



November 12, 2017

Dear Occupant,

A proposal for rezoning is being considered for your neighbourhood, at 1052 and 1054 Tillicum Road, to allow the construction of five new townhouse units.

An opportunity to learn about the application and ask any questions you might have will be occurring on Wednesday November 22, 2017 at 6:30 – 8:30 p.m. at the Gorge Vale Golf Club, 1005 Craigflower Road, Victoria B.C. in the Multi-purpose room.

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

Sincerely,

Rus Collins

David Yamamoto

Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria BC V8S 5E6

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Re: PROPOSED RE-ZONING AT 1052-1054 TILlicum Rd.
MINUTES OF MEETING amended as requested Jan. 23, 2018

The following are minutes of meeting from the Community meeting held Nov.22, 2017 at the Gorge Vale Golf Club, 1005 Craigflower Road, Victoria B.C. in the Multi-purpose room, in the hours 6:30 to 8:30 pm.

Format: All drawings submitted for the rezoning were mounted on easels. David Yamamoto of Zebra Group was the principal presenter and spoke to all attendees as they toured the easels. Megan Walker of LADR Landscape Architects Inc assisted.

See attached for list of drawings presented, copy of invitation mailed/hand-delivered to all neighbours within 100 metres, and attendance roll with contact information.

The following comments were received.

COMMENT BY:	ADDRESS/CONTACT:
Derek Jenkins	1071 Gosper Crescent
Haley and Ben Furtado	1067 Gosper Crescent

COMMENT(S):

Buildings as proposed would block view from rear windows and were deemed to infringe on privacy due to shallow rear yard. Excavation required to lower the buildings does not improve sight lines or privacy.

SUGGESTED CHANGES: Turn buildings 90 degrees.

POSITION: Opposed

APPLICANT RESPONSE:

Proposed west setbacks were larger (by 1.42m) than adjacent development if balconies discounted. This results in a setback of 6.42m. Excavation intended to improve safety by reducing driveway gradient and in response to DRC request.

COMMENT BY:	ADDRESS/CONTACT:
Jeanette and Lorne	Declined (see contact list)

COMMENT(S):

All residents presumed to be single car families perhaps not realistic.

Left turn into the project from northbound Tillicum lane would probably be impractical.

SUGGESTED CHANGES: None

POSITION: Neutral

APPLICANT RESPONSE:

There are 3 visitor parking stalls, in addition to extra-large garage spaces available throughout for bicycles and motorcycles.

COMMENT BY:	ADDRESS/CONTACT:
Louise Marlene Gurney	Declined [REDACTED]

COMMENT(S):

Traffic contribution to Tillicum adds to an already high volume.

During construction of adjacent development there were too many vehicles parked on Gosper.

SUGGESTED CHANGES: None

POSITION: Conditional support if construction parking can be managed.

APPLICANT RESPONSE:

Esquimalt has erected resident only parking signs. David Yamamoto to alert the client of this concern for conveyance to future Project Manager.

COMMENT BY:	ADDRESS/CONTACT:
Catherine Lunan	[REDACTED]

COMMENT(S):

Traffic contribution of the project to Tillicum Rd. would be unacceptable.

SUGGESTED CHANGES: None

POSITION: Opposed

COMMENT BY:	ADDRESS/CONTACT:
Tracey Werry Harold Driedger	[REDACTED]

COMMENT(S):

No objections or favourable opinion regarding the project generally and form and character in particular. Additional favourable comments received by at least three other attendees (unsigned)

SUGGESTED CHANGES: None

POSITION: Supported the proposal

END OF MINUTES

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