

2016 Public Input - OCP Review

Housing & Development

Affordable Housing (53)

General (37)

1. Affordable housing x 13
2. Social housing
3. New lower income housing x 3
4. Affordable housing as a priority
5. I think it's always important to think in terms of affordable housing.
6. More affordable housing x 2
7. More affordable housing - support those trying to exit supper infested city.
8. Of course Esquimalt needs more affordable housing.
9. Affordable housing needs a very large boost.
10. Keep affordable housing.
11. Affordable housing required
12. Maybe more affordable housing for people with minimum wage.
13. Affordable Housing for seniors and all.
14. Affordable housing with no cellular relay towers within 3 miles. Treat with respect.
15. A mix of people of all ages and incomes, some on income assistance better reflect a community and prevent stigmatizing (e.g. people who receive social assistance).
16. Get serious about developing affordable housing, and stop touting that Esquimalt is already full of affordable housing opportunities, absolute balderdash!
17. We have sufficient affordable housing and rental housing.
18. Forget affordable housing - it is a chimera ("Greek mythological fire breathing creature").
19. Keep housing affordable, but revitalize the community. Many people live here as it's the only place in the city with affordable(ish) housing due to the fact that much of it it is very run down and much less safe compared to other communities in the city.
20. Though some, maybe many would prefer that much of Esquimalt be low cost housing, many also would prefer that it was high cost housing in line with the incredible waterfront and location, location, location. I do not support low cost housing on or within 500 meters of expensive waterfront.
21. More affordable housing and increased density would be an excellent investment in Esquimalt's future. We have such a good community already but I believe we'd be stronger if people who live here were all adequately and safely housed. Our homeless population isn't as visible as downtown Victoria's but that doesn't mean that population doesn't exist and won't continue to grow, not to mention people living in illegal suites. Approving more suites in existing homes

increases housing affordability and density.

22. Increasing the diversity of income levels so Esquimalt can be seen as other than a low rent, lower income families refuge- great work has been done to shine up the image - however low rents, poor housing and fixed income housing; Viha group homes arriving without consultation; and soup kitchen emphasis - while part of diverse and caring communities - can subtly tilt the balance and image unless there are council strategies and priorities and plans to ensure a balanced mixture of income levels.

Homelessness (8)

1. Help for homeless
2. Low cost housing for poor + homeless
3. Make a shelter for homeless to stay with medical services.
4. Homeless or almost homeless people should be given a chance to have a small place to call home
5. Get people involved offer them something that isn't going to cost them anything because if you take a look around most people live below poverty line.
6. I have a friend who is currently homeless. She was an Esquimalt resident with her family, is battling stage 4 breast cancer and is unable to find a place to live. We need to help people in those situations.
7. I am homeless and couchsurf in Esquimalt, trapped in eternal poverty because those who have excess refuse to share. Homes need to become free, or at least we need to get welfare to stop being so difficult to access, for rates to increase, and for landlords to stop selling homes that include tenants who still want to live there.
8. All communities should be involved in low cost housing for the homeless. Tents in parks - not a good solution or stop gap, but costly in terms of policing, cleanup, disruption of neighbourhoods, etc. How about a small one time but specific tax to all residents and business and setting aside some land for that purpose alone?

Policy (8)

1. More flexibility about affordable housing options i.e. tiny homes, micro suites etc.
2. Require non-market housing in new developments, or a levy on all such construction that is earmarked for housing subsidy (and that can't be shuffled elsewhere)
3. When condos are built, allow a percentage for affordable housing to give opportunities for low income residents to buy into the housing market.
4. Give developers a reason to build affordable housing by changing lot size. Rezone for multi-purpose use.
5. Development incentives to bring more "working class" to Esquimalt. We have enough "low income" and if we want business to come to Esquimalt, we need people with disposable income to live here in order to support new businesses.
6. Properties donated to Esquimalt should be used as projects like Habitats for Humanity

encouraging volunteers to help build micro houses for the retired, disabled and working poor. Senior governments should match the funds with a goal of 100 homes for the deserving citizens. The longest residents of Esquimalt get to the top of the list ... They should get tax relief if they donate their properties for multiple housing opportunities.

7. I think affordable housing should be a priority and increasing the number of long term rentals. I would also like to see the city have a plan to protect our residents against Esquimalt's housing market turning into a run away real estate market like in Vancouver.
8. One of my biggest concerns is the lack of guidelines for out-of-municipality investments (i.e. Vancouver is now awake to the problem of off-shore investors gobbling up any housing, not even living in the premises, but driving up the prices so that the local who want to earn a living & be comfortable in their community cannot do so).

Also see Planning & Development - Housing Types - Affordable

Density (24)

General (5)

1. Professional and vigilant enforcement of land use bylaws. Greater attention to needs of residents in densifying areas especially along high traffic corridors.
2. Density in housing equally so. Consider that central Vancouver is roughly the same size as Esquimalt with many urban parks, cycling lanes & green resources, not to mention rental housing & assisted housing. With green roofs & green walls, Esquimalt could maintain a large part of its enviro-friendly feel while still highly urbanizing.
3. Density and zoning are critical here, as they complement the natural endowments of the area, and our existing services and infrastructure, to determine the future character of the township. My main concern in this regard is that we do not sacrifice the long term future of Esquimalt for a short term increase in property taxes. in other words, lets focus on quality not quantity. Let's not rush to in-fill the area below Lyall Street too much, but focus on nice, single-family homes, even if it means waiting a few more years. Let's not rush to build tower blocks on the main strip, but focus on town-houses, even if it means waiting a few more years. Esquimalt is on the cusp of some real change. It might take a few more year, but that's ok. It's coming. So lets take our time and aim high, rather than rush and take whatever we can get now.
4. Get on with building to bring people into the community. The rest will come more easily.
5. When the ERA cannot find members for their Board its should be a red flag of the need for more people able to make our community their permanent home.

Green/Public Space (4)

1. Careful consideration/planning of new developments regarding increased density and height should limit shadowing and cold unpersonal spaces which do not contribute to community.
2. Increased smart density is required for this city to achieve it's full potential. Higher density areas need to have increased public spaces (green and otherwise) to create a healthy balance and achieve a automobile independent transportation system.
3. Stop building condominiums when we have so little open outdoor space left and when we

already have enough homes but we're simply not sharing them.

4. Density needs to be increased. Increase property taxes should be levied on low density sprawling properties to pay for low income rental subsidies, and changes to zoning should encourage new homes to include a suite to increase the supply of rental stock. Building guidelines should discourage low density sprawling development and encourage smart density with a focus on increasing public spaces (i.e. parks, squares, greenways) adjacent to these developments.

Support (15)

1. Densification
2. We need to increase revenue partly through increased population density + housing
3. Let go of the past. Esquimalt needs more business and denser land use to provide a larger tax base to pay for better services.
4. Further densification of housing along Esquimalt road corridor.
5. Spread increase density along all major corridors – Craigflower/Colville/Lampson/Lyall (3 storeys)
6. Encourage mid-rise, mixed use density along Esquimalt Rd and Craigflower road (and N-S traffic arteries). Density should be encouraged and steadily implemented.
7. Lets take it slow, and focus on quality not quantity. Keep the areas south of Lyall low density, as well as those above Esquimalt Road. And aim for townhouses rather than apartment buildings along the main drag.
8. I have lived in Esquimalt for 26 years, and I know I live in a beautiful part of greater Victoria. I am a local developer and Esquimalt has now been discovered, the old image is a thing of the past. It is up to us now to keep the ball rolling forward. Secondary detached suites would be a great addition to our community. We need density, and increase our tax base. I am all for density. I have built about 5 homes in Esquimalt and look forward to further development.
9. Also get much more innovative on redeveloping older neighbourhood areas into multi-residential, such as backlane housing, granny flats, carry chances, 4 plex and any other initiatives that greatly will intensify population in older neighborhoods.
10. Permits to allow for laneway homes or secondary units on properties (to promote densification). Mixed-use units.
11. Increase density with carriage homes and secondary suites. Fewer McMansion style large houses.
12. More density is needed than the present single family home or townhouses... so yes to garden and secondary suites.
13. We need revenue. Zone land to allow for development of condos + rental. Population goes up + so does revenue.
14. I believe that Esquimalt planning must lead in being able to increase density. I believe that increased density will provide a greater population that will in turn make local businesses more viable, and therefore attract business to Esquimalt.
15. Esquimalt should be pursuing the type of densification that is occurring in Victoria, in order to

increase our property tax base and enhance the services available to the community. Esquimalt is a desirable and affordable location for young families employed downtown by the public service, and our community should be benefitting from providing housing for those families.

Development (General)(12)

1. Development
2. Redevelopment
3. Support of development and renewal of existing properties.
4. Let's keep the "small town" atmosphere as opposed to a suburban atmosphere.
5. I want to see the Township be pro-development and not do things to discourage development.
6. The current priority to allow for redevelopment that citizens oppose is an affront to democracy.
7. I know development is always a concern to build tax revenue. If we build we will need to deal with the added traffic.
8. I'm a little jaded about community plans. The previous one was violated when McDonald's moved into the library so the new town hall could be built.
9. Slow down building houses etc. till transit + roads can handle congestion. Initiate a small tax on developers to help pay for improvements seeing as they receive the profits from developments.
10. I believe that Esquimalt planning must lead in being able to increase density. I believe that increased density will provide a greater population that will in turn make local businesses more viable, and therefore attract business to Esquimalt.
11. My community vision includes the building up and improving of Esquimalt Road. The views up there are million dollar views and they are not being used to best advantage. A mixed use housing and commercial model to bring more housing and customers into Esquimalt and more taxes! It would improve the appearance of the major route into and out of Esquimalt and it would preserve the small scale of the areas above and below Esquimalt Road. We want people to drive here and say "wow Esquimalt is really changing, I like it"
12. Ensuring that Esquimalt maintains and enhances it's place as a real seaside village community that is very close knit. That it does not succumb to greedy developers whose profit margins dictate high rise development as seen in Victoria that results in sales to absentee international owners for the sole purpose of investment. Preferably that it follows the example set by Langford which has been transformed into a highly desirable and attractive community to both families at all age levels and businesses. Why not try to identify property owners who are interested in selling and connecting them with developers who will fit the community plan. A registry could be created that would help to bring the two together. Finally cleaning up Esquimalt Road businesses by enforcing unsightly properties to renovate their facades or decline their business licenses.

Docks (10)

1. Docks!
2. Docks on the beach
3. From 8d: no more building of docks - especially on oceanfront (eelgrass areas to be especially

protected).

4. Docks – live-aboards allowable use (responsible) in West Bay
5. Make a non power boat launch at the end of McNaughton Ave
6. Secure water and harbour access for future generations
7. Access to water for Canoes/Kayaks from Westbay walkway
8. I think it key we have a public dock, at start of Westbay walkway, to allow Canoes, Kayaks, and other small craft to be carried in and launched.
9. Fix up Fleming Beach Boat launch area. Heavy use with trailer spilling onto residential streets. Have Anglers Association involved?
10. Docks-a public accessible launch site for kayaks in West Bay, please! Currently the marina does not allow launching and if you want attempt, the wharfs are too high to do so.

Garden Suites/Carriage Homes (132)

General (12)

1. Garden suites
2. Detached secondary suites (Carriage houses)
3. Allow/support Garden Suites or Carriage Homes or Laneway Houses or Granny Suites x 7
4. Garden suites, carriage homes please. I have the space and the need.
5. Make garden suites legal so housing can be affordable.
6. I would like to see changes to allow small detached garden or lane houses on large lots.
7. Additional small housing on property for family: small "lane style house" for parents or grandchildren.
8. Garden suites/carriage homes are a good idea as are secondary suites. People need affordable housing in this part of the country as it is a really nice place to live.
9. Give house owners the opportunity to build garden suites to alleviate the shortage in rental suites.
10. I would love Esquimalt to be an area leader in supporting Eco-friendly tiny house options, both land-based and trailer-based.
11. Letting home owners build garden suites to improve the vacancy rate in Victoria and Esquimalt so that people do not have to go through "renovations".
12. I would like to see Esquimalt moving forward on garden suites and backyard cottages. I own a small house on a large (14,000 square feet) in Esquimalt, and I would very much like to 'age in place' on my own property. I would like the option of building a small detached cottage that I could have my mother-in-law live in now, and then when I'm no longer able to manage my house, I could move into in my old age.

Policy (7)

1. Garden suites please! Guidelines/policy & Bylaws (zoning)

2. Develop policies, standard + zoning bylaws for garden suites
3. Garden suites on lots of size X regardless of zoning
4. Garden suites in large yards.
5. Garden suites allowed on sites that already has a suite regardless of lot size
6. I would love to see garden suites/backyard cottages on appropriate sized lots. In my specific case, this would allow me and my husband to provide housing for our mother (in law) soon, and then in our older age. We would move in, maintaining control of our housing and providing quality rental for someone in our main house. This would also increase housing density in our area, which is very large lots. These types of properties, while desirable, do take a large amount of effort and cost to maintain and could provide a better return.
7. You might try promoting micro homes and Granny Cottages that cluster around a common ground allotment garden. Try it within a block that is due for renewal. It will encourage young families to remain within a safe, affordable community. The savings and available cash flow will be invested in the area. Suggest that the purchasers who do not wish to own a vehicle will be given priority. Also, this will entice retirees and those with disabilities to invest long term in Esquimalt.

Petition (113)

I am enclosing a petition that I initiated to demonstrate support for adding Garden Suites to the Official Community Plan. Please note that signatures number 76 and 88 should not be considered for this petition; the people signed before I was aware that they were not Esquimalt residents.

In order to demonstrate community-wide support for Garden Suites, I canvassed various areas in Esquimalt – Saxe Point, Parklands, Rock Heights and Kinsmen Park. I also have many signatures from people in other areas of Esquimalt.

While gathering signatures, I was amazed by the amount of support there is for this idea. There were only about 10 people that I talked to who were against it. The main objection was related to parking, and a few others didn't want to see any changes in Esquimalt.

I think this petition clearly shows community support for adding garden suites to the Official Community Plan and we ask you to do so as part of the review that is happening now.

Height (18)

General (4)

1. Housing height
2. Keep the height limit as is.
3. Building design and height limits
4. Esquimalt adopted Kelowna's bylaw so higher new houses being built, while failing to adopt

Kelowna's companion bylaw which protected view sightlines.

Mid-Rise (6)

1. Limit height to max 6 storys
2. I would prefer that we not have too many more high rises in Esquimalt, any taller than they are now. I think it keeps more of a small community feeling.
3. I support increasing density but only to an extent - I don't like the ideal of large high rises in our community. I'd prefer to see moderate-height apartment buildings and duplexes/town homes.
4. Height to keep a "human scale" no towers (4-6 floors max),
5. Keep Heritage buildings and do not allow high rises over 6 stories.
6. I do object to height on some of the developments. One in particular that I strongly object to is the one that was proposed awhile back for the Old England Inn property in which the developer was proposing 6 story units. This is not the place for such high density. This property is a park like setting and any development of the lands should be restricted to a maximum of 2 stories so that it is in keeping with the other residential houses in the area.

High-Rise (8)

1. No tall buildings
2. No high rises south of Esquimalt Road.
3. I like the character of our neighbourhoods and wouldn't want to see high-rises.
4. Don't focus on height restrictions, multi-high-rise story developments, bring it on!
5. Increasing maximum height allowances will enhance tax base but consideration must be given to preserving views of existing properties.
6. Enable height in our downtown of 12 story, with downtown street presence
7. Do not limit height in the downtown core - 12 story OK - just make sure we have the necessary services (Fire etc.).
8. "Work the Vision" Get three 6-10 storey developments built in area of Cambie pub. The land is flat and less view is impacted. Get started... with the revitalization roadmap

Housing Types (21)

General (8)

1. Continue to do things to encourage young families to buy property here
2. Community characteristics, building themes and designs what do we want our community to look like?
3. Also need more rancher type dwellings as the population ages.
4. Socio economic diversity(ensuring there is a balance of all income levels - esquimalt has been

marked as a low income community; poor housing; soup kitchen etc)

5. Lots of great housing but there isn't as much of a market over here. The nice areas never sell and the less attractive areas need upgrades to be of better market value + quality. The houses and buildings look very run down in Esquimalt and not upgraded as well as other areas of Victoria.
6. Support for a mix of housing developments (townhouses, multi-family, single family).
7. Less apartment buildings and more houses. Stop piling people on top of each other (apartments and condos) and keep our skies clear of tall buildings.
8. There needs to be care to ensure that new developments don't cast shadows on existing homes that destroy the reason those home owners chose those properties in the first place.

Affordable (6)

1. Support mixed-income developments with an affordable share of the units.
2. Anything to encourage and support young families to move into area e.g variety of affordable housing
3. Housing for all age levels, income levels, pet-friendly - no discrimination of people with pets. Encourage rental units and smaller houses (e.g. wartime houses, boat houses, low rise condos and small town houses).
4. More co-op living spaces. There has to be more affordable rental space. You can not knock down or keep creating high density buildings that are only "purchased liveable space". There has to be affordable rental property too.
5. We have low cost housing in Esquimalt and those places are not kept tidy and we have a criminal element living in such places. It's time to bring our standard of living up where there is a good mixture of use of land.
6. As the core of our region becomes more expensive and families are priced out, providing a range of housing choices including dedicated affordable rental and homeownership opportunities is important if Esquimalt is to retain its friendly character (rather than becoming a city of well-to-do homeowners and poorer residents of older apartments). Integration and equity, not displacement.

Duplexes (3)

1. Flexibility on duplex
2. Relaxing on Duplex zoning lot frontage
3. Allow front to back duplexes - i heard this was a major issue during the last OCP and i see why as some are terrible - but some are fine, and with the advisory planning committee there to look at proposals i think the should be an option, not a black and white rule. I would also suggest it would be ok where it becomes the "mirror" for an existing one.

Infill (4)

1. Emphasis on garden suites and mixed use buildings around Esquimalt Road and in the village.
2. Liking the recent in-fill housing, as its all been so tasteful & continues to make the community accessible.
3. That we have smaller lots with more affordable housing, garden suites and secondary suites would be welcomed, carriage homes good. No big monster houses, please.
4. Support infill development in the form of small-lot houses, row houses, accessory suites and cottages, and cooperative housing with a focus on not just rental but also homeownership.

Neighbourhood Design (23)

1. More aesthetic consciousness in making streets more attractive.
2. Designing roadways and neighbourhoods that promote the flow of traffic.
3. We need neighbourhood building guidelines commensurate with a waterfront municipality.
4. I wish there was more little community library boxes.
5. Develop contextual continuity to downtown architecture
6. More adhesive flow of building design , in city (west coast theme core)
7. Inviting and modern neighbourhood both commercial and residential
8. More neighbourhood focus (the feeling of Dunsmuir Road houses a good example)
9. Preservation of existing neighbourhoods (West Bay Marina a good example)
10. Future Land Use and Development - A tough one given the fact that everything has been developed without little thought to the aesthetics of community harmony.
11. It would be nice to have an environment that matched the community feel of Esquimalt. Great place to live it would be lovely to have a small village like feel (i.e. cook street village).
12. Push on hard on a revitalization of Esquimalt street. Identify an architectural identity that is unique for Esquimalt and find out what it will take to get people serious about development for Esquimalt Rd.
13. Adopt other successful community successes (Europe and N America) in both community design and programs. Encourage social interactions, non-vehicular travel, self-sustaining activities, gardening, design physical environment to encourage activities which mix age groups and mix socio-economic classes
14. Support unique communities and neighbourhood character. Rockheights = trees + large lots + large setback. Discourage symmetry. Discourage front yard fences.
15. Neighbourhoods. Neighbourhoods. Neighbourhoods. In Esquimalt neighbourhoods are neglected. I don't believe anyone from Esquimalt Municipal Hall ever goes into the community. They would be embarrassed if they did.
16. While keeping development in mind there is also a need to keep neighbourhoods intact. Size and appearance of developments should be in keeping with the neighbourhoods where being built. Ie: large modern structures not placed in the center of established heritage homes
17. Esquimalt is well known for it's quaint older styles. Tourists visit for the gardens and older style houses and buildings. I just hope new buildings and structures are considering this and not

trying to add a lot of over the top modern looks (like the hideously modern new Johnson St Bridge). We are a neighbourhood of Pirates who would be out of place in big boxes and glassed in square buildings.

18. Neighbourhood Design - would be nice (e.g. local business assoc. business homes more housing and visibility + access to waterfront. Create "community square" with city hall, library, recreation centres as focal point for the community. At present Esquimalt feels disjointed and haphazard. You have some wonderful community facilities and parks, it is unfortunate in general Esquimalt is an "ugly" duckling.
19. Esquimalt needs a cohesive vision for its design and planning - no more one-off designs that don't fit with the history and character of the community. Development is good, but not at the cost of losing the unique characteristics that make the community special. Approving development that makes Esquimalt look like the western communities is not the way to go. Priority - create a plan that creates a town centre and honours the history of the community.
20. Neighbourhood character – fun public art projects like painted phone poles, murals (like McCaskill Street in Vic West). Play on our pirate theme... look at all the old anchors around!
21. Neighbourhood Character: what makes a great neighbourhood are public spaces for neighbours to come together and socialize, create things together and take ownership over. For example, community gardens/orchards, cafes, public games areas. These spaces should be beautiful and cared for.
22. Revitalization of neighbourhood character, not necessarily with a focus on heritage but a focus on inclusiveness and those features of the community that will lift community spirit facilitate more interaction of neighbour's and spark a spirit of beautification and better maintenance
23. I would also love to see residential development along the 800 block of Esquimalt Rd. But not just any old development - it would be nice to see new developments come to Esquimalt with architectural interest and thoughtful design. Let's celebrate how different we are from everyone else in the region - it would be great to think about how we can continue to stay different and set ourselves apart, rather than try to be like other communities. Let's be unique! Let's celebrate "different"! It's what my family loves about Esquimalt. Let's continue to set the bar for the rest of the region, and refuse to follow.

Also see Arts, Culture & Heritage - Neighbourhood Character

Parking (30)

General (1)

1. I observe a lack of long term parking in the area for people that work in the area.

Business (1)

1. RE: Economic Development - Flexibility on required parking to accommodate outdoor seating

Garden Suites/Carriage Homes (1)

1. Require parking for garden/carriage homes, etc. - at least most of them - as parking on major streets is at a premium.

Off-street (4)

1. Density and on-site parking come to mind.
2. Reduce on-site parking and allow new developments with almost no parking, but with car-share and transit access.
3. Not every apartment needs parking - decrease the number of parking spaces - encourage bikes and use of public transit (? more small buses/vans?)
4. New development does not provide enough parking in comparison to density.

On-street (16)

1. Handle parking
2. More off-site parking
3. Regulation of street parking
4. Get rid of on-street parking for residents.
5. Parking on some streets to be on one side only to help traffic holdups and problems.
6. Our streets should NOT be a free-for-all for residents to park multiple cars by the curb.
7. Grenville Parking – street is too narrow for parking on both sides + 2 way traffic
8. Residential parking signs re workers parking on street signed as Monday to Friday 8 to 5 instead of 24/7
9. Wish we would retain our parking spots in front of our residence at the corner of Fernhill Place and Fernhill Road
10. Parking continues to be an issue as most households have multiple vehicles and an increase in secondary suites/carriage houses will only increase the number.
11. Review streets for parking (and ask the streets for input) - there are many that may not accommodate an emergency vehicle at 7pm due to the parked cars - ensure 6.0m clear please.
12. Need to have parking on one side of the street only - at narrow streets like Wychbury, Greenwood; basically need to review this @ all streets. Difficulty passing with 2-way traffic. Effectively, the street becomes a narrow 1-lane roadway.
13. No more allowances for on-street parking. The place looks like a used car lot. Tokyo required that every have a spot before they could buy a car (some can rent another's driveway space). In that way the streets stayed safe, functional & aesthetically-pleasing.
14. You can't drive down streets because of every house pretty much has a suite and no parking. Even the new homes only provide 1 parking space where most people have 2 cars. The planning and development in Esquimalt is extremely poor. You can build pretty much what you want, Travel trailers, trailers, work trucks, vehicles are all parked on our streets. No room for kids to play.
15. I have no problems with affordable housing or secondary suites provided that vehicle parking is addressed. Too often, secondary suites results in neighbourhood parking being reduced for other area residents. Maybe it's time that Esquimalt adopted a blanket parking decal program

that allows residents to park in their area.

16. No more free on-street parking. My property taxes are \$4,500/year & I've always been respectful of the clear street. My neighbours on Lampson & Greenwood however, 3 duplex owners, have filled their driveways with 5th wheels & boats & then park their SUV's & monster trucks on the street (no sidewalks), making the road a 1 lane accident-waiting-to-happen. Not only that, it's hideous & looks like a used truck dealership. Here you are encouraging neighbours to endure stress while some abuse their "right to have one on-street spot". Illegal suites, in-laws, vehicle hogs and others who are just plain lazy & can't tuck their car into their own driveway... it can't go on. Go to Cordova Bay, Oak Bay – tree-lined streets are gorgeous + photo ready. On Bewdley Ave, one of the nicest cherry-blossom lined streets, the line of steel boxes at the curbside makes me want to vomit. By requiring a space for parking that is off-street, we will: tidy up the street; encourage people to cycle & walk, as vehicle ownership becomes more expensive; enable a land-owner to rent out a parking spot, which will give the municipality a small license fee; empty lots could become neighbourhood parking lots – the owner would be able to turn a modest profit; the roads will be safer and tidier.

Secondary Suites (5)

1. Encourage secondary suites, with restricting street parking ,
2. Avoidance of secondary suites in areas where there is insufficient parking.
3. Secondary suites – require parking on site for smaller lots
4. Require parking for secondary suites etc. - at least most of them - as parking on major streets is at a premium
5. Vehicles need to be limited for secondary suites. All secondary suites and home rentals should be licensed. A secondary suite can rest in 4-5 vehicles for one house. Fire insurance must be adequate for secondary suites.

Rental Housing (17)

General (12)

1. Rental housing x 4
2. More rental housing/apartments x 2
3. Increase the number of low income rental suites.
4. Support the creation of more rental spaces to help relieve the stress on the market. Esquimalt needs to find a way to shut down slum landlords within our current resources.
5. The use of long-term rentals suites is far preferable for community-building and affordable housing.
6. Rental properties are needed especially as people have now realized Esquimalt is amazing and are buying up all our houses.
7. Affordable age in place rental property in Town Village.
8. Esquimalt is one of the only neighbourhoods outside of the Westshore I can afford to live in and actually work towards a better life for myself and my son, rather than barely survive. I bought a

house here in 2008, which my ex-husband now owns. After 2 years of living in Victoria, I am back living in Esquimalt and I am happy to be back. Of my 10 years on the Island, 6 of them have been spent as an Esquimalt resident. Please keep Esquimalt housing affordable. WE could be the leaders on affordable housing initiative, even before Victoria. There is a demographic of people being missed in social assistance right now, those who make "too much" for rental assistance, but not enough to support themselves and their children. I was EXTREMELY fortunate to find a 2 bedroom apartment in Esquimalt for \$850 a month for November 1. It's not a luxury apartment by any means, but I am so so happy to have it. I am gainfully employed, and have been for 9 years. I have great rental references and I couldn't afford much more than that even with my very reasonable wage. 2 bedroom suites these days in Victoria/Vic West are going for \$1100 and up. It's insane. It's not affordable. I am actually currently "homeless" but staying with a friend for the month of October. I have another friend who is homeless and could not find a place that would rent to him and his 2 children. His children now reside solely with their mother, until he find a suitable home for them. Discrimination against families is happening in rental units. Thought illegal, MANY buildings and suites told me "no children" or "no children in units above the first floor". I believe this truly needs to be addressed, because the people who need the affordable housing most in my opinion are young families. My homeless friend is racked with student loan debt, limiting his ability to afford a suitable rental. The CRD offers "market" housing geared to families; housing that is priced 10% below market value, however, a 2 bedroom townhouse in CRD housing on Lampson street was priced at \$1172/month not including utilities... the mortgage on my 4 bedroom half-duplex that I owned in the same neighbourhood was \$1600 a month.... this is simply horrible. The "squeeze" is a real issue. The rental market is a real issue. I have faith in the Esquimalt city council and city planning departments to address this.

Policy (5)

1. Dog friendly housing
2. If you are concerned about lack of rental housing stock - lower property taxes for selected categories of housing.
3. In order to also attract (e.g. small businesses and people working) more rental housing is needed. Could the municipality be a landlord or builder?
4. I would like to see more options and flexibility for all types of rentals including Garden Suites, Carriage homes, secondary suites, and vacation rentals. This is only a benefit to the community. Please do so without a huge cumbersome process for a homeowner who wishes to go forward.
5. More incentives for people who want to rent a suite in their house or who have bought properties to rent. These incentives should be tied to keeping these places looking beautiful and being safe. Right now it is hard to justify renting out a place because it is so hard to make any profit, let alone keep upgrading (let alone maintaining) the property.

Residential Land Use (18)

General (7)

1. Residential developments
2. Limit siting of above ground pools + trampolines
3. Maintain unique neighbourhoods (i.e. Large lot = large lot), Downtown = density 10-12 storeys

OK!

4. Maintain distinct areas of Esquimalt - 1. Saxe point waterfront and large lots (high value), 2. Rockheights (Old Esq Rd) large lots, garry oak treed environment (unique to Esquimalt)
5. Gentrification of lower Constance neighborhood.
6. "Work the Vision" Define the class of housing desired in the waterfront area of Esquimalt (within 500 meters, especially if there is views) - medium to high class housing.
7. Facilities like the Rainbow Kitchen do NOT belong in residential neighborhoods.

Inclusive Housing (3)

1. Housing needs to be mixed for all family types
2. Bring Esquimalt along to compete with her sister cities on a housing level. Build more infill while keeping the varied socio-economic housing.
3. Encourage more diverse housing types within existing neighbourhoods- e.g. allow small row house developments in Single Family, rather than ghettoizing them in neighbourhoods with poor transit and connectivity to services.

Small Lot (5)

1. Ease process for small lot housing
2. Small lot zoning 10 m wide
3. Encourage small developments by streamlining the process
4. Pass a bylaw making small lots possible so no need for bare land stratas. Where bare land strata houses are built, have the property conform to Esquimalt's standards, e.g. for size of water pipes, turnoffs, road sizes.
5. Go easier on small lot development for duplex and subdivisions to create more in-fill housing - we did it and almost lost our minds with being treated like a big development. These large lots in Saxe Point have such potential and I think our project demonstrated it.

Traffic (3)

1. Concerned about traffic increase with development of Lampson St. hotel - condo property (English Inn).
2. Residential land use and how it affects traffic and safety concerns of not having enough on site parking and parking all over the street blocking vision.
3. Controlled responsible development, where traffic congestion + reduce pollution is a priority! Incorporate excellent transit based on demand and needs.

Secondary Suites (15)

General (5)

1. Allow secondary suites.
2. Encourage secondary suites – make them legal so housing can be affordable.
3. Support for secondary suites.
4. More encouragement to suite housing to offer unused space.
5. Secondary suites should be kept so owners can also have family live there as they get older and need a bit more care.

Parking (See Planning & Development - Parking)

Policy (10)

1. Make secondary suites easier to setup x 3
2. Allow suites in secondary buildings, and in multiplexes
3. Make it easier (through less bylaws and costly permits) on home owners to offer suites for rent in their homes.
4. Secondary suites in duplexes, where land and street allow.
5. Restrict secondary suites in panhandle lots.
6. I am supportive of secondary suites in owner-occupied homes.
7. Raise height restrictions for secondary buildings to 7 meters to allow for suites above garages
8. Encourage legal secondary suites, but require appropriate use (no vacation rentals) & govern parking space.

Seniors Housing (10)

1. Senior housing
2. Affordable housing for seniors.
3. Housing for Seniors more balanced to their income.
4. For seniors there should be more 55 and older buildings so that seniors are around others the same age and not around partying teenagers. Garden suites sounds nice.
5. One private (Renaissance) and one publicly funded seniors residents (Grafton).
6. We could benefit with another care facility for seniors in the future.
7. There is limited updated LTC and Assisted Living in Esquimalt. Will the Legion building be built. It has been years.
8. Future more reasonable housing for seniors would be good.
9. I'd like to see more affordable housing built for low income seniors.
10. Quality and accessible for services for seniors; (e.g. affordable, quality housing to address needs as seniors age; understanding ageism by embracing all of the positives offered by the senior population (65+).

Special Needs and Assisted Housing (9)

1. Special needs and assisted (living) housing x 3
2. Special needs homes
3. Affordable housing for disabled!!!
4. I'd like to see more affordable housing built for those with disabilities.
5. Special needs re: physical abilities to e.g. have ground floor-easily accessed apts.
6. Special needs and assisted housing - buildings to have different sizes of apartments (for singles to families with children eg)
7. Pet friendly housing for disable persons on low income.

Vacation Rentals (11)

Supported (5)

1. Vacation rentals – great idea.
2. B and B's to add character
3. Allow vacation rentals within occupied homes, but not as a stand-alone use.
4. We should keep an eye on the impact of short-term vacation rentals but at the moment I don't see this as a large problem.
5. Allow and promote vacation rentals such as air B&B. Many residences are already experiencing occupation for less than two months per year.
I think it is the city's responsibility to not impede any opportunities an owner may have to recoup revenue from their property, including vacation rentals. People coming from Vancouver because of insane housing costs are causing bidding wars and driving house costs further out of reach of future generations. We must be adaptable with density, zoning, and bylaws, to ensure people have the opportunity to enter the housing market in our neighbourhood and be able to create equity for themselves.

Not Supported (6)

1. Less vacation home rentals, we are in a housing crisis.
2. No vacation rentals on properties rented for regular housing the rest of the year
3. Restrict / prohibit AirBnB / short-term rentals. These are NOT community-building, and can destroy relationships among neighbours. Use of long-term rentals, on the other hand, provides affordable housing and IS community-building.
4. Actively restrict AirBnB/other vacation rentals in residential zones - it is very disruptive for neighbours - but allow for long-term rentals in secondary suites (less disruptive to community, makes housing more affordable)
5. I was extremely dismayed going to the Open House for the English Inn & their new owner. I voiced my concern that they'd be selling off condos for "vacation rental" properties, which are get-rich quick schemes for developers. I did not find that my concerns were heeded. The owner and Esquimalt staff person laughed. The owner said "Don't you want to buy a vacation rental

property? So, somebody from Alberta or somewhere else makes the developer able to develop. The place sits empty, or the place fills with long-term or short-term tourists & the rent money goes directly OUT of Esquimalt. Vacation rental properties do not pay GST or PST, the income is unreported, there is no association fees (TVic or Destination BC) etc., and have spelled the demise of the B&B industry. So please set up sort of ruling to protect sense of community (families & couples & singles that LIVE in the community, invest interest and energy in the community, support local business, attend local school, etc.

6. Did you know that the owner of "Across the Harbour B&B owns 150 vacation rental properties in Victoria. How does that make a level playing field? (off-topic sorry)