



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

LATE AGENDA ITEMS COUNCIL

Monday, August 16th, 2021 @ 7:00 pm
Esquimalt Council Chambers

- (1) **PERTAINING** to Item No. 6.1: **STAFF REPORTS** – Development Permit and Development Variance Permit Application, 1019 Colville Road, Staff Report No. DEV-21-058
 - Email from Trudy Fizzard, dated August 13, 2021, Re: Variance Permit

- (2) **PERTAINING** to Item No. 6.3: **STAFF REPORTS** – Official Community Plan Amendment and Rezoning Application - 812 Craigflower Road, Staff Report No. DEV-21-060
 - Email from Heather and Dylan Bartel, dated August 15, 2021, Re: 812 Craigflower
 - Email from Lisa Lasagna and Robert Zacharias, dated August 15, 2021, Re: 812 Craigflower Rd.
 - Email from Stephan Jacob, dated August 16, 2021, Re: 21-417 OCP Amendment and REZ Application – 812 Craigflower Road, Staff Report No. DEV-21-060
 - Email from Judith Wright, dated August 16, 2021, Re: Development Proposal 812 Craigflower Rd

- (3) **PERTAINING** to Item No. 8.1: **NOTICE OF MOTION** – Development Capacity Assessment, Councillor Armour - For Consideration
 - Email from Rozlyne Mitchell, Chair, Board of Directors, West Bay Residents Association, dated August 16, 2021, Re: Letter to Council

Kim Maddin

From: Trudy Fizzard [REDACTED]
Sent: August-13-21 5:01 PM
To: Corporate Services
Subject: Variance Permit 1019 Colville Rd. Esquimalt PID 006328661 Legal description:
Amended Lot 10 (DD 114302-1) Block20 Section 10

Council Members,

I reside at 1017 Colville Rd. and I am an immediate neighbor to 1019 Colville Rd. I do not wish to have a building closer to the property line than the bylaw setback of 1.5 meters.

Sincerely
Trudy Fizzard

Sent from [Mail](#) for Windows

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: <u>Aug. 16</u> , 2021
For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other _____
Referred to: <u>Deb H</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

Kim Maddin

From: Heather Abel [REDACTED]
Sent: August-15-21 10:38 PM
To: Corporate Services
Subject: Council Meeting August 16 - 812 Craigflower

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>August 16</u> , 2021 For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council Other _____ Referred to: <u>Deb H</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

Hello,

I am writing about the rezoning application for 812 Craigflower St. as my husband and I will be unable to attend the meeting on August 16. We live directly behind the property and are extremely worried about the changes that will result from the proposed development. The plan the developers have for this property fills the entire lot and does not suit the surrounding neighbourhood. At 4.5 stories, it will take away much of the sunlight my neighbours and I enjoy during the year, affecting our ability to enjoy our backyards, grow plants and food, and keep our heating bills down.

In addition to my personal concerns, this development does not fit with Esquimalt's Official Community Plan, which for medium to high density states that development should enhance existing neighbourhoods and "support compact, efficient medium density development" as stated in the OCP. With over half of the units in the development listed as one bedroom this development can not be considered compact and efficient and it does not accommodate young families, another priority of the OCP. The rezoning application to facilitate a coffee shop in the building design, was added by the developers in response to community feedback, however it does nothing to address the actual concerns related to height, sun shade, and set-backs. The application is intended only to add one "amenity" as listed in the OCP, as the current development does not offer any amenities laid out in the policy, as it not only removes green space from the current lot, but negatively affects surrounding green space due to the blocking of sunlight at the neighbouring two houses and three or more townhouses.

The Township of Esquimalt has developed policy based around the "missing middle" housing and use of the PlanH grant to promote a healthy community. The lot at 812 Craigflower is an ideal place for this type of low rise, multi-family housing, which is similar to the most current development in the neighbourhood and would be far more likely to "foster social interaction" as stated in the community plan. Development suggested by Plan H, such as duplexes, four-plexus, and bungalow courts would be far more appropriate to the lot and neighbourhood. I would like to see Esquimalt continue to back their community for this policy and leave this neighbourhood feeling supported by our elected officials.

Heather and Dylan Bartel
6-922 Arm St.

Kim Maddin

From: Zacharias Lasagna [REDACTED]
Sent: August-15-21 6:14 PM
To: Corporate Services
Subject: 812 Craigflower Rd. development proposal

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To Esquimalt Council:

We are writing to let you know that we are opposed to the proposed development at 812 Craigflower Road. We live directly across Craigflower from this property (827 Craigflower Rd.).

Craigflower Road and Esquimalt in general already have quite a number of apartment buildings and while we support increased density, we feel strongly that a townhouse development on this site would better suit our neighbourhood. We are concerned about the increased traffic and potential garbage that would result from this size of a development plus the proposed ground floor coffee shop.

The height of the proposed building would negatively impact not only ourselves but also our immediate neighbours in terms of looming encroachment, decrease in sunlight, and likely lower property values.

Please consider vetoing this proposal and instead advocating for something much lower in height.

Thank you for your attention to this matter.

Sincerely,

Lisa Lasagna and Robert Zacharias
827 Craigflower Road
Esquimalt, BC V9A 2W8

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: August 16, 2021
For Information CAO Mayor/Council
Other _____
Referred to: Deb H
For Action Response Report
For Agenda Council COTW IC

Kim Maddin

From: Stephan Jacob [REDACTED]
Sent: August-16-21 10:10 AM
To: Corporate Services
Subject: Re: 3) 21-417 Official Community Plan Amendment and Rezoning Application - 812 Craigflower Road, Staff Report No. DEV-21-060

I would like to voice my opposition to the proposed development at 812 Craigflower Rd, in its current form.

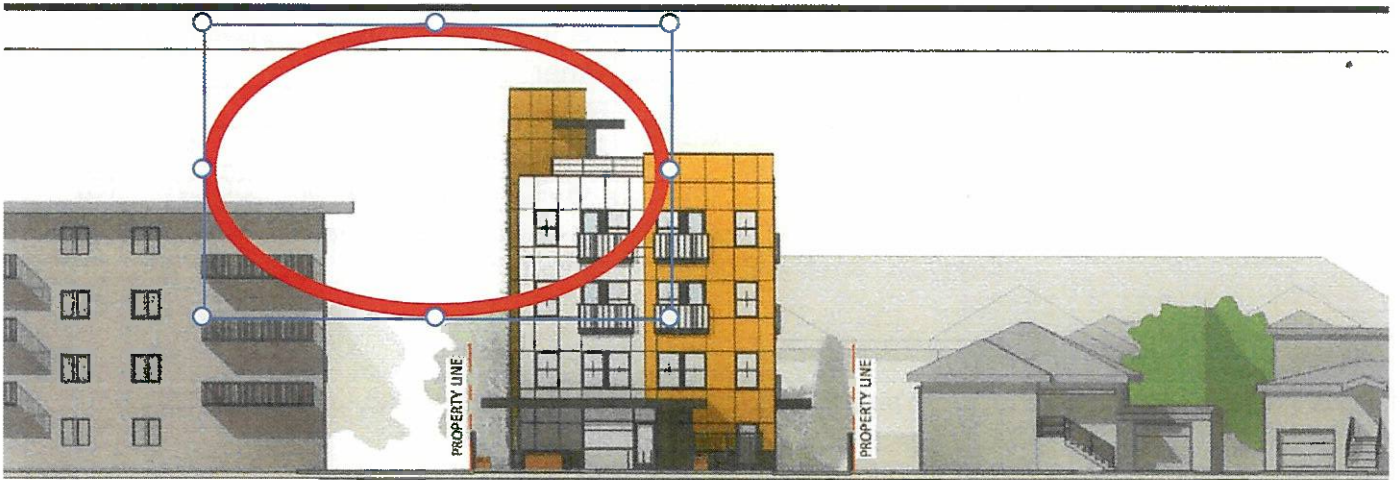
I live at 823 Craigflower Rd.

I'm all for densification on the southern end of Vancouver Island, but the proposed height and design of 812 Craigflower Rd development does not improve this Esquimalt neighbourhood. Further more, the corner of Craigflower and Arm Street was characterized as a "community gateway" according to the current OCP schedule G that is not the case. The gateway is designated at Craigflower Rd. and Dominion Rd.

Points of concern: height: the height of the proposed structure is significantly higher than surrounding building. Even though the existing and new structure are both four story designs, the overall layout and the addition of a 5th story (service structure) results in a structure significantly higher than what is suitable for the neighbourhood.

May I illustrate a modified rendering of the proposed development at 812 Craigflower that would fit the neighbourhood noticeably better - lower density.

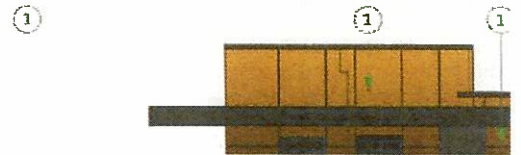
Thank you,
Stephan Jacob
821 Craigflower Rd.
Esquimalt BC V9A 2W8



812 CRAIGFLOWER RD.

810 CRAIGFLOWER RD.

804 CRAIG





Kim Maddin

From: Judith Wright [REDACTED]
Sent: August-16-21 12:02 PM
To: Corporate Services
Subject: development proposal 812 Craigflower Rd.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>August 16</u> , 2021 For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council Other _____ Referred to: <u>Deb H</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

To whom it may concern,
Although the building that is proposed for 812 Craigflower Rd. appears to be well thought out and includes many environmental considerations, the decrease in light and increase in sound will definitely impact the surrounding neighbours negatively.
I urge you to consider decreasing the height of this proposed building.
The physical and mental health of all of us thrives on light, quiet, greenery, and surrounding spaciousness and hence so does the community.
Many of us living in the immediate surrounding area have small urban vegetable gardens which, I believe , is encouraged by the Esquimalt council.
Thank you,
Judith Wright
#2 922 Arm St.
Esquimalt B.C.
[REDACTED]

Kim Maddin

From: R M <WestBayResidentsAssoc@shaw.ca>
Sent: August-16-21 11:48 AM
To: Mayor and Council; Corporate Services; Bill Brown
Subject: Letter to Council Aug 16th for Agenda Item #8
Attachments: Mayor & Council re Dev Cap Assess.docx

Attached is a letter for Mayor and Council from the West Bay Residents Association regarding Aug 16th Council Agenda item #8 re Development Capacity Assessment Report

Thank you.

Rozlyne Mitchell

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
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August 16 2021

Dear Esquimalt Mayor and Council:

Re: August 16th Council Agenda Item #8 Re Development Capacity Assessment Report

The West Bay Resident's Association (WBRA) supports the proposed motion to construct a Development Capacity Assessment Report with the objective of determining a process and tool(s) to identify the carrying capacity of our community's systems and structures and the implications of increasing densification. This initiative presents a great opportunity to get the community involved in understanding what information is needed in the development of a tool that will help us to understand our capacity to accommodate future population growth.

Much thought and deliberation will need to go into the planning of this report. For example, it is important that both physical as well as socio-economic infrastructure and service issues be included. To begin, how will baseline data on these issues be gathered e.g. what is the current state of specific infrastructure and services – do they meet current population needs and from there what will be required to meet future needs? What future population and development growth is expected – 10 years, 25 years, etc.? What trans-jurisdictional issues will be included and how will that data be compiled? Recognizing that growth and its closely aligned need for infrastructure and services will have a cost – how will those costs be met.

Understanding the pressure factors on resources and services within the context of sustainable development is key to ensuring increased density is supported without long term social, environmental and economic degradation and impacts. To this, it is important to ensure the issues to be included and tracked are the right ones. We ask that Council approve the motion and ask staff to proceed with the development of a draft terms of reference for the report for review.

Yours truly,

Rozlyne Mitchell

Chair

Board of Directors

West Bay Residents Association