

Minutes from Community Meeting, June 8, 2018

Re: Proposal for a new development at 636, 640 Drake Ave, Esquimalt BC.

Meeting Commenced @ 4:00 PM June 8, 2018.

1. Welcome and Introductions
2. Presentation of proposal
3. Comments

In Attendance:

Chris Travis, for Dimma Pacific Properties Ltd.
Jim Burrows, Builder
Rick Hoogendoorn, Presenter

19 Residents Attended:

Eleanor Calder	1252 Woodway	Gloria Edwards	643 Drake
Allen McLash	1252 Woodway	Louise Cassidy	1234 Effingham
Gordon Garside	644 Drake	Diana Studer	639 Drake
Patricia Farmer	1231 Effingham	Brett Studer	639 Drake
Isabel Treloar	303-642 Admirals	Deb Wade	654 Drake
Lynda O'Keefe	1147 Heald	Ian Wade	654 Drake
Stu Whistling	1236 Effingham	Abigail Howe	1232 Effingham
Deb Whistling	1236 Effingham	Maxine Blatz	625 Drake
Shaun Ayde	615 Drake	Jeff Kuryk	625 Drake
Graham Turner	615 Drake		

Chris Travis gave an overview of the proposal on the existing property

Jim Burrows submitted information as well as Rick Hoogendoorn.

Information was addressed as comments were presented.



██████████ spoke on the project, liked the design and mentioned there is a need for 3-bedroom housing in the area. She expressed concerns about parking and the lack of sidewalks in the area. Asked if Project was going to be a strata.

██████████ was in agreement.

- Development response (Response) - yes will be a strata

██████████ questioned the number of parking spots and expressed about the amount of pedestrian traffic in the area. He also asked if the fence was going to be rebuilt at the developers' expense. Also commented on how the new buildings were situated in relation to his adjoining property.

- Response – A new fence will be constructed. The new buildings will be set back further than the existing.

██████████ asked about Airbnb restrictions on the Units

██████████ asked what the purpose of the meeting was for. He suggested no parking be allowed on Drake. Expressed concerns about the overlook on neighboring properties i.e. Frosted windows.

- Response – Bathroom windows will be frosted as they are now. We are looking into a context drawing to show how the new building sits beside neighbouring properties.

██████████ expressed about amount of parking. She asked how much the units were going to sell for. Commented on the time of the meeting and the format i.e. Open house style vs presentation. Suggested that the project presents as an apartment building from Drake.

- Response – Rendering is not showing the elevation of Drake Ave in front of the townhomes. We will seek to add a rendering drawing showing the higher elevation of Drake Ave looking down into the townhomes.

██████████ also commented on the need for parking in the area. She asked if it was possible to provide screening from the project via trees, frosted windows etc. She asked how high the proposed buildings were going to be. She asked about a pitched roof vs the flat roof design. Mentioned that it was a challenging lot because of the pedestrian traffic in the area especially children using the pathways nearby.

- Response – 3 floor town homes to accomplish 3 bedrooms on third floor with living space / kitchen on second floor and entry, garage with EV charging, bicycle area / storage and laundry on first floor.

██████████ asked if 3 stories is necessary. She likes the design and said there is a need for more density in the area and the design was a good fit. Mentioned that there was a lot of traffic in the area and it could be better managed with good signage as a No Thru (dead end) road (poor gps) and a 15k speed limit. She asked about whether the proposed driveway will be permeable. She hopes this will attract families in the area. Asked for addresses of previous projects by developer. She also suggested a car sharing program might be a good idea to help minimize need for parking.

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- Response – Esquimalt requires 12 parking spaces on the property. This has been fulfilled. Could look into further parking on site by taking the front areas of units 1 & unit 8 fronting onto Drake Ave. Residents did not support. Or the trade off of taking out green space on the property for more parking.
- Presently there is parking on the one side (west) of Drake Ave. Request Esquimalt to post sign properly for No Thru Road.

- [REDACTED] said parking is definitely an issue. He suggested that 7 units might fit better and could be sold at a higher selling price.

[REDACTED] asked about parking and suggested 2 spots for each unit. He expressed concerns about the condition of the existing property and who will cut the grass on completion. He asked whether there will be some play area for children. He suggested that more information be provided at meeting. Suggested going with a 2-story design.

- Response - Maintenance clause in the strata will address condition of property. Each unit will have its own yard - 4 metre (13.1 ft) x 7.01 metre (23 ft) = 25.6 square metre (276 sq ft) yard.
- And there will be yard area at the rear of the property. For children street hockey, there is the common driveway area.

- [REDACTED] asked about strata and will the units be rentals. Commented on the need for new fencing around property.

- Response – Yes rentals allowed and new fencing will be supplied.

- [REDACTED] asked about number of parking spots. He inquired how many bathrooms will be in each unit and how high the buildings will be. He would like to see more style from Drake Ave and suggested that a context drawing showing neighboring buildings might be helpful.

- [REDACTED] expressed concerns about parking and traffic. Overall likes the project.

- Summary – Parking requirement fulfilled. Residents prefer green space and like the individual yards for each unit.
- We feel, with the townhomes been close to amenities, via walking, bicycling and transit within a few blocks, new residents of the townhomes will use alternative modes of transportation and will not have more than one vehicle. Those moving to this development will realize amenities are within walking distance and the units have a garage and ample bicycle storage.