

26 July 2018

To: Barbara Desjardins
Esquimalt Township

Cc: Olga Liberchuk,
Tim Morrison,
Susan Low,
Beth Burton-Krahn,
Meagan Brame,
Lynda Hundleby

Reference: Advisory Planning Commission--Staff Report
Rezoning Application
916 and 920 Old Esquimalt Rd
https://www.esquimalt.ca/sites/default/files/meetings/2018_07_17_apc_agenda.pdf
■ Pages 1 and 9 through 37

We have recently been informed of an application for rezoning of these two properties. Upon reviewing this application, we strongly disagree with the Advisory planning Commissions assessment and recommendation. THIS APPLICATION SHOULD BE REJECTED as is.

Although it is agreed that family housing is in short supply and is required, this should NOT be at the expense of existing residents nor at the degradation of safety !

Our reasons for rejection come down to four (4) main problems:

- 1) Parking,
- 2) Safety,
- 3) Rezoning,
- 4) Removal of Garry Oak tree

NOTE: We have 1 opportunity to get this right. Let's not miss it !

ASSUMPTIONS:

- 1) Most adults have and use a vehicle.
- 2) Based upon recent statistics the average number of vehicles per household is 2.
Reference: <https://www.statista.com/statistics/551403/number-of-vehicles-per-household-in-the-united-states/>
- 3) Internet search shows that a minimum of 50% of homeowners do not use their garage for parking their vehicle. Single car garages being the least often used !
- 4) Generally, the minimum recommended size of a 1-car garage is approximately 12 ft. wide and 22 ft deep.
Reference: <http://1-car-garage.coolhouseplans.com/>
- 5) People do not like to have their vehicle blocked by another vehicle.

BACKGROUND:

As outlined in the proposal, the existing situation has one house on each of the two properties. Each of these two houses have their own driveway that can each park between 3 and 4 cars. In addition, on the roadway and in front of these two houses is enough space to park 4 to 5 cars. It is noted that the proposal states (Ref. Zoning section) that each of the existing houses only has 1 parking space. Physically this is incorrect. Although this may be a legal requirement a simple viewing of the properties will show that there is more than one parking space. In fact, one of the properties even has a garage.

The proposal is to build 5 houses with 3 of them having a secondary suites (ref. diagram on floor plans SK-3). This gives a total of 8 families (note that the existing is 2). Each of these 5 houses will have a garage and a small driveway. The garage will be smaller than recommended minimum requirements and will only allow parking of small cars.

As the proposal noted, there will be no designated off-street parking for the secondary suites.

Old Esquimalt Rd only allows parking on one side of the road.

REASONS for REJECTION:

- 1) Parking
 - a. Resident Parking

As outlined above, there is presently the ability for 2 single-family houses to easily park 9 to 12 cars (includes on-street parking (4 to 5) and driveway parking (3 to 4 each)).

This proposal will remove the on-street parking in front of the new/existing houses. Therefore between 4 and 5 on-street parking spaces will be lost. This impacts existing residents (on both sides of the street) along with the new residents of these proposed 5 houses. Each day there will be a rush to obtain one of the few on-street parking spots with the hope of obtaining one near the residents' house.

In addition, the secondary suites will NOT have any parking. Therefore 3 families will be forced to use on street parking. Needless to say, this is going to cause "parking congestion" on the roadway.

With 5 houses being built and 5 families the statistics show that there is a requirement for 10 parking spaces. In addition, the 3 secondary suites would require between 1 and 2 parking spaces (for sake of argument, we will assume 1 for these secondary suites). The total number of parking spaces required now becomes 13.

Based upon housing/garage and lot dimensions in addition to statistics, the actual number of parking spots available would be much less than what is shown in the proposal. About 50% of the garages might be used for parking of a vehicle. In these cases, the vehicle will be parked outside the garage. So, 5 small spots outside the garage plus 2 in-garage spots (note that these will be blocked by vehicle outside garage) equals 7 parking spots.

A shortfall of 6 parking spots will have to come from the shrinking roadway parking spots of which none will exist in front of these new homes.

Both the existing and new home owners have family/friends/acquaintances who will visit. As such, this parking issue is going to cause chaos. A family-oriented street will degrade with arguments ensuing.

b. Victor-Brodeur School

During the school season, parents continuously drive up or down old Esquimalt road and park while waiting to either drop-off or pick-up their children. With the decrease in on-street parking, residents (now being forced to park on old-Esquimalt Rd) will have a harder time to find parking spaces. They may be forced to keep circling the neighborhood waiting to get a spot.

In addition, small children who cannot be seen between all of the parked cars, may inadvertently run across this busy road to get to the school yard and playground. This is a recipe for a child to get badly injured.

c. Victor Brodeur Park

During the evenings and weekends both the school and park are used by various sporting activities. The people who are part of these teams utilize the few on-street parking spaces that are available. Although there are signs that state parking is for residents only, this is neither enforced nor is it adhered to be the general public. This is going to further cause parking congestion. Who will suffer – the tax paying residents !

d. Buccaneer Days

Old Esquimalt rd. is used as a staging area for the parade. Prior to the day of the parade, the city puts up “No Parking” signs along the road. However, with this new proposal, the road is the only place for some of the residents’ vehicles to be parked. Its difficult to even contemplate what the local residents are supposed to do with their vehicles.

2) Safety

As you know, old Esquimalt Rd. is not a typical quiet residential road but is rather a busy residential road. There are many vehicle types (city buses, school buses, tractor trailers, 10-ton trucks, smaller service vehicles and cars/motorcycles) that utilize this road with many non-resident drivers either not aware or having no concern that they are driving through a residential and school neighborhood. Instead it is being used as a short cut or bypass.

Presently the existing home-owners have to be extremely careful when trying to either enter or exit their driveways. In the event that a vehicle is parked on the road and near the driveway it is virtually impossible to see up or down the road to ascertain that a vehicle is travelling along the road. In the existing plan (with less vehicles parked on the road) this visibility problem is manageable. However, with the advent of these 5 proposed houses (3 of them having secondary suites) and more vehicles parked on the road, there will be a drastic reduction in visibility. Needless to say, this increases the opportunity for accidents and injuries.

In addition there is a school and sports field along this section of old Esquimalt road. Children cross this road by utilizing space between parked cars to get to the school or park. With the parking congestion that will be created by this proposal, the likelihood of a bad accident increases exponentially.

3) Rezoning

There have been many rezoning's to various lots on this street. All have been to change the existing lot from a single-family home to a duplex. The reasons were to keep with the character of the neighborhood. There is no reason to change these two lots to have 5 houses (3 with secondary suites and two as single-family homes).

Why is the trend of changing single-family homes to duplexes being changed now to have multiple dwellings with the addition of secondary suites.

4) Removal of Garry Oak tree

What can be said, this is a protect tree - do we protect it or don't we ? This one happens to old. With only a few of these long growing trees in this neighborhood, cutting down just one could be catastrophic.

Ref. <http://www.saanich.ca/EN/main/community/natural-environment/trees/tree-protection-bylaw.html>

PROPOSAL:

It should be noted that no single one of these listed proposals would work. All of them would have to be implemented.

- 1) Keep zoning of any new proposal within the established duplex rezoning as previously done and not change the character of the neighborhood, and;
- 2) Demand enough off-street parking to accommodate both the home owner and the secondary suite tenants, and;
- 3) Limit (and enforce) vehicle size on old Esquimalt Rd. to a maximum 1-ton truck. Deliveries and service work to local residents would be an exception, and;
- 4) The driveway for each proposed house be large enough to hold 2 full size vehicles (ie. A pickup truck such as an extended cab Chevrolet Silverado), and;
Does this proposal have the front three houses have the residents parking on city property?
- 5) A 5 foot no parking zone on each side of existing driveways (ie. Yellow paint), and;
- 6) Redesign proposal to remove 1 house to accommodate the required parking.

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CONCLUSION:

There are many items not raised in this document. However, the crux is the following 3 items asking what the township proposes for:

1. the residents to do when they are unable to find on-street parking for themselves, guests or contractors.
2. the safety of our community -- children and their parents/other adults ?
3. cutting down the protected Garry oak tree.

Gary Lonergan
Johanna Semenek
939 old Esquimalt Rd
Esquimalt BC



Karen Hay

From: Bill Brown
Sent: November-13-18 12:26 PM
To: [REDACTED]
Cc: Laurie Hurst; Mayor and Council; Karen Hay; Pearl Barnard
Subject: RE: Re-zoning of 916 and 920 Old Esquimalt Road

Dear Mr. Barclay,

Your e-mail to the Mayor has been forwarded to me for a response. The public hearing has not yet been scheduled so your correspondence will be put in the file for future reference. As you live within 100 m of the subject site you will receive a public hearing notice in the mail stating the date and time of the public hearing. In the meantime, if you have any additional questions or concerns about the proposed project, please contact Karen Hay, Acting Senior Planner, at the e-mail address in the cc field above or phone her at 250-414-7179.

Thank you.

Bill

Bill Brown, MCIP
Director of Development Services
Tel: 1-250-414-7146

From: Hugh Barclay [REDACTED]
Date: November 10, 2018 at 11:03:21 AM PST
To: <barb.desjardins@esquimalt.ca>
Subject: Re-zoning of 916 and 920 Old Esquimalt Road

Ms. Barb Desjardins
Mayor of Esquimalt

Dear Madam Mayor,

You came around to my house just before the election and one thing you asked me was if I had any concerns. I pointed out to you that developers would like to take down the two houses, 916 and 920 Old Esquimalt Road and build five houses in their place. I further expressed concern over the parking situation that would ensue, as I don't think the developers have allotted sufficient parking on the properties. You asked me to email you with these concerns and you would let me know of the time and location of an upcoming public hearing to help decide on the rezoning. I hope I am in time to allow you to do that, and that the hearing has not already taken place.

Yours sincerely,

Hugh Barclay
928 Old Esquimalt Road

