



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA**

**TUESDAY JUNE 20, 2017
7:00 P.M.**

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Nick Kovacs David Schinbein
Lorne Argyle Christina Hamer
Berdine Jonker Graeme Dempster
Amy Higginbotham

COUNCIL LIAISON: Councillor Beth Burton-Krahn
Councillor Olga Liberchuk

STAFF LIAISON: Trevor Parkes, Senior Planner

SECRETARY: Pearl Barnard

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – May 16, 2017

V. STAFF REPORTS

1) REZONING APPLICATION

615 Fernhill Road

[PID 004-757-742 Lot B Section 11 Esquimalt District Plan 12446]

Purpose of the Application:

The applicant is requesting a change in zoning from the current RD-1 [Two Family Residential] zoning which currently regulates the subject property to a Comprehensive Development Zone [CD] to facilitate a new four storey, residential building containing 10 residential units.

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission recommends that the application for rezoning to permit a new four storey, residential building containing 10 residential units and incorporating siting, height and massing consistent with architectural plans provided by MJM Architect Inc., stamped "Received May 30, 2017" for the property at PID 004-757-742, Lot B Section 11 Esquimalt District Plan 12446 [615 Fernhill Road], be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

2) DEVELOPMENT VARIANCE PERMIT

651 Grenville Avenue

**PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153
and**

PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153

Purpose of the Application:

The property owners are proposing to demolish the existing house which is sited across two pre-existing lots, and build two new single family homes each having secondary suites in the basement. Due to the narrow width of the lots, meeting all the requirements of the Single Family Residential [RS-1] zone would not allow for a sufficient building envelope for the proposed principal buildings; therefore, variances are being requested. A development variance permit is required before a building permit could be issued for the construction of the proposed new homes.

RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the applications for Development Variance Permits, authorizing the construction of two new principal buildings as shown on plans prepared by Ryan Hoyt Designs Inc., stamped "Received May 17, 2017", and sited as detailed on the survey plan prepared by David E. Storback, B.C.L.S., of J.E. Anderson & Associates stamped "Received May 17, 2017 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 and PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 [651 Grenville Avenue], be forwarded to Council with a recommendation **to either approve, or deny the application; and include reasons for the recommendation.**

Zoning Bylaw, 1992, No. 2050, Section 34. (5) – Floor Area A 15.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 73.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 34. (7) – Building Width A 0.5 metre reduction to the requirement that no single family dwelling shall be less than 7.0 metres in width [ie. from 7.0 metres to 6.5 metres]; and

Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(iii) – Siting Requirements – Principal Building – Side Setback A 1.1 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, for lots not served by a rear lane [ie. from 3.0 metres to 1.9 metres], with the total setback of all side yards not to be less than 3.4 metres [ie. from 4.5 metres to 3.4 metres total].

3) Interim Amendments To Zoning Bylaw 1992, No. 2050

Purpose of the Application:

This interim amendment bylaw is intended to provide clarification for Council, staff, residents and developers for Esquimalt's Zoning Bylaw 1992, No. 2050; and addresses issues that have arisen since the last amendments to the Zoning Bylaw.

RECOMMENDATION:

That the Advisory Planning Commission [APC] consider the included zoning amendments [Appendix 'A'] to Zoning Bylaw 1992, No. 2050, provides comments on the proposed changes to the regulations; and **make a recommendation to either approve, or deny the changes; with reasons for the recommendation.**

VI. PLANNER'S STATUS REPORT

VII. COUNCIL LIAISON

VIII. INPUT FROM APC TO STAFF

IX. NEXT REGULAR MEETING

Tuesday, July 18, 2017

X. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, MAY 16, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	David Schinbein (CHAIR) Graeme Dempster	Berdine Jonker Nick Kovacs
REGRETS:	Christina Hamer, Lorne Argyle and Amy Higginbotham	
STAFF LIAISON:	Bill Brown, Director of Development Services	
STAFF:	Karen Hay, Planner	
COUNCIL LIAISON:	Councillor Olga Liberchuk	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

II. LATE ITEMS

No late items

III. ADOPTION OF AGENDA

Moved by Nick Kovacs, seconded by Graeme Dempster, that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES – February 21, 2017

Moved by Graeme Dempster, seconded by Nick Kovacs, that the minutes of the Advisory Planning Commission held February 21, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

1) DEVELOPMENT VARIANCE PERMIT

398 Constance Avenue

PID 009-337-288, Lot 6, Suburban Lot 51, Esquimalt District, Plan 61A

Karen Hay outlined that the applicant is seeking a Development Variance Permit to repair the existing deck which is deteriorating. Ms. Hay explained that the deck was built by a previous owner, without a permit, and is located partially on the neighbour's property. The applicant is proposing to remove the sections of deck that are currently on the neighbour's property. Due to the topography of the site, moving the deck any further from the property line would prove difficult and require removal of the stairs that access the backyard. Therefore, a variance is being requested. A development variance permit is required before a building permit can be issued for the repairs to the deck.

In attendance:

Attila Meszaros, owner / applicant

Will Nikl and William Ross, adjacent property owners in support of the application

Attila Meszaros outlined that they are proposing to keep the existing deck and also the portion of the stairs that are close to the property line.

APC Questions and Comments:

- A member applauded the applicant for coming forward and addressing this. The member then asked if the applicant had considered other options for the stairs. Mr. Meszaros advised that if the deck was cut back to meet the requirements, a new set of stairs with a landing would have to be built, which would be quite costly.
- A member asked staff if the house was also located over the property line. Ms. Hay advised that the corner of the house is located on the other property and clarified that there is an easement agreement for the house, but not for the deck.
- A member asked if the neighbours were aware of the plans to repair the deck. The two neighbours present advised they are aware of the work and are 100% supportive of the project. Everything that is being done will make a vast improvement to the neighbourhood.

RECOMMENDATION:

Moved by Nick Kovacs, seconded by Graeme Dempster: The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction as shown on plans prepared by MTG Drafting, stamped "Received April 27, 2017", and sited as detailed on the survey plans prepared by Kenneth Ng, BCLS stamped "Received April 27, 2017 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 009-337-288, Lot 6, Suburban Lot 51, Esquimalt District, Plan 61A [398 Constance Avenue], be forwarded to Council **with a recommendation of approval**;

Zoning Bylaw, 1992, No. 2050, Section 36. (9)(a)(ii) – Siting Requirements – Principal Building - A 2.9 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, specifically for the deck located at the rear of the principal building. [ie. from 3.0 metres to 0.1 metres]

For the following reason:

1. The proposal fits within the form and character of both the building and the neighbourhood. **The Motion CARRIED UNANIMOUSLY**

2) DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

1151 Colville Road

PID 006-327-800

Lot 10, Block 17, Section 10, Esquimalt District, Plan 2546

Bill Brown outlined that the applicant is proposing to remove the existing dwelling and construct a new side by side strata titled Two Family Residential dwelling on the subject property. The applicant has requested a variance to the side yard setback and has also interpreted the floor area calculation differently than the way the Township's staff has traditionally interpreted it. The property is currently zoned Two Family / Single Family Residential [RD-3]. This two-unit dwelling is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

Daniel Brewster and Baldev Lalli, Owners and Guneet Lalli were in attendance.

Daniel Brewster and Guneet Lalli presented the application. Ms. Lalli and Mr. Brewster advised that they purchased their first home in Esquimalt and are very excited about it. They are proposing to remove the existing house and construct a new duplex to accommodate their family needs. They then gave an overview of the proposed building design, colours and materials and landscape plan for the project.

APC Questions and Comments:

- Members liked the design of the house.
- A member asked the applicants if they purchased the property with the intention to build. Mr. Brewster advised that the existing house doesn't meet their needs and the current zoning allows for two family dwelling units. A member then asked if they had considered splitting the lot and making two separate buildings. Mr. Brewster advised that that would require rezoning.
- Is solar ready being consider? Mr. Brewster advised that they are considering it. Another member commented that it is a requirement in Esquimalt.
- A member suggested they consider plug-ins for electric vehicles.
- Are you considering a basement suite? The applicants advised that the entire house is to be used as a family home.
- A member asked staff to elaborate on the specifics of the floor area calculation. Mr. Brown advised as per the Zoning Bylaw the calculation of floor area is measured from the inside walls (inside the exterior wall) and Storey is defined as the area from the floor to ceiling. The proposed plan has a big void area on the second floor, so the question is, is there a second floor in this void area or not? Member then commented that they thought the applicants interpretation of the floor area seemed reasonable
- A member asked about the height of the proposed home and expressed concerns that it might not fit in with the neighbouring homes. Mr. Brown clarified that it does not exceed the height requirement.
- A concern was raised that the heritage along Colville Road is not being preserved. Members commented to the Township that the neighbourhood along and around Colville Road is a unique neighbourhood in terms of the housing, it tells part of the story that is connected to military history and heritage. The neighbourhood is at the risk of being lost if we continue to hear arguments that small houses are not feasible. Would like to see some kind of consideration be given to looking at where a representative streetscape in that neighbourhood can be conserved as a place where these small homes are appreciated and considered to be viable and useable. Just because a building is old doesn't mean that is not viable or salvageable. Some caution has to be used in this neighbourhood otherwise; a whole part of our communities mid 20th century story and heritage will be lost.

RECOMMENDATION:

Moved by Berdine Jonker, seconded by Nick Kovacs: The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit and a Development Permit limiting the form and character of the development, and authorizing the construction as shown on architectural plans prepared by Virtual Home Design stamped "Received January 31, 2017", and sited as detailed on the survey plans prepared by Explorer Surveying Inc., stamped "Received January 31, 2017", and including the following variance for the development located at 1151 Colville Road [PID 006-327-800] and legally described as Lot 10, Block 17, Section 10,

Esquimalt District, Plan 2546, be forwarded to Council **with a recommendation of approval**;

Zoning Bylaw, 1992, No. 2050, Section 40 (9) (a) (ii) Siting Requirements - Principal Building - Side Setback. A 0.83 metre reduction to the requirement that, “In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres” from 3.0 metres to 2.33 metres.

For the following reasons:

1. The proposal will be a positive contribution to the residential development in Esquimalt; and
2. The floor area calculation as put forward by the applicants is reasonable and acceptable. **The Motion CARRIED UNANIMOUSLY**

3) Interim Amendments To Zoning Bylaw 1992, No. 2050

To be brought back to the Advisory Planning Commission, due to loss of quorum.
Chair Schinbein needed to leave the meeting at 7:55 pm.

VII. STAFF LIAISON

No updates given

VIII. COUNCIL LIAISON

No updates given

IX. INPUT FROM APC TO STAFF

The Township should consider looking at a part of the Colville Road/Lockley Street neighbourhood (the wartime housing area) to be conserved as an historic part of Esquimalt, as it speaks to the Military history of our community. Bill Brown advised that they are currently reviewing the OCP and will add that into the OCP review and then bring it back.

X. NEW BUSINESS

XI. NEXT REGULAR MEETING

Tuesday, June 20, 2017

XII. ADJOURNMENT

On motion the meeting adjourned at 7:55 P.M.

CERTIFIED CORRECT:



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: June 20, 2017

STAFF REPORT

DATE: June 16, 2017

TO: Chair and Members of the Advisory Planning Commission

FROM: Alex Tang, Planning Technician
Bill Brown, Director of Development Services

SUBJECT: REZONING APPLICATION
615 Fernhill Road
[PID 004-757-742 Lot B Section 11 Esquimalt District Plan 12446]

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission recommends that the application for rezoning to permit a new four storey, residential building containing 10 residential units and incorporating siting, height and massing consistent with architectural plans provided by MJM Architect Inc., stamped "Received May 30, 2017" for the property at PID 004-757-742, Lot B Section 11 Esquimalt District Plan 12446 [615 Fernhill Road], be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

BACKGROUND:

Purpose of the Application

The applicant is requesting a change in zoning from the current RD-1 [Two Family Residential] zoning which currently regulates the subject property to a Comprehensive Development Zone [CD] to facilitate a new four storey, residential building containing 10 residential units.

Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.

Specific form and character issues relating to the aesthetics of the building, such as cladding materials, window materials, doorways, streetscape improvements and landscaping will be evaluated in a separate application for Development Permit should this rezoning application be approved by Council.

Context**Architect:** MJM Architect Inc.**Applicant/Owner:** Mikhail Bruce Wilkin**Property Size:** Metric: 770 m² Imperial: 8,288 ft²**Existing Land Use:** Residential**Surrounding Land Uses:**

North: Multiple Family Residential

South: Multiple Family Residential

West: Multiple Family Residential

East: Multiple Family Residential

Existing Zoning: RD-1 [Two Family Residential]**Proposed Zoning:** CD [Comprehensive Development Zone]**Existing OCP Designation:** Multi-Unit, Low-Rise Residential [No change required]**ISSUES:****Architectural Plans**

Staff has identified inconsistencies in the architectural plans provided by MJM Architect Inc., stamped "Received May 30, 2017" for the property at PID 004-757-742, Lot B Section 11 Esquimalt District Plan 12446 [615 Fernhill Road]. The applicant is made aware of these inconsistencies and has agreed to address them.

Zoning**Density, Lot Coverage, Setbacks, Height and Parking:**

The following chart compares the setbacks, lot coverage and floor area ratio and parking requirements of this proposal with the requirements of the RM-4 [Multiple Family Residential]:

	Proposed Comprehensive Development Zone	RM-4 [Medium Density Apartment Residential]
Floor Area Ratio	0.97	1.0
Lot Coverage	50%	30%

Setbacks		
• Front	0 m plus 5.8 m [Balcony]	7.5m
• Rear	5.5 m	7.5m
• Interior Side [North]	3.3 m plus 1.0 m [Balcony]	6m
• Interior Side [South]	3.0 m plus 1.0 m [Balcony]	6m
Building Height	10.93 m [4 storeys]	11m
Off Street Parking	Total spaces required = 13 Total proposed = 12	13 spaces
Usable Open Space	0m ²	54.75m ² [7.5% of the Area of the Parcel]

Floor Area Ratio: The floor area ratio of the proposal, 0.97 is less than the 1.0 permitted in the Multiple Family Residential zone [RM-4].

Lot Coverage: The lot coverage of the proposal at 50% is greater than the 30% permitted in the Multiple Family Residential zone [RM-4]. This lot coverage includes two modest front patios and an area with a trellis that leads to the main entrance on the north side.

Height: The applicant proposes to construct a four storey building 10.93m in height. This proposed height is less than the 11m permitted in the Multiple Family Residential zone [RM-4].

Setbacks: This proposal requires a reduction to the front setback requirements of the RM-4 zone from 7.5m to 0m to the front patio and 5.8m to the front face of the principal building. The north interior side setback is reduced from 6m to 3.3m to the overhanging balcony and 4.3 m to the principal building. The south interior side setback is reduced from 6m to 3.0m to the overhanging balcony and 4.0 m to the principal building. In addition, the rear setback is reduced from 7.5m to 5.5m.

Parking: The applicant proposes to provide one less parking spot than the minimum required for this project. This can be justified based on the location of this project and its proximity to public transit service and services along Esquimalt Road. The current manoeuvring aisle in the parkade is 6.4 metres which is less than the required minimum distance of 6.75 metres. Staff has notified the architect to amend the current parkade plan.

Usable Open Space: By the definition of usable open space this proposal provides no usable open space since its dimension is less than 6 metres from north to south. Nonetheless, the proposed development will include an open space area of 100.5m² to the north of the building.

Official Community Plan

The Esquimalt Official Community Plan allows for sensitive infill development in residential zones, provided the development is consistent with the form and character of the existing neighbourhood.

Section 2.2 – Residential Land Use recognizes that modest growth is likely to occur through the infill of vacant or underutilized parcels, redevelopment of existing residential properties to higher densities (such as townhouses, apartment buildings and mixed commercial-residential uses) and the replacement of existing buildings.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels. The applicant has stated these units would be 'targeted to young families and are intended to be very affordable'.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

Section 2.2.4.1 Multi-Unit Residential Policies [attached] are intended to provide more predictability for residents and give direction to design teams preparing development proposals.

Section 2.2.4.1 (b) states that the Township encourages the concentration of multi-unit residential development where such development is in keeping with the overall goals of this Plan.

Section 2.2.4.1(c) states that the Township encourages multi-unit residential near a Major Road as shown on 'Schedule B' of the Official Community Plan. The subject property is located within 100 metres of Esquimalt Road, and Esquimalt Road is considered a Major Road.

Section 2.2.4.1(e) states that a mix of housing types will be provided in multi-unit residential areas in order to provide visual interest and to meet the varying housing needs of Esquimalt's current and future residents.

Section 2.2.4.1(g) Within the areas designated as Townhouse Residential, Multi-Unit, Low-Rise Residential and Multi-Unit, High-Rise Residential, the following criteria will be used to evaluate development proposals requiring an application for rezoning:

- The massing and height of the project will respond sensitively to the prevailing character of the immediate neighbourhood. This will vary by location;
- The project will relate to the street. Its exterior finishes, scale, treatment of parking areas, and landscaping, will enhance the appearance of the neighbourhood and contribute positively to the streetscape;
- The proponent will demonstrate that the neighbourhood has been consulted in a fair and meaningful way, and that residents' concerns have been appropriately responded to in the proposal; and
- Where new multi-unit residential projects are proposed, they should not "land-lock", otherwise isolate, or negatively affect the development potential of adjacent parcels. Projects must either consolidate the isolated parcels or leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.

Section 2.2.4.3 Multi-Unit, Low Rise Residential states that in the Multi-Unit, Low Rise Residential areas designated on "Schedule A" of the Official Community Plan, new buildings up to 4 storeys with a Floor Area Ratio of up to 1.5 may be acceptable.

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist [attached].

Public Notification

As this is a rezoning application, should it proceed to a Public Hearing, notice would be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. One sign indicating that the property is under consideration for a change in zoning has been installed on the Fernhill Road frontage. Additionally, notice of the Public Hearing would be placed in two editions of the Victoria News.

ALTERNATIVES:

1. Forward the application for Rezoning to Council with a **recommendation of approval including reasons for the recommendation.**
2. Forward the application for Rezoning to Council with a **recommendation of approval including specific conditions and including reasons for the recommendation.**
3. Forward the application for Rezoning to Council with a **recommendation of denial including reasons for the recommendation.**

Subject Property Map
615 Fernhill Road



Fernhill Pl

Fernhill Rd

Esquimalt Rd

614

612

619

615

611

625

1148

1140

1160



44. **MULTIPLE FAMILY RESIDENTIAL [RM-4]**

The intent of this Zone is to accommodate medium density Apartment development.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Apartment Residential
- (b) Home Occupation

(2) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.00.

(3) **Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 60 square metres

(4) **Building Height**

- (a) No Principal Building shall exceed a Height of 11 metres
- (b) No Accessory Building shall exceed a Height of 4 metres

(5) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.
- (b) Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(6) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 6.0 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(7) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(8) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(9) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw No. 2011.

Karen Hay

From: Sherri Robinson
Sent: June-15-17 9:33 AM
To: Karen Hay
Subject: FW: 615 Fernhill road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Karen: This is what I sent to Councillor Hundleby – FYI. Use any of it you feel might be of interest. s

I have my heritage hat on this morning. I noticed a Development Permit sign in front of 615 so called to see what was proposed. The answer of course gave me shivers but I do understand. I just wanted to give you a little background history on this house. It is probably one of the oldest houses left in Esquimalt on the civilian side. It was built in 1888 and is listed in the Henderson Directory for the first time in 1889. Story about how first residences arrived. Captain Baldwin Wake, Royal Navy, retired is thought to have been murdered by [as it was reported in the day] Indians in the area around Thetis Island. The family who had been living on Valdes Island moved to Esquimalt where Adelaide Wake, his widow, took up residence until her death in 1894. Following this, her son Gervas Wake and his wife Rosamond Wake occupied the house until 1901. [they then moved to “The Firs” on Munroe street]. Gervas was a clerk in HM Dockyard. They gave their home the name “Oak Hill Cottage.” Their daughter, Gladys Maude Mary Wake, [born in Esquimalt 13 December 1883] a Royal Jubilee Nursing graduate, joined the Canadian Army Medical Corp in England, 6 January 1916, whilst on vacation. She had various postings before proceeding to France 12 May 1918 where she was taken on strength of No. 1 Canadian General Hospital. Eight days later the Germans bombed the well marked hospital. Gladys was severely injured and died May 21st. She is remembered on a plaque in St. Paul’s Church. Unfortunately, her name was missed on the plaque attached to our Cenotaph in Memorial Park. After a successful lobby, we were able to have a mountain named for Nursing Sister Wake, announced on the 1998 Remembrance Day list as Mount Mary Maude Wake, in the Pemberton area of the province. Her last words to her comrades were “Tell them not to be sorry, but glad, and tell them to carry on.” She is remembered.

The next family in residence was William and Mary Ann Hunt. With Irish roots, Mary Hunt renamed the house “Ballyterium.” The Hunts owned the house until 1919. It was rented out for a period of time to the Aunt and Uncle of Alec Hutchinson, a long time teacher at Lampson Street School. He had also attended the school. His family lived at 615 for a number of years when they first came to Esquimalt from England

The permit history of the house in itself reflect the times. The second, in 1948, was to add a bathroom. The largest addition, a kitchen wing was added in 1958. A successful removal of that would probably allow the original building to be removed from the property. The original construction material would be first grade timber – hopefully with some value in a society that screams ‘recycle.’

Hope this is of some interest. I just think the history of these old properties need to be remembered. We found a delightful photo, held in our BC Archives and have a copy in ours.

Sherri Robinson
Volunteer Archivist
Tel: 1-250-412-8540



Talbot Mackenzie & Associates

Consulting Arborists



May 29, 2017

Misha Wilkin
615 Fernhill Road
Victoria, BC V9A 4Y7

Memo

Re: 75 cm d.b.h. Garry oak at 615 Fernhill Road

During our May 15, 2017 site visit, at your request, we visually examined the above ground portions of one 75 cm d.b.h. Garry oak tree that is located at the centre of the front garden of the property at 615 Fernhill Road.

We identified a critical rooting area for this tree that extends a radial distance of 7 metres out from the base of the trunk in all directions and measured a canopy diameter spread of 10 metres. The tree is reasonably healthy although there are some indicators of health stress.

During this site visit we observed defects in the structure of this tree i.e.

- Long heavily end weighted and over-extended scaffold limbs on all sides of the canopy.
- A long split limb over the existing driveway that is at high risk of failure.
- A cavity and nesting hole in a pruning wound at the main stem union.

Most of the observed defects can probably be mitigated by canopy reduction pruning however as this property is subject to a rezoning proposal that will limit the potential to retain this tree we did not conduct further testing of the defects.

During this site visit, we reviewed the plans for the proposed property redevelopment. The building footprint is located where we anticipate that the required excavation will encroach up to the tree's root collar at the base of the trunk and result in the loss of 50% or more of the total root mass. It will also result in the loss of up to 50% of the canopy on the building side of the trunk to provide adequate clearance from the building walls and to facilitate the construction.

In our opinion the degree of canopy and root loss that is expected will have a detrimental impact on the health, structure and stability of the tree to the degree that it cannot be retained. Therefore we recommend that this tree be removed prior to the start of construction on this property.

.../2

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: trechelp@telus.net

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosure: Reviewed plan

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net



Adopted January 10th, 2011



"One-third of Canada's energy use goes to running our homes, offices and other buildings. The federal government's Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment."
[Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

- 1 Are you building to a recognized green building standard? Yes No
If yes, to what program and level?
- 2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? Yes No
- 3 Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? Yes No
If so, please describe them. HARDPANEL SIDING ON RAINSCREEN WALL ASSEMBLY
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? 0 %
- 5 Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project.
ALL WOOD USED IN THIS PROJECT WILL BE FROM B.C.
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? Yes No
PARTIAL ICM & LVL // ENGINEERED WOOD JOISTS TO BE UTILIZED
- 7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? Flekkor Challenges wood from Elk Falls
For which parts of the building (e.g. framing, roof, sheathing etc.)? entirely on board
- 8 Can alternatives to Chlorofluorocarbons and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. Yes No
Products such as Dow's glycol ethers will be used wherever possible.
- 9 List any products you are proposing that are produced using lower energy levels in manufacturing.
NOT KNOWN
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes No
UNKNOWN @ TIME OF REZONING
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes No

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

- | | | | | |
|----|--|--------------------------------------|----|-----|
| 12 | Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? | Yes | No | N/A |
| 13 | For commercial buildings, do flushes for urinals exceed BC Building Code requirements? | Yes | No | N/A |
| 14 | Does your project use dual flush toilets and do these exceed the BC Building Code requirements? | <input checked="" type="radio"/> Yes | No | |
| 15 | Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? | <input checked="" type="radio"/> Yes | No | |
| 16 | Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? | <input checked="" type="radio"/> Yes | No | |

Storm Water

- | | | | | |
|----|--|--------------------------------------|-------------------------------------|--------------------------------------|
| 17 | If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] | Yes | No | <input checked="" type="radio"/> N/A |
| 18 | Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? | <input checked="" type="radio"/> Yes | No | N/A |
| 19 | Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. | Yes | <input checked="" type="radio"/> No | N/A |
| 20 | Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? | <input checked="" type="radio"/> Yes | No | N/A |
| 21 | Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. | <input checked="" type="radio"/> Yes | No | N/A |
| 22 | Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? | <input checked="" type="radio"/> Yes | No | N/A |
| 23 | What percentage of the site will be maintained as naturally permeable surfaces? | | | <u>15</u> % |

Waste water

- | | | | | |
|----|--|-----|----|--------------------------------------|
| 24 | For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. | Yes | No | <input checked="" type="radio"/> N/A |
|----|--|-----|----|--------------------------------------|

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

- | | | | | |
|----|--|--------------------------------------|----|-----|
| 25 | Are any healthy trees being removed? If so, how many and what species? | <input checked="" type="radio"/> Yes | No | N/A |
|----|--|--------------------------------------|----|-----|

3 trees being removed.

Could your site/design be altered to save these trees? unfortunately not.

Have you consulted with our Parks Department regarding their removal? not yet

- 26 Will this project add new trees to the site and increase our urban forest?
If so, how many and what species? 5 Leyland Cypress Yes No N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? see above Yes No N/A
- 28 Will any existing native vegetation on this site be protected?
If so, please describe where and how. _____ Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? Yes No N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? Yes No N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes No N/A
- 33 Will topsoil will be protected and reused on the site? Yes No N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

- 34 Will the building design be certified by an independent energy auditor/analyst?
If so, what will the rating be? _____ Yes No N/A
- 35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? Yes No N/A
- 36 Does the design and siting of buildings maximize exposure to natural light?
What percentage of interior spaces will be illuminated by sunlight? 45 % Yes No N/A
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal air source heat pump solar hot water, solar air exchange, etc.).
If so, please describe. Energy Star variable speed heat pumps w/ SEER rating of 13 (min)
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? heat pumps will be wall mounted in parkade above headroom height. Yes No N/A
- 38 Has the building been designed to be solar ready?
rough-ins for roof mounted solar panels will be provided Yes No N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?
see above Yes No N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards? Yes No N/A
- 41 Are energy efficient appliances being installed in this project?
If so, please describe. Energy Star Appliances: W.D.P., dishwashers, refrigerators
- 42 Will high efficiency light fixtures be used in this project?
If so, please describe. most, if not all, fixtures will be LED Yes No N/A
- 43 Will building occupants have control over thermal, ventilation and light levels? Yes No N/A
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? Yes No N/A
- 45 Will underground parking areas have automatic lighting? Yes No N/A

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

- 46 Will ventilation systems be protected from contamination during construction and certified clean post construction? Yes No N/A
- 47 Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. *Eco Design's BioShield paint (or Green planet) EcoWood treatment for floors, oak wood* Yes No N/A
- 48 Will the building have windows that occupants can open? Yes No N/A
- 49 Will hard floor surface materials cover more than 75% of the liveable floor area? Yes No N/A
- 50 Will fresh air intakes be located away from air pollution sources? Yes No N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

- 51 Will materials be recycled during demolition of existing buildings and structures? If so, please describe. *any re-useable windows, doors will be selectively recycled.* Yes No N/A
- 52 Will materials be recycled during the construction phase? If so, please describe. *??* Yes No N/A *(think not)*
- 53 Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting? Yes No N/A
- 54 For new commercial development, are you providing waste and recycling receptacles for customers? Yes No N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

- 55 Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]? Yes No N/A
- 56 For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses? Yes No N/A
- 57 Is access provided for those with assisted mobility devices? Yes No N/A
- 58 Are accessible bike racks provided for visitors? Yes No N/A
- 59 Are secure covered bicycle parking and dedicated lockers provided for residents or employees? Yes No N/A
- 60 Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]:
 - transit passes
 - car share memberships
 - shared bicycles for short term use
 - weather protected bus shelters
 - plug-ins for electric vehicles

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.

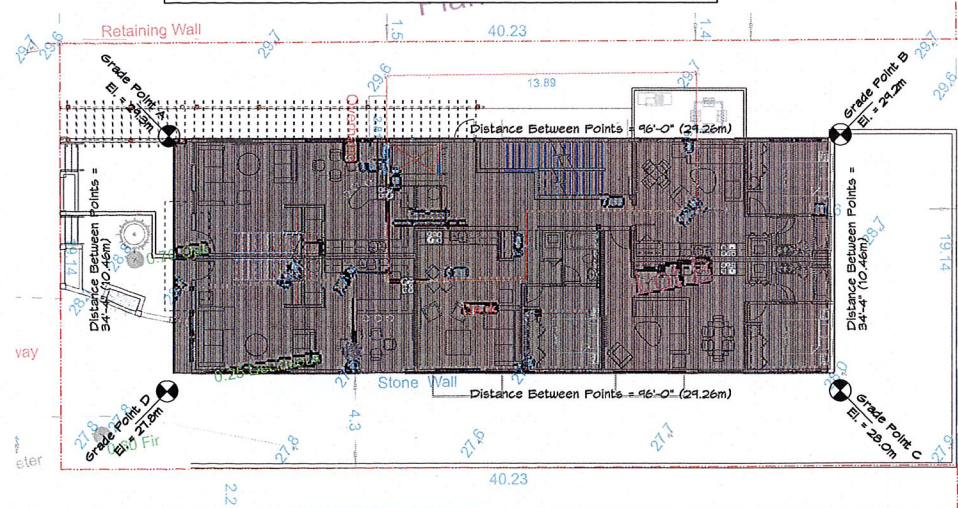
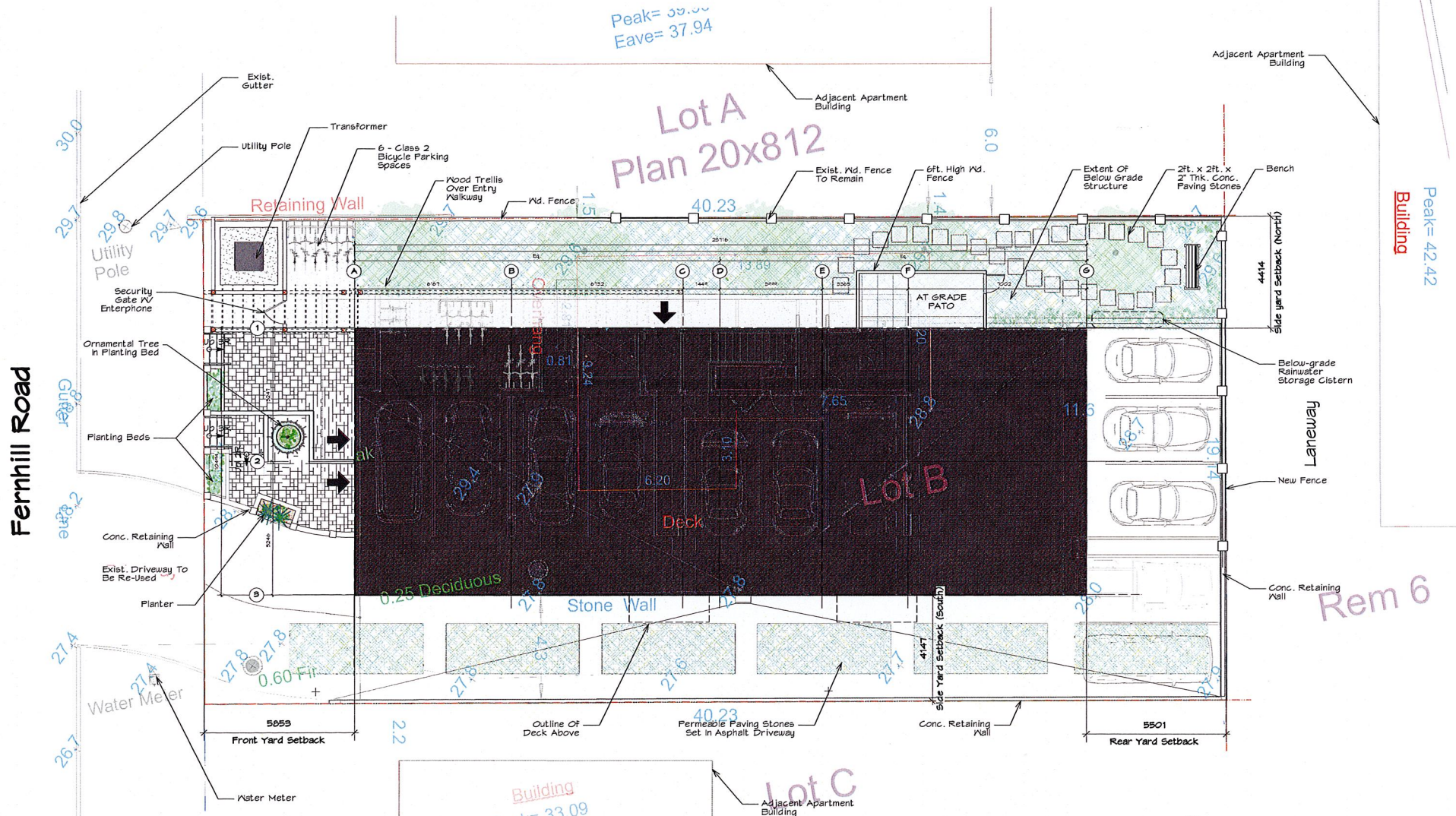
electric car charging station provided.

10 Unit Apartment Development, Rezoning From R1-B to CD

615 Fernhill Road, Esquimalt, B.C.

SITE INFORMATION:		Level	Unit Area:
Legal Description:	Lot B, Section 11, Esquimalt District, Plan 12446	Parkade	Bicycle Stor. 22.74 s.m. 244.77 s.f.
Current Zone:	R1-B		Lockers 20.12 s.m. 216.56 s.f.
Proposed Zone:	Site Specific		Total = 42.86 m2
Lot Area:	788.3m2	Main Floor	UNIT 101 50.84 s.m. 547.24 s.f.
Building Areas:	(see table @ right)		UNIT 102 50.37 s.m. 542.16 s.f.
	Parkade Level = 42.86 m2		UNIT 103 51.85 s.m. 556.11 sq.ft.
	Main Floor = 250.75 m2		UNIT 104 52.04 s.m. 560.15 sq.ft.
	Second Floor = 246.96 m2		UNIT 105 45.65 s.m. 491.37 s.f.
	Third Floor = 233.12 m2		Total = 250.75m2
Total Floor Area	= 774.29 m2	Second Floor	UNIT 101 46.76 s.m. 505.47 s.f.
F.A.R.:	= Total Floor Area (774.29 m2) ÷ Lot Area (788.30m2) .982:1		UNIT 102 50.44 s.m. 542.93 s.f.
Lot Coverage:	Total Building Horiz. Area = 301.51m2 ÷ Lot Area = 788.30m2 38.2, Or 38%		UNIT 201 51.85 s.m. 556.11 sq.ft.
Setbacks:	Front - 5.853m Rear - 5.501m Side (North) - 4.414m Side (South) - 4.147m		UNIT 202 52.04 s.m. 560.15 sq.ft.
			UNIT 203 45.65 s.m. 491.37 s.f.
			Total = 246.94 m2
		Third Floor	UNIT 301 116.96 s.m. 1,258.95 s.f.
			UNIT 302 116.76 s.m. 1,250.44 s.f.
			Total = 233.72m2
			TOTAL AREA = 774.29 8,334.36 s.f.

LIST OF DRAWINGS	
SK-1 - SITE PLAN/LOCATION PLAN	SK-7 - SOUTH & WEST ELEVATION
SK-2 - PARKADE FLOOR PLAN	SK-8 - NORTH & EAST ELEVATIONS
SK-3 - MAIN FLOOR PLAN	SK-9 - RENDERINGS
SK-4 - SECOND FLOOR PLAN	SK-10 - RENDERINGS
SK-5 - THIRD FLOOR PLAN	SK-11 - MATERIAL SAMPLE BOARD
SK-6 - BUILDING SECTION	



Grade Calculation		
615 Fernhill Road	21-Apr-17	
Grade Point	Elevation	
GPA	29.2	
GPB	29.2	
GPC	29.2	
GPD	29.2	
Average	29.2	
Point	Distance Between	Sub-Total
A - B	36.76 x 10.45 =	384.00
B - C	28.8 x 10.45 =	300.96
C - D	27.8 x 10.45 =	290.51
D - A	27.8 x 10.45 =	290.51
PERIMETER DISTANCE	76.44	TOTAL = 1266.98
AVERAGE GRADE CALCULATION ON TOTAL PERIMETER DISTANCE	26.48	



2 Location Plan
SK-1 Not To Scale

3 Average Grade Calculation
SK-1 Scale - 1:150

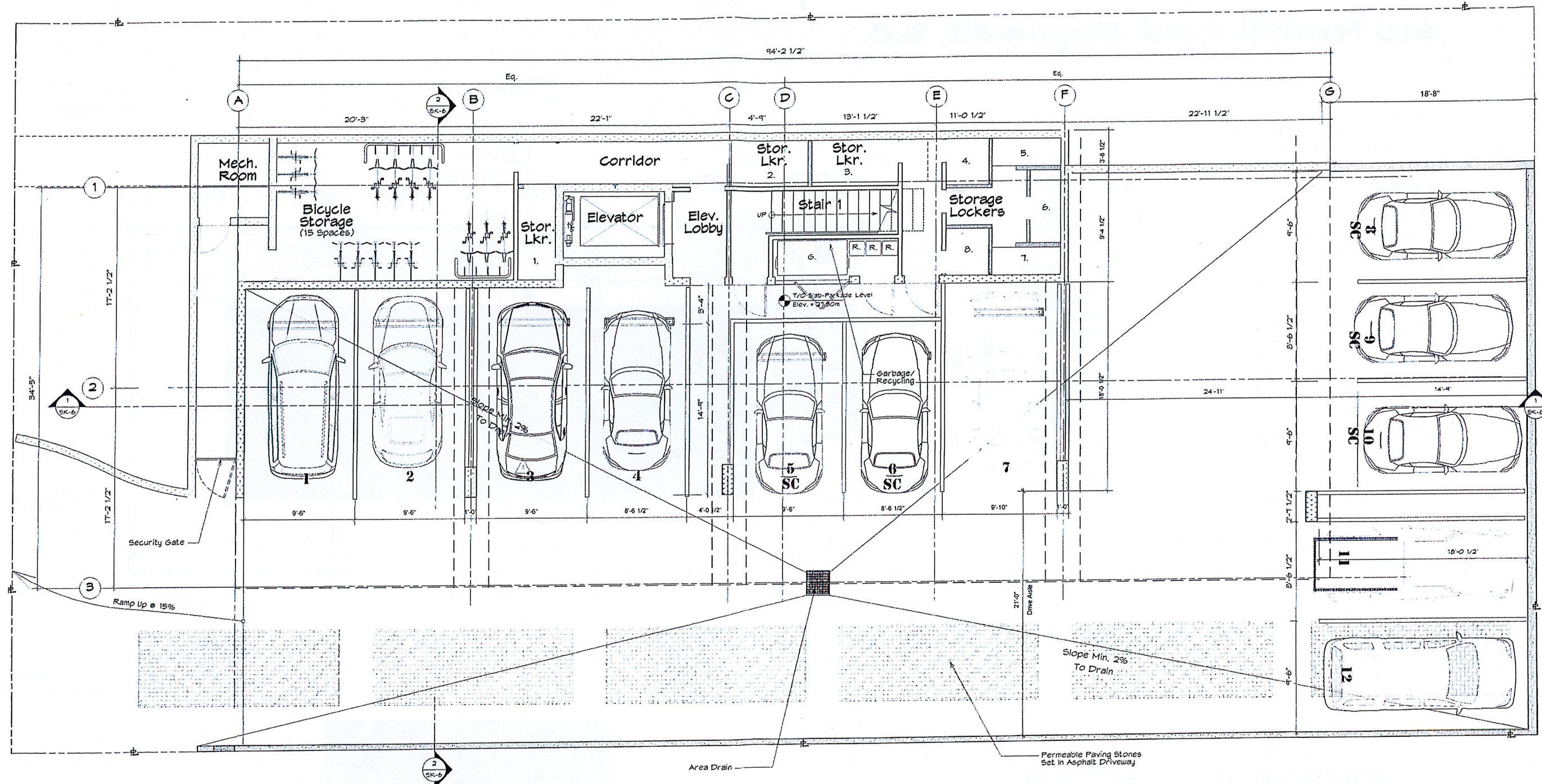
10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.

Rezoning Application

Site Plan
Scale - As Noted
May 29th., 2017

MJM Architect Inc.
112 508 Vancouver Street, Victoria, B.C.
V8V 2V6
ph: (250) 361-3432 e-mail: mjmap@mjmap.ca

SK-1



Bicycle Storage	22.74 s.m. 244.17 s.f.
Storage Lockers	20.12 s.m. 216.56 s.f.

Total Floor Area = 42.86 s.m.
461.34 s.f.



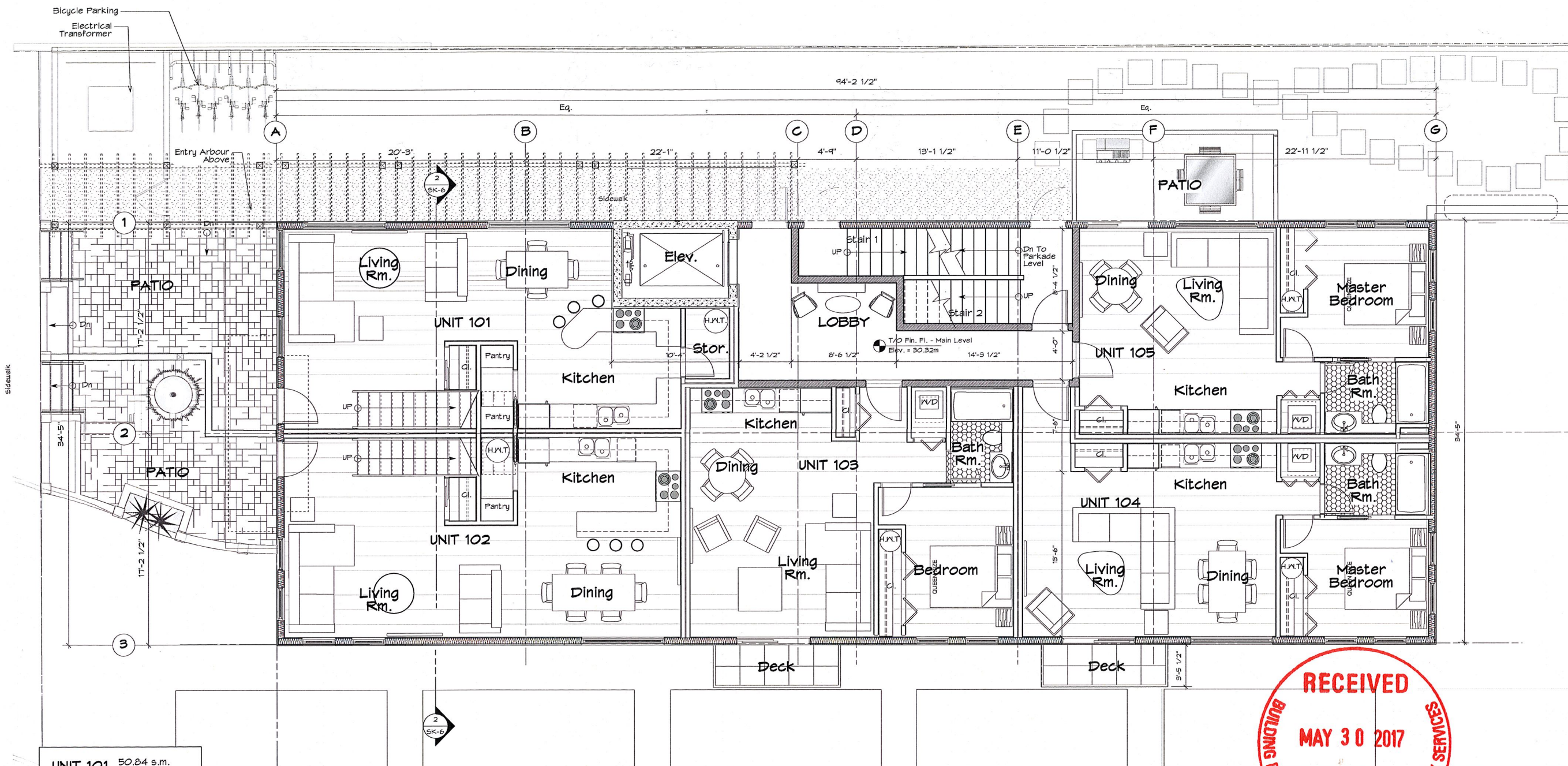
1 Parkade Level Floor Plan
Scale: 1/8" = 1'-0"

10 Unit Apartment Development
615 Ferrell Hill Road, Esquimalt, B.C.
Rezoning Application

MJM Architect Inc.
403-588-1100
2700-11th Street, Esquimalt, BC V1B 2S8
2017-05-23 10:15 AM

Parkade Plan
Scale: As Noted
May 23rd 2017

SK-2



UNIT 101	50.84 s.m. 547.24 s.f.
UNIT 102	50.37 s.m. 542.18 s.f.
UNIT 103	51.85 s.m. 558.11 sq.ft.
UNIT 104	52.04 s.m. 560.15 sq.ft.
UNIT 105	45.65 s.m. 491.37 s.f.

Total Floor Area (F.S.R.)
= 250.75 s.m., OR 2,699.05 s.f.



1 Main Floor Plan
SK-3 scale: 1/8" = 1'-0"

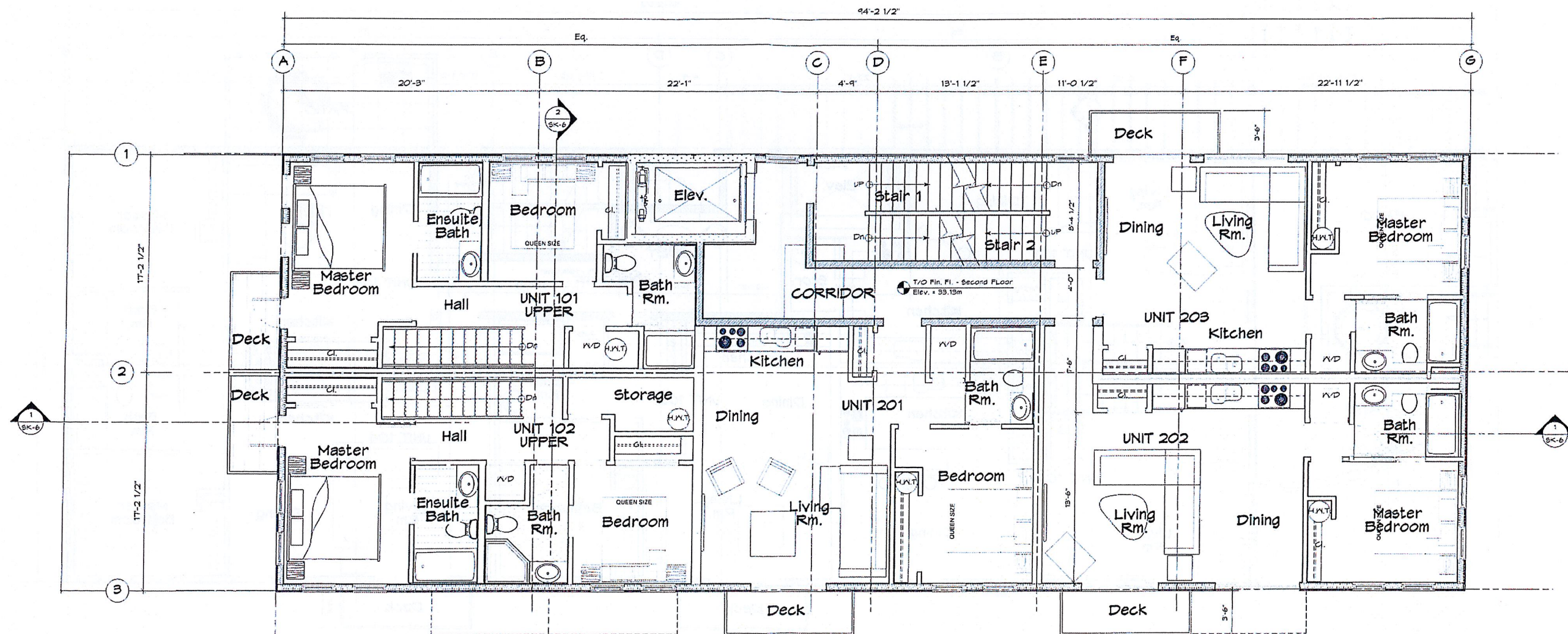
10 Unit Apartment Development
615 Ferenhill Road, Esquimalt, B.C.

Res zoning Application

Main Floor Plan
Scale - As Noted
May 29th, 2017

MJM Architect Inc.
#10, 809 Vancouver Street, Victoria, B.C.
V8W 2V6
ph: (250) 661-8402 e-mail: mjmoody@mjma.ca

SK-3



1 SECOND FLOOR PLAN
SK-4 Scale: 1/8" = 1'-0"

UNIT 101 Upper	46.96 s.m. 505.47 s.f.
UNIT 102 Upper	50.44 s.m. 542.93 s.f.
UNIT 201	51.85 s.m. 558.11 sq.ft.
UNIT 202	52.04 s.m. 560.15 sq.ft.
UNIT 203	45.65 s.m. 491.37 s.f.

Total Floor Area (F.S.R.)
= 246.94 s.m., OR 2,658.04 s.f.



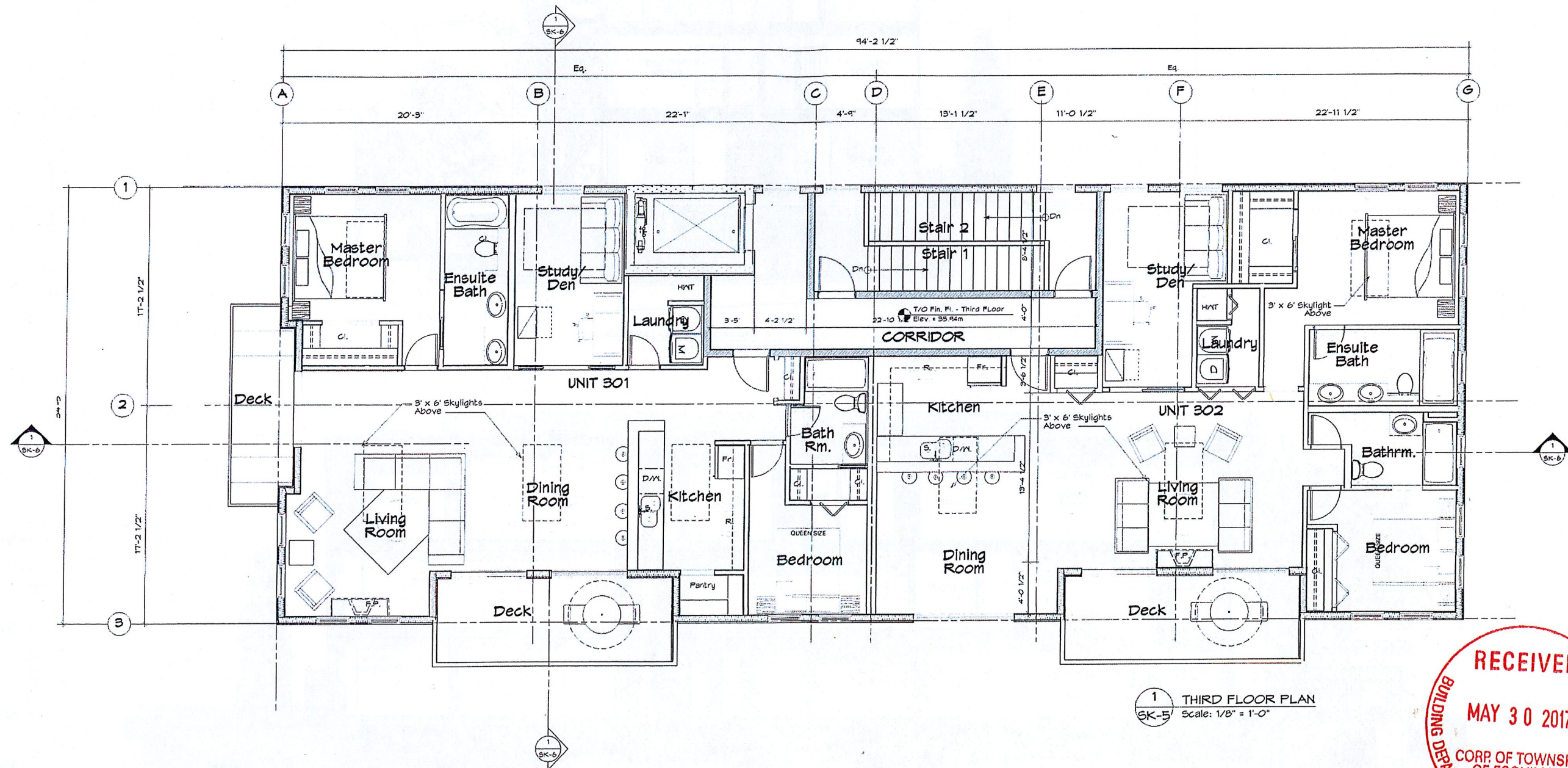
10 Unit Apartment Development
615 Terenthill Road, Esquimalt, B.C.

Resoning Application

Second Floor Plan
Scale - As Noted
May 29th 2017

SK-4

MJM Architecture
212 25th Avenue Steen Valley BC
V2Y 1A7
p: 250-661-8422 e: info@mjma.ca



1 THIRD FLOOR PLAN
SK-5 Scale: 1/8" = 1'-0"

UNIT 301	116.96 s.m. 1,258.95 s.f.
UNIT 302	116.76 s.m. 1,250.44 s.f.

Total Floor Area = 233.72 s.m.
2,515.74 s.f.



10 Unit Apartment Development
615 Terenhill Road, Esquimalt, B.C.

Rezoning Application

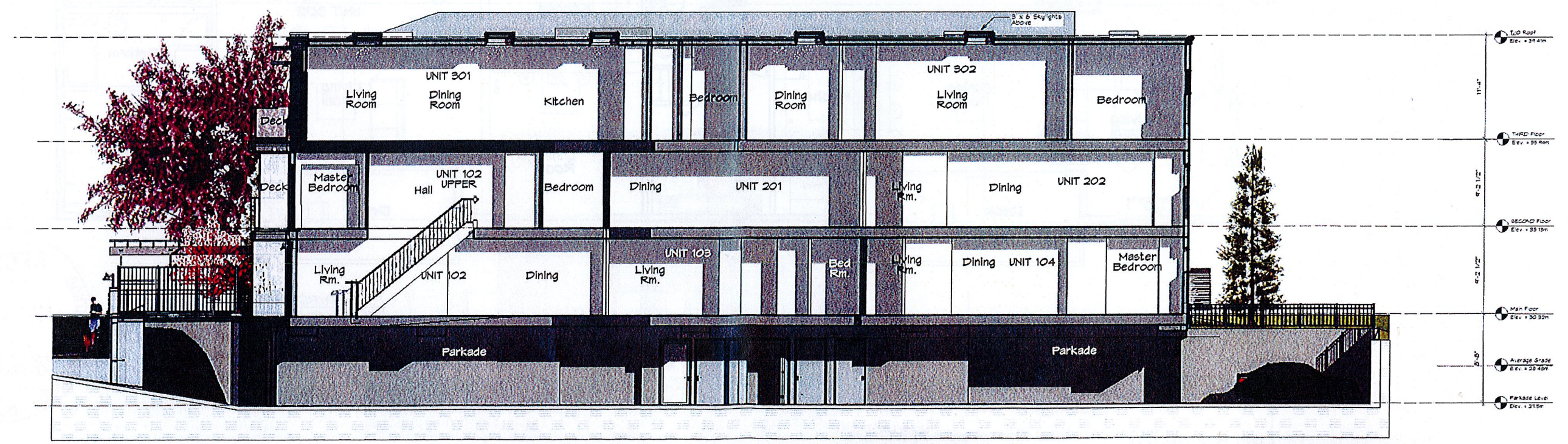
Third Floor Plan
Scale: As Noted
May 29th, 2017

SK-5

MJM Architect Inc.
201-551-1111
100-1111-1111

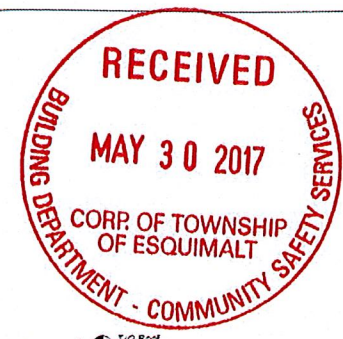


2 North/South Section Looking East
Scale: 3/16" = 1'-0"

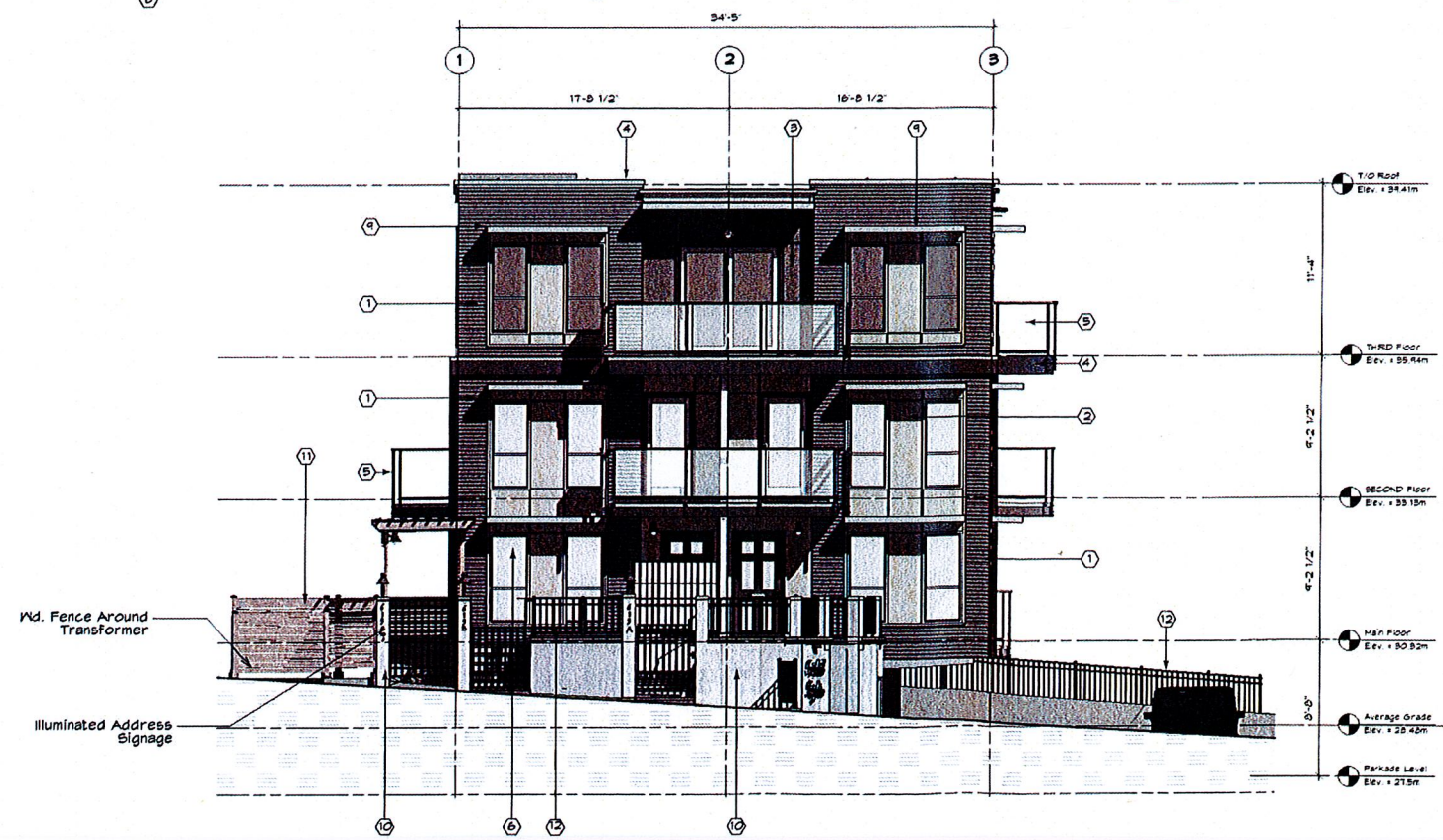


1 East/West Section Looking North
Scale: 3/16" = 1'-0"

10 Unit Apartment Development 615 Fernhill Road, Esquimalt, B.C.		MJM Architect Inc. 415 St. Vincent Street, Victoria B.C. V8V 2A9 250.681.3423 ext. 1000
Rezoning Application		
Section Scale - As Noted May 29th 2017	SK-6	



2 South Elevation
SK-7 Scale: 3/16" = 1'-0"



1 West Elevation
SK-7 Scale: 3/16" = 1'-0"

List of Materials Refer to Sheet SK-11

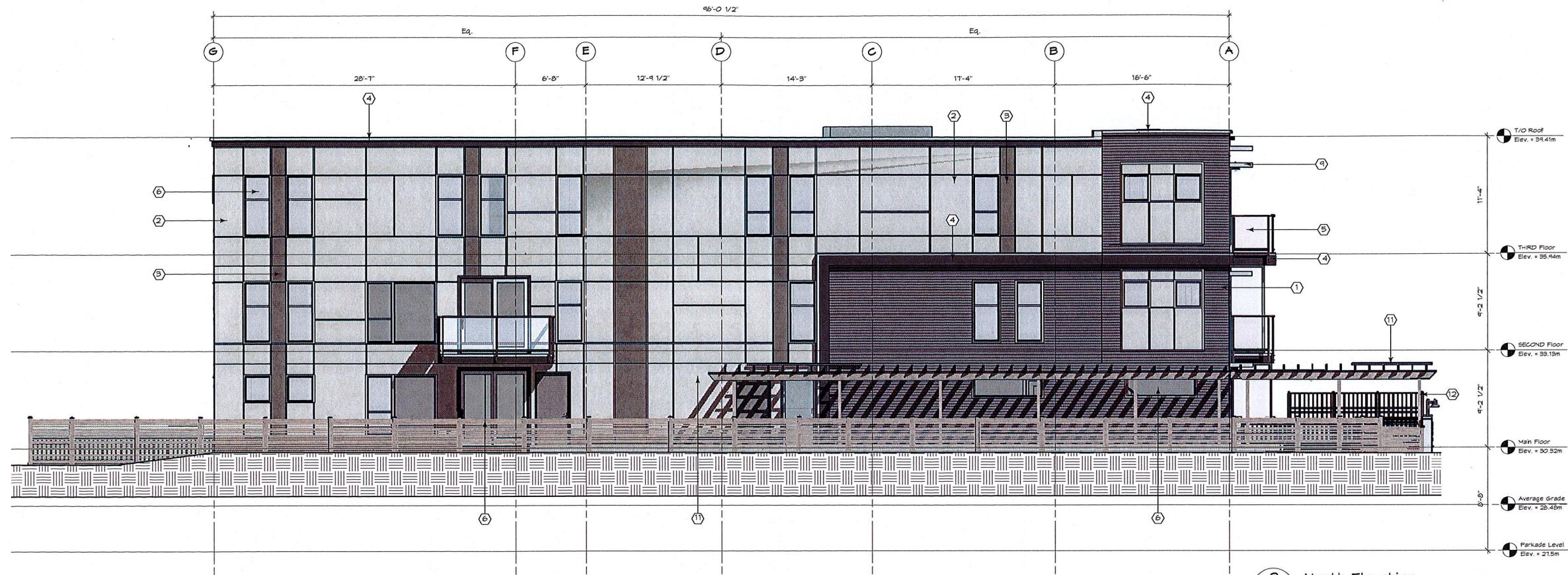
1	1" x 4" Horiz. Fibre Cement Board Siding (Painted)
2	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 1
3	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 2
4	Pre-Fin Metal Flashing
5	Alum. Frame Guezel w/ 3/8" Temp. Glass Balustrade
6	Dark Oxidized Metal Glass Hood Windows & Doors
7	3 x 6 Alum. Skylight w/ Dark Thermo-pane Glazing
8	Vented Alum. Boffit
9	Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)
10	Architectural Concrete
11	Wood Armour/Fence
12	Aluminum Fence/Guardrail

10 Unit Apartment Development
 615 Fernhill Road, Esquimalt, B.C.
Rezoning Application

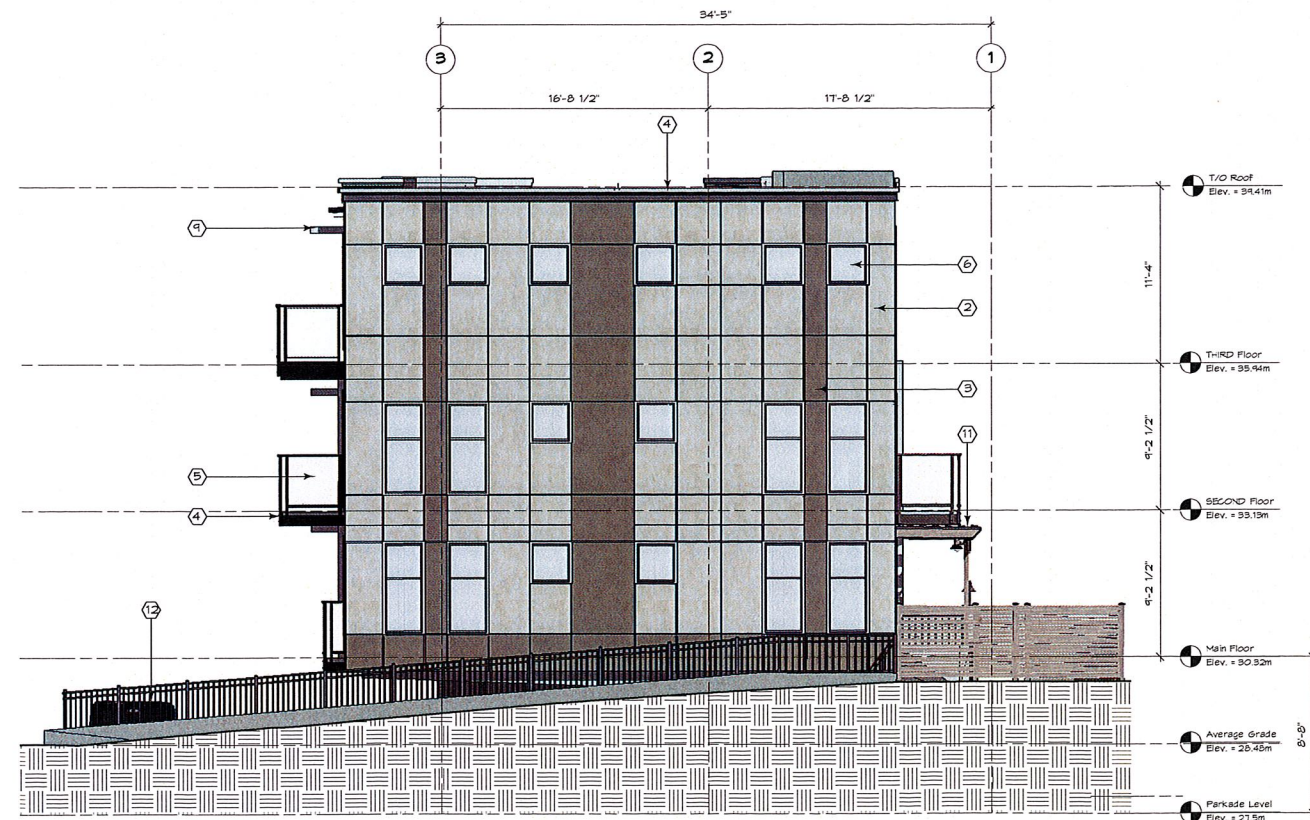
MJM Architect Inc.
 413 St. Andrew Street, Victoria B.C.
 V8T 2K6
 Tel: (250) 661-3432 Fax: (250) 661-3433
 Email: info@mjmarchitect.com

South & West Elevations
 Scale - As Noted
 May 29th, 2017

SK-7



2 North Elevation
SK-8 Scale: 3/16" = 1'-0"



1 East Elevation
SK-8 Scale: 3/16" = 1'-0"



List of Materials Refer To Sheet SK-11	
1	1" x 4" Horiz. Fibre Cement Board Siding (Painted)
2	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 1
3	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 2
4	Pre-Fin. Metal Flashing
5	Alum. Frame Guardrail w/ 3/8" Temp. Glass Balustrade
6	Dol. Glazed Metal Clad Wood Windows & Doors
7	3' x 6' Alum. Skylight w/ Dol. Thermo-pane Glazing
8	Vented Alum. Soffit
9	Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)
10	Architectural Concrete
11	Wood Arbor/Fence
12	Aluminum Fence/Guardrail

10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.
Rezoning Application
North & East Elevations
Scale - As Noted
May 29th., 2017

SK-8

MJM Architect Inc.
710, 800 Vancouver Street, Victoria, B.C.
V8T 2V6
ph: 250-200-1482 e-mail: mj@mjarchitect.com



1 VIEW OF PROJECT FROM S.W.
 SK-9 Not To Scale

RECEIVED
 MAY 30 2017
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 BUILDING DEPARTMENT - COMMUNITY SAFETY SERVICES

10 Unit Apartment Development
 615 Fernhill Road, Esquimalt, B.C.
 Rezoning Application
 Rendering: 1
 Scale: AS NOTED
 May 29th 2017

MJM Architect Inc.
 #12-08 Woodward Street Victoria B.C.
 V8V 2P8
 (250) 881-5022 www.mjmarchitect.com

SK-9



1 VIEW FROM FERNHILL ROAD
SK-10 Not To Scale



2 Planter Detail At Entry
SK-10 Not To Scale

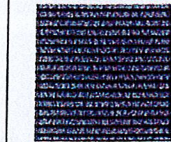


12 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.
Rezoning Application
RENDERING
Scale - As Noted
May 29th, 2017

SK-10

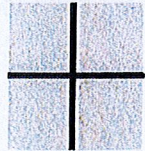
MJM Architect Inc.
400-208-7000
100-1000-1000

MATERIAL SAMPLE BOARD



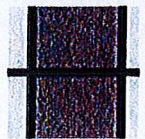
①

1" x 4" Horiz. Fibre Cement Board Siding (Painted)



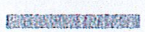
②

Fibre Cement Board Panels W/ Alum. Reveal Strips Colour 1



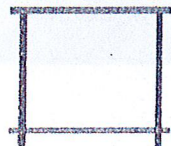
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Fibre Cement Board Panels W/ Alum. Reveal Strips Colour 2



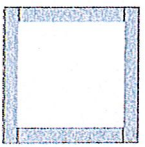
④

Pre-Fin. Metal Flashing



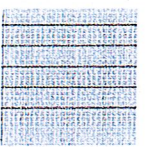
⑤

Alum. Frame Guardrail W/ 3/8" Temp. Glass Balustrade



⑥

Dbl. Glazed Metal Clad Wood Windows & Doors



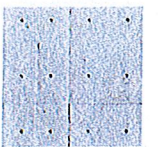
⑦

3' x 6' Alum. Skylight W/ Dbl. Thermo-pane Glazing



⑧

Vented Alum. Soffit



⑨

Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)



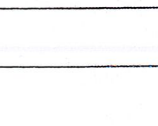
⑩

Architectural Concrete



⑪

Wood Arbour/Fence



⑫

Aluminum Fence/Guardrail





CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: June 20, 2017

STAFF REPORT

DATE: June 16, 2017

TO: Chair and Members of the Advisory Planning Commission

FROM: Karen Hay, Planner

SUBJECT: DEVELOPMENT VARIANCE PERMIT
651 Grenville Avenue
PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 and
PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153

RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the applications for Development Variance Permits, authorizing the construction of two new principal buildings as shown on plans prepared by Ryan Hoyt Designs Inc., stamped "Received May 17, 2017", and sited as detailed on the survey plan prepared by David E. Storback, B.C.L.S., of J.E. Anderson & Associates stamped "Received May 17, 2017 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 and PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 [651 Grenville Avenue], be forwarded to Council with a recommendation **to either approve, or deny the application; and include reasons for the recommendation.**

Zoning Bylaw, 1992, No. 2050, Section 34. (5) – Floor Area A 15.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 73.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 34. (7) – Building Width A 0.5 metre reduction to the requirement that no single family dwelling shall be less than 7.0 metres in width [ie. from 7.0 metres to 6.5 metres]; and

Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(iii) – Siting Requirements – Principal Building – Side Setback A 1.1 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, for lots not served by a rear lane [ie. from 3.0 metres to 1.9 metres], with the total setback of all side yards not to be less than 3.4 metres [ie. from 4.5 metres to 3.4 metres total].

BACKGROUND:**Purpose of the Application**

The property owners are proposing to demolish the existing house which is sited across two pre-existing lots, and build two new single family homes each having secondary suites in the basement. Due to the narrow width of the lots, meeting all the requirements of the Single Family Residential [RS-1] zone would not allow for a sufficient building envelope for the proposed principal buildings; therefore, variances are being requested. A development variance permit is required before a building permit could be issued for the construction of the proposed new homes.

Context

Applicant: Ryan Hoyt

Owners: Royal Falcon Developments Ltd., Inc. No. BC0682591

Property Size: Metric: 452 m² Imperial: 4865 ft²

Existing Land Use: Single Family Residential

Surrounding Land Uses:

North: Two Family Residential

South: Single Family Residential

East: Two Family Residential

West: Single Family Residential

Existing Zoning: Single Family Residential [RS-1] [No change required]

Zoning

The siting provisions for principal buildings in the Single Family Residential [RS-1] zone requires at least one 3.0 metres setback from an interior side lot line and at least 1.5 metres on the other side(s), if the property is not serviced by a lane. When lots are large this regulation provides access to the backyard for parking and also encourages a more interesting pattern of spacing between houses. When lots are narrow this space is better used for the provision of living space within houses.

Due to the narrowness of these lots the applicant has also reduced the width of the houses to just under the required 7.0 metres (at 6.53 m) and reduced the overall floor area of the first storey from the required 88 square metres to 73.7 square metres; while still providing very functional interior layouts.

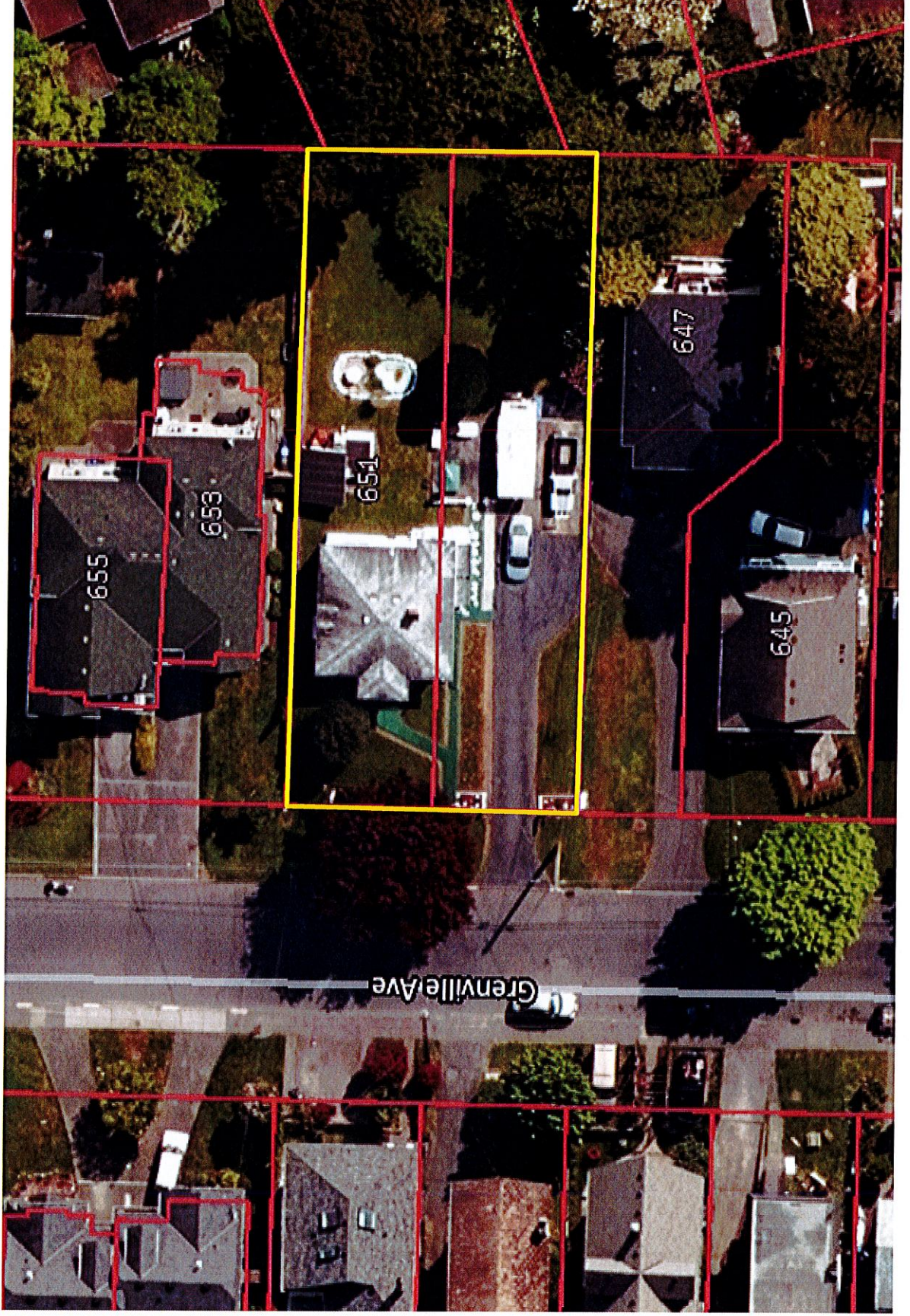
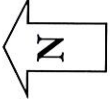
Public Notification

As this is a development variance permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

ALTERNATIVES:

1. Forward the application for a Development Variance Permit to Council with a recommendation of approval; with reasons.
2. Forward the application for a Development Variance Permit to Council with a recommendation of denial; with reasons.

651 Grenville Avenue



DIVISION 1 - RESIDENTIAL ZONES

34. SINGLE FAMILY RESIDENTIAL [RS-1]

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land.

(1) Permitted Uses

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) Parcel Size

The minimum Parcel Size for Parcels created by subdivision shall be 530.0 square metres.

(3) Minimum Lot Width

The minimum width of Parcels created by subdivision shall be 16 metres measured at the Front Building Line.

(4) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.35.

(5) Floor Area

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

(6) Building Height

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

(7) Building Width

The minimum width for any Single Family Dwelling shall be 7 metres.

(8) Lot Coverage

- (a) All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of Parcel.

(9) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(10) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

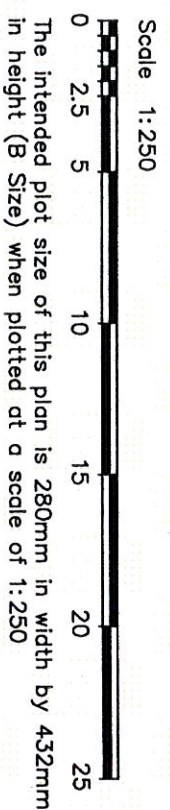
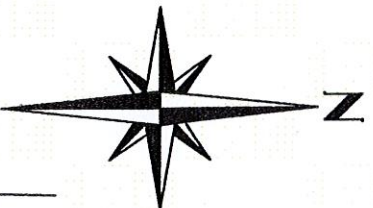
(11) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).

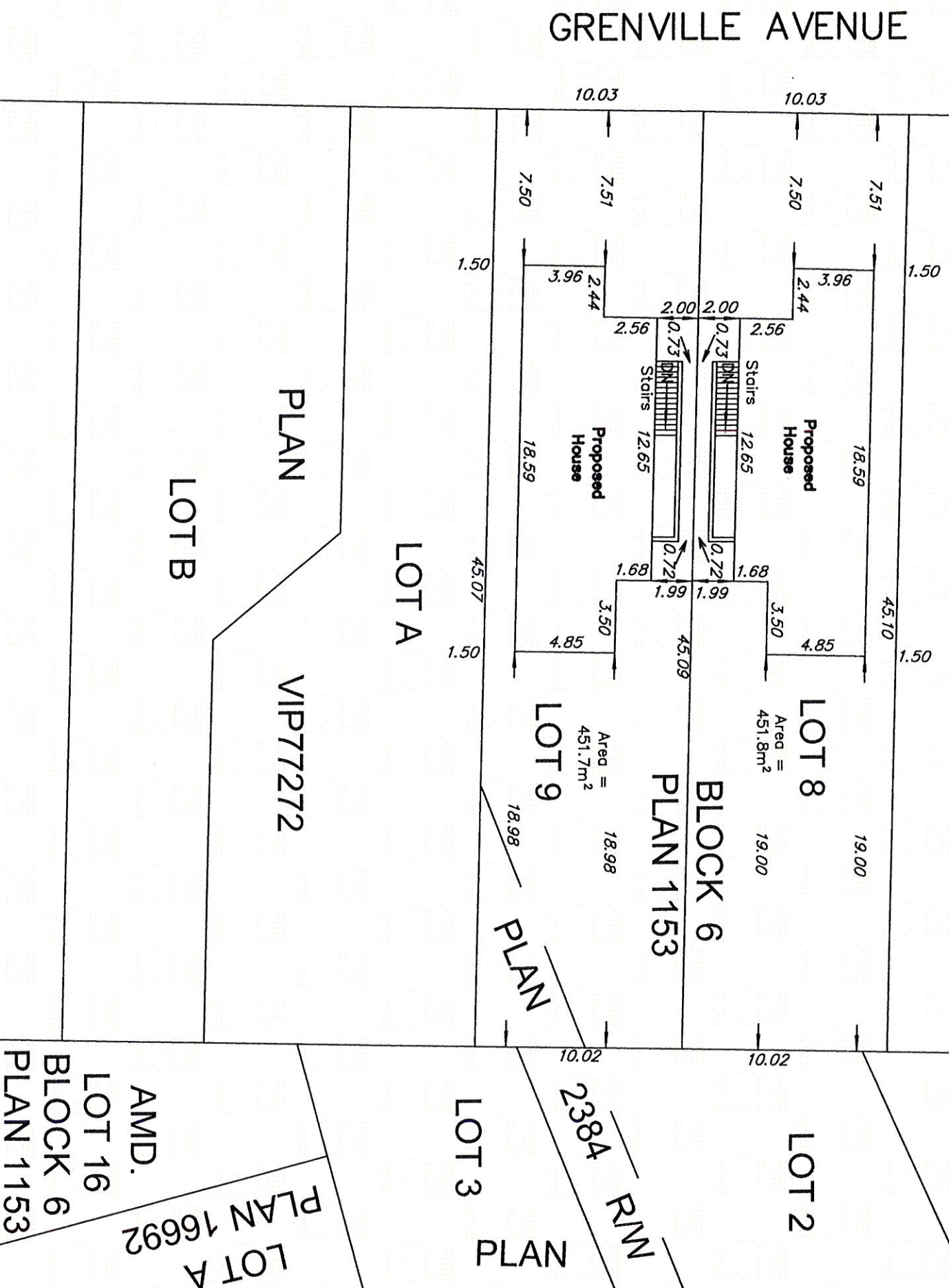
**SKETCH PLAN OF LOT 8 and LOT 9, BLOCK 6, SUBURBAN LOT 42,
ESQUIMALT DISTRICT, PLAN 1153.**

Address: 649 & 651 Grenville Avenue, Esquimalt
Date: May 15, 2017

For Variance Purposes



**STRATA PLAN
PLAN VIS5115**



Certified Correct this 16th day of May, 2017.

David E. Storback, BCLS, CLS

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria, Nanaimo & Parksville, B.C.
Phone 250-727-2214 Web: www.jeanderson.com
File : 30476
V:_Projects\30476...\08...\30476.dwg (Var) DS

NEW CUSTOM HOME: 651 Grenville Ave. ESQUIMALT, BC

PROJECT INFORMATION:

SITE ADDRESS: 651 GRENVILLE AVE.
OWNER: ROYAL FALCON DEVELOPMENTS

SCOPE OF WORK:

CONSTRUCTION OF A TWO NEW SINGLE FAMILY DWELLINGS WITH SECONDARY SUITES

GENERAL NOTES

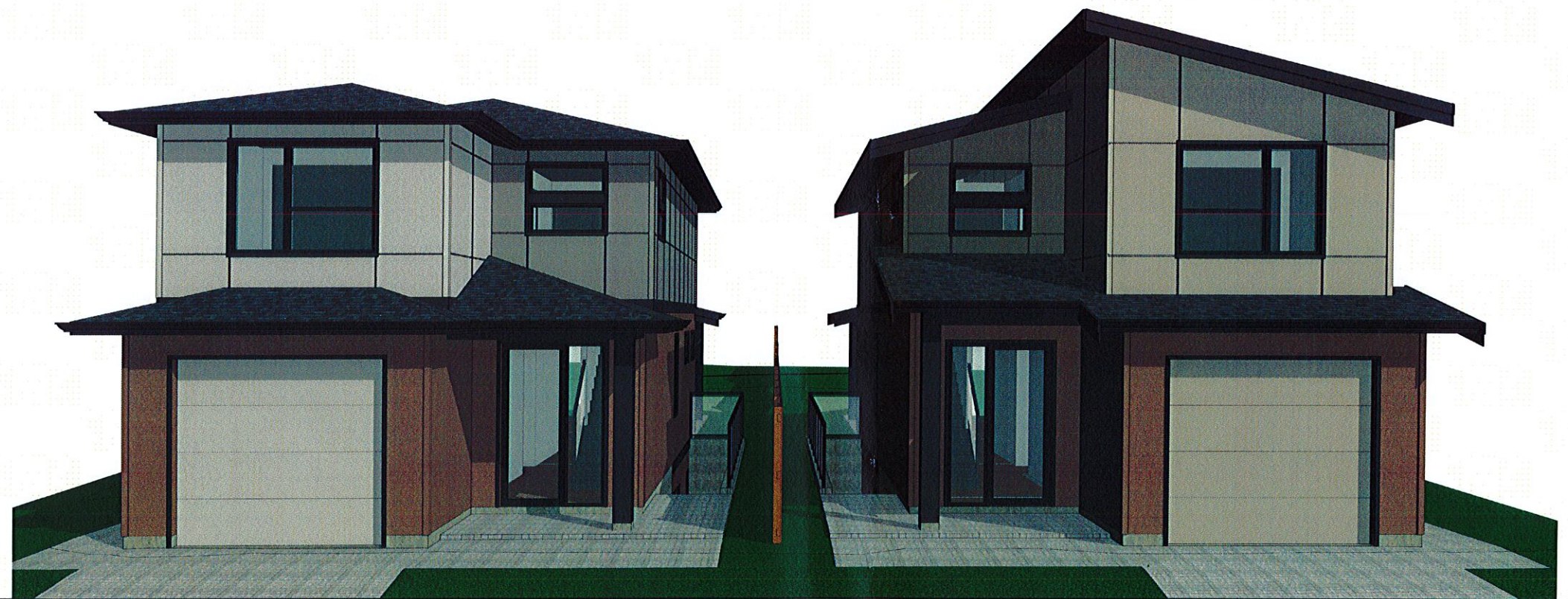
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- It is the responsibility of the Contractor to verify all dimensions, elevations and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any other act that constitutes acceptance of the drawings, acceptance of the existing site conditions, and/or means, methods and materials have been considered, verified and are acceptable.
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- The Contractor shall engage a Professional Engineer Licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHOD of any changes to the design required by the Structural Engineer, trades manufacturer or other engineered component supplier.

Date:	17May10	Description:	Issue for Variance	By:	RH 6	No.:	
Comments							

rhod
RYAN HOYT
DESIGNS
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Suite 207, 4475 Viewmont Ave.
Victoria, BC V8E 6L6
250.999.9893
www.ryanhoymdesigns.com

Project: 651 Grenville Ave.
Sheet Title: Cover Sheet

Project No.: 17029
Sheet: A0.0



ZONING ANALYSIS:

ZONE:	RS-1	
LOT AREA:	451.7m ²	
GRADES:	AVERAGE GRADE: XX.Xm	
F.S.R.:	ALLOWABLE	PROPOSED
	0.35	0.35
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
SECOND FLOOR:	79.3m ²	79.3m ²
MAIN FLOOR:	78.3m ²	78.3m ²
BASEMENT:	EXEMPT	70.6m ²
GARAGE:	EXEMPT	22.3m ²
TOTAL:	158.1m ² (451.7*0.35)	157.6m ² (79.3+78.3)
LOT COVERAGE:	ALLOWABLE	PROPOSED
HOUSE:	30%	22.1% (119.0/451.7)
HEIGHT:	ALLOWABLE	PROPOSED
HOUSE:	7.30m	6.40m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (W):	7.50m	7.50m
REAR (E):	7.50m	19.01m
SIDE (N):	1.50m	1.50m
SIDE (S):	3.00m	2.00m

KEY PLAN:



SHEET INDEX:

- A0.0 COVER SHEET
- A1.1 SITE PLAN
- A2.1 FLOOR PLANS - HOUSE A
- A2.2 FLOOR PLANS - HOUSE B
- A4.1 ELEVATIONS
- A4.2 ELEVATIONS
- A4.3 ELEVATIONS
- A5.1 PERSPECTIVES

PROJECT DIRECTORY:

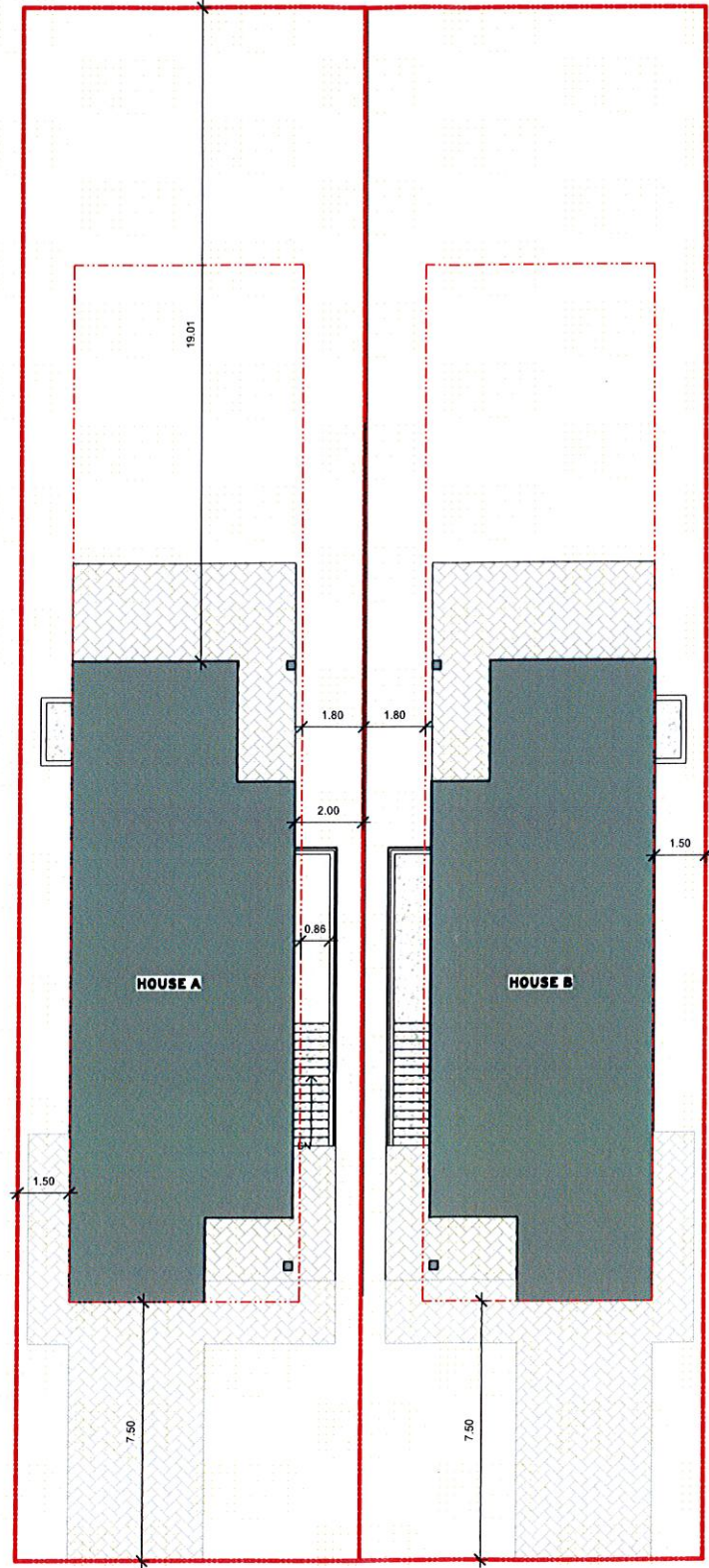
DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9893
INFO@RYANHOYTDESIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: J.E. ANDERSON & ASSOCIATES
250.727.2214





1 Site Plan
1 : 100

GRENVILLE STREET

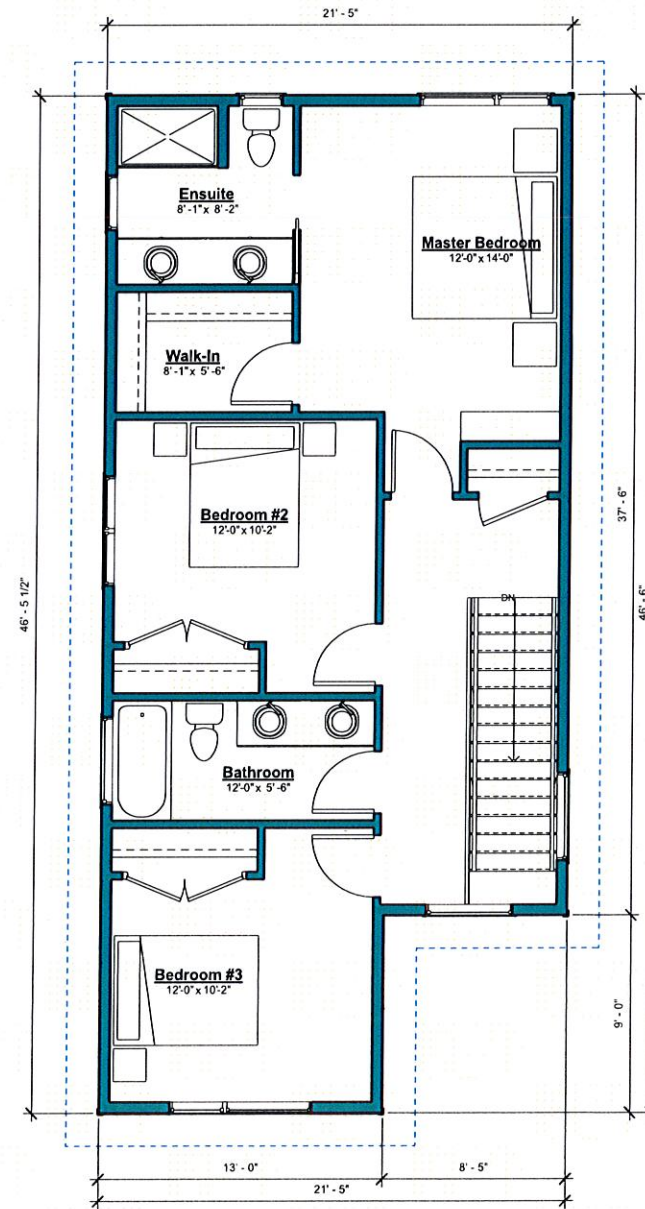
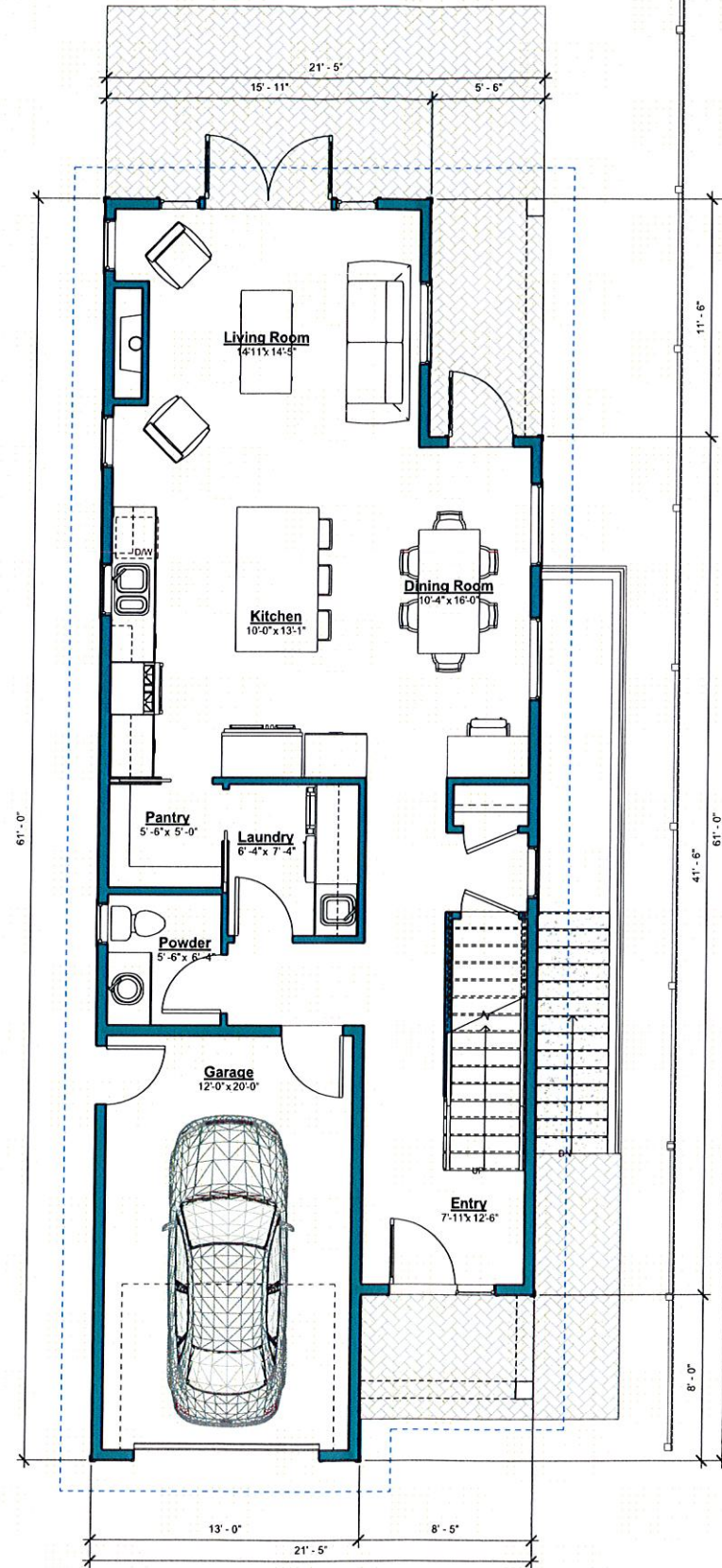
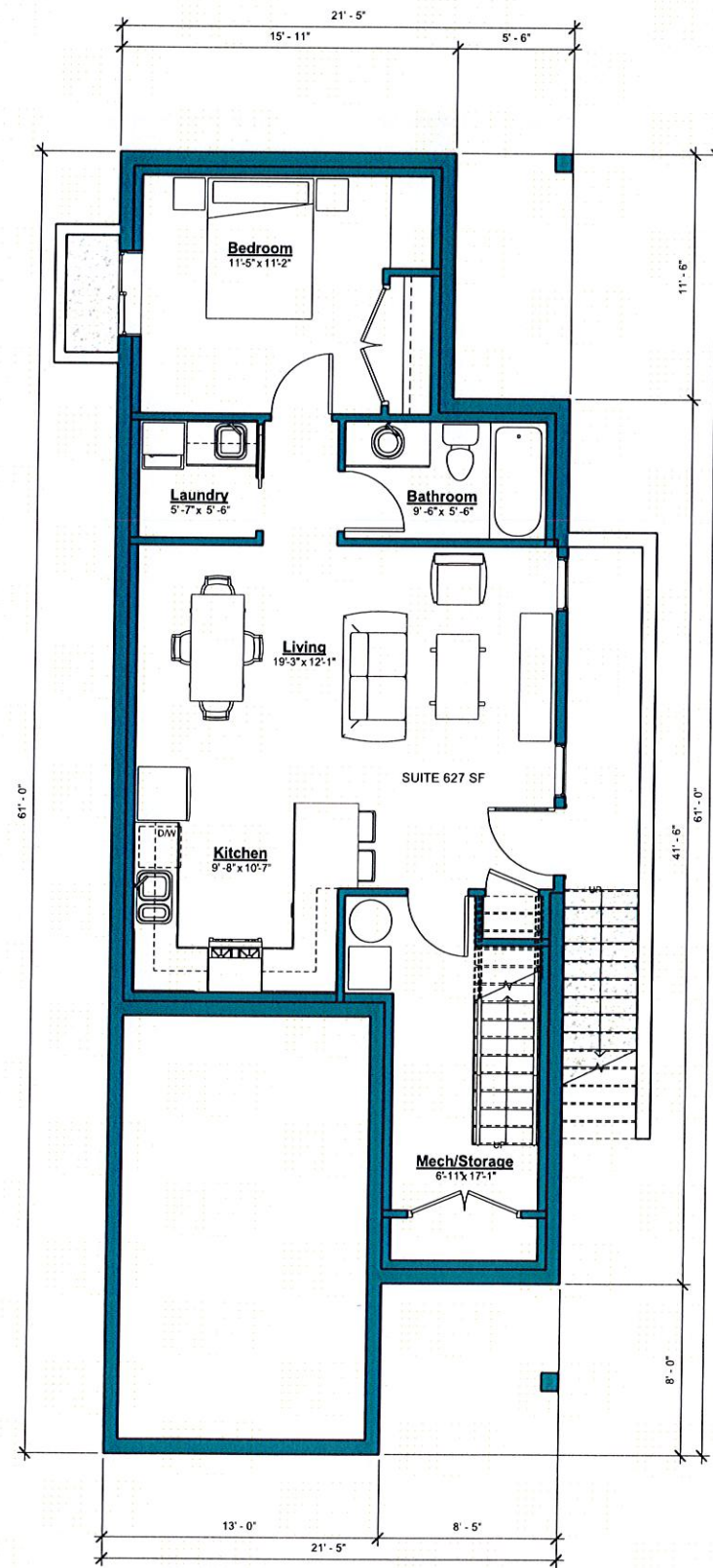


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 3. The Contractor shall work with a B.C.L.S. to verify compliance with the Building Code and the proposed buildings or structures on the property prior to commencing the work. RH is not responsible for any non-compliance with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
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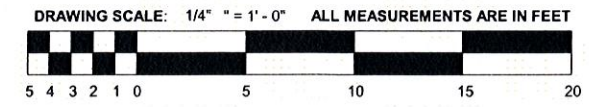
Date:	Description:	By:	No.:
17May10	Issue for Variance	RH	6

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Project: 651 Grenville Ave.	Sheet Title: Site Plan
Project No.: 17029	Sheet: A1.1
	6



FLOOR AREA	
MIN:	841 SF
UPPER:	853 SF
BASEMENT:	133 SF
SUITE:	627 SF
TOTAL LIVING SPACE:	2454 SF
GARAGE:	240 SF
TOTAL BUILDING SF:	2694 SF



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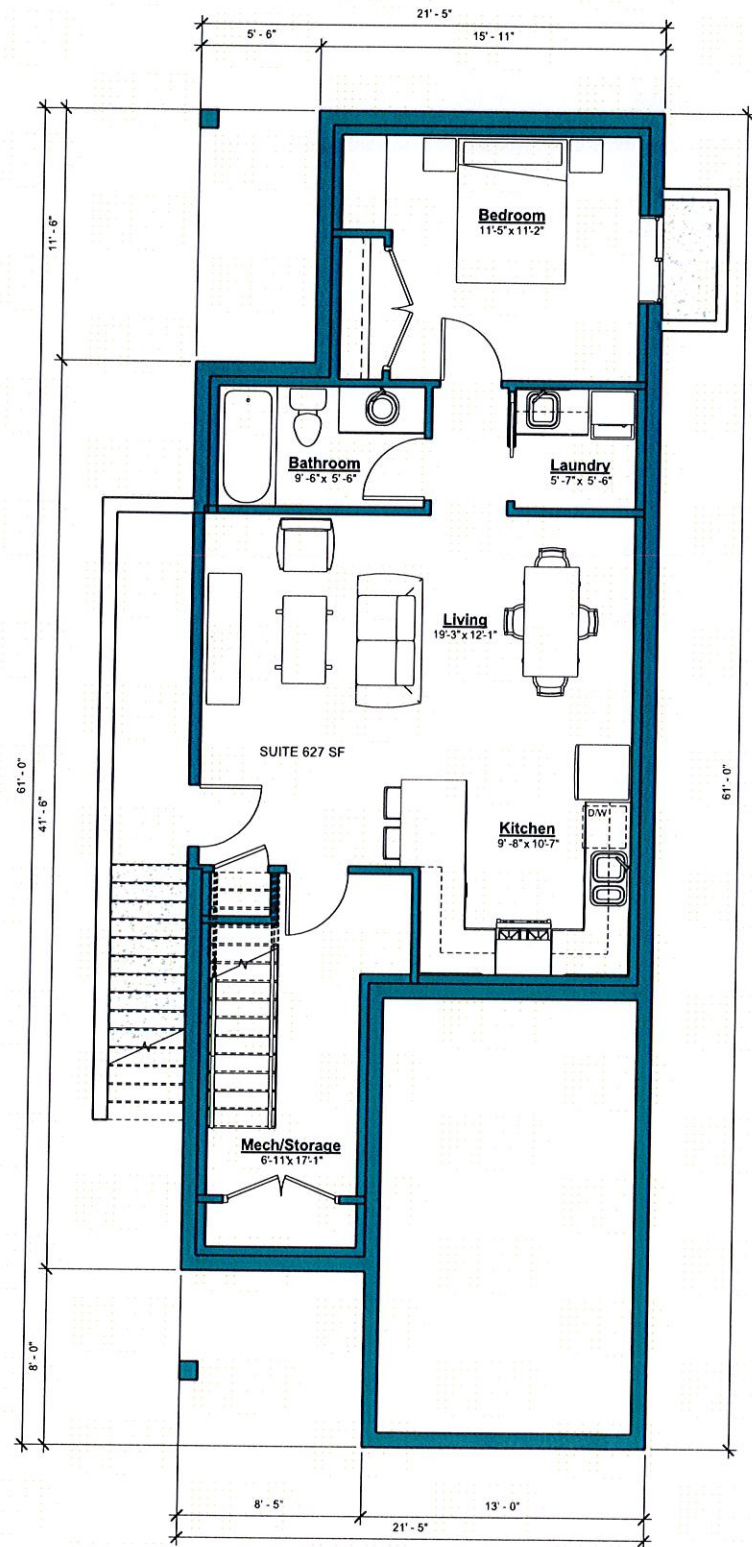
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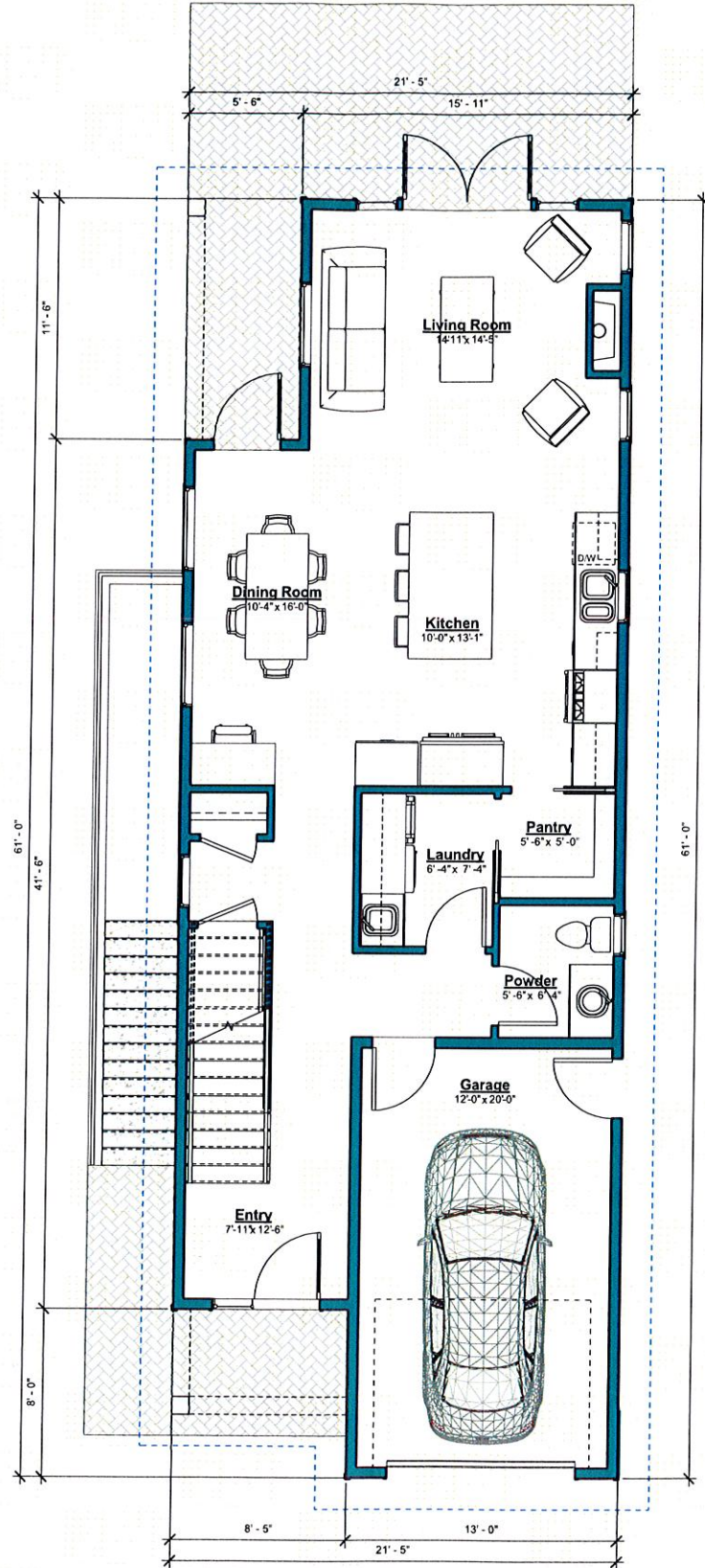
Project: 651 Grenville Ave.
 Sheet Title: Floor Plans

Project No.: 17029

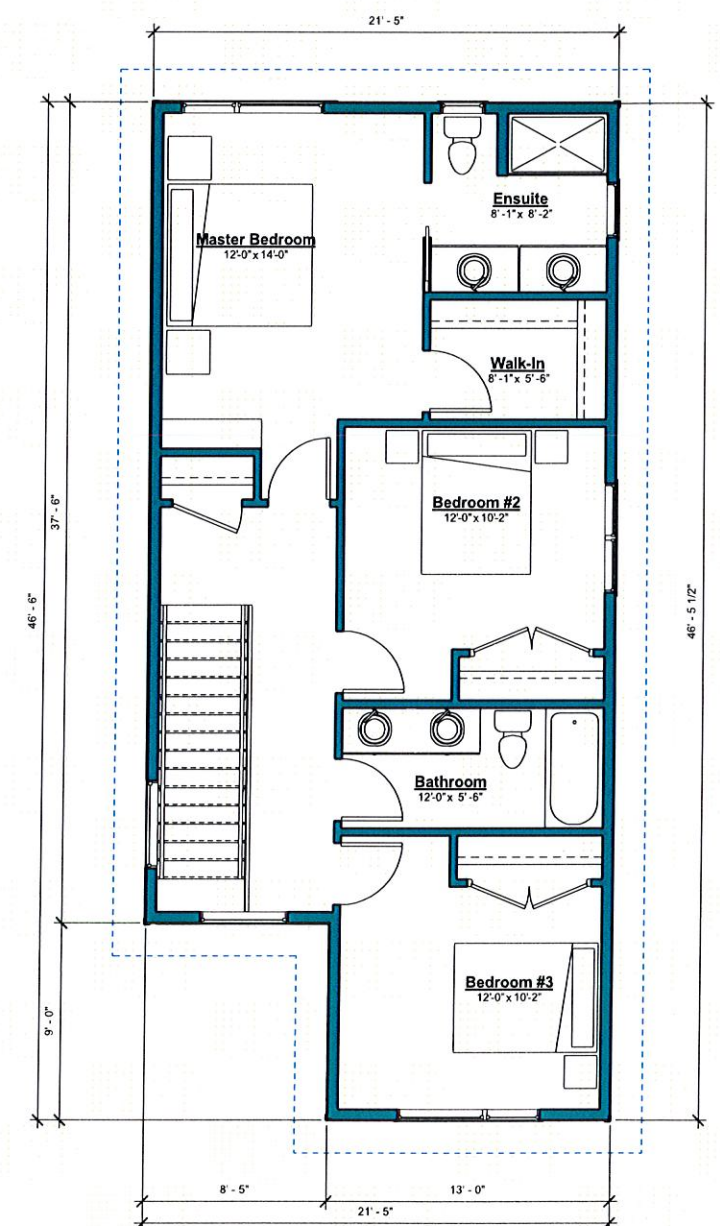
Sheet: A2.1



1 Basement - B
1/4" = 1'-0"



2 Main Floor - B
1/4" = 1'-0"

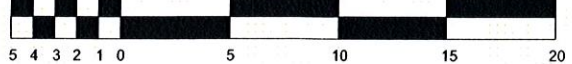


3 Second Floor - B
1/4" = 1'-0"

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CORP. OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES

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MAIN:	841 SF
UPPER:	853 SF
BASEMENT:	133 SF
SUITE:	627 SF
TOTAL LIVING SPACE:	2454 SF
GARAGE:	240 SF
TOTAL BUILDING SF:	2694 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



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17May10	Issue for Variance	RH	6

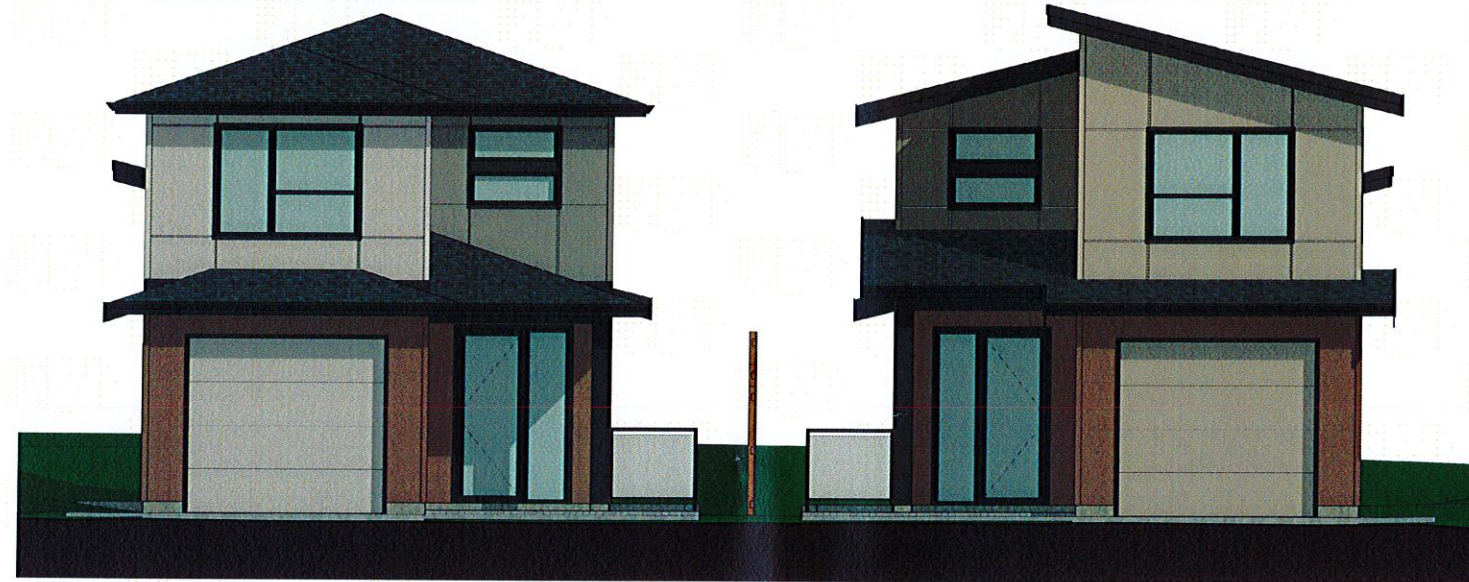
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Project: 651 Grenville Ave.
Sheet Title: Floor Plans

Project No.: 17029

Sheet: A2.2



① West - Front
1/4" = 1'-0"



② East - Rear
1/4" = 1'-0"

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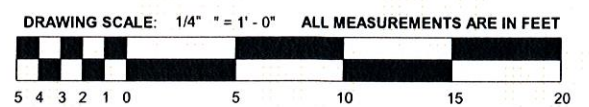
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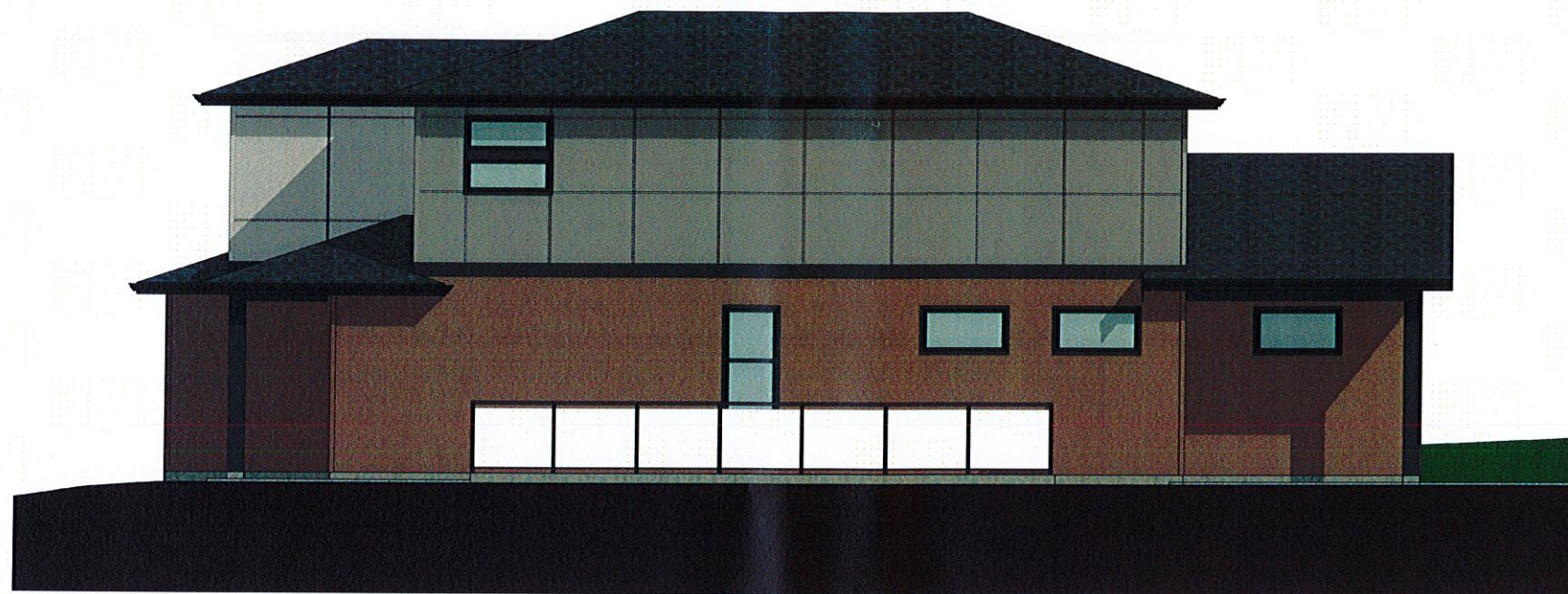


Project: 651 Grenville Ave.

Sheet Title: Elevations

Project No.: 17029

Sheet: A4.1



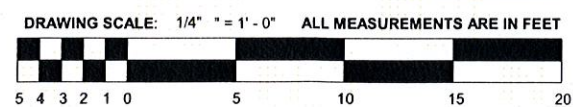
2 South
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1 North
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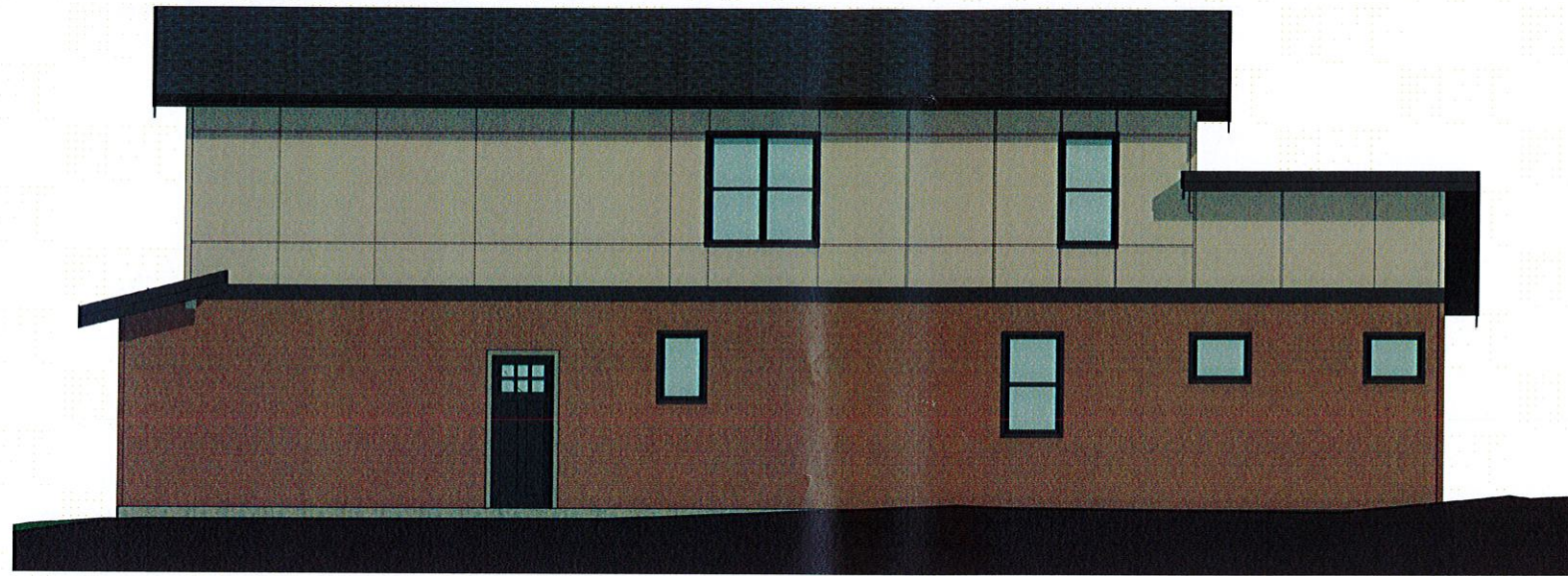
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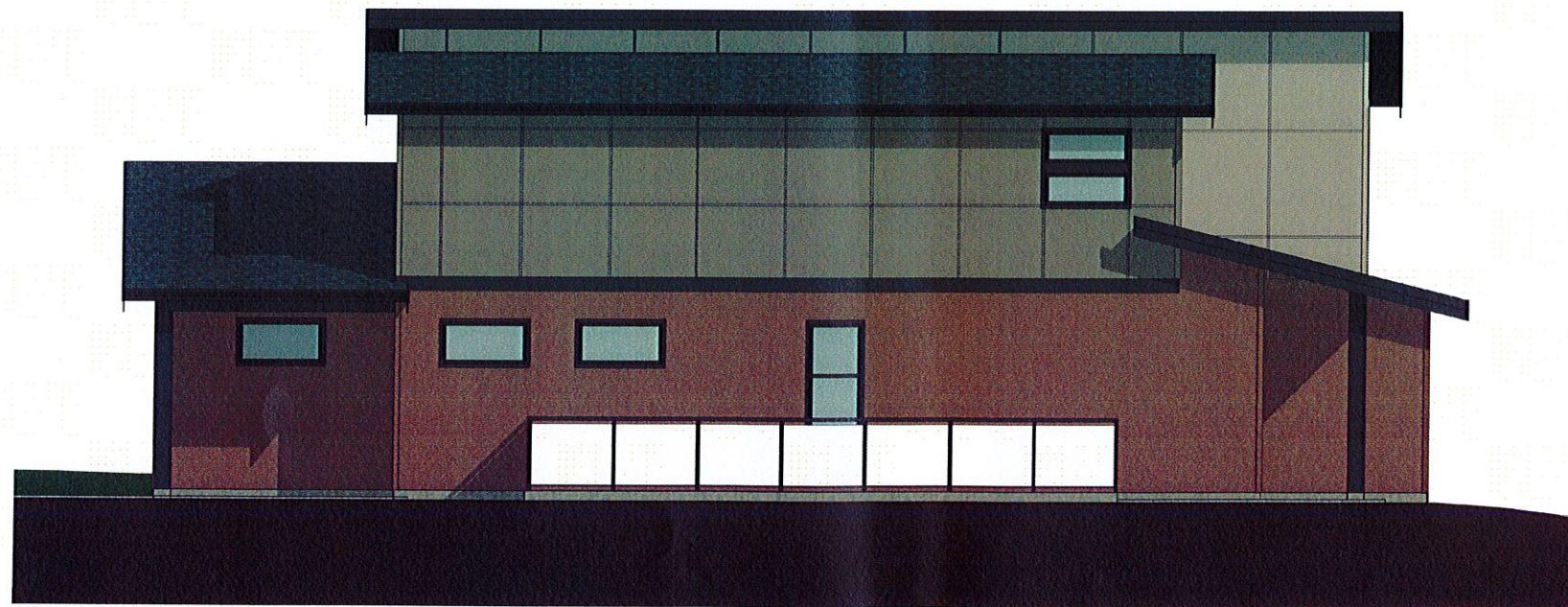
Project: 651 Grenville Ave.
 Sheet Title: Elevations

Project No.: 17029

Sheet: A4.2



② South 2
1/4" = 1'-0"



① North 2
1/4" = 1'-0"

GENERAL NOTES

1. All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with this project are instruments of service for the work shown in them. The "Work" and as such are and remain the property of RHD and shall be used only for the project for which they were prepared. RHD reserves the copyright in them and in the Work created from them, and they shall not be used for any other work or project.
2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any work thereon constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
3. The Contractor shall work with a B.C.L.S. to verify compliance placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
4. The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design requested by the Structural Engineer, manufacturer or other engineered component supplier.

Date:	Description:	By:	No.:
17May10	Issue for Variance	RH	6

rhod
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MAY 17 2017
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

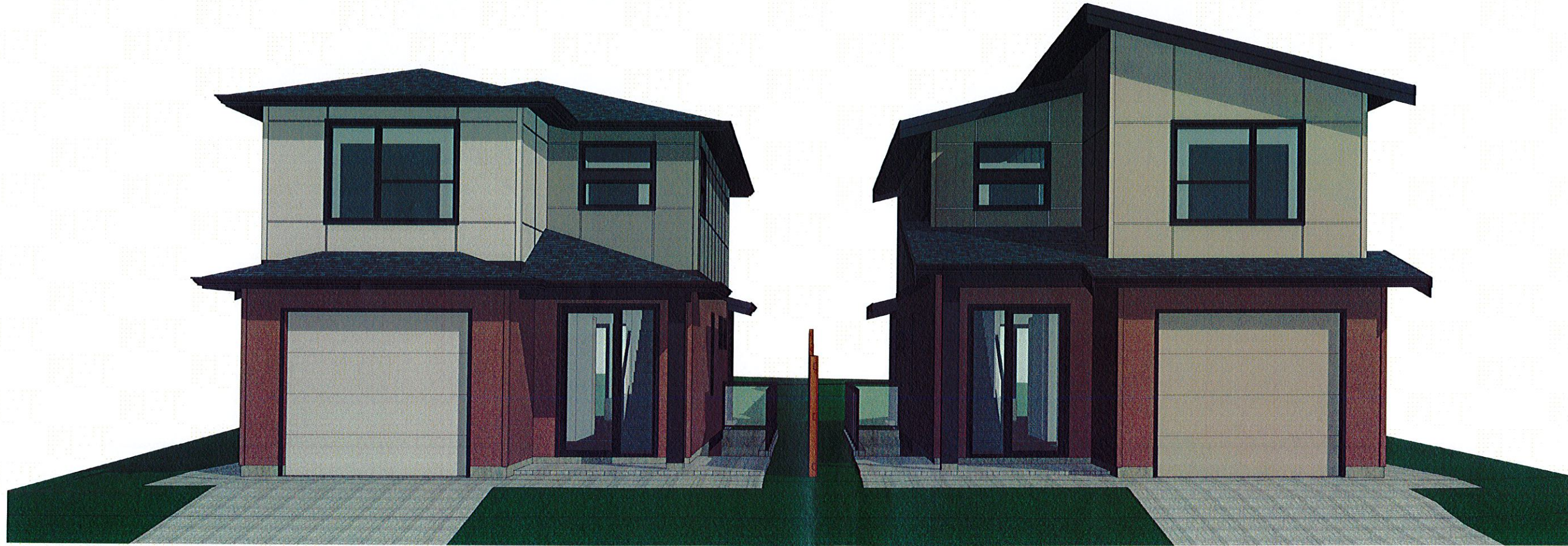
FLOOR AREA	
MAIN:	841 SF
UPPER:	853 SF
BASEMENT:	133 SF
SUITE:	627 SF
TOTAL LIVING SPACE:	2454 SF
GARAGE:	240 SF
TOTAL BUILDING SF:	2694 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET

Project: 651 Grenville Ave.
Sheet Title: Elevations
Project No.: 17029
Sheet: A4.3



① 3D View 4



② 3D View 3

GENERAL NOTES

- All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with this project are the property of RHD and shall remain the property of RHD. All other work is the property of RHD. RHD reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and the conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means, dimensions and elevations have been considered, verified and are correct.
- The Contractor shall work with a B.C.L.S. to verify compliance placement, siting and situation of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design required by the Structural Engineer, steel manufacturer or other engineered component supplier.

Date:	Description:	By:	No.:
17May10	Issue for Variance	RH	6

rhd
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Project: 651 Grenville Ave.
 Sheet Title: Perspectives

Project No.: 17029

Sheet: A5.1 6



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: June 20, 2017

STAFF REPORT

DATE: May 12, 2017

TO: Chair and Members of the Advisory Planning Commission

FROM: Karen Hay, Planner
Bill Brown, Director of Development Services

SUBJECT: Interim Amendments to Zoning Bylaw 1992, No. 2050

RECOMMENDATION:

That the Advisory Planning Commission [APC] consider the included zoning amendments [Appendix 'A'] to Zoning Bylaw 1992, No. 2050, provides comments on the proposed changes to the regulations; and **make a recommendation to either approve, or deny the changes; with reasons for the recommendation.**

BACKGROUND:

Purpose:

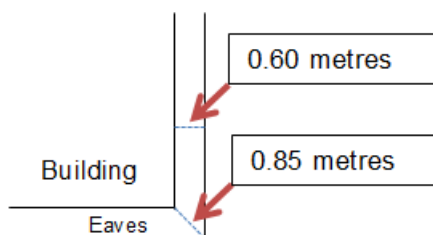
This interim amendment bylaw is intended to provide clarification for Council, staff, residents and developers for Esquimalt's Zoning Bylaw 1992, No. 2050; and addresses issues that have arisen since the last amendments to the Zoning Bylaw.

For the following please also refer to Appendix 'A' - attached, and your Zoning Bylaw (<https://www.esquimalt.ca/municipal-hall/bylaws/zoning-bylaw-consolidated>)

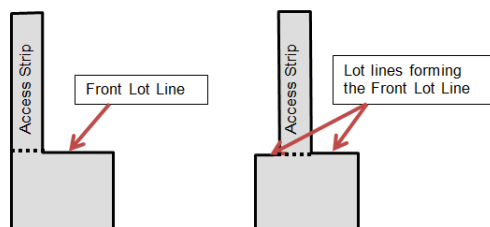
Summary of Definition changes:

1. Accessory Building: Adds clarification that some of the objects included as landscaping (smaller play structures, pergolas) are not accessory buildings and therefore will not be treated as such in the siting regulations.
2. Fence: Clarification that within Esquimalt a hedge is not considered a fence.
3. Floor: Definition to be added as the zoning bylaw does not provide a definition and 'Floor' is used differently from 'Storey' within the zoning bylaw.

4. **Floor Area and Floor Area Ratio:** Clarify both definitions by removing reference to 'storey', which has caused some misunderstanding.
5. **Landscaping:**
 - a. Clarification that parking areas will be treated the same as driveways and not considered landscaping.
 - b. Clarification that children's playground equipment, including playhouses/ tree forts can be considered landscaping as long as they are not too large.
6. **Lot Coverage:**
 - a. Change to clarify that the lowest portion of a stairway (less than 0.4 metres above natural ground) at the entrance to a building will be treated the same as a patio and not counted toward the lot coverage calculation.
 - b. Change to clarify that eaves and canopies are not counted in the lot coverage calculation unless they are excessively large.



7. **Lot Line, Front:** clarify that a panhandle lot can have two lot lines adjoining the access strip which together form the 'front lot line' on some properties.



8. **Dwelling - Townhouse:** For clarification of the language that is used in the zoning bylaw the term 'Townhouse Residential' is added to the definition. Also, for clarity accessory buildings and accessory uses (home occupations) may occur on townhouse zoned property, unless specifically exclude from a zone.
9. **Dwelling – Two Family:** For clarification of the language that is used in the zoning bylaw the term 'Two Family Residential' is added to the definition.

Summary of changes to the General Regulations:

1. **Calculation of Floor Area and Floor Area Ratio:** This section has been rewritten with new interpretation of which portions of buildings are counted when calculating the permitted density allowed on a parcel. 'Open to below' areas having no floor, stairways and dedicated bicycle storage facilities will now not be counted in any building. There is also clarity for Commercial, Institutional and Mixed Use Residential buildings that those areas used by all occupants will not be counted towards the floor area calculation.

2. Height Calculations: For clarification adding “or equal to’ before 3:12, as it was unclear how a building with a roof pitch of exactly 3:12 would be calculated.
3. Siting Exemptions: This section deals with the features of a building that may protrude into required setbacks. The rewrite provides greater rationality for below grade stairwells that are an integral part of a building. The 0.9 metre exemption is based on *BC Building Code* requirements for satisfactory egress from a building but does not allow for the width of a wall. The proposed rewrite allows the outer wall for the stairwells to protrude into a setback.

Summary of changes to the Zones:

In Sections 38, 39 and 40 (The two family residential zones) changes are proposed for the Garage Setback and Building Massing requirements.

1. **Garage Setback**: Rewritten for clarity that the garage must be setback from the front face of the ‘building’ instead of the ‘dwelling unit’. In recent history, most garages have been set back from a covered entrance, which is technically not a part of the ‘dwelling unit’, as it is not a ‘habitable room’ (see the definition of ‘dwelling unit’ in the zoning bylaw).
2. **Building Massing**: To be replaced with ‘Second Storey Setback’, which is a requirement to force some articulation at the front of a proposed building; without the confusion of trying to calculate massing based on the proposed interior floor area.

Public Notification

As this is a proposed amendment to the Zoning Bylaw a Public Hearing would be required, and notification would be provided in two editions of the Victoria News.