

From: denise@korsdevelopment.com
To: [REDACTED]
Cc: [Council](#)
Subject: RE: 903 Admirals Road rezoning proposal
Date: July-03-24 10:33:34 AM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Terri. I've reviewed your questions with the design team and provide the following responses;

- The arborist report indicates the removal of 55 trees onsite and the protection of all neighbour trees. The bylaw requires 81 replacement trees. It is expected that some of these will be planted on-site and some will be cash-in-lieu.
- There will be 2 parking stalls per unit.
- It is intended at this time that the units will be sold as strata units. Provincial requirements mean that the future owners could rent them out as long term rentals.
- Since this is proposed to be a strata development, none of the units will be below market rentals.

If you have any remaining questions or comments, please feel free to contact me again. We will be summarizing the comments we receive to staff as part of this process. You are welcome to pass along your comments to me following the open house tomorrow. I am giving everyone until July 16th to forward comments although you are welcome to contact me at any point in the process.

L. Denise Kors, P.Eng. LEED AP
Development Manager
Kors Development Services Inc.
Cell: [REDACTED]
Email: denise@korsdevelopment.com

From: Terri Layman [REDACTED]
Sent: Thursday, June 27, 2024 5:19 PM
To: denise@korsdevelopment.com
Cc: council@esquimalt.ca
Subject: 903 Admirals Road rezoning proposal

Denise

I am responding to your neighbourhood open house regarding proposal to rezone from single family residential to a 8 unit townhouse development @ 903 Admirals Road. From what we are hearing this rezoning proposal will be compact and not in line with surrounding townhouse complexes.

As I will be unable to attend the open house a couple questions our strata has:

- how many trees will need to be removed and how many will you need to replace with
- will there be 2 parking stalls per townhouse
- will these 8 unit townhouse complex be rentals or privately sold
- are you offering any below market rentals to address housing affordability

As an owner and president of Strata that butts along this proposed rezoning, until the questions above can be addressed **we are against this rezoning.**

Terri Crawford

Sent from my iPad

From: [Terri Layman](#)
To: denise@korsdevelopment.com
Cc: [Council](#)
Subject: Re: 903 Admirals Road rezoning proposal
Date: July-03-24 1:21:35 PM

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Denise

Thank you for your response back in answering some of our questions. As the surrounding townhouse complex's that will butt this proposed high density please know that on behalf of the strata complex next to this proposal **we are NOT in** favour of this development. It would be nice if you were working with the environment and working alongside these beautiful mature trees.

Terri Crawford

On Jul 3, 2024, at 10:33 AM, denise@korsdevelopment.com wrote:

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