

Bill Brown

From: pg <
Sent: June-27-18 2:10 PM
To: denise@korsdevelopment.com
Cc: Bill Brown
Subject: Emailing: June 27 Letter to Denise Kors
Attachments: June 27 Letter to Denise Kors.docx

Good afternoon Denise,

Please find attached a letter with some of our concerns for your consideration. We look forward to attending the neighbourhood meeting during the week of the 23rd of July.

Sincerely,

Patti Glover

Your message is ready to be sent with the following file or link attachments:

June 27 Letter to Denise Kors

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Patricia Glover
905 Selkirk Ave
Victoria, BC
V9A 2T9

June 27, 2018

Re: Township of Esquimalt Application for Rezoning and Subdivision of 901 Selkirk Ave

Dear Denise Kors:

Thank you for your phone call and information last week.

Some of the surrounding neighbours to the lot that is proposed to be rezoned and have three single family homes built on it have expressed the following concerns we wish to have addressed prior to council approval;

- The proposed houses to be built are too tall, too large for the space permitted to build in and do not represent the type of housing that currently exists in the neighbourhood.
- Drainage on the proposed property is currently an issue with some pooling of water on occasion.
- The homes on 905 and 907 Selkirk Ave share a hedge with 901 Selkirk and according to the property lines discovered and the home owners have adamantly expressed their desire to keep the hedges intact.
- It is understood that an arbourist has been consulted, and we would like to see a copy of the report for any existing protected trees and trees slated to be removed.
- There is a possibility of an infestation of rats being released as a result of construction and would like to see a pest control inspection before construction and monitoring throughout the project. Keep in mind we currently live in a sanctuary setting with this area being home to some species of wildlife for many years and the ground has not been disrupted during that time.
- The open field becomes quite dry in the summer and is a serious risk for fire. The area should be kept maintained with respect to keeping it mowed and possibly watered on occasion.

Please take the above into consideration prior to zoning approval and please forward this to the owners of the property. We look forward to receiving the letter with information about the neighbourhood meeting on July 24, 2018 at the Archie Browning Centre.

Yours Truly,

Patricia Glover

Phone: (

Email:

Cc. Bill Brown bill.brown@esquimalt.ca

Bill Brown

From: pg <
Sent: July-02-18 1:56 PM
To: 'Denise Kors'
Cc: Bill Brown
Subject: RE: Proposed rezoning of 901 Selkirk Ave

Thank you for your response and that you will be addressing the drainage, tree removal, property lines and the retention of the hedges. I would like to meet with you for a walk around on the site but have concerns around the height of the grass and presence of vermin in the area. Would it be possible for the owners to mow the area so that we could take a better look?

I have lived here for many years and would like to point out that in the summertime the area becomes extremely dry and is a fire risk. I would also like some assurance that the area will be inspected by a pest control specialist if zoning is approved.

I also happened to notice the plans for the right of way measurements are not quite wide enough to meet the measurements required as outlined in the new proposed Official Community Plan. The current measurement in your plans indicates the right of way to be 3.5 metres compared to the community plan which requires 3.7 metres. This will make the space you have to work with even smaller if you must follow the community plan requirements. Again, the housing plans are very expansive to begin with for the space allotted.

There have also been concerns expressed that the housing style does not fit in with the neighbourhood appearance. In addition, I am hoping plans could be revealed as to how the site build up on the slope will be dealt with and what materials will be used in the process.

I look forward to meeting with you in the near future and thank you for the notice of community meeting at the Archie Browning Centre on July 24th.

Patti Glover

-----Original Message----- From: Denise Kors [<mailto:denise@korsdevelopment.com>]
Sent: June 29, 2018 3:47 PM
To: 'pg' <
Cc: bill.brown@esquimalt.ca
Subject: RE: Proposed rezoning of 901 Selkirk Ave

Thanks for providing your attached letter regarding the proposed rezoning of 901 Selkirk Ave. I will note your comments on the consultation summary and look into a number of points you have raised. I also note that you have copied the attached letter to Bill Brown at the Township of Esquimalt Planning Department so they have a copy of your letter as well.

As requested, I have attached a copy of the neighbourhood open house invitation which the Township of Esquimalt is processing for mailing to area residents including yourself. In this way you will have advance notice of the meeting to put in your calendar. Information about the rezoning and house designs will be available at the open house for viewing. I will include information about tree removal and retention as well. I appreciate that you provided information about drainage pooling on the site and we will look into resolving this with the design. I also note that you wish to retain the

existing hedge at the shared property line. I will find out which property the hedge is located on and we will get back to you with how to deal with this question. I also would like to offer to meet you on the site to review any specific issues with you so let me know if this is something you would like to do.

Thanks again for your comments and I look forward to meeting you at the Open House. In the meantime, please feel free to let me know if you have any other comments or questions.

L. Denise Kors, P.Eng. LEED® AP
Development Manager
Kors Development Services Inc.
Phone: (250) 743-8700
Cell: (250) 686-7125
Email: denise@korsdevelopment.com
Website: www.korsdevelopment.com

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

From: pg [mailto:
Sent: Wednesday, June 27, 2018 2:10 PM
To: denise@korsdevelopment.com
Cc: bill.brown@esquimalt.ca
Subject: Emailing: June 27 Letter to Denise Kors

Good afternoon Denise,

Please find attached a letter with some of our concerns for your consideration. We look forward to attending the neighbourhood meeting during the week of the 23rd of July.

Sincerely,

Patti Glover

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June 27 Letter to Denise Kors

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Bill Brown

From: Natasha Reger < >
Sent: August-27-18 2:32 PM
To: Bill Brown
Subject: 901 Selkirk

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Bill.

I hope that I am getting this to you in time. There has been some confusion on our end as to when these developers will be meeting with council. Following are some of my concerns regarding the proposed development at 901 Selkirk.

Has there been a date set for the community to attend a council meeting regarding this development?

I am pleased to see that the land will be developed. Our neighbourhood has a rich history for Victoria and has many original character homes. We all appreciate our neighbourhood/community; we spend time and money maintaining our investment (property). Our concerns come from wanting to see any new development add value to our neighbourhood.

We appreciate and acknowledge the housing issue in Victoria and understand the need for densification. Our existing neighbourhood already has a high number of multi-family units – duplex's, townhomes, apartments and condo's.

It is our opinion that the plans as proposed do not add value to the neighbourhood but instead exacerbate an already challenging situation on many fronts. These challenges impact the value of our neighbourhood and of our respective homes – our investments.

Concerns regarding these developments:

Too many units for the area. The result of so many units is a significant impact on **traffic and parking**.

Traffic

- Selkirk, Arcadia, Agnes and Inskip already deal with a traffic issue. In addition to the traffic for the homes, townhomes, apartments and condo's in the area, cars attempting to avoid the lights and congestion at Craigflower and Tillicum come racing on the side streets in both directions.
- This causes safety issues for people walking, children and animals.
- This causes noise issues for local residents with constant stream of cars.
- Adding a potential of 12 new vehicles at that particular intersection will create even more congestion and exacerbate an already unacceptable problem.
- Neighbours have been voicing concern over this for many years.

- During rush hour (between 3:30 – 6:00 Mon – Fri) neighbours with children must park cars in front of driveway in order to allow kids to play safely outside as there are so many cars racing through.
- Neighbours have done their part purchasing “Slow Down” signs but this does not appear to make any impact.
- While there is a stop sign at Selkirk and Arcadia it is really seen as nothing more than a YIELD sign. Rarely do cars stop at that intersection before continuing through. This again is a safety issue.

Parking

- Selkirk has parking on both sides of the street.
- Agnes, Arcadia, Inskip and Uganda are all resident only parking. The neighbours have petitioned for this as there were many issues with parking on our streets from the residents and guests of the townhomes on Selkirk, B&B on Selkirk visitors and staff, Apartment complex on Selkirk, Condo's on Selkirk and the apartment complexes on Craigflower.
- This parking problem has not been solved but in most cases has simply been moved now to Selkirk.
- Most days driving along Selkirk is like a game of “Tetris” as you have to swerve in and out of parked cars waiting for traffic to pass as it is really only one lane.
- Cars use these streets as a raceway – especially during rush hour as drivers are eager to get home and already agitated by the traffic congestion. The speed and volume of parked cars creates an unsafe and dangerous environment.
- With the proposal of basement suites in each of the homes, it creates extreme concern in the neighbourhood for street parking that is already limited at best.
- With two new driveways on Selkirk, there are approximately 4 parking spots being removed. In the next block up on Selkirk (Arcadia to Decosta) there is no street parking. This now pushes the parking issue to either Arcadia (which already has Selkirk residents parking there) and/or further up and down Selkirk. Extending the problem. Residents of Uganda have also complained of the parking on Selkirk bleeding down Uganda. This then causes the driving to be in and out of parked cars.
- With one new driveway on Arcadia, there are approximately 2 spots being removed. Arcadia only has room for parking on one side of the street. This pushes the parking further up and down Arcadia. This parking is often being used by the residents and visitors of surrounding apartment buildings.
- Parking on Arcadia is so close to Craigflower that it often causes challenges if cars are turning on to Arcadia and on to Craigflower at the same time. There is no room.
- Most of us have indicated significant challenges when backing out of our driveways or turning on to Selkirk due to the limited visibility from parked cars and the challenge with cars having to pull over to let other cars through – often do not know there is a car coming in any direction.
- When this concern was raised with the developers and the Land Development Manager, the response was that perhaps they would have to remove the greenery and such in the front of the homes to put more pavement for cars. Fundamentally turning the front of the homes into parking lots. The impact of this would not be positive on the aesthetics of the neighbourhood – impacting all of us.

Privacy and Building Height

The proposed buildings show two storey buildings with rooftop patios. We presume this is due to the fact that the lots will be so small there is no yard space.

- 901 Selkirk is already on the highest points in the area. A rooftop patio will remove any privacy that the surrounding neighbours have in their homes and yards. These rooftop patios will impact at minimum: 21 homes in the surrounding area.
- This was addressed with the developers.
 - The first response was that there were trees (Cedars boarding 907/905 Selkirk) that were to be retained. We pointed out that those are only going to reach part way up the 2nd story and have no impact on the 3rd floor patio.
 - The second response was to indicate how far back the patios would be from the edges of the house. This will impact what is directly below the house but have absolutely no impact on those homes slightly farther away – In particular the homes at the lower level of Agnes Street and Inskip. All privacy will be lost in those backyards.
- The building on lot C indicates that the right side of the building (facing Agnes Street) is a two story wall with siding, two small windows and patio. Aesthetically, to have 6 neighbouring residents have to face that as the backdrop to their backyard with no greenery is unacceptable. The proposed lots are so small that even the developers and the Land Development Manager stated there was no room for trees of any significant size to be put back onto the property.

Natasha Reger

Bill Brown

From: denise@korsdevelopment.com
Sent: September-05-18 12:27 PM
To:
Cc: Bill Brown
Subject: Proposed Rezoning of 901 Selkirk Ave
Attachments: Letter from 905 Selkirk Ave, June 27, 2018.pdf; Streetscape Selkirk 3.jpg; Tree Inventory - Tree Retention Plan 20180522.pdf; arborist report 20180523.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Patti. I wanted to get back to you regarding a number of issues you raised in your attached letter and at our meeting on July 21, 2018. I will go through your bullets point by point.

- We reviewed the proposed house heights, size and design with City staff prior to starting the design. The house design provided meets or exceeds the requirements laid out for us for lot coverage, floor area (size) and height which are typical for lots this size. The designs of the homes facing Selkirk are a more modern design. However, this design allowed us to eliminate a pitched roof in favour of a flat roof which reduces the appearance of height and massing which will better fit with surrounding homes and the grades on this lot. Also, the upper storey windows on the side of the house adjacent to 905/907 Selkirk have been minimized and the setback on the west side of the new house has been increased to protect privacy.
- Regarding drainage, you mentioned that there is pooling of water on the property on occasion. We will provide a commitment to staff and council at the time of rezoning that we will meet city standards for ensuring that overland flows are prevented from flowing to adjacent properties and that there is no surface pooling of water on the site. The existing grades on the site are such that this can be done with any combination of swales, lawn basins, detention systems and connections to the storm sewer in the road.
- We have reviewed the retention of the hedge on our shared (west) property line with the project arborist and it has been determined that the existing hedge can be retained. The attached streetscape shows the new homes in relation to 905/907 Selkirk and demonstrates the benefit of retaining the existing hedge for privacy.
- I have attached a copy of the tree inventory and the arborist report as requested. Subsequent to this, we received an email from the arborist that the hedge adjacent to your duplex and tree #515 can be preserved. The majority of the trees on the site will be removed and we have had discussions with Parks regarding the tree replacement requirements some of which will be located on the new lots.
 - I have reviewed your concerns about a rat infestation on the property with a pest control company in Victoria. They have indicated that they can only do an evaluation in structures and not for a vacant lot. Their suggestion was that we monitor this at the time of clearing and if there is a problem, it can be dealt with at that time.
 - I informed the owners some time ago to ensure that the property is maintained throughout the growing season. At our site meeting you mentioned that this had been done. You are welcome to contact me with any concerns about ongoing maintenance.
 - At our site meeting you also had a concern about the location of the rooftop decks on the houses facing Selkirk. I believe you had concerns about privacy. This was considered in the house design by setting the edges of the decks 5' back from the 2nd story edge of the house adjacent to your property. This increases the separation from the property line to about 15' and if I add in the distance to your house, this increases the separation between the upper deck and the wall of the front unit to 25'. The proposed lot A next to 905 Selkirk (the back duplex unit) will be beside a rear yard with a setback to that new house of 36' to property line and that increases to 52' between the back wall of the lot A house and the side wall of 905 Selkirk. No rooftop patio is proposed for that house.
 - As mentioned at the open house, we have reviewed the proposed 3.5m sewer ROW width with engineering staff and have received an email that the proposed 3.5m will be adequate.

Thanks for providing us with your input. We appreciate the opportunity to address your comments and questions. You also mentioned concerns from the 907 Selkirk duplex owner (Bent & Heidi Christensen who were away for a time) and I don't have an email address for them. Please feel free to forward this email to them and let them know they can feel free to contact me directly. Let me know if you have any remaining questions or comments.

L. Denise Kors, P.Eng. LEED AP
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Website: www.korsdevelopment.com

Bill Brown

From: Andreas Ritzer < >
Sent: September-10-18 7:45 AM
To: denise@korsdevelopment.com
Cc: Bill Brown
Subject: Rezoning proposal of 901 Selkirk Avenue

Hi Denise,

As homeowner on 933 Agnes street I will be one of the small handful that will be most impacted by your proposed design/plan.

Some of our concerns include:

1. Privacy Concerns - Roof top deck

- As you are aware the 901 property sits on the top of hill and my property, and many others, lie below the 901.
- We will be soon faced with viewing directly from our backyard this property design which will tower 2 stories high (please remember the height difference from the property to ours)
- Your proposal of a roof top deck would have the owners/renters viewing directly from the roof top into our backyard (let alone our bedroom window)
- A 2-storey building will cause a fish bowl effect that we already are not pleased with but adding a roof top patio effectively adds a 3rd level where the residents will be directly viewing our yard (and all those on our block)
- Your plan calls for retaining the hedge on the property, in reality this hedge will not reach the height of the building so will of no use to our privacy concerns
- Your response at the meeting on this concern (privacy) is the deck is set back 5' from the edge of the property. This may well help the privacy for the existing house that is adjacent to the new home but **does nothing** for those (like us) that are at the bottom of the hill looking up at this house.
- A very likely scenario is for this property to be rented and the typical renter has little respect for the residents in the neighbourhood (we can provide a long list of Police nuisance calls made in the neighbourhood due to renters in the area). This roof top will likely be used extensively and the noise as well as the privacy impact to our lives will be massive.
- I offered for your company to come to our house to see the location from our property to get a sense of the impact this will have on our houses on Agnes Street. You never contacted me but the offer still stands.
- A roof top deck will have a direct impact on our lives, we will be less likely to use our backyard when we have neighbours that are looking directly into our backyard watching our every move.

2. Parking/traffic concerns due to suites

- Our neighbourhood has been dealing with traffic concerns for nearly a decade and things have only gotten worse
- The intersection at Arcadia and Selkirk is a dangerous location due to traffic speeding to avoid the Tillicum light and cutting to Craigflower/Tillicum
- Parking on Selkirk avenue forces cars to take turns to navigate the narrow stretch and given the aim of the typical user (M-F from 7:-9:30 and 3-5:30) is to speed to avoid traffic, this becomes HIGHLY dangerous
- As a neighbourhood we have requested traffic calming measures to help with the problem but to date nothing has worked or been approved
- The neighbourhood is populated with more and more children and there lives are at risk due to the high volume of speeding traffic (typically using Agnes street to bypass the narrow Selkirk Ave)

- Our 'quiet' street of Agnes has become the 2nd cut thru as cars are impatient waiting for cars to single file down Selkirk Ave causing dangerous situations for our children
- You have made it clear the homes will be made ready for suites and given that it is naïve to think anything but that will occur. Typical homes will have 2 vehicles which means this property proposal will require space for 6 vehicles (let alone trying to accommodate for guests). The only place these vehicles can park will be on Selkirk Ave. or Arcadia which will not contribute to the traffic concerns for the area.
- In the session we attended you made mention of simply adding more "concrete" to accommodate more parking stalls, this would be a different concern given the lack of appeal of an all asphalt location property

3. Housing styles

- You mentioned the flat roof style (which effectively adds another useable story given you proposed adding a roof top patio) was chosen to reduce the size of the property.
- While this may be true I can't understand why the property needs to be in such a modern style which is completely out of place for the neighbourhood. There are many examples of a design that has a flat roof but is NOT modern (in reality cheap) looking.

I'm sure to have more thoughts on this and will provide them when necessary.

I look forward to the opportunity at the Esquimalt council meeting to discuss our concerns and the drastic impact your design will have on my family and the residents in the area.

Thanks,
Andreas

Bill Brown

From: pg < >
Sent: September-10-18 11:20 AM
To: denise@korsdevelopment.com
Cc: Bill Brown
Subject: RE: Proposed Rezoning of 901 Selkirk Ave

Hi Denise,

Thank you for the taking the time to respond to my concerns and I have forwarded your response to Heidi and Bent at your request.

There are some other concerns I hope that can be addressed:

- There is some confusion about how you received written verification from the municipality engineering department prior to the zoning bylaw parameters being written for the 901 parcel of land by the planning department. How is this possible and who approved it?
- I have concerns about having secondary suites in the houses proposed and am against it. The parking/driving situation on Selkirk Ave. and Arcadia St. along with other close-by side streets are extremely congested as it is. Adding secondary suites would just add to the population of congestion parking and driving the streets which makes it tricky and dangerous.
- I realize you are trying to minimize the privacy concerns but I would really like to see housing without roof top patios as it just does not fit with the scheme of the neighbourhood. If there are no secondary suites, then it might be possible to build some nice patios closer to the ground.
- Please refer to the well-researched and written comments in the letter from Bob Stock (915 Selkirk) which I agree with.

Please let the concerns above be noted and please respond.

Thank you,

Patti Glover

From: denise@korsdevelopment.com [mailto:denise@korsdevelopment.com]
Sent: September 5, 2018 12:27 PM
To:
Cc: 'Bill Brown' <bill.brown@esquimalt.ca>
Subject: Proposed Rezoning of 901 Selkirk Ave

Hi Patti. I wanted to get back to you regarding a number of issues you raised in your attached letter and at our meeting on July 21, 2018. I will go through your bullets point by point.

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allowed us to eliminate a pitched roof in favour of a flat roof which reduces the appearance of height and massing which will better fit with surrounding homes and the grades on this lot. Also, the upper storey windows on the side of the house adjacent to 905/907 Selkirk have been minimized and the setback on the west side of the new house has been increased to protect privacy.

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L. Denise Kors, P.Eng. LEED AP
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Cell: (250) 686-7125
Email: denise@korsdevelopment.com
Website: www.korsdevelopment.com

Bill Brown

From: wendy gott < >
Sent: September-10-18 12:00 PM
To: Bill Brown; 'Denise Kors'
Subject: Proposed rezoning of 901 Selkirk Avenue

To Mr. Bill Brown,

I did attend the developers meeting at Archie Browning, and was quite shocked at the plans for putting 3 houses with potential suites on the corner lot. It seems quite crowded to me in comparison to the present neighborhood. My feeling is that 2 houses is sufficient in that lot and without the rooftop patios. I live at 927 Arcadia, so quite close to the corner lot. It would be wiser planning to have some space between the houses and a similar height so they don't look so different in the present neighborhood. We also don't want a precedent set where other houses are built in subdivided yards in this neighborhood thus bringing the property values down. Thank you for reading my concerns.

Sincerely,
Wendelin J. Gott
927 Arcadia St.

Bill Brown

From: Vincent Cybulski < >
Sent: September-10-18 10:10 PM
To: Bill Brown
Subject: Proposed Rezoning of 901 Selkirk Ave

Good day Bill:

We would like to highlight our concerns for the proposed re-zoning and planned structural designs that have been submitted by the owners of 901 Selkirk.

1. We are extremely concerned about the additional traffic and lack of parking that will occur as a result of having three houses as well as secondary suites built on the small lot. We already have issues with traffic and noise as Arcadia, Inskip, and Agnes are being used by commuters as shortcuts from Tillicum and Craigflower. Our house is located at the bottom of the hill on the corner of Selkirk and Agnes and we witness traffic congestion, aggressive driving and speeding, daily. There is already an apartment block across the street from the proposed development area (about 100 to 150 feet away). Vehicles coming and going from the apartment driveway. There are vehicles parked on both sides of the road on Selkirk (some from the apartment block because they do not want to pay for the parking in the apartment parking lot). This has turned out to be a hazard with the increased traffic flow. We have 5 children in the neighbourhood that have recently taken off their bike training wheels this summer. The level of aggressive driving is already a major concern with many parents of young children. The proposed development that will make the roads even more congested is causing us to worry that the safety of our children in their own neighbourhood will be further compromised. We sincerely hope that the city seriously considers this. We suggest that no more than 2 single family homes are built considering the size and location of this lot.

2. Due to our location and other neighbouring homes the proposed rooftop patios would overlook our deck and windows. Meaning that our privacy would be compromised because of their design. We ask that the developer consider other options such as building a lower deck area or patio.

3. The Selkirk area has a lot of history. Our home and several home around us were built in the early 1900s and we have one of the original homes that were built on farmland during this period. We don't believe that the design of the proposed structures are suited for this neighbourhood. We propose the developer consider a design that would better compliment the charm of the existing neighbourhood that is more in line with this era.

4. Our home is located at the bottom of the hill at Selkirk and Agnes. We are concerned about drainage and water runoff. We would like to know what measures are being taken by the developers to ensure that homes that are located at a lower elevation are not negatively impacted due to potential runoff.

Please send a copy of this email and your response to the developer.

We look forward to hearing from you and appreciate you addressing these and other concerns that have been brought forward by the neighbourhood.

Kind Regards,

Sent from my iPhone

Bill Brown

From: Vincent Cybulski < >
Sent: September-10-18 10:14 PM
To: Bill Brown
Subject: Proposed Rezoning of 901 Selkirk Ave

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We would like to highlight our concerns for the proposed re-zoning and planned structural designs that have been submitted by the owners of 901 Selkirk.

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2. Due to our location and other neighbouring homes the proposed rooftop patios would overlook our deck and windows. Meaning that our privacy would be compromised because of their design. We ask that the developer consider other options such as building a lower deck area or patio.

3. The Selkirk area has a lot of history. Our home and several home around us were built in the early 1900s and we have one of the original homes that were built on farmland during this period. We don't believe that the design of the proposed structures are suited for this neighbourhood. We propose the developer consider a design that would better compliment the charm of the existing neighbourhood that is more in line with this era.

4. Our home is located at the bottom of the hill at Selkirk and Agnes. We are concerned about drainage and water runoff. We would like to know what measures are being taken by the developers to ensure that homes that are located at a lower elevation are not negatively impacted due to potential runoff.

Please send a copy of this email and your response to the developer.

We look forward to hearing from you and appreciate you addressing these and other concerns that have been brought forward by the neighbourhood.

Kind Regards,

Vincent Cybulski and Michelle Gay 923 Selkirk Avenue

Bill Brown

From: galbraithjoanne3 < >
Sent: September-11-18 10:07 AM
To: Bill Brown
Subject: 901 Selkirk St .

Follow Up Flag: Follow up
Flag Status: Flagged

I live across from this property at 935 Arcadia St . Please do not allow three houses and three suites on the property . It is duplex zoned and this should remain or two houses one on Selkirk , one on Arcadia St . There is a problem with parking already around here and this would be a hardship for all . I have monitered parking across the street because everyone in the neighbourrhood wants to park there and in the past before i started this we had no parking for our families and friends . If you allow this developement you would be taking this away from my neighbours and I. Either get rid of some of the yellow lines or do not allow this development because it won't fit in . We don't need a developement where most of the trees are taken down , how ugly . Those large trees attract owls , hawks , woodpeckers and raccoons . I would hate to see them gone . We pay taxes and they keep going up but with this development we would be getting less for our money . We as neighbours would be robbed . The developers act like this has already been past so please don't support them . Thank you Joanne

Sent from my Galaxy Tab A

Bill Brown

From: Alice Brum < >
Sent: September-11-18 9:25 PM
To: Bill Brown
Subject: Rezoning and Development of 901 Selkirk Ave

Hello Bill,

I understand that you are the Director of Development Services and the person to forward my concerns regarding the rezoning and development of 901 Selkirk Avenue.

Being a member of this community for well over a decade, I'd like to emphasize that we take pride in our home and our neighbourhood. We spend time, effort, and money on regular maintenance of our property inside and out, increasing our curb appeal and making this our personal sanctuary. I encourage other neighbours to take that same pride, including the new development of the 901 Selkirk lot.

Having attended the public meeting at the Archie Browning Center on July 24th, I gained an increased understanding of the plans proposed and some insight about the developers. I've also grown concerned about a few items proposed. After careful analysis I recommend the following in accordance with the Schedule "A" Bylaw No. 2922 – 2018 Official Community Plan:

1. Limit the housing units so that secondary suites are not allowed, to avoid to further residential traffic and parking congestion.
2. Remove rooftop patios from the design to maintain neighbourhood privacy.
3. Revisit the design to create units that incorporate more complimentary architecture that fits with the overall scale and character of existing houses.

Based on the recommendations above, I address my concerns respectively, as follows:

1. The Number of Housing Units and/or proposed living spaces is too great for this specific lot in this residential area, contributing to the current traffic and parking congestion issues.
 - a. The lot is intended to be divided into three parcels of land, all varying within the proximity of 3000 sq ft. The units are intended to maximize the lot size, therefore, leaving very little yard and driveway between the three lots. Furthermore, each unit is proposed to contain secondary suite potential. The assumption is that each Housing Unit would contain a resident(s) with one or possible more vehicles. If one considers the residents of each secondary suite, there is potential and likelihood that they will also have one or possibly more vehicles.
 - i. This neighbourhood already deals with and is constantly battling with overflow parking from residents and guests of the apartments and condos nearby. We are not eager to create additional parking issues.
 - ii. Also, Selkirk Avenue is a notorious cut-through path especially during the rush hour where vehicles speed through to beat traffic. This neighbourhood is home to many children who play out in the yards and at their neighbours' after school. This area becomes increasingly dangerous as vehicles jockey for position with limited visibility amongst the parked cars to pass each other on their way, regardless of speed.
2. Rooftop decks - patios on the roof of a building on an already elevated parcel of land will diminish, if not remove, the backyard privacy of many of the residents on the downslope, including ourselves.
 - a. Based on the plans, it appears that a retaining wall be built to maintain the elevation and grade of the land. The elevation of the land will enable the units to sit higher on the hill. Regardless, units with the

addition of the rooftop patios will provide those residents with a towering view over many of the neighbours' backyards lower down the hill.

- i. Many of us have committed time and effort with creating and maintaining privacy in our backyards. I know that we, like many of our neighbours, utilize and enjoy the leisure of spending time in our backyards. Whether it's eating meals, playing games, visiting with friends and family, or sunbathing, our personal space is deeply coveted. Considering that our backyard adjoins to five other backyards, we have worked hard to landscape privacy for ourselves. I do not wish to have it taken away by having neighbours with unrestricted viewing privileges peering down into my yard and house.
 - ii. With respect to the 2018 Official Community Plan section 20.6 Guidelines - Single-unit Infill Housing/20.6.2 Massing/#2, it states: *"New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey."*
3. The design of the proposed units is not consistent with the residential characteristics of the existing neighbourhood. Also, the units seem lacking in design quality.
 - a. This "abstract" type design does not "fit in" with the existing look and feel of the neighbourhood. Please refer to the 2018 Official Community Plan section 20.6 Guidelines - Single-unit Infill Housing/ 20.6.1 Relationship to Existing Houses/#3 where it states: *"Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses."*
 - b. Personally, I find the design of the units to be simplistic, perhaps minimizing build time to market. I also found the design lacking windows or any sizable window on some unit walls facing Arcadia.
 - i. Selkirk Avenue is a beautiful residential area with many lovely houses and yards. Esquimalt is undervalued but that is changing. As densification occurs throughout our city, more people are looking at Esquimalt because of its proximity to downtown and waterfront, and the house prices are more desirable. There are many beautiful "pockets" in Esquimalt. We (and neighbour home owners) have a vested interest in building our neighbourhood into one of those pockets. I do not wish to have developers subdividing and building quickly and cheaply just to make a quick buck. However, having said this, I am looking forward to a beautiful residence in place of that empty lot.
 - c. According to the developers, I understand that the current vegetation (shrubs and trees) may be completely removed and none necessarily replaced at this same location. I am concerned that this will leave the land barren (this part of the neighbourhood) with a lack of mature vegetation, namely trees.
 - d. My understanding is that the developers proposing the plans for 901 Selkirk are the same developers responsible for the house at 101 Uganda. If so, one can see that this residence is lacking in quality, curb appeal, and most certainly does not have any complimentary characteristic with that of the existing neighbourhood.
 - i. From discussions with residents from this neighbourhood, they are certainly not pleased with the privacy concerns that the rooftop patio has caused. 101 Uganda appears to be extremely like the proposed design plan for 901 Selkirk. I do not wish to see this type of unit in our neighbourhood.

Thank you for your time and accepting my feedback for council.

Sincerely,
Alice Brum
933 Agnes Street

Bill Brown

From: bella christensen <| >
Sent: September-13-18 8:02 PM
To: Bill Brown
Subject: selkirk 901

DEAR MR BROWN, JUST TO LET YOU KNOW THAT WE FULLY ENDORSE ALL THE POINTS AND OPINIONS STATED IN ALICE BROM'S EMAIL TO YOU. WE SINCERELY HOPE THAT THE NEIGHBOUR'S CONCERNS AND SUGGESTIONS WILL BE SERIOUSLY CONSIDERED IN THE APPROVAL PROCESS.

THANK YOU,
BENT & HEDVIG CHRISTENSEN. 907 SELKIRK AVE.

Mr. Bill Brown,
Director of Development Services,
Township of Esquimalt



915 Selkirk Ave..
Victoria BC V9A 2T9
Sept. 8, 2018

Comments and Concerns about the Proposed Rezoning/Development at 901 Selkirk Ave.

We look forward to appropriate development of the lot at 901 Selkirk, which has been vacant for decades and also has been only minimally maintained over that period. However, we have several concerns about the proposal that has been submitted for the development of this lot, and anticipated impact of the proposed development on our neighbourhood. In our opinion, the most important of these concerns (discussed below) are:

- the number of units to be constructed (and the number that may ultimately be created through the establishment of secondary suites) and attendant impacts such as increased demand/decreased supply of street-side parking in our neighbourhood.
- the proposed construction of rooftop decks, which would deprive families living in the vicinity of the privacy of their back yards.
- The lack of effort in the proposal to produce home designs that would be “harmoniously compatible” with existing development in the area.

- (1) Major concern: Number of housing units, in particular anticipated adverse neighbourhood effects if/when secondary units are established in the new ‘single-family’ homes

The development proposal submitted for 901 Selkirk is for the development of three quite-spacious single-family homes on smaller lots. A proposal for two single homes would have resulted in each home having a spacious yard and gardens more in keeping with the character of properties in this neighbourhood. However, we acknowledge that putting three single-family homes on the lot is congruent with the current planning objective of densification.

Although the proposal characterizes the three buildings as single-family homes, the development of a secondary suite may be anticipated in most or all of the houses. Instead of having three new housing units at 901 Selkirk, there would be five or six. The reasons for anticipating this outcome include:

- The basement spaces of the three ‘single-family’ homes have been designed to facilitate their easy conversion into secondary suites. These features include a bedroom, 4-piece bath, and recreation room with bar, sink, etc. (quickly convertible for use as a small kitchen), a separate exterior door, and easy separation of the basement space from the rest of the house.
- The real estate listing of 101 Uganda – a similarly-designed house built by the same developer – confirms that the basement space was designed for conversion into an extra suite. It describes the basement space as “Recroom/Family Rm/(Inlaw?) has a separate exterior entry”. (Here is

the link for the full listing: https://www.rew.ca/properties/398142/101-uganda-avenue-esquimalt-bc?search_id=esquimalt-bc&search_type=property_browse)

The community in which the proposed development is situated (and the Municipality) have a right to transparency in the application process, i.e., that what is proposed is what we will get. In the case of the proposed development, there are substantive grounds for being very skeptical about the likelihood of such an outcome.

Establishing three new single family homes will adversely affect parking availability on Selkirk and Arcadia, exacerbating already-existing parking-supply issues, especially along Arcadia. Three or four of the currently-available eight parking spots adjoining the 901 Selkirk lot will be lost (driveway entries). Although the new houses will have garages and driveways to accommodate most household-members' cars, their visitors, service vehicles, etc. will compete for diminished street-side parking. Such impacts are to be expected (and should be manageable most of the time) when a vacant lot is developed with three new single family homes. However, increase the number of units to as many as six (i.e. including secondary suites) and street-side parking congestion becomes acute. There will be no provision for off-street parking for residents of secondary suites, or for their visitors – they will have to compete with the residents of existing homes for too-few parking spaces. The usual spill-over effects will occur, as Selkirk-Arcadia residents are forced to look for parking farther afield.

Acute parking congestion in the neighbourhood is not only about current residents having to scramble to find parking (somewhere). It is also an important safety issue. Selkirk-Arcadia (and also Inskip-Agnes) is heavily used during rush hours as a cut-through route by drivers avoiding the Tillicum-Craigflower intersection. Traffic volumes are very heavy, and too many of the cut-through motorists drive aggressively and exceed speed limits. Increased parking congestion in such an environment poses significant safety risks for neighbourhood children and elderly residents, for cyclists (many of whom follow Selkirk going to/coming from the Trestle Bridge), and for our pets. Reduced visibility because of parking congestion makes it more difficult for residents backing out of their driveways to do so safely.

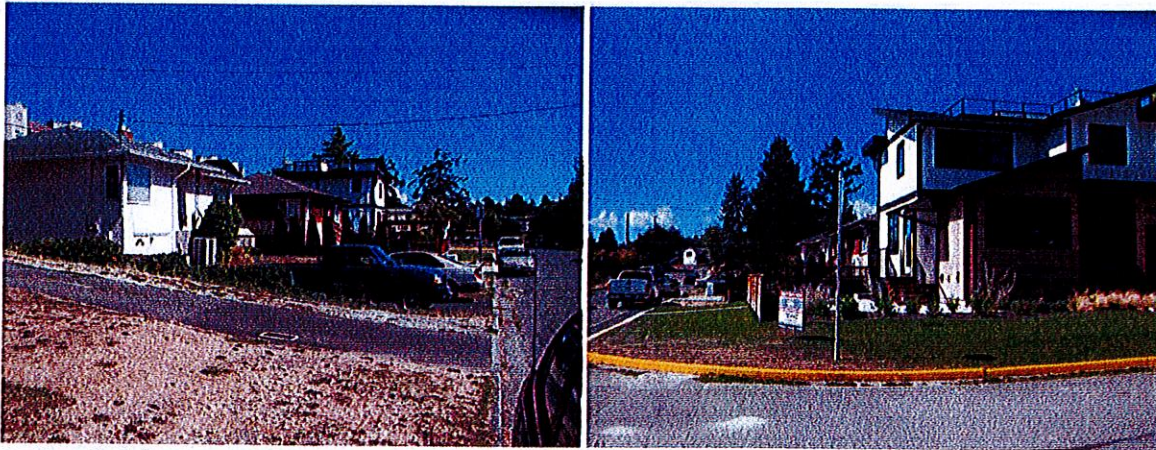
The development of secondary suites by the purchasers of the proposed new homes would have significant negative impacts on our neighbourhood and its residents, especially in relation to street-side parking and also safety. *The negative impacts that would the anticipated development of secondary suites should be addressed now at the development-approval stage by including an explicit title covenant prohibiting the development of secondary suites in these single-family homes. In short, the single family homes that the developer proposes to build – and what would be approved – must remain as such.*

(2) Major design concern: rooftop decks proposed for the two houses facing Selkirk.

The proposal to build rooftop decks on two of the houses is very inappropriate for an older residential neighbourhood such as surrounds 901 Selkirk. The proposed design also contravenes Esquimalt's *Official Community Plan* (adopted June, 2018) guideline for infill housing that states "Windows, decks and patios should be located so as to minimize intrusion on to the privacy of adjacent properties" (p. 87).

The rooftop decks proposed for the two homes facing Selkirk Ave. would provide unrestricted views over and into the private back-yard spaces of many families living in the vicinity of the proposed development. The intrusive "overview" impacts are exacerbated because the majority of existing properties are located *downslope* from the proposed new homes. Please see the photos below, of the recently-constructed (by the applicant for 901 Selkirk) home 101 Uganda St., noting in particular how its rooftop deck is perched high above several neighbouring properties.

In established neighbourhoods such as ours, backyard spaces of all homes are available – and intensively used – as personal private space for activities that range from gardening, to relaxation/reading, play-space for children, family barbecues, entertaining guests, etc. Home-owners have the option of determining degrees of privacy from neighbours through variations (e.g. type, height) in fences and screens that they construct. The proposed rooftop decks at 901 Selkirk – like the one on the photographed house at 101 Uganda – provide no such remedy for other homeowners in the neighbourhood whose private backyard spaces are now open to surveillance from people on the rooftop decks. This loss of privacy, for some, will have a "chilling" effect on their use of backyard space in general and for certain types of private activities (e.g. sun-bathing).



Rooftop deck (101 Uganda) as an intrusion on the privacy of residents in nearby properties

The *proposed construction of roof-top decks on these new homes must be disallowed, (a) because the design conflicts with the stipulation of the Official Community Plan (quoted above) and (b) specifically to protect the rights to privacy in backyard spaces of other residents of the neighbourhood.* The proposed new homes each have back yards that may be developed with low-level decks and patios, gardens, and play spaces (also with different fencing options), like those of other homes in the neighbourhood. ("Any proposal for single-unit infill housing should provide for usable, private outdoor areas for each dwelling, at grade", *Official Community Plan*, p. 87).

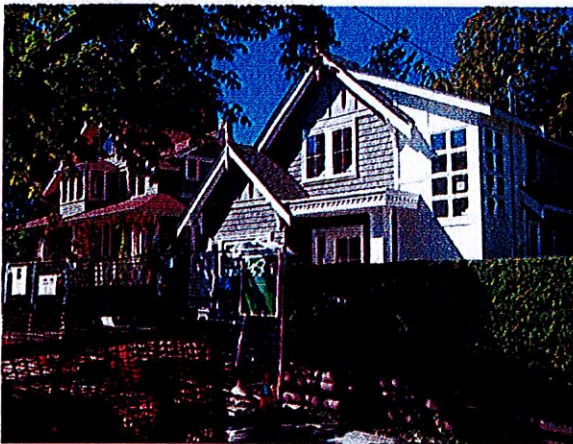
(3) Concerns about the design of the proposed houses, and (lack of) complementarity with existing homes in the neighbourhood

The recently-approved *Official Community Plan* for Esquimalt provides clear stipulations about the design of infill housing, namely that it should be in "harmonious compatibility" (p. 84) within the existing residential community where it is found. Specifically:

- “Because infill housing represents new development that is located within the context of an existing residential neighbourhood, it is important that there is harmonious compatibility between the form and character of the new development and the existing development”
- “Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses”.

The proposed design for the proposed homes fails miserably in regard to these criteria of ‘harmonious compatibility’. Apart from the roof line of the house facing Arcadia St., the modern designs proposed for the new houses incorporate no elements that “echo” design characteristics of the 1950s/early 60s bungalows on properties adjoining or facing 901 Selkirk, nor of the several well-preserved early 1900s bungalows also located nearby.

Infill housing can be designed with sensitivity to the character of the neighbourhood in which it is located, in the process becoming a harmonious asset rather than a “misfit”. The photos below, showing new infill housing currently under construction in Oak Bay, provide positive models of “harmonious compatibility”. Overall scale, rooflines, and finishing details of the new houses have been designed to help them fit seamlessly into the streetscape. The second photo is especially relevant, since the existing neighbouring houses are one-story bungalows that appear to date ca. 1950s – thus, similar to the houses that would face the new/proposed dwellings at 901 Selkirk.



Examples of new infill residential construction that have been designed with sensitivity to the character of neighbouring homes. (Location: Windsor Road, Oak Bay – close to the Windsor Park Pavilion).

In comparison, please refer to the concept photo (below) from the developer showing the streetscape along Selkirk incorporating the proposed houses. Instead of blending harmoniously into the existing community, the proposed new homes stick out like a sore thumb. They tower above the homes down-slope, and incorporate no design details that “echo” features of neighbouring houses. In this regard, the rooflines and the rooftop deck are particularly obtrusive features. But note also the absence of trees; most existing trees are to be removed, according to the developer. The mature, treed landscape that is a key defining feature of the urban landscape in our neighbourhood and along the entire length of Selkirk Ave. is visible on the concept photo to the left, right and back-side of 901 Selkirk. We can see, in

contrast, how stark the proposed new development would appear *if* the numerous mature trees – mostly protected species – found on the property were removed. The retention of a mature-treed landscape is an important element of how to fit new development into an existing neighbourhood.

It might be argued that our critique is only based on a concept photo, and that our expressed concerns would disappear if we could see the “real thing”. However, please refer back to the photos of 101 Uganda – an existing home recently built by the same developer. The Uganda dwelling displays the same design shortcomings (as infill housing) as the proposed development at 901 Selkirk.



Concept photo prepared by the developer to show new homes as part of the Selkirk streetscape.

The proposed designs are not inherently bad, but rather are a poor choice for infill projects in older neighbourhoods. House designs, seemingly lifted straight out of newly-developed west-shore suburbs, need to be modified (e.g. scale, roof-lines, exterior finish, etc.) when placed in older existing neighbourhoods such as ours.

The proposal to redevelop 901 Selkirk is devoid of features that would enable it to exist in “harmonious compatibility” with the community in which it is situated. As such, the development does not comply with the standards for infill development outlined in Esquimalt’s Official Community Plan of 2018. If the Plan is to have any relevance or power as a set of standards for the development of our communities, proposals such as the one under consideration need to be sent back to the developer for necessary revision. In short, make the Official Community Plan an Action Plan, establishing the basic standards required for this and other current and future developments.

Source:

Township of Esquimalt, Official Community Plan. Schedule A, Bylaw No. 2922. (Adopted June 25, 2018)

Respectfully submitted by:



Robert Stock and Evelyn Peters,
915 Selkirk Ave.

