

Karen Hay

From: Bill Brown
Sent: December-17-18 4:19 PM
To: Karen Hay
Subject: FW: Public Input - add as Late Item for Tonight's council meeting - Staff reports item 5

FYI

Bill Brown, MCIP
Director of Development Services
Tel: 1-250-414-7146

From: Anja Nurvo
Sent: December-17-18 4:17 PM
To: Bill Brown
Cc: Laurie Hurst
Subject: Public Input - add as Late Item for Tonight's council meeting - Staff reports item 5

This relates to staff report 5 re Drake OCP Consultation, fyi. I'll add it as a Late Item.

Anja Nurvo, BA, LLB
Director of Corporate Services
Tel: 1-250-414-7135

From: Meagan Brame
Sent: December-17-18 4:14 PM
To: Anja Nurvo
Subject: Fwd: Tonight's council meeting Staff reports item 5

Meagan Brame
Esquimalt Councillor
Sent from my iPhone

Meagan Brame
Councillor
Tel: 1-250-414-7100

Begin forwarded message:

From: Meagan Brame <meagan.brame@esquimalt.ca>
Date: December 17, 2018 at 4:00:01 PM PST
To: Ian wade [REDACTED]
Cc: Mayor and Council <Mayor.and.Council@esquimalt.ca>
Subject: Re: Tonight's council meeting Staff reports item 5

Thank you for your email. I will forward to staff to be added for information on this matter. May not make it for this meeting as it is getting late but will get on the next.

Meagan Brame
Esquimalt Councillor
Sent from my iPhone

Meagan Brame
Councillor
Tel: 1-250-414-7100

On Dec 17, 2018, at 3:45 PM, Ian wade [REDACTED] > wrote:

I respectfully request that council refer the proposal back to the Design Review Committee and not authorize amending the OCP to change the subject property from low density residential to townhouse residential. Ten properties border the proposed development. Nine are single family dwellings and one is a duplex. All are one or two storey residences mostly with gable roofs. The proposed buildings will be three storeys with flat roofs. Thus those to the north, west and south each face having multiple three storey apartments looming over their back yards. The property to the north will lose the sun for most of the winter. Zoning is already RD-1, yet nine of ten abutting residences are RS-1, single family residential. The zoning is already denser than the surrounding properties. This cannot be called building community.

Drake is a cul-de-sac with no parking availability on the east side due to rock outcrops. The west side has only a few possible spaces, two of which are taken by an abutting residence that has no parking area (1226 Effingham). The street is used by many pedestrians as a path goes through to Rockheights and Grenville St. Groups and classes of students pass through going to the Rec Centre pool. Their safety will be compromised, given the limited onsite parking.

The developer proposes to demolish four units, each accessible to those with mobility impairments to build eight, none of which is accessible. The apartment blocks will not be built to LEDE standards. The siding will be cheap sheet material. This is an attempt by a landlord who could renovate the current suites to cash in by destroying a neighbourhood. To illustrate the owner's concern, one only needs to look at the perimeter fencing. Each neighbour has had to build his or her own.

The development is compared to 1060 Tillicum. This is misleading. 1060 Tillicum has three, not ten abutting residences, one of which has been demolished for development and the other two are elevated above the 1060 lot. Better comparable projects are just across Drake Ave. 625 Drake (five single family houses) and 615 Drake (a duplex in the back and two single family houses in front) complement the neighbourhood. The proposed apartment blocks will not. To amend the OCP to permit this is wrong.

Sincerely,

Ian Wade

Karen Hay

From: Diana Studer [REDACTED]
Sent: July-10-18 10:52 AM
To: Karen Hay
Subject: Re: Development on Drake Ave

Follow Up Flag: Follow up
Flag Status: Completed

Hi Karen,

Thank you for the information. Is it appropriate for the public to attend advisory panel in this instance or will another time be open for planning to gather input from neighbours. We have concerns about the 8 units proposed and expressed we could support up to 7 to ensure all parking is on site. Currently the two duplexes have 2 stalls each and we experience people there parking on the street. The new proposal proposes less than two stalls per unit. As you are aware, this area of Drake is a pedestrian thoroughway and we all strive to park off street to give the pedestrian a right of way in the area.

Kind regards,
Diana

> On Jul 10, 2018, at 10:12 AM, Karen Hay <karen.hay@esquimalt.ca> wrote:

>

> Hi Diana,

>

> The owners of 636 and 640 Drake Avenue are proposing to construct 8 new

> townhouses where the existing 2 duplexes are located. The application

> is being considered by the Esquimalt Advisory Design Review Committee

> on Wednesday July 11, 2018. The agenda is available here:

> [https://www.esquimalt.ca/sites/default/files/meetings/2018_07_11_design](https://www.esquimalt.ca/sites/default/files/meetings/2018_07_11_design_review_agenda.pdf)

> n_review_agenda.pdf

>

> Regards,

> Karen

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>

> Karen Hay, Acting Senior Planner

> Tel: 1-250-414-7179 | Development Services Township of Esquimalt |

> www.esquimalt.ca

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>

> -----Original Message-----

> From: Diana Studer [REDACTED]

> Sent: July-09-18 11:26 AM

> To: General Feedback
> Subject: Development on Drake Ave
>
> Hello,
> I live at [REDACTED] Drake Ave and am interested in learning more about the rezoning applications across the street. Can you please let me know if any public hearings are scheduled and if drawings or information are available for the public to view. We have met and talked with the developer regarding the townhome development.
> Thank you.
> Diana Studer
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Project: Proposed Development at:

636, 642 Drake Avenue,

Victoria, BC



Notice of Rezoning

I/We the undersigned, being the owner(s) of the property listed below have reviewed the proposal for development at 636, 642 Drake Avenue and are:

- ☐ In Support
☒ In Opposition
☐ Impartial

Name:

Stuart & Deborah Whitting

Address:

~~3605~~ [REDACTED] Esquimalt St

Phone/Email:

[REDACTED]

Signature:

S. Whitting

Signature:

D. Whitting

Comments:

We object to the height variance as this will cause a lack of privacy for us and our neighbours.
We are also concerned about the increase in street parking due to the additional units and subsequent renters.