

NEIGHBOURHOOD OPEN HOUSE

**APPLICATION TO REZONE
901 SELKIRK AVENUE**

An Open House will be held to provide neighbourhood residents with information and an opportunity to provide comment on a current application to rezone this lot from RD-1 to a Comprehensive Development Zone in order to subdivide the property into three single family lots.

Tuesday July 24, 2018 from 7:00 – 8:30pm

**Archie Browning Sports Centre –
2nd Floor - Crow's Nest Room
1151 Esquimalt Rd, Esquimalt, BC**

For more information contact:
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Proposed Rezoning and Subdivision of 901 Selkirk Ave

Open House Sign In Sheet – July 24, 2018

Name	Address	Email or Phone (optional)
Natasha Regev	929 Agnes St.	[REDACTED]
Gerri McValley	923 Arcadia St	[REDACTED]
Pat McValley	923 Arcadia St	" "
✓ Jennifer Wheeler	912 Selkirk	[REDACTED]
Dawn Healy	904 Selkirk	[REDACTED]
Robert Holmes	904 Selkirk	" "
P. Glenn	905 Selkirk	[REDACTED]
Corinne Robinson	1002 Arcadia	[REDACTED]
✓ Jeff + Noemí Pulcan	912 Selkirk Ave.	[REDACTED]
✓ Scot Tronsky/Penny LM	925 ARCADIA ST	[REDACTED]
Joanne Galbraith	935 Arcadia St.	[REDACTED]
Shannon Paddon	923 Agnes St.	[REDACTED]
✓ Jennifer Dyck	925 Arcadia St	[REDACTED]



Name and Address	Current Zoning	Comments
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Open House Summary

A Neighbourhood Open House was scheduled for July 24, 2018 from 7pm to 8:30pm at the Archie Browning Sports Centre in Esquimalt. A total of 167 invitations were sent out by mail on July 12, 2018 by Development Services at the Township of Esquimalt. There were 15 attendees who signed the sign-in sheet representing 11 addresses on Selkirk, Arcadia and Agnes Street.

Information presented at the Open House included the proposed plan of subdivision, the house designs and the details of tree removal and protection. A comment sheet was handed out to the attendees with contact information and a deadline of August 7th to provide any comments. We received a number of comments at the open house which are summarized as follows;

- Concerns about parking on surrounding roads resulting from the three new houses with possible suites. Residents commented on difficulty finding street parking in the area and the impact of parked cars on narrowing the road width.
- Concerns about the height of the new homes, particularly in relation to the rise in grade on Selkirk Avenue.
- Concerns about the roof top decks proposed and the impact on privacy for surrounding homes.

Following the Open House, we received one email indicating disappointment that the proposed plans do not include a component of affordable housing and a request to consider higher density like a multifamily building for the site.

How We Addressed Neighbour Comments

Following phone discussions with the neighbours, site meetings and emails received throughout the process and at the Open House, the following is a list of how we addressed a number of comments.

- The project arborist has confirmed that we can retain the hedge along west property line to preserve privacy to the two duplex units on the adjacent property (905/907 Selkirk Ave).
- The project arborist has confirmed that we can retain tree #515 which will provide screening for the existing deck on the house at 928 Arcadia Street to the proposed new house on lot A.
- The owner has committed to provide a 6' privacy fence for the south property line.
- Engineering has approved a 3.5m ROW width at west property line (rather than 3.7m).
- A Pest Control company in Victoria was contacted and were not permitted to assess a vacant lot (only structures). They suggested that it be monitored at the time of site clearing.
- There is a 3.5m Increased setback to the west property line and the upper storey windows have been limited adjacent to existing homes to further protect privacy.
- The house designs for proposed lots B and C have flat roofs reducing the appearance of height and massing. In addition, the rooftop decks on lots B and C have been designed to set back the railings from the edges of the houses to further protect privacy by limiting sight lines to a greater distance.
- A number of people indicated that they were glad to see that this is a single family subdivision since higher density may have had an impact on some views and street parking.
- The house designs include a separate basement entrance and there is a potential to include suites should the future owners wish to provide them. Secondary suites provide a rental accommodation option in the community which is considered a form of affordable housing. These suites can be built to code more easily at the time of new construction.
- Infill housing is considered to be one of the pillars of sustainability in urban areas. This property is close to transit, shopping, schools and parks and is within biking distance of the downtown core. There is evidence that these features reduce the dependence on the automobile and this in turn can reduce impacts on traffic and street parking.