



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**LATE AGENDA ITEMS
COUNCIL**

Monday, May 3rd, 2021 @ 7:00 pm
Esquimalt Council Chambers

- (1) **PERTAINING** to Item No. 6 (2): **STAFF REPORTS** – Rezoning Application - 475 Kinver Street, Staff Report No. DEV-21-032
- Email from Alex Brame, dated May 1, 2021, Re: 475 Kinver Street
- (2) **PERTAINING** to Item No. 6 (3): **STAFF REPORTS** – Demolition of Registered Heritage Property – 820 Dunsmuir Road, Staff Report No. DEV-21-010
- Email from Colin MacLock, dated May 2, 2021, Re: 820 Dunsmuir Road
 - Email from Duncan Cavens, dated May 3, 2021, Re: 820 Dunsmuir Road

Deborah Liske

From:
Sent: May-01-21 9:27 AM
To: Corporate Services; Mayor and Council
Subject: 475 Kinver St
Attachments: attachment 1.pdf

Hi, I'd like this to be added as public input on this development.

Thanks,
Alex Brame

Sent from my iPhone

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>May 3</u> , 2021 For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council Other _____ Referred to: <u>Aniz</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
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Steven Brame - 442 Grafton St, (Owner of 477 Joffre St South)
Alex Brame – 477 Joffre St South
David Spinks – 477 Joffre St South
Valerie Stephen – 477 Joffre St South

April 27, 2021

Dear Mayor and Council

I am writing to you today to discuss the property being rezoned at 475 Kinver St. We are the owners and tenants of the building at 477 Joffre St South which is one house away from this development.

We were looking forward to the owner building a new duplex on that site as it would have added respectful infill housing to the area while not creating a burden on what is already a very busy corner. We were disappointed to hear that it was going to be built larger than it is zoned for on the site – the FAR is larger than it would be if just a duplex and that there would basically be 4 units instead of the zoned 2 units.

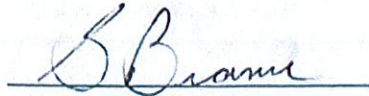
The following are comments we have on this matter.

- Parking
 - Owner states that they will park in the garage, with a spot beside the garages for the tenant and that guests could park in front of the garage. – that is ONLY going to happen if the garage is not full of stuff like many of the houses in the area, including the new ones next to this one on Kinver who have to use their driveway as the garage is full. Currently, the owner of 475 Kinver parks on the street and there are one or two cars in the driveway.
 - Staff, will there be a sidewalk continued from the one on Kinver all the way around the corner? This will affect how much room in front of the garage there actually is.
- Footprint
 - This is more than it would have been if it had been a duplex
- Secondary Suites
 - Council has spent a lot of time on their DADU bylaw which has gotten a great deal of support for only having one house and one suite or garden unit per lot. Duplexes are not allowed to have a Garden Suite – wanting to keep the infill respectful to the neighbourhood – so this goes against not only the OCP but also all the recent work on the DADU Bylaw

- Context
 - We have no pictures showing the context of this building within the neighbourhood or with its neighbours. We just have the drawing – how can council vote on how it fits in the neighbourhood if there is no context.
- Green Building Check List
 - Looks like 7 trees must come down – sad but they are indeed not in great shape – how many trees will replace them? What size will the trees be?
- Joffre South/Heald/Kinver
 - This corner is super busy all day. People come down Swinford or Joffre South and round onto Kinver – usually at excessive speeds and when coming north on Kinver, many people do not even stop at the stop sign.
 - There are 16 units (not including the soon to be DADU) between Lyall St and this property – this is a short street that already has 5 duplexes and a soon to be DADU. Due to the size of this street and the heavy traffic this quiet side street sees, the density of adding 4 units when it is zoned for 2, is, in our opinion, too big of a jump.

Sincerely,

Steve Brame:



Alex Brame:



Dave Spinks:



Valerie Stephen:



From: [workpointarts](#)
To: [Mayor and Council](#); [Corporate Services](#); [Bill Brown](#)
Subject: 820 Esquimalt Rd.
Date: May-02-21 10:16:15 PM
Attachments: [May 2 2021 Letter to Council.docx](#)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	May 3 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input type="checkbox"/> Anja _____
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

Please include this letter (attached) for the May 3, 2021 Council Meeting 7:00pm

Agenda Item; Development Services Item 3) 21-099 Demolition of Registered Heritage Property-820 Dunsmuir Road

Thank you,

Colin MacLock
865 Wollaston Street

May 2, 2021

To: Mayor and Council
Chief Administrative Officer- Laurie Hurst
Director of Development Services- Bill Brown

Re Heritage Property Tyn-Y-Coed 820 Dunsmuir Road

After months of deliberation, Large & Co. finally have some options for the above stated Heritage property, but the most favorable one for the West Bay community is the one quoted in the Cunningham and Rivard report: ... to “*convert the subject dwelling into two units and rehabilitate the structure*” thereby allowing more units (4-5?) to be added onto the property. This would permit council to adhere to the Township’s **Heritage Policy Update - Goals and Strategies**, which say:

1. “Preserve, protect and celebrate significant historical resources”
2. “Provide leadership in heritage conservation through a policy of Township heritage stewardship”.

Esquimalt’s **Heritage Context Plan** encourages preservation of Heritage Properties, and it encourages Council to “lead by example” in doing this. The Plan makes a valid point when it states:

“The conservation of old buildings contributes to environmental sustainability in that it reduces the land fill and produces an environmental footprint that is smaller than new construction.”

I am hoping this last point rings clear with Council as other municipalities are already preventing wooden homes from being demolished by heavy machinery and being carted off to make significant additions to our region’s burgeoning landfill.

The Thursday, April 29, 2021 Victoria News, letter to Editor; “Heritage has its Advantages” is a good read and relevant for these times.

Thank you,

Colin J. MacLock
865 Wollaston Street, Esquimalt

Alicia Ferguson

From: Lynda Hundleby
Sent: May-03-21 2:54 PM
To: Corporate Services
Cc: Mayor and Council
Subject: Fwd: 820 Dunsmuir Rd.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: May 3, 2021
For Information __ CAO __ Mayor/Council
Other _____
Referred to: Anja
For __ Action __ Response __ Report
For Agenda X Council __ COTW __ IC

Could you please include as a late agenda item for tonight's meeting?
Thanks

Regards,
Lynda Hundleby
Councillor
Township of Esquimalt
Lynda Hundleby
Councillor

Township of Esquimalt | Council
Tel: 1-250-414-7100 | www.esquimalt.ca

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19



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----- Forwarded message -----

From: Duncan Cavens
Date: May 3, 2021 1:45 p.m.
Subject: 820 Dunsmuir Rd.
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Cc:

Mayor and Council,

I'm writing to ask you to reject the staff recommendation and reject the removal of the home at 820 from the Heritage Register. Once you've allowed the building to be demolished, you've lost all leverage with the developer in terms of negotiating to preserve the 1883-built house.

Development is important, but so is heritage. The site is a large one, and could easily accommodate 3-4 (if not more) smaller units behind the house without requiring it's demolition.

Right now it is zoned RD-3 (duplex or two single family homes.). The lot only has considerable value if rezoned, and any rezoning would increase the value of the lot by more than the appraisal report's cost to restore the home.

Directing staff to **choose alternative 3**, "That Council continues to withhold the demolition permit until the necessary approvals have been issued with respect to the alteration or redevelopment." **costs the township nothing**. Council should also direct staff to negotiate with the developer with the idea of trading density in exchange for maintaining the heritage home.

This is how heritage redevelopment is done in other municipalities across BC- looking for win/wins.

Thanks for your consideration,

Duncan Cavens
960 Lyall St.