



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**LATE AGENDA ITEMS
REGULAR COUNCIL**

Monday, August 17th, 2020 @ 7:00 pm
Esquimalt Council Chambers

(1) PERTAINING to Item No. 6 (4): **STAFF REPORTS** – Rezoning Application – 481 South Joffre Street, Staff Report No. DEV-20-054:

- Email from Kelly Teeple and Ken Whitehead, Re: In support of application, dated August 14, 2020

(2) PERTAINING to Item No. 6 (3): **STAFF REPORTS** – Rezoning Application – 876 Dunsmuir Road, Staff Report No. DEV-20-055:

- Email from Anne Stefanyk, Re: Concerns and comments of application, dated August 17, 2020

Kim Maddin

From: Corporate Services
Sent: August-14-20 8:56 AM
To: Kim Maddin
Subject: FW: Development @ 481 Joffre St S.

Mail log

Corporate Services
General Delivery Email

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

From: Kelly Teeple [mailto:]
Sent: August-13-20 5:58 PM
To: Corporate Services
Subject: Development @ 481 Joffre St S.

We would like to offer if support for our neighbour at 481 Joffre st. South.

Lynn is hoping to put a garden suite in the back corner of her yard & we think it will make a nice addition to our neighbourhood.

Kelly Teeple
Ken Whitehead
482 Joffre st. S

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAD	<input type="checkbox"/> Mayor/Council	
RECEIVED: AUG 14 2020		
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

Jessica Nichol

From: Rachel Dumas
Sent: August-17-20 09:36
To: Jessica Nichol
Subject: FW: Rezoning Application – 876/880 Dunsmuir Road

Mail log Please.

Rachel Dumas
Corporate Officer, Manager of Corporate Services
Tel: 250-414-7135
For the latest on the Township’s response to COVID-19, please visit esquimalt.ca/covid19

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: AUG 17 2020		
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

From: Trevor Parkes
Sent: August-17-20 9:32 AM
To: Rachel Dumas
Cc: Bill Brown; Deborah Liske
Subject: FW: Rezoning Application – 876/880 Dunsmuir Road

Good morning,

Please see below for correspondence received regarding the waived PH for 876 Dunsmuir Road.

Regards,

Trevor Parkes
Senior Planner
Tel: 1-250-414-7148
For the latest on the Township’s response to COVID-19, please visit esquimalt.ca/covid19
From: Anne Stefanyk [mailto:anne@kanopistudios.com]
Sent: August-17-20 6:43 AM
To: Trevor Parkes
Subject: Rezoning Application – 876/880 Dunsmuir Road

Dear Trevor,

I am the owner at 874 Dunsmuir Rd, the neighbouring house to the proposed development at 876 & 880 Dunsmuir Rd.

It has come to my attention that a second public hearing for the proposed development will be forgone.

Please consider the following points as the decision is finalized regarding the issuance of the development and building permits. **Will you please reply once you have reviewed this feedback with the Mayor and Council?**

Our research shows that the original application was denied due to the following three reasons:

- Lot coverage

- Parking concerns for six units
- Setbacks

Here are the concerns regarding the re-application:

1. **Lot coverage.** The building size has not changed, nor has the lot coverage altered from the current 40%. The developer has simply changed the number of residential units from six to four by connecting the units with the removal of a wall.
2. **Parking.** Street parking is in fact already very congested along this stretch as we are already a densely populated neighbourhood. The reality is that by adding two 2-bedrooms and two 3-bedrooms with such limited parking spaces (4 residential and one guest), our neighbourhood will not have enough parking to accommodate the additional number of vehicles.
 - The proposed 'free annual bus pass' is a band-aid solution as users of proposed bus passes will use the bus, and leave stationary vehicles so no other vehicles can be parked. This will further exacerbate the already challenging parking issues for our community.
3. **Setbacks.** It appears that the required setbacks and permeable/green ground space have been addressed.

Proposed Solution:

As a property owner and resident of this community, would you consider these points before issuing an approval on the permit?

- a. Create four 2-bedroom units as opposed to two 3-bedroom and two 2-bedroom units and reduce the size of the house/lot coverage to hit the legal requirements.
- b. Implement rental restrictions (i.e. only allow one car per unit).
- c. Provide a new, taller fence between adjacent properties.

PERSONAL ADDENDUM

As an aside from the aforementioned items which constituted cause for rejection of the initial proposal, I personally would like to note that during the demolition of the previous dwelling, the developer damaged the structural integrity of the fence aligning our property.

When this new, very tall building is built I would like to see:

- A more substantial fence properly built to repair the damage to the existing fence and to provide privacy and noise reduction from the main walkway.
- Further, if no action is taken on lot size, I would like financial compensation to construct privacy fencing for the two decks and bedrooms adjacent to the East side of the building. Due to the lot coverage, building size, and placement these decks will lose all privacy they currently have. This lack of privacy will be a result of the proposed building layout with living areas such as kitchens and rooftop deck/patio areas looking directly onto this portion of my building, which has a negative impact on the rentability of my property.

Note, on February 13th, 2020, I was out of the country, so Scott Rankin, who lives in one of the units, came to express our mutual concerns. He does not live in Fernwood as the developer noted, so please update his address to 874 Dunsmuir Road.

Please feel free to contact me at _____ with any questions.

I look forward to hearing from you.

Kind regards

Anne Stefanyk
Owner of 874 Dunsmuir Road, Esquimalt, BC, V9A 5B7

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Anne Stefanyk

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(she/her)

