

Community Meeting – Dec 14, 2021

Presentation for Proposed Development at 820 Dunsmuir Rd.

Large & Co Presenter: Kim Colpman

Community Attendees:

Robert Molar – neighbour, no address provided

Margaret Parris – 815 Wollaston

Kathleen Pardee - #3 – 733 Sea Tc.

Valerie Hostetler - #2 – 733 Sea Tc.



Call to order: 7:20 PM

- Kim Colpman introduced Large & Co. to attendees, the company philosophy & taste of past developments. Large & Co.'s first choice is to repurpose existing buildings and has experience with heritage restoration : eg 86 Dallas Rd., 1737 Rockland.

BACKGROUND

- KJC Reviewed all the iterations of plans that would restore the existing home (moving the house to Comerford property to create "heritage corner"). Planning and municipal legal dept has rejected that proposal, cannot grant density bonus. Restoration is not financially viable, even for the Town of Esquimalt. Nickel Bros. doesn't even want to take it.
- Our current proposal is to deconstruct the house and replace it with 7 townhomes. "Unbuilders" will deconstruct the home and repurpose as many components as feasible. The majority of the structure will not be going to a landfill. Additionally, some salvageable components (e.g. FP mantel, windows, doors) will be repurposed in a different Tiarks home in the City. Attendees were happy to hear that portions of the building would be re-used rather than destroyed.

PROPOSAL

- The subject lot is approx. 12,000 sq ft. with 3 street frontages
- Driveway entrance to development has been moved from the east to the south/west corner off Dunsmuir, as per recommendation from Design Review Committee. Creates better street connection at corner, aesthetically more pleasing.
- Community attendees expressed concern of traffic and dangers to pedestrians. Examples of elderly pedestrians trying to cross mid-block were given. If these are purchased by families with children, safety concerns need to be addressed. Discussion surrounding other large development proposals in the neighbourhood will also increase traffic pressure.
- KJC suggested we would look into feasibility of a cross-walk at Wollston/Dunsmuir.
- Despite being in a walkable location and on transit routes, neighbours expressed concerns that there is insufficient street parking for visitors.
- KJC elaborated on how the OCP proposed land use on this block is townhouse residential. We are in transition time, moving away from reliance on vehicles. Moving toward more public transit use, cycling.

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- Discussed # of on-site parking for these units. All owner parking is inside garages with 1 visitor stall onsite. Parking for this development was compared to parking at 733 Sea Terrace as being adequate.
- KJC noted that garages are oversized. Plenty of room for storage in addition to vehicle. Electric car chargers in all garages so must park inside to charge e-vehicles. Neighbours worried that owners would park down the street rather than in their garage. KJC thought this was unlikely.
- Nice mix of 2, 3 & 3br plus den units. Creates options for diverse ownership/family structure

EXTERIOR

- KJC reviewed all the elevations, describing each view (NSWE) Surfaces & trim etc. were selected to mimic the original home. Wollaston side only 2 storeys are seen. Units can be accessed directly from the street. Neighbours appeared to like that. Dunsmuir side is 3 storey.

LANDSCAPING/RAINWATER MGMT

- 17 trees 370 shrubs, grass, permeable asphalt. Raingarden in low point of SE corner
- Hardscaped areas are sloped to absorbable landscape or raingarden. All must be in accordance with requirements of municipality.
- Public bench on corner, signage re original house, pergola, more generous plantings. Neighbours appeared to approve of what the new landscaping would look like
- KJC reviewed the arborist report. 9 trees will be removed. 17 will be planted in replacement. 1 Garry Oak & portions of the hedge will remain.
- LADR Landscape Architects has chosen species that suit the site and read to its heritage roots, as well as for sustainability and storm water management.
- Discussed the blasting requirements, and protection measures for the Gary oak at Wollaston.

MISC

- Discussion regarding building across the street using “no-parking” area in front of our lot for garbage bin pick-up because they didn’t plan for that in their own development. Where will garbage bins be put on pick-up day? Our new owners would put them on the boulevard. Neighbouring building shouldn’t be using “no parking zone” for their garbage bins. Attendees recognize this is not the developer’s problem but will need addressing by ESQ.
- Enquiry regarding our timeline . Best case scenario would be start date of Jan /23

Adjournment: 8:50PM