

Karen Hay

From: Joanne Mickelson [REDACTED]
Sent: August-13-17 2:11 PM
To: Mayor and Council; Scott Hartman; Karen Hay; Bill Brown
Subject: Development Variances Hither Green

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council, Parks and Recreation, and Development Services Directors,

I am writing this letter in response to the variance permit notice received the 8th of August. 2017. I do not support any of these variances as I strongly believe that we should not allow Aragon to have access to our public park to accommodate fire access. Allowing the variances is putting use of public land in jeopardy. We should not have to give up the use of the park as a family friendly park for their purposes and profit. Many neighbours I have spoken to want to keep the park solely in the hands of the public, and are very shocked to learn of this situation. It is not really a public park, if it is paved over and has to remain that way for clearances for their purposes permanently. It is a private take over. I even question the legality of the whole situation. The whole proposal relies on using Hither Green as fire access, so how can designs be approved, and demolition permits be issued when this has not happened? This is a fundamental flaw in process as I don't understand how the zoning could change for such a large density without adequate fire access.

The use of Hither Green as a primary fire access road is critical for the existing proposal to proceed due to the current density and fire regulations. The public needed to know this and it was not transparent at all or brought to the forefront throughout the project.

Aragon has promoted a new Hither Green Park on its website and through the Esquimalt Township's website and recreation centre, but there was no mention of it being needed for adequate fire access. (See below link) The public most definitely need to be informed to make decisions regarding public land.

Even with using Hither Green as a roadway, according to the fire chief, fire trucks will not be able to reach the rear east buildings at all, and for the south building, firefighters will not be able reach people stuck on balconies higher than four stories. The only way to rescue someone from a balcony would be to use a traditional ladder. Given the fact that the building is a wooden structure and despite having an internal sprinkler system, I think this leads to a very dangerous situation for people living in those buildings and firefighters alike. Would people buying into those units know this? I wouldn't.

In conclusion, I urge you to consider a better plan, take a step back; let's get it done right. Aragon can design something more reasonable and responsible with their own fire access. ..or perhaps a new developer. Hither Green is a family friendly public park with history, memories and many friends old and new.

Respectfully
Joanne Mickelson

<http://www.aragon.ca/in-development/hither-green-park/>

Karen Hay

From: Bill Brown
Sent: August-14-17 7:48 AM
To: Karen Hay
Subject: FW: English Inn Project/Development Variance Permit Notice

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karen,

Please add to the English Inn variance staff report.

Thanks.

Bill

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

From: Meagan Brame
Sent: August-14-17 6:29 AM
To: Mayor and Council; Bill Brown
Subject: Fwd: English Inn Project/Development Variance Permit Notice

Please add to correspondence on this subject

Meagan Brame
Esquimalt Councillor
Community Connected, Community Committed

Sent from my iPad

Meagan Brame
Councillor
Tel: 1-250-414-7100

Begin forwarded message:

From: Dianna Banister [REDACTED] >
Date: August 13, 2017 at 10:33:26 PM PDT
To: Tim Morrison <tim.morrison@esquimalt.ca>, <corporate.services@esquimalt.ca>, <engineering@esquimalt.ca>, <mayorandcouncil@esquimalt.ca>
Subject: Re: English Inn Project/Development Variance Permit Notice

We are one of the affected properties along the development site and in the letter it said to bring our issues forward. We have been expressing our concerns for months and now you're saying it's

not even an issue?

Our property and the variance the developer is seeking in order to build a new structure behind our property is ridiculous. Please see my email regarding our concerns and take a quick look at the surveyed map that we were all sent. You will see what I'm talking about.

Please advise if the issue with our property will even be allowed to be discussed. If it's not, we will be seeking legal counsel.

Thanks
Dianna

Sent from my Di-Phone!

On Aug 13, 2017, at 10:09 PM, Tim Morrison <tim.morrison@esquimalt.ca> wrote:

Hi Dianna, it is my understanding that the outstanding issue coming before Council for a decision is regarding Hither Green Park and that will be the focus of the discussion.

Tim

Tim Morrison, Councillor
Tel: 1-250-414-7100 | Council
Township of Esquimalt | www.esquimalt.ca

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On Aug 14, 2017, at 7:53 AM, Dianna Banister
[REDACTED] wrote:

Ok. Is the issue behind our house not important or up for discussion?

Dianna

Sent from my Di-Phone!

On Aug 13, 2017, at 8:50 PM, Tim Morrison
<tim.morrison@esquimalt.ca> wrote:


Hi Dianna and Scott, thank you for taking the time to share your thoughts with me on the important matter of Hither Green Park. Your input is greatly valued and will be included for Council consideration when this matter comes before Council for a decision.

Please feel welcome to contact me any time on any issue.

Tim

Tim Morrison, Councillor
Tel: 1-250-414-7100 | Council
Township of Esquimalt | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient, or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

On Aug 14, 2017, at 6:40 AM,
Dianna Banister
 >
wrote:

Hi,

We are the lucky people living on
"plot" 3 on the B.C. Land Surveyor's
Building location Certificate in
regards to the English Inn Project.

We have some concerns.

We have attached an earlier email addressed to Mayor and council below

and in an attachment there is some emails between Bill Brown and myself.

With the recently received letter from the township dated August 4th, you can be assured we are unhappy with the design plan.

All our concerns listed in previous emails are still a concern but we really want to touch on the fact that the proposed building behind our property is way too close and is a fire hazard. We went to the Development Services counter and viewed the designs.

The building is being listed as a hotel. The building is going to be 2 1/2 stories taller than the building there previously. It is also way within the set back limits in place by more than 3 meters. There is an outdoor walkway leading into the different hotel rooms. These walkways look directly into our backyard.

With this towering building and walkway placement, we have lost our right to privacy. Another major concern is if this is a hotel, where will designated smoking areas be for guests? We know a lot of smoking hotel guests will disregard the rules and will go out onto the

walkway, have a quick smoke and flick the butt into or close to our carriage house at the back of our property. Major fire hazard.

As well, we are the only house on the design where this huge variance is requested. When asked why, we were told because of the Garry Oak tree beside the English Inn. This is weird because there was a building there before that wasn't sitting nearly on our property line and the tree was still there. We ask that if this building must go up, that the building is made to fit within the constraints of the bylaws (4.5 meter setbacks). This may mean that Aragon has to make that building smaller. If that's not an option, then cut the tree down and move the building away from our property! We know they've already cut down a few Garry Oaks already (we have pictures)...also, was that approved?

Finally, with regards to Hither Green Park for fire access...this is absurd. This park is paid for by esquimalt tax payers and we don't agree with giving away a publicly paid park to private developers so they can make millions.

We would also like an opportunity to speak at the council meeting August 21st.

Thank you for listening to and addressing our concerns,

Dianna & Scott Banister

On 4/20/17, Dianna
Banister

[REDACTED]
[REDACTED] wrote:

Dear Mayor Barb and
Members of the
Township of
Esquimalt Council:

We understand, per
the website, that Barb
is on leave currently
but

are hoping someone
can answer our
concerns. We have a
few questions
regarding the Old
English Inn project.

Approximately 2
weeks ago I (Scott)
went into the
Municipal Hall to
see the plans for the
Old English Inn as
the phone calls (and
previous
stops I've made at the
Hall) have been
brushed to the
side. We are
looking for more
definitive answers
and assessing
whether we need to
obtain legal counsel.

We live at 1033
Wychbury Avenue
and are concerned at
how close the new
building designs
shown on the plans
are to our property.

Our house is the only
one that is affected by
the extreme closeness
of

this new design. Per
information obtained
previously from
Karen Hay,

there are setback
requirements from
the Lot Line:

- Building elements
up to 11 meters in
height require 3.5
meter

setback from the lot
line

- Building elements
over 11 meters in
height require 7.5
meter setback

from the lot line

We were also told
that if buildings are
over 21 meters in
height, or

if portions are within
the setbacks (and not
exempted by Section
16 of

Zoning Bylaw 1992,
No. 2050) then we
would be welcome to
provide

comments to Council
on any variances that
may be requested.

Per my discussion
with Karen Hay, the
contractor has plans
to go ahead

that are inside the
allowable setbacks
laid out. I was told
that

Council will vote on
whether to allow the
variances or not. We
would

like to ask how it is
possible that a
variance can be
passed by the

Council without our
acceptance; the new
building design is
encroaching

on the allowable
setbacks laid out. We
want to know how
this is

acceptable that the
builder can build a
four story building in
place

of what was
originally a one story
building that rose to a
two story

building shadowing
halfway through my
backyard. We have
photos to

better explain our
concerns, if
needed. And all
while building way to
close to our property
line.

If the contractor wanted to build where the old building was, they should have left the foundation intact. Once you remove a building or it is destroyed (say by fire, i.e. The Tudor House), the new designs would fall under the current bylaw rules and setback requirements.

These setbacks are there for many reasons and one of the major ones is safety. If there was ever a fire in that building there would be

little to no access for the fire department. Damage or injury, possibly causing death is a very real possibility.

Also, would you please direct us to the section above regarding

Section 16 of Zoning Bylaw 1992, No. 2050. We have not been able to

locate this exemption and its definition on the website.

Furthermore, we
would like it noted
that we did not like
the way we

were treated in an
attempt to retrieve
information on this
project.

We feel our telephone
calls have been
dodged and the
answers we

received were lacking
body. The project
manager for Aragon
has been

more upfront and
helpful in answering
our questions to date.

We thank you for
your time and look
forward to your
timely response.

Sincerely,

Scott and Dianna
Banister

Cc: Karen Hay

<English Inn Project - emails with
Bill Brown etc.docx>

Rachel Dumas

From: Scott Hartman
Sent: August-10-17 8:37 PM
To: Rachel Dumas
Cc: Bill Brown
Subject: Fwd: URGENT: Concerns re: upcoming council meeting
Attachments: August 10 letter to Esquimalt.pdf; ATT00001.htm

Rachel,

Could you please process this correspondence through the mail log for inclusion with the proposed English Inn development.

Thanks
Scott.

Sent from my iPhone

Scott Hartman
Director of Parks and Recreation Services
Tel: 1-250-412-8509

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/> _____		
RECEIVED: AUG 11 2017		
Referred: <u>Bill Brown</u>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input checked="" type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Begin forwarded message:

From: Hemingway's By The Sea [REDACTED]
Date: August 10, 2017 at 8:08:26 PM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Cc: Scott Hartman <scott.hartman@esquimalt.ca>, <bill.brown@esquimalt.ca>, "[REDACTED]"

[REDACTED]

Subject: URGENT: Concerns re: upcoming council meeting

Dear Mayor and Council Members, Esquimalt

Please find attached a letter outlining our position with regard to issues and concerns about the re-purposing of Hither Green Park and the pending variance permits for the English Inn Development Project.

We would very much appreciate a timely response to our letter. Thank you.

Sincere regards,





Living with the Sea and Breakfast
1021 Broughton Ave., Victoria, B.C. V8A 4G9
Phone: 250-363-0000 Fax: 250-363-0001
Website: www.livingwiththesea.com

August 10, 2017

Mayor and Council, Township of Esquimalt
1229 Esquimalt Road, Esquimalt, B.C., V9A 3P1

re: Council Meeting August 21, 2017 concerning Aragon Development Project and Hither Green Park

Dear Mayor and Council Members,

First, with respect to the date of the meeting scheduled for August 21, 2017, it is unfortunate that Council plans to consider the matter of granting a development permit to Aragon Construction at a time of the year when people will be away on summer holidays or may have travelled south to view the solar eclipse on that date. If at all possible, we would like to see the meeting be postponed to a later date – early September, perhaps – when more community members will be available to be heard and voice their opinions. This is a situation that affects us all.

Second, if a change of date is not possible, we would like to have the following issues concerning the proposed development of the English Inn property and the planned use of Hither Green Park as a primary fire lane or emergency access route for the condo complex addressed at the upcoming council meeting on August 21st.

The issues, briefly, are the following:

Issue #1: The proposed alterations to, and change of purpose for, Hither Green Park.

Issue #2: The size and number of units in the planned Aragon Development as well as the Variance Permits being considered to allow development to go ahead.

Issue #3: The increase in vehicular traffic and congestion of parking on our streets.

Issue #4: The direct threat to our homes and property as the result of blasting within the complex.

We elaborate on our concerns below:

Issue #1: We oppose the use of Hither Green Park as either a primary fire route or a secondary emergency access route for the condo complex. There are already not enough family-friendly locales in our vicinity. What we need are more playground areas and places where families can spend time together. We ourselves own a city-licensed bed and breakfast directly to the east of the park and when we have guests with young children staying here, there is no place for them to go unless we send them further afield to playgrounds that need to be reached by car.

Issue #2: With respect to the size and number of units in the proposed development, we think that it is unreasonably large and that the impact on our area will be severe. The developer, Aragon Construction, has now applied for twelve variance permits in contravention of Esquimalt Zoning Bylaws and two variance permits to bypass Esquimalt Parking Bylaws. We strongly believe that the permits should not be granted. If an ordinary resident of Esquimalt, as opposed to a non-resident corporate entity (i.e. Aragon) sought to bypass this many zoning and parking bylaws, we feel sure the permits would be denied. Aragon wishes to exceed both setback and height requirements which means that the complex as a whole will far exceed what can comfortably fit in the very centre of our residential block. The buildings will loom over all of our yards and houses and will undermine our legitimate use and enjoyment of our own properties. For instance, allowing buildings that are six stories in height and in addition have steeper than normal roof elements (according to the variance sought) means that residents of homes on Wychbury Ave., directly to the north, will be permanently in the shade and will therefore be deprived of the rightful use of their yards. The homes will also have higher heating costs in winter because of lack of warmth from the sun. Wind patterns and direction will also change, making all of our yards much less pleasant to comfortably use. Furthermore, the proximity, especially with protruding balconies outside of allowable zoning limits and

the sheer height of the buildings takes away the privacy of all of the houses surrounding the complex, both within their yards and within the houses themselves. This is an encroachment on our customary rights as citizens of Esquimalt.

The variance permits being sought to circumvent Parking Bylaws create a number of additional problems. First, are enough parking spots allocated to the units? Secondly, are there spaces for bicycles or recreational vehicles? Thirdly, reducing the dimension of parking spots and making driveways and turning lanes narrower, means that residents of the complex who have difficulty manoeuvring into their assigned spot will seek parking elsewhere - in other words, on one of the nearby streets. Parking is already at a premium in this area. It will become infinitely more difficult, as future residents of the planned development *and their visitors* seek parking spots on our streets, especially if planned parking restrictions are imposed on Bewdley Avenue. The additional cars parked on our streets further compromises safety in the neighbourhood.

Issue #3: Another concern with respect to the number of units raises the issue of increased vehicular traffic on our streets. The only traffic study of which we are aware was completed in 2012, and thus was presumably undertaken more than five years ago. We would like to point out that there have been many changes in Esquimalt and neighbouring municipalities such as View Royal, Colwood or Langford. Most of the traffic going to those communities passes through or around the Esquimalt area. Further to this, a section of Lampson Street is in a school zone and is also along one of the major city bus routes. It is impossible to imagine the traffic congestion that will occur every morning and late afternoon when 180+ condo dwellers are travelling to and from work, while school buses are dropping off or picking up children and while traffic is stopped by crossing guards to allow children on foot to cross Lampson, all at the same time as city buses are attempting to navigate their normal route to other communities. The volume of traffic is a real issue for Bewdley Avenue too, where the street is narrow and without sidewalks. In our view, Esquimalt is recreating the "Colwood Crawl" in our immediate area. Furthermore, the increase in traffic presents a real safety hazard for all neighbourhood residents.

Issue #4: Finally, we have grave concerns about the proposed blasting required for the foundations of buildings and to create car park for condo/townhouse dwellers. Most houses in our area were built in the 1950's or earlier and have plaster walls and concrete block foundations. Extensive blasting may cause damage such as cracks in walls or foundations of existing homes which will weaken the overall structural integrity of homes in the area. There may also be issues with drainage once blasting into the bedrock underlying the area has taken place. What precautions are being undertaken to prevent this? Has there been a comprehensive engineering *and drainage study* done to examine this possibility? And what arrangements has the municipality made in the event of damage? We need answers to these questions before any development permits are issued.

We are not anti-development. However, we strongly believe that development in a community should be achieved in a responsible manner using a process that takes all community input into account. We envision a community that is welcoming and comfortable for all - both long-time residents and newcomers to Esquimalt. We stand united with our neighbours in questioning and protesting any decisions made by Council that do not take our collective view of what the Bewdley-Lampson-Wychbury area could become as a healthy community suited to all members. As legitimate, tax-paying members of the community, our voices should be heard and taken into consideration on any decisions our Mayor and Council decide to make on our behalf.

Sincerely,

Charles Hoeberechts and Patricia Pakvis,
Owners, Hemingway's by the Sea Bed and Breakfast
Supporters, RRDE Save Hither Green Park

cc Residents of the Bewdley-Lampson-Wychbury area (RRDE)
Scott Hartman, Direction of Parks and Recreation, Esquimalt <scott.hartman@esquimalt.ca>
Bill Brown, Director of Development Services, Esquimalt <bill.brown@esquimalt.ca>
Tim Collins, Victoria News <editor@vicnews.com>

Karen Hay

From: Bill Brown
Sent: August-15-17 5:58 PM
To: Karen Hay
Subject: FW: 429 Lampson Street (English Inn)

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Meagan Brame
Sent: August-15-17 5:35 PM
To: Bill Brown
Subject: Fwd: 429 Lampson Street (English Inn)

R Newstead
1111 Wychbury Ave.
Esquimalt
August 15, 2017

2

To Mayor and Council

Re: Aragon's Bylaw Change Request for the English Inn

Having seen Aragon's requests and being a member of the local community living very near to the English Inn I would like to share the following thoughts with you.

We know that the existing bylaws now in place were put in place for the well being and protection of those living within our community , and here we have a request for no less than 14 to be changed , all which lead to the degradation of the quality of life both in the immediate and distant future particularly for those living in and near the English Inn itself .

We are well aware of the negative consequences should the request of Aragon be granted: regarding Hither Green Park, building height, building footprint issues, increased traffic, fire and safety issues both for the public and school population, parking issues, as well those related to the infrastructure now in place.

Without elaborating any further on these areas, which we trust have already been made clear by others, we are asking for the sake of those in both the immediate and surrounding area, that you say NO to Aragon's request to have any of the existing bylaws changed so that they can make their millions. The people of this community are far more important than the dollars they would like to make because they live here.

Going forward, we are not opposed to development taking place but see need for further thought. Hopefully Aragon can come up with a plan B. Our neighbor at 430 Lampson St., Ian Holder echoes these thoughts as well.

Thank you very much for your attention to this matter. Could you please confirm you have received this letter.

Regards,
Bob Newstead
Ian Holder

Meagan Brame
Councillor
Tel: 1-250-414-7100

-----Original Message-----

From: Meagan Brame
Sent: August-15-17 5:16 PM
To: Bob and Pat Newstead
Subject: Re: 429 Lampson Street (English Inn)

Thank you for your email and it has been forwarded to staff to be added to the agenda with this item

Meagan Brame
Esquimalt Councillor
Community Connected, Community Committed

Sent from my iPad

Meagan Brame, Councillor
Tel: 1-250-414-7100

On Aug 15, 2017, at 1:12 PM, Bob and Pat Newstead [REDACTED] > wrote:

This email has been checked for viruses by Avast antivirus software.

[REDACTED]
<429 lampson letter.rtf>

Corporation of the Township of Esquimalt
1229 Esquimalt Road
Victoria BC V9A 3P1

August 15, 2017

Re; Development Variance Permit Notice: 429 Lampson Street "English Inn"

Dear Mayor & Council,

We have a number of concerns regarding this proposal and ask that our municipal staff consider these concerns before moving forward with the approval of the application to Aragon Properties;

1. **SITE A "the Manor house" – Parking Bylaw 1992, No.2011;** as residence living across the street from the English Inn we began experiencing parking issues when Aragon Properties purchased the English Inn and it became an "Event Centre. The English Inn doesn't have enough parking now for the large events taking place and the result IS vehicles/patrons of the English Inn blocking residential driveways, exceeding the 2 hour maximum on Lampson Street, and illegal parking crowding intersections. We understand 296 parking spaces are proposed; 14 for the Townhouses; 206 for the Condo's and 76 for the English Inn upgrade of Pub, Spa, Gym and Conference Centre which would need to include staff parking. We calculate this to 1.14 parking spaces per condo unit; we can assume then that only 26 condo owners will have 2 vehicles and what consideration will there be for visitor parking? The variance request for narrower parking spots than the required bylaw permits will result in vehicles larger than a mid-size import to park on the already crowded streets. Furthermore the height of the underground parking will also play a role in what size of vehicle will fit. The fact that the proposed new building foundations and parking garage necessitates more lot coverage (15% More) than is currently permitted on Site B.; suggests that the development size needs to be revised to meet the property size and bylaws as it exists.
2. **Hither Green Park and Fire Access;** the original fire access to the English Inn property under the ownership of the Lane family was located at what is now the home of 1015 Wychbury Avenue. It's difficult to understand how that Fire access was permitted to be developed while the buildings in the North East corner of the property where in existence. Was this a mistake? And has that mistake now resulted in the residents of this neighborhood being manipulated into giving up a park for yet another developers dream? The developer appears to be offering the "Play Fort" on Lampson Street as a concession. The proposed Play Fort is a fraction of the size of Hither Green Park, it is NOT public space and will be owned and controlled by a Strata (that doesn't exist yet). The strata could at any time decide to make changes to the use of that space. We strongly feel this is NOT an acceptable concession for the park land the developer is requiring for Fire access. It is NOT acceptable that the tax payers of this community should be giving up land to a developer. We are opposed to this in its entirety.

In conclusion we are not opposed to this development but we are opposed to the number of variances requested and the use of Hither Green Park. Please ask Aragon to go back to the drawing board and come up with a plan where they can use the property they own for fire access or perhaps they need to offer to purchase another property to acquire the fire access.

Kind Regards

Sheila & Terry Fiorin
424 Lampson Street
Victoria BC V9A 5Z2

Bernice Fiorin
449 Lampson Street
Victoria BC V9A 5Z4

Cc engineering@esquimalt.ca

Meghan Wylie

From: Rachel Dumas on behalf of Corporate Services
Sent: August-16-17 09:15
To: Meghan Wylie
Subject: FW: Development Variance Notice - 429 Lampson Street

Mail log please.

Corporate Services, General Delivery Email

-----Original Message-----

From: Lorrie Siemens [mailto:]
Sent: August-15-17 5:47 PM
To: Corporate Services
Cc: Mayor and Council; Engineering General Delivery
Subject: Development Variance Notice - 429 Lampson Street

We disagree with the following variances to Zoning Bylaw 1992 and 2050. We strongly disagree to allowing setbacks on the English Inn property as it will negatively effect the neighbouring properties by encroaching on their property lines causing privacy issues.

We also strongly disagree of allowing any increase in allowable building heights. The height proposed will take away the privacy of the neighbouring properties and create high density issues.

We realize that densification is inevitable but if Aragon would like to be a good neighbour they should take more effort in listening to the neighbours concerns. Esquimalt Council please do not approve this variance as proposed.

Tony Turk and Lorrie Siemens
1015 Wychbury Avenue

Sent from my iPad

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> <i>B:11</i>		
RECEIVED: AUG 16 2017		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input checked="" type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Meghan Wylie

From: Rachel Dumas on behalf of Corporate Services
Sent: August-16-17 09:14
To: Meghan Wylie
Subject: FW: English Inn, 429 Lampson St - Concerns Regarding Development Variances

Mail log please.

Corporate Services
General Delivery Email

From: Easton, Willow MIT:EX [REDACTED]
Sent: August-15-17 4:25 PM
To: Mayor and Council; Corporate Services
Subject: English Inn, 429 Lampson St - Concerns Regarding Development Variances

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> <i>Bill</i>		
RECEIVED: AUG 16 2017		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input checked="" type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Dear Mayor and Council,

My fiancée and I own the duplex at 1029/1031 Wychbury Ave., which is directly adjacent to the northern side of the proposed English Inn site development site at 429 Lampson St. I wrote to you yesterday to express my concern for the loss of the existing Hither Green Park, but I also wanted to express my concerns regarding other proposed development variances being requested by Aragon Properties.

Our property will be directly negatively impacted by the proposed variances:

- **Zoning Bylaw 1992, No. 2050, Section 67.71 B. Site A (7)(a) Siting Requirements - Principle Building** – this new extended footprint of the new wing is located extremely close to the northern property line. It is not specific in the development variance permit notice exactly how close, but it appears to be less than 1.5 m from the Northern lot line.

The municipal bylaws were set out by council to respect all property owners' rights, and to advise on the good building practice of allowing light in between buildings. I believe it is a violation of our rights as homeowners to have this building allowed so close to the property line. The bylaws that govern us all should be respected. I do not believe this is a "minor" variance but rather a "major" accommodation that this business is seeking to maximize its profits while compromising the rights of neighbouring land owners.

This variance will dramatically cut down on the amount of light that reaches my yard in the late afternoon/evening.

I ask council to please consider the precedence it will set, and the message it gives to people considering buying homes in Esquimalt – that homeowner's rights are secondary to businesses. Look at how much land is included in the proposed Lot 1, just because this location is the most economically preferable for the business does not mean it should be allowed. I also understand there is a Garry Oak tree that they are trying to avoid. If they want to locate the wing here it should have to be smaller, rather than impose even more so on neighbours' rights.

- **Zoning Bylaw 1992, No. 2050, Section 67.71 C. Site B (18)(a)(iii) Siting Requirements - Principle Building- Northern Lot Line setback** – these variances that will extend Building Elements and an exterior corridor into the setback.

These variances will block out even more light from our yard. Currently, our south facing yard receives sunlight (if it's shining) 12 months of the year. With this development, according to the National Research Council's sun angles calculator, we will receive only 4 months of sun a year. Every 0.3 m of balcony edge, building element, and portions of exterior walkways that extend into the setback decrease the amount of sunlight that reaches our yard even more.

Currently, I have an extensive vegetable garden and fruit trees that provide healthy food for my family all summer. I am dubious how our garden will produce next year with the stark absence of sunlight for most of the year and such a short growing season. I am currently 26 weeks pregnant, and it is so sad to think my first baby will not be able to have fresh veggies and fruit from our backyard. This bright, south facing yard was why we chose this house.. so we could have a garden and grow our own food.

We also chose this house because it has a private backyard, that no one looked into. With this development the right to privacy in our own backyard is gone. We will now have windows facing our yard and people walking to their suites within full view. I understand densification is a fact of the future, but it seems so very unfair that it has to be done at such an extreme scale that current residents are forced to accept compromises to everything they love about their homes.

I ask council to please consider the sacrifices already being made by the neighbouring residents (and taxpayers) and deny the developer these further encroachments on our properties.

Thank you kindly,

Willow Easton, BCom, PMP

16 August 2017

MAYOR AND COUNCIL
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A

B000-02

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> Bell		
RECEIVED: AUG 16 2017		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input checked="" type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Re: Council Meeting, 21 August 2017 concerning 429 Lampson St (English Inn) Development Project and Hither Green Park

Dear Mayor and Council Members,

We would like to share our concerns to council over the potential changes to our neighbourhood proposed by Aragon Properties for the development of the English Inn at 429 Lampson St. First, we would like it on record that we are not opposed to developing the property at 429 Lampson St to add value to neighbourhood by increased density and infuse the neighbourhood with new residences. However, density increase to such a small property area should be done in a reasonable and responsible manner, taking into account the existing community plan and input from neighbouring owners. If done with great care; the developers, the community and the Township of Esquimalt will benefit greatly.

A major concern we have is traffic along Lampson St and surrounding side streets. In section 6.3 Site Access of the "Traffic Impact Assessment for English Inn Development" dated 23 November 2012, it states:

"The future site access is considered a commercial driveway which will serve the existing hotel and the residential dwelling units. Turning volumes at the site access are expected to be greater than 100 vehicles per peak hour. Based on the TAC's geometric design guide (Sep. 1999), the site access should be the curb return style driveway rather than the straight style as the access is considered for a high volume driveway. The future site access and internal roads should be designed properly to accommodate the service vehicle (fire truck and delivery truck) which is considered the largest size anticipated to travel on the road."

A couple of points we would like to address with this section of the traffic study:

- The estimate of greater than 100 vehicles per peak hour appears to be a very conservative/low number for the potential of 180 units. Sadly, most people have multiple vehicles per residential dwelling, so a 180 units could easily translate into a potential of 360 vehicles (or more). I believe that during peak times the number could be greater than 150 vehicles per peak hour to as much as 200 vehicles. Which would translate into vehicles egressing/ingressing the English Inn property during peak hours at a potential per minute rate:

100 vehicles = 1.6 vehicles/minute

150 vehicles = 2.5 vehicles/minute

200 vehicles = 3.3 vehicles/minute

Regardless of the statistics, what this really translates into is a heavy traffic flow/congestion onto Lampson St (not to mention the line up of cars inside 429 Lampson St property waiting to egress/ingress) during peak hours. From a safety point of view, this is very concerning given the majority of vehicles would be egressing Northbound on Lampson St, transiting through a school

zone. From personal experience, my wife Heidi was a crossing guard for McCauley Elementary School at the corner of Wychbury Ave and Lampson St. It has been her personal experience that during school start and end times traffic was already a problem with many cars speeding through the zone and a few ignoring the crossing guard holding a stop sign in the middle of the road as children readied to cross. We are greatly concerned how such a large increase to this school zone will impact the safety of the crosswalk.

Also consider any residence with large recreational vehicles/campers (which there are at least three directly across from the English Inn property on Lampson St), attempting to park or egress out of their own property with the potential heavier traffic on Lampson St blocking traffic for a period of time.

- If Aragon Properties limits their parking stalls for their underground parking to 200 or 250 vehicles (or less), we can expect that there will be overflow parking (extra family vehicles, larger sized vehicles, guests, service vehicles, etc.) that would not be permitted in the allocated parking spots, spilling out around the surrounding neighbourhood streets. Currently, I have noticed that the side streets on Wychbury Ave, Greenwood Ave, and Bewdley Ave are congested enough with vehicles from existing residences parked on both sides of the road making it impossible for two vehicles to pass each other at the same time. This forces one lane of traffic to pull over/wait until oncoming traffic has cleared to allow traffic to flow in the opposite direction. With the potential overflow from residential units adding to this congestion, more side streets could see heavier parking on their streets as well: Kinver St, Heald Ave, Hadfield Ave, Munro St.

Also, any special event held at the English Inn, with limited dedicated parking for the inn and their guests, will see all the excess vehicles park on the surrounding side streets that will further increase the parking congestion and reduced traffic flow. As neighbours directly across from the English Inn, we constantly see this happening for every event held at the English Inn; and only forecast this situation to become worse after development.

From a safety perspective, if there is any requirement for an emergency vehicle to transit along any of these congested side streets, there is potential for a delayed response from emergency responders getting to a scene in a timely manner. We have also noticed that parking restrictions along Lampson St are barely ever enforced, with vehicles parking in a 2 hour parking zone for much longer than the 2 hours indicated on the sign posts.

- The traffic study identifies that the main access road into 429 Lampson St needs to be designed properly to accommodate service vehicles (such as fire trucks, ambulances and service/delivery vehicles) for future development. Attempting to circumvent the traffic study by converting a public park (Hither Green Park) for an emergency access route, by removing the grass and play structures (existing and already planned by the Township of Esquimalt for Hither Green Park) and replacing with colourful broad paving surfaces (to allow access for emergency vehicles) with park benches, shrubs and ornamental grasses along the sides; changes the nature from a public play area to just a decorative access way. This access way would no longer be a park, regardless of how beautiful Aragon Properties tries to dress it up. Families/children will have no public place to play in the area. Local Esquimalt residence need more green spaces not paved/stoned access routes pretending to be a park.

- Who will pay to maintain this new access way (Esquimalt residences, Aragon Properties)?
- Will our taxes go up to maintain the decorative paving stones, benches, shrubs and grasses, etc?

It is our understanding that Aragon Properties has also offered to build a play structure on their property along Lampson St. It should be noted that a play structure on private property is not the same as a public access park.

- How will the new residences of the proposed development appreciate the neighbouring families/children using 'their' play structures (as it will be their strata fees that will go to maintaining it)?
- How close will the play structure be to the main access drive way into 429 Lampson St and to Lampson St itself?
- Where will be the access gate into the play structure?

The beautiful aspect of Hither Green Park is that it is a nice quiet place that young families can play and relax without excessive noise/pollution from vehicles on Lampson St.

- What about the play structures that have already been set aside for Hither Green Park that our taxes already paid for?
- What value as local residence will we see from converting a public park to a decorative access way?

Has Aragon or the Township of Esquimalt approached the Department of National Defence on potentially creating an east emergency access off of Macaulay St instead of taking away Hither Green Park?

Other issues of concern:

- We have noticed a lack of communication from Aragon Properties to neighbouring properties/landowners with respect to their plans and physical building processes. We would like to see greater communication to all residences along the Wychbury Ave, Lampson St, Greenwood Ave and Bewdley Ave that would be directly affected by all work (demolition, excavating/blasting, building) phases in order to prepare for loud noises, potential damage to property (water run off, blast damage, etc.), traffic flow restrictions. What precautions will be in place to minimize the effects of demolition/blasting and construction?
- We are concerned that Aragon Properties is asking for too many variance permits to Zoning Bylaw 1992 No. 2050 for siting requirements, lot coverage to allow for buildings/structures to be increased and reduced setback allowances; and Zoning Bylaw 1992 No. 2011 for a reduction in parking stall and maneuvering isle widths. Encroaching on the setback distance with balconies will be an invasion of privacy of the existing landowners. Aragon Properties should change their plan in order to have the balconies and parking spots fit within the current zoning regulations.

- What amount of the units allocated in Aragon Properties development is set aside for social housing? There is a shortage of housing for low to middle income earners within the CRD; has Aragon Properties addressed this issue? What policies are in place from the Township of Esquimalt with units being converted into vacation rentals (such as airbnb)? Thereby reducing housing that could go to lower income families.
- Has an environmental study been performed on the property looking at the wildlife (deer, racoons, nesting birds, etc.) living on the site. We have seen an eagles nest on the property in the past.
- What is the status of existing infrastructure in the Township of Esquimalt? How are our roads, water mains, hydro, gas, sewage able to handle the increase in demands? We have noticed that the water main line directly in front our property and 429 Lampson St was recently fixed by the Township due to the already heavy traffic causing damage to the road (by creating a bump in the road that was further exasperated by vehicles towing boats trailers causing excessive noise).
- Is Macaulay Elementary School prepared for a potential influx of new students? Should there be a pedestrian controlled light at Wychbury Ave and Lampson St to help control the increased heavy traffic for the school zone?

The following requests are hereby asked of the Mayor and Council Members:

- We ask for a postponement of any decision on Aragon Property request for variance changes until September to give the residences of the Wychbury Ave, Lampson St, Greenwood Ave, and Bewdley Ave area more time to have their voices heard as they may be away on summer holidays and not able to attend this meeting.
- We encourage Council members to demand that Aragon Properties come up with a new plan for 429 Lampson St that is reasonable and responsible for the neighbourhood and include an ingress/egress route to properly accommodate all vehicles (as identified in the 2012 traffic study) directly from Lampson St.
- Deny Aragon Properties the variance changes to the bylaws they are requesting. This would force Aragon Properties to change their plan to stay within the current zoning bylaws without requesting numerous variance changes to fit a 'bad plan' into such a small area and over burden the safe and quiet neighbourhood that the current residences of Wychbury Ave, Lampson St, Greenwood Ave, Bewdley Ave and the greater neighbourhoods of Macaulay Point Park area value.
- Deny taking away/converting Hither Green Park from a public park, paid for by the current residences of the Township of Esquimalt, into an emergency vehicle access route. Even though the park does not look like much in its current form, this park is too valuable to the local residence to lose. We need more green spaces and public parks accessible for families/children in Esquimalt.

We believe that the residence's on Wychbury Ave, Lampson St, Greenwood Ave, and Bewdley Ave all share a common goal of keeping the area a safe, healthy, and happy community. We appreciate your taking the time to read our concerns and hope that you listen to the many voices that will be affected by this development.

Sincerely,



Rod and Heidi Woods


Supporters of Reasonable, Responsible Density for Esquimalt (RRDE) / Save Hither Green Park association.

cc Scott Hartman, Direction of Parks and Recreation, Esquimalt (scott.hartman@esquimalt.ca)
Bill Brown, Director of Development Services, Esquimalt (bill.brown@esquimalt.ca)
Tim Collins, Victoria News (editor@vicnews.com)