

61 NOTICES  
MAILED OUT  
SEP 3/20



Sept. 3, 2020

Re: 851 Lampson Street Rezoning to Townhouse Use

Dear Neighbour,

In January of this year we submitted a proposal to re-zone a lot on Lampson Street at Colville Road. We proposed that an existing duplex be replaced by a single townhouse building with 4 units totaling 4,1400 sq. ft. with two storeys on Lampson and 3 storeys at the rear. Normally we would bring this proposal to the surrounding neighbours and ask for your thoughts. However, times have changed and the current health crisis prevents us from doing so. Nonetheless, we would like to share our proposal with you in this form.

We believe this proposal will be a neighbourly fit for the following reasons:

1. Community: The project is suitable for many different age groups but especially for young families: Esquimalt High School is situated less than 200 ft away, and Ecole Victor Brodeur is 2-1/2 blocks to the south. Lampson Park is located literally next door with two baseball fields, and Highrock Park is 2-1/2 blocks to the south.
2. Street presence: The 3 entrances off Lampson are setback at various distances so that there is a livelier conversation with the street. The northerly unit overlooks Gorge Park which provides a measure of security and affiliation to the park. The existing broad city boulevard on Colville is enhanced by the setback of the main building face, which creates a large (7.11 metre) setback from the sidewalk. The entrance to the corner unit faces Colville, making a strong connection to the street on this side.
3. Parking: While all the units have entrances from the street, all the garages are hidden from the street at the rear. 5 stalls are provided, 4 in garages and one visitor space.
4. Green: The proposal is intensively landscaped, and seeks to work with the existing topography. A rain garden is provided off Colville to absorb storm water. The use of indigenous and adaptive plant species is also incorporated into the extensive landscaping plan, as prescribed by the OCP. The beautiful pine tree at the corner, in the boulevard, remains as a legacy and highlight of the proposal. The project anticipates future electric car use, as well as solar-ready use. Bicycle storage is provided within the garages, and visitor bicycle parking is also provided.
5. Low impact: There are only 4 units in a single building with hidden garages. The site is isolated by Lampson Park on the north with a duplex and Lampson Park on the east. The site will be surrounded by cedar fencing to provide privacy and security.

Please refer to the next page for plans illustrating each of the items noted above.

We look forward to any feedback you may wish to provide, and are hopeful that your concerns are supported by the features presented.

You can submit any comments via email, by Sept. 18<sup>th</sup>, to: [info@zebragroup.ca](mailto:info@zebragroup.ca) or give us a call at 250-360-2144 to either David Yamamoto or Rus Collins for further information, or visit <https://zebragroup.ca/current-applications> to see the full application. Your comments will be much appreciated.

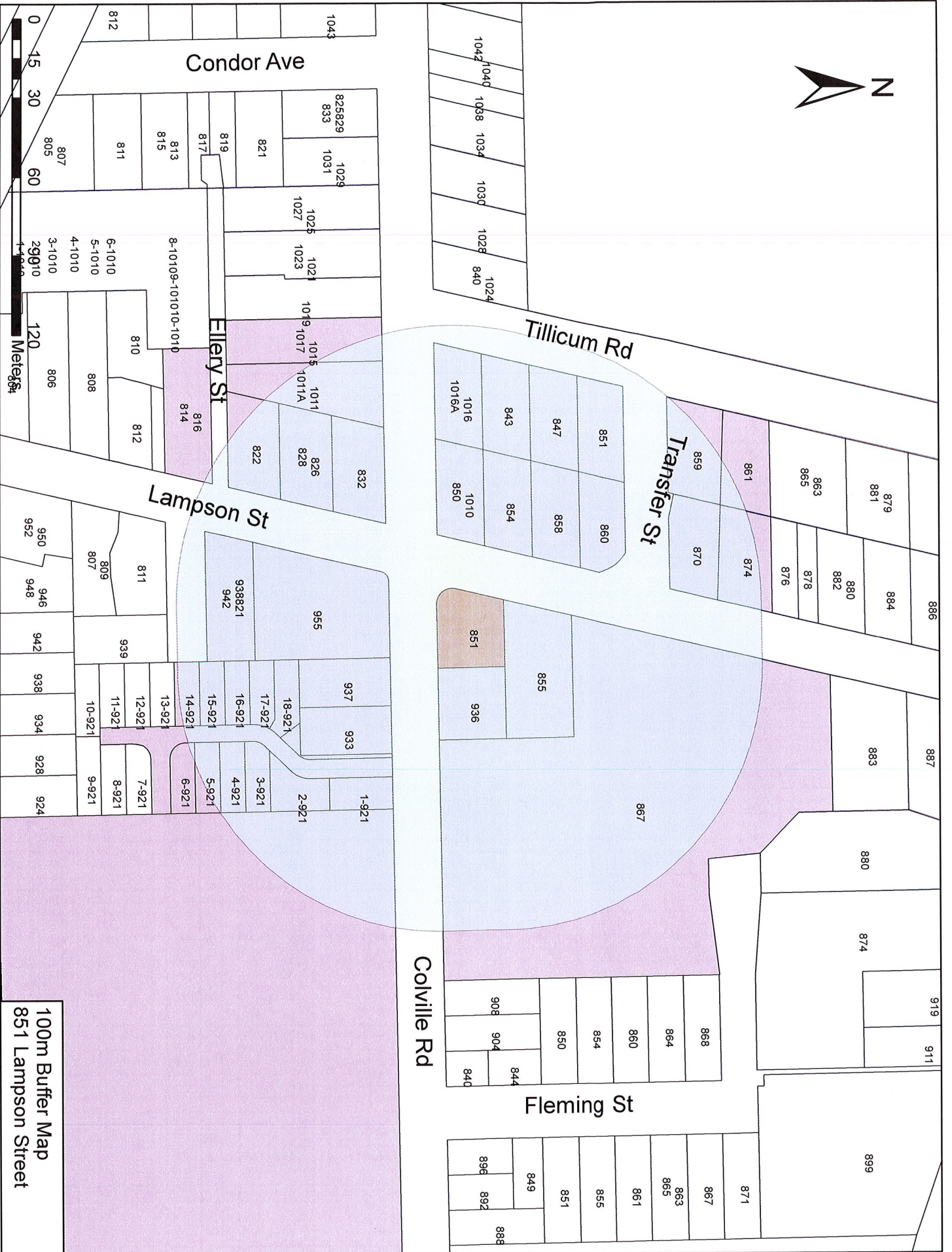
Sincerely,

Rus Collins



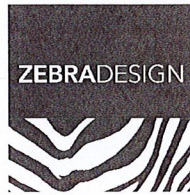






100m Buffer Map  
851 Lampson Street





## **Re: PROPOSED RE-ZONING AT 851 Lampson Street**

### **SUMMARY REPORT ON COMMUNITY INPUT**

The following comments were received as response to the letter issued Sept. 3, 2020 to neighbours (within 100 m) regarding the proposed rezoning. Site plan, elevation and streetscape were attached and also available online at [zebragroup.ca](http://zebragroup.ca)

Two replies were received as follows:

1. Ryan Jabs of Lapis Homes replied by email on Sept. 16<sup>th</sup>, 2020.

In part, Ryan wrote:

"Thank you for your letter dated September 3, 2020. I am the owner and developer who will be building the six-home townhouse at 937 Colville and who developed the 10 family-sized townhouses across the street from your property at 955 Colville.

I'd like to provide my support for your proposal to bring additional family homes to what I believe could be a family-filled corner in Esquimalt for many years into the future...."

The full text is appended at end of this report.

2. Ken Hong, of the Chua Van Hanh Buddhist Meditation Centre, at 933 Colville Rd. (diagonally opposite the subject site), telephoned David Yamamoto at Zebra Design and reported concerns regarding insufficient parking for both the site and the area in general. He reported that during baseball games at Lampson Park (otherwise known as Esquimalt Lions Park), aside from the small lay-by on Lampson St., there is little to no parking for baseball patrons, while members of the Buddhist Centre are left with no street parking on game days. There are 4 parking stalls located at the rear of the Buddhist Centre. Mr. Hong declined to send an email on this subject. The phone number for the Centre is 250 380 9004.

END OF REPORT

Per item 1. In the attached report, the following email was received:

**From:** Ryan Jabs <[ryanjabs@lapihomes.com](mailto:ryanjabs@lapihomes.com)>  
**Sent:** Wednesday, September 16, 2020 1:35 PM  
**To:** 'info@zebragroup.ca' <[info@zebragroup.ca](mailto:info@zebragroup.ca)>  
**Cc:** [bill.brown@esquimalt.ca](mailto:bill.brown@esquimalt.ca)  
**Subject:** Support for 851 Lampson Street Rezoning to Townhouse use

Dear Rus Collins and David Yamamoto (CC to Esquimalt director of planning):

Thank you for your letter dated September 3, 2020. I am the owner and developer who will be building the six-home townhouse at 937 Colville and who developed the 10 family-sized townhouses across the street from your property at 955 Colville.

I'd like to provide my support for your proposal to bring additional family homes to what I believe could be a family-filled corner in Esquimalt for many years into the future.

One of the things that we are seeing as prices of family-sized single family homes in Esquimalt rapidly increase is that people in their 30s and early 40s (typically family-starting years) are not able to afford "family-sized" housing and are moving out into the Western Communities and into other regions of Canada. This trend is slowly eroding the family-filled communities that we typically see as being healthy in a mixed-demographic neighbourhood.

In addition, families that move further from their jobs have less time together because of long commutes that can cause significant harm to the environment, can lead to poorer physical health and can also be more expensive, when factoring in transportation (interesting CRD data here: <https://www.crd.bc.ca/about/news/article/2020/07/29/housing-and-transportation-cost-estimate-study-reveals-impact-of-transportation-costs-on-household-affordability>).

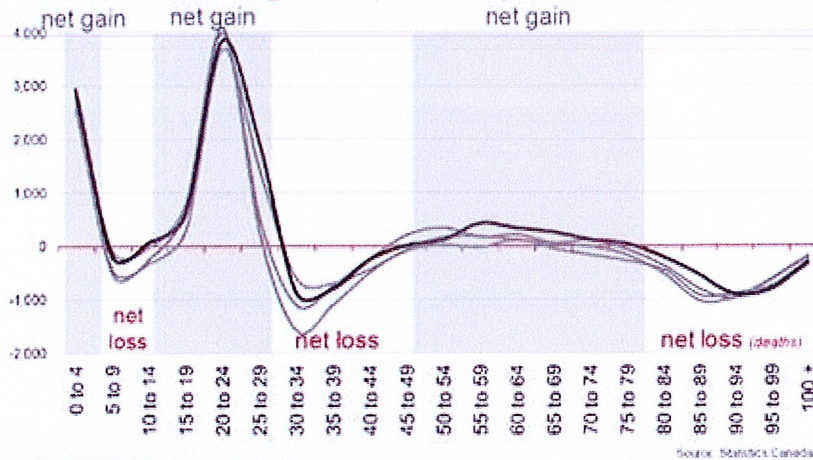
Between [2001](#) and [2016](#) (census data), Esquimalt lost 400 people – or 10% -- of the total cohort aged 30 to 45, despite experiencing a total population increase of nearly 10% during the same period. This is, again, the age that most people will be raising children and is a similar trend to what we've seen in the municipality of Victoria (table below).



# It's hard to stay in the city

## Victoria continues to lose people as they enter their 30s

1996 to 2016 Change in Population by Cohort, City of Victoria



From this report: <https://engage.victoria.ca/missing-middle-housing/missing-middle-presentation>

From my perspective, one of the causes of this is that we have reserved so much of our land for typically more expensive single-family housing and have time consuming rezoning and development processes that have made it challenging and risky for people to build family-friendly “missing middle” housing in our core communities. As a result, we have very few options for older and more affordable (typically 30+ year old) family-sized townhouses in our core neighbourhoods – and so family-aged people are forced to either compete for a limited supply of single family and missing middle housing, or they will move to our sprawling suburbs or to less expensive regions of the country.

I believe as a region we need to more aggressively tackle this challenge – particularly as we face a growing climate change crisis – by approving family-sized missing middle and similar housing like the four homes you’ve proposed at 851 Lampson, in order to create real long term alternatives for people in their child-rearing ages.

Further, housing supply is notoriously slow to produce – made even longer (at least twice as long) and riskier because of the development, permitting and rezoning processes. Until we can actually supply at a pace that keeps up with demand (or we find a better way to curb demand), we’re unlikely to really start bending the price curve and to keep middle-income families in our neighbourhoods.

Cities like [Portland](#) are starting to introduce blanket rezoning changes in single family neighbourhoods to address this and create more housing for families and middle-income

earners. Vancouver's mayor on Monday [announced](#) a similar concept that he's looking to see happen in that city. These aren't likely to be magic cures to our housing challenges – but they are potentially strong, gentle-density policies that could really help to make a dent in the need for this type of housing and to keep families in our core neighbourhoods.

Again, I'm very happy to provide my support for your proposal – and believe your new homes will create additional opportunities for families to stay in Esquimalt. I look forward to this discussion continuing.

Sincerely,

**Ryan Jabs** | President, Community Builder  
Lapis Homes | 250-413-7121 | [www.lapishomes.com](http://www.lapishomes.com)  
[Ryanjabs@lapishomes.com](mailto:Ryanjabs@lapishomes.com)

