

Karen Hay

Subject: FW: FW: Zoning application Colville/Lampson

From: Sue Adams [mailto:]
Sent: October-02-18 9:32 PM
To: Karen Hay
Subject: Re: FW: Zoning application Colville/Lampson

Hi Karen,

Thanks for getting back to me, and for sharing the developer's contact information. My point in sharing the photos and my thoughts with you was more intended to add weight to any similar thoughts Township staff, or the council had around asking the developer to make improvements in the community. I know there is always give and take when a developer is asking for variances. I was fairly confident that Esquimalt engineering staff were already aware of the problems with the Lampson/Colville intersection. Although, I must say, the problem has gotten worse since the hedge planted along Lampson (the "side" access of 939 Colville) has grown taller and bushier.

I am delighted to hear that sight lines for the intersection will be improved with this development. Really, the safety of the intersection and the congested parking are my two biggest concerns, so it's good to know that they are being addressed.

As far as affordable housing goes, the developer makes no pretense that these units will address affordability. I'm sure none of them will sell for less than \$500K. I honestly don't see how any home that costs more than \$200K could be considered affordable. Even that is not attainable for folks with low income. That, however, is topic for another day.

I would appreciate your sharing these e-mails with the Mayor and Council. Thank you for thinking of it.

Have a great week, and a lovely three day weekend!

Susan Adams
[REDACTED]

On 02/10/2018 12:59 PM, Karen Hay wrote:

Hi Sue,

Thank you for your pictures and for the thought you have put into your email. If you interested in speaking with or emailing the owner/developer directly you are welcome to do so. Mr. Ryan Jabs can be contacted at Ryanjabs@lapishomes.com or you could phone him at 250-413-7121.

I hope I can assure you that the developer and the Township's Engineering staff are aware of the concerns neighbours have with this intersection, and that the sight lines would be improved with this development, over what is there right now.

If you would like to discuss further please do not hesitate to call or email. Also, please let me know if you would like me to make your email available to Mayor and Council, and I will attach it with a future

staff report. You are also welcome to address an email / letter directly to Mayor and Council
<Mayor.and.Council@esquimalt.ca>.

Thank you and have a great day,
Karen

Karen Hay
Acting Senior Planner
Township of Esquimalt | Development Services
Tel: 1-250-414-7179 | www.esquimalt.ca



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From: Sue Adams [REDACTED]
Sent: September-27-18 9:45 PM
To: Karen Hay
Subject: Re: FW: Zoning application Colville/Lampson

Hi Karen,

Thanks for getting back to me. I've had a quick look at the developer's plan. It doesn't look horrible, but I still have concerns about the increase in traffic, the poor design of the intersection at Lampson and Colville, and potentially some of the trees planned for the Lampson "side" of the project. I took my camera and shot some photos when I walked my dog that way yesterday evening. I have attached them here just to support my point regarding line of sight at that intersection.

Two of the photos were taken from the vantage point of where my eyes would be when I'm inside a vehicle heading west on Colville, looking southward. The first of those is literally what I see when I stop my vehicle at the "stop" line (per ICBC "Rules of the Road" - see attached). The second was taken from the center of the crosswalk, where my eyes need to be in order to see if the intersection is clear. This, of course, means that the front of my vehicle is actually in the intersection. Two of the photos are taken from the sidewalk on the northeast side of the intersection, facing south. The first of these was taken lined up (as well as I could) with the "stop" line of the intersection. As you can see, even from that point you can't see far enough along the road to tell if a vehicle is approaching at 50kmh. The second was taken from the approximately the edge of the crosswalk on the northeast side of the intersection. The last photo was

taken from the east side of Lampson, looking northward toward the Colville/Lampson intersection along the fence line.

You can plainly see that there is not a clear view of the intersection - you can only see about 2/3 of the crosswalk.

Naturally, when driving I approach the Lampson/Colville intersection with common sense, stopping first, and then nosing out.

However, if a developer is going to be mucking about in the area anyway, perhaps they could pay to improve safety at that intersection - especially since they're probably going to increase the traffic in that spot by 16 to 20 vehicles.

Another concern I have is that the trees the developer has planned for the Lampson "side" of the development

can grow to be 25 feet wide. Needless to say, that is significantly broader than the proposed setback, and I

worry about foliage blocking the line of sight from the intersection. Talking of trees, the only "native" plant

I could find on their plan was the oregon grape. The species of dogwood they've listed are not native to

Vancouver Island. However, with climate change, perhaps the plants they've chosen are better suited.

While I think it is admirable for the developer to promote cycling, walking, alternative transport, etc., the reality is

that they can't control what the new owners do once they buy the units. Even if the percentage of owners cycling or

walking do end up mirroring the city's statistics for bicycle commuting and walking to work, that would only be about 17% of

the individuals....so say 2 out of the 10 unit owners would be cyclists/walkers. The other 8 unit owners will probably have 2 vehicles each.

This reality is reflected in this excerpt from the 2015 Township of Esquimalt Guide to Parking Restrictions.

(https://www.esquimalt.ca/sites/default/files/parking_restrictions.pdf)

"In today's society it is not unusual for a family, couple or individual to own two or more vehicles. This increase in vehicle ownership can

sometimes be accommodated at a dwelling location but in most cases the location cannot support the parking needs of the residents entirely

on the property. When this happens the additional vehicles are parked on the street."

So, all in all, while I'm not saying, "Don't do it", I am urging caution. I'm also asking you to ensure that, if anything, the line of sight at

the Lampson/Colville intersection is improved, rather than made worse.

Thank you for hearing me out. I realize that this is rather wordy, and for that I apologize.

Sincerely,

Susan Adams

[REDACTED]

On 26/09/2018 9:15 AM, Karen Hay wrote:

Hi Sue,

The application at the corner of Colville Rd. and Lampson St. is for 10 new townhouses. You can view the plans on the Esquimalt website at the following location:

https://www.esquimalt.ca/sites/default/files/meetings/2018_08_21_apc_agenda.pdf

The applicant is very aware of traffic concerns at that corner, and is also very interested in promoting alternative transportation options. We expect Esquimalt Council will be considering the application on October 1, 2018 at the Council meeting. The agenda should be available on Friday afternoon and you are welcome to attend the meeting on Monday evening, or you could view it live at this location:

<https://esquimalt.ca.legistar.com/Calendar.aspx>

If you have any more questions please do not hesitate to contact me directly.

Sincerely,

Karen

Karen Hay

Acting Senior Planner

Township of Esquimalt | Development Services

Tel: 1-250-414-7179 | www.esquimalt.ca



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From: Sue Adams [<mailto:adamssue@shaw.ca>]

Sent: September-25-18 3:43 PM

To: General Feedback
Subject: Fwd: Zoning application Colville/Lampson

Hi,

About two and a half weeks ago I sent the e-mail below to Esquimalt Development Services (one of the departments the zoning application signs direct the public to contact with questions). I have had no response as yet, so I thought I'd try forwarding my questions to you.

----- Forwarded Message -----

Subject: Zoning application Colville/Lampson
Date: Fri, 7 Sep 2018 23:19:03 -0700
From: Sue Adams [REDACTED]
Reply-To: [REDACTED]
To: Development.Services@esquimalt.ca

Hi,

I see there are zoning application notification signs posted on the properties at 939 Colville Rd., 827 Lampson St., and 825 Lampson St.

Can you tell me what sort of development is proposed there? I'm assuming it's some kind of condo/apartment/townhouse.

I live on Carrie Street, so my family and I have occasion to negotiate our way past that site frequently.

One of my concerns is, if a dense development is planned, obviously we can expect a significant increase in traffic along Lampson, which is already backed up during rush hours.

Another concern is that, even now, when I am heading west on Colville, trying to turn onto Lampson, I cannot see around the hedge planted in front of 827 Lampson. My husband can see over the hedge, but I cannot even though I am of average height for a woman. I often wonder if they take the variance in people's height (eye level) in vehicles into consideration when they do intersection design/planning. Anyway, I literally have to nose into the Colville/Lampson intersection before I have a clear enough line of sight to proceed. I'm worried that the situation will be even worse if they're planning to build one of those

horrid boxes that are situated within steps of the roadway. Are they asking for a variance on setback requirements?

Also, the number of vehicles parked along Colville increased dramatically when the Phoenix Lane development went in. I worry that further development on that corner will, again, increase the number of vehicles parked along Colville, and increase the potential for vehicle/pedestrian accidents involving high school students, Little League baseball players, or Buddhist Temple worshipers.

Speaking of apartment/condo/strata dwellers choosing to park on the street rather than in stalls on their own lots; is that due to a decrease in required spaces per unit in buildings in Esquimalt, or have most developers/stratas/apartment owners started charging unreasonable fees for on-site parking? My street seems to be packed at times, and I know the vehicles parked in front of my house belong to people living in the apartment building next door or the condos across the road. Now there's only room for one lane of traffic to thread their way through the crowd.

I have bicycle commuted to work year-round for 33 years, and am increasingly thankful that I don't have the stress of driving on congested roadways in a motor vehicle every day. However, I still need to use the car sometimes, and hope that the inevitable increase in vehicle traffic will be accounted for and addressed before any change to zoning is approved. Also, please don't let them build some ugly box that doesn't suit the neighbourhood. I walk my dog past there every day.

Thank you for hearing me out. I look forward to your response.

Susan Adams
854 Carrie Street
Esquimalt, B.C.
V9A 5R4