

March 11, 2021

RE: 881 CRAIGFLOWER ROAD REZONING APPLICATION

Greeting Neighbors,

My name is Neil Baird, and I am the owner of the property at 881 Craigflower. I purchased the property in [December 2018](#) which included an existing residence fronting on Craigflower, and an existing historical cottage in the rear yard. Records indicate that the buildings predate 1912 and both have been occupied as residences.

I purchased the property with the intentions to renovate both the existing residence and historical cottage within the existing footprints and bring them up to current electrical, plumbing, and building codes, by renovating the kitchens and bathrooms, and improving some of interior layouts.

I have applied for permits from Municipality Esquimalt and was informed that the property would require to be rezoned before permits can be issued, since the existing historical cottage does not conform to the existing zoning, thus this rezoning application.

The project:

1. Complete interior and exterior renovation of existing back-house, bringing it up to 2021 Building Codes.
2. Maintain the building footprint as a 1-bedroom/1-bathroom detached accessory dwelling unit as it was originally designed.
3. Add additional floor area for the detached accessory dwelling unit of approximately 600 ft² (56 m²) in addition to the principal dwelling which consists of approximately 2500 ft² (232 m²).

Timeline:

3. This project will start as soon as approval is given by the Township of Esquimalt.

If you require any further information, or have any questions, please feel free to email me at n.baird@shaw.ca. I would like to receive any feedback by April 19, 2021.

Sincerely,

Neil Baird
250-888-0800

Hi Neil,

I'm your neighbour at 875 Craigflower Rd and just received your letter about your project. Just wanted to drop you a note that my husband and I are fully supportive of the project, so just let us know any way we can help get your rezoning approved. I think any way we can contribute to available affordable housing in the region is a step in the right direction.

That's interesting that both buildings predate 1921! We also don't know the age of our buildings though we have a couple of archival photos of our house. We're also hoping to rezone in the near future to convert our garage into a cottage or even a carriage house if the township lets us. Our house itself is apparently using a higher percentage of our property than allowed under current zoning. So we don't dare tear down the garage until we get approval.

I have attached an old photo of our house and you can barely see yours there, too. I don't know the date of the pic, but the road isn't paved and has trolley tracks. I haven't researched to see when those were there, but that's the trolley that crashed from the Point Ellis Bridge.

Anyway, hope the project can continue smoothly from here!

Amanda and Dustin Batchelor

875 Craigflower Rd

Hi Neil,

Thanks for sending out the information on the proposed new project. I have a few questions, if you don't mind.

You mentioned both properties are currently being used as residences. Are there currently renters in these properties? If so, what will become of them and are any steps being taken to lighten the blow of needing to find housing in the current market?

Are the properties being developed for rental housing or to be sold as two separated detached houses? Is that the rezoning you mentioned?

Answers for the above would certainly help people form a more educated opinion on the project. I know myself and my neighbours like seeing the neighbourhood improve, but some, such as myself, do not like seeing this happen at the cost of potentially displacing families. Densification should not be discouraged, but taking away existing rental housing really needs to be looked at hard - if that is the case.

I look forward to your response.

Jordan Clark
#54-840 Craigflower Road

Sent from my iPhone

Hello!

We live at 868 Phoenix and received your letter. We support your application and hope it goes through. I remember when we used to live on Inskip and the former owner of your residence, a very old lady, would sit in her porch. That property, with cottage, has great mojo.

Good luck with your plans!

Denelle

Hi Neil,

My name is Andrew Leitch and I live just around the corner from you at 863 Phoenix st. I received your letter regarding your rezoning application at the Municipality of Esquimalt.

First off, I wanted to say that I am very supportive of this project and what you hope to achieve. I was wondering if you have time to meet or a phone call as I have a few questions regarding the project?

Please let me know what works best for you.

Thanks,

Andrew

Hi Neil,

I just received the letter in the mail about the rezoning application for your property on Craigflower. I am very happy to know that you are restoring that property! I have recently purchased the house at 880 Colville Road which is sort of in front of you towards the water. This is an enormous house that was built in 1912. I am currently renting it to my daughter and her friends and it has a suite down below as well. Everything is in pretty good shape but at some point will definitely need some updating. I live in Qualicum Beach but sometime when you get going on your project I would love to stop by and see what you're doing.

Again, I am so happy to know that people are restoring some of these wonderful old homes here in lovely and interesting Esquimalt.

Wishing you all the best from your neighbor,

Cilla Lewenhaupt