

April 30, 2020

Good morning neighbors.

We would like to take this socially distant opportunity in these strange times and let you know about a project we are planning to undergo in the next two years. You are receiving this letter because you reside within 100m of the proposed development.

Our family of 6 purchased **842 Carrie St** in April of 2019, following our move from Calgary. Like many other new Vancouver Island residents, we too struggled to find something reasonably priced for our large multi-generational family. We have settled on 842 Carrie Street, because first – this was all we could afford, and second - the lot had a solid 1906 house where all of us can temporarily live, while we expand and improve our living conditions. The existing house on the lot is in need of a substantial renovation due to numerous foundation and roof problems, building code issues, and asbestos. The house currently has no insulation or proper heating, and it most certainly has seen better days when it comes to interior finishes.

Quick overview of concept:

As you probably know, due to the overall housing shortage in Greater Victoria Area, Township of Esquimalt is experiencing housing shortage as well. As a result, Esquimalt has implemented several strategies to help with this shortage, one of which was making amendments to the Official Community Plan (a plan that outlines a vision of how the Township sees the area developing in the future, and what kind of developments they will be in support of.) In the new Official Community Plan that Esquimalt just issued in June of 2018, they see our block, and the area around it, be re-developed from Single Family homes to Townhomes. This basically means that the Township will be supportive and encouraging of densifying this area. A lot like 842 Carrie St can support about 4 small townhomes, examples of such developments can be seen coming into action on the corner of Colville and Lampson, where 10 townhomes are coming up right now, and 10 more are in different stages of development approval with the Township.

While we agree that there is a housing shortage, we are experiencing one ourselves, and that the densification is necessary to accommodate growing demand, we have a bit of a different vision for 842 Carrie St lot, one that we feel is more in tune with the overall feeling of this established single family neighborhood. The densification we propose would take shape in the form of an additional small single-family dwelling next to the existing house. We think the existing 1906 house deserves to remain, and with the complete renovation we propose it will likely stand for another 100 years. Next to it we propose a small 1050 sf energy-efficient house, with setbacks matching existing houses on either side of it, and building height not exceeding its neighboring buildings. In fact, in its footprint it will be smaller than an axillary structure on the neighboring lot, and substantially smaller than any other house in the neighborhood.

Overall, this development will be very similar in scale to the development at the corner of Phoenix and Craigflower (Figure 1.) We believe that this approach to densification is the appropriate one for our area, and hope we can count on your support.

The project:

1. Complete interior and exterior renovation of the existing house, bringing it up to 2018 building code. Figures 2 and 3.
2. Construction of the new residence on a subdivided lot. Figures 4.

Timeline:

April 21 2020 – Advisory Planning Committee voted 7-0 in favor of this application.

Spring of 2021 – Spring of 2022 – Construction and Renovation.

If you require any further information, or have any questions, feel free to contact us at any time.

We are excited to receive any feedback you may have by May 26th, 2020.

Xeniya Vins, [REDACTED]

Janos Farkas, [REDACTED]

Farkas-Vins Family



Figure 1



Figure 2 – View from Carrie



Figure 3 – View from Colville



Figure 4

854 Carrie Street
Esquimalt, B.C. V9A 5R4
September 2020

Re: re-zoning application for 842 Carrie Street

Dear Esquimalt Council:

I understand my neighbour's application for re-zoning of their property at 842 Carrie Street will be heard by Esquimalt Council very soon. I am writing to express my support for the development as proposed by Xeniya Vins and Janos Farkas of Xquimalt Developments Ltd. There are several advantages to allowing the development to go ahead as proposed by the current owners.

I believe that the Farkas-Vins family has demonstrated a strong sensitivity to, and understanding of, their Old Esquimalt Neighbourhood, while honouring Official Community Plan goal of increased density. Similar to the in-filled corner lot across the street at 847 Carrie (in 2011, creating 845 and 849 Carrie Street), the Farkas-Vins propose retention of the original home which has great "bones", is a classic Old Esquimalt design, and has stood at that corner for approximately 115 years. Also similar to the new homes at 845 and 849 Carrie Street, the Farkas-Vins have proposed an exterior design for the new building that will not be discordant with the surrounding homes. This is a crucial piece in retaining the attractive character of our neighbourhood, while still moving forward.

From an environmental perspective, the Farkas-Vins plan to retain as many of the healthy, mature trees and shrubs on the property as possible, while still meeting the requirements for off-street parking stalls. The new home will be built with a small footprint to allow for maximum green/outdoor space on the relatively small lot. The plan calls for large windows on the south side to allow maximum passive lighting and heating, and highly insulated windows on the north side to prevent heat loss. They have also agreed to meet above-code environmental standards, such as installing heat pumps, NOT installing natural gas appliances, and installing EV chargers.

If the time comes for the Farkas-Vins family to sell their properties, a rare, small, single-family home on a small lot will be a welcome sight to the family who wish to live in Esquimalt, do not wish to live in a row house/townhouse/condominium, and yet cannot afford to purchase a larger home on a standard lot. The fact is that most people with children want to live in single family detached homes (2019 report on homebuyer preferences by the National Association of Homebuilders). Due to a decrease in construction of single-family detached homes in Esquimalt, many families who would like to find such properties are being increasingly forced to move further out of town due to lack of available options. We must consider the needs and preferences of families when we envision vibrant, sustainable communities. Looking at the bigger picture, we must also ask ourselves what is better for the environment at large: allowing subdivision of some Esquimalt properties to enable more affordable single-family detached housing to be built, or forcing young families to move to Langford (for example) and, for the most part, drive cars in to the Victoria area to work every day. It goes without saying that, in Esquimalt, there is better access to transit and more feasible alternatives to use of cars. Additionally, the further we nudge young families out of town in order that they may live in their preferred style of housing, the more forests will be cut down, and the more green space will be destroyed.

Thank you for your consideration.

L. Susan Adams
854 Carrie Street (for 26 years!)

September 2, 2020

Dear Mayor and Municipal Council of Esquimalt,

I am a long-term homeowner and resident of 815 Colville Road and I am writing this letter to express my support for the rezoning and subdivision application for 842 Carrie Street.

The proposed development will make a good addition to the neighbourhood. As someone working in the construction industry, I welcome new buildings going up in my area. I appreciate the effort made by owners to keep the existing house, trees, and hedges. The updated design of the existing house, and energy efficiency efforts put into the project. I fully support the proposal and hope you consider my opinion when deciding.

Please contact me if you would like to discuss this further.

Sincerely,



Rod Carey
[REDACTED]

Karen Hay

From: Jesse Cook [REDACTED]
Sent: September-08-20 9:18 AM
To: Karen Hay
Cc: [REDACTED]
Subject: 842 Carrie Street Re-zoning support

Jesse Cook & Kepmen Lee
847 Carrie Street
Esquimalt, BC

To: Mayor and Municipal Council of Esquimalt

September 8, 2020

Dear Mayor and Municipal Council of Esquimalt,

We are long term homeowners and residents of 847 Carrie Street, and we are writing this letter to express our support for the rezoning and lot subdivision application for 842 Carrie Street. We believe that the proposed development is appropriate and fitting for the area. It proposes density without changing the character of the street drastically, and it takes advantage of the available otherwise wasted space. We are happy to see the existing home retained and updated, as it is a prominent corner property.

Similarly, our home was an older corner property that had fallen under disrepair and in 2013 the developments on either side of us (845 & 849 Carrie) provided the needed densification proposed in the OCP alongside the renovation of our home. This subdivision of 847 Carrie provided an opportunity for us to enter the housing market in Esquimalt and retain a small yard space, appropriate for our family and similar to the surrounding houses.

As we support the proposal, please don't hesitate to contact us if you would like to discuss our thoughts on this further.

Sincerely,

Jesse Cook & Kepmen Lee
[REDACTED]

Karen Hay

From: John Fletcher [REDACTED]
Sent: September-08-20 9:26 AM
To: Karen Hay
Cc: [REDACTED]
Subject: 842 Carrie Street Re-zoning Support Letter

To: Mayor and Municipal Council of Esquimalt
Date: September 8, 2020

Dear Mayor and Municipal Council of Esquimalt,

I am writing this letter in support of the rezoning and subdivision application at 842 Carrie Street. I have recently become acquainted with Xeniya and Janos, and I appreciate the effort and motivation on their part to develop and improve the Esquimalt community from within. I feel that their proposal for adding density along Colville Street while maintaining a heritage home they continue to live in is a good addition to the neighbourhood.

I have lived with my family in our home at 758 Lampson Street since 2007. We too are residents of a property that has a new proposed townhome land use designation, and we are aware of the challenges individual homeowners face to develop land on their own while abiding by the Official Community Plan. I love that this is a local initiative by Esquimalt residents, adding much-needed density and economic activity while still attempting to stay within the spirit of the OCP.

I of course defer to your professional assessment of the project; but I wanted to let it be known that I am in favour of the proposal as an Esquimalt resident. Please feel free to contact me at any time if you have questions.

Sincerely,
John Fletcher

[REDACTED]

From: [REDACTED]
To: [Karen Hay](#)
Cc: [REDACTED]
Subject: 842 Carrie Street Re-zoning Support Letter
Date: September-04-20 3:14:18 PM

From: Bernetta Lindner
860 Colville Rd, Esquimalt

To: Mayor and Municipal Council of Esquimalt

September 3, 2020

Dear Mayor and Municipal Council of Esquimalt,
I am a long-term homeowner and resident of 860 Colville Rd, and I am writing this letter to express my support for the rezoning and lot subdivision application for 842 Carrie Street. I have reviewed the application and understand their proposal. I believe that the proposed development will make a good addition to our established street of single family homes. Proposed new residence is appropriate in scale and is not overwhelming, and the renovation of the existing home would be a great improvement over what is currently there.

I support the proposal, please contact me if you would like to discuss this further.

Sincerely,
Bernetta Lindner
Contact Info:

[REDACTED]

Bernetta Lindner
Child Care Benefit and Operating Funding Branch
Ministry of Children and Family Development

31 August 2020

Dear Esquimalt Planning Committee,

We are long term homeowners and residents of 844/846 Carrie Street. The new owners of the property next to ours, 842 Carrie Street, have applied for rezoning to add a small second house to the lot. We believe this addition to the lot makes sense with the existing housing and neighbourhood.

We fully support the proposal from Janos Farkas, to keep and upgrade the existing house on the property, and to add the second additional house on the lot.

Please contact us if you would like to discuss this further.

Sincerely,

Laurie and Andrew Loen

██████████

Karen Hay

From: Dave Stephens [REDACTED]
Sent: September-04-20 5:56 AM
To: Karen Hay

From: Dave Stephens

**Owner of 845 Carrie St.
Owner of 849 Carrie St.**

To: Mayor and Municipal Council of Esquimalt

03 September 2020

Dear Mayor and Municipal Council of Esquimalt,

I am a owner of 845 & 849 Carrie St, and I am writing this letter to express my support for the rezoning and lot subdivision application for 842 Carrie Street.

This proposal reminds me of our own development and subdivision directly across the street a few years ago. I believe keeping and renovating the existing home is the right proposal for this lot. Building a small single family home next to it is a great use of otherwise wasted space.

Although OCP envisions this area to become townhomes, from my experience, specifically this block between Carrie and Phoenix is unlikely to be redeveloped into townhomes due to already fragmented small single family lots. Purchasing 5 single family houses on this block to propose 10 townhomes (such as our Lampton/Colville development) would not be financially feasible due to the high cost of land. It is much more likely that the homes on this street are going to be rebuilt/renovated as single family homes once they reach their end of life. Therefore, development of 842 Carrie Street as proposed is the right way to go.

For these reasons, I support this proposal. Please contact me if you would like to discuss further.

Sincerely,

Dave Stephens
Principal & President

LIDA Homes Inc.
101-4442 West Saanich Rd. | Victoria, BC
P: 778-440-5432 Ext 9 **C:** 250-514-7702 **W:** lidahomes.ca



Local, Provincial and National CHBA Award Winner for Construction Excellence

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2019 & 2020 CHBA "Custom Home Builder & Renovator of the Year"

Karen Hay

From: Scott Tregear [REDACTED]
Sent: September-03-20 9:20 AM
To: Karen Hay
Cc: Xeniya
Subject: 842 Carrie Street Re-zoning Support Letter

From: Scott Tregear
864 Colville Rd, Esquimalt

To: Mayor and Municipal Council of Esquimalt

03 September 2020

Dear Mayor and Municipal Council of Esquimalt,

I am a long term homeowner and resident of 864 Colville Rd, and I am writing this letter to express my support for the rezoning and lot subdivision application for 842 Carrie Street.

I believe that the proposed development will make a good addition to the local neighbourhood, and I look forward to seeing it materialize. I am happy to see the existing home retained and revitalized.

I support the proposal. Please contact me if you would like to discuss further.

Sincerely,

Scott Tregear
[REDACTED]

From: Dmitri Jaskevitch
1083 Tillicum Rd, Esquimalt , BC V9A 7L7

To: Mayor and Municipal Council of Esquimalt

08 September 2020

Dear Mayor and Municipal Council of Esquimalt, I own a unit #205 in Gorge Point Condos, at 1083 Tillicum Rd, Victoria, BC V9A 7L7, and I am writing this letter to express my support for the rezoning and lot subdivision application for 842 Carrie Street.

I support the proposal. Please contact me if you would like to discuss further.

Sincerely,

Dmitri Jaskevitch
[REDACTED]

A handwritten signature in blue ink, appearing to read 'D. Jaskevitch', with a long, sweeping flourish extending upwards and to the right.