

From: [Judy Judy](#)
To: [Tricia deMacedo](#)
Subject: Detached accessory suites
Date: May-20-20 12:29:16 PM

Please, please, please, please address the affordability issue if these are going to be allowed. Remember it is not the homeowner involved, it is the citizens who will be renting these. We have enough unaffordable housing in this city – please be considerate and shape some rules around how much \$ owners can charge.

Sent from [Mail](#) for Windows 10

Alicia Ferguson

From: Laurie Hurst
Sent: June-12-20 9:51 AM
To: Alicia Ferguson
Subject: FW: Attached Letter to Council Re DADU's
Attachments: Council letter re DADUs.docx

For mail log, thanks.

Laurie Hurst, CPA, CGA
Chief Administrative Officer
Tel: 1-250-414-7133

For the latest on the Township's response to COVID-19, please visit
esquimalt.ca/covid19

From: Rozlynn Mitchell
Sent: June-11-20 4:17 PM
To: Mayor and Council
Cc: Laurie Hurst; Bill Brown; Tricia deMacedo
Subject: Attached Letter to Council Re DADU's

Please find attached my letter to Mayor and Council regarding the proposed **Detached Accessory Dwelling Units**.

Rozlynn Mitchell

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: JUN 12 2020		
Referred: <u>Bill</u>		
<input checked="" type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

June 11, 2020
Township of Esquimalt Mayor and Council
Planning Staff Tricia DeMacedo, Bill Brown

Re: Detached Accessory Dwelling Units Request for Input

Dear Esquimalt Council Members and Staff:

In general, I like the benefits that Detached Accessory Dwelling Units (DADU) can offer owners, renters and the community overall. I understand there was considerable input collected regarding DADU's during the previous OCP process.

After completing the survey and reading the documents provided by Township staff as background to the survey, I would like to see some alternative options put forth with regard to the recommendations going to Council. For example:

- Any addition of a DADU should require that one of the buildings be owner-occupied. Currently the proposal does not require this. In the Q&A's that were distributed with the survey #9 asks, "*Could both the principal dwelling and the DADU be rented?*" And the answer provided said, "*Yes, the Township cannot legally require the property owner to be present in either building.*" **And yet a quick review confirms that Sidney, North Saanich and Colwood require owner occupation in either the main residence or the DADU.**

Owner occupation has been strongly supported in public discussions both in our community and others. While enforcement of this requirement may need consideration, owner occupation in one of the residences will inspire confidence in the neighbourhood that issues associated with absentee landlords will not be an issue with the proposed introduction of DADUs. It will also help to ensure that design choices will include added quality and privacy considerations as the owners will be living there on site as well.

- Whichever legal process Council decides is the best mechanism to implement DADUs, the process should provide the opportunity for neighbour input into an application. The current recommended option of a Development Permit process does not provide for this. At the same time I realize a rezoning proposal can be cumbersome and cost more, so I ask that staff be asked to investigate a streamlined process that would provide for that neighbour input opportunity without adding a burdensome process (such as rezoning). For example, the North Saanich application process '***strongly recommends***' that input from adjacent neighbours be included in the application package for the proposal to be successful. Neighbour input into how best to manage privacy and other issues associated with having an additional dwelling going in next door will go a long way in getting the support of the community to increase density in what are currently single family zoned areas.
- Additional onsite parking should also be considered a requirement of a DADU proposal. Our roadways are becoming clogged with parked cars as we provide more housing opportunities and increase density in our currently zoned single family neighbourhoods.
- Lastly, the areas that have been recommended for DADU's need reconsideration. I am unclear why many of the large lots of Saxe Point are excluded and some areas with smaller lots are included. For example could not consideration be given to some of the duplex zoned

lots around Bewdley and Greenwood, etc., being DADU'd on the bases that they have only one of the following – a duplex, or a suite or a DADU? Any lot being considered for the addition of a DADU should be of an adequate size to maintain community character, privacy, etc.

In conclusion, thank you Council and thanks for the work of Staff for moving forward on this. However reconsideration of some recommendations are needed. The priority that moves to the top for me is the need to have DADU's owner occupied.

Sincerely,

Rozlynn Mitchell
980 Dunsmuir Road

From: [Development Services](#)
To: [Tricia deMacedo](#)
Subject: FW: DADU letter to Council
Date: June-15-20 6:39:51 PM

DADU input for next staff report

Development Services
General Delivery Email

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: penny davis [REDACTED]
Sent: June-15-20 1:21 PM
To: Mayor and Council
Cc: Development Services
Subject: DADU letter to Council

June 15, 2020

Township of Esquimalt Mayor and Council

Re: Detached Accessory Dwelling Units Request for Input

Dear Esquimalt Council:

I am in support of Detached Accessory Dwelling Units (DADU) which can offer housing to renters for which there is a great need. I would however like to see it done so that communities are preserved and in a regulated manner. To that end I would like to add my thoughts to the proposed regulations Council and the Planning Department are looking at now.

I have completed the survey and would like to add the following for your consideration as they are very important to my supporting this initiative:

1. All DADUs should have to go through the Development Permit process. Permits are required for building a deck on your house so why would you allow a dwelling to be built because it fits eligibility requirements you design. That does not make sense. Inspections should be attached to the permits to ensure conformity with building regulations.
2. 700 sq feet is too large for an accessory building. People live in small apartments of 450 sq feet and are happy to do so. I think 550 sq should be the maximum size and it should be on one level only.
3. Affected neighbours must be notified and have the right to see the proposed DADU before a development permit is granted. This is not part of the Survey and should have been one of the questions.
4. The house on the lot where the DADU is proposed should be owner occupied. An owner

may live out of country or difficult to contact should problems arise.

I see DADUs as a way to deal with needed housing and for a homeowner to make some additional money. But I don't see it as an absent landlord renting his house which might already be suited and then add a DADU.

5. Onsite parking should be a requirement of a DADU proposal. There are too many cars and trucks on the streets now. How will there be space for the more parking?

Council we must retain the neighbourhoods of Esquimalt just as Saanich and Oak Bay are trying to do. Don't use this initiative to squish additional properties onto lots and clog up the streets with more cars. All DADUs must have development permits, inspections and affected residents' input.

Thank you for your consideration of the above recommendations.

Sincerely,

Penny Davies
973A Dunsmuir Road

CC Planning Staff Tricia DeMacedo, Bill Brown

From: [Bill Brown](#)
To: [Tricia deMacedo](#)
Subject: FW: Esquimalt Council Agenda input
Date: June-01-20 11:43:36 AM

For your information and to attach to your next DADU staff report

Bill Brown, MCIP

Director of Development Services

Tel: 1-250-414-7146

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: Jessica Nichol
Sent: June-01-20 11:41 AM
To: Mayor and Council; Bill Brown; Tara Zajac
Subject: FW: Esquimalt Council Agenda input

This correspondence has been received by Corporate Services and logged in the daily mail log dated June 1, 2020 for your information.

Jessica Nichol

Archivist/Records Coordinator

Tel: 250 414-7177

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: [REDACTED]
Sent: May-29-20 2:15 PM
To: Corporate Services
Cc: B work
Subject: Re: Esquimalt Council Agenda input

To Corporate Services for Esquimalt Mayor & Council,

CouncilAgenda input for June 1.

Public Input:

For consideration.

The Municipality currently has a Detached accessory suites survey posted on their website and on Facebook. I just happened to see it. I am not on ECC or Township sites as much any more and almost missed the post by Meagan Brame on ECC.

https://www.esquimalt.ca/business-development/community-planning/detached-accessory-suites?fbclid=IwAR2A0l8M51c9quYrmjTXZoCFCY8k4aG2vJMq1sg3D6Ip6-oTlEJ8qsN7_-I

As many people are not on Facebook, and may not be getting newspapers, hopefully a specific survey mailout by Canada Post will be done by [Township of Esquimalt](#) to all property owners in Esquimalt, especially to those directly impacted by proposed DADU or neighbouring properties to those identified in DADU map of Esquimalt.

We appreciate that Esquimalt is inclusive in their decision making processes so that all those impacted

have the opportunity to provide their input early in this review process. I did a post on Facebook last night as someone was asking for input on a possible variance. When I referenced DADU with a short description, I was asked what is DADU? Changes like this need input from all informed & interested impacted Esquimalt property owners and their neighbours. The survey questions reference the impact on both stakeholder groups.

I would also ask that consideration be given to doing the residential parking survey this calendar year with a similar mailout. Many side streets are already getting quite full of vehicles and even though some suites do not have vehicles many actually do have multiple vehicles as well, sometimes several. Based on the survey questions as well, DADU is expected to add more vehicles to our streets and possibly off-street as well.

Thank you for consideration on these 2 items.

Respectfully,
Bruce Cuthbert
431 Constance Avenue
Esquimalt, BC

On May 29, 2020, at 12:01 PM, Township of Esquimalt <communications@Esquimalt.ca> wrote:

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The agenda for the June 1, 2020 Council meetings are now available

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Please note that our council chambers is currently closed to the public. However, residents are encouraged to participate:

Correspondence for an agenda can be submitted via email to corporate.services@esquimalt.ca by 12 p.m. (noon) on the day of the meeting.

Or, if you would like to provide comments to Council electronically via telephone during the

meeting, please contact the Corporate Officer for further details and scheduling at 250-414-7135 by 4:30 p.m. on the day of the meeting.

[View a recap of past council decisions on our resolution summary page.](#)

We webcast the meetings live and the [recordings are posted to the website after the meeting.](#)

Questions? Contact us: communications@esquimalt.ca | equimalt.ca | 250-414-7100

Find us on: [Facebook](#) | [Instagram](#) | [Twitter](#) | [Linkedin](#) | [YouTube](#)



Township of Esquimalt
1229 Esquimalt Road
Esquimalt British Columbia V9A3P1
Canada

This email is intended for tc1@shaw.ca.
[Update your preferences](#) or [Unsubscribe](#)

From: [Bill Brown](#)
To: [Tricia deMacedo](#)
Subject: FW: Please copy to staff
Date: June-15-20 3:11:18 PM

Hi Tricia,

Please attach to next staff report.

Thanks.

Bill

Bill Brown, MCIP

Director of Development Services

Tel: 1-250-414-7146

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: Deborah Liske
Sent: June-15-20 2:56 PM
To: Bill Brown
Subject: FW: Please copy to staff

Copy of correspondence forwarded as per CAO, Laurie Hurst's direction for Action.

Deborah Liske

Office Administrator of Corporate Services

Tel: 1-250-414-7136

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: Christie Eng [REDACTED]
Sent: June-15-20 7:45 AM
To: Barb Desjardins; Council
Subject: Please copy to staff

June 15, 2020

Township of Esquimalt Mayor and Council
Planning Staff Tricia DeMacedo, Bill Brown

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In conclusion, thank you Council and thanks for the work of Staff for moving forward on this. However reconsideration of some recommendations are needed.

The priority that moves to the top for me is the need to have DADU's owner occupied.

Sincerely,

Christie Eng
931 Dunsmuir Road

Christie Eng
