widening the road, traffic calming flower beds were put in place. Once the work was complete, the newsletter from the Town of View Royal talked about how the road had been returned to the residential road it had always been. This strongly indicated to me that the plan for View Royal was residential, not for large developments.

The 6 story proposed commercial/residential building for 298 Island Hwy, a block and a half from my house, does not fit that quiet residential vision that I believed the Town of View Royal was maintaining. I am vehemently opposed to such a large development in my neighborhood. If commercial space in buildings was a priority for Craigflower/Island Hwy, perhaps the road should have been widened to ease traffic flow, instead of narrowed with flower beds and decorative lighting.

View Royal Ave has always been close to a main road, but an area with only single family homes, it has always been a quiet, and almost secret location, with its winding country like roads. There have been several new condominium developments on Craigflower/Island Hwy, but none 6 stories high, and none with commercial space.

In my opinion, commercial space has historically not done very well in this area. Louie's market closed; the Shar-Care market, which took over the space, closed; the corner store at the top of the hill closed; the medical building on the corner of Helmcken sat largely empty for many years, and the coffee shop open there, now, is not well utilized by the locals.

We already have the Thrifty's mall, and the new Quality Foods mall within walking distance. Esquimalt, Colwood, and downtown are easily accessible by bus.

There are no 6 story buildings nearby. The added traffic from such a large number of residences seems excessive for a corridor already burdened with daily traffic jams. Let developments of this size happen in Colwood, and please keep to your vision of quiet streets in View Royal. Thank you,

Marcia Semenoff

October 19, 2020

View Royal Town Hall
45 View Royal Avenue
Victoria, B.C., V9B 1A6

Attention: Mayor David Screech and Council

Dear Sirs/Madam,

Re: Westurban Developments' Application – 9 Erskine Lane

I am following up with respect to our family letter submitted prior to the September 15, 2020 View Royal meeting.

Again, I appreciate that change is difficult and that there will be disruption to the neighbours when this project gets underway. Again, we have certainly had our share of change and disruption over the years; with the building of the hospital, Watkiss Way road improvement project, 14 Erskine Lane Townhouse development and the development of Stone Ridge.

Westurban Developments have listened to the Mayor and Council of View Royal as well as the neighbours and have addressed their concerns extensively and completely in their new application. The building envelope has been reduced, majority of trees remaining, safety concerns addressed, and community amenities provided.

Westurban Developments have been extremely accommodating, giving the neighbours numerous opportunities to voice their opinions and concerns. Although I'm sure there will always be a few who will never be happy, they have addressed every issue and/or concern brought forward. This development has been well thought out and is community minded. It will be providing more community amenities than most other developments in View Royal in recent years and takes up less land mass based on total area.

This property has been in the development permit area in View Royal's Official Community plan since the beginning and provides much needed and necessary housing in a prime location close to the hospital and easy access to the Trans Canada Highway.

Thank you for your consideration.

Regards,

Gordon Adams
9 Erskine Lane

-----Original Message-----

From: Marion Niven

Sent: Wednesday, September 9, 2020 9:32 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: 9 Erskine Lane Development.

To the Mayor and Council Members of View Royal

RE: Proposed Rental Unit Development on 9 Erskine Lane

As neighbours living directly opposite the proposed development by WestUrban Developments Ltd on Erskine Lane, we have added our names to the petitioners opposing this project.

The five and six storey rental units as presented by this company are far more suited for an established densely populated urban area rather than a quiet, dead end lane. 9 Erskine Lane is a beautifully forested parcel of land that could become home to desirable housing developments, respectful of the topography, protected trees and land on this site.

The height of these proposed buildings, density per acre, and over-all enormity of this project is unanimously unacceptable to our neighbourhood and will be strongly opposed. It goes without question that the volume of traffic would create chaos along Watkiss Way, Erskine Lane and Stonridge. There is already congestion around the Eagle Creek roundabout in the morning work traffic and afternoon hospital shift changes after 4 p.m.

We implore the council to reject this proposal by WestUrban Developments Ltd at the upcoming Council Hearing on September 15, 2020.

Sincerely Marion Niven

CC: Matt Flynn

20 Erskine Lane, Victoria, BC
V8Z 1R7

Sent from my iPad

September 8, 2020

View Royal Town Hall

45 View Royal Avenue

Victoria, B.C., V9B 1A6

Attention: Mayor David Screech and Council

Dear Sirs/Madam,

Re: Westurban Developments' Application – 9 Erskine Lane

We are writing with respect to the above noted application on our family's property located at 9 Erskine Lane.

We've given a lot of thought about what issues we'd like to touch base on regarding the sale of our property and decided we would start with a bit of our family's history and long-standing presence in the community of View Royal.

Firstly, Erskine Lane was named after our Mother's Great Grandmother. It was purchased by our Mother's Aunt in 1934 and was later bought by our parents in the early 60's. Prior to purchasing 9 Erskine Lane our parents purchased and owned 6 acres on Game Road which was located at the dead end of Erskine Lane. That land was cleared of most trees to create a working farm with a variety of animals such as dairy cattle, horses, pigs, ducks and geese, as well as many other beef cattle. Our parents moved to 9 Erskine Lane with 5 kids in tow after purchasing the property from our mom's aunt. In the years that followed, we became a family of 13 and therefore our mother had no choice but to stay home to raise her children. We all grew up and went to school in this once quiet, removed rural community. Our whole family was heavily involved in the local Saanich Peninsula 4H clubs breeding, raising, selling and showing animals from the farm land our parents once owned.

After our parents divorced, the properties were separated, our father retaining the farm land on 17 Game Road and our Mom retaining 9 Erskine Lane. Our Mom's property taxes increased dramatically because it was no longer attached to the farm land status. Our Mom had no means to afford the property taxes as well as to maintain the home finances, she therefore obtained a reverse mortgage to cover the ongoing financial bills she was faced with. Our father's property was later sold to the Ministry of Transportation & Highways. This portion of land now has Watkiss Way running through it as well as the Stone Ridge housing development. There is still a small portion of undeveloped farm land remaining where Game Road starts and ends.

Fortunately, Mom was approached by the Ministry of Transportation & Highways advising that they would be expropriating a strip of her property prior to Watkiss Way going through and the new entrance to Erskine Lane for their highways project upgrade closing Erskine Lane off from Helmecken Road. We engaged the services of a lawyer and were able to use View Royal's Official Future Community rezoning designation plan to secure enough money, based on the highest and best use of Mom's property, for her to remain in the house and live comfortably. It was with the proceeds from this expropriation that financially allowed our Mom to pay off her reverse mortgage and remain in the house for the foreseeable future.

Following a stroke in the early 1990's, the whole family discussed different living options with Mom as she was left with severe physical challenges but she wouldn't hear of it. She was not leaving the property she loved, in a community she adored.

Instead, we went to work on renovating the house inside and out as best we could, installing ramps, rails, level entry deck sliding glass door and bathroom renovations and much more to keep her in her home as long as possible.

Mom passed away in June of 2017 and it was her wish to have the property sold and the proceeds distributed amongst her beneficiaries. As you can imagine, from our family's point of view it has been a very difficult and emotional process.

Over the years our family watched as the area was being developed starting with the Vic General hospital, the widening of the Trans Canada highway and the development of #14 Erskine Lane shortly after Watkiss Way was completed.

When we put it on the market in the Spring of 2019, we had multiple offers. Although Westurban was the successful Buyer, the amount of their offer was well below that of another offer. We chose to work with Westurban for the following reasons.

1. They are local to Vancouver Island;
2. They are highly experienced and professional;
3. They had an established working relationship with View Royal and have done other successful projects within the community;
4. They are community minded and ethically driven to create a project that will fit in with our and View Royal's vision;
5. We were familiar with their outstanding quality of workmanship and knew they would create something special that would leave a lasting impression.

Some of us still reside in View Royal and it was important that the property be sold to a developer who would respect the land, work cooperatively and create something that would be beneficial to the community and its surrounding area.

Please keep in mind that we too, as a family, stood and watched as every tree was taken down on our quiet little street to allow for a townhouse project in the mid 90's. We knew then, as we know now, that everything changes with time and communities grow. Hospitals are built, highways are constructed, amenities are required, and housing developments are desperately needed. We know this as we've seen the changes and growth that have taken place in our community of View Royal over the last 60+ years.

Westurban has listened, taken into consideration and cooperated fully with View Royal's requirements, requests and suggestions; redesigning, amending and redrafting their plans as well as providing service upgrades, sidewalks, community park, tree replacement program, significant set back changes and much more. We truly feel they have done everything, and then some, to make this an incredible, community minded, standout project within the Town's Hospital City Centre and will be providing much needed housing/rental accommodation within a municipality that needs it.

They have taken the time to get together with us to review their plans and discuss changes along the way. They have been professional and accommodating beyond belief during this lengthy and stressful process and, on behalf of our family, we are grateful for their patience, perseverance and understanding.

Thank you for your consideration.

Regards,

The Adams Family

-----Original Message-----

From: Robert Clarke

Sent: Monday, September 7, 2020 7:26 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: 9 Erskine Lane development.

To the Mayor and council members of the Town of View Royal .

From Robert and Judith Clarke , 28-14 Erskine Lane, View Royal B.C.

Regarding the proposed development at #9 Erskine Lane, View Royal B.C.

My husband and I moved into 28-14 Erskine Lane, 10 years ago. We were attracted to the area because of the country or rural feeling. The close proximity of the hospital and the small commercial areas nearby, endeared us to move here. Since then, there have been some new developments in the area, these tastefully executed , which have not detracted from the attractiveness .

However, the proposed development at 9 Erskine Lane is not so, if this development is allowed to be built, there will be too many buildings with too many units, housing too many people in too small an area. The flora and fauna that are in the area will be displaced, protected Garry Oaks will be destroyed, rock blasting will disturb the nearby residents and the traffic will be much increased. It will detract from the whole area.

9 Erskine Lane deserves to be preserved as much as possible. A discerning developer could make that area a pleasant development without destroying its beauty .

From Robert and Judith Clarke.

Sent from my iPad

From: Len M

Sent: Friday, September 4, 2020 4:21 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Committee of the Whole Meeting 2020-09-15 Re: 9 Erskine Lane

Dearest Mayor and Council:

I am a resident of View Royal and I have been living at the Erskine Lane townhouse complex in View Royal for 13 years. During that time there has been dramatic change in the neighborhood, including the felling of several trees on a nearby Saanich property, the new Eagle Creek Mall, a rezoning for the property at the former Youth Detention Centre, the imposed Transit Station now coming soon and finally two significant projects proposed for our small and narrow street Erskine Lane.

For a few years I have taken an interest in View Royal and participated in a positive way through Council meetings, community forums and neighbourhood committees. I have been vocal but always respectful as I truly believe a person's home is their final frontier, "Castle" sort of speak. Most recently I sat through the lengthy online meeting in which you (Council) refused the By-Law rezoning proposal from the developer for 9 Erskine Lane. I won't repeat your individual comments but suffice to say you found the proposal too much (in terms of impact and stature) for this property. I suggest residents are willing to accept that the land will be developed eventually but with that comes concerns about how and what the developer will be allowed to build. The last proposal seemed to be too much in terms of density and environmental impact, particularly on the old growth trees. I also suggest a proper sidewalk or sidewalks need to be a part of the proposal with proper linkage to the Galloping Goose Trail.

I am of the view that if you don't do it now, in terms of capital infrastructure, it might not get done later. Meaning, we should also request that a proper traffic control system be installed at the intersection. There are varying views on what is needed but I suggest a proper Traffic study and consultative report be done which includes input from the various stakeholders. As for a park, maybe an alternative solution is to request funding from the developer towards some further development of nearby parks, green space already in place. Just my view.

I thank you for the opportunity to address you and will be watching the meeting on-line.

Warmest regards,

Leonard J. Meilleur

Unit 44 - 14 Erskine Lane

From:

Sent: Wednesday, September 2, 2020 4:19 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Council and Committee Information - View Royal Website - Contact Us Form

You have received an email from Chris Stewart via the View Royal website contact us form

Topic: Council and Committee Information

Name: Chris Stewart

Address: 22 Erskine Lane, Victoria, BC, Canada

Message:

Re: 9 Erskine Ln Development

Hi,

I am writing today in regards to the development proposal on 9 Erskine Ln that will be discussed at Council on September 15th.

I would like to start by stating that I am not anti-development and recognize that something will be built on that site but we have numerous concerns about the project as it is currently being presented to council.

1. Nature - This is one of the few sites in View Royal that has a mature forest and their current proposal is to effectively clear cut the entire lot. This is simply unreasonable and uncaring of the developer. They are proceeding in this fashion to keep their costs as low as possible and have no consideration for the devastation that they will do to this site and to our neighbourhood as a result. They need to submit a plan that preserves as many of these trees as possible. Please note that there are numerous protected Arbutus and Garry Oak on this site.

2. Parking garage - Further to number 1 above, in order to preserve as many trees as possible on this site, I would propose that Council not approve any proposal that has a single level parking garage in the design. In order to accommodate parking for the proposed 370 units, a single level parking garage would cover the entire site and require all of the trees to be cut down. Ideally this development should have a 3 level or, at the very least, a 2 level parking garage to minimize the footprint on the site thus preserving as many trees as possible. If the garage was positioned as far as possible to the rear of the development (on the border of 2 Erskine) then they could preserve many trees along Erskine and Watkiss thus preserving some of the beauty of the site.

3. Traffic - I would sincerely hope that council would be open to reducing the total number of units in the development as currently proposed. With 370 units proposed, we are expecting there to be well over 450 additional vehicles in that development alone. This does not include the development at 7 Erskine which is also going to be apartment buildings. The number of cars on our quiet lane is going to be horrific after these two developments complete. As the parents of young children and as the owner of a daycare this is of great concern to us as we frequently like to walk in the neighbourhood.

4. Overall Size and height - Could council not restrict the overall height of the proposed buildings to a max of 3 or 4 stories and reduce the overall number of units in order to create a development that,

combined with multi-level underground parking, would preserve and blend into the forest rather than decimate it? This would also go a long way towards minimizing the traffic impact by reducing the overall number of vehicles. 2151 West Burnside is a beautiful example of a development that really worked to blend into nature. I would love to see something similar on 9 Erskine.

Thank you very much for your consideration of our concerns in this very important matter.

Chris and Nancy Stewart

-----Original Message-----

From: Mary jane Rose

Sent: Wednesday, September 2, 2020 9:56 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: 9 Erskine Lane

September 2, 2020

From MaryJane Rose, Business Owner

Dear View Royal Mayor and Council,

I live at 54-14, Erskine Lane. We bought in this neighborhood over 7 years ago and have enjoyed the beautiful and quiet atmosphere. The neighborhood has seen a lot of changes even in these few short years but none of them have created a negative impact like the one that is being proposed at #9 Erskine. You have heard many of the neighbours concerns and I need not restate them again here. They are well documented. I do not understand why this is even being considered. I do however wish you to consider the following. When our complex removes one tree, we are required to replace it by planting two new trees. Our complex at times requires the removal of dangerous or dead trees. In my opinion, currently there is no more space to plant any more trees. So what do we do in the future if a tree needs to be replaced? Where do we plant new ones? Yet the number of trees to be removed to make way for this development will make it impossible to replace them with double that number. How is this even allowed? Why are we expected to supply the trees for the neighborhood and #9 can clear cut their property to make way for a building that is too large to include the required green space? The number of large trees and the Gary Oaks, etc. can not be replaced. Why are there laws for some and not others? Please reconsider how this will impact everyone. Let's develop the property in a fair and consistent way that enhances and beautifies our area with a lower density building and height restrictions that reflect the entire neighborhood. We have seen how recent developments in our area have incorporated the nature and enhanced what we have. #9 does none of that. Thank you for listening to your constituents and all the issues that they have brought forward.

Sent from my iPhone

From: Clayton Hiles

Sent: Tuesday, September 1, 2020 9:51 PM

To: info@westurban.ca; Info Address <info@viewroyal.ca>; Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: 9 Erskine Lane

Hello Westurban and View Royal Council,

My name is Clayton Hiles. I have lived at 4 Stoneridge Dr for 6 years. I can be reached at
I am writing to provide input on the proposed development on 9 Erskine Lane.

I appreciate the developer's dedication to improving the intersection at Erskine and Watkiss, especially the installation of a roundabout or traffic light. I also acknowledge that they will be required to provide sidewalks along the development frontage as part of the development. However, I have concern for pedestrian safety during the construction period. My wife crosses Watkiss from Stoneridge to Erskine on her walk to work every morning. This is already a very dangerous crossing for a pedestrian. I am concerned that obstructions and traffic from construction will only increase that danger. Does the developer have a plan in place that would allow for pedestrian traffic along the development frontage during the construction period?

Our family frequently uses the hospital trail to access the hospital (where my wife works), the bus loop, and the Galloping Goose trail. I support the developer working with the CRD to maintain public use of that trail. Alternatively, in order to maintain safe pedestrian access, the developer should be required to provide sidewalks from the development frontage on Watkiss to Hospital way.

Many residents also walk to Eagle Creek Village, which does not have sidewalks east of Stoneridge Drive. Given the size of this development it is likely that pedestrian traffic along Watkiss Way will increase. View Royal needs to work with the developer and the District of Saanich to ensure safe pedestrian access from the development to Eagle Creek Village.

Parking problems in the neighbourhood are acute. These problems have precipitated from previous developments providing insufficient parking (Stoneridge, 14 Erskine Lane, as well as the recent developments at 1900 Watkiss). The existing developments in this area have narrow road widths and no sidewalks, which makes street parking dangerous for pedestrian visibility. There is simply no more room for overflow parking from another development. View Royal must ensure that adequate parking is provided so that residents of the new development are not parking on nearby streets in the neighbourhood.

Noise and air pollution need to be minimized during construction. The disturbances due to blasting of 1900 Watkiss were considerable. The required blasting for the proposed development looks much larger by comparison. These disturbances are more important now that many people in the neighbourhood are working from home (including myself). One low tech way of mitigating the impact of blasting on the neighbours is to let us know when it will be happening (that way I won't run downstairs to see if someone crashed their car into the house).

I understand that \$1.3M in developer fees will be charged and that a portion of that will go towards parks (while I assume the balance will go towards sewer, water, transportation, etc). View Royal needs to find a way to create a public kids park in conjunction with this development, particularly for pre-

school aged children. Currently Eagle View Elementary serves as the de-facto park for the neighbourhood. However, the school is not accessible during school hours. Furthermore, COVID has complicated access to the school grounds. It is not appropriate for the school board to be saddled with the cost of maintaining a park for the neighbourhood, an alternative is needed. A small playground was installed at 1900 Watkiss, but that is not open to the public.

Finally, I have concerns about the height of the buildings. The proposed 5 and 6 stories are considerably higher than the surrounding neighbourhood, including 1900 Watkiss. Coupled with the fact that the property naturally sits higher than the surrounding landscape, and I fear that the proposed buildings will dominate the viewscape.

I appreciate that this neighbourhood is growing and that more housing is needed in View Royal. I also believe that the residents of the neighbourhood should have a voice in how the neighbourhood develops. Please take my comments into consideration.

Regards,

Clayton Hiles and Dawn Woods

To: View Royal mayor and council

From: Gordon Barnes Ph.D., Scientist Emeritus, Center for Substance Use Research, University of Victoria. Resident unit 56, 14 Erskine

Date: August 29,2020

Re: Proposed development at #9 Erskine Ln.

I have been living in the Erskine Lane town house complex in View Royal for over 20 years now. During that time there has been a dramatic change in the neighborhood. For the most part these changes have occurred at a moderate pace, and most of the changes have been well planned to not disrupt this unique natural setting in View Royal. Some of the new developments have added important resources to the neighborhood including a school, shopping mall and golf course. Housing developments have progressed at a moderate pace, with low density single family dwellings, and small townhouse developments at first. More recent developments have included some larger condos along Watkiss Way. All of the developments completed thus far have added something to the neighborhood. Care has been taken to preserve some of the important natural features including heritage trees and Gary Oak meadows. Small commercial operations have been included in some of the new housing developments. These amenities have enhanced the quality of life in the neighborhood. The proposed property development at number 9 Erskine lane does not seem to fit the careful development approach that has taken place in North View Royal over the past 20 years. The new development would be extremely disruptive to the existing neighborhood, with extensive blasting and levelling of the property, and clear cutting of trees. The buildings that are proposed are large cookie cutter units with as many small units as possible crammed into the buildings, with no common meeting areas, commercial space or recreational areas. The property at # 9 Erskine Lane is a beautiful property that should be developed by someone who appreciates the history and beauty of this neighborhood. The recent Eagles Nest Development plan shows that it is possible to develop properties in such a way that the development adds to the neighborhood and allows the developer to meet their needs as well.

31-14 Erskine Lane
Victoria, B.C. V8Z 7J7

August 28, 2020

Town of View Royal
Town Hall Council
45 View Royal Ave,
Victoria, B.C. V9B 1A6
Email: info@viewroyal.ca
Email: mayorandcouncil@viewroyal.ca

re: Development site at #9 Erskine Lane

As owners living at 14 Erskine Lane, we would like to voice our concern regarding the proposed development at #9 Erskine Lane. We would like to mention first, that we are not opposed to development in our area at all.

We have all ages living in our complex at 14 Erskine Lane. The density of the proposed complex at #9 Erskine Lane is a huge concern. **The safety of pedestrians and cyclists needs to be addressed.** A traffic analysis has been done, and it accounted for cars on Erskine Lane at certain times of the day. It does not appreciate the many neighbourhood residents (elderly included) that regularly go for walks, those that walk their dogs several times a day, people getting on and off the bus on Watkiss Way, school age children coming and going to school and those cyclists and walkers that use the Galloping Goose trail. It is a narrow, hilly lane that will not accommodate those that use it while construction of #9 and #7 Erskine Lane is taking place. We absolutely need somewhere to walk, a sidewalk, and a bike lane, somewhere out of harms way **prior to construction taking place on these sites.** It is unimaginable how Erskine Lane could ever accommodate the large dump trucks removing soil, driving past someone walking on the same road. Erskine Lane was not built originally for that kind of traffic at all. **This absolutely needs to be addressed prior to construction.**

The intersection of Watkiss Way & Erskine Lane also needs to be addressed. Traffic lights, or a roundabout with a pedestrian crossing needs to be in place to control the increase in traffic. The developer of #9 should be funding this controlled intersection with such an increase in vehicles from that site. **Again, this needs to be addressed prior to construction.** Safety is a huge issue regarding this development. Why does all the traffic from the #9 site have to come out onto Erskine Lane? Can Lot #2 be utilized in some way to have traffic enter/exit directly on Watkiss Way?

Parking on Erskine Lane is very limited. The developer should be required to have 2 levels of underground parking for the tenants living in the proposed development at #9. We understand the developer at the corner of Helmcken and Burnside has made those adjustments to his new development, and we believe it should be absolutely mandatory for this developer to do the same with such an increase in vehicles on Erskine Lane. There will definitely be an influx of vehicles using Erskine Lane. Not everyone rides bikes, buses or walks. It is naive to think otherwise.

A designated community playground included in the #9 development for children coming in to this area is essential. At this time, there is no where for children to play and with many more families living on site #9, it is absolutely needed.

Personally, we would much rather see a town house development go on site #9, with a maximum of 3 stories in height, rather than rental apartments,. It would be in keeping with the existing neighbourhood and would increase real estate value in this area. The proposed development does not look appealing at all and the tree removal needed for this proposed large development on site #9 is far too aggressive!

For the record, we are not pleased with this particular projected development on site #9. At some point in time, we know that #9 will be developed, but this projected development is just not a good design for this property on Erskine Lane.

As was mentioned in the beginning of this letter, we are not opposed to new development. We have been asked to give our views and feedback, and we do hope we have a voice. We enjoy living at 14 Erskine Lane and we hope you appreciate our valid concerns.

Sincerely,

Sylvia & Robin May
#31-14 Erskine Lane

From: Carol A. Kitson
Sent: Friday, August 28, 2020 7:45 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Re: #9 Erskine

Dear Mayor & Council,

I would like to make my concerns known about the development proposal for #9. First, I'd like to see sidewalks installed on both sides and I'd like the sidewalk on our side put in before any work gets started on either #9 or #7. I know that you have asked the owner of #10 to put in the sidewalk on our side, but it needs to be done now, it's really not safe to walk around our neighbourhood, and will only get worse as trucks and trades move in. I am attaching a map of Erskine that shows View Royal already owns the land for the sidewalk and most of the curb is already installed, so why not put it in and make the owners of #7, #9 and #10 pay for it with DCC's?

I am not against the development of #9 Erskine, but I think a townhouse complex like ours would fit better in this area, as we are already going to have 2 condo buildings built (#7 & #10 probably soon). Our small little lane just can't handle all this traffic.

Thank you,

Carol Kitson
#17-14 Erskine Lane
President of the Strata



From: Jilly Hyndman
Sent: Sunday, September 13, 2020 10:53 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Proposed development at 9 Erskine Lane

Hello,

I'm writing to voice my concern about the proposed development at 9 Erskine Lane. While I welcome new neighbours to our wonderful neighbourhood, I have concerns with some of the features of the development proposed for this location. It is heartening to see the proposal has been amended recently to address some of these, but I will take this opportunity to address the ongoing concerns this development raises for its immediate neighbours:

1. Safety to current and future residents

- Pedestrians and cyclists need sidewalks and a bike lane connecting Watkiss to the Galloping Goose BEFORE construction begins. Sight lines on Erskine in particular are challenging and as my yard backs Erskine, I have witnessed numerous near-misses between motorists, cyclists and pedestrians, many of whom are children or elders.
- A controlled intersection (either lights or a roundabout with pedestrian crossings) at Watkiss and Erskine/Stoneridge is required BEFORE construction starts to manage increased traffic volumes, including both construction vehicles and future resident vehicles. The proposal's premise that bus passes, shared vehicles and electric bikes will alleviate vehicle traffic in the area seems unrealistic, given that many current residents in this area have 2, 3 and 4 vehicles per household.
- Traffic speed control will be required on Erskine Lane during construction.
- The developer should pursue access from the hospital bus area, through Lot 2, to limit traffic on Erskine Lane, which was not designed for this level of traffic volume.

2. Parking

- The proposal includes limited guest/visitor parking, which will mean that residents and visitors to 9 Erskine will park on the street, further impacting safety and availability of parking for existing residents of Erskine Lane and Stoneridge and their visitors; therefore MORE underground and visitor parking on the property is required.

3. Privacy

- Shrubs/hedges need to be installed BEFORE construction begins to maintain the privacy of existing residents along Erskine Lane and Watkiss Way, and mitigate dust and noise from construction vehicles.

4. Impact to mature trees and natural green space

- The proposal seeks to remove most of the mature trees on the property, including arbutus and protected Garry Oak. The developer's renderings show apartment buildings on blasted level ground, which is very different from the current topography, and will displace

wildlife from this natural forested area. From the developer's drawings, this proposal looks better suited to Langford's approach to development, not View Royal's.

- As well, images on the developer's website show the property at #7 Erskine as fully treed, but in reality, a development permit has been approved for apartments on that site, so those trees will also be removed. This imagery provides a false representation of the actual impact of the proposed development.
- Localized parkland and green space must be preserved to ensure the quality of life residents have come to enjoy.

Thank you for taking the time to review these concerns. I look forward to Council making informed and conscientious decisions about the future of our community that balance growth and development with our wonderful quality of life.

Regards,

Jilly Hyndman
#76 - 14 Erskine Lane

-----Original Message-----

From: Toni Garrett

Sent: Sunday, September 13, 2020 9:28 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Application for development at #9 Erskine Lane

Dear View Royal Council,

I am a very concerned resident of #14 Erskine Lane, having lived here since 1994 and residing directly across from the development site. I am writing to ask you please to listen to all of our concerns as expressed in our petition and letters. We are not opposed to careful development of the area but we are very worried about the amount of traffic there will be on Erskine Lane and the safety of our residents, especially the children. Also there is a great deal of concern about preservation of as many trees as possible.

Thank you for your attention.

Marilee (Toni) Garrett
70 - 14 Erskine Lane
Victoria, BC V8Z 7J7

From: Gray Daniels

Sent: Saturday, September 12, 2020 3:44 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>; Info Address <info@viewroyal.ca>

Cc: info@westurban.ca

Subject: Concerns over the development of #9 Erskine Lane

Hello,

My name is Gray Daniels, I am a concerned resident of 14 Erskine Lane and I urge the Council to listen to the neighbourhood concerns over the development of #9 Erskine Lane.

I'm an employee of the provincial government, and my job involves ensuring land use planning also contributes to biodiversity and wildlife. I'm acutely aware of the tendency to develop with paying only lip service to such concerns. I urge Council and the developers to work together to do things differently and to develop a proposal that integrates the concerns from residents regarding the natural environment, safety, privacy and amenities.

Development doesn't have to negate beauty, if we do it mindfully.

Kind regards,
Gray Daniels

From: Kathleen Gilbert
Sent: Saturday, September 12, 2020 9:46 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: #9 Erskine Lane

Dear Mayor and Council,

We have lived in View Royal for 13 year, three at 14 Erskine Lane. We urge council to take into consideration the concerns of the residents of 14 Erskine Lane and Stoneridge when granting permits and variances to the developer of #9 Erskine Lane. For the safety of all current residents and future residents we need this developer or the Town of View Royal to install a side walk and bike lane on Erskine Lane, to install traffic control on Watkiss at Erskine, to provide a safe area on the property of #9 Erskine lane for children to play and to maintain a significant stand of trees around the property. Thank you for your consideration and we look forward to your support of your taxpayers.

Kathleen & Larry Gilbert
#68-14 Erskine Lane

-----Original Message-----

From: Roger Champagne

Sent: Friday, September 11, 2020 9:55 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: #9 Erskine Lane

Dear Council, I am a resident of 14 Erskine Lane and I am urging you to listen to the concerns of the neighbourhood when deliberating over the development at # 9 Erskine Lane. I will be listening to the council on the 15th.

Best

Roger Champagne

42-14 Erskine Lane

From: Jessica Cameron
Sent: Friday, September 11, 2020 10:32 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Concerns 9 erskine lane

Hello

I am a concerned resident of 14 erskine lane. I urge you to please listen to the concerns brought forward over these new developments.

Please prioritize the safety of current residents before making decisions.

Jessica Cameron
#72-14 erskine Lane

From: Andrew Engelhardt

Sent: Monday, September 14, 2020 1:33 PM

To: Info Address <info@viewroyal.ca>; Mayor And Council Email <mayorandcouncil@viewroyal.ca>; David Screech <MayorScreech@viewroyal.ca>; Damian Kowalewich <DKowalewich@viewroyal.ca>; Gery Lemon <GLemon@viewroyal.ca>; Ron Mattson <RMattson@viewroyal.ca>; John Rogers <JRogers@viewroyal.ca>

Subject: Concerns regarding proposed development at 9 Erskine Lane

Dear Mayor Screech and respected Councillors,

We are writing to you regarding our many concerns over the proposed development at 9 Erskine Lane by West Urban Developments. While we are not opposed to development, and fully appreciate the need for rental housing, the lack of consideration and communication thus far on the developer's part - and lack of concrete plans or direction in regards to infrastructure and environmental impact - has been quite frankly shocking. Specifically, there has been a distinct lack of commitment to ensuring several key things:

- 1) How this development will affect traffic volume, safety, and parking in the Erskine Lane/Watkiss Way vicinity, and what will be done by both the developer and the municipality to address this
- 2) That a significant border of trees will be left along Watkiss and Erskine Lane to act as a natural barrier for both noise, sound, and to reduce the damage to the natural aesthetics of the area
- 3) The potential strain this will put on Eagleview Elementary School (and other schools), which is already bursting at the seams, as well as the safety concerns with added traffic

We sincerely hope that prior to any permission being granted to West Urban to begin this project, that View Royal will stipulate that the above concerns must be addressed, and that certain conditions must be met including, but not limited to:

- Controlled intersection at Watkiss Way & Erskine Lane (in place prior to construction starting at #7 or #9 Erskine)
- Sidewalk and bike lane down Erskine Lane (in place prior to construction starting at #7 or #9 Erskine Lane)
- Traffic calming measures on Erskine Lane (in place prior to construction starting at #7 or #9 Erskine Lane)
- 30m deep border of mature trees be left along the perimeter of the property facing both Erskine Lane and Watkiss Way
- Two levels of parking and sufficient visitor only parking on site to limit parking impacts on Watkiss Way and Erskine Lane
- Buildings adjacent to Erskine Lane and Watkiss Way be limited to three stories

We trust we can count on you to ensure the developer is held accountable should this project go ahead, and that these conditions are met BEFORE any construction begins.

Respectfully yours,

Andrew & Shelley Engelhardt
46 Stoneridge Dr
V9B 6M4

September 14, 2020

Town of View Royal
45 View Royal Avenue
Victoria, B.C.

Attention: Mayor and Council

Dear Sirs/Madam;

Re: Westurban Developments - 9 Erskine Lane

My name is Glenda Warren-Adams and I am a Realtor with RE/MAX Camosun. I am also one of the listing agents of the above-noted property and am related to the family. I was born and raised in View Royal, am still a registered property owner in View Royal and currently have an elderly mother residing in the Community. As you can imagine, I approach this issue from a number of different perspectives; that of a Realtor, a View Royal homeowner and that of a daughter looking out for her aging mother.

I understand and empathize with the residents of 14 Erskine Lane that they do not want to see change within their immediate neighbourhood, however, the growth that has taken place in and around the Hospital Neighbourhood Centre over the last several years has benefited the community greatly. This proposed development provides much needed housing for singles, families and seniors, will contribute to View Royal's tax base and will support local businesses.

As a community Realtor, I have always made it my practise to advise and suggest to my clients that they attend the municipal hall and speak with planners about any potential development(s) that may occur within the immediate and surrounding areas of where they may be purchasing and, in particular, review the OCP (Official Community Plan); especially if they are purchasing within an area where there is evidence of ongoing development opportunities or, alternatively, are in close proximity to a Hospital or other major amenity. The OCP is a public document easily found on the View Royal's website for anyone to peruse.

Since the OCP's inception in 1990, it has provided for housing and community growth opportunities within the Hospital Neighbourhood Centre, which includes multi family developments. 9 Erskine Lane falls within this area and has always been a prime location for this type of community development.

The creation of more self-sufficient neighbourhoods and a complete community is a cornerstone of View Royal's plan. The OCP explicitly directs new growth into higher density, mixed-use centres and as infill in existing neighbourhoods.

View Royal's Community Vision Points:

- Fiscal sustainability and economic wellness (**Westurban Developments will be adding significantly to View Royal's tax base**);
- Promote a strong sense of community (**Westurban's plan is community based, providing a multitude of additional amenities for residents**);
- Create an inclusive community that provides housing, transportation and healthy living options, services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means;

- As the community grows, recognize the unique relationship between the highly valued natural and residential characteristics of View Royal;
- Ensure that community services and amenities can be provided within the financial means of the municipality; (**Westurban Developments provides for a substantial financial package to View Royal**);
- Developing a series of compact, mixed-use centres throughout the Town to promote walkability, enhance access to services, reduce automobile reliance, strengthen the Town's sense of place and increase housing choice (**Westurban Developments is providing a variety of housing unit options for seniors, singles and families alike**);
- increase the supply of affordable housing (**Westurban Developments is offering some affordable housing**);

The Hospital Neighbourhood Centre has seen incremental residential infill. The Northern Gateway Community Corridor and Hospital Neighbourhood Centre anticipate further development of higher density housing and other uses that will benefit from and support VGH and the regional rapid transit stop (planned near Helmcken Road and the Trans-Canada Highway) are supported in the OCP.



The OCP identifies five mixed-use Neighbourhood Centres:

- Lakeside Village
- Atkins
- Burnside Corner
- **Hospital**
- Thetis Cove

These centres allow for more diverse and higher density housing forms. Allowing for a walkable, people-friendly place where neighbours and visitors have opportunities to come together.

View Royal has less rental housing and less variety of housing types than the regional average. The need to expand the quantity and range of housing options to support a diverse population and ensure residents can remain in the community as their housing needs change is imperative. For example, increased housing choice for young families, seniors and low-income households; each of these groups have varying housing needs. Single family housing in close proximity to schools and parks may be attractive to young families but smaller apartment units located near the hospital, shops and transit better suit seniors and singles.

The community is an inclusive place for both existing and future residents, and View Royal should use its legislative powers to increase the supply of affordable rental and ownership units in all neighbourhoods.

By directing higher density residential development into the Hospital Neighbourhood Centre, the Town will support the creation of activity hubs that place housing close to amenities, jobs, transit and access to the Galloping Goose which will help reduce the need to drive and increase opportunities for community interaction.

This development will also support the viability of the Hospital Neighbourhood Centre by increasing the number of local customers and, again, the municipal tax base required to fund other public amenities.

Westurban's proposed development not only embraces but exemplifies all aspects of View Royal's vision as outlined above and in their OCP.

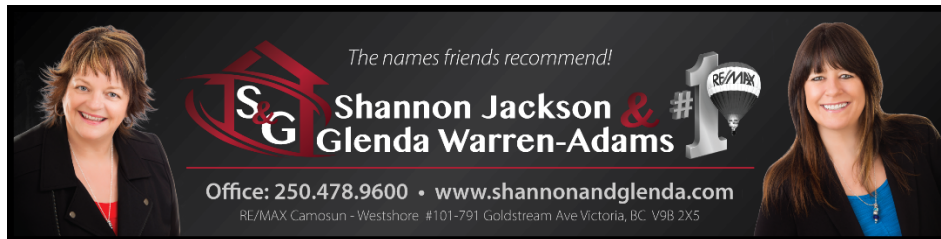
Of course, I am in full support of this development; not only as a Realtor who values quality, community minded developments providing much needed housing, but also as a View Royal homeowner and daughter of a mother who may need suitable living accommodation within her community in the not too distant future.

Regards,

Authentisign

Glenda Warren-Adams

Glenda Warren-Adams



September 13, 2020


Town of View Royal
45 View Royal Avenue
Victoria, BC V9B 1A6

Attention: Mayor & Council

Re: 9 Erskine Lane Proposed Apartment Development

This letter is to express my support for the proposed multi-family apartment development at 9 Erskine Lane (an approximate 336-unit apartment development on parkade). I feel that this is a community minded development that has taken all the requirements and recommendations of View Royal into consideration. This project meets all View Royal's Official Community Plan's Hospital City Centre zoning designation guidelines and will provide much needed housing and tax base for the municipality.

Yours truly,

Authentisign
9/14/2020 9:13:03 AM PDT

Dustin Lamoureux
7 Erskine Lane
Victoria, B.C.

-----Original Message-----

From: Glenda Balkan

Sent: Monday, September 14, 2020 5:34 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: 9 Erskine Lane

I am a resident of 14 Erskine Lane and I am concerned that the development slated for 9 Erskine Lane will create serious traffic disruptions and congestion. I am hoping that you will take the concerns of the residents in this neighbourhood to heart. I will be online to listen to the council meeting on the 15th.

With thanks,
Glenda Balkan
42-14 Erskine Lane

Sent from my iPad

From: JOCELYN SKRLAC **Sent:** Tuesday, September 15, 2020 10:16 AM
To: Info Address <info@viewroyal.ca>
Subject: Town of View Royal - COW Meeting, Sept. 15, 2020

Subject: Town of View Royal's meeting September, 15, 2020

Re: 9 Erskine Lane proposal remittance

Climate change and the current pandemic have forced most businesses to realize that merely going back to their previous ways of doing business no longer suffices. These crises are giving them - indeed all of us - a chance to change old procedures so as to be in a stronger place to perform more effectively in the future.

The Town of View Royal operates as a business of care for the well-being of its residents hence it too must review more rigorously its former modus operandi when confronting any development or proposal that presents a challenge to local climate. 9 Erskine Lane is a good opportunity to exercise those necessary changes.

Jocelyn Skrlac
#501-288 Eltham Rd
View Royal

-----Original Message-----

From: mrs linda jeaurond

Sent: Tuesday, September 15, 2020 1:17 PM

To: town <info@town.viewroyal.bc.ca>; Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: COW

Dear Mayor and Council, as you meet today as Committee of the Whole, I understand you will receive a staff report on 9 Erskine Lane.

Unfortunately I have been unable to open the agenda or accompanying staff report, so am grateful to Mayor Screech for posting some highlights on Facebook.

I would like to ask you to please delay rezoning 9 Erskine lane until we have a tree retention plan worthy of our 2019 emergency climate declaration.

The wildfire smoke and viral pandemic seem to be highlighting a need to view all decisions through a climate lens.

Kind regards, linda Jeaurond
254, Ardenlea place