



April 12, 2023

Re: 3-lot Subdivision/Rezoning Proposal | 1098 Jasmine Avenue

Dear Neighbour!

I'm reaching out on behalf of the owners of 1098 Jasmine Avenue to provide an update on their subdivision and rezoning application.

Proposal History and Updated Approach

The original application was submitted in February 2021 for a 2-lot subdivision. After extensive review by Saanich staff and engineering consultants, a decision was made to revise the application to a 3-lot subdivision whereby required road and civil improvements could be shared amongst the new lots with an opportunity to provide additional housing.

An updated 3-lot proposal has now been submitted to Saanich staff for review and processing. The land is currently zoned RS-18 and we are proposing 2 new, RS-6 lots to be accessed off Tulip Avenue with associated road and trail improvements. The existing home will remain on a new RS-10 lot with access off Jasmine Avenue.

Our proposal seeks to preserve and enhance the natural areas on site and in the adjacent South Wilkinson Valley Park. It maximizes tree retention while adding much needed housing supply, including home ownership and potential rental suite opportunities.

Phone

250-858-6940

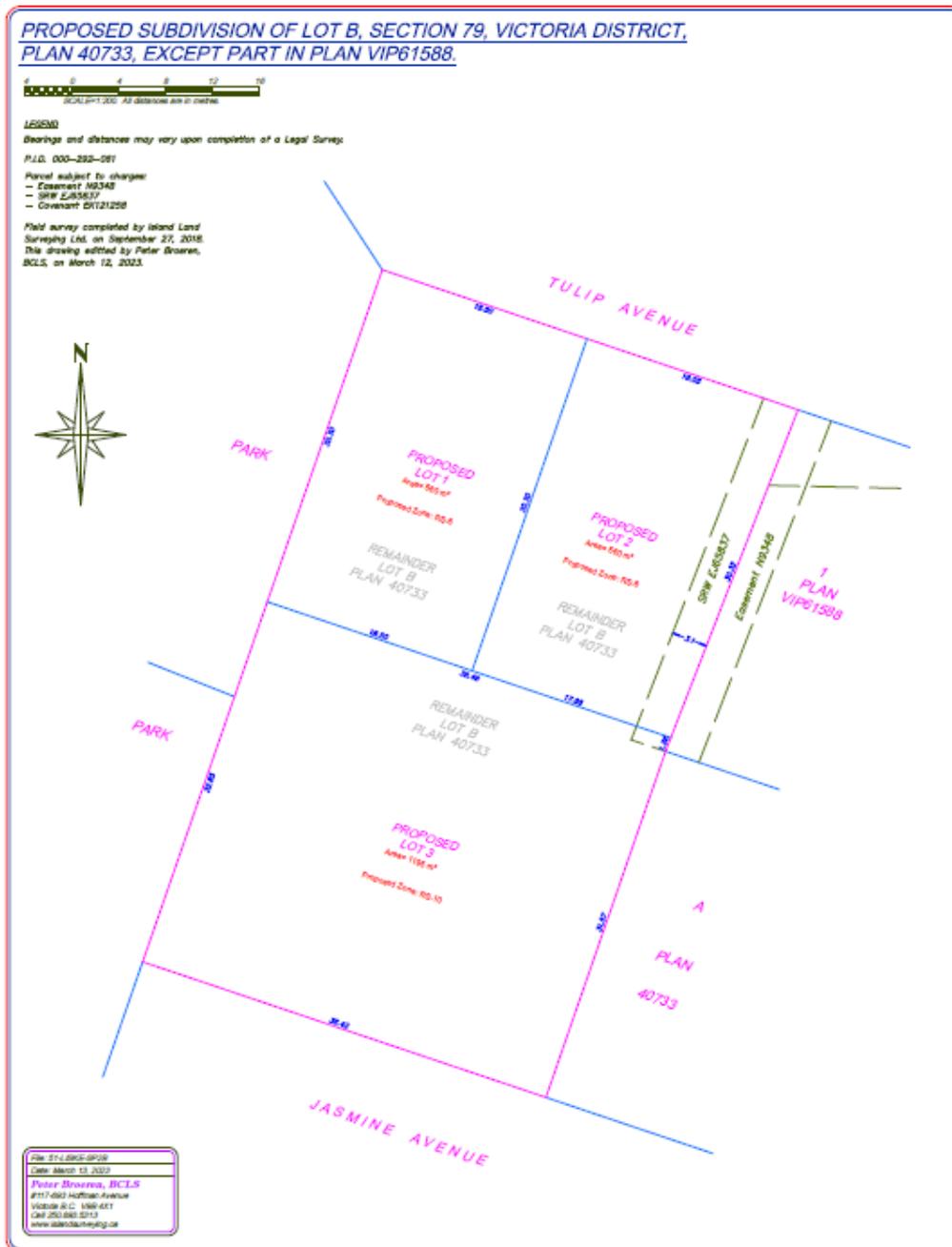
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Subdivision Plan



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Community Benefits

In addition to the trail enhancements and housing benefits noted above, a Community Amenity Contribution (“CAC”) of \$5,000 per home is proposed (\$10,000 total) which is consistent with the District’s Interim CAC policy. Considering our proximity to the South Wilkinson Valley Park, we propose the entire \$10,000 be contributed to ongoing environmental preservation of the Park as contemplated in the SWVAP.

Several other benefits will also be realized including;

- Development Cost Charges of approximately \$27,000 towards local infrastructure needs.
- Additional tax revenue of approximately \$11,000 per year.
- Local economic stimulus with approximately 50 jobs available during construction.

Closing

The proposed new homes will provide much needed housing supply and diversity in a neighbourhood known for its natural beauty and predominantly single-family residences. Proposed improvements to South Wilkinson Valley Park will improve multimodal connectivity while maximum tree retention and supplemental native plantings enhance the natural environment.

We look forward to continuing our work with the community, staff and Council to advance this sensitive infill housing application.

Subdivision and Civil Plans can be viewed at
www.gillespielandmanagement.com/1098-jasmine-avenue

Please contact me with any questions.

Best regards,

Greg Gillespie, BSc, PMP
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