

## **1072 & 1076 Colville Rd Text Amendment – Neighbourhood Open House Summary**

On August 25<sup>th</sup>, an application for a Text Amendment for these two duplex zoned properties was submitted to the Township of Esquimalt to permit suites in each of the duplex units. Early in September 2022, the Township mailed out 43 open house notices to neighbouring properties. On Sept 27, 2022, the Open House was hosted at the Archie Browning Sports Centre and was attended by three people from two area households. A copy of the sign-in sheet is attached.

Information boards at the Open House provided the proposed development details, building designs, landscape plans, background on the OCP designation and zoning of the properties and how to provide feedback on the project to us. Following the open house, the attendees were given two weeks (to October 11, 2022) to provide their comments by email or mail to be included in this summary.

The key concerns provided at the open house and by email in the following two week period included;

- Concerns that the original comprehensive development zone process was recently completed to permit 4 duplex units (a doubling) on these two lots and now there is an application to amend the zone to permit suites which changes these properties from the existing two homes to 8 possible units (a quadrupling). This is an area with mostly single and two-family homes. There are concerns about zoning creep.
- Concerns about parking in the area included;
  - The safety of parking on Colville Rd and observations that some parking on side streets like Macleod Ave may be related to the perception that it is safer to park there than on a busy street like Colville.
  - The small sample size of those completing the recent Esquimalt parking survey and whether there had been enough advertising related to the opportunity to complete the survey.
  - Whether possible future cycling lanes on Colville would further exacerbate parking issues and congestion on Colville to access services not available in walking distance.
  - Less concern about the appearance of parking in front of the building and more concern that off-street parking for suites is provided.
- There were concerns about the increase in density related to this application and possible others like it and that continued densification of the area should consider adding more areas within walking distance for commercial amenities like coffee shops or corner stores. Right now, there is a long walking distance to get to these areas of Esquimalt especially from north Rock Heights. Increased density will increase congestion without walkable amenities and services.
- Concerns about reduced property values linked to;
  - Continued densification in this area
  - Lack of amenities in walking distance resulting in continued automobile dependency.
- In the past, there were times when access to Colville was difficult due to high traffic volumes during peak periods (pre-covid?). It remains to be seen whether this continues with the lifting of restrictions.
- There were concerns about the lack of planning attention to the north side of Rock Heights regarding future densification and lack of services (which makes it difficult to reduce automobile use). Density must be planned along with amenities and services to ensure livability for residents of new units as well as existing residents. This project increases density with no other benefits to the nearby neighbours other than housing increases. The lack of amenities and green spaces and community gathering spaces in the immediate neighbourhood currently does not make this an appropriate area for changing the zoning text.