

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: November 1, 2022
For Information __CAO __Mayor/Council
Other _____

Referred to:	Bill
For X Action	Response Report
For Agenda	Council COTW
For Agenda	__In Camera __Late Item

I'd like to speak to this at the public hearing when it occurs. Will it be advertised anywhere other than the sign in front of the property?

Karen Hay

From: [REDACTED]
Sent: June-11-21 10:17 AM
To: Karen Hay
Subject: Re: FW: Proposed redevelopment of 485 S. Joffre St.

Hi Karen,

Following up on the previous plans that Large & Co. have for redeveloping 485 South Joffre Street we have now received copies of their revised plans.

This calls for 6 units with 3 bedrooms each - so potentially 18-24 people occupying the space currently zoned as duplex. Totally not acceptable!

This large number of units is definitely not in keeping with the OCP although Large & Co. indicate they feel this will easily be amended to suit their plans.

I presume the OCP was created and adopted with much thought and work by those who gave their time and knowledge to developing it.

To throw this away to keep a developer happy because he can make bigger profits is ridiculous not to mention insulting to the staff who created the plan.

Presumably Esquimalt will benefit from higher taxes from this property but this does not justify crowding units into a very small street (which currently has parking issues).

Personally, as I am directly across the street from 485, I am probably one with the most objections.

I moved here over 20 years ago as a renter but liked the community and felt that it was "going places" and thus bought my home here.

I sincerely ask Council NOT to support this proposal.

Thank you.

Katherine Milliken

On Mon, Dec 7, 2020 at 10:07 AM Karen Hay <karen.hay@esquimalt.ca> wrote:

Good Morning Katherine,

Thank you for forwarding your correspondence with Large and Co. It will inform staff discussions with the developer.

Be well,

Karen

Karen Hay

Acting Senior Planner

Township of Esquimalt | Development Services

Tel: 1-250-414-7179 | www.esquimalt.ca

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



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From: Development Services
Sent: December-07-20 8:51 AM
To: Karen Hay
Subject: FW: Proposed redevelopment of 485 S. Joffre St.

Hi Karen,

FYI and please send an e-mail to Katherine Milliken acknowledging receipt of her e-mail.

Thanks.

Bill

Development Services
General Delivery Email

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

From: [REDACTED]
Sent: December-02-20 12:27 PM
To: Development Services <Development.Services@esquimalt.ca>
Subject: Fwd: Proposed redevelopment of 485 S. Joffre St.

----- Forwarded message -----

From: [REDACTED]
Date: Thu, Nov 12, 2020 at 1:06 PM
Subject: Proposed redevelopment of 485 S. Joffre St.
To: [REDACTED]

Hi Joseph,

I am most concerned about your proposal to replace the existing single family house with 8 family units.

I live at 488 S. Joffre St. which is directly across the street from this property so it will directly affect me and the quality of life I currently enjoy. Just the number of potential additional vehicles and lack of parking on the very short street is very concerning to me as well as the inevitable great increase in traffic.

In 2018 the current OCP was adopted wherein that property was designated Low Density with the land zoned RD3 for either a single family unit or two family dwelling and I would be happy with a two family dwelling such as the duplex at 490/492 which replaced a single family home on that lot.

I note the driveway on your proposed plan would be on the north side of the property directly across from my windows. Having multiple vehicles' headlights shining into my living room window is not a pleasant thought.

As you can tell, I am completely opposed to this proposed plan. Build a duplex and I will support it as I recognize the need for more housing generally.

Thank you.

Katherine Milliken

488 S. Joffre St.

Karen Hay

From: k Milliken [REDACTED]
Sent: April-01-22 1:52 PM
To: Karen Hay
Subject: Objections to proposed development at 485 Joffre street South

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Mayor and Council

I am writing to oppose the changes to the OCP relating to 485 Joffre Street South in addition to the most recent rezoning application by the developer, Large & Co.

This street is designated Low Density Residential. I am aware of the need for more residential housing throughout the CRD and elsewhere but i see that Mayor and Council have already approved multi storey buildings in Esquimalt.

I am truly concerned that giving approval to a 6 unit (3 bedrooms each) building on this small street will be a mistake. I do not want Esquimalt to lose the unique look and feel it enjoys. Once gone it cannot be recovered.

In addition, I would draw your attention to the considerable amount of infill on this short street already which ,in my opinion, was done successfully.

i would be happy to see 2 separate units each with a rental suite or a duplex with rental suites but not 3 bedrooms in each living space..Traffic would be too much for this limited space. There are already too many vehicles on various occasions.

Thank you for the opportunity to voice my concerns.

With respect.

Katherine Milliken
488 Joffre Street South
[REDACTED]

Karen Hay

From: Development Services
Sent: March-21-22 11:12 AM
To: Karen Hay
Cc: Bill Brown
Subject: FW: File # RZ000088

-----Original Message-----

From: [REDACTED]
Sent: March-18-22 4:20 PM
To: Development Services <Development.Services@esquimalt.ca>
Cc: [REDACTED]
Subject: Fwd: File # RZ000088

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>
>>
>> TO WHOM IT MAY CONCERN
>>
>> Having received a copy of the new proposal from Large & Co., I would like to express my concerns, not only for the immediate future but for the long term future as well.
>>
>> I bought my home at 489 Joffre Street South in 2007. At that time I had views of downtown from the upper balcony and enjoyed fireworks on July 1 etc. Then Large and Co. bought the property facing on Lyall Street which was adjacent to my back garden. Then Large and Co. subdivided this property and built a very large strata duplex which has blocked my view and all I see is a blank wall. This building took over 10 months to build.
Jumping to the present, I am very much against the proposal of a sixplex next door to me. These are not personal reasons as much as economic reasons.
>>
>> There seems to be an unusual amount of building at the present time, prices are greatly inflated, and buyers are literally at auctions. The prices have risen over 100% in 5 years. Historically there will have to be a crash. Have any of these possible buyers thought about down the road when they may have to renew their mortgages, and with the new interest rates, which will rise again, Will their houses be worth even what they paid for them? Will they qualify for their own mortgages? This happened in 1981. Then the crash came, houses were going into foreclosure. What then? This could well happen again. Is no one looking into the future?
>>
>> 485 Joffre street. As this lot has only been zoned duplex until this time, why would we want it to be rezoned to sixplex? At this time the street is very short of parking spaces. At any one time it is a struggle to drive down our block. So it is all well in good to say there are 6 parking spots in the back of this property but since when do home owners only have one car? If these are three bedroom dwellings, surely there will be 2 cars per dwelling, so where do the other 6 park? On the street.
>> The plans of the sixplex looks very overwhelming. How can a street that has only mostly one level homes, suddenly have a 2 1/2 story building with a large roof on top of that? The numbers that have been reduced look really appealing but when you look at the build towering above other properties, it is still a sixplex.

>> Will these dwellings be rentals? That is another concern, if they do not sell. We live on a family oriented street This is not a commercial area.

>>

>> I am very much against the rezoning for this property to suit such a

>> large construction building

KARRYN BARCLAY

489 JOFFRE STREET. SOUTH, VICTORIA, BC V9A 6C7 [REDACTED]

>>

>>

>>

>

Karen Hay

From: Development Services
Sent: March-17-22 2:57 PM
To: Karen Hay
Cc: Bill Brown
Subject: FW: RZ000088 485 Joffre St South, Developer Letter Reply
Attachments: Large and Co OCP Amendment and Rezoning Letter March 14, 2022.pdf

From: [REDACTED]
Sent: March-17-22 2:44 PM
To: Development Services <Development.Services@esquimalt.ca>
Cc: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: RZ000088 485 Joffre St South, Developer Letter Reply

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Development Services

I received this letter from Large and Co earlier this week regarding the application for 485 Joffre Street South.

I will not be attending this information session on March 31, 2022 but I would like to provide my feedback on this latest proposal directly to the TOE, so that there can be no misinterpretation.

As stated in a previous letter regarding this matter, I am not in favour of any OCP amendment for this parcel of land, as well I do not support this rezoning application. My previous letter elaborates on the reasons. As a side note, I am disappointed that their letter does not mention the application for OCP amendment.

Can you please add this email to the file, so that my opposition is known.

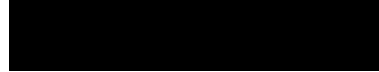
Thank you very much

All the best

Lynda Clark

[REDACTED]

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



March 8, 2021

Township of Esquimalt
Mayor and Council & Development Services
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Re: RZ000088 OCP Amendment and Rezoning Application, 485 Joffre Street South

To the Township of Esquimalt's Honourable Mayor and Council

We are writing to oppose the changes to the OCP for 485 Joffre Street South. We strongly oppose any OCP Amendment for this parcel of land. As well, we do not support this aggressive rezoning application for the above-mentioned address, with the reasons listed below.

1. Proposed OCP Amendment

The OCP map shows Joffre Street South, as well as the surrounding neighbourhood, to be designated as "Low Density Residential". We strongly oppose any OCP amended and wish our street to remain "Low Density, single family". We relied on the OCP when we purchased since we only wanted to live in an area designated as a low density-single family. We feel that this proposed change brings too much density to our small unique street. This townhouse development proposes six strata-titled townhouse to be constructed in one building, and on one parcel of land.

The proposed housing design is not doing its share to preserve the current character of the neighbourhood which is made up of single family homes and duplex. As an aside note we were supportive of the DADU that has been built on our street and feel that this is an excellent example of infill and increased density that has taken the character of the neighbourhood into consideration. This is a better option for our neighbourhood and something that we would support for the 485 parcel of land.

As written in the OCP under section 5.2 Low Density Residential Redevelopment the objective states;

OBJECTIVE: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

We do not feel that this redevelopment will **improve and enhance** our street, but in fact the livability will be diminished due to several factors that will be further mentioned below under “Rezoning”.

An important planning concept and guiding principle that shouldn’t be overlooked is that the proposed OCP amendment should be considered for all neighbouring parcels and not be considered as a stand-alone. It would be more appropriate to have groupings of similar type housing so that there is consistency within a neighbourhood; similar to what is already proposed on the OCP map (showing Townhouse grouped together). If this was considered for all parcels on Joffre Street South you would see that this would not be feasible because the majority of the neighbouring lots are significantly smaller. A townhouse development inserted into a neighbourhood with Single family homes/duplex would be so out of place as to detract from the character of our neighbourhood.

The OCP States;

OBJECTIVE: Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

We feel that parking, traffic, noise, and neighbourhood character are all elements which will be negatively impacted with the current proposed changes. Most of these points will also be mentioned in the Rezoning Application section below.

2. Rezoning Application

Density - Currently there are only 13 civic addresses on Joffre Street South. 6 more units will increase the density by almost 50%. Surely this can’t be considered an acceptable change for a street which is less than 107 metres (350 feet) long? As a comparison, Joffre Street (North) is approximately 260 metres (856 feet) long, more than twice the size.

Rezoning - Township Development Services staff do not support this proposal as mentioned in their staff report written February 2, 2022 “Request for Decision” here is a quote;

“As this is a low density designated residential area staff suggested that a FAR lower than 0.70 would be more appropriate for this site, and that 4 - 5 units maybe supportable given the size of the property.”

Although staff have stated that 4 to 5 units may be supportable, we feel that this is still too dense. In any event we are only looking at what is being presented, which is not supported by staff or neighbours.

We feel that the developer is not proposing this redevelopment because it is good for our neighbourhood, but because selling 6 units will be more profitable than less. They have proven that by first proposing to the neighbourhood **8 units for this lot**, which we collectively challenged!

We understand that all developers want to build as much as they can get away with so that they can generate as much profit as they can. They are a business after all. As you know, density

equals profit. The only way that Developers will adhere to the guidelines is if they are forced to. If this type of over-density gets adopted the streetscape will forever be changed.

The same staff report also states;

"This proposal requires a substantial reduction to the 7.5 metre front setback requirement of the RD-4 zone, as the proposed building is located 5.9 metres from the front lot line, with the deck at 4.0 metres, and stairs that extend to 1.2 metres from the front lot line".

Meaning the building will be much closer to the street as well as those facing properties. This will provide a dramatic and significant inconsistency to our street, and the sole reason for this significant change is the requirement for six 3 bedroom units.

The RD4 zone allows for a building height of 7.3 metres (23.95 feet), this proposed redevelopment is contemplating a building height of 11.3 metres (37.07 feet). 13.12 feet difference is significant, and would like to remind you that average ceiling height is 8 feet! The Developer stated that they have done a good job in making this building look like a single family home. We feel that the developer has fallen short. This proposed development will never look like single family home, given the overall monstrous size of the building.

"The F.A.R. of this proposal at 0.51 is greater than the 0.40 permitted in the Two Family DADU Residential [RD-4] zone, as well the proposed Lot Coverage at 33% is greater than the maximum 30% permitted in the RD-4 zone."

We also feel that this is a significant negative change. There is simply no reason to build that large. But again from the developer's point of view, more (larger, denser) is better for their pockets.

The cost of construction is often used by developers as an excuse to substantiate increased density, less than acceptable building design as well as lower quality, which we outright reject. We don't feel that members of the community should have to compromise because of a poor business model.

Traffic - the developer is proposing a single lane driveway down the north side of the parcel leading to the 6 parking lots in the rear. As cars exit headlights will shine directly into the windows of the facing homes, in darker months this will be more notable and very stressful on those homeowners.

Noise - The added noise levels from 6 units will greatly impact the neighbours in all directions, but especially those homes directly opposite. All the proposed six units have their living spaces facing in the same direction; the road. Again, since the setback is significantly reduced they will be much closer to the road; sound has less distance to travel to the facing properties. Trees will do little to fix this, keeping in mind that conifers are smaller at the top than the bottom and deciduous trees have no leaves for 6 months of the year.

Parking - Joffre Street, just north, is approximately **7 feet wider than Joffre Street South.**

At times it is already difficult to access our driveway if a car is parked on the opposite side of the street. If cars are parked on each side of a driveway there may be no ability to access the driveway due to the angle needed to back in or out. This was a similar problem on Lyall Street where yellow lines have been painted on the curbs on each side of the driveways to alleviate this angle problem. Hypothetically if curb lines are painted on Joffre Street South prohibiting parking on either side of the driveways the amount of street parking will be significantly reduced overall.

Joffre Street South is a very narrow, short road with a tight turn at the Heald/Joffre street South connection. Yellow lines have already been recently expanded along that bend further reducing the number of parking spots available in our neighbourhood and already displacing some cars.

The proposal for 485 Joffre South provides for six parking spaces for six dwelling units located on a surface parking lot behind the building. All spaces are full size spaces, with no Visitor spaces being provided. **Parking Bylaw 1992, No. 2011 currently requires two spaces per dwelling unit for townhouse residential uses.** This development has had 3 reiterations of the plans and each time parking has been further reduced. In this situation we believe that (regardless of 6 parking spaces on the proposed plans) parking will become excruciating. A quick count shows that currently there is an average of 2 cars per civic address on Joffre Street South, meaning that at any given time there may be 26 cars. There is no reason to believe that six additional 3 bedroom units will not also contribute 2 cars per unit. After all the larger the units the more likely there will be more cars. **The current parking requirements for Townhouses has been contemplated with this in mind.**

We understand that the TOE will be looking at modifying the requirement for the number of parking stall for townhouses sometime in the near future, as mentioned in the Development Services Staff report of January 24, 2022;

"14 of these parking spaces are within the garages of the townhouse units while the other two are visitor parking spaces. Hence, the parking ratio of 1.45 is less than the required amount of 2.0 spaces per dwelling unit as required by the Parking Bylaw. It is noted that this standard is almost 30 years old and will be reassessed in the upcoming review of the Parking Bylaw."

We would encourage Staff and Council to always include visitor parking for any strata with more than two units and adjust the parking requirements based on the size of the units. Parking is an already an issue. Please, don't make it worse.

Infrastructure - Given that this strata complex will have communal garbage bins (as shown on the plans) how do you propose garbage collection take place without significantly blocking the road? Will this strata be responsible for paying for their own garbage collection? If so, how will a commercial truck be able to back onto the lot to retrieve those bins, or will the truck block Joffre Street South while the driver goes and rolls the bins to the road?

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



This developer has misrepresented to Township staff the results of their initial community outreach. The immediate neighbours are not in favour of this type of OCP amendment nor rezoning, and have expressed their opinions to the developer on many occasions.

The 2021 Census shows a declining population. Development Services will likely tell you that an increase in density is warranted based on an analysis of neighboring towns in the CRD where population has and is expected to rise. The attitude of “if you build it, they will come” is a very dangerous concept given that the infrastructure and community needs related to a denser population are not keeping pace with housing development. This community is already challenged by limited availability of children’s programming at the community center, availability in general-programing as well as insufficient medical professionals in the community, to mention only a few challenges.

There are other options afforded to this Developer.

We feel that this developer has a number of other acceptable options at their disposal within the current zoning without any OCP amendment, such as splitting the lot into two from West to East, building two single family homes with suites or with DADU. This would be much more in keeping with our current street scape, while still providing gentle density. An example of a more appropriate development would be the two homes located at 471 and 469 Kinver which are a beautiful example of appropriate infill housing for our neighbourhood. This would be our best case scenario and we would not support anything denser than this option.

Given the unusual nature of Joffre Street South; narrow and short road with a sharp bend with only 13 civic addresses, we are asking council to not approve this OCP amendment nor this rezoning application. This is not a good fit for our street and our neighbourhood. We believe that the magnitude of change of this proposal will negatively impact our street and reduce our quality of life.

Thank you for your thoughtful consideration of our comments.

Best Regards
Lynda Clark & Normand Groulx
Owners
486 Joffre Street South

Deborah Liske

Subject:

FW: 485 Joffre South Rezoning Application

On Jun 11, 2021, at 1:41 PM, dave [REDACTED] > wrote:

To: Mayor and Council, and Staff

mayorandcouncil@esquimalt.ca

Re: 485 Joffre South Rezoning Application

Hi, hoping this is the right place to leave feedback on these type of matters, we live a few houses over across the street from 485 South Joffre Street, not sure if we've met Kim Colpman yet, though read some materials produced earlier by Joseph A. Calenda on the rezoning for 485 Joffre South, the original plan proposed was 8 units, and after we responded to that with disapproval (tried to make it lighthearted) they responded with 6 and looked to have submitted that, we responded with disapproval to Joseph A. Calenda before it was submitted and were simply thanked for responding and told Ciao for now, by Joseph A. Calenda who then started to go by the titles MCIP, DTM City Planner, which sorta felt like a slight. We appreciate the 1 unit there now, it adds character to the neighborhood, and disapprove of the proposed 6 stacked townhomes to replace that old building, whats proposed simply doesn't at all sound like its for the benefit of the neighborhood.

I would ask that the council vote against the rezoning, the proposal is excessive, and we didn't really connect with Joseph A. Calenda's approach, no humanity.

Thanks for taking the time again review our perspective on the neighborhood.

David Gauthier and John Albion

480 South Joffre Street

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	June 14, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input 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

Deborah Liske

Subject: FW: 487 Joffre Street South

Importance: High

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	June 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input 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

From: karryn [REDACTED]
Date: June 16, 2021 at 10:56:07 AM PDT
To: Mayor and Council <mayorandcouncil@esquimalt.ca>
Cc: Lynda Clark [REDACTED]
Subject: 487 Joffre Street South

To Esquimalt Council

My name is Karryn Barclay and I live next door to the above address, namely 489 Joffre Street South

I bought my property in September 2007. At that time it was a short narrow very attractive street which appeared to be totally settled in regard to change.

In 2007 the old house across from mine (490 Joffre Street South) was demolished and was done very safely due to asbestos. It took 3 months to take down, Then this duplex was built which took a year. I realize the older house had to be removed but the plan of this duplex does not fit with the other properties on the street

Then the lady behind me on Lyall Street listed her house and the Large Company bought it. She had lived there 62 years and had a beautiful garden which I could enjoy from my balcony on the back of my house.

Then it started, They subdivided to build this tall duplex behind me. Mr Large visited be often and reassured me I would not lose my view of downtown or the fireworks from the harbour, and the house would be no taller than mine and it would be placed as far to the back as was legal. This proved to be untrue

The house has blocked everything I mentioned and the roof has an extra area which is very tall. I am still unhappy about this and now they have started next door at 487 Joffre trying to put an 8 plex in. I am devastated with this The amount of trucks and workers . I will never agree to this which I have already expressed. The lot is Zoned duplex. I have no problem with that. AND what about the double garage at the end of the lot. It is perfect for a duplex but Are they going to tear that out too???

Right now all the trucks and workers coming down this street to the next house to 487 which there is a cottage being built in her back yard. I have no problem with this as the cottage is not intrusive.

Now at the end of the street a lady is trying to put in a duplex with two extra suites, I am very much against this. Does this mean an Amendment to the OCP??

As you can tell, I am absolutely against anything next door to me (487) except a duplex. I do not want one at the end of the street either.

I am a pensioner and want a quiet life. I have not been able to achieve this and am totally against any more construction that needs rezoning

Thank you Karryn Barclay

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	June 17, 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input 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

Monday, June 14, 2021

Kathleen Ready
1117 Lyall St.
Esquimalt B.C.
V9A 5G3

To the Township of Esquimalt:

Honourable Mayor, Council and Staff:

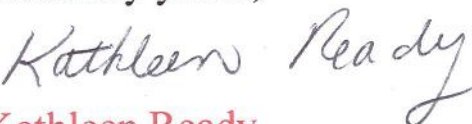
I am writing a letter of concern regarding the pending development of 485 Joffre St. I have been given the proposal / plans for the development by Earl Large of "Large and Co.", just recently. This strata titled condominium (6 units in one building) is quite an unusual proposal for the area. Presently there are single family and duplex homes on this quiet street. If this proposal is passed, I think it would be a slippery slide to encourage this type of development throughout the Saxe Point area. Parking is already an issue on our street. Joffre St. South is a very small street about 100 meters long and only 12 addresses. Adding another 6 addresses increases the density by 50%.

There are still opportunities for development of this property, such as a duplex, 2 smaller homes or home with a garden suite. These can be built while keeping within the current Official Community Plan.

Also to note the building seems to be very close to the sidewalk, which is not in keeping with the other houses along this street. I suppose the developer is trying to squeeze in more off street parking.

I ask Mayor and Council to vote against this proposal, and keep this neighbourhood low density as defined in the OCP.

Sincerely yours,


Kathleen Ready

Kim Maddin

Subject:

FW: 485 South Joffre St rezoning application RZ000088

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	_____, 2021
For Information	__ CAO __ Mayor/Council
Other	_____
Referred to:	_____
For	__ Action __ Response __ Report
For Agenda	__ Council __ COTW __ IC

> On Jun 28, 2021, at 3:40 PM, lynn mitchell wrote:

>

> Dear Mayor and Council:

>

> I am writing in regards to the development plan for this property which is contiguous to my lot.

>

> You may recall my application to build a garden suite at 481 South Joffre which was heartily supported by the Advisory Planning Commission and my neighbours. I was put through a very rigorous (it felt to me) process to ensure minimal effect on the neighbourhood including but not exclusive of height, privacy, screening, green space, extra parking and design. This project will be an attractive addition to the street and will not overlook neighbouring properties.

>

> The Large application for next door (applicant Kim Coleman) is massive and will not fit in our neighbourhood. This is a tiny dogleg street which is already very busy as a cut through to the south via Kinver Street. Street parking is a problem with cars parked either side of a tight corner. The increased traffic of adding six units to a street with, I believe, twelve addresses would be substantial. Six units could mean twelve cars or more. The height of this design clearly does not suit our street as is noted in the elevations shown on page A3. Personally, my lifestyle and that of my family moving into my garden suite will be hugely affected if this application is approved. The scope of the building will cover most of the length of my lot which will loom over my back garden and both buildings. I can plant trees to help with privacy but they will take time to be effective. Meanwhile I lose my back garden sanctuary that I have spent thirty years creating.

>

> We have an OCP in place. I am grateful that there is a process that allows some flexibility but this application goes too far. Something this big belongs on a larger thoroughway like Lampson or Lyall.

>

> I realize land is limited here and I wholly support increased density but not like this. I respectfully request that this application be denied.

>

> Kind Regards

> Lynn Mitchell

>

>

>

>

>

Meagan Brame

Councillor

Township of Esquimalt | Council

Tel: 1-250-414-7100 | www.esquimalt.ca

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

Karen Hay

From: k Milliken [REDACTED]
Sent: June-11-21 10:17 AM
To: Karen Hay
Subject: Re: FW: Proposed redevelopment of 485 S. Joffre St.

Hi Karen,

Following up on the previous plans that Large & Co. have for redeveloping 485 South Joffre Street we have now received copies of their revised plans.

This calls for 6 units with 3 bedrooms each - so potentially 18-24 people occupying the space currently zoned as duplex. Totally not acceptable!

This large number of units is definitely not in keeping with the OCP although Large & Co. indicate they feel this will easily be amended to suit their plans.

I presume the OCP was created and adopted with much thought and work by those who gave their time and knowledge to developing it.

To throw this away to keep a developer happy because he can make bigger profits is ridiculous not to mention insulting to the staff who created the plan.

Presumably Esquimalt will benefit from higher taxes from this property but this does not justify crowding units into a very small street (which currently has parking issues).

Personally, as I am directly across the street from 485, I am probably one with the most objections.

I moved here over 20 years ago as a renter but liked the community and felt that it was "going places" and thus bought my home here.

I sincerely ask Council NOT to support this proposal.

Thank you.

Katherine Milliken

On Mon, Dec 7, 2020 at 10:07 AM Karen Hay <karen.hay@esquimalt.ca> wrote:

Good Morning Katherine,

Thank you for forwarding your correspondence with Large and Co. It will inform staff discussions with the developer.

Be well,

Karen

Karen Hay

Acting Senior Planner

Township of Esquimalt | Development Services

Tel: 1-250-414-7179 | www.esquimalt.ca

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



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From: Development Services
Sent: December-07-20 8:51 AM
To: Karen Hay
Subject: FW: Proposed redevelopment of 485 S. Joffre St.

Hi Karen,

FYI and please send an e-mail to Katherine Milliken acknowledging receipt of her e-mail.

Thanks.

Bill

Development Services
General Delivery Email

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

From: [REDACTED]
Sent: December-02-20 12:27 PM
To: Development Services <Development.Services@esquimalt.ca>
Subject: Fwd: Proposed redevelopment of 485 S. Joffre St.

----- Forwarded message -----

From: k Milliken [REDACTED]
Date: Thu, Nov 12, 2020 at 1:06 PM
Subject: Proposed redevelopment of 485 S. Joffre St.
To: [REDACTED] >

Hi Joseph,

I am most concerned about your proposal to replace the existing single family house with 8 family units.

I live at 488 S. Joffre St. which is directly across the street from this property so it will directly affect me and the quality of life I currently enjoy. Just the number of potential additional vehicles and lack of parking on the very short street is very concerning to me as well as the inevitable great increase in traffic.

In 2018 the current OCP was adopted wherein that property was designated Low Density with the land zoned RD3 for either a single family unit or two family dwelling and I would be happy with a two family dwelling such as the duplex at 490/492 which replaced a single family home on that lot.

I note the driveway on your proposed plan would be on the north side of the property directly across from my windows. Having multiple vehicles' headlights shining into my living room window is not a pleasant thought.

As you can tell, I am completely opposed to this proposed plan. Build a duplex and I will support it as I recognize the need for more housing generally.

Thank you.

Katherine Milliken

488 S. Joffre St.

Deborah Liske

Subject: FW: Joffre St South rezoning

On Jul 4, 2021, at 12:20 PM, Tamsin Stratford <[REDACTED]> wrote:

To Esquimalt Council

July 4 2021

My name is Tamsin Stratford and I have lived in the Bsmt suite for 14 years, at 489 Joffre Street South

The house across the street was torn down in 2007 and it took about a year to build the duplex The building style does not fit in at all to our street. We just got through that then the lady beside us on Lyall Street listed her house and the Large Company bought it,

The lot beside us was subdivided to build this duplex behind us and now they have started next door at 487 Joffre trying to put an 8-plex in??? I am devastated with this, the number of trucks and workers it will take to do this. I am tired of living in a construction zone. I will never agree to rezoning the lot beside us. I am absolutely against anything next door to me except a duplex. I do not want one at the end of the street either.

Does this mean an Amendment to the OCP??

Our street has gone from a quiet, pretty street to a construction zone. I have had enough and am very much against Mr. Large building an 8 plex

I am tired of the noise and am totally against any more construction that needs rezoning

Thank You.

Tamsin Stratford

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	July 5 , 2021
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input 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

Karen Hay

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: August-01-21 4:08 PM
To: Karen Hay
Subject: FW: 485 Joffre st. South

Hi Karen,

Please attach to your next staff report related to 485 Joffre St. S.

Thanks.

Bill

From: Meagan Brame <meagan.brame@esquimalt.ca>
Sent: July-28-21 5:46 PM
To: Kelly Teeple [REDACTED]
Cc: Mayor and Council <mayorandcouncil@esquimalt.ca>
Subject: Re: 485 Joffre st. South

Thank you for your email Kelly and Ken. I will forward to staff to be added to the agenda as input when this project comes before council.

Councillor Meagan Brame
Township of Esquimalt

> On Jul 28, 2021, at 10:05 AM, Kelly Teeple wrote:

>

>

> Hi

> I am writing about the development proposal at 485 Joffre st. South. We do not like it and hope council does not approve it.

>

> We feel it is too large, not enough visitor parking and the height and shading onto neighbourhood property"s will not sit well with neighbours that it will affect.

>

> We also feel that the proposal does not fit in with our friendly quiet residential area. The building is too big & it looks like the residents would be coming & going & lacks green space for chatting with neighbours. It looks like it has the feel of no sense of community.

>

> We know the property will be developed one day, we just want something smaller that will fit in with our neighbourhood.

>

> Kelly Teeple

> Ken Whitehead

Meagan Brame

Councillor

Township of Esquimalt | Council

Tel: 1-250-414-7100 | www.esquimalt.ca

For the latest on the Township's response to COVID-19, please visit [esquimalt.ca/covid19](https://www.esquimalt.ca/covid19)

Deborah Liske

From: Jack Briedé-Cooper <Jack.Briede-Cooper@esquimalt.ca>
Sent: December-19-22 1:21 PM
To: Dan Horan; Bill Brown; Deb Hopkins
Subject: Joshua Galbraith Re 485 South Joffre

Copy of correspondence forwarded to:

Council & CAO – For Information
Bill, Director of Development Services – For Action
Deb, Corporate Officer – Late Agenda Item

Jack Briedé-Cooper
Administrative Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7109 | www.esquimalt.ca

From: Joshua Galbraith [REDACTED]
Sent: December-19-22 9:57 AM
To: Council <council@esquimalt.ca>
Subject: 485 South Joffre

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I hope this email finds you well. I am writing in support of the proposed houseplex at this address. 6 3 bedroom suites is a fantastic use of space that can keep families in our neighborhood instead of exiling them to Langford or off the island. The size and massing of the development doesn't crowd out the surrounding houses like a large apartment would. And the site is close enough to Esquimalt road that a lot of errands would be walkable. Frankly in Esquimalt I feel like this floorplan should be allowed everywhere by right as it fits so well into our community.

Thank you for your time,

Joshua Galbraith
889 Lampson Street

Bill Brown

From: Jack Briedé-Cooper <Jack.Briede-Cooper@esquimalt.ca>
Sent: February-23-23 1:45 PM
To: Dan Horan; Bill Brown
Subject: Cathy Baker Re 485 Joffre proposed development

Copy of correspondence forwarded to:

Council & CAO – For information
Bill, Director of Development Services – For action

Jack Briedé-Cooper
Administrative Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7109 | www.esquimalt.ca

From: Cathy Baker [REDACTED]
Sent: February-22-23 5:11 PM
To: Council <council@esquimalt.ca>
Subject: 485 Joffre proposed development

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear honourable Mayor and council,

I am a homeowner at 733 Sea Terrace and have been a resident of Esquimalt since June 2011.

I am writing to give my full support for the proposed development at 485 S. Joffre Street. This is the kind of gentle densification we need to help address the huge need for more housing in Esquimalt while keeping intact the character of neighbourhoods and keeping them hospitable and neighbourly.

I also understand that there are some developments that do drastically alter the character of a neighbourhood, sometimes for the better. In this particular location on a side street relatively close to Esquimalt Rd, and Esquimalt Town Centre, it is important to keep the scale of densification gentle.

On main streets where there is already heavier traffic, it can make good sense to have developments with much greater height and many more units on the footprint. At 485 Joffre, anything larger than what is being proposed would be out of place.

I gather the kind of housing being proposed for 485 Joffre is called a “houseplex” (as opposed to a “Townhouse complex”). Whatever the name, this is a model that is well-suited to existing quieter residential streets where densification is possible and very much needed.

Our neighbourhood on Sea Terrace would welcome this kind of project on our street should a proposal like this be made here.

I gather it is the same developer proposing the design at 485 Joffre who also designed the complex underway at 820 Dunsmuir which we also endorsed.

Thank you for considering the needs of existing residents while also addressing the pressing need for more housing to welcome new residents into Esquimalt.

With warmth and gratitude for your service to our community,

Cathy

Cathy Baker (she/her)
Victoria, BC, Canada

I acknowledge with respect that I live, work and play on the unceded and traditional territories of the Lekwungen-speaking peoples – Esquimalt and Songhees Nations, and the WSÁNEĆ Nation.

Deb Hopkins

From: Jack Briedé-Cooper <Jack.Briede-Cooper@esquimalt.ca>
Sent: February-27-23 1:32 PM
To: Dan Horan; Bill Brown; Deb Hopkins
Subject: Robb Johnstone Re Rezoning Application for 485 South Joffre

Copy of correspondence forwarded to:

Council & CAO – For information
Bill, Director of Development Services – For Action (PH binder)
Deb, Corporate Officer – Late Agenda item (Mar 6)

Jack Briedé-Cooper
Administrative Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7109 | www.esquimalt.ca

From: Robb Johnstone <[REDACTED]>
Sent: February-24-23 12:15 PM
To: Council <council@esquimalt.ca>
Subject: Rezoning Application for 485 South Joffre

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This note is in regards to the Public Hearing for 485 South Joffre Street and the application for rezoning.

As a resident across the street (490 South Joffre Street) I am not opposed to the development, and I am also not particularly concerned by the increase in street parking that will result. My concern is safety for pedestrians.

Currently there are no sidewalks at all on South Joffre Street. This forces pedestrians into the middle of the street. When the street becomes completely occupied by vehicle parking, it can be quite dangerous for pedestrians trying to navigate the narrow middle of the street.

I'm assuming the developer who is applying for rezoning to 485 Joffre will also be providing a sidewalk in front of that address as part of the accepted practice for new developments in this neighbourhood. I'm suggesting that will not be nearly enough. A mere 15 metres of sidewalk on a street with no sidewalks and packed with vehicles will not lessen the danger to pedestrians. What is needed is a complete sidewalk (either East or West side) running the full length of the block, which will include the daycare on the corner at Heald. I feel that the developer should be responsible for the cost of that sidewalk.

Without safe sidewalks on Joffre Street (heavily used by families, commuters and other pedestrians) the street will be a major hazard and the Township will eventually have to address it at its own cost. Why not put that cost on the developer, who stands to profit greatly from the 6 units now proposed for 485 Joffre Street?

Sincerely
Robb Johnstone
Esquimalt