



RE: Community Information Meeting for subdivision proposal at 916-920 Old Esquimalt Rd.

Proposal consists of 2 existing lots and proposed subdivision into 5 lots with single family dwellings.

Minutes of meeting:

Location: Meeting room at Our Lady Queen of Peace Parish Hall, 849 Old Esquimalt Rd.

Time: August 22, 2018, 7:00 pm

Meeting format: Discussions held in front of drawings mounted on easels.

Material presented: Drawings as presented to Advisory Design Commission and Esquimalt Council

See attached drawing list.

Hosted by: Art Winters(proponent)

Robin Harris(proponent)

David Yamamoto per Zebra Design

Bev Windjack LADR Landscape Architects Inc.

Attendance: The District of Esquimalt issued meeting notices to neighbours within 100 m.

Refer to Sign-in sheet for attendance.

Summary of Principal issues addressed by neighbours:

- It was generally felt that parking provided (1 covered, 1 in driveway) was insufficient and would force all other vehicles to park on the street, especially on Old Esquimalt Rd.
- The [Gary Oak] located near the front property line off Old Esquimalt Rd. should be saved.
- The landlord for the northerly neighbour at 945-947 Shearwater was concerned about overshadowing the backyard.
- The general appearance, variety, and scale of the house types presented received a positive response.

Individual Commentary:

David Mincey & Paige Robinson (adjacent neighbours at 922 Old Esquimalt Rd.):

- Concerned that Gary oak providing environmental support was to be removed.
- Concerned that proposed parking was insufficient especially due to secondary suites in 3 of the houses, and that street parking would be worsened, also suggested that garages were not often employed for parking.
- Approved proposed elevations, and expression of single family look, spacing of the houses, and variety of exterior expression and rooflines.
- Concerned that there would be blasting, but accepted the possibility of limited blasting.
- Concerned about construction noise.

Hugh Barclay (928 Old Esquimalt Rd.):

- Concerned that proposed parking was insufficient especially due to secondary suites in 3 of the houses, and that street parking would be worsened.

Alex Prescott (landlord at 945-947 Shearwater):

- Concerned about overshadowing his backyard and effect on garden and tenant health.
- Since his tall hedge was downed by severe weather, the resulting effect of sun exposure to his backyard was perceived as a continuing benefit.

Note that one other person in attendance expressed dissatisfaction with parking overload on the street and density proposed, but did not identify himself, and redacted his name from the attendance list.

David Yamamoto et al, in reply to the certain issues noted above suggested the following:

- A shadow study will be done and presented to the northerly neighbour (945-947 Shearwater) and Esquimalt Staff and Council.
- The Landscape Architect has proposed 10 new trees to be planted throughout the site, which compensates somewhat for the loss of the Gary Oak off Old Esquimalt Rd. The arborist's' report indicates this tree exhibits "Large deadwood [and]... pruning wounds", and structure is "Fair/poor".

End of Minutes



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Material presented: Drawings List

as presented at meeting:

Zebra Design drawings per APC and Esquimalt Council presentations:

- SK-1 Project Data and Key Plan
- SK-2 Site Plan
- SK-3 Floor Plans
- SK-4 Elevations, Lots A, B, & C
- SK-4a Elevations, Lots D & E
- Sk-5 Streetscape and Lanescape
- SK-6 Landscape Plan

Landscape Concept Plan by LADR Landscape Architects



July 30, 2018

Dear Occupant,

A proposal for rezoning and subdivision is being considered for your neighbourhood, at 916 and 920 Old Esquimalt Road, to allow the construction of five new detached homes.

An opportunity to learn about the application and ask any questions you might have will be occurring on Wednesday August 22, 2018 at 7:00 – 9:00 p.m. at **Our Lady Queen Of Peace Parish Hall**, 849 Old Esquimalt Rd, Victoria, BC V9A 4W9

We cordially invite you to join us, or contact us directly at the phone number, email or address below.

Sincerely,

Rus Collins

David Yamamoto



Lampson St

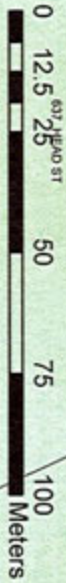
Bryden Crt

Head St

Old Esquimalt Rd

Shearwater St

Porter Rd



100m Buffer Map
916/920 Old Esquimalt Rd

901 OLD ESQUIMALT RD

404 407 HEAD ST
405 408 HEAD ST
406 409 HEAD ST
407 410 HEAD ST

943 OLD ESQUIMALT RD

601 HEAD ST

948 OLD ESQUIMALT RD

938 OLD ESQUIMALT RD
939 A OLD ESQUIMALT RD
932 OLD ESQUIMALT RD

928 OLD ESQUIMALT RD
929 B OLD ESQUIMALT RD
926 OLD ESQUIMALT RD

920 OLD ESQUIMALT RD
914 OLD ESQUIMALT RD

908 OLD ESQUIMALT RD
909 B OLD ESQUIMALT RD
900 OLD ESQUIMALT RD

902 OLD ESQUIMALT RD
876 OLD ESQUIMALT RD

800 OLD ESQUIMALT RD

944 OLD ESQUIMALT RD

907 SHEARWATER ST

951 SHEARWATER ST

945 SHEARWATER ST

937 SHEARWATER ST

929 SHEARWATER ST

917 SHEARWATER ST

940 OLD ESQUIMALT RD

901 SHEARWATER ST

939 SHEARWATER ST

953 SHEARWATER ST

941 SHEARWATER ST

935 SHEARWATER ST

921 SHEARWATER ST

917 SHEARWATER ST

719 LAMPSON ST

721 LAMPSON ST

723 LAMPSON ST

903 SHEARWATER ST

941 SHEARWATER ST

933 SHEARWATER ST

925 SHEARWATER ST

917 SHEARWATER ST

727 LAMPSON ST

946 SHEARWATER ST

950 SHEARWATER ST

940 SHEARWATER ST

721 PORTER RD

924 SHEARWATER ST

922 SHEARWATER ST

729 LAMPSON ST

948 SHEARWATER ST

944 SHEARWATER ST

720 PORTER RD

725 PORTER RD

922 SHEARWATER ST

922 SHEARWATER ST

741 LAMPSON ST

944 SHEARWATER ST

940 SHEARWATER ST

724 PORTER RD

729 PORTER RD

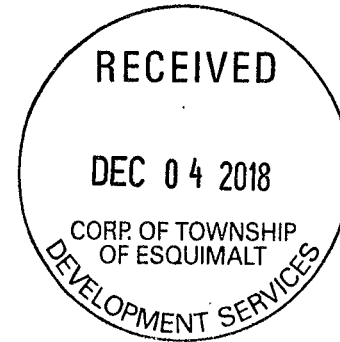
922 SHEARWATER ST

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Municipality of Esquimalt
 1229 Esquimalt Road
 Esquimalt, B.C.
 V9A 3P1



Re: 916 and 920 Old Esquimalt Road




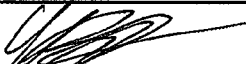

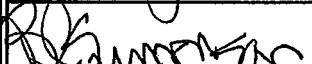
I have seen the plans and elevations for the proposed subdivision at 916 and 920 Old Esquimalt Road and have no objection to the proposal.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
Joel (?)	724 Porter (Meeting)	Aug 13
Hez Ronningen	950 Shearwater (Meeting)	Aug 13
Mike Fogel	963 Shearwater	Aug 13
	967 Shearwater	Aug 13
Sean & Penny Jairo Bettancourt	959-957 Shearwater	
	953 @ Shearwater	

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SIGNATURE/ PRINT NAME	ADDRESS	DATE
James Zombor 	944 Shearwater St	4 Aug 2018
M. Grolling 	955 Shearwater	Aug 4/18
Richard Wroosow 	951 Shearwater	Aug 4/18
Chris Baleson 	720 Porter Road	Aug 4/18
Hanna Rozylo 	925 Shearwater St	Aug. 4/18
 B. J. SIMONSON	728 Porter Rd	Aug 4/18

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SIGNATURE/ PRINT NAME	ADDRESS	DATE
Hugh Barclay	918 OLD ESQ.	Aug. 08 '18
	926	
	922 OLD ESQ. RD	"
Don & Liz Reidie	906 OLD ESQ RD	"
(Meeting)	250 388 7438	
Tom McEwan	904 A Old Esquimalt	"
	904 B OLD ESQUIMALT RD	"

