

167 Notices
Mailed July 12, 2018

NEIGHBOURHOOD OPEN HOUSE

**APPLICATION TO REZONE
901 SELKIRK AVENUE**

An Open House will be held to provide neighbourhood residents with information and an opportunity to provide comment on a current application to rezone this lot from RD-1 to a Comprehensive Development Zone in order to subdivide the property into three single family lots.

Tuesday July 24, 2018 from 7:00 – 8:30pm

**Archie Browning Sports Centre –
2nd Floor - Crow's Nest Room
1151 Esquimalt Rd, Esquimalt, BC**

**For more information contact:
Denise Kors, Kors Development Services Inc
(phone) 250-686-7125
(email) denise@korsdevelopment.com**

Proposed Rezoning and Subdivision of 901 Selkirk Ave

Open House Sign In Sheet – July 24, 2018

Name	Address	Email or Phone (optional)
Natasha Reger	929 Agnes St.	[REDACTED]
Gerri McNalley	923-Arcadia St	[REDACTED]
Pat McNalley	923 Arcadia St	[REDACTED]
✓ Jennifer Wheeler	912 Selkirk	[REDACTED]
Dawn Healy	904 Selkirk	[REDACTED]
Robert Holmes	904 Selkirk	[REDACTED]
P. Holm	905 Selkirk	[REDACTED]
Corinne Robinson	1002 Arcadia	[REDACTED]
✓ Jeff + Noem, Pl. and	912 Selkirk Ave.	[REDACTED]
✓ Scott Tronsky/Penny LM	925 ARCADIA ST	[REDACTED]
Isanne Galbraith	935 Arcadia St	[REDACTED]
Shannon Paddon	923 Agnes St.	[REDACTED]
✓ Jennifer Dyck	925 Arcadia St	[REDACTED]



901 Selkirk Ave, Victoria BC – Rezoning & Subdivision Applications **Neighbourhood Consultation Summary – Updated April 2019**

Initial Neighbour Review

In June 2018, the seven surrounding property owners were contacted by phone, email and mail to provide details of the proposed rezoning and subdivision. Copies of the proposed plan of subdivision and house designs were forwarded to the owners along with contact information to provide any comments or questions. There were three owners who responded to the initial information provided. Their feedback included concerns about retaining privacy, drainage, tree and hedge retention, whether the density was a good fit for the neighbourhood, concerns about the proposed roof-top decks and their impact on privacy, traffic and parking in the neighbourhood, concerns about suites and the required parking, request for a 6' privacy fence along one property line and concerns about whether this would be a multifamily building. In one case, a neighbour met on the site to review specific concerns prior to the open house and in each case, a follow up email was sent to those who wrote in to address their concerns.

Open House Summary

A Neighbourhood Open House was scheduled for July 24, 2018 from 7pm to 8:30pm at the Archie Browning Sports Centre in Esquimalt. A total of 167 invitations were sent out by mail on July 12, 2018 by Development Services at the Township of Esquimalt. There were 15 attendees who signed the sign-in sheet representing 11 addresses on Selkirk, Arcadia and Agnes Street.

Information presented at the Open House included the proposed plan of subdivision, the house designs and the details of tree removal and protection. A comment sheet was handed out to the attendees with contact information and a deadline of August 7th to provide any comments. We received a number of comments at the open house which are summarized as follows;

- Concerns about traffic and particularly parking on surrounding roads resulting from the three new houses and in particular, the impact of suites. Some residents commented on difficulty finding street parking in the area and the impact of parked cars on narrowing the road width.
- Concerns about the height of the new homes, particularly in relation to the rise in grade in the area over surrounding homes.
- Concerns about the roof top decks proposed and the impact on privacy for surrounding homes.
- Concerns about the density of three homes on the site.
- Ensuring that the existing hedge is retained on one property line and providing a 6' privacy fence and tree retention on the other property line.
- A number of people indicated that they were pleased to see that this is a single family subdivision since higher density may have had an impact on some views and street parking.

Following the Open House, we received one email indicating disappointment that the proposed plans do not include a component of affordable housing and a request to consider higher density like a multifamily building for the site. Following the open house, an updated summary was sent to planning staff.

We understand that a number of emails were received by planning following the open house. In September 2018, a meeting was held with planning staff to review a number of concerns they received. This resulted in revisions to the plans and a parking study on the Selkirk and Arcadia frontages.



How We Addressed Neighbour Comments

Following phone discussions with the neighbours, site meetings and emails received throughout the process and both the comments received at the Open House and follow-up meeting with planning staff, the following is a list of how we addressed a number of comments we received.

- The rooftop decks have been removed from the plans for lots B and C.
- The owners have agreed to a covenant prohibiting suites in any of the proposed homes.
- The project arborist has confirmed that we can retain the hedge along west property line to preserve privacy to the existing adjacent duplex.
- The project arborist has confirmed that we can retain tree #515 which will provide screening for the existing deck on a neighbouring house.
- The owner has committed to provide a 6' privacy fence for the south property line.
- A Pest Control company in Victoria was contacted regarding the concerns of one neighbour that work on the vacant lot would result in rat movements to neighbouring lots. The Pest Control expert indicated that they were not permitted to assess a vacant lot and could only evaluate structures.
- An increased sideyard setback of 3.5m is proposed for the west property line and the upper storey windows have been minimized adjacent to existing homes to further protect privacy.
- The house designs for proposed lots B and C have flat roofs reducing the appearance of height and massing.
- It has been confirmed that there is room on each lot for two vehicles to park.
- We reviewed the required ROW width with Engineering who indicated in an email that a 3.5m ROW width along the west property line will be adequate (rather than 3.7m).
- A parking study was completed for both Selkirk Ave and Arcadia Street frontages to demonstrate the availability of street parking at a variety of days of the week and times of the day.





KORS Development Services Inc.
250-686-7125 [denise@korsdevelopment.com]

June 19, 2018

897 Selkirk Ave
Esquimalt, BC
V9A 2T7

Re: Township of Esquimalt Application for Rezoning and Subdivision of 901 Selkirk Ave

Dear

Thanks for your time on the phone today. As discussed, the owners of 901 Selkirk Ave have asked me to assist them with a rezoning and subdivision application to the Township of Esquimalt to subdivide the vacant property across from your lot into three single family lots. I am contacting the neighbours immediately adjacent to this property to provide you with information about the proposed subdivision and an opportunity to ask any questions or to provide comments. I have attached copies of the following information;

- The proposed plan of subdivision; and
- A set of house design drawings for the subdivision showing;
 - a street view of the 3 houses; and
 - house designs for the new houses on the proposed lots.

We have recently submitted the application to Esquimalt and you can feel free to contact them as well for more information. My contact information is provided below. When you have had a chance to review the attached information, please feel free to let me know if you have any comments or questions now or in the future.

Yours truly,

L. Denise Kors, P.Eng.
Development Manager
Kors Development Services Inc
Phone: (250) 686-7125
Email: denise@korsdevelopment.com



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250-686-7125 [denise@korsdevelopment.com]

June 19, 2018

905 Selkirk Ave
Esquimalt, BC
V9A 2T9

Re: Township of Esquimalt Application for Rezoning and Subdivision of 901 Selkirk Ave

Dear ,

Thanks for your time on the phone today. As discussed, the owners of 901 Selkirk Ave have asked me to assist them with a rezoning and subdivision application to the Township of Esquimalt to subdivide the vacant property next to you into three single family lots. I am contacting the neighbours immediately adjacent to this property to provide you with information about the proposed subdivision and an opportunity to ask any questions or to provide comments. I have attached copies of the following information;

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We anticipate hosting a neighbourhood open house in July and you will receive an invitation to attend, view the plans and an opportunity to provide comments. My contact information is provided below. When you have had a chance to review the attached information, please feel free to let me know if you have any comments or questions now or in the future.

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June 19, 2018

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Esquimalt, BC
V9A 2T9

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June 19, 2018

928 Arcadia Street
Esquimalt, BC
V9A 5X1

Re: Township of Esquimalt Application for Rezoning and Subdivision of 901 Selkirk Ave

Dear David Morgan & Lindsay McLaughlin,

The owners of 901 Selkirk Ave have asked me to assist them with a rezoning and subdivision application to the Township of Esquimalt to subdivide the vacant property next to your lot into three single family lots. I am contacting the neighbours immediately adjacent to this property to provide you with information about the proposed subdivision and an opportunity to ask any questions or to provide comments. I have attached copies of the following information;

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June 19, 2018

1002 Arcadia Street
Esquimalt, BC
V9A 5X2

Re: Township of Esquimalt Application for Rezoning and Subdivision of 901 Selkirk Ave

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