



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

LATE AGENDA ITEMS COUNCIL

Monday January 11th, 2021 @ 7:00 pm
Esquimalt Council Chambers

- (1) PERTAINING** to Item No. 5: **PUBLIC HEARING** – Official Community Plan Amendment and Rezoning Application – 1048 Tillicum Road, Staff Report No. DEV-21-001
- Email from Tracy Motyer and Kyle Manns, dated January 10, 2021, Re: Public Hearing Comments – 1048 Tillicum Road
 - Email from Derek Jenkins and Zoe Jackson, dated January 11, 2021, Re: Tillicum Rd 1048 OCP and Rezoning Amendment Feedback

Esquimalt Mayor and Council
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

January 10, 2021

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
RECEIVED: JAN 11 2021		
Referred: <i>Rachel</i>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Re: 1048 Tillicum Road - Proposed Official Community Plan & Rezoning Bylaw

Dear Mayor and Council,

As residents who live directly across the street from the subject property at 1048 Tillicum Road, we have the following comments regarding the proposed redevelopment and associated bylaw amendments.

The proposal to construct five new townhouses on the property is consistent with redevelopment that has occurred on the immediately adjacent lot. The neighbouring townhouses have been completed for over a year, but majority of the units have not yet sold and are still unoccupied. Even with the hot real estate market and other sales in the area, open houses throughout the summer, these units have not been purchased. This suggests that these type, density and price-point of homes are not well suited, nor are they in demand, in our neighbourhood.

The vertically staked townhouse model does not favour older generations as it presents accessibility issues. The townhouses are not suitable for down-sizers or people looking to live in a home long-term as they generally do not allow people to 'age-in-place'. They are also not suitable for others with mobility issues, say a cane, crutches or a wheelchair, or even a stroller. The location of these units is ideal for providing close access to essential services within a reasonable walking distance for people with reduced mobility (pharmacy, grocery, restaurant etc.) We believe the community would benefit from exploration of some alternative layouts/unit massing so that at least some of the units could be designed in a more accessible way.

Since the proposal at 1048 Tillicum is near identical to existing development on the neighbouring property, we believe it is reasonable to make some reflections and comparisons when considering the current proposal. The prices of the units next door are very high and the strata fees for these units is \$320/month/unit. For someone with a fixed income (like a retiree), or someone looking to get into the market (like a young family), \$320/month strata on top of a \$700K+ mortgage payments is not manageable. The high strata fees further add to the unaffordability of these already expensive units. When the first townhouse block went in about 5 years ago at 1060 Tillicum, adjacent to the park, the price was much more palatable. While we understand that property values have changed, we think the community would benefit if efforts were made in the

design process to consider ways to provide lower strata fees and a more attainable price-point to prospective buyers.

Currently, the existing house on the property contains 4 rental units. While it is not clear to us whether the proposed units will include any rental units, we believe it should be considered. The adjacent 5 townhouses also removed a 4-unit rental building. If this redevelopment proceeds without provision for any rental units, that will be an additional 4 rental units removed from the neighbourhood. Living across from a rental building has its drawbacks, but rental units are in high demand and with rising real-estate costs homeownership will likely not be a reality for many. This means there is a growing demand for rental opportunities, particularly quality, purpose built, fair market priced rentals. We believe it would be worth while to consider incorporating more rental opportunities into the redevelopment of Tillicum Road.

Regards,

Tracy Motyer and Kyle Manns
Residents/Owners of 919 McNaughton Ave.

Corporate Services

From: Tracy Motyer
Sent: January-11-21 9:48 AM
To: Corporate Services
Cc: Tracy Motyer
Subject: Public Hearing Comments - 1048 Tillicum Road
Attachments: 1048TillicumRoadComments 2021010.pages.pdf

Hello,

Please find attached, a letter with comments regarding the proposed OCP and Zoning bylaw amendment related to 1048 Tillicum Road.

Regards,
Tracy Motyer

—
Tracy Motyer B.Sc. R.B. Tech

Corporate Services

From: djenkins@foulbayresource.com
Sent: January-11-21 10:44 AM
To: Corporate Services
Subject: Tillicum Rd 1048 OCP and Rezoning Amendment Feedback

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

Dear Council,

We are the owners of 1071 Gosper Crescent whose property is situated kitty corner to the Tillicum lot 1048.

We are in favor of the rezoning and development of this parcel, though are not in favor of the current design of the two buildings proposed for the site. These two buildings are designed similar to those constructed at 1052 Tillicum Rd. The development of 1052 Tillicum has negatively impacted us and is not in line with section 23.5 of the Townships Official Community Plan.

-Point 2 of section 23.5 states " New building should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units".

The windows of the rear building units of 1052 look directly into our main living space, at a similar elevation which intrudes on our privacy – and on the privacy of potential residents of the new development. For example, the height of the development and size of the windows means that we look from our kitchen directly into the units' master bathroom and bedroom area. This could have been avoided by dropping the elevation of this building. We provided this recommendation to council during the public comment period for 1052.

As the design of 1048 is almost identical to 1052, these privacy concerns continue. The appropriate action is for the developer to excavate the site and drop the elevation of these structures.

Furthermore the need for this type of housing in our community can be questioned by the continued vacancy of all of the units in Tillicum 1052. Units in this strata have been for sale for at least a year with no apparent sales having taken place and at least one price reduction.

Regards,

Derek Jenkins and Zoë Jackson

Derek Jenkins P.Eng
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