

**Deborah Liske**

**Subject:** FW: Attention: Anja Nurvo: PROPOSED ZONING CHANGE FOR 833 AND 835 DUNSMUIR RD

**From:** Corporate Services  
**Sent:** September-13-18 11:43 AM  
**To:** Deborah Liske  
**Subject:** FW: Attention: Anja Nurvo: PROPOSED ZONING CHANGE FOR 833 AND 835 DUNSMUIR RD

For mail log please.

**Corporate Services**  
General Delivery Email

**From:** Stephen  
**Sent:** September-13-18 11:06 AM  
**To:** Corporate Services  
**Cc:** Barb Desjardins; elisabetta  
**Subject:** Attention: Anja Nurvo: PROPOSED ZONING CHANGE FOR 833 AND 835 DUNSMUIR RD

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: SEP 13 2018		
Referred: <u>Deb</u>		
<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

RE: Proposed Re-Zoning of 833 and 835 Dunsmuir:

We, Stephen and Elisabetta Bigsby, are co-owners of #512-845 Dunsmuir Rd., located in the East Tower of Swallows Landing. We have owned and used this property on a regular basis since we bought it in 2008.

We have read the application for the construction of a multiple unit, family residential building on the site currently occupied by two single-family dwellings.

In general, we are very supportive of this type of development on the site, for the following reasons:

- 1) Greater Victoria has an acute need for good quality, affordable housing. Intelligent re-zoning of single-family properties, where appropriate, is necessary to address this challenge;
- 2) The site is already surrounded on 3 sides by multiple unit dwellings; and:
- 3) This location is conveniently located close to two bus routes (25 and 15). It also offers excellent bike access to bike lanes leading to downtown Victoria and other destinations.

Our only comments for the Committee's detailed consideration are the following:

- 1) The proposed driveway entrance/exit on Dunsmuir is close to a major blind curve (east) and a hill which limits sight lines (traffic coming from the west). Ideally, the garage entrance would be located on Garrett Place. This may not be possible. However, something should be done to protect residents who enter/exit from/to Dunsmuir by car or bike.
- 2) Finally, the developer should be required to produce a building which offers an attractive addition to the neighbourhood. This can be done without undue cost, provided the materials and design are well thought out. Some of the newer condos being built along Johnson St. in Victoria (NW corner at Cook, for example) use good design to produce buildings which are attractive without being costly or luxurious. Esquimalt should settle for no less, without jeopardizing affordability.

With these two minor caveats, we are enthusiastic about this kind of development in Esquimalt. Speaking as a retiree, It would be a pleasure to see more kids living in our neighbourhood.

Sincerely,

Stephen Bigsby  
#512-845 Dunsmuir Rd.  
Email: