



**RE: Community Information Meeting for subdivision proposal at 1158
Craigflower Rd.**

Proposal consists of 1 existing lot and proposed subdivision into 2 lots with single family dwellings.

Minutes of meeting:

Location: Meeting room at Gorge Vale Golf Club, 1005 Craigflower road.

Time: March 27, 2019, 6:00 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: Greg Rabski (proponent)

Louis Horvat per Zebra Design

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

Summary of Principal issues addressed by neighbours:

There were approximately 6 neighbours and members of the community in attendance. Those who wished to provide their name and address are listed following this commentary. Neighbours who did not provide their names expressed support with the following concerns listed below.

- It was generally felt that parking provided (1 covered, 2 in driveway) was insufficient and would force all other vehicles to park on the street, especially on Shirley Road and Forshaw Road.
- The Fir tree located in the Rear Yard should be saved.
- Would there be any community compensation for the removal of two Gary Oaks on the property.
- Side yard setbacks are narrow.
- Additional driveway and turn around creates large paving surface.

**Individual Commentary:**

Pat (adjacent neighbour at 1154 Craigflower Rd.):

- Concerned that the parking would not be adequate
- Concerns surrounding potential blasting

Janet Frost (neighbor at 948 Foreshaw Rd.):

- Concerned that the parking would not be adequate.
- Concerns surrounding the removal of Gary Oaks on the property.
- Would like to see value and compensation for lost trees.
- Subsequently, provided a letter to the Township of Esquimalt and Zebra Design outlining additional concerns.

Note that there were six people total in attendance who expressed concerns regarding parking. Prior to that, a letter written to Zebra design by Brian Greaves (no address provided) expressing a concern with parking. At that time there were only two parking stalls provided on each of the proposed sites. Prior to the community meeting we made adjustments to the parking configuration adding one more stall, bring the total stalls to three per proposed lot. Information regarding the landscaping plan was also queried. In general, there was no objection to the design of the proposed homes.

Louis Horvat, in reply to the certain issues noted above responses were as follows:

- It was explained that changes were made to the quantity of parking stalls, adding an additional stall, bring up the total parking stalls to three per proposed lot.
- Removal of the three trees from the property was deemed necessary as trees fell within the footprint of the proposed homes and required driveway access would interfere with critical root zones. Discussion with the Township would be made in order to determine requirements for replacement trees in the boulevard.

End of Minutes



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Material presented: Drawings List

as presented at meeting:

Zebra Design drawings per APC and Esquimalt Council presentations:

DP-1	Site Plan and Site Data
DP-2	Floor Plans and Elevations – Lot A
DP-3	Floor Plans and Elevations – Lot B
DP-4	Landscape Plan and Streetscape
Misc.	Renderings