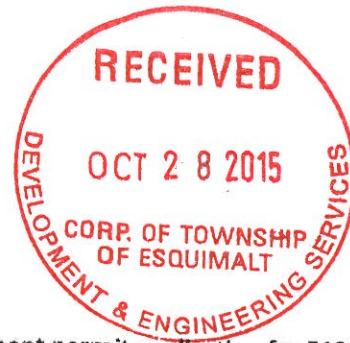


Ryan and Aimee Jabs
519/521 Foster Street
Esquimalt, BC

October 26, 2015

Dear Mayor and Council:

I am writing this letter to outline the changes made to our development permit application for 519 521 Foster Street in response to feedback received at the Design Review Committee meeting held on October 14th.



Landscape changes (Condition 1 and 3):

Based on recommendations made by the design review committee, we've added two big leaf maples on the south east corner of the lot to provide additional tree coverage on the property. In addition, we've added new planting beds with about a dozen additional plants along the Foster street side of the development between the rock wall and the lawn at the front of the property. This will provide more variation from the Foster street side and improve the aesthetic appeal of the street entrance to the property. We've chosen these locations, rather than around the trees, to limit the impact new landscaping and the development would have on the three older trees we're keeping on the property.

Fencing/Screening/Greening – North property line (Condition 2):

In our original application to the municipality, our landscaping plan included planting beds along the north side of the property to separate the driveway from the rock wall and the apartment's parking lot and fence. Through discussions with the township, we needed to remove this planting area to increase the driveway space so that vehicles had enough maneuvering area to turn into the garages. Because of this, the concrete driveway extends to the property line and no longer allows for soil or for beds.

The Design Review Committee recommended that I plant vines or vegetation along the north side of the property, to grow up the side of the hill and rock face and over time to mask the chain link.

There are a number of challenges that make it difficult to address this recommendation, most importantly the lack of soil for plants and sprinklers. The fence is also owned by the apartment, is on the apartment's side of the property, and is installed into the parking lot. Because of this, the apartment owners would need to agree to any changes I make that might affect their fence and property.

However, as noted on the revised landscaping plan, I will explore options with my builder and landscaper, as I agree, the north lot line will look better if I can include plants or vines.

Lighting plan (Condition 4):

I have included a lighting plan, designed by Mike McDougall at McLaren's Lighting, that meets personal safety of townhouse owners and limits glare on the neighbouring properties. For example, lamp posts

on the corners of the lots will illuminate the driveway entrance and the garbage area but are shaded so they do not shine into the neighbour's properties.

Thank you for taking the time to read this letter and for reviewing my development permit application. I look forward to presenting my plans to council and answering any questions you might have.

Take care,

Handwritten signatures of Ryan and Aimee Jabs in black ink.

Ryan and Aimee Jabs

250-413-7121

