

From: [REDACTED]
Subject: Detached Accessory Dwelling Units
Date: April-12-21 7:36:00 AM

Tricia,

I want to add my support for the Detached Accessory Dwelling Units (DADU) initiative that the Township is taking.

With all the stresses on the housing market, including increasing costs and limited supply, this initiative is a positive opportunity for gentle infill housing that will support a number of people's different housing needs, from aging in place, to housing for extended families, to income support. A good use of land and resources as Esquimalt continues to evolve. In some ways it also helps to stabilize existing lower density neighbourhoods.

We certainly support the inclusion of our property in the new zone.

Thank you for moving this initiative forward.

Michael Dillistone and Caroline Startin
1039 Bewdley Avenue, Esquimalt

TO: TRICIA deMACEDO, POLICY PLANNER
FROM: RICHARD RENNIE, ESQUIMALT RESIDENT
RE: DADUs
DATE: 17 MARCH 2021

1. My wife and I are long-time residents of Esquimalt. We live on a single-family wartime-house lot (50' x 120') at 801 Intervale Avenue.
2. In theory I am in agreement with the tenets of DADUs. However, I could not support bylaw amendments to promote implementation of the necessary zoning/design requirements as I think the human challenges are just too great. To me, those challenges are four in number:
 - a) Parking – A requirement for the home-owner to provide an additional parking space is essential. Where will the space for the space come from? It will come from the front yard of the primary structure. The existing lawn, shrubs and trees will be removed and paved over. In most cases this will be unsightly to the entire lot and most surely unsightly to the neighbourhood and the Municipality in general. Even at this time, residents of my neighbourhood do not use garages or off-street parking: they park on the street. The streets are already over-flowing with automobiles while driveways are bare and garages are stuffed with belongings, not cars! The 1100 block Lockley Road is one stunning example of what I think would be many in this Municipality. Under the proposal both sides of Lockley, the upper south and the lower north, would qualify for DADUs (the north lots being of sufficient larger size 5704+ sq. ft. and the south having only 5200 sq. ft. but being on a lane). Ask your parking people just how difficult is the non-flow of traffic on this block now! With parking on both sides of the street permitted there is only room for one moving vehicle at a time (this your officials euphemistically call “traffic calming”). Residents here do not use their garages, their garages off the lane-way or their off-street parking now. To ask them to do so under revised DADU zoning plus accommodate an additional parking

space per lot in the future would be just “pie-in-the-sky” wishful thinking. Sanctioning nose-to-tail parking on a long driveway to satisfy the additional one spot requirement should be a non-starter, the “second” car would invariably end-up on the street;

- b) Trees – I would suspect that many mature trees would be a casualty of DADUs. This trade-off is not acceptable to me. Trees are esthetically pleasing – undoubtedly more so than backyard construction – and, it is a scientific fact, they contribute to the environment. Again, here at 801 Intervale, were I to avail myself of the proposed rezoning bylaw and to construct a permissible 700 sq. ft. DADU, I would have to cut-down 3 sixty-foot mature trees as well as unregulated 50 year-old camellia and rhododendron bushes. Adjacent properties would suffer, the neighbourhood would suffer and the Municipality would be the lesser;
- c) Design – I fear that we would relive the very poor “shared-wall” episodes of duplex zoning in Esquimalt with a single building appearing as if it was built by two different people at different times. Because, it was built by two different people at two different times! Regardless of the diligence of your design team I think you would be doomed to failure to attempt the impossible task of “design unity” between an existing residence and a DADU backyard barrio especially when budgets are involved; and
- d) Scale – My family’s original wartime house at 801 Intervale was a standard wartime house. Six hundred square feet. There are many remaining and many have been modified. But what this bylaw proposes is that on a lot of 5200 or 6000+ sq. ft. at the outset designed to site a residence of 600 sq. ft. an owner can now erect an “accessory dwelling” in the backyard of 700 sq. ft. This result escapes my logic: if the “accessory” structure is larger than the original structure on the lot, then it is not an “accessory” building, it is the main building and the present-day evolution of the original building becomes the accessory or the supplement. Whether you agree with my “reasoning”, the conclusion is ineluctable that site coverage is far too great under the proposal.

3. The idea of maximum single-family residential density or “accommodation usefulness” is a good one and would work well if planners had bare land and a clean slate. They do not. Given reality my sense is that there are just too many impediments and too many consequences that impact life for immediate neighbours and the community of Esquimalt as a whole. There are no doubt several ways to deal with these concerns from a policy perspective, if you think they are valid, but the one that immediately jumps to my mind is to increase the minimum lot size required for DADUs to 7200 sq. ft. with no exceptions. As I understand the present building bylaws, an owner fortunate enough to have a 60' x 120' lot in Esquimalt would have the choice of a single-family residence, a single-family residence with DADU or a multi-family duplex.
4. These are my written views. Please incorporate them on your file. I would wish to speak to Council and at the public hearing.
5. Thank you for your time.



Dick Rennie

From: [Marie Ormiston](#)
To: [Tricia deMacedo](#)
Subject: DADU Feedback
Date: March-15-21 1:25:00 PM

Hello Tricia,

I have received a letter regarding the proposed Detached Accessory Dwelling Units (DADU) on eligible properties in Esquimalt.

I am the homeowner of 1207 Colville Road and am 100% in favour of having DADU's on eligible properties.

Thank you,

Marie Ormiston



From: [Diana Studer](#)
To: [Tricia deMacedo](#)
Subject: DADU on eligible properties
Date: March-16-21 4:48:09 PM

Hi Tricia,

I received a letter in the mail that my property is eligible to be rezoned as a DADU. First, I think this is a great initiative on behalf of the city to remove barriers for more housing options on single unit lots. This can expedite permitting and overall help keep development costs down. So good work there.

For my particular property,

[REDACTED]

[REDACTED]

Thanks for the opportunity to provide feedback and good luck with the process!

Diana

From: [Angus Topshee](#)
To: [Tricia deMacedo](#)
Subject: DADU Rezoning
Date: March-24-21 3:12:58 PM

Hi Tricia,

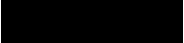
I wanted to acknowledge your letter of 9 March about Esquimalt's proposal to rezone to legalize Detached Accessory Dwelling Units. I had not been aware of this proposal previously so I am grateful for the letter you sent about it.

I am enthusiastically in favour. Measures like this which allow us to increase urban density are fantastic as they reduce our overall environmental impact and facilitate improved services (including public transit). I would ask that the bylaw permit 1.5 story DADUs as I think that it is important to offer a range of options with the design (but agree with limiting them to less than the height of the principle building). I would also argue that parking should not be required as a condition but left to the discretion of the lot owners (runoff causing impermeable surfaces are already too numerous to require us to create more).

Thank you for letting me know about this proposed change. I will also take the opportunity to mention that I think Esquimalt has been doing a fantastic job with development over the last several years and I'm pleased to see all the new buildings and developments throughout the township. Great work!

Sincerely,

Angus Topshee

422 Fraser Street


From: [Rozlynn Mitchell](#)
To: [Corporate Services](#); [Laurie Hurst](#); [Bill Brown](#); [Tricia deMacedo](#)
Subject: Feb 22nd Council Agenda Item re DADU's
Date: February-21-21 6:26:54 PM

February 21, 2021

Township of Esquimalt Mayor and Council, Laurie Hurst, Bill Brown, Tricia deMacedo

Dear Mayor and Council:

Re: Feb 22nd Agenda Item "DADU Bylaw Amendments – Staff Report No. DEV-21-003"

My letter is in support of Staff's newest recommendations for Bylaw Amendments regarding Detached Accessory Dwelling Units ("DADU's"). I believe it to be a thoughtful and sensitive approach to the implementation of DADU's, in part regarding on-site parking, owner occupation and building height and design requirements.

I was disappointed that the process would not include a mechanism for neighbour input, or at least neighbour notification, in order to provide an opportunity for input on privacy issues and also so that it would not be a surprise when construction started on a house just over one's backyard fence.

I also wish to address three of the considerations put forth by the Advisory Planning Commission re the proposed regulations and guidelines:

#1 – Suggestion that no parking spaces be required "as they take up too much green space".

I am not sure how realistic it is to think that we will get away from using cars in the future. If parking is not required, people will still have cars and will be parking on the street. Not requiring parking while increasing density will only add to our already congested roadways. Many of the streets in my area are full of parked cars, in part from secondary suites with no onsite parking. Staff's current recommended approach provides some flexibility while hopefully addressing additional street congestion.

#2 – Suggestion that there be no requirement for the DADU or the principle residence be owner-occupied "as there are no major issues with homes that have rented suites and are not owner-occupied".

Absentee landlord rentals can be a big problem for a neighbourhood. A number of other municipalities have gone with requiring owner occupation as it helps to alleviate fears that neighbours have about some strictly rental properties. It can also help with some of the quality and privacy design choices that are made in the building of DADU's as the owners will be living on the property as well. The intention of DADU's is to provide the community with a mechanism for gentle densification and increased (hopefully affordable) rental opportunities within what are currently single family zoned neighbourhoods; where home owners have a means to age-in-place; where rental revenue can provide a mortgage helper making home ownership more affordable for more people; and, to provide dwellings for family members as they grow and want to stay in their community. Owner occupation supports this intent and inspires confidence in the neighbourhood that DADU's will blend into the existing neighbourhood and not bring a lot of additional concerns. This is not always the case with strictly revenue generation investments.

#3 – Suggestion that there be consideration given to changing the height to "1.5 storeys to accommodate interior lofts".

I believe this could be considered in some areas. For example there are very large lots in some designated areas, such as parts of Saxe Point, where this might make sense. But some areas, for example in some areas proposed for West Bay where the lots are small, any dwelling that is put in next door will **not** be unassuming. A one storey dwelling could be made to blend in

but a one and a half storey building could impact neighbours on all sides significantly. I suggest that for those larger properties where it makes sense to do so, that consideration be given for some height variances while limiting smaller properties to one storey.

Thank you for your consideration.

Yours truly,

Rozlynn Mitchell

From: [mark.aitken](#)
To: [Tricia deMacedo](#)
Subject: Proposed Rezoning to allow DADUs
Date: March-17-21 12:51:18 PM

[REDACTED]

We understand our municipality is facing increasing demands to accommodate more and more people who want to live here but don't agree that DADUs are the answer. We believe that if increasing density must be allowed then it should be contained in the core and not spread out into single family residential areas thus reducing the quality of life for its neighbourhoods. Increased traffic and on street parking are just two examples of the ramifications of the proposed bylaw. Increased assessed property values and therefore higher municipal taxes is another negative effect . We don't accept the term " housing crisis " as a fact of life as do many politicians . We believe the motivation to increase our density is more about Greed rather than Need and a supply vs. demand issue.

Yours Truly
Mark & Kathleen Aitken
657 Lampson St.
V9A6A5

Sent from my rotary dial phone

From: [Paramjit & Jagbir Attariwala](#)
To: [Tricia deMacedo](#)
Subject: Proposed Rezoning to Allow Detached Accessory Dwelling Units on Eligible Properties
Date: March-22-21 9:25:15 AM

Dear Ms. Tricia deMacedo,

Thank you for the letter dated 9 March 2021, regarding Detached Accessory Dwelling Units (DADU).

We applaud and wholeheartedly welcome the rezoning proposal being undertaken by the Township of Esquimalt.

As stated in the letter, our property at 1133 Munro Street is eligible and qualifies for the proposed rezoning.

As per the first bullet of your letter: properties on a corner or laneway where the lot size is greater than 475 m² are also eligible for rezoning.

Please note that ours is a corner property with the lot size of 966 m² which is currently zoned as a duplex lot. Based on proposed rezoning this qualifies for two new zones (as $475 \times 2 = 950 \text{ m}^2$). We, therefore, meet the requirements for two new zones. Accordingly, the potential for another dwelling on our property should be acceptable to the Township of Esquimalt. We would greatly appreciate your feedback / comments.

In order to get all the details about the proposed rezoning we would be happy to meet with you and also attend the public hearing.

Progressive thinking by the Esquimalt Municipality Planning Department is genuinely desired and appreciated.

Sincerely,

Paramjit Attariwala
Jagbir Attariwala

1133 Munro Street
Esquimalt, BC
V9A 5P3

From: [RICHARD RENNIE](#)
To: [Tricia deMacedo](#)
Subject: Re: DADU lot size analysis
Date: March-31-21 4:12:53 PM
Attachments: [image8d9438.PNG](#)
[image003.png](#)

Yes, we will talk . . .

I understand that there would be work to do.

Am I a bad citizen? I was born on this lot, my Mom and Dad lived here since 1945 . . . my Mom lived here as a widow from 1968 to 1995 . . . my wife and I and my Mom lived here in the new house from 1996 to 1999 . . . my wife and I and her Dad lived here until 2015 . . . I will live here until I die. The story of my life in the Municipality of Esquimalt. But I must be an "unconcerned or uninformed citizen" because the first I knew of this scheme to rezone my property was on receipt of the letter from the Municipality of 9 March 2021. I was flabbergasted: I still am! I would have thought that each "potentially affected" property owner should have been advised much, much earlier in the process. With only 1468 properties under consideration from the start, that would seem to have been not too complex to accomplish. There seems to be considerable store placed in the fact that there was a survey of residents. Who were these residents; were they from "affected" properties or were there some non-affected property owners (ie. waterfront properties, residents who rent; industrial property owners); what measures were taken to ensure "proper" representation of owners of potentially affected properties; why was I not selected as part of the survey? To place other than passing significance on a survey without an objective design basis would show an irrefutable bias.

But there is more: the APC conclusions, especially with relation to parking are manifestly out of touch with the realities of parking in this community (especially in the Rockheights/Colville area with which I am familiar). I would say, as well, that there is no indication at all that **obvious** patent issues of noise, privacy, extra fire-hazards, extra police intervention, parking disputes, etc. have been canvassed. With respect, I would say that a very poor and inadequately poor job of staffing has been done. But to my principal point, even if there is some merit in the overall "backyard bungalow" zoning scheme, that initiative should not be applied to smaller lots (less than 7200 sq. ft.) as they are of insufficient size to reasonably support such a condensed burden. You have not convinced me that just because Saanich and Victoria have applied such parameters that Esquimalt should do so. You have not mentioned how Oak Bay, a Municipality more similar in size in terms of population and area to Esquimalt, has behaved on this "issue" -- whatever the issue is? One of the ultimate concerns for me is whether staff took the initiative and proposed this zoning scheme to Council or whether Council directed staff? Who came-up with the germ of the idea? Who is pushing this idea? Why now? Is there a rush? Why now in terms of COVID when we cannot even meet face-to-face? I have so many more questions . . .

We will talk at your convenience . . .

Thanks.

Dick

801 Intervale Avenue
Victoria, B.C.
V9A 6K7

19 April 2021

Mayor and Esquimalt Council
Municipal Hall
1229 Esquimalt Road
Victoria, B.C.
V9A 3P1

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 21, 2021
For Information	<input type="checkbox"/> CAO <input checked="" type="checkbox"/> Mayor/Council
Other	
Referred to:	Bill
For	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear *Madam Mayor*:

RE: Proposed RS-6 Zone

My name is Richard Rennie. My wife, Karen, and I live at 801 Intervale, where I was born. It is a small, Wartime-house sized lot (50' x 120') (6000 sq. ft.). Our back yard abuts Rockheights School. We replaced my Mother's 1945 house with a new house in 1996.

I wish to take this opportunity to provide my views in the context of Madam Mayor's comments in the *Victoria News* of 15 April 2021. These comments related to the proposal to rezone 1468 single family residential lots in the Municipality to permit construction of permanent back yard residential structures of up to 700 sq. ft. (65m²) in size. These new buildings would be used by the lot owner for extra family or they could be rented. It is clear from the words of the Mayor in the newspaper article that the motive, the purpose, the driving force, of this bylaw is to increase the stock of "affordable rental accommodation" in Esquimalt. That goal to be achieved through the concept of mass RS-6 zoning is, in my view, ill-considered and grossly inappropriate for this Community.

Esquimalt is a small town of 18,000 people. We do not need this highly invasive form of life-style option, especially for smaller lots. We are not a metropolis like Seattle, Portland, Vancouver or, even, Victoria. We are a small suburb. Victoria with 90,000 residents and Saanich with 120,000 are 5-times and 7-times our size. Current residents and neighbours do not need

this disruptive, extremely invasive approach to our living circumstances. Overwhelmingly, residents live in their back yards: we like our back yards, we do not want intrusions into our most private outdoor space, we neither want nor do we need change.

I have dealt briefly with staff over this issue. Indeed, I was stunned to receive the notice from the Municipality dated 9 March 2021 that my RS-1 6000 sq. ft. Wartime-house size lot was affected. This notification took place after the first reading of the bylaw – after staff and committees had done their diligence and after a “survey” had been conducted. As an after-thought it twigged to someone that maybe we should notify Mr. Rennie and the other 1467 property owners who are going to have their life-styles – and that of their neighbours – severely impacted.

I made inquiry of the Municipality and was ably served by Policy Planner, Ms deMacedo. She provided me with a little bit of background and some statistical information [principally, if the minimum lot size is increased to 7200 sq. ft. (668.9 m²) and the corner lot and alleyway exemptions eliminated, the pool of affected lots will shrink from 1468 lots to 1038 lots]. She also explained that it would be quite difficult to amend the process at this time. I was surprised!

I then asked the Policy Planner a few questions: Why are we (the Municipality) doing this? Where did the initiative, the germ of the idea, come from? Who is pushing this? This “survey” of 500 people: How did it come about? How were the participants selected? Were they residents of Esquimalt? Were they selected from the 1468 targeted lots? Quite rightly, the Policy Planner quickly determined that these questions were beyond her pay-grade and passed me along to Mr. Brown, the Director of Planning Services.

Mr. Brown and I had a 45-minute telephone discussion on Friday 16 April. He listened . . . I talked. I very much appreciated his patience in dealing with someone as opinionated as am I. We talked about process, timing and the responsibility of the Municipality to properly inform residents in a timely manner before decisions are taken: Facebook, Twitter, even the Municipal website are not guarantees you will reach your intended citizens. If you want a “guarantee” of that, use the mail, particularly, as in this case,

when you know the precise 1468 candidates you had targeted. Do it early in the process. The Website survey of 500 people was not structured in any way, objectively or scientifically. The results have absolutely no merit and are a meaningless and inflammatory diversion. Yet the survey “results” have been quoted in staff reports. Some who took-up the survey were not even residents of Esquimalt! The targeted 1468 were available immediately and early-on through use of the mail. Their views should have been sought from the off.

The Report to Council of 17 February 2021 is grossly inadequate. The committees represented therein should be ashamed. Have members walked-the-ground to take a practical look at how their support for this misguided initiative will affect the backyards and the LIVES of people? I think not. Mature trees cut, 50-year old camellias dug-up, 700 sq. ft. of back yard lawn/moss covered with buildings. And yet Council does not need to mandate a single parking space as a legitimate, designated parking space is environmentally unfriendly, according to the APC! No need for an owner to be present either! Who are these committee people so out of touch with real life in this Municipality?

Your committees and staff do not appear to have discussed what, in my view, are the largest concerns related to this new mode of living: 1) privacy; 2) noise; and 3) mental and physical health.

My wife and I keep our front yard neat and well-maintained for our benefit and the benefit of the neighbourhood and the Community. It is our civic duty. We keep our back yard neat and well-maintained for our benefit alone. We are selfish but this is our retreat; this is where we spend our leisure time; the back yard is where we entertain guests. I think we are no different than any other family who is fortunate to live in an RS-1, single family home.

This is all gone if we erect a SAD (Supplementary Ancillary Dwelling). Loss of privacy forever (but always guests for your barbeque – whether you want them or not).

Truly, the attack on life-style is not what a lot owner purposefully chooses to do by erecting a BAD (Backyard Ancillary Dwelling). But it is an inevitable consequence. It is a self-inflicted wound: you knew or should have

known what you were doing and now you pay-the-piper with an environment of diminished enjoyment for yourself – and for others. But your neighbours invariably suffer with diminished enjoyment of their abutting properties (more noise, more activity, more people, less open space, fewer trees, more difficulty with street parking, etc.) That is the true unfortunate consequence: the forced diminished enjoyment of neighbouring properties, the neighbourhood and the entire Municipality more generally.

At the root of all this is, I suspect, the misguided direction of Council. Mr. Brown mentioned that several Council members during the last election campaign promised to look at ways to provide more affordable housing in Esquimalt. Good stuff (unless you are running for Council in Oak Bay, which you know does not permit SAD or BAD units). Madam Mayor confirmed in the referenced newspaper article that affordable housing was a goal – if not the goal of this bylaw. If affordable housing is the motivator for this back yard initiative then the entire concept is flawed. And it is . . .

The entire cost of a 700 sq. ft. SAD with requisite construction, parking, paving/brickwork, landscaping, etc. would reasonably cost \$225,000. The cost would be totally borne by the lot owner. Property tax assessment would increase by, say \$300,000, due to the higher zoning and the added improvement. The lot owner is not a charity. She will have to recoup her investment. She will charge market rent. As the local developer who was quick off the mark with invitations to all of us targeted lot owners said, new 700 sq. ft. units in downtown Victoria are fetching \$2,000 per month. “Well, Bob, what are we waiting for! Let’s borrow that money and get her done so that the cash will start rollin’ in!”

It just ain’t going to happen.

There are likely few Esquimaltites who have that kind of money. If there are and if they want a SAD then they are astute enough to charge market rent. They will not be giving “deals” on newly constructed units to make them fit the definition of affordable, whatever that may mean.

But even then, there will not be demand for any of this when it comes time for a lot owner to pony-up the big money. I had a conversation with an assessor from the BC Assessment Authority who is familiar with Victoria and

Esquimalt. With rezoning, whether or not an owner takes advantage of the up-zone to erect a structure, there is always the possibility of a higher property tax assessment due simply to the higher zoning. The assessor mentioned that Victoria has had a SAD-type bylaw in effect for two years. They have approved "less than 25" back yard structures under their bylaw. Simple proportional arithmetic would indicate that the queue for Esquimalt might be 4 deep as Mr. Brown indicated that a property owner on Joffree Street has just had her application approved under existing regulations.

This RS-6 zoning initiative misses the mark with a pie-in-the-sky expectation that individual lot owners, citizens of Esquimalt, will spend their own money and, for eleemosynary reasons, make accommodation available at less than market rates. Apart from illogic, the expectation of Council in all this is to put the burden for this social re-engineering of the Community on 1468 – many small landowners – while exempting others. Why exempt waterfront property owners? Do waterfront property owners not have a social conscience? Should they not be permitted to contribute to the social contract of providing more affordable housing to the Community that is Esquimalt?

It may be that Municipal governments at the coal-face should be taking the initiative to organize and suggest do-able concepts and plans to promote affordable housing. But this particular initiative is fouled from the start. You will not make meaningful in-roads into affordable housing unless you have the support of Provincial and Federal governments. Perhaps in this, Esquimalt is well placed with patently underused DND lands all around us (Work Point belonged to us at one time, did it not?): At Lyall and Peters there is a block of land with a dozen or so dated PMQs; the block between Lyall and Esquimalt Road just to the east of Canteen Road is an underused parking lot. There are other examples. If those sorts of properties could be subject to 99-year leases to support Provincial and local affordable housing ventures then there would be housing benefits for all: 1) low or no cost to the Feds; 2) no cost of land to the Province; 3) modern (900 sq. ft) replacement PMQs for military families; and 4) modern (900 sq. ft) low-cost housing for families in the Municipality/Capital Region.

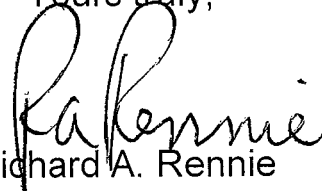
If Council is not convinced after deliberations that this concept has absolutely no merit, then I would ask that you consider the attached proposal which is self-explanatory. It is based on modifying the proposed bylaw to

eliminate smaller properties, those under 7,200 sq. ft. (668.9m²) from the proposed RS-6 zone. Larger properties allow for more flexibility in siting a SAD: providing side off-street parking, the prospect of fewer mature tree removals, less noise proximity, privacy, etc.

In conclusion, I was watching *Power & Politics* several weeks ago and former federal Finance Minister Ralph Goodale was on the program. He said that there were three things law-making bodies should consider for every piece of legislation: 1) is it necessary; 2) is it fair; and 3) does it contribute to achieving the aim? Your proposed bylaw is not **necessary** as, at best there will be only a dozen applicants from the 1468 properties you propose to affect and, besides, there are ways under current bylaws that can satisfy those few applicants; it is not **fair** as the potential impact on the life-style of 1468 families is much more severe than on others (eg. waterfront property owners); and does it contribute to the **aim**? It does not. The stated aim is to increase the supply of "affordable housing" in this Community. Save for a miniscule increase in undesirable back yard bungalows which will only be available at market rates, the aim will not be achieved. Not even close

Thank you for this opportunity to express my views.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Rennie', written over the printed name.

Richard A. Rennie

Long-time Esquimalt Resident

Attachment: Rennie Proposal

cc. Director of Development Services

ALTERNATE PROPOSAL

- 1) Applicable to non-waterfront lots over 668.9 m² (7,200 sq. ft.)
- 2) Eliminate corner lot and laneway lot exemptions
- 3) Mandatory one parking spot requirement
- 4) Mandatory electric vehicle wiring requirement
- 5) NO front yard parking
- 6) Siting preference with NO mature tree removal
- 7) Mandatory relocation of established decorative shrubs
- 8) Design preference for “architectural unity” with principal residence
- 9) Mandatory for owner of lot to occupy either principal residence or DADU

Stress concerns of PRIVACY & NEIGHBOURHOOD from the perspective of the NEIGHBOUR(s). These are paramount to that of the Applicant for a Development Permit. Neighbours should **always** have a right to be represented at **each** Development Permit application for a DADU as the concept is so invasive to the lives of adjacent families.