



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

LATE AGENDA ITEMS COUNCIL

Monday, July 5th, 2021 @ 7:00 pm
Esquimalt Council Chambers

- (1) **PERTAINING** to Item No. 5: **PUBLIC HEARING** – Public Hearing for Official Community Plan Amendment Bylaw No. 3030, and Zoning Amendment Bylaw No. 3031, Proposed Public Safety Building, Staff Report DEV-21-052
- Email from Brian Gray, dated July 4, 2021, Re: Proposed public safety building
 - Email from S & C Ryckman, dated July 5, 2021, Re: Public hearing on Esquimalt's new public safety building
- (2) **PERTAINING** to Item No. 7 (4): **STAFF REPORTS** – Rezoning Application – 475 Kinver Street, Staff Report No. DEV-21-051
- Email from Lynda Clark & Normand Groulx, dated July 2, 2021, Re: RZ000079 Rezoning Application 475 Kinver St
 - Email from Katherine Milliken, dated July 4, 2021, Re: Proposed development of 475 Kinver
 - Email from Mattie Moriarity, dated July 2, 2021, Re: Letter of opposition to development at 475 Kinver st
 - Emails from David Gauthier & John Albion, dated July 3, 2021 and May 20, 2021, Re: 475 Kinver Rezoning Application
 - Email from Kelly Teeple, dated July 4, 2021, Re: 475 Kinver

Deborah Liske

From: Brian Gray
Sent: July-04-21 10:06 AM
To: Corporate Services; Mayor and Council
Subject: proposed public safety building

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	July 5 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Anja</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

Regarding the proposed public safety building and

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2021, No. 3031 which provides for a change in the zoning designation of 500 Park Place (legal description below) from a combination of Public/Institutional [P-1] and Core Commercial [C-3] to Comprehensive Development No. 138 [CD[1]138].

I question why the use of residential is not included in the permitted CD138 zone. I recognize that a lot of work has been done on this but, because of the high cost of land, and the lack of it in Esquimalt, and the need for more housing, I want to recommend exploring additional floors with some for residential live/workspace. It could even be a 'hub' office for provincial employees to avoid downtown Victoria.

Also, the additional floors could be used for cost recovery rather than have this entirely funded from taxes. Even 1 floor would help

Sincerely,

Brian Gray

512 Macaulay Street

Deborah Liske

From: Cheryl Wirch-Ryckman
Sent: July-05-21 7:15 AM
To: Corporate Services
Subject: Public hearing on Esquimalt's new public safety building

Dear Mayor and Council Members,

I would like to recommend a revision or at least a delay to the proposed \$42 million public safety building.

As our region and country stagger out of the pandemic, there will be economic repercussions. The citizens of Esquimalt will not be able to shoulder additional debt in order to create a gold standard public safety building. As long-time residents of the community, we've seen the ebb and flow of need around that building and I worry that part of this initiative is keeping up with the dramatic updates of CFB Esquimalt, View Royal and most recently Victoria's soon to be redeveloped public safety buildings.

A better use of tax dollars, would see a deferral of the build until we are past the record-high building costs. That deferral should also have the advantage of waiting to spend the money when it is most needed in our community, as a stimulus to the construction sector when it cycles into a slowdown. Flinging money into building infrastructure at this point is like throwing cash bales onto an already raging fire.

And if it is deemed that a public safety building is needed, incorporating housing as well as commercial into the plan, as Victoria has done, would seem to be a prudent way to offset some of the costs to the taxpayer as well as providing affordable homes for workers in our region.

Thank you for your consideration of my thoughts on this matter,
Sincerely,
S & C Ryckman

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

Deborah Liske

Subject: FW: RZ000079 Rezoning Application 475 Kinver St
Attachments: 2021 07 02 RZ000079 Rezoning Application.pdf

From: Lynda Clark
Date: July 2, 2021 at 4:06:19 PM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Cc: Normand Groulx
Subject: RZ000079 Rezoning Application 475 Kinver St

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: July 5 , 2021 For Information __ CAO __ Mayor/Council Other _____ Referred to: Anja For __ Action __ Response __ Report For Agenda <input checked="" type="checkbox"/> Council __ COTW __ IC

Dear Mayor and Council

Regarding Agenda item 4 for July 5, 2021 Meeting. Please see attached letter.

All the best

Lynda Clark & Normand Groulx

Lynda Clark & Normand Groulx
486 Joffre Street South
Victoria BC V9A 6C8

July 2, 2021

Township of Esquimalt
Development Services
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Re: Folder number RZ000079 Rezoning Application, 475 Kinver St

To the Township of Esquimalt's Honourable Mayor and Council,

In reviewing the agenda for the Council meeting of July 5, 2021 for this rezoning application we were astonished and to see that the only change to this application, since the last time it was presented to Council, was the insertion of 4 digital renderings of the duplex as shown on Appendix F pages 2 to 5. I was practically astonished especially after Council withdrew their motion to pass first reading for this development and allowed this Owner to "go back to the drawing table", with very specific concerns! This small and insignificant rendering detail was so hard to find that even Bill Brown, Director of Development Services, could not easily find it in the agenda package when I called his department to know what changes had been made.

Since the last time Council reviewed this application the Township has had yellow lines painted on both sides of the Joffre South/Kinver bend. Although we are pleased to see that this will allow cars to pass slightly better on that tight curve, it has also displaced those cars to other areas along these roads, and as well created less parking adjacent to this proposed development. Those displaced cars have now created other areas where vehicles have a hard time passing; Joffre South in particular.

As stated in our last letter to Council; *We feel that this type of duplex (with suites) would be more suitable for an area with lower density. An example would be Greenwood Ave, which already has the proper infrastructure of full sidewalks as well less congestion of cars due to less density. A straight stretch of street would be optimal, or on a corner parcel of land without this added challenge of the sharp turn and narrow roads.*

But, in saying that we are now of the opinion that this type of housing should be scrapped altogether and removed from mention in the OCP. This will be nothing more than a small apartment complex and is not suitable for this area at all. As a reminder, Joffre South has only

*Lynda Clark & Normand Groulx
486 Joffre Street South
Victoria BC V9A 6C8*

12 civic addresses and a very narrow and short street, which has the extra burden of being the first street off Lyall to be the entrance into the Saxe Point area.

Council and staff have spent a significant amount of time, and with community support, on DADU, and we feel that that is where the energy should be placed. The community has embraced 2 units per lot. Four units are too many! Our neighbourhood is “Low density”, please keep it that way.

To that end, we are asking Council to vote outright “no” for this rezoning application.

Thank you for your consideration of our comments.

Best Regards
Lynda Clark & Normand Groulx
Owners
486 Joffre Street South

Alicia Ferguson

Subject: RE: Proposed development of 475 Kinver

From: k Milliken

Sent: July-04-21 7:51 PM

To: Karen Hay <karen.hay@esquimalt.ca>

Subject: Proposed development of 475 Kinver

Hi Karen

I understand the proposed development is once again going to council on July 5th.

I wish to register my objection of the number of units still being proposed.

Currently a one unit property with duplex zoning, I would be happy to see a duplex being built on that corner, perhaps in keeping with the duplex that replaced the single dwelling originally built on the adjacent property on Kinver.

I fear setting a precedent in a quiet small street of allowing 4 units to replace the 1 existing unit is a step in the wrong direction. The OCP was presumably created by input from various knowledgeable individuals and to throw it out the window to allow double the recommended units would be a waste of time and money as well as disrespectful of the individuals who worked hard in creating the OCP.

Thus I urge council to reject this proposal.

With respect.

Katherine Milliken

488 Joffre St S, Victoria, BC V9A

Deborah Liske

From: mattiemoriarity
Sent: July-02-21 6:22 PM
To: Corporate Services; Mayor and Council
Subject: Letter of opposition to development at 475 Kniver st
Attachments: Opposition letter_210702_181636.pdf

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For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
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Sent from my Galaxy

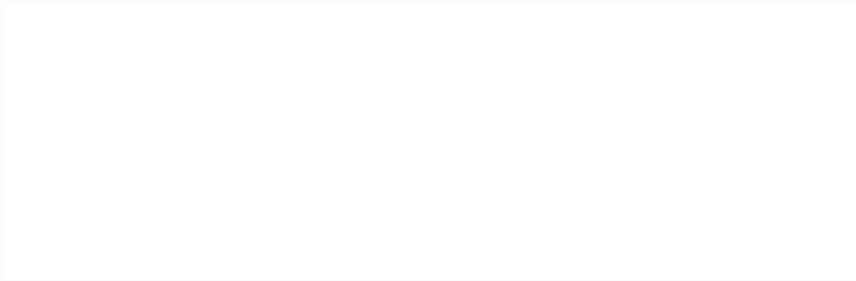
To city council and mayor of Esquimalt, I am writing today in opposition of the proposed development in my neighborhood at 475 Kniver st. It is currently a single home and the proposed development is for a four plex. I am not against a duplex. However I feel as though a four plex would diminish the esthetics of the neighborhood. Contribute to already over crowded street parking. And in general take away from the quaint neighborhood feel. To take a single dwelling and increase its population by three additional homes would dramatically impact the street in a negative way. I have seen tasteful change in our very small section of the street and have welcomed the upgrades and new builds. This street is not a place for a four plex. We are a neighborhood of single homes and duplexes. I was raised in Esquimalt and

have raised my children in Esquimalt. I am a business owner in Esquimalt. I have always been drawn to its quiet charm. I am strongly apposed to this development plan.

Thank you,

Mattie Moriarity

473 Joffre St South



Deborah Liske

Subject: FW: regarding the latest 475 kinver rezoning plans

On Jul 3, 2021, at 1:57 PM, dave

wrote:

To: Mayor and Council, and Staff

mayorandcouncil@esquimalt.ca

[Re: 475 Kinver Rezoning Application](#)

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Hello, this is being made to highlight our view on the new changes proposed via the link below, I know there is another e-mail still not sure on best practice so hope this one works.

<https://esquimalt.ca.legistar.com/View.ashx?M=F&ID=35969&GUID=154FE40D-B64B-4276-A805-502CCF1DAA7B>

The new materials, siding orientation, and color scheme doesn't help address the issues we have with the original proposal, and the bit at the end stating they support active transportation by the mere existence of bus routes doesn't address the issue with too many cars already parking on the corners, I think some new yellow paint was just applied to the roads which make it a bit safer for traffic to turn on the one street, but doesn't address parking, given they are investing in the property, additional parking on at least the south joffre/kinver side seems important to the neighborhood, is ignored by what is proposed.

We find it important if they promised that the whole property wouldn't turn into rental units, it highlights what the building is suitable for though no assurances on use, and given the size they went with, I don't think it is truly setup to be affordable to the renters, which we don't wish to assume how many units that may entail.

Would ask that the council vote against the rezoning of 475 kinver, we ask that parking be taken seriously on at least the one side, and provisions set out for the use of the building as to assure what each unit is used for, and we hope that if say two are for rent, they be as affordable as possible to the renter.

Thanks again for taking the time to review our perspective, we would hope to maintain some of the single unit homes in the neighborhood and though we see it as a shame to lose some of them, we understand the benefits to multi family housing, we would just appreciate well thought out plans that reflected on what was in its place before hand as well as the neighborhood itself.

David Gauthier and John Albion

480 South Joffre Street

On 2021-05-20 12:34 p.m., dave wrote:

To: Mayor and Council, and Staff

mayorandcouncil@esquimalt.ca

[Re: 475 Kinver Rezoning Application](#)

Thought I would take another attempt on writing on this subject matter, I reached out for questions earlier and I appreciate what help was given, though now that I have reviewed all the details I wanted to write that my father and I live directly across the street from this property, and will be highly impacted by a new duplex with suites. I have looked at the proposed plans on the esquimalt.ca development website (it took a bit to properly navigate). I now have a better understanding of the rezoning, outside of simply identifying a change from 1 unit to 4 units.

I have also had the opportunity to review the council meeting from 2021-05-03 for this rezoning application. My mind is a bit muddled on the exact protocol followed throughout the meeting. I am still left questioning what happens next? Regardless, I felt it was important to write on the issue. I have the following comments.

I only recently read the 475 Kinver St consultation letter of December 2020, where they state that they wish to stay in the neighborhood, and that her and her partner will be living in the new building. I appreciate that, but would find it more meaningful if it would be mandatory. My father and I do not want to live across the street from a small fully rented apartment building.

Regarding the size of the units. I understand that if the size is bigger one could potentially ask for more rent. Affordability is an important aspect of that needs to be promoted, as much as possible, in our community, so I hope the redesign does indeed take that into consideration.

Parking needs to be addressed better both on their lot as well as street parking. The south Joffre to Heald/Kinver bends are often maxed out with cars. This usually leaves the street open to only one way traffic at a time. 4 units replacing 1 single family home on an already tight street-parking situation is not going to be good. I think it would be beneficial if their plan included more parking spaces on their site. In proposing 4 units to replace 1 unit I don't feel that the applicants have addressed the parking matter properly at all. 2 units (one duplex) would be better for the neighborhood. The current design is too aggressive for the neighborhood, with little regard for street safety.

Regarding sidewalks, I see more use in some of the older sidewalks in Esquimalt being rebuilt than expanding onto that corner of Heald/Kinver, since there will still not be any sidewalks on the other

corners. Expanding somewhere else where it will be more meaningful would make more sense.

I would ask that the council vote against the rezoning if no real earnest effort is made by the applicants to address parking issues in the neighborhood or on their site. Parking issues will result in a dangerous situation with what is being proposed.

Thanks for taking the time to review our perspective.

David Gauthier and John Albion

480 South Joffre Street

Deborah Liske

Subject: FW: 475 Kinver

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: July 5 , 2021 For Information __CAO __Mayor/Council Other _____ Referred to: <u>Anja</u> For __Action __Response __Report For Agenda <u>X</u> Council __COTW __IC
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On Jul 4, 2021, at 6:47 PM, Kelly Teeple

wrote:

To Mayor and Council

I live at 482 South Joffre st and I am writing about the proposed development at 475 Kinver.

I do not support this development. I think 4 is too many at this location and it looks like a small apt. building. The building still looks like the same size from the prior proposal.

IF A SINGLE FAMILY can NOT have a suite as well as a garden suite because of density then why is it ok to have a duplex with suites? I think it is too dense of a development for our neighbourhood.

I wrote Richard Syrett a few emails in June of 2019 about the DANGER of traffic and parking on Heald at Joffre south. There are no sidewalks and many cars drive far too fast coming onto Heald st and South Joffre. I am very cautious approaching the bend in the road from South Joffre onto Heald as I have almost been hit a few times and have seen adults with young kids have near misses as well.

I to f you would like to be supplied with my emails to Richard Syrett, I am happy to send them on. We now have yellow paint on the curbs, I am grateful for that and THANK- You for that, however it has now displaced vehicles and created less parking in front of this development.

Joffre South is a narrow, short street with a lot of traffic that comes from Lyall st. It may be people that live in the area but with Macaulay Point and Saxe Point park being some of the most beautiful spots in the CRD we get a lot of traffic cutting through.

It doe snot look like ESQUIMALT council message was heard about the size being too big for the site. I BELIEVE THIS IS THE FIRST zoning of its kind in our municipality and I DO NOT FEEL IT IS A GOOD LOCATION FOR THIS PROPOSAL OR THAT WE CAN go over the allowable FSR, it would set a very poor precedent.

Thank- You for taking the time to read my concerns.

Kelly Teeple
482 Joffre ST. south
