



LAPIS HOMES



Community Consultation & Feedback

937 Colville – Six unit townhouse proposal

Prepared for: Township of Esquimalt
Prepared by: Ryan Jabs, Lapis Homes Ltd.
Date: April 2019

937 Colville rezoning – Community consultation
Township of Esquimalt



Summary

Overall, we have received considerable support from residents of Esquimalt to build these six two-bedroom townhouses at 937 Colville, receiving a number of supportive letters, as well as verbal support from the president and a few members of the Esquimalt Chamber of Commerce.

This support includes a letter from a formal councillor and former resident of Esquimalt, who stated that she had to move out of the municipality because she couldn't find housing like these to purchase within Esquimalt.

For the most part, people we met in the neighbourhood during our door-to-door visits and through our one open house also told us that they were generally quite supportive about our proposal to bring more homes to the neighbourhood.

In particular, the neighbours and residents of the municipality said they liked:

- Plans to provide more homes in the area.
- Designs that fit with the character of the street and mimic larger character conversions in the city.
- Smaller housing options, with own front door and outdoor spaces – that isn't in a condo.
- The addition of two-bedroom units to the neighbourhood.
- The modest size of the units, at a more modest price point.
- The "car-free or car-limited approach" of our development to support residents to not need a vehicle.
- Built-in bicycle storage and our plans to market to people who don't drive and use alternative forms of transportation, particularly with how close it is to the E&N Trail.
- The addition of a Modo car share vehicle next door, with permanent memberships being provided to residents of the proposed six-unit development.

Only one individual expressed concerns to us (the only person that attended our open house), commenting that there wasn't sufficient parking at this and the neighbouring proposal. This concern was addressed in the Watt consulting report that we provided with our submission, which referenced a parking study they did that concluded similar developments had an average parking demand of 0.85 vehicles per unit (5.1 parking spaces for 6 units).

The report went further, however, noting that "in previous studies where carshare memberships are provided and a carshare vehicle is easily accessible, it is Watt's experience that a 10-15% reduction in parking demand is expected." This would bring the required parking spaces under five.

More importantly, our proposal and proposals like it should, in fact, help alleviate the broader commuting and parking issues in the long run, as we put housing closer to major employers like the navy base and in downtown Victoria – and focus on rewarding people who don't use cars.

We held one public open house and conducted a round of door-knocking to the nearby neighbours. We also held a couple of one on one meetings with local neighbours, as well as with the president and members of the Esquimalt Chamber of Commerce.



Public open house

The open house we held was attended by only one individual, despite a wide mailout conducted in advance by the municipality.

We believe this reflects the limited impact this project will have on the surrounding neighbourhood, and the general support we heard through the door knocking phase of our consultation.

We had a civilized discussion with the one neighbour that did attend the open house, with his main concern being the proposed amount of parking at this and our neighbouring proposed townhouse.

A summary of his comments are included in "Appendix A" below.

Overall, the tone of the discussion was positive, as we listened to the gentleman's concerns and encouraged him to consider the type of folks that will be interested in the units we're proposing. Folks like our friend, Alex – a walker and transit user who wrote in support of our project – and who is looking for a long-term home like the ones we're proposing and who does not want parking.

These units will generally appeal to younger professionals, like Alex, who are looking for opportunities for shorter non-car commutes. And this location, along with the cycling and car share amenities we're proposing to provide, will serve them well.

Door knocking / email exchanges / one-on-ones

In mid-November, we walked around the neighbourhood, knocked on doors and delivered around 50 letters to the homes surrounding 937 Colville to let them know about our proposed project.

We received general verbal support for our project. In particular, folks at the townhouses to the south at 921 Colville were generally supportive of the concept.

Many of the neighbours in the townhouses at 921 had very positive feedback about bringing in new families into the area. The new owners in unit 2, for example, wrote to us to say that they were very appreciate of the thoughtful designs we were using, and that the location caters very well to car-lite or car free people because of its nearness to the E&N Rail trail and the excellent transit connections in the neighbourhood.

We also met with Chris Edley, with the Esquimalt Chamber of Commerce, who is very much in favour of our proposal as we seek to bring more customers into the community – particularly those on bikes (with research showing they're more likely to spend money along their commutes).

In addition to the discussions we had with neighbours who live close by, we also received emails from a few other residents of the Township, as well as a friend looking for a future long-term home – all of which were very supportive of our efforts to bring housing like this to the community.



LAPIS HOMES

Appendix A – Feedback and emails from neighbours

Ryan Jabs

Letter 1

From: Susan Low
Sent: February 22, 2019 4:33 PM
To: Development.Services@esquimalt.ca
Cc: Ryan Jabs
Subject: Letter of support for 937 Colville

Dear Mayor Desjardins and Councillors Armour, Brame, Helliwell, Hundleby, Morrison and Vermeulen,

While I realize this proposal will not be coming to you for a few months yet, I want to write now before this project slips through my mind again and I forget to reach out to you. I trust Development Services will keep this on file for when the project comes up for first reading.

As you know, finding affordable housing anywhere in the Capital Region is a challenge these days.

As it turns out, I have had to purchase outside of Esquimalt, in Saanich, because of the difficulty of finding real estate that is both affordable and represents a good investment. I don't want to live in a micro-suite or a place with aging structure and maintenance problems, but I can't afford a brand-new fancy place in one of the big projects currently under construction in Esquimalt either.

The townhouses that are being proposed for 937 Colville are exactly what Esquimalt needs to be encouraging. The unit sizes are modest but not unlivable, and the pricing of the units actually is within reach. The garden-level suites work for a single person or single parent + child, and the upper four units work for a couple + child, or a single parent + child with a slightly higher income. The location is terrific, close to Rockheights Middle School and Esquimalt High School, on the E&N bike route to downtown or the Westshore, and close to bus lines that go practically anywhere in town within 15 minutes.

I know that the minimal parking allowed on the site may be causing some of you concern, so I want to provide my perspective. I use the bus to get to and from work, and my child walks to and from school. I have an aging car that costs me a couple thousand to keep on the road every year, that I use once or twice a month to visit family, and I would love to give it up in favour of a car share, if I lived close enough to a Modo location to make it feasible. I personally know of four other families like mine who have chosen to be car-free, or who are ready to go car-free as soon as a car-share spot is within walking distance in Esquimalt. We are all wanting to be homeowners, not renters, and would happily trade in our cars and parking spots for the extra cash flow. (And for what it's worth, none of us have time to maintain landscaping so we won't miss having a yard to mow either). From the location of this site, you can quickly get to three grocery stores on the bus (Country Grocer, Fairway or Save-On at Westside Village) for semi-weekly shopping, and use the Modo for those bigger shopping trips.

I understand that the Design Review Committee has some concerns with the height of this building, but I have seen the plans for it and I can't fathom why this raises objections. There are apartment buildings up and down Lampson Street and this building will have a roofline that mimics many of the other structures in the area. I think it's an attractive, modern response to the classic Craftsman tradition of architecture. It's attractive and gives six families a home. We can't all live in single-family houses, nor can we get the density we need without acknowledging that we need slightly larger buildings.

I do hope that you will approve this development, because it meets the goal of a much-needed "middle of the market" housing.

Thanks for all that you do to serve our community!

Susan Low

Mayor and Council
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

February 22, 2019

Dear Mayor Desjardins and Council:

I am writing in support of a proposed development concept by Lapis Homes in the Township of Esquimalt. To be transparent, I know about this development because I am a friend of Ryan Jabs. He has asked me to share some of the enthusiasm I have for this project with council as you consider the benefits of his proposal.

I'm a young, working professional who currently lives in downtown Victoria in a recently built rental building. I love where I live, because having the ability to walk to work and everywhere I need to go is very important to my quality of life and the lifestyle I choose to live.

You see, I moved to Victoria from Toronto four years ago where I used to spend many hours a day commuting to and from work in gridlock, and I chose to leave that life behind for something much healthier and balanced.

Having a short commute to work and being able to walk or cycle to enjoy what the city has to offer is a huge priority for me.

One day, it is my hope that I will move from being a renter to buying my own home. However, I'm not willing to compromise on continuing to lead the lifestyle I have chosen—having a short commute and choosing walking and cycling as my main forms of transportation.

For this reason, Esquimalt is the top of my list. I see Esquimalt as an up and coming area. It's close to the water and green spaces, it's diverse with a strong feeling of community, and it has a growing service industry with restaurants and new places to check out. And, importantly, it's a short distance to downtown Victoria where I work.

In the past year alone, I have three friends in my age group who have bought a home in Esquimalt for these very reasons. I hope to call them neighbours one day soon.

However, as a single working professional, there aren't many options in Esquimalt that would suit my needs or my budget. I would be looking to buy a one or two-bedroom home, and my dream would be to have access to outdoor space. That's why Ryan's development appeals to me so much.

Living in a small, shared home where I know my neighbours is exactly what I'm looking for. Huge, impersonal condos don't appeal to me. Ryan's proposal hits all the marks for me—it's the

perfect size for young professionals, it has its own separate entrance like a real home, an outdoor space where I can keep a garden, great bike storage and even a car share membership for the occasions when access to a vehicle is necessary.

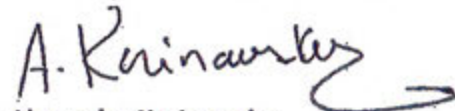
At present, I don't drive, and I don't own a vehicle. And, I have many friends who are just like me in this respect. First of all, cars are too expensive, and I'd rather put the money I have into living somewhere that allows me to lead the lifestyle I want. And, I care about the environment and about doing my part to fight climate change. I believe that cities and communities need to evolve and change the way people get around to acknowledge the climate reality we find ourselves in.

For these reasons, having a housing option like the one Ryan is proposing, in a community I'd love to live in, is very exciting. To have a condo size and layout, but without the big, impersonal building where I'm forced to pay for someone else's parking, is exactly what I'm looking for.

Mayor and Council, it is my hope that Esquimalt and the communities of Greater Victoria will increase their support for building diverse housing options that go beyond traditional family homes. I believe that Ryan's idea is forward-thinking, and the concept is an example of the kind of diverse housing options we need to match people's lifestyles in the 21st century.

I support Ryan's development, and I hope to one day call something just like it, home.

Sincerely,


Alexandra Korinowsky

Ryan Jabs

From: Watson, Andy PSSG:EX <Andy.Watson@gov.bc.ca>
Sent: February 12, 2019 2:43 PM
To: Ryan Jabs
Subject: 937 Colville Road, Esquimalt

Dear Ryan,

My wife Lori and I recently moved into 921 Colville Road (Unit 2) after a difficult housing search that took over a year and a great realtor. The inventory for a young, professional family at an affordable price is really limited in the city, especially in the communities we were looking to call home.

We are proud to be in Esquimalt. Welcomed by the mayor and our neighbours, we feel like we're home. We love the community, how close and convenient it is to the amenities at Township Centre, as well as the quick access to the E&N rail trail and great options for public transit (the 24 and 14 busses are just minutes away). We are both working professionals and take the bus or cycle to work (depending on the weather) so can leave the care at home and help to protect our environment. There's also the high school with a great track for us, and we appreciate that as runners, and great access to trails and walkways by the water.

I think you're already well aware of how great this community is and it's wonderful to see thoughtful developers like you who care about engagement and consultation as part of the process toward keeping community and ensuring you're welcomed by your neighbours. Ultimately, we need more homes for people and families in Victoria, and we are supportive of the new houses you have proposed to be close by. We love the designs, the fit with the neighbourhood and the additional homes the proposed development at 937 Colville Road would provide. I would also like to highlight that we appreciate the car-free or car-limited approach with the Modo membership and bike storage built into your development plans. We might even consider looking at Modo ourselves or when we have visitors coming to town.

Thanks again for reaching out to get our thoughts.

Welcome to the neighbourhood.

Sincerely,
Lori and Andy Watson
2-921 Colville Road / Esquimalt, BC / V9A 4P4

Andy Watson
Manager, Strategic Communications
BC Coroners Service
250-356-9253
910 Government St / Victoria, BC
Traditional Territory of the Songhees and Esquimalt First Nations



Coroners Service



Letter 4

937
Re: Rezoning of 921 Colville Road and 825 Lampson Street

26 Nov., 2018

I am very much opposed to the plans for the redevelopment of the subject properties due to the lack of sufficient "open air" parking spaces being made available to residents and visitors. If the plans are approved as presented, I foresee the possibility for considerable strife amongst residents. My reasoning for this statement is summarized in the following points:

1. I have been a resident of the subdivision located at 921 Colville Road for over 12 years (this subdivision is adjacent to the subject properties).
2. I attended an information session a few months' ago put on by the proponents of the redevelopment of the 2 subject properties.
3. At that time it was suggested by the developers that there would be very limited "open air" parking available on the redeveloped site, implying that parking of residents' vehicles would be in large part on either Lampson Street or Colville Road. Is there a possibility that bike lanes will be required to be established along Lampson Street, so eliminating street parking in this area?
4. My experience while living in the subdivision located at 921 Colville Road has been that few of the residents use their garages for parking their vehicles, but rather they use the garages for storage or other purposes.
5. This has resulted in the parking places that were provided by the developer (between the house and the access lane - that is, the "open air" parking spaces) are the main parking areas that are used by residents and visitors, and in many cases they are the only area that are ever used for parking.
6. A bit of history:
 - a. There are 18 units in the subdivision at 921 Colville Road (built about 2002).
 - b. Each house was provided with one one-car garage.
 - c. Each house was provided with a concrete apron in front of the garage which is sufficient space to park at least one car (see d. and e. below).
 - d. In at least 3 cases this apron is large enough to accommodate 2 cars.
 - e. In at least 3 other cases this apron is large enough to accommodate 2 cars if the cars are parked very close together.
 - f. Despite the amount of "open air" provided by the developer, the owners of at least 4 houses have doubled the size of their "open air" parking space.
 - g. A midnight survey will show that only 2 or 3 residents use their garages for parking their car, for most "open air parking" spaces are occupied by cars.
 - h. For many months we also had a great deal of trouble with parking in the "turn-around" area that was deemed necessary by Council for emergency vehicle use.
7. The statement has been made that there will be 10 strata-houses and 16 parking spaces. This sounds satisfactory until one considers that 10 of these parking spaces will be in garages. That leaves 6 "open air" parking spaces, and of these 6, one is to be dedicated for parking of a shared vehicle (Modeo or such), leaving 5 "open air" parking spaces for residents and visitors to fight over. As stated above, I foresee the possibility for considerable strife amongst residents if the project is approved as planned.

I recommend that the project as planned be rejected.


Sincerely,
Edward Lewall,
House #14, 921 Colville Road.

Letter 5

Ryan Jabs

From: Jordan Bell
Sent: February 28, 2019 2:01 PM
To: Development.Services@esquimalt.ca
Subject: 937 Colville Letter

Good afternoon,

I own a house at 932 Shirley Road, purchasing it in 2016 after an extensive search for a home in the City. My partner and I spent nearly a year looking for a home, largely as a result of the acute shortage of homes in the core communities of the CRD.

We value a lifestyle that allows for us to remain in the core of the region, close to the amenities of downtown and with a shorter commute to our workplaces. We have no desire to be entirely reliant upon our car, preferring to walk or bike to the pubs, coffee shops and parks that Esquimalt has to offer.

This is why I am fully supportive of the six-unit townhouse Lapis Homes is proposing for 937 Colville. We need more homes in this city, and the developer and architect has done a nice job with this design, matching characteristics of other houses in the neighbourhood.

The alternative to infill development and allowing for density in existing neighbourhoods near the city core is suburban sprawl, which is not sustainable for the region and will not address the challenge of housing affordability.

I'm also a cyclist, and with the E&N trail and a number of bike lanes, Esquimalt is one of the most cycling accessible communities in the CRD. I appreciate that the developer is looking for people who will use these cycling amenities by adding a secure bicycle storage area by providing car share memberships to people living here.

We need more of these types of homes in the community and I look forward to seeing these homes being built in Esquimalt, bringing more residents to the core of our region.

Thank you,

Jordan Bell
932 Shirley Road, Esquimalt

Letter 6

Ryan Jabs

From: Rowan Stewart
Sent: February 20, 2019 2:24 PM
To: Ryan Jabs
Subject: 937 Colville Letter

To the mayor and council

We are writing in support of the proposed project for 937 Colville by Lapis Homes.

As young, first-time homeowners in Esquimalt, we have experienced first hand the difficulty of achieving the goal of homeownership in Esquimalt.

We care strongly about Esquimalt and we want a diverse community that creates opportunities for more people to put down roots and invest in their community as we have done.

We believe the proposed development for 937 Colville meets the needs of our community for the following reasons;

1. Creates new housing units in an existing neighbourhood utilizing a small lot, reducing urban sprawl in our region
2. This development is well situated close to major employment areas, reducing commuting and traffic and encouraging active modes of transportation
3. These units create a more affordable option for young people and families who are unable to afford single family dwellings but need more space than a traditional condo allows
4. The proposed design is tasteful and appropriate for the neighbourhood

We are enthusiastic and excited about the future of Esquimalt and strongly believe that this proposal at 937 Colville will be a valuable addition to our community and our future.

Regards,

Rowan Stewart and Miranda Simpson
201-1351 Esquimalt Rd.

Ryan Jabs

Discussion with
921 Strata 7

From: Robert McLean
Sent: November 14, 2018 8:48 AM
To: Ryan Jabs
Cc:
Subject: Re: Second townhouse proposal - 937 Colville&825 Lampson/939 Colville update
Attachments: image003.png

Hi Ryan,

Sorry I am late getting back to you on this. I was out when you came by but my wife said she spoke with you. Will let you know if there are any comments from the strata.

Thanks for the update and good luck with the project.

Rob

On Fri, Nov 9, 2018 at 9:15 AM Ryan Jabs <Ryanjabs@lapishomes.com> wrote:

Hi Rob,

I just wanted to reach out to let you know my brother-in-law (Jesse) and I will be knocking on doors again tomorrow mid to late-morning to provide an update on our proposal for 825 Lampson and 939 Colville, which will be going to public hearing at the end of the month, as well as to hand out some information on our second proposal for 937 Colville, which is for a 6 unit (all two-bedrooms) townhouse that we believe will provide another option for people looking to avoid the commute and move into the neighbourhood, and who either may not be able to afford the larger three bedroom units at this time or want something a little smaller.

We've gone with another traditional design that we think will really match the neighbourhood (it'll look like a larger house) and add some gentle density to the street. And again like the last project, we'll be putting in good cycling storage, providing Modo car share memberships and likely providing bus passes for a couple of future residents, as we encourage future buyers towards alternative transportation.

I've attached the two letters we will be bringing by tomorrow, and you can get more info on both projects here on my site: <https://lapishomes.com/current-projects>.

As with the last project, I'd love to hear your and the strata's thoughts or ideas (if you have a second).

If you're around tomorrow, I look forward to meeting you face-to-face.

Take care,

Ryan Jabs | President, Community Builder

Lapis Homes | 250-413-7121 | www.lapishomes.com

Ryanjabs@lapishomes.com



From: Ryan Jabs

Sent: July 12, 2018 9:20 AM

To: Robert McLean <

Subject: RE: Introduction - townhouse proposal - 825 Lampson and 939 Colville

Hi Robert,

This is great, and really glad that you'd use the Modo car share vehicle. I'm hoping that putting a car here will encourage more car sharing (and more car vehicles) in the neighbourhood.

Let me know if anything comes up or if you have any questions.

Take care,

Ryan Jabs

250-413-7121

From: Robert McLean
Sent: Wednesday, July 11, 2018 10:31 PM
To: Ryan Jabs <Ryanjabs@lapihomes.com>
Subject: Re: Introduction - townhouse proposal - 825 Lampson and 939 Colville

Hi Ryan,

I just ran across your information sheet regarding your development on Lampson and Colville and realized I hadn't written back to you. I haven't had any comments or questions from any of the strata members regarding the development. Please see attached feedback form.

I think a Modo car share parking spot at the development is a great idea. I know we would use it.

Regards,

Rob McLean

On Wed, Jun 27, 2018 at 10:20 AM, Ryan Jabs <Ryanjabs@lapihomes.com> wrote:

Hi Rob,

I just wanted to give you a brief update that we'll be holding a public open house likely the evening of July 25th on our proposal. We'll be mailing out an invite and notice in the next few weeks to all of the neighbours to let them know.

I chatted with a few of the folks in your strata last month and received generally positive feedback about the plan. I've also updated some of the landscaping in the southeast corner of the property to provide a bit more privacy and to address a few of the comments I received (the updated landscaping plan is on my site: www.lapihomes.com/lampson-colville).

I'm happy to visit one of your strata meetings if owners cannot attend the public open house or would like any more information or to provide any feedback.

Let me know,

Ryan Jabs

250-413-7121

From: Robert McLean |
Sent: Friday, May 4, 2018 12:13 PM
To: Ryan Jabs <Ryanjabs@lapishomes.com>
Subject: Re: Introduction - townhouse proposal - 825 Lampson and 939 Colville

Hi Ryan,

Thanks for contacting me. I will discuss with the strata members to see if they would like to have a meeting. I won't have time to look through the information in the next few days but will contact you in the near future if I have any questions.

Regards,

Rob McLean

On Fri, May 4, 2018 at 10:44 AM, Ryan Jabs <Ryanjabs@lapishomes.com> wrote:

Good morning Mr. Mclean,

I understand that you're the president of the strata at 921 Colville, and I wanted to send you a short note to introduce myself and to let you know about a townhouse development that I'm proposing for 825 Lampson and 939 Colville. I also wanted to make sure that you and the strata at 921 Colville had my contact information in case you wanted to connect or to set up a meeting with me so I can go over the application and answer any questions.

I'm proposing 10 3-bedroom family-style townhouses for these two properties, with six of them oriented along Lampson street, which we think will give the corner a welcoming, people-oriented feel.

I'll be coming around over this weekend and next to drop off the attached letter and to connect with the neighbours about the proposal (I've also posted more info on my website at <https://lapihomes.com/lampson-colville>).

If you are around tomorrow and would like to connect, please let me know what time is convenient for you, and I'll come by then.

I'd love to hear your thoughts, and I'd be happy to attend a strata council meeting to discuss it if you or the council would like me to as well. I'll also be holding an open house in the next few months to provide more information to the neighbourhood.

Please feel free to send me an email or give me a call at any time.

Take care,

Ryan Jabs | President, Community Builder

Lapis Homes | 250-413-7121 | www.lapihomes.com

Ryanjabs@lapihomes.com





LAPIS HOMES

Appendix B – Letter provided to neighbours about the proposal

Lapis Homes Ltd.
4291 Oakfield Crescent Victoria, BC, V8X4W4
Phone 250-413-7121
ryanjabs@laphomes.com
www.laphomes.com



November 12, 2018

Regarding: 6-unit townhouse at 937 Colville

Dear owner or tenant,

My name is Ryan Jabs and I'm with a small, family-run development company called Lapis Homes. As noted in the letter attached, I wanted to give you a bit of information on a second townhouse development that I and my brother-in-law, Jesse Cook, are proposing *for 937 Colville Road*.

We've just finished the draft designs for this 6-unit (all two-bedrooms) townhouse that will provide good starter homes for young professionals (perhaps with a child) and for people looking to downsize. As with our 10-unit proposal next door, we've gone with a traditionally designed 2.5 storey building that will look like many larger houses in the area, with peaked roof lines, attic vents and entrances facing the street.

A unique piece of this proposal is that we're looking to build closer to the curb, which has a number of benefits. For starters, this allows us to hide the parking behind the building, away from the street – making for a more people-friendly project. In addition, close-to-the-street living encourages more community interaction (and safety), as the future owners will be living with their living areas oriented on the street.

We think this proposal will work well with our three-bedroom proposal next door, as well as the 3-bedroom homes at 921 Colville and the many other homes in the area, as these smaller units will give more townhouse options for people who want to move into the neighbourhood at a more affordable price.

You can find more info about this proposal on our website at <https://laphomes.com/937-colville-1>, including draft designs and how we expect the site to look when the project is finished. We also have information on our site about who we are and some frequently asked questions.

We'll be holding a formal open house in the next month or two to walk the neighbourhood through the designs in more detail, gather more of your ideas and answer any of your questions. In the meantime, if you have some ideas or feedback – or you'd like to tell us that you like the project – give me a call at 250-413-7121 or email me at ryanjabs@laphomes.com. We'd also be happy to meet in person. Just let us know.

Take care,

Ryan Jabs
250-413-7121
ryanjabs@laphomes.com
www.laphomes.com

Jesse Cook
250-216-0052
jessercook@gmail.com



LAPIS HOMES

Appendix C – Letter inviting neighbours to the public open house

Lapis Homes Ltd.
4291 Oakfield Crescent Victoria, BC, V8X4W4
Phone 250-413-7121
ryanjabs@lapishomes.com
www.lapishomes.com



LAPIS HOMES

REZONING PROPOSAL

NOTICE OF PUBLIC MEETING – 937 Colville

January, 2019

Dear Owner or Tenant:

We are writing to invite you to a public meeting we are holding regarding our application to rezone 937 Colville. The property is currently zoned single family residential, and we are proposing to increase the density of the property and build six two-bedroom 700-800 square foot townhouses, in a 2.5 storey house, designed for active professionals, and young families who are looking for homes with short commutes, close to where they work and play.

We invite you to hear about our proposal, to ask us questions about the plan and to provide your written or verbal feedback at this open house. We'll do what we can to incorporate your ideas.

Date and time of meeting:

February 7th. 6:30-7:30 PM. We'll have a short presentation at 6:45 PM after visitors come and review the plans. We will show the plans, answer questions and take feedback until 7:30.

Location of meeting:

1379 Esquimalt Road. Parish of St. Peter and St. Paul. The meeting will be in the lower hall on the first floor in the brown building beside the church on the parish property.

On our website at <https://lapishomes.com/937-colville-neighbour>, you can find draft designs for the development, landscaping plans, as well as more information about the proposal. We also have plenty more info on the site about who we are and some frequently asked questions about our developments.

If you cannot attend but have questions or would like to send feedback, email me at ryanjabs@lapishomes.com. Please provide your address so we can submit your feedback.

We look forward to meeting with you on February 7th or hearing from you in the weeks ahead.

Take care,

Ryan Jabs
250-413-7121
ryanjabs@lapishomes.com
www.lapishomes.com

Jesse Cook
250-216-0052
jessercook@gmail.com



LAPIS HOMES

Location of 937 Colville (proposed development)



Photo from Google maps.



LAPIS HOMES

Appendix D – Sign-in sheet, public open house



February 7, 2019

[illegible]