

Hello Neighbour.

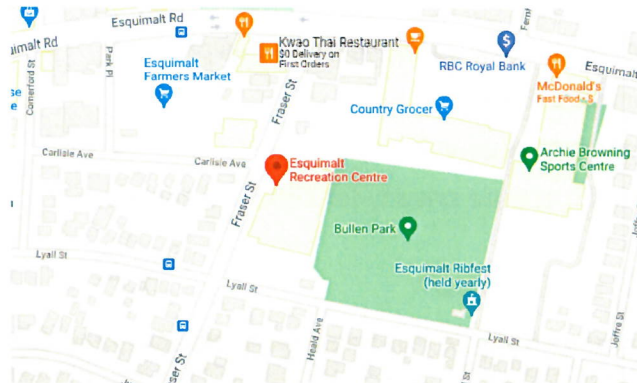
238 Notices
Mailed Mar 9, 2022



Large & Co. is applying to build new homes in your neighbourhood at 485 South Joffre Street. Based on feedback from the community, planning staff, as well as the design review and advisory planning committees, there have been many design iterations. We are now looking for your feedback on the latest proposal.

An information session will be held on Thursday, March 31st at 6:30 pm, Esquimalt Rec Center (Craigflower Room), 527 Fraser St, Victoria, BC V9A 6H6. Doors open at 6:15pm.

BC COVID protocols require proof of vaccination and masks at all times while indoors.



Our Project

The proposal is for a 2 1/2 storey building, constructed to step code 3 energy efficient standards. It includes 6, ground oriented 3 bedroom townhomes with 6 on site parking stalls, all with electric chargers. The design is meant to mimic the single family/duplex nature of the street and provide appropriate human scale at the frontage, with parking and common green space in the rear.



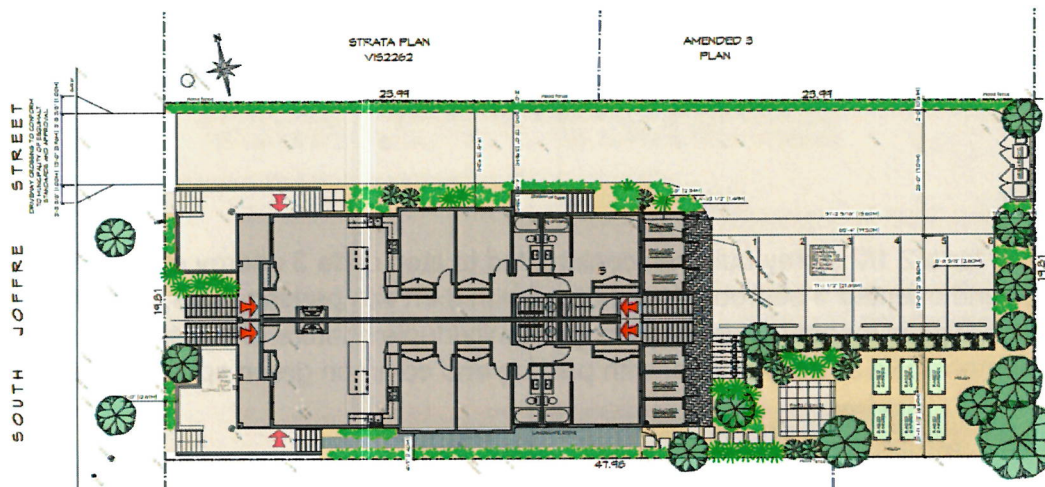
The design is inspired by the need for missing middle housing particularly in areas where people can easily walk, cycle or take transit to accomplish most of their daily activities in the community. The property is large at 10,232ft² and is bordered by duplex and multi-family zones, creating an opportunity for gentle densification and more housing.



607 Vancouver St, Victoria BC V8V 3T9
250-480-2894 info@largeandco.com

We Listened. What Changed

- ✓ Reduced from 2 to 1 building
- ✓ Reduced units from 8 to 6
- ✓ Reduced FAR (density) from 0.69 to 0.49
- ✓ Reduced height of building by 7'10", and at flat roof by 13'6"
- ✓ Improved overall design to look less bulky
- ✓ Increased front setback and added boulevard trees
- ✓ Reduced cantelvers on north / south elevations to 1'
- ✓ Added planting strip along driveway
- ✓ Created double stair entry at rear for more open design
- ✓ Increased lower floor patio sizes
- ✓ Added permeable pavers to rear walkway
- ✓ Enhanced landscaping to ensure privacy for south neighbour



Please consider joining – we look forward to hearing from you.

Sincerely,

Kim Colpman, CEO

"Although this notice has been distributed by the Township of Esquimalt, the contents of this notice are those of the developer and do not represent the position of the Township on the application. The Township of Esquimalt makes no representations or warranties, express or implied, with respect to the content, accuracy, truthfulness or reliability of any information contained in this notice whether in full or in part."



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Large & Co Team: Kim Colpman, CEO Large & Co.
Anna Sorrenson, EA Large & Co.
Louis Horvat, Sr Designer Zebra Design Group

Community Attendees: Kelly Ann Teeple – neighbour across street, no address provided
Anita Bendle – 1115 Lyall

A public community meeting was held on Thursday, March 31st at 6:30PM at the Esquimalt Recreation Centre to review the plans for the 485 Joffre Street South development with the community.

Call to order: 6:40 PM

Background

The applicant provided a Powerpoint presentation for the proposed development and showed the changes that had been made since the original design was completed, based on feedback from municipal staff, committees, and the community. The reasoning behind why this specific development is being proposed on the property was explained.

Proposal Overview

This is a 2 ½ storey building with six ground oriented townhouse units. All units are three bedroom and approximately 1200 to 1300 square feet. Each unit will have an EV ready parking stall, a storage locker, a raised garden bed, a patio or balcony and access to common outdoor patio and green spaces. There will be four guest bike parking stalls on site.

The landscape consists of 14 new trees no additional protected trees will be removed, [there were two trees removed two years ago under permit and replacement trees form part of the landscape plan for this development]. Species chosen will be native and drought tolerant. Tree placement and landscaping is done in consideration of privacy for neighbors and the new owners. A 6 foot privacy fence will be constructed along the north South and east property lines.

Rainwater management will be achieved through the absorbent landscape, as well as the permeable asphalt driveway and parking stalls, and permeable pavers in the rear. All hardscape areas will be sloped for natural infiltration.

This building form is being proposed because of the need for missing middle housing and the opportunity afforded because of its proximity to amenities and its location between RD, and RM zoned properties.

Feedback

Two neighbours were in attendance to learn more about the property and have their questions answered. One attendee, Anita Bendle, fully supports the development but would like information on shadowing impacts on her home. An updated shadow study will be provided to this neighbour.

The second attendee, Kelly Ann Teeple, was concerned about parking. Results of the parking study done by Urban Systems were explained. It was noted parking would not be an issue on the street according to the study and that access to this report could be obtained through the municipality. This neighbour commented the building is lovely and nicely designed, but she felt there was no opportunity for mingling amongst the community in the front of the development.

Adjournment: 7:35PM