



Rezoning Application: 1109 Lyall
Community Meeting

June 18, 2018

Her Worship Mayor Barbara Desjardins and Councillors
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Good Day Mayor and Council,

As per the Public Consultation procedures, a community meeting notice was provided to Development Services for circulation to neighbours within a 100m radius of the subject property. Our representatives booked a room at the Esquimalt Recreation Centre for June 15, 7pm.

By 7:20pm, no one had shown up for the meeting. We disassembled our presentation boards, and left by 7:30pm. I can only presume our comprehensive door-to-door campaign that resulted in 94% of those canvassed not being against our project, means we have covered off the concerns for most of the neighbourhood.

I have attached the Community Notice, the 100m radius map as well as the community engagement map showing the results of our door-to-door campaign for your reference.

Sincerely,

Kim Colpman, Applicant
Large and Co.

NOTICE OF COMMUNITY MEETING

TOPIC: Rezoning Proposal from Large and Co. for 1109 Lyall

Large and Co. is presenting their vision to the community, with respect to rezoning the above property. The proposal includes retaining the existing home and constructing a new duplex in the rear.

Detailed designs and elevations will be presented at the meeting, as well as an overview of why we chose this development strategy.

Please join our conversation, bring questions and provide feedback. We look forward to meeting and hearing from you.

DATE: June 15, 2018

TIME: 7:00 pm

LOCATION: Esquimalt Recreation Centre
527 Fraser Street, Victoria, BC
Room: Seniors Centre

Come through main door off Fraser Street and reception will direct you.

Contact: Kim Colpman
(250) 893-0397
kim@largeandco.com







Rezoning Application: 1109 Lyall
Neighbour Engagement

February 14, 2018

Her Worship Mayor Barbara Desjardins and Councillors
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1



Good Day Mayor and Council,

Our proposal to rezone the property at 1109 Lyall results in a strata development that retains the existing home and adds two new homes for families in Esquimalt.

I have personally canvassed all the contiguous and adjacent neighbours. These are the people who are most impacted, so I spent time with each to explain our proposal in detail. Of the 37 neighbour homes I visited, one I could not reach and one other remains undecided. Of the two against, one is a contiguous neighbour and the other is next to the new duplex on the corner of Joffre and Lyall. The dominant size of that building has affected that owner negatively. Everyone else I met with is enthusiastically in favour, or don't care what is developed there.

Those in favor were further impressed that the existing home on the property is being saved. They like that this approach retains the familiar streetscape and supports sustainable building by keeping perfectly good housing stock. If you were to go inside that home, you would see that it has been loving preserved and is better than the day it was built.

The results are shown on an attached map as well as summarized below:

Not Against (In Favor or Neutral)	33	94.3%
Against	2	5.7%
Total	35	100 %

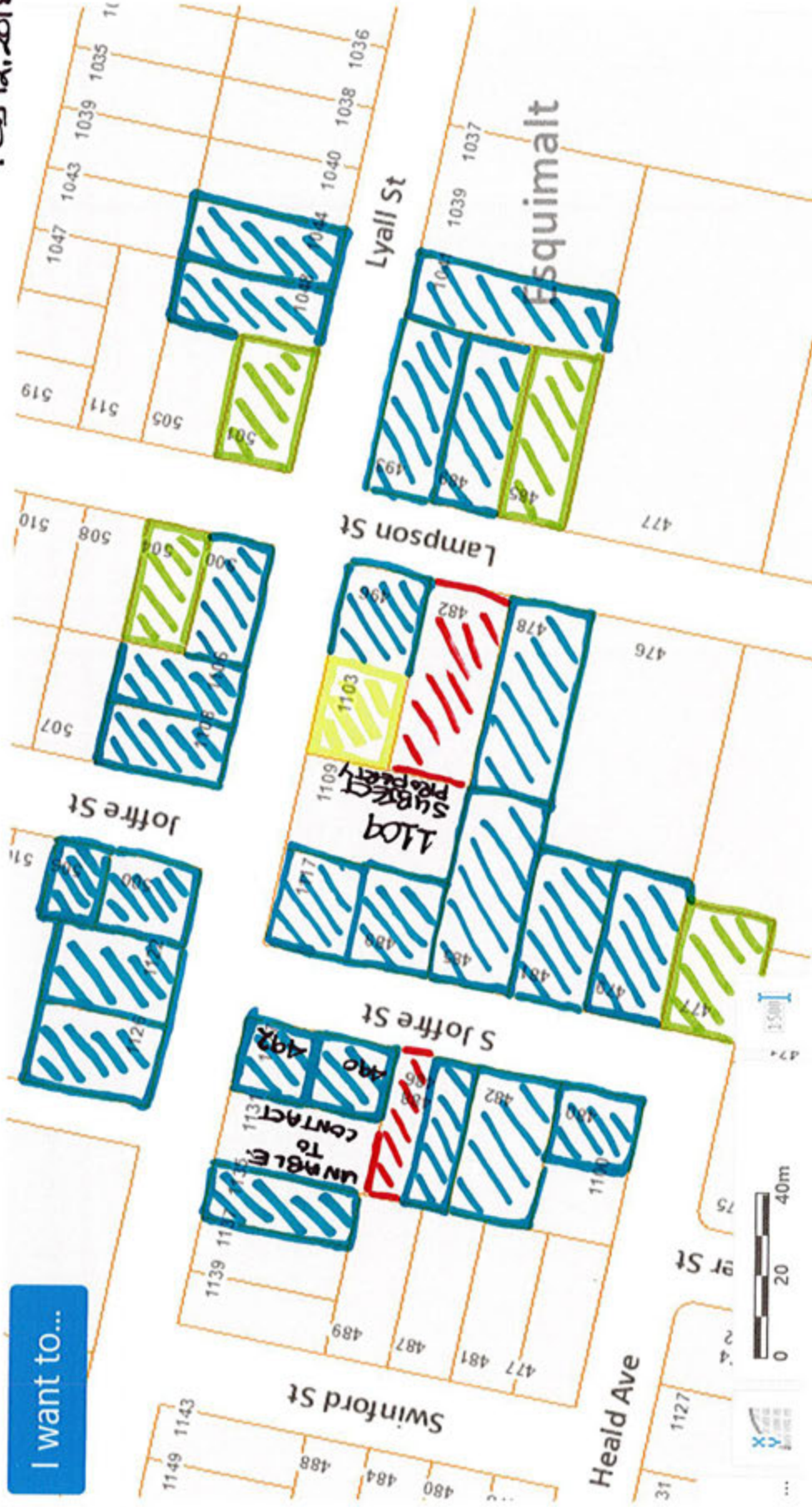
Ten years ago, these results would have been the other way around. Now, Esquimalt residents are remarkably in tune with the need of their community to provide more housing and to not let usable land remain fallow.

Respectfully,


Earl Large
CEO, Large & Co.

1109 LYALL- COMMUNITY ENGAGEMENT.

Feb 12, 2018



- In Favor
- Neutral/No Opinion
- Undecided
- Against

Township of Esquimalt
Mayor and Council
1229 Esquimalt Rd.
Esquimalt, BC V9A 3P1

Re: 1109 Lyall St.

The development proposed for this property is a strata containing the existing house and a new 2 story duplex at the rear of the property.

This is perfect for that property. Esquimalt is running out of developable land and maximum use must be obtained in every situation.

There are a lot of people wanting to live in Esquimalt and improved tax base is needed so we can afford the services necessary to sustain the Municipality and make it a healthy happy place to live.

Do not hesitate to approve this application.

1041 LYALL ST

JOSEPH RICHARD

J. Richard

Township of Esquimalt
Mayor and Council
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1044 LYALL ST

H. Butler

Township of Esquimalt
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*1/R12 Elidon
1048 Lyall St.*

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undecided as of time date Feb 14
1103 Lyall - Contiguous neighbor

Feb 10 - met with homeowner and
revised plans in detail.

She has concerns but is reviewing
the plans and my offer to do plantings
and fencing for her.

She has not as yet decided on her
position

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1106 LYALL STREET


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Mayor and Council
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I agree
Steve & Stephenie Cross
1108 Lyall St.
V9A 5G2.

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Steve CROSS

1108 Lyall.

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We are the tenants of this house
When we moved in it was in PERFECT SHAPE
A development that retains this house is a must!!
It preserves the streetscape - and also provides
much needed housing at the rear.
It is important to approve re-zoning that
considers the needs of the neighbourhood, as
well as provide additional MUST NEEDED HOUSING


Kristy Long
Keller/Long

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1117 Lyall St
Kathleen Reade

Township of Esquimalt
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1122 Lyall

Marion Smiley

Totally in favour
Signed on her behalf & per her
approval 

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Luke Gabriel
1126 Lyall

Township of Esquimalt
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1131 Lyall

Four calls to their house - no answer at the door.

(Their neighbours 1135 - thought they would be OK with it)

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1135 LYALL ST.

RILEY COUDES
RC

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478 Compton St.
B/S Brendan Stewart
(renter)

Wife's Parents own this
and live out of province
He is sure they are all
good with this.

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482 Lampton

Feb 5th 10 Totally against everything
wants to be able to retain her view
10 stepped by again and spoke to her
husband and confirmed they would get a
new fence - RND offered to plant trees
in the back of their yard to block
its view of the building

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485 Lampion

Neutral - doesn't matter to them

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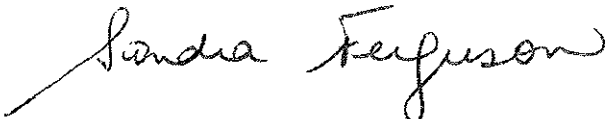
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489 Lampson Street

Township of Esquimalt
Mayor and Council
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493 Lampson St
Robert Horsley

Township of Esquimalt
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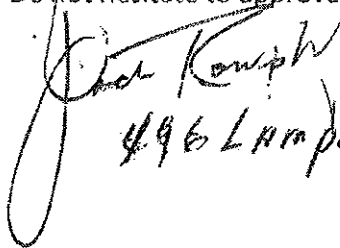
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496 LAMPSON ST.

Township of Esquimalt
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Bruce A Hampson
per Monique Lakerfe
500 Lampson Street

Township of Esquimalt
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Do not hesitate to approve this application.

501 Hampson

Doesn't matter to her

*Its our property do whatever
we want*

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504 Lampton

MURINA - has no opinion

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477 Joffe
No opinion given (Councillor)

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479 JAMES IT.
ALBERTO M. AGUIAR

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480 Joffe 5

Mrs. Cecilia M. Gauthier

Mr. John Allison

Township of Esquimalt
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481 South Joffre

RP ~ 16 Jan 2017

Township of Esquimalt
Mayor and Council
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Kelly Seagle 482 Joffre STS

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485 Joffe S
Kerla Creek

Township of Esquimalt
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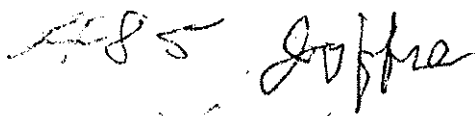
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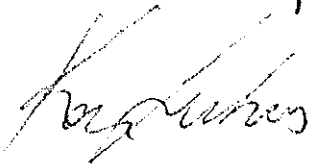
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 Joffe



KEN LUKAS

Township of Esquimalt
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486 J. J. J.

Basically in favour but wants to
send in her own letter to council
Husband 100%

Her perhaps ~~they~~ thinks its right

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488 Jaffene

"To Beg"

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Jan 15/18 Kayn Barclay
489 Joffe
250 595 7649

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489 Joffe St S

J Stalford

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JASON ROUBAVAL

A handwritten signature in blue ink, appearing to read 'J. Roubaval', with a stylized, flowing script.

490 Wolfe

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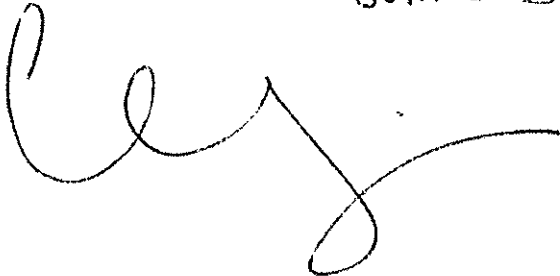
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There are a lot of people wanting to live in Esquimalt and improved tax base is needed so we can afford the services necessary to sustain the Municipality and make it a healthy happy place to live.

Do not hesitate to approve this application.

See Jeffrey St.
Ther Good

Baister

Township of Esquimalt
Mayor and Council
1229 Esquimalt Rd.
Esquimalt, BC V9A 3P1

Re: 1109 Lyall St.

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Do not hesitate to approve this application.

506 Joffre St.

Deborah Sherry
DSherry

Edward C. Avery
Edward C. Avery

Feb 3/18.