

February 23, 2021

Dear neighbours:

Apologies if this is the second note you have received from us about our development at 475 Kinver St. This is the formal letter required as part of the rezoning process.

We are planning to build a duplex with lower-level suites on our corner lot at Kinver and Heald. Although the property is already duplex-zoned, we are seeking a rezoning in order to include the suites, which will greatly contribute to the affordability and the flexibility of our project.

As we mentioned before, we are individual builders, not a development firm. Many of you already know Jane, who has lived on the property since April 2019, when we jointly purchased it. Jane will live in one of the two main units, while a friend of Joanne's will live in the other (Joanne already has a home nearby). The two suites will be rented out on a long-term basis.

Some of you have already expressed concerns that the proposed development will worsen parking issues in the neighbourhood. We have done everything possible to prevent that from happening.

There are four designated parking spaces on the lot — two single garages for the main units and two outdoor spots beside the garages for the rental apartments (the suite entrances are at the back of the lot). In addition, there is ample space in the driveway for tandem parking for visitors. The two main units will be occupied by individuals who will have one car each.

As well, one half of the duplex will have a driveway and entrance facing Heald while the other will face Kinver, encouraging any other visitor parking to spread out over both streets. The orientation of the existing house, which faces Heald Street, tends to focus parking on that street adjacent to the day-care centre.

We hope you will take the time to look at our plans, which we believe are far more attractive than the current home on the lot, built in 1948. We have designed the project in a simple, transitional style that will fit in well with both the old and new homes in the neighbourhood. We have attached a drawing here of the project, and you can see more information by Googling "Esquimalt rezoning applications" and scrolling down to our address.

Unfortunately, we will have to remove the tall group of blue spruce trees at the corner of Kinver and Heald. An arborist's report noted that they are all in fair to poor condition and would probably not survive construction. We are also concerned that in their condition, they are vulnerable to collapse in a strong wind storm, similar to the tree that fell down onto Swinford Street in 2020. Jane is an avid gardener and we will create a well-landscaped lot with new trees that are hardier and more suited to the lot.

We hope this letter addresses any questions or concerns you may have, but we would be happy to discuss the project with you further. Please contact Jane at [REDACTED] or Joanne at [REDACTED].

This referral period is open until April 4, 2021. All comments will be forwarded to the Township following this referral period.

Jane Mundy and Joanne Blain



VIEW FROM HEALD STREET



VIEW FROM CORNER OF HEALD STREET AND KINSER STREET



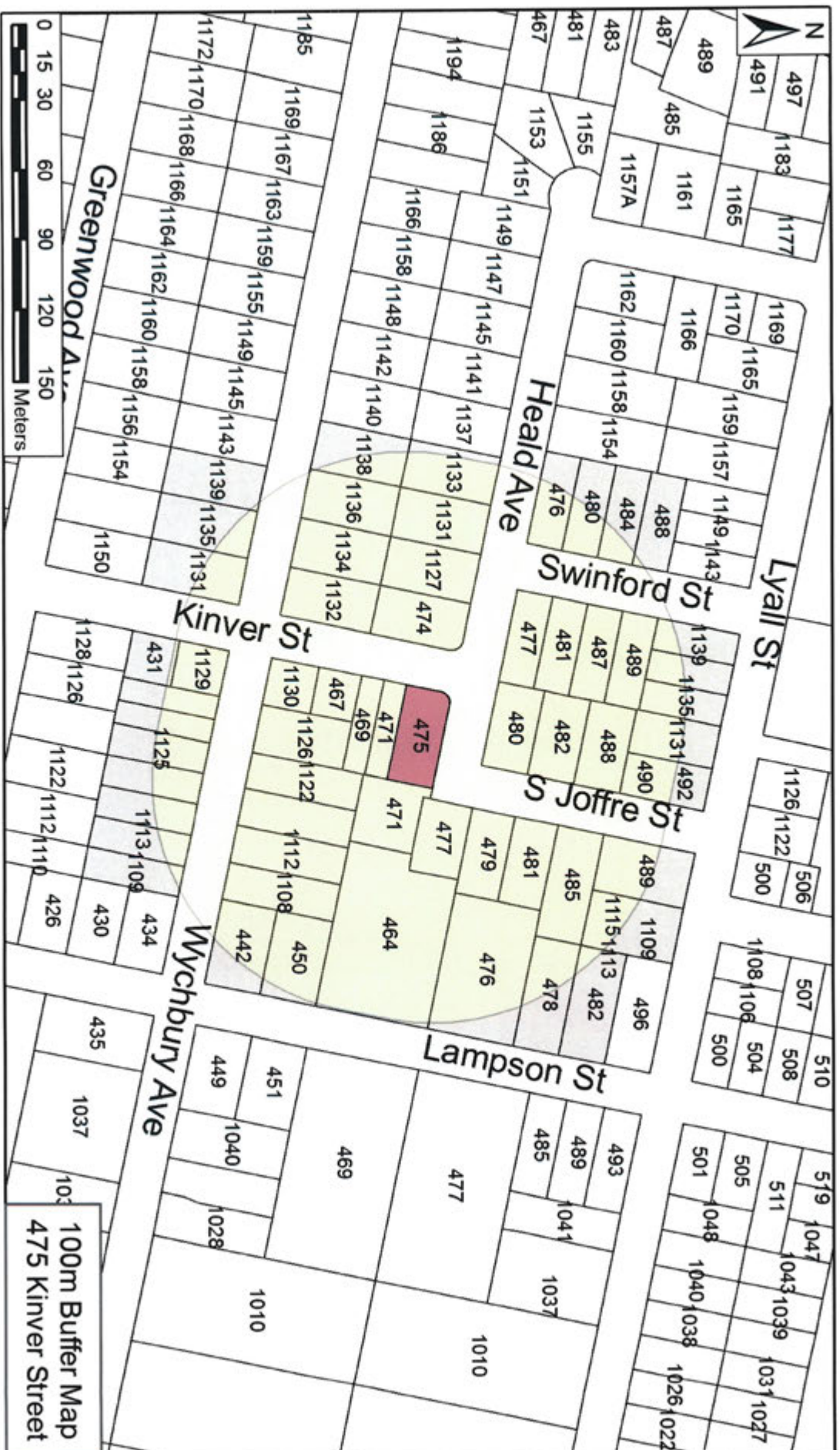
VIEW FROM KINSER STREET



VIEW OF REAR OF THE BUILDING



VIEW FROM CORNER OF KINSER AND HEALD STREET



Karen Hay

From: Joanne Blain [REDACTED]
Sent: April-15-21 1:01 PM
To: Karen Hay
Cc: Jane Mundy
Subject: Re: 475 Kinver Street - Draft Bylaw

Hi Karen:

The message you sent earlier was blank. But I will take a guess that you might have been asking for a report on the feedback we have received from our neighbours in response to our mail-out regarding our rezoning. We did meet with two neighbours (outdoors and masked) at their request, Sebastian Harper from 471 Kinver and Maria Pryzydatek from 469 Kinver. They expressed some concern about whether the main-floor windows in Unit B would overlook their backyards. We agreed to plant a tree or some other form of greenery to filter the view and they were satisfied with that response. Otherwise they said they were happy with the design and look of our project.

We received only one letter, from Flo Steel at 467 Kinver, expressing concern over parking in the neighbourhood. I've attached that letter below, and Jane's response.

Otherwise, Jane has chatted informally with several other neighbours who have not expressed any objections to our plans.

We have asked our designer, Samantha Weeks, to look over the proposed bylaw and to make sure our plans conform to it. She has also been away but she has promised to review it this week.

I hope that is what you were looking for, but please tell us if you are looking for any other information. Thanks.

Joanne (and Jane)

LETTER AND RESPONSE:

Hi Jane

Thank you for sharing your plans for the development of your property.

I only have one concern and that is the parking. As there is a busy daycare almost next door, a duplex across the street and next door both contributing to extra vehicles parking on the narrow street I feel adding 4 more residences is only go to add to the congestion.

Sorry I cannot support your plan
at this time. Flo Steel

467 Kinver St.
[REDACTED]

Hi Flo:

Thanks for your note. Joanne and I really appreciate that you took the time to respond.

We are both aware there are some problems with parking in the neighbourhood. However, we believe our new build will actually improve the parking situation.

The two main units will each have one resident (me in one and a friend of Joanne's in the other) and we each have only one car. There is a garage for each of those cars, plus a separate dedicated parking stall for each suite. As well, visitors will be able to park tandem-style in the driveway. So there is effectively parking for six cars on the property. Because one driveway faces Kinver and the other faces Heald, any additional visitor parking will be spread out over those two streets.

I hope this helps to alleviate some of your concerns. Please let me know if you have any other questions. I am happy to drop by and show you our complete plans in a Covid-safe manner.

All the best.

Jane

Lynda Clark & Normand Groulx
486 Joffre Street South
Victoria BC
V9A 6C8

January 12, 2021

Township of Esquimalt
Development Services
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Re: Folder number RZ000079 Rezoning Application

To staff

We are writing this letter to oppose the proposed rezoning for the house located at 475 Kinver Street.

We do not support the rezoning application for the above mentioned address for the following reasons:

475 Kinver St is currently zoned for duplex by way of the current RD3 zoning. The need for a variance for the size is solely based on the addition of the proposed suites. The increased size of the proposed duplex with suites is above and beyond the current zoning Floor Area Ratio. Quite simply, this rezoning is unnecessary to encourage the favourable development of the subject property.

Although we are in support, in general, of infill housing, as mentioned in the OCP, the location of this proposed redevelopment is detrimental based on the location of the property with respect to the tight turn at the end of South Joffre Street (which turns into Kinver Street). This area is normally congested with cars contributing to hazardous conditions to pedestrians and vehicle operators. The Kinver-South Joffre bend is narrow and cars are normally parked on both sides of the street which provides moving vehicles to have only one through-lane, meaning, there is no room for cars to pass each other. Due to the angle of the bend, visibility is often obstructed. The OCP states that it would "*Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.*" We do not believe that this safety concern can be mitigated due to the current configuration of the width of the street and the existing tight bend at this junction. The increased density will only exasperate this problem. It is our opinion this intersection simply cannot handle the increased density if the rezoning is permitted to include suites. Without the suites the extra square footage is unnecessary.

Although the current proposal shows one parking space per unit, staff should not rely on this as being sufficient to support these 4 units. Current owners in this area do not consistently park their vehicles in their existing driveways, or may use their driveways and still have overflow vehicles on the roadway which contributes to the current congestion.

Lynda Clark & Normand Groulx
486 Joffre Street South
Victoria BC
V9A 6C8

We feel that this type of duplex (with suites) would be more suitable for an area with lower density. An example would be Greenwood Ave, which already has the proper infrastructure of full sidewalks as well less congestion of cars due to less density. A straight stretch of street would be optimal, or on a corner parcel of land without this added challenge of the sharp turn and narrow roads.

Regarding the design of the proposed duplex: we feel that the current design has been created to accommodate as much square footage as possible and has not taken into account the optional design of the structure. The OCP states; *"Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street."* More thought should be given towards the design.

We respectfully ask for no zoning change on this parcel, not because we are anti-growth, but because we are enthusiastic supporters of smart, planned urban development. It is our belief that the magnitude of change of this proposal will negatively impact this area and exasperate the overall safety challenges of this unique roadway.

Thank you for your consideration of our comments.

Best Regards
Lynda Clark & Normand Groulx
486 Joffre Street South

Attached: Letter December 20, 2020 Jane Mundy 475 Kinver St

Dec. 20, 2020

Dear neighbours:

You might have noticed the rezoning signs that just went up at 475 Kinver Street on the corner of Heald. We'd like to let you know exactly what we are planning.

I am the co-owner of this duplex-zoned property with my friend, Joanne Blain, who lives elsewhere in Esquimalt. We are individual builders, not a development company. We plan to build a duplex with basement rental suites, which requires rezoning. The two main units will have separate entrances, one on Kinver and one on Heald, with the suite entrances at the back of the property.

I love this neighbourhood and plan to stay here, while Joanne's friend plans to live in the other main unit. We will have ample parking for all four units.

We know that some of you might be concerned about another new construction project nearby, but we believe our plans will create an attractive new home that will fit in well with the neighbourhood. We invite you to look at our design: please Google "Esquimalt development applications" and scroll down to our address.

Sadly, we will have to remove the blue spruce trees. Please know that we sincerely wanted to save these trees, but an arborist reported that they are all in fair to poor condition and won't survive construction. They were likely planted when the house was built in 1948 and are therefore near the end of their natural lifespans. As well, we are concerned that they are vulnerable to collapse in a strong wind storm, similar to the large tree that fell down onto Swinford Street earlier this year. So we plan to replace them with new trees that our arborist indicated are more robust and more suited to the lot.

If you have any questions, please email me at [REDACTED] or just give me a shout when you see me walking my dog Lizzy.

We wish you the best for 2021.

Sincerely,

Jane Mundy

