


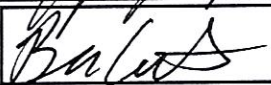

October 2018

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



Re: 1158 Craigflower Road – rezoning and subdivision proposal

After reviewing the site plan and photographs of the property at 1158 Craigflower Road, we the undersigned have no objections to the proposed rezoning and subdivision proposal.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
Meghan Kelly	1176 Craigflower Rd	Oct. 10/18
	Vic. BC, V9A 2Y4	
	1174 Craigflower Rd	Oct. 10/18
	Vic BC V9A2Y4	
Robert Jordan	901 Shirley Road	Oct 10/18
	Victoria, B.C. V9A6M3	
P. Danbrook	1156 CRAIGFLOWER	OCT 10/18
P. DANBROOK		
Patricia Macnab	902 FORSHAW RD	Nov 17/18
Bonnie Russell	1156 C CRAIGFLOWER RD	Nov. 24/18
B. Russell		

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[illegible]

1156 A - Craigfower Rd

- Talked to man 2X on Nov 24  
plus once Nov 25 - said he was  
neutral on project. Worried there  
have been toilet backups in area



over to sign.

**From:** Janet & Brian [mailto:\_\_\_\_\_]  
**Sent:** April-02-19 12:23 AM  
**To:** Corporate Services  
**Cc:** info@zebragroup.ca  
**Subject:** Rezoning and subdivision application for 1158 Craigflower Rd

To: Township of Esquimalt. Advisory Planning Commission  
cc.: Zebra Group

Subject: Rezoning and subdivision application for 1158 Craigflower Rd

From: Janet Frost, 918 Forshaw Rd, Esquimalt BC V9A 6L9

I recently attended a Community Meeting on March 27 from 6 to 8 pm at Gorge Vale Golf Club. Zebra Group was represented by a Technician, Louis Horvat. Rus Collins was absent. Darrell Stubbs, a realtor with Pemberton Holmes was in attendance as well as a few neighbours. There were no representatives from the Township of Esquimalt.

As no attendee list was being taken, I volunteered my name and address and suggested that a list be created for following up on answers to questions.

I don't know how this type of meeting fits in the process of considering zoning applications. I appreciate being given the opportunity to respond to the proposal to change the zoning and splitting the lot at 1158 Craigflower Rd.

Here is a summary of my concerns and suggestions. Discussion points are included below it.

My Concerns:

- 1. At the meeting, there was no summary of the proposed changes to zoning.**
- 2. The new CD zone allows narrower sideyards with neighbours.**
- 3. At the meeting there was insufficient information about the mature trees on the lot, specifically the garry oaks.**
- 4. The new CD zone allows two driveways with turn around replacing the existing single driveway. This will create larger paved areas... a front yard parking lot.**
- 5. Splitting a lot could mean more problems.**

My Suggestions:

**A: Ensure reference documents are available for consultation at the meeting.**

**B: Correct inconsistent labelling of lots A & B on survey and site plans.**

The Powell & Associates survey labels the West lot: Proposed Lot A (396 m<sup>2</sup>) and the East lot: Proposed Lot B (393 m<sup>2</sup>).

ZebraDesign site plans label the West lot: Proposed Lot B (393 m<sup>2</sup>) and the East lot: Proposed Lot A (393 m<sup>2</sup>).

**C: Spot zoning for this property in this block on Craigflower establishes a precedent for the other proximate properties which will change the nature of development on this section of Craigflower. Please consider the impact over the whole block on decreasing green space, removal of garry oak**

**trees, doubling the number of driveways and left turn lanes and the negative impact on streetscaping on Craigflower Rd.**

**D: Splitting a lot opens up the property to more than one owner. Are there safeguards which could be put in place to ensure the successful completion of the project within a timely manner?**

Discussion:

**1. There was no summary of the proposed changes to zoning.**

There were drawings for the two proposed buildings and how they would sit between the neighbours on either side on Craigflower.

There was no information on how these plans would overlay the existing residential building footprint on the property.

The survey by Powell & Associates dated February 1, 2019 submitted to the Advisory Planning Commission was not presented and should have been available for discussion.

**2. The new CD zone allows narrower sideyards with neighbours**

When I asked about sideyard setbacks from the neighbours and how they seemed very narrow, the answer given was that it was within the tolerances permitted in the zone.

No mention was made of the The Staff Report dated February 15, 2019 which compared the proposed Comprehensive Development zone and RS-1 [Single Family Residential]. Houses will be located closer to the neighbours on either side. Instead of 3m under RS-1 there will now be 1.5m or half the distance.

Allowing this narrow sideyard will impact existing neighbours but also future zoning applications for neighbouring properties which may also seek their own Comprehensive Development Zones. Realtors specifically target properties with development opportunities which build on this type of rezoning and subdivision.

**3. There was insufficient information about the mature trees on the lot, specifically the garry oaks.**

Mr. Horvat said he did not know what trees were there and he suggested that Mr. Collins would have known.

I left the meeting to go look at the trees. I took photos and returned to the meeting. I identified two large garry oaks and two evergreen trees.

The tree information for 1158 Craigflower Rd is included on the survey by Powell & Associates dated February 1, 2019 submitted to the Advisory Planning Commission which was not referenced. It shows 2 garry oaks (55 & 50 feet) and two fir trees (40 & 35 feet)

When I asked about what accommodation was being made for these trees they answered that any tree within the building envelope was allowed to be removed and that the Tree Protection Bylaw was not applicable.

The Green Building Checklist submitted January 18, 2019 provides some information but it was not referenced at the meeting. For example, it states in answer to question 25 "Are any healthy trees being removed? If so, how many and what species?"

Yes, 1 oak, 1 fir.

There are no answers to:

Could the site design be altered to save these trees?

Have you consulted with our Parks Department regarding their removal?

In answer to question 26

"Will this project add new trees to the site and increase our urban forest?"

Yes, 5 TBD

There are several garry oak trees bordering Craigflower road in the block between #1152 and #1170 which could be destroyed if Comprehensive Development zones are allowed in this block and their value to the community is not considered.

**4. Allowing two driveways with turn around in this CD zone replacing the existing single driveway. This will create larger paved areas... a front yard parking lot.**

There have been efforts along Craigflower near Tillicum to create attractive streetscaping with flower beds with drought tolerant plants, tree plantings and decorative lighting. More pavement will mean more parked cars and less green space in this short block which currently has a wide swath of municipal owned green space. Should neighbouring properties be allowed this type of CD, there could be 6 or more driveways where there are currently 3 driveways. It may also mean more left turn lanes and the reduction or elimination of current attractive streetscaping features.

**5. Splitting lot could mean more problems**

The Zebra Group was also involved with the Comprehensive Development project at 1108 and 1110 Craigflower Rd. One half of the project was built while the other half sat for a year as a junkyard for building supplies.