



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA
TUESDAY OCTOBER 17, 2017
7:00 P.M.
ESQUIMALT COUNCIL CHAMBERS**

MEMBERS: David Schinbein Ken Armour
Duncan Cavens 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 – September 19, 2017
- V. STAFF REPORTS

- 1) **DEVELOPMENT VARIANCE PERMIT**
1003 Wollaston Street
[PID 009-211-829, Lot 2, Block B, Section 11, Esquimalt District, Plan 292]

Purpose of the Application:

The applicant is proposing to construct a new Single Family Dwelling on a lot that is vacant notwithstanding a small garage that will be demolished. This new Single Family Dwelling covers 36.2% of the Area of the Parcel. This is 6.2% more than the allowed 30% Lot Coverage; hence, this application requires a variance before a building permit can be issued.

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit allowing construction of a new Single Family Dwelling as illustrated in the architectural drawings prepared by Pacific Homes, stamped "Received September 22, 2017", sited as detailed on the survey plan prepared JE Anderson & Associates, stamped "Received September 22, 2017", and including the following variance for the property located at PID 009-211-829, Lot 2, Block B, Section 11, Esquimalt District, Plan 292 [1003 Wollaston Street] **to either approve, or deny the application; including the reasons for the recommendation.**

Zoning Bylaw, 1992, No. 2050, Section 34 (8)(a) – Lot Coverage: A 6.2% increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel [ie. from 30% to 36.2%].

2) **OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION**
1052 Tillicum Road
[Lot C, Section 10, Esquimalt District, Plan 11683]

Purpose of the Application:

The applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development zone [CD]. These changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

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 detailed landscaping will be evaluated in a separate application for Development Permit should this OCP amendment and rezoning application be approved by Council.

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped "Received September 18, 2017" be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

VI. COUNCIL LIAISON

VII. INPUT FROM APC TO STAFF

VIII. NEXT REGULAR MEETING

Tuesday, November 21, 2017

IX. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, SEPTEMBER 19, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Christina Hamer (VICE CHAIR)
Amy Higginbotham Berdine Jonker
Ken Armour Duncan Cavens

ABSENT: David Schinbein
Graeme Dempster

STAFF LIAISON: Trevor Parkes, Senior Planner

STAFF: Alex Tang, Planning Technician
Karen Hay, Planner

COUNCIL LIAISON: Councillor Olga Liberchuk
Councillor Burton-Krahn

SECRETARY: Simone Manchip

I. CALL TO ORDER

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

II. LATE ITEMS

No late items

III. APPROVAL OF THE AGENDA

Moved by Amy Higginbotham, seconded by Ken Armour, that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY.**

IV. MINUTES

Moved by Ken Armour, seconded by Amy Higginbotham, that the minutes of the Advisory Planning Commission held August 15, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY.**

V. STAFF REPORTS

1) DEVELOPMENT VARIANCE PERMIT

1219 Old Esquimalt Road

[PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994]

Alex Tang, Planning Technician outlined that the applicant is proposing to construct a new addition to the Principal Building that includes an attached carport, an attached garage and a deck. The attached garage addition is sited 4.75 metres from the rear lot line, which is less than the required minimum rear setback of 7.5 metres; hence, this application requires a variance before a building permit can be issued

Tim Murphy, Applicant / Owner was in attendance and presented the application.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Duncan Cavens: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit allowing construction of a new addition to the Principal Building that includes an attached carport, an attached garage and a deck as illustrated in the architectural drawings prepared by Murphy Construction, stamped “Received August 24, 2017”, sited as detailed on the survey plan prepared JE Anderson & Associates, stamped “Received August 24, 2017”, and including the following variances for the property located at PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994 [1219 Old Esquimalt Road] **be forwarded to Council with a recommendation for approval** as the relaxation is reasonable given the context of the property and provides for desirable off-street parking. **The Motion Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(iii) – Siting Requirements – Principal Building – Rear Setback: A 2.75 metre decrease to the requirement that no principal building shall be located within 7.5 metres of a Rear Lot Line [ie. from 7.5 metres to 4.75 metres].

**2) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
778 Dominion Road
[PID 006-289-151, Lot J, Section 10, Esquimalt District, Plan 2923]**

Purpose of the Application:

Karen Hay, Planner outlined that the owner/applicant is proposing to construct a non-strata titled two-unit dwelling on the subject property. The property is currently zoned RM-1 (Multiple Family Residential) however Zoning Bylaw, 1992, No. 2050, Section 11, allows for the construction of lower density development on higher density zoned parcels. This two unit proposal is subject to Development Permit Area No. 5 – Enhanced Design Control Residential of the Official Community Plan; therefore a Development Permit is required before a Building Permit can be issued.

Several variances to the RD-1 [Two Family Residential] zone (attached) have been requested in order to fit the proposed house on to a relatively small lot; therefore a Development Variance Permit is also required before a Building Permit can be issued.

Lance Montgomery, Applicant / Owner was in attendance and presented the application.

Commission Members comments included:

- A member commented that heritage context statements would be helpful when reviewing applications.

RECOMMENDATION:

Moved by Ken Armour, seconded by Berdine Jonker: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit and a Development Variance Permit allowing the renovation of an existing building to create a new two family dwelling; as illustrated in the drawings prepared by Lance Montgomery, the landscape plan prepared by Erik Bjornsen of Natural Landscape Solutions and sited as detailed on the survey plan prepared by Kenneth Ng, BC Land Surveyor, all stamped “Received August 1, 2017”, and including the following variances for the property located at PID 006-289-151, Lot J, Section 10, Esquimalt District, Plan 2923 [778 Dominion Road] **be forwarded to Council with a recommendation for approval** as

variances are reasonable and reflect existing condition of the house, the design is complimentary of the neighbourhood, and effort has been made to maintain the heritage look of the building. **The Motion Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 38 (5) Floor Area: A 20.0 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 68.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 38 (5) Building Massing: A variance to the requirement that the second storey of any two family dwelling shall be a maximum of 75% of the total floor area of the ground floor to allow the second storey to be 97% of the first storey.

Zoning Bylaw, 1992, No. 2050, Section 38 (9)(a)(i) - Siting Requirements – Principal Building – Front Setback: A 1.02 metre decrease to the requirement that no principal building shall be located within 7.5 metres of a Front Lot Line. [ie. from 7.5 metres to 6.48 metres];

Zoning Bylaw, 1992, No. 2050, Section 38 (9)(a)(ii) – Siting Requirements – Principal Building – Side Setback: A 0.28 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, in the case where a Parcel is not served by a rear lane. [ie. from 3.0 metres to 2.72 metres];

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – a reduction to the number of required off-street Parking Spaces, from 2 spaces to 1 space.

VI. PLANNER'S STATUS REPORT

- **460 Head Street:** [RZN to allow a 16 Unit Commercial Mixed Use Building in West Bay] APC recommended approval to Council on February 21, 2017 with the condition the Porte Cohere feature be closed in to add another commercial unit. Plans were revised and Council considered the Amendment Bylaw on May 23th and read it a 1st and 2nd time. Public Hearing occurred on June 19th and Council read the amendment bylaw a 3rd time. Staff worked with the architect and landscape architect to refine the public realm plan for inclusion in the s.219 covenant which was recently accepted by staff. Staff are updating the s.219 covenant and will await provision of confirmation of registration at LTSA staff prior to returning the amendment bylaw to Council for consideration of adoption.
- **101 Island Highway:** [RZN to allow changes to the permitted uses on the site to include multiple family residential use to enable the conversion of the existing motel to 96 rental units] APC recommended approval to Council on December 20, 2017. Council Considered Amendment Bylaw on May 15th and read it a 1st and 2nd time. Public Hearing occurred on June 12th and upon staff and the applicant resolving issues identified at the public hearing Council read the amendment bylaw a 3rd time on June 26th. The applicant has applied to the Surveyor General to adjust their waterfront lot line to one consistent with that detailed on plans in the rezoning application. Approval of the new legal plan remains outstanding. Staff will present the Amendment Bylaw for consideration of adoption when the new plan is approved and the voluntary s.219 covenant and Housing Agreement are updated and executed.
- **615 Fernhill Road:** [RZN to allow a 10 Unit Multiple Family Residential Building]. APC recommended approval to Council on June 20, 2017. Staff are developing the Amendment Bylaw for presentation to Council this fall.

- **651 Grenville Avenue:** [DVP to authorize two narrow lot homes] APC recommended approval to Council on June 20, 2017. Council considered the application on at the regular meeting to be held on July 10, 2017 and approved the DVP. Work has begun on the site to remove the existing home.
- **780 Dominion Road:** [RZN to allow a 16 child, Group Children's Daycare] APC recommended approval to Council on July 18, 2017. Council considered the Amendment Bylaw on September 11th and read it a 1st and 2nd time. Public Hearing is pending.
- **10 Phillion Place:** [DP/ DVP to allow an over height garage in the front yard] APC recommended approval to Council on July 18, 2017. Council considered the application on at the regular meeting to be held on August 21, 2017 and approved both the DVP and DP.
- **468 Foster Street:** [DP/ DVP to relax permitted height regulation and allow for increase in Building Mass on the second floor of a two family dwelling]. APC recommended approval to Council on August 15, 2017. Council considered the application on at the regular meeting to be held on September 11, 2017 and approved both the DVP and DP.

VII. COUNCIL LIAISON

- Councillor Liberchuk advised that on October 3rd there will be a Special Committee of the Whole meeting to discuss housing policies for the Official Community Plan. She encouraged the Advisory Planning Commission members to provide any feedback that they may have to Council for discussion at the October 3rd meeting.
- Councillor Liberchuk advised that the Township has purchased the building located at 1237 Esquimalt Road noting there will be discussions and consultations with residents on what will be done with the property.

VIII. INPUT FROM APC TO STAFF

Commission questions/comments included:

- Berdine Jonker offered to provide an informal session around heritage conservation and context language to the Commission members, if interested.
Trevor Parkes, Staff Liaison advised that staff will look at a mechanism that can be used to move forward with a training session for the members. He will have a discussion with the Director of Development Services and Corporate Officer and will provide an answer back to the members.
- Members inquired regarding the status of the environmental certificate for the ETS remediation?
Staff advised that the Township is waiting for the Ministry of Environment to issue the Certificate of Compliance.

IX. NEXT REGULAR MEETING

Tuesday, October 17, 2017

X. ADJOURNMENT

On motion the meeting adjourned at 7:42 P.M.

CERTIFIED CORRECT:

CHAIR, ADVISORY PLANNING COMMISSION
THIS 17th DAY OF October, 2017

ANJA NURVO, CORPORATE OFFICER

DRAFT



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: October 17, 2017

STAFF REPORT

DATE: October 13, 2017

TO: Chair and Members of the Advisory Planning Commission

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

SUBJECT: DEVELOPMENT VARIANCE PERMIT
1003 Wollaston Street
[PID 009-211-829, Lot 2, Block B, Section 11, Esquimalt District, Plan 292]

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit allowing construction of a new Single Family Dwelling as illustrated in the architectural drawings prepared by Pacific Homes, stamped "Received September 22, 2017", sited as detailed on the survey plan prepared JE Anderson & Associates, stamped "Received September 22, 2017", and including the following variance for the property located at PID 009-211-829, Lot 2, Block B, Section 11, Esquimalt District, Plan 292 [1003 Wollaston Street] **to either approve, or deny the application; including the reasons for the recommendation.**

Zoning Bylaw, 1992, No. 2050, Section 34 (8)(a) – Lot Coverage: A 6.2% increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel [ie. from 30% to 36.2%].

BACKGROUND:

Purpose of the Application

The applicant is proposing to construct a new Single Family Dwelling on a lot that is vacant except for a small garage that will be demolished. This new Single Family Dwelling covers 36.2% of the Area of the Parcel. This is 6.2% more than the allowed 30% Lot Coverage; hence, this application requires a variance before a building permit can be issued.

Context

Applicant: Tara Cumming

Owners: Robin Jones and Liz Sansoucy-Jones

Property Size: Metric: 556 m² Imperial: 5988 ft²
Existing Land Use: Single Family Residential

Surrounding Land Uses:

North: Multi-Unit, Low-Rise Residential
South: Single Family Residential
West: Single Family Residential
East: Single Family Residential

Existing Zoning: RS-1 [Single Family Residential]

Zoning

The proposed Principal Building covers 201.5 m² while there are no Accessory Buildings or other Structures proposed. This area for the Principal Building corresponds to 36.2% of the Area of the Parcel, which is 6.2% more than the allowed 30% Lot Coverage under RS-1 zoning.

Public Notification

As this application includes 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.**
2. Forward the application for a Development Variance Permit to Council with a **recommendation of denial.**



Wollaston St

MacAulay St

1015

1011

1007

1003

1001

1010

1006

Subject Property Map
1003 Wollaston Street



976

982

987

989

525

MACAULAY ST

WOLLASTON ST

1001

1000

1003

1002

1007

1006

1011

1010

1015

1014

Wednesday September 20, 2017

Development Services Department
Township of Esquimalt

Re: Development Variance Permit Application for 1003 Wollaston Street

Good Afternoon,

We are writing today to ask you to consider relaxing the lot coverage restriction for a proposed new home at 1003 Wollaston Street.

The home is a modest single-family home with a one-bedroom suite. The main floor of the home is designed to accommodate level entry, no-step living and future "aging in place". Due to the sloping nature of the lot, a deck is needed at this level, to allow us, as homeowners, some enjoyment of the outdoors without having to go down a set of stairs or a path to the ground level below.

The lower level of the home contains two guest bedrooms, and a one-bedroom suite for use as an income helper or a potential future caregiver.

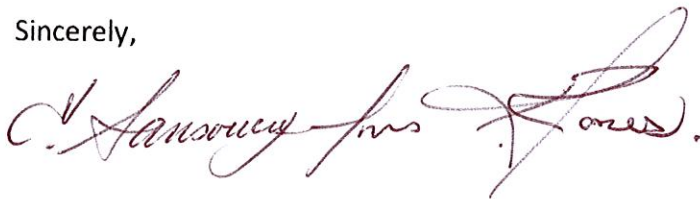
All zoning requirements are met, with the exception of 6% extra site coverage, which is due to the inclusion of the main floor deck and stairs.

We feel that the proposed 6% additional site coverage will not adversely affect the neighbouring properties. We have spoken with the neighbours September 17 and 18, and have received positive responses from 4 adjoining properties (signed agreements included in our application). The fifth property owner, Sheila Reddecopp, was unavailable on vacation.

We hope that you will agree that this home will fit in quite well in the neighbourhood, and that the requested variance will not cause any hardship towards any of the neighbouring properties.

Thank you for considering this request.

Sincerely,



Liz Sansoucy-Jones and Robin Jones
5951 Schooner Way
Nanaimo, BC V9V 1E8
250-758-5245 Home
250-802-6765 Cell



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.

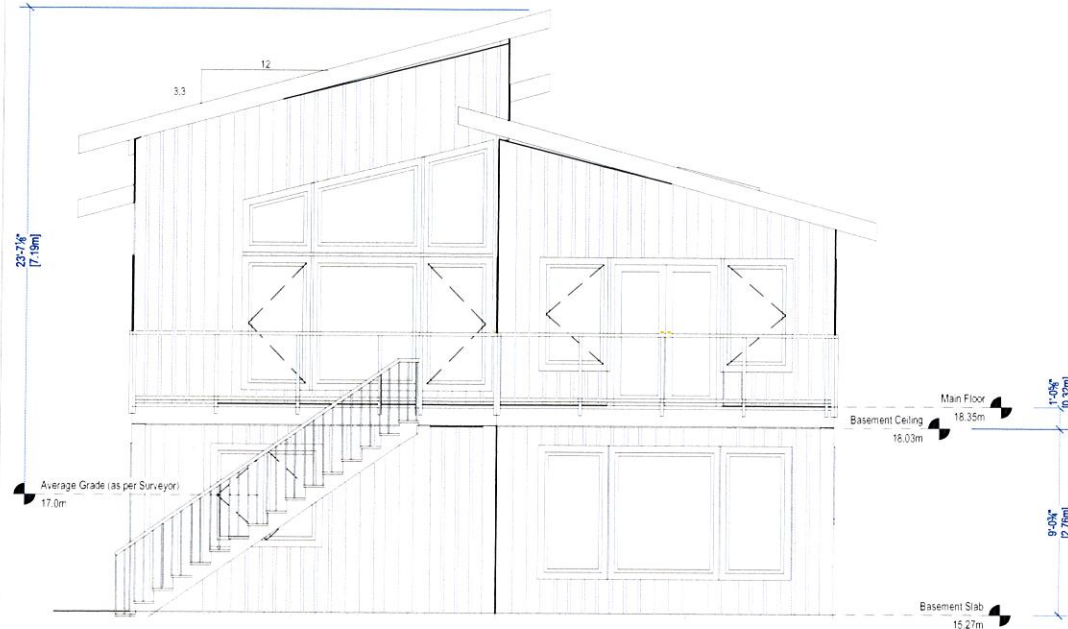
(10) **Fencing**

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.

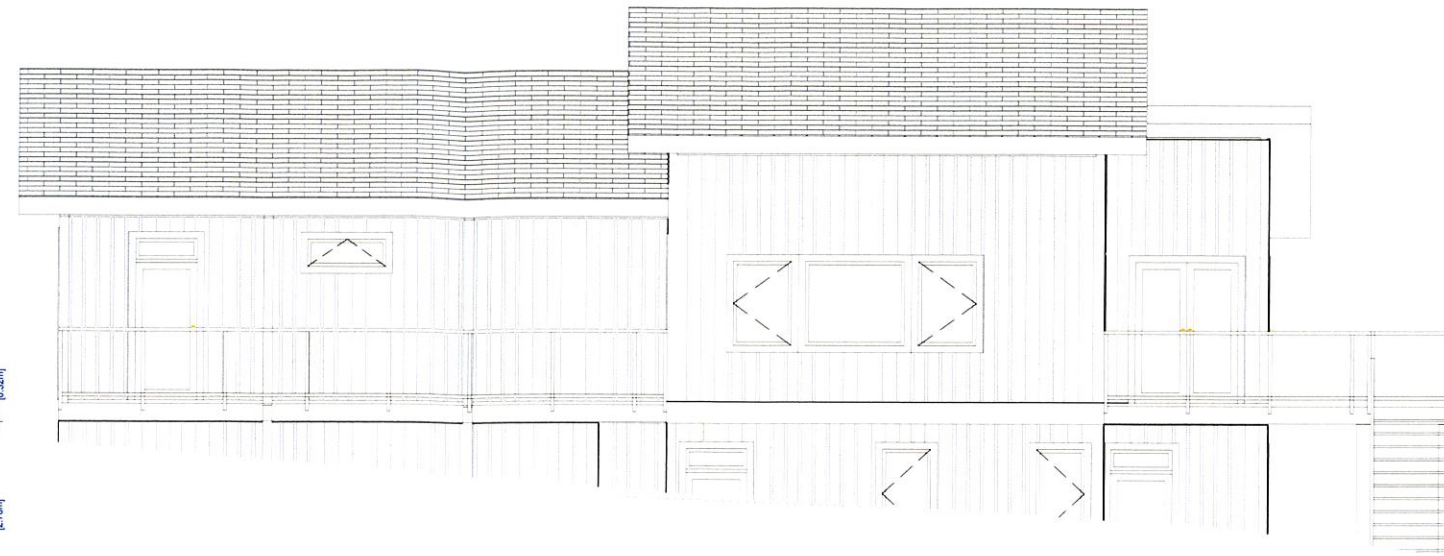
(11) **Off Street Parking**

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

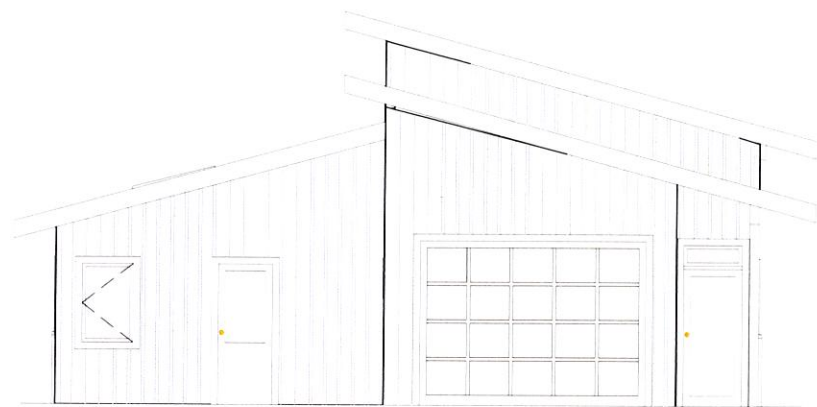
ELEVATIONS & MODEL VIEWS



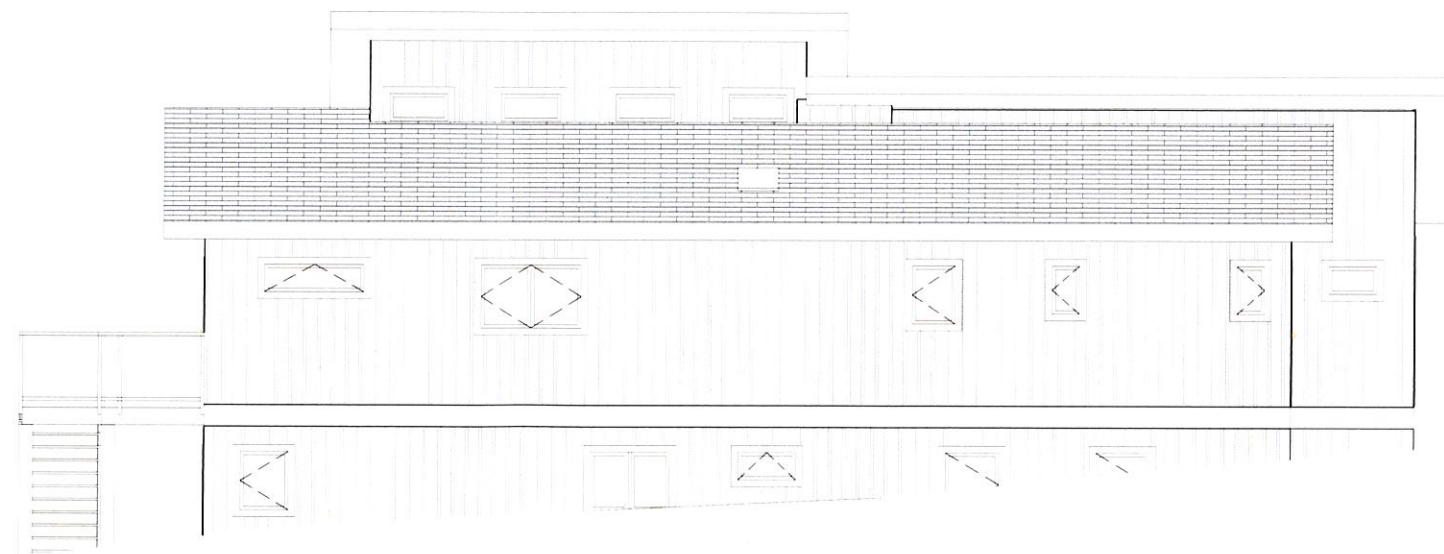
Rear Elevation
Scale: 1:50



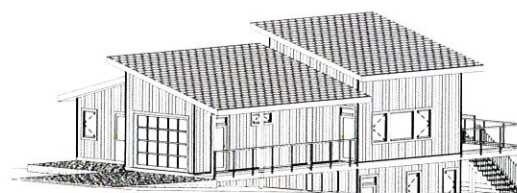
Right Elevation
Scale: 1:50



Front Elevation
Scale: 1:50



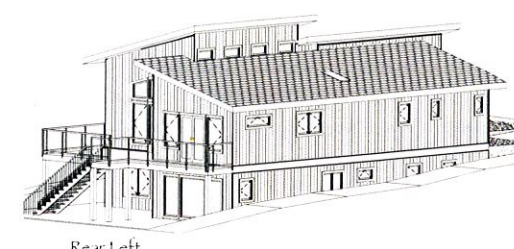
Front Left
Scale: 1:50



Front Right
Scale: 1:50



Rear Right
Scale: 1:50



Rear Left
Scale: 1:50



5	17-09-19	Plans for Development Variance Permit
4	17-09-14	Plans for Board of Variance
3	17-07-19	Revised Layout
2	17-07-13	Revised Layout
1	17-06-26	Preliminary Layout

No.	Date	Issue Description
	YY-MM-DD	



P.O. BOX 70,
TRANS CANADA HWY.
TEL. (250) 743-5584

THIS PLAN IS PROPERTY OF PACIFIC HOMES AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF THE MANAGEMENT

Project Title
Liz & Robin's Home

Project Location	Time / Date Stamp
1003 Wollaston St. Esquimalt, B.C.	2017, September 20 7:55:07 PM

Drawn By: TARA Sheet Number: 1 of 4

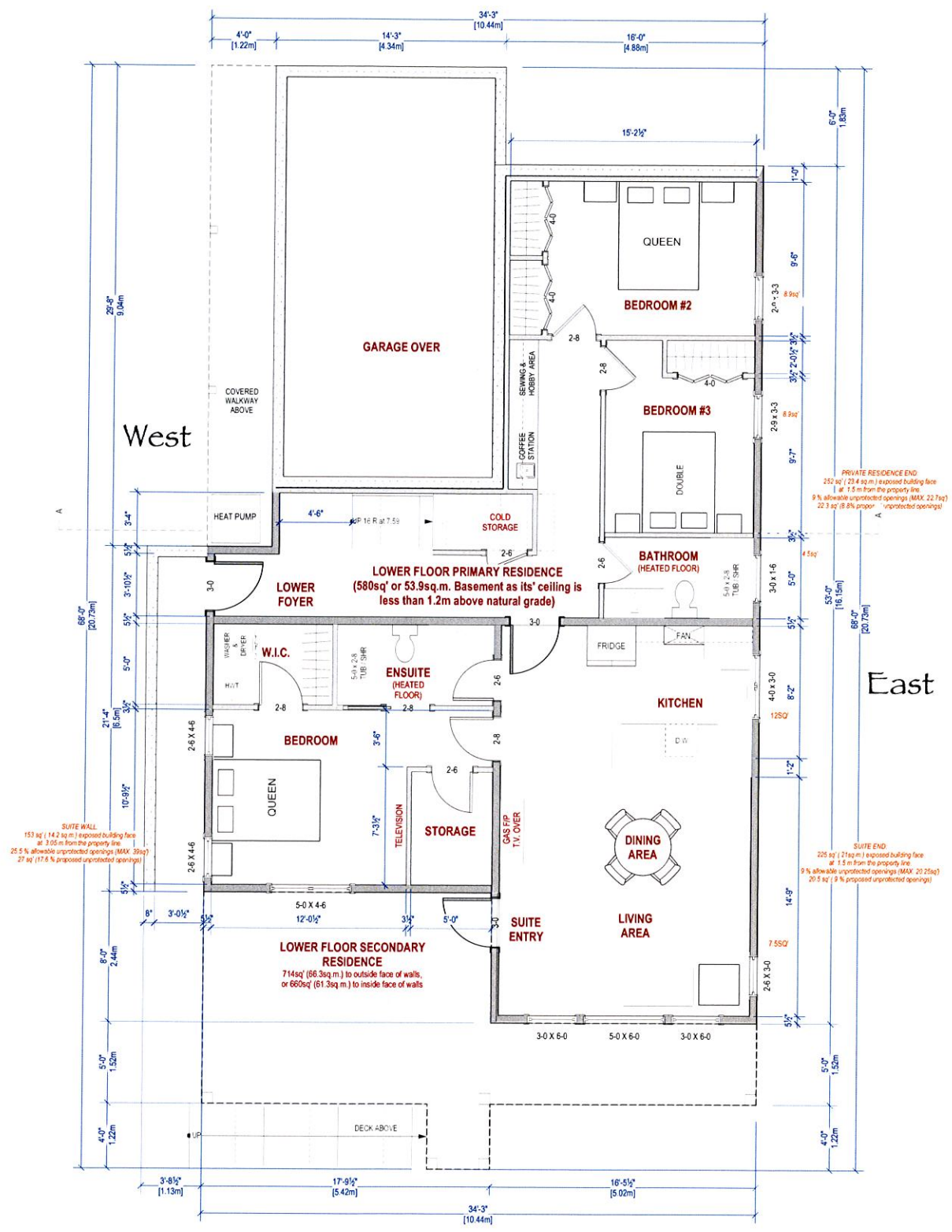
FLOOR PLANS

WOLLASTON STREET
North

WOLLASTON STREET
North

WALL LEGEND

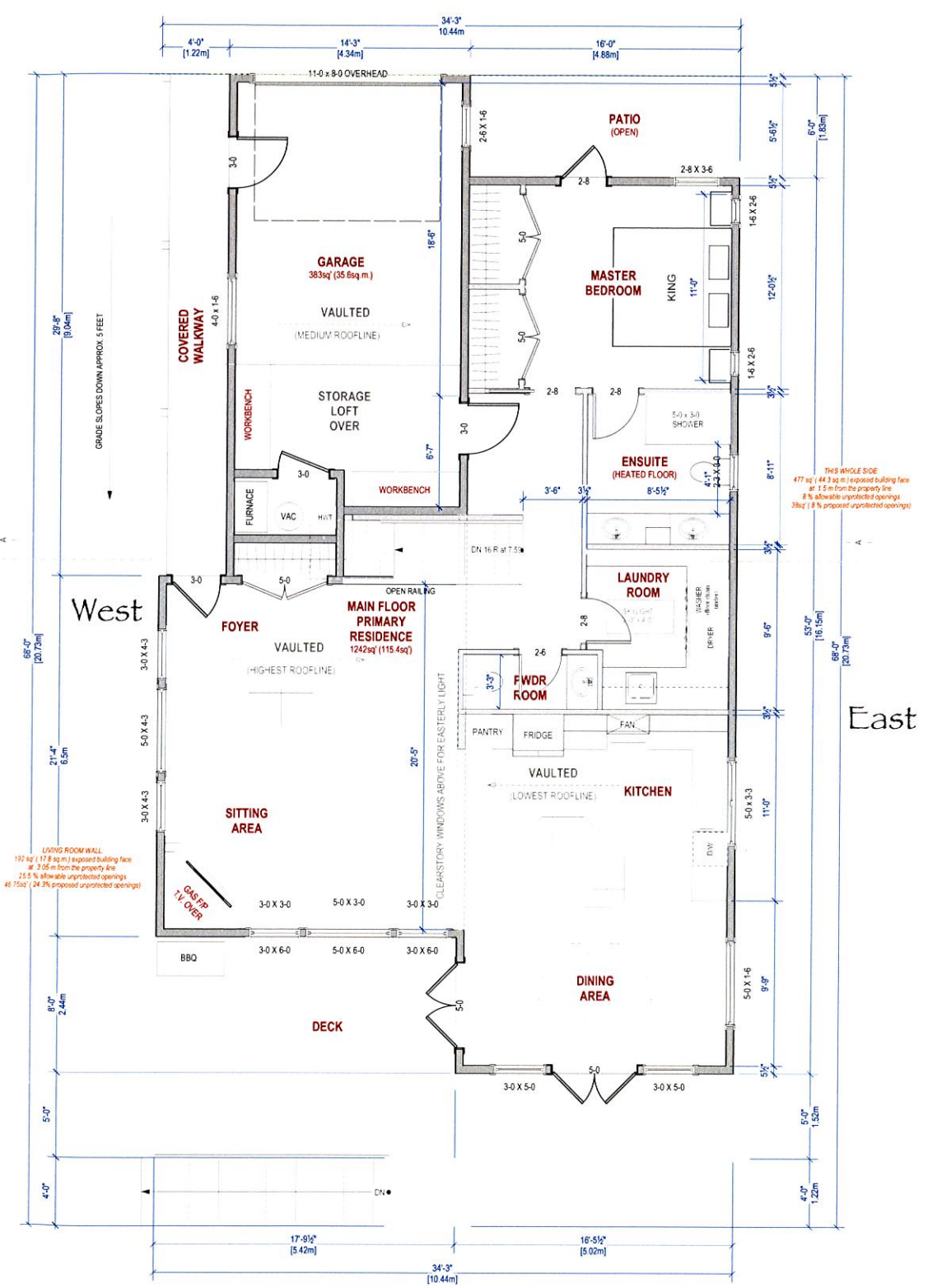
3 1/2" Interior walls:	
5 1/2" Exterior & Interior Bearing or plumbing walls:	
8" Concrete foundation on 16" x 8" footing:	
5 1/2" party wall on 16" x 8" footing:	



Lower Floor
Scale: 1:50

South

Note: All dimensions are from face of stud to face of stud, and from face of stud to center of openings.



Main Floor
Scale: 1:50

South

Note: All dimensions are from face of stud to face of stud, and from face of stud to center of openings.

5	17-09-19	Plans for Development Variance Permit
4	17-09-14	Plans for Board of Variance
3	17-07-19	Revised Layout
2	17-07-13	Revised Layout
1	17-06-26	Preliminary Layout
No.	Date	Issue Description



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ESQUIMALT, B.C.

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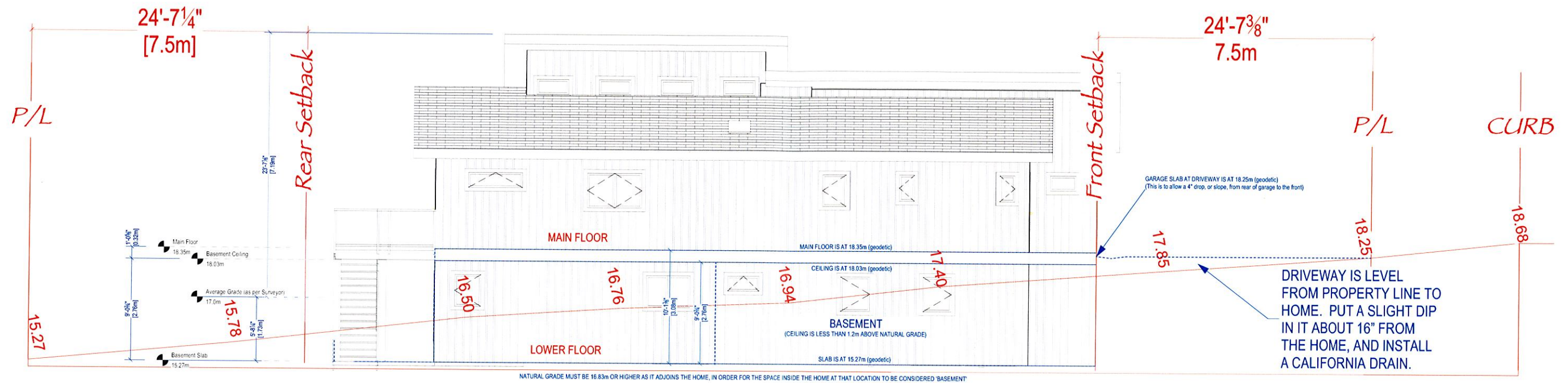
Project Title
Liz & Robin's Home

Project Location
1003 Wollaston St.
Esquimalt, B.C.

Time / Date Stamp
2017, September 20
7:55:21 PM

Drawn By: TARA
Sheet Number: 2 of 4

SITE SECTION



Scale: 1:50

NATURAL GRADE MUST BE 16.83m OR HIGHER AS IT ADJOINS THE HOME, IN ORDER FOR THE SPACE INSIDE THE HOME AT THAT LOCATION TO BE CONSIDERED 'BASEMENT'

5	17-09-19	Plans for Development Variance Permit
4	17-09-14	Plans for Board of Variance
3	17-07-19	Revised Layout
2	17-07-13	Revised Layout
1	17-06-26	Preliminary Layout

No.	Date	Issue Description
17-09-19	17-09-19	Plans for Development Variance Permit



P.O. BOX 70,
TRANS CANADA HWY.,
TEL. (250) 743-5584

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Project Title
Liz & Robin's Home

Project Location
**1003 Wollaston St.
Esquimalt, B.C.**

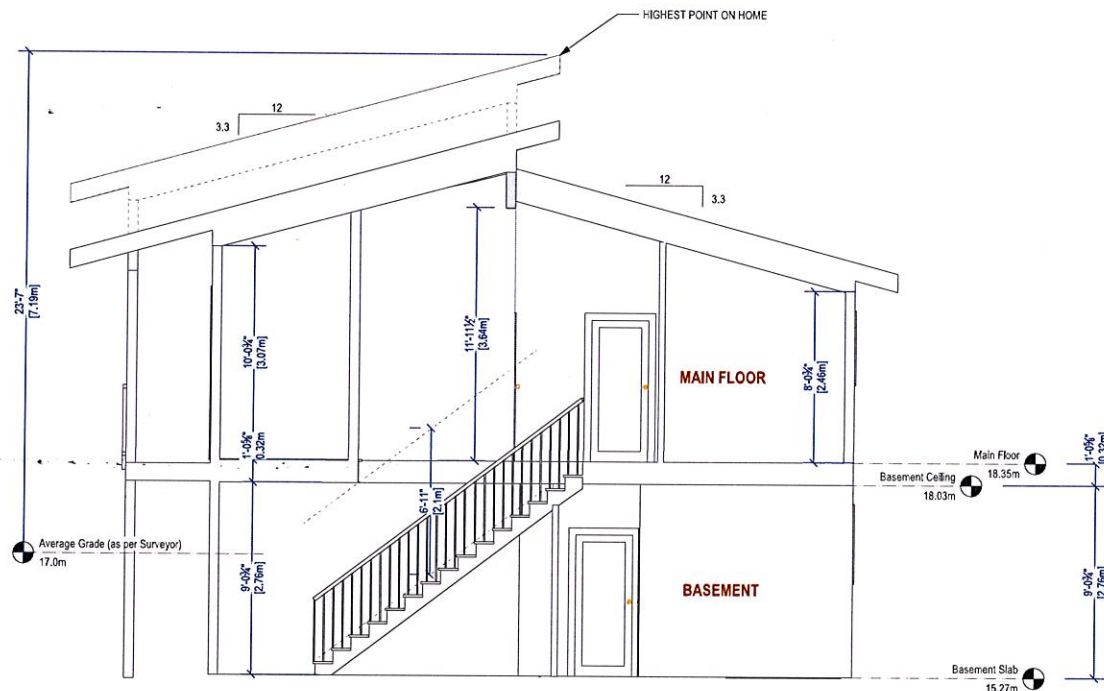
Time / Date Stamp:
**2017, September 20
7:55:21 PM**

Drawn By: **TARA** Sheet Number: **3 of 4**

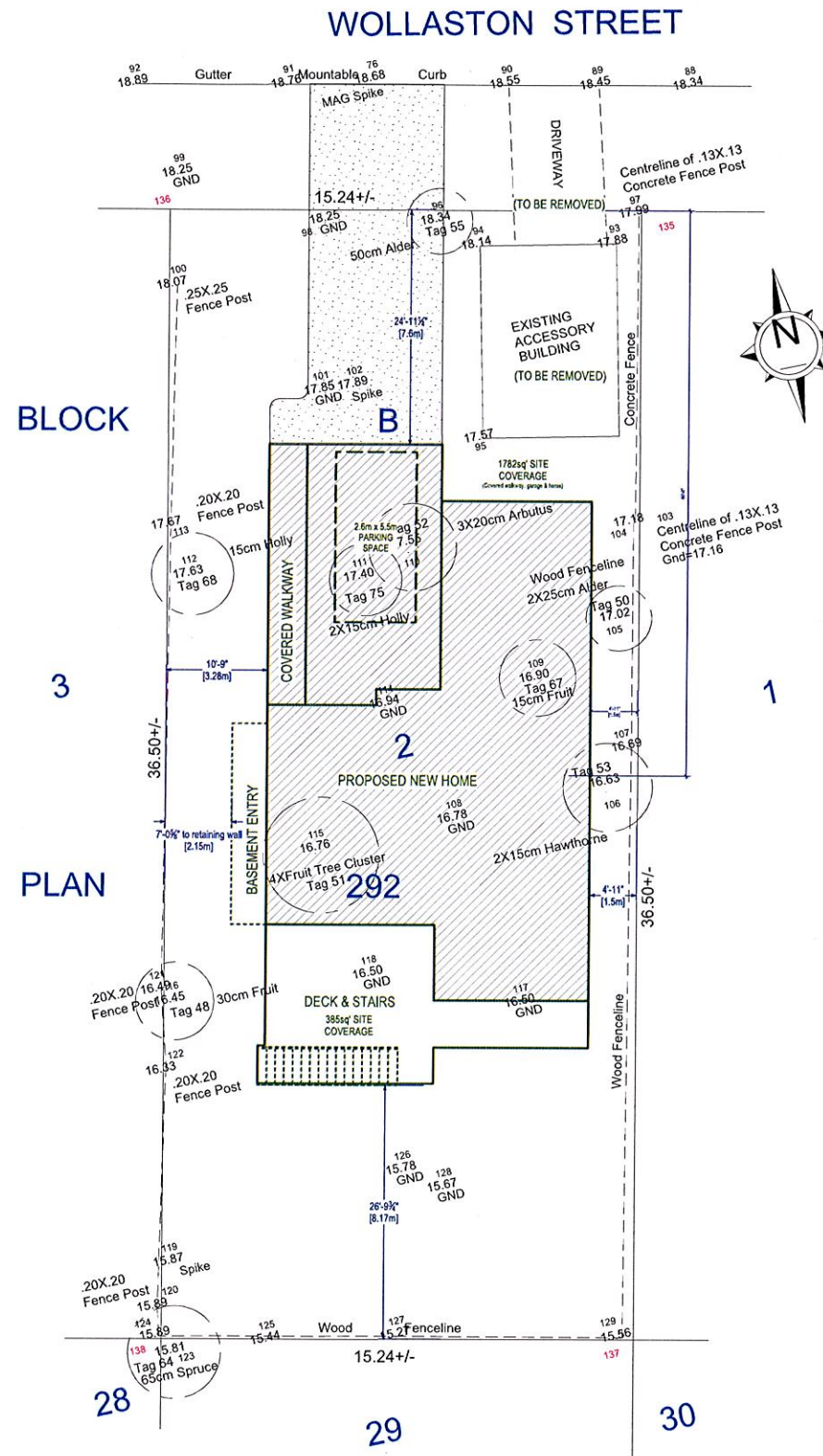
SITE PLAN & NOTES

1003 Wollaston Street (RS-1) - Project Info Table

Item	RS-1 Requirements	Proposed	
Permitted Uses	Single Family Residential with Secondary Suite (subject to Section 30.3)	Single Family Residential with Suite	OK
Parcel Size	Min. 530sq.m. for parcels created by subdivision	5996sq' (existing) (556sq.m.)	OK
Floor Area Ratio	Max. 0.35, or 2095sq' (not including the first 45sq.m. of garage space, or basement)	1956sq' = 0.33:1	OK
Floor Area	Min. 88sq.m. for the first storey	1242sq' = 115sq.m.	OK
Building Height	Max. 7.3m	7.19m	OK
Building Width	Min. 7.0m	34'-3" or 10.44m	OK
Lot Coverage	Max. 30% (1795sq')	1782sq' Home (incl. garage & covered Walkway) + 385sq' Deck & Stairs = 2167sq' = 36%	Variance required for 5%, or 372sq'
Front Yard Setback	Min. 7.5m	7.6m	OK
Rear Yard Setback	Min. 7.5m	8.17m	OK
Interior Setbacks	Min. 1.5m one side, Min. 3.0m other side.	1.5m & 3.28m (2.15m to retaining wall)	OK
Combined Side Yard Setbacks	Min. 4.5m	4.78m	OK
Suite	Max. 40% of floor area of home OR 90sq.m. (whichever is less)	660sq' (as measured to inside face of exterior walls) = 33.7% of the floor area.	OK



Section AA
Scale: 1/4" = 1'-0"



BLOCK

PLAN

NOTE:
ELEVATIONS ARE TO GEODETIC DATUM
THE DECIMAL POINT OF THE ELEVATION DENOTES THE LOCATION OF THE SHOT TAKEN UNLESS OTHERWISE NOTED
PROPERTY LINES HAVE BEEN CALCULATED FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS AND MUST BE CONFIRMED BY A REPOSTING PLAN
TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST
GND DENOTES EXISTING GROUND

SITE PLAN

AT 1003 WOLLASTON STREET PID 009-211-829

LEGAL:
LOT 2, BLOCK B, SECTION 11,
ESQUIMALT DISTRICT, PLAN 292

D.R. CARRIER
OCTOBER 4, 2016.
CLIENT:
ELIZABETH SANSOUCY-JONES

No.	Date	Issue Description
5	17-09-19	Plans for Development Variance Permit
4	17-09-14	Plans for Board of Variance
3	17-07-19	Revised Layout
2	17-07-13	Revised Layout
1	17-05-26	Preliminary Layout

PACIFIC HOMES
P.O. BOX 70,
TRANS CANADA HWY.
TEL. (250) 743-5584

THIS PLAN IS PROPERTY OF PACIFIC HOMES AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF THE MANAGEMENT

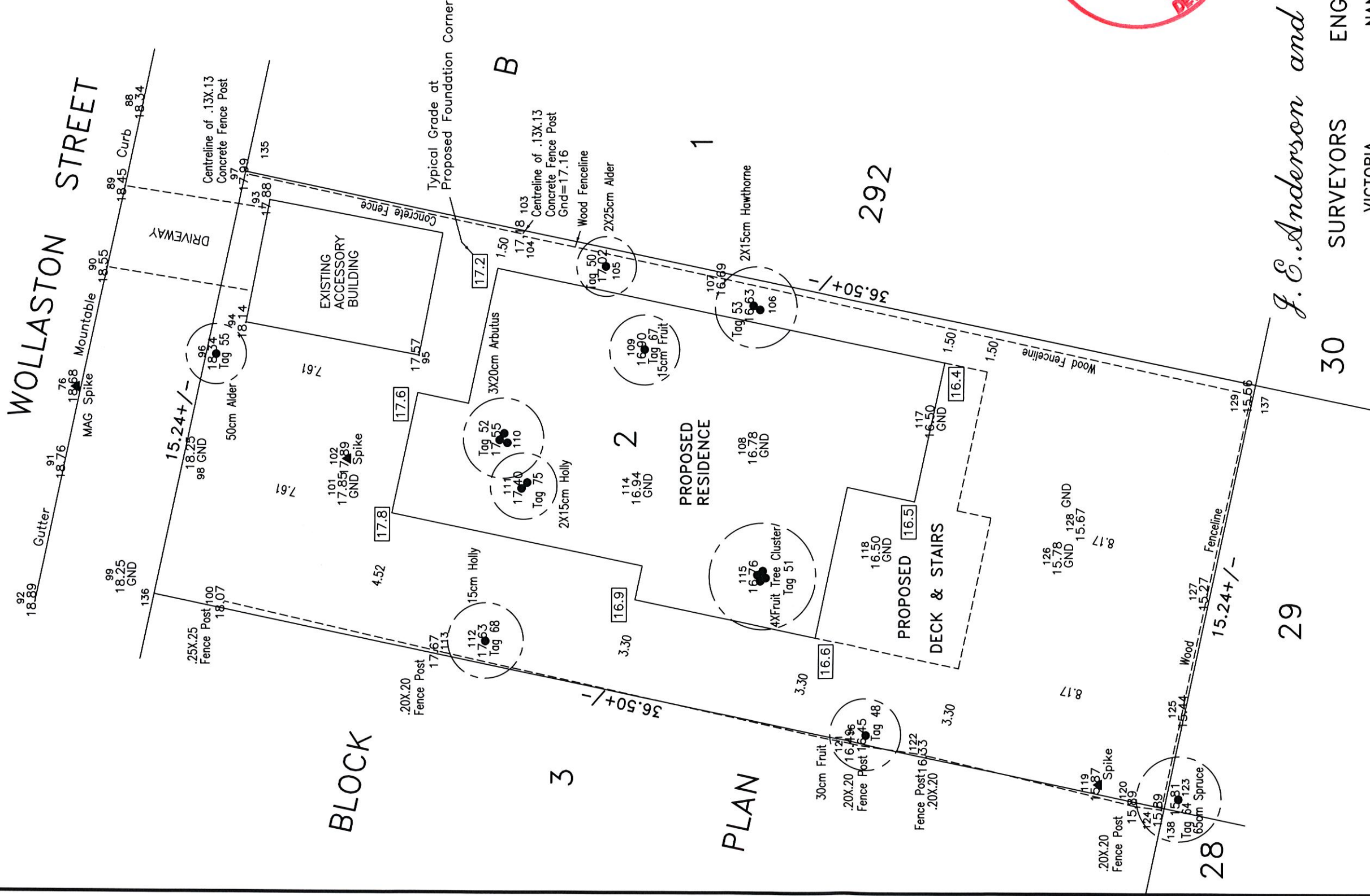
Project Title
Liz & Robin's Home

Project Location
1003 Wollaston St.
Esquimalt, B.C.

Time / Date Stamp
2017, October 12
9:24:55 AM

Drawn By: TARA
Sheet Number: 4 of 4

WOLLASTON STREET



BLOCK PLAN

J. E. Anderson and Associates
 SURVEYORS ENGINEERS
 VICTORIA NANAIMO

SITE PLAN OF PROPOSED RESIDENCE	
AT 1003 WOLLASTON STREET	PID 009-211-829
LEGAL : LOT 2, BLOCK B, SECTION 11, ESQUIMALT DISTRICT, PLAN 292	
DRAWN BY : DBL	PROJECT SURVEYOR : D.R. CARRIER
SCALE : 1 : 150	DATE : OCTOBER 4, 2016.
CLIENT : ELIZABETH SANSOUCY-JONES	
OUR FILE : 29969	REVISION : SEPT. 20, 2017.

NOTE :
 ELEVATIONS ARE TO GEODETIC DATUM
 THE DECIMAL POINT OF THE ELEVATION DENOTES THE LOCATION OF THE SHOT TAKEN UNLESS OTHERWISE NOTED
 PROPERTY LINES HAVE BEEN CALCULATED FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS AND MUST BE CONFIRMED BY A REPOSTING PLAN
 TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST
 GND DENOTES EXISTING GROUND



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: October 17, 2017

STAFF REPORT

DATE: October 13, 2017

TO: Chair and Members of the Advisory Planning Commission

FROM: Trevor Parkes, Senior Planner
Bill Brown, Director of Development Services

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION
1052 Tillicum Road
[Lot C, Section 10, Esquimalt District, Plan 11683]

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped "Received September 18, 2017" 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 Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development zone [CD]. These changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

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 detailed landscaping will be evaluated in a separate application for Development Permit should this OCP amendment and rezoning application be approved by Council.

Context**Applicant:** Zebra Design [David Yamamoto]**Owner:** Harbans Johl**Property Size:** Metric: 980 m² Imperial: 10,548 ft²**Existing Land Use:** Two Family Residence**Surrounding Land Uses:**

North: 10 Townhouses/ Esquimalt Gorge Park

South: Two Family Residential

West: Single Family Residential

East: Single Family Residential/ Commercial [Gorge Point Pub]

Existing OCP Designation: Single and Two Unit Residential**Proposed OCP Designation:** Townhouse Residential**Existing Zoning:** RD-1 [Two Family Residential]**Proposed Zoning:** CD [Comprehensive Development District]**Comments From Other Departments**

The plans for this proposal were circulated to other departments and the following comments were received by the APC submission deadline:

Building Inspection: Design shall be BC Building Code and municipal bylaw compliant. Should application be approved plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit.

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the five townhomes proposed to be located at 1052 Tillicum Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved the development must be serviced in accordance with bylaw requirements including, but not limited to new sewer and drain connections and underground hydro, telephone and cable services. New gutter, curb and sidewalk along the Tillicum Road frontage may also be required. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

Parks Services: Staff note there are no trees on the property in need of protection. Tree protection is required along the rear property line for the existing hedge located on the neighbouring parcel to the west. Staff also noted that the concept landscaping is appropriate.

Fire Services: Staff reviewed the plans and have no concerns with the project.

ISSUES:**Zoning**

Density, Lot Coverage, Siting and Setbacks: The following chart compares the setbacks, lot coverage, floor area ratio and parking of this proposal with the requirements of the RM-3 [Multiple Family Residential Zone]:

	RM-3 (Multiple Family Townhouse)	Proposed CD Zone (5 Townhouse Units)
Minimum Unit Size	75 m ²	140 m ²
Floor Area Ratio	0.60	0.74 [Density Bonus]
Lot Coverage	25%	34%
Setbacks		
• Front	7.5 m	5.2 m
• Rear	7.5 m	5.0 m
• Side	4.5 m/ 4.5 m	2.6/ 2.5 m
Building Height	9.0 m	9.6m
Off Street Parking	10 spaces	8 spaces

Floor Area Ratio: FAR measures buildable space in ratio to the size of the lot on which a building sits. The combined F.A.R of this proposal is 0.74 which is greater than the 0.60 maximum allowable in the RM-3 zone and is inconsistent with the maximum FAR of 0.70 identified within the OCP that is achievable without the requirement for provision of amenities. The applicant has not yet addressed the type or value of amenity contributions proposed to offset the 4% increase in density equaling an additional 40 square metres of living space distributed over the 5 units.

Lot Coverage: The combined Lot Coverage is 34% which is substantially greater than the 25% maximum permitted in the RM-3 [Multiple Family Residential] zone.

Height: High density Townhouse Developments in Esquimalt are limited to a height of 9.0 metres measured to the mid-height of the roof from average grade. The applicant proposes two buildings of different height, the tallest of which measures 9.6 metres, greater than the established standard.

Setbacks: This proposal requires a reduction to the front setback requirements of the RM-3 zone from 7.5m to 5.2m to the front patio and 6.8m to the front face of the principal building. The north interior side setback is reduces from 4.5m to 2.6m to the overhang of the principal building while the south interior side setback is reduced from 4.5m to 2.5m to the overhang of the principal building. In addition, the rear setback is reduced from 7.5m to 5.0m to the second storey deck and 6.4m to the foundation of the building. Staff note that when considering infill development proposals on specific sites, setbacks are often reduced to allow densification but these reductions must be carefully considered to ensure the project sensitively integrated in the existing neighbourhood.

Parking: Parking Bylaw, 1992, No. 2011 requires 2 parking spaces per unit be provided “behind the front face of the principle building” for Townhouse developments. This proposal incorporates a single car garage in each unit and an additional 3 visitor parking spaces thereby failing to satisfy this standard. Notwithstanding this inconsistency with the current Parking Bylaw requirement, staff are of the opinion that the provision of 3 visitor spaces is sufficient to for a five unit development. Staff will be working with the applicant to ensure these spaces are secured as Visitor spaces and cannot be dedicated to any one unit for exclusive use.

Official Community Plan

This proposal is not consistent with the current Land Use Designation applied to the subject Property, “Single and Two Unit Residential”. The proposal for five, grade accessible, townhome units requires the OCP Land Use Designation be amended to “Townhouse Residential”.

Section 2.2 - Residential Land Use of the Official Community Plan recognizes that modest growth is likely to occur through the infilling of vacant or under-utilized 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. Policies contained in Section 2 – Managed Growth – Land Use Development of the OCP are intended to ensure that this growth occurs in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

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.

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 are intended to provide more predictability for residents and give direction to design teams preparing development proposals. This proposal for five townhomes is substantially consistent with the policies contained in this section with the following exceptions:

Section 2.2.4.1(f) states “wherever desirable and achievable, consideration will be given for special needs and assisted housing, including seniors, disabled persons and families”. The proposed units are going to be marketed to young families and it is not expected that the units will incorporate accessible nor adaptable features.

Section 2.2.4.1(j) states bicycle lockups should be provided in a ratio of 1.5 per unit and not less than 6 lockups should be provided for the use of visitors. Staff are of the opinion that creative design utilized in the garage space could be used to accommodate private bicycle storage and that 6 bike lockups for use of visitors is a desirable feature that should be included on the site to encourage multimodal transportation.

OCP Section 3.3.1(a) Affordable Housing Objectives states that the Township should encourage a range of housing by type, tenure, and price to ensure that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

Section 9.3 Development Permit Area No. 1 - Multi-Unit Residential contains Development Permit Guidelines for land designated Multi-Unit Residential. As the Development Permit is not being considered at this time it would be inappropriate to address many of these guidelines with the following exception that is relevant to the discussion of zoning issues:

Section 9.3.5(d) states landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving. The proposed design achieves an attractive, yet exclusive, streetscape while the double drive aisle proposed as a largely uninterrupted swath of concrete. It is the opinion of staff that the applicant may consider

adding coloured concrete to visually break the mass of the maneuvering aisle and better define shared pedestrian areas from vehicular areas as the only pedestrian access to all five of these townhomes is via walking up the driveway. Altering the site plan to better accommodate pedestrians is another recommended consideration.

Green Building Features

The applicant has completed a list of Green Features that will be considered for inclusion on the design in lieu of completing the Esquimalt Green Building Checklist [attached].

Public Notification

As this is an Official Community Plan Amendment and 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. In order to satisfy the requirements of the *Local Government Act* staff are also required to provide additional notice to relevant government and institutional stakeholders within the Capital Region. A sign indicating that the property is under consideration for a change in OCP Land Use Designation and Zoning has been installed on the Tillicum Road frontage.

ALTERNATIVES:

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



1067

1060

4

5

6

7

8

9

10

1071

1075

1052

1051

Tillicum Rd

1048

1047₉₂₆

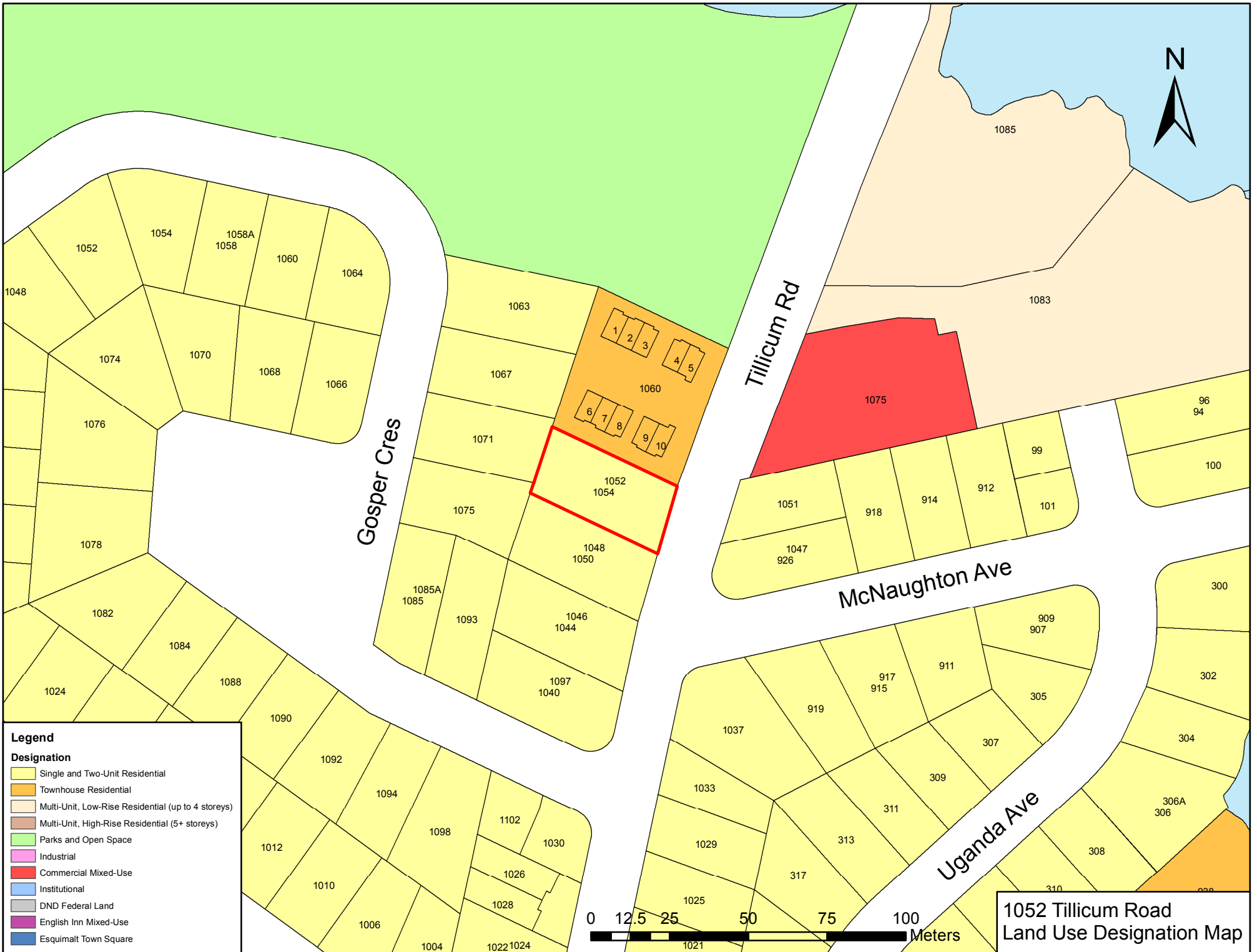
1085

1093

1044

McNaughton Ave

Subject Property Map
1052 Tillicum Road



Legend

Designation

- Single and Two-Unit Residential
- Townhouse Residential
- Multi-Unit, Low-Rise Residential (up to 4 storeys)
- Multi-Unit, High-Rise Residential (5+ storeys)
- Parks and Open Space
- Industrial
- Commercial Mixed-Use
- Institutional
- DND Federal Land
- English Inn Mixed-Use
- Esquimalt Town Square

1052 Tillicum Road
Land Use Designation Map

43. MULTIPLE FAMILY RESIDENTIAL [RM-3]

The intent of this Zone is to accommodate high density Townhouse or low density Apartment development.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

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

(2) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.60.

(3) **Building Height**

- (a) No Principal Building shall exceed a Height of 9 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(4) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 25% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(5) **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 4.5 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.

(6) **Usable Open Space**

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

(7) **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.

(8) **Off Street Parking**

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



September 18, 2017

The Corporation of the Township of Esquimalt
Municipal Hall - 1229 Esquimalt Road
Victoria, B.C. V9A 3P1

**Re: 1052 and 1054 Tillicum Road,
OCP Amendment and Rezoning for new duplex and triplex**

Attn: Planning Department and Development Services, Esquimalt

The proposed residential duplex and triplex project for Sak and Harbans Johl at 1052 and 1054 Tillicum Road will strive to incorporate 'Green Initiatives' in an effort to increase energy efficiency, improve indoor air quality and reduce the impact of construction on our environment.

Green Building standards are a desirable objective for the homeowners, as are energy efficiency, water conservation and management measures, reduction of storm and sewer infiltration, protecting and enhancing landscaping, air quality optimization, reuse and recycling of materials and resources, and increasing sustainable transportation modes.

While all the relevant items on Esquimalt's Green Building Checklist will be evaluated and contemplated for adoption by the property owners, at this point in time, prior to hiring a builder and doing all related costing they are not able to know just to what extent their project will follow the checklist. However the following list contains (but does not limit) items the property owner is considering employing:

Operational Systems:

- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3" (75mm) thermal run from mechanical room to attic
- Energy efficient light bulbs
- Use of air tight contact insulation on recessed lights to prevent air leakage
- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- On demand hot water system

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings
- High performance building envelope materials

Interior and Exterior Finishes:

- Entry doors manufactured from natural materials (wood, metal and glass)
- Natural cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)
- Highest quality interior and exterior materials as can be budgeted, for durability

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install into new duplex a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing home to be deconstructed and recycled as much as possible

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Utilize swales and permeable paving for storm water management

Thank you for your consideration of our application.

Sincerely,



David Yamamoto
per Sak Johl; Harbans Johl (property owners)



September 18, 2017

Township of Esquimalt
1229 Esquimalt Rd.
Esquimalt BC,
V9A 3P1

Dear Mayor and Council of the Township of Esquimalt,

This proposal requests re-zoning of an existing two-family lot to multi-unit residential to permit a proposal for 5 townhouses in two buildings. Since the lot is situated in the Enhanced Design Control Residential zone, an amendment to the OCP is also requested.

We believe the project is highly suited to re-zoning and amendment (for inclusion in the multi unit residential DP area) for the following reasons:

1. The lot is situated to make use of existing infrastructure: a major traffic and cycling route and immediate access to Gorge Park is an ideal combination for townhouses. Shopping plazas of course are handily nearby.
2. There is an evolving scenario of high density use along Tillicum Rd., beginning with the apartment complex on the Gorge, and the recent 10 unit townhouse adjacent to this proposal, thereby "reflecting the size and scale of adjacent developments" (OCP 9.3.5.a)
3. The proposal is "designed and sited to minimize visual intrusion into the privacy of surrounding homes." (OCP 9.3.5.b). The townhouse design allows only 2 windows on each side of the two buildings to overlook the neighbouring yards. The northerly townhouses therefore have relatively private rear yards. In our westerly rear yard, the neighbours' rear yard is elevated a meter above our ground floor and a neighbours' mature hedge assures mutual privacy. (OCP 9.3.5.b)

....cont'd

4. The proposal is intensively landscaped, and seeks to work with the existing topography by being terraced and landscaped, especially at the street (supports 9.3.5.d). It also is integrated with the character of the northerly townhouse, continuing the low rock wall as the first of two tiers.
5. The garages are entirely screened from the street, the drive aisle being parallel to Tillicum, and behind the building facing the street. (supports OCP 9.3.5.e)
6. The design integrates well with the adjacent townhouse project, and employs similar massing as well as a similar, but amplified, landscaping scheme (terraces, etc.) due to the steeper grade on this site. At the same time, we have employed a dramatically contrasting colour and materials palette.

We believe that for these reasons, the project warrants serious consideration for amendment and re-zoning. We have worked closely and in consultation with Esquimalt planning staff and appreciate their assistance. Thank you for your kind consideration of this proposal and trust the above as sufficient for advancement.

Sincerely,

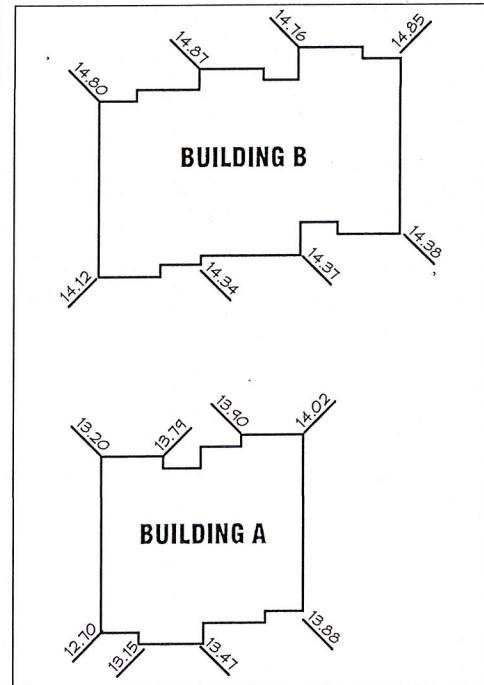
A handwritten signature in black ink, appearing to read 'Rus Collins', with a stylized, cursive script.

Rus Collins



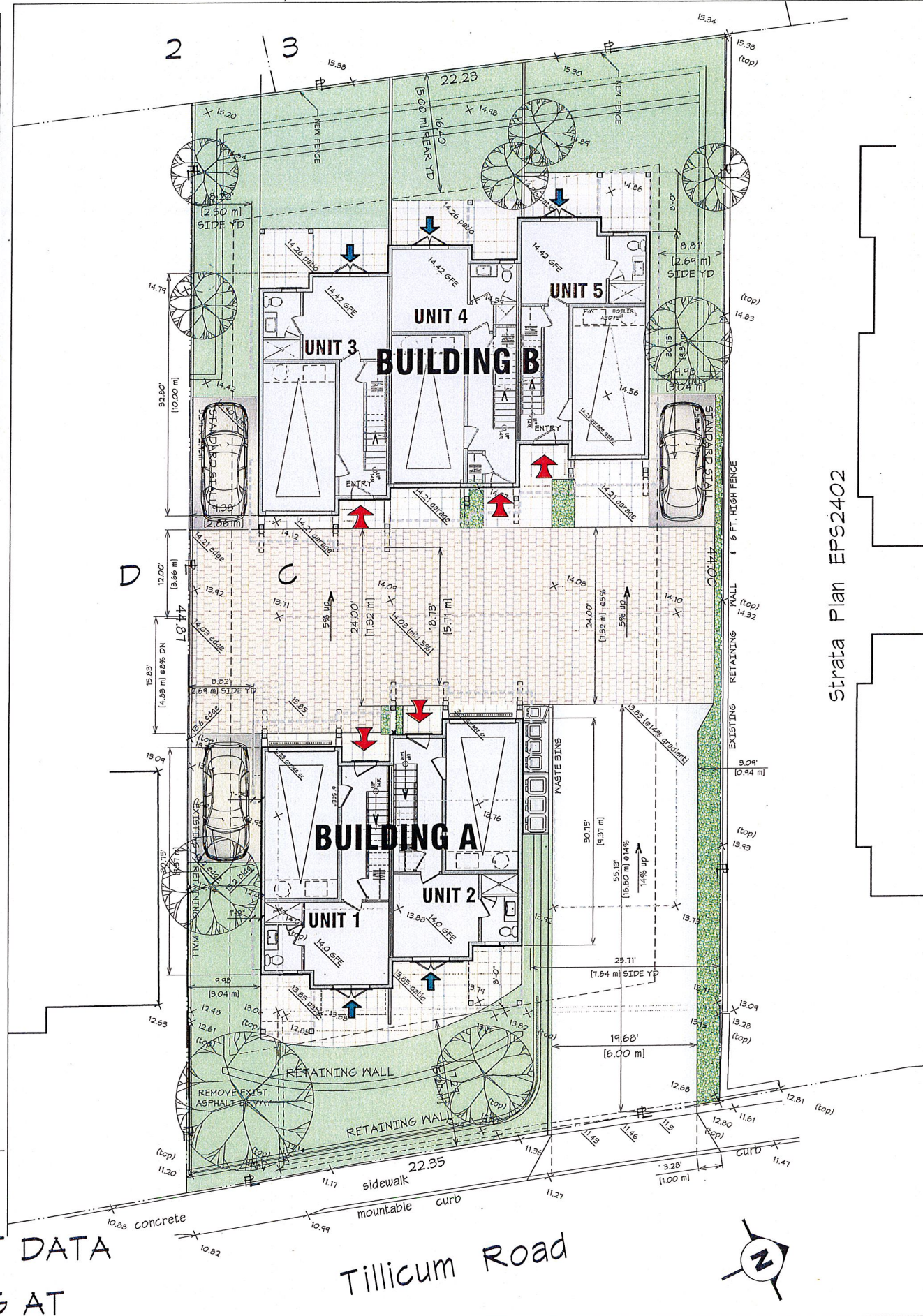
1 CONTEXT PLAN
SK-1

AVERAGE GRADE		
	BUILDING A	BUILDING B
CORNER POINTS	13.20	14.8
	13.19	14.87
	13.9	14.76
	14.02	14.85
	12.70	14.12
	13.15	14.34
	13.47	14.37
13.88	14.38	
TOTAL	108.11	116.49
AVERAGE GRADE	108.11/8 = 13.51 m	116.49/8 = 14.56 m



2 ELEVATIONS FOR AVERAGE GRADE
SK-1 SCALE= NONE

SITE PLAN & PROJECT DATA
PROPOSED REZONING AT
1052-1054 TILLICUM RD.
ESQUIMALT B.C



3 SITE PLAN
SK-1 SCALE= 1/8"=1'-0"

PROJECT DATA

LEGAL DESCRIPTION
LOT C, SECTION D,
ESQUIMALT DISTRICT, PLAN 11683

NET INTERIOR
FLOOR AREA BLDGS. 1 & 2 =
3119.4678.4 =
7197.4 sf

CURRENT ADDRESS
1052-1054 TILLICUM ROAD

FAR = 7197.4/10,548 = .739

ZONING
CURRENT ZONE: RD-1 (TWO-FAMILY)
PROPOSED ZONE: SITE SPECIFIC

PARKING
COVERED 5 STALLS
VISITOR 3 STALLS STANDARD
TOTAL: 8 STALLS

SITE AREA
980 m² (10,548 SF)

NO. OF UNITS
5 (FIVE)

TOTAL COVERAGE =
3569.7/10548 = 33.84%

BLDG. 1 COV. 1441.3 sf
BLDG. 2 COV. 2128.45sf
TOTAL COV. = 3569.7 sf

FLOOR AREA
BUILDING 1
UPPER 1241.0 sf
MAIN 1241.2 sf
LOWER 636.8 sf
TOTAL 3119.0 sf

FLOOR AREA
BUILDING 2
UPPER 1850.4 sf
MAIN 1850.7 sf
LOWER 917.3 sf
TOTAL 4618.4 sf

BUILDING HEIGHT

BUILDING A
AVERAGE GRADE= 13.51m
BUILDING HEIGHT = 9.59m [31.45']

BUILDING B
AVERAGE GRADE= 14.56m
BUILDING HEIGHT= 8.96m [29.39']

SETBACKS BUILDING A		
SETBACK TYPE	COMPARE CD-89	PROPOSED
FRONT @ STREET	5.0 m 16.4'	5.27 m 17.29' MIN. @ NE BLDG. CORNER
REAR MIN. TO BLDG.1	N/A	5.71 m 18.73'
SIDE NORTH	3.0 m 9.8'	7.84 m 25.71' AT CANTILEVER
SIDE SOUTH	3.0 m 9.8'	2.69 m 8.81' @ CANTILEVER 3.04m @ GROUND LVL

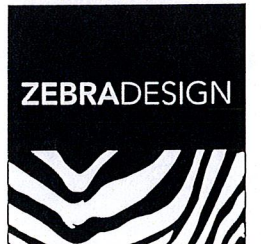
SETBACKS BUILDING B		
SETBACK TYPE	COMPARE CD-89	PROPOSED
FRONT TO BLDG 1	5.0 m 16.4'	5.71 m 18.73' MIN.
REAR MIN. TO BLDG.1	N/A	5.00 m 16.40'
SIDE NORTH	3.0 m 9.8'	2.69 m [8.81'] @CANTILEVER 3.04m [9.98'] @GROUND LVL
SIDE SOUTH	3.0 m 9.8'	2.50 m [8.22'] @ CANTILEVER 2.86m [9.38'] @GROUND LVL

NOTE:
REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPING

EGRESS

PRIMARY EGRESS ↑

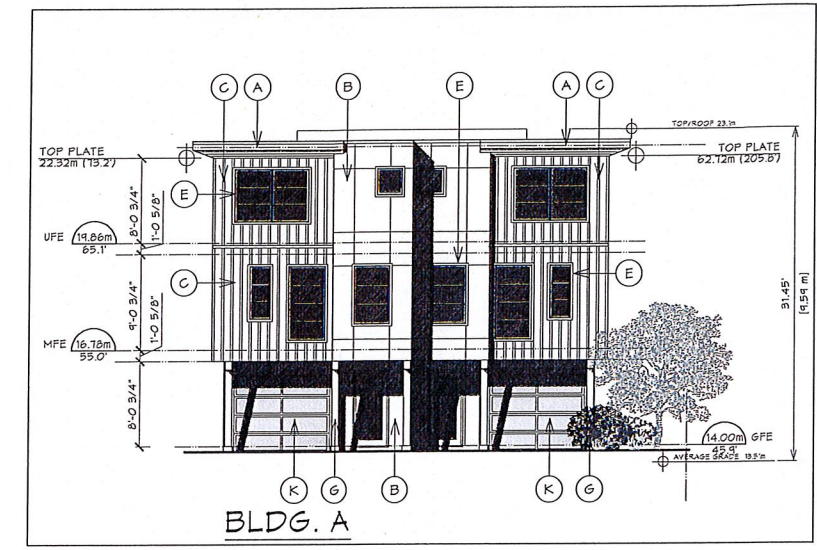
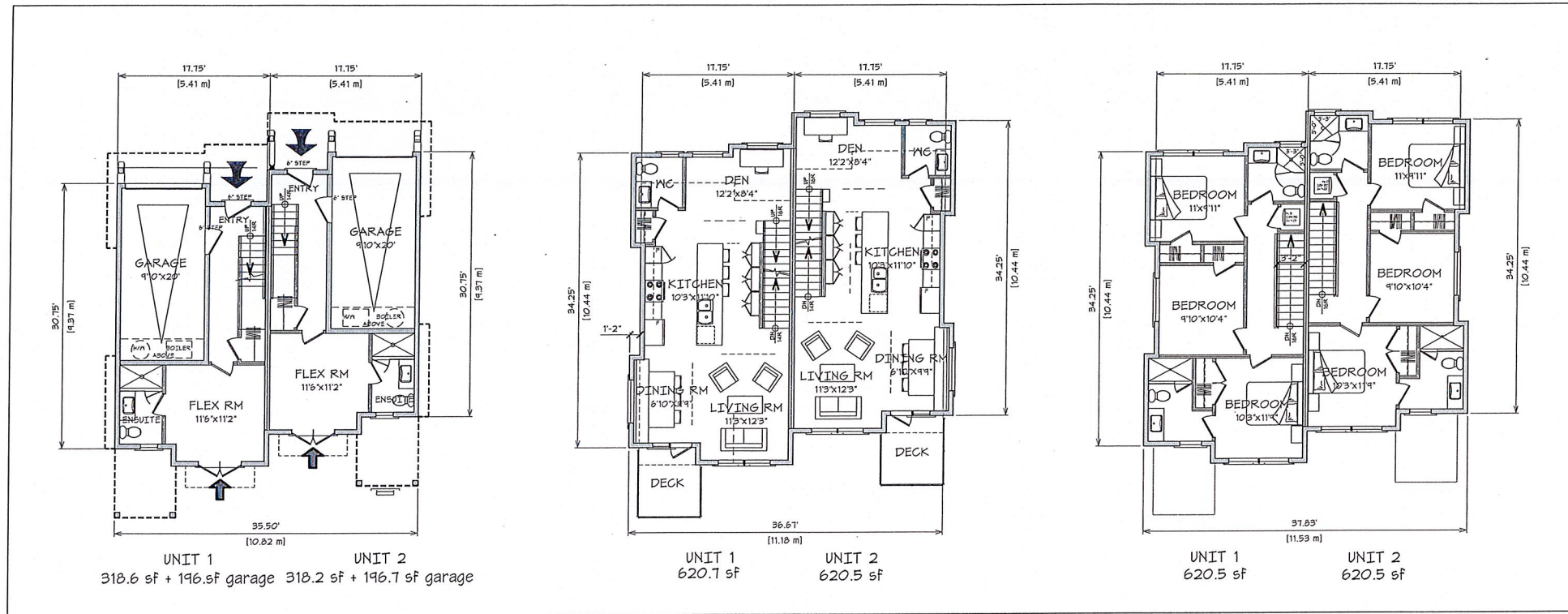
SECONDARY EGRESS ↑



SK-1

SCALE = 1/8"=1'-0"

REVISIONS & ISSUES		
REV	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

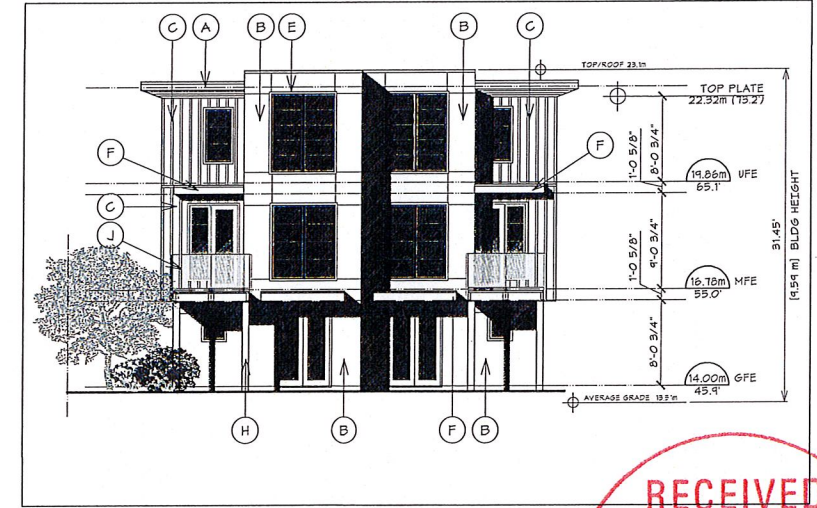
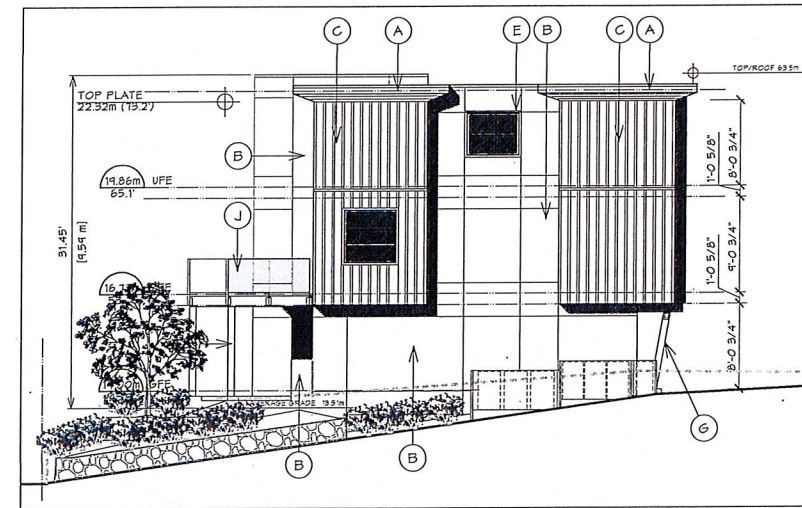
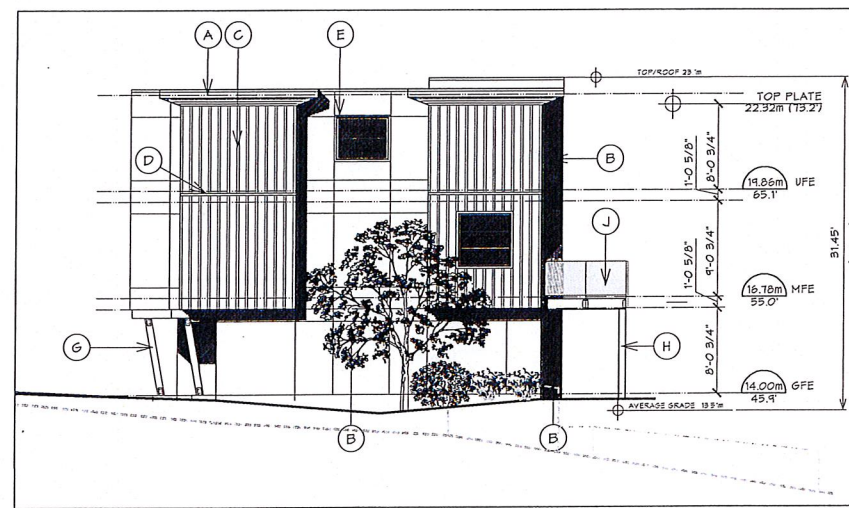


1 GROUND FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 636.8 sf + garages

2 MAIN FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 1241.2 sf

3 UPPER FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 1241.0 sf

4 WEST ELEVATION
SK-2 SCALE= 1/8"=1'-0"



5 SOUTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"

6 NORTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"

7 EAST ELEVATION
SK-2 SCALE= 1/8"=1'-0"

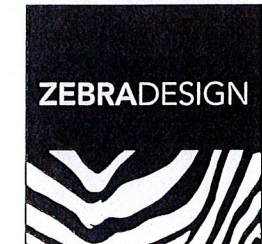
FINISH SCHEDULE	
A	1x10 PROJECTING FASCIA AND GATED CEDAR T16 SOFFIT
B	CEMENTITIOUS PANELS c/w REVEALS
C	BOARD & BATTEN
D	2x GATED WATERLINE
E	2x3 WINDOW/DR TRIM, WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	1x10 FASCIA ON PROJECTING CANOPY
G	8x8 TIMBER KNEE BRACE
H	8x8 TIMBER COLUMN
J	GLAZED BALCONY GUARDRAILS
K	GLASS & ALUMINUM GARAGE DOOR

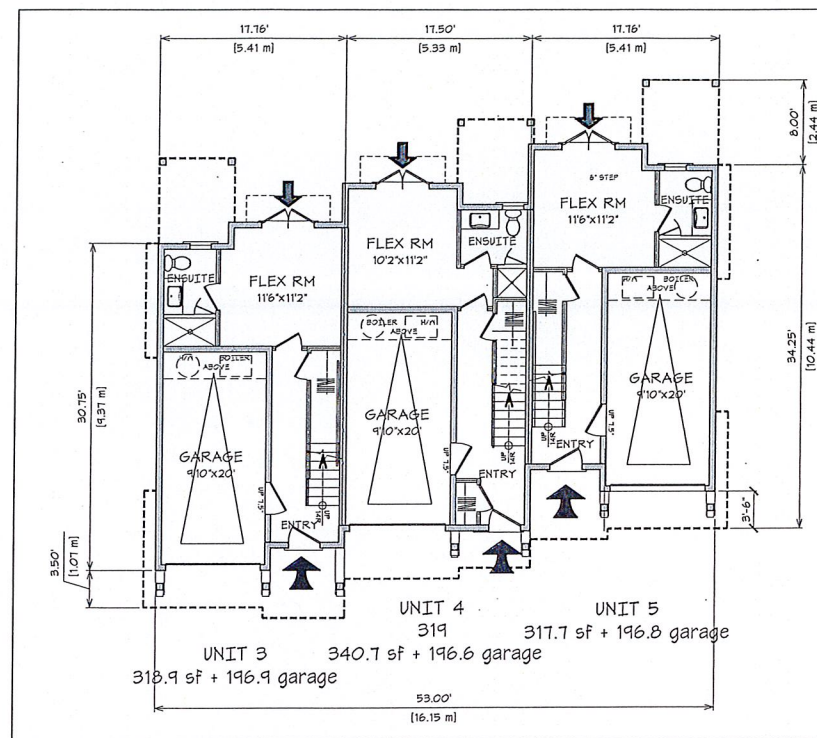


BUILDING A
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

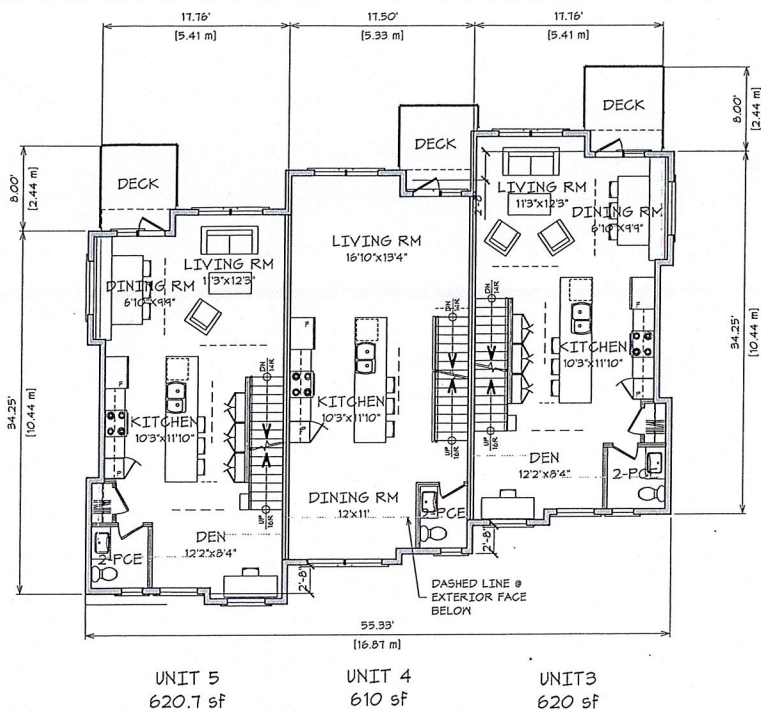
SCALE = 1/8"=1'-0"

SK-2

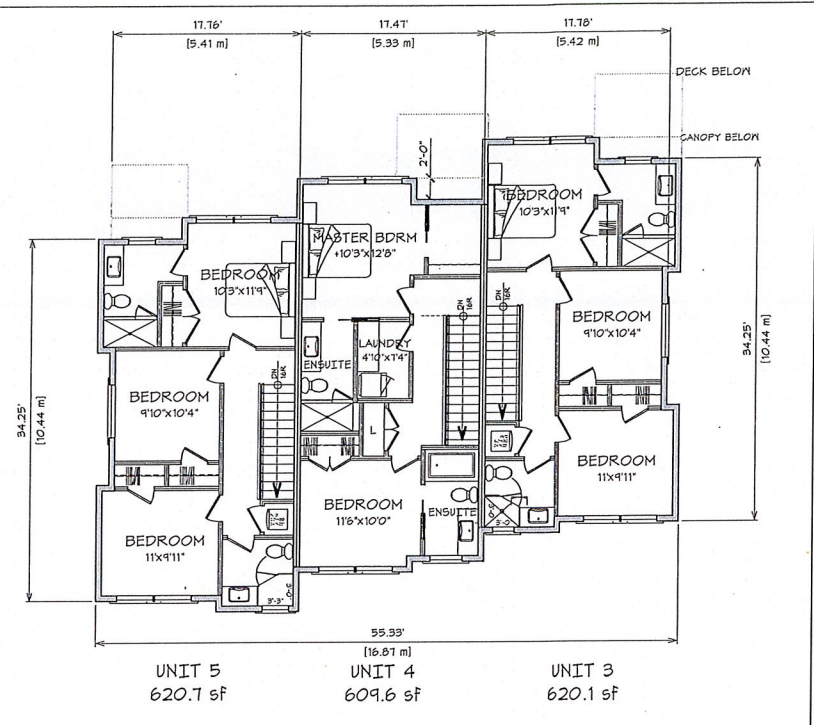




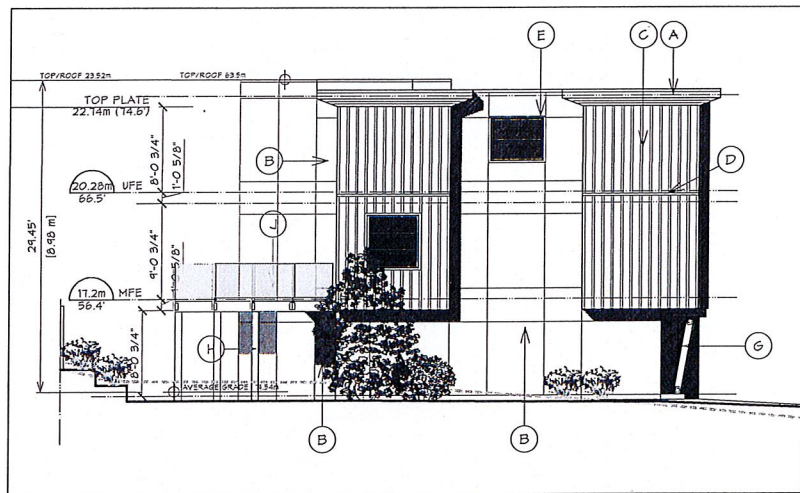
1 GROUND FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 977.3 sf + garages



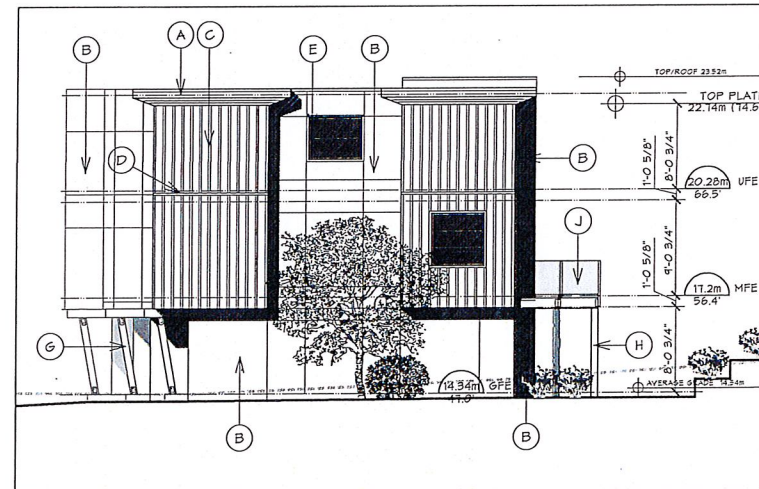
2 MAIN FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 1850.7 sf



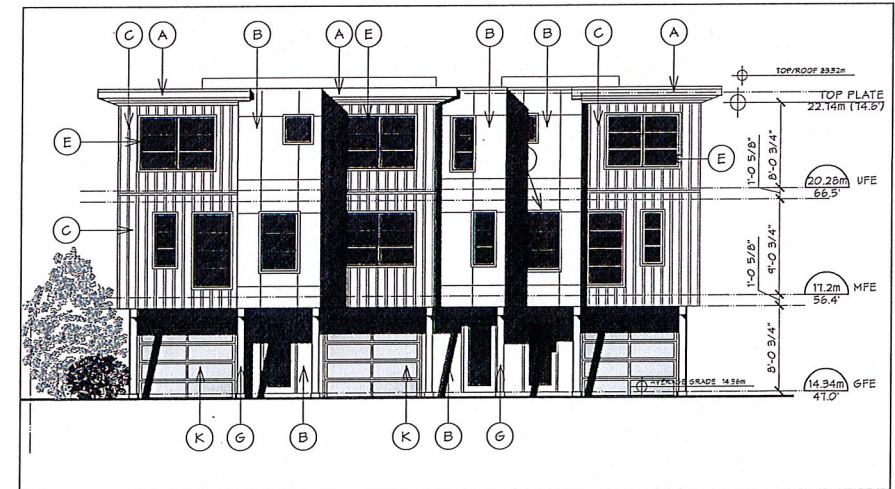
3 UPPER FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 1850.4 sf



4 SOUTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



5 NORTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



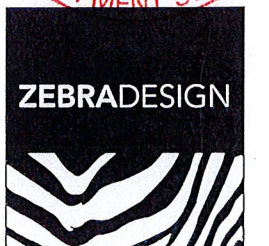
6 EAST ELEVATION
SK-3 SCALE= 1/8"=1'-0"



7 WEST ELEVATION
SK-3 SCALE= 1/8"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9/18/17

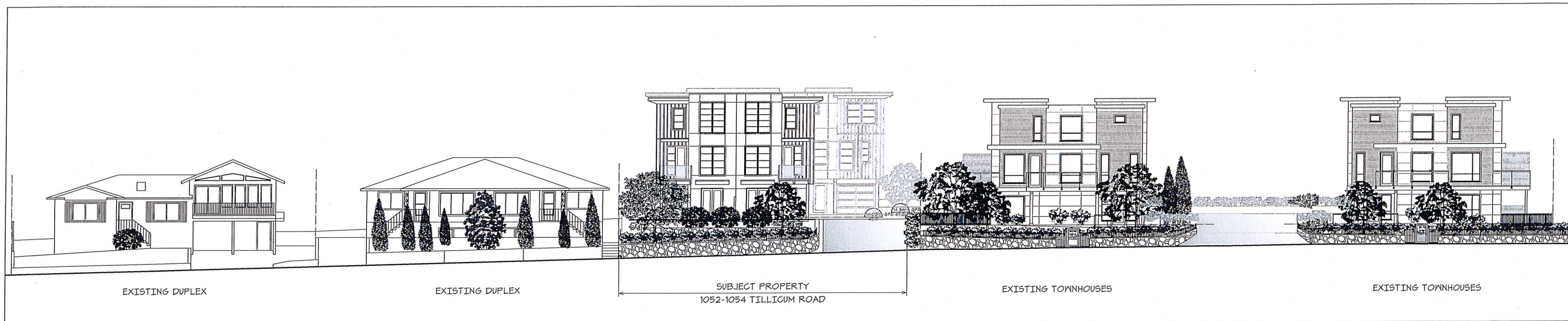
FINISH SCHEDULE	
A	1x10 PROJECTING FASCIA AND CANTED CEDAR T&G SOFFIT
B	CEMENTITIOUS PANELS c/w REVEALS
C	BOARD & BATTEN
D	2x CANTED WATERLINE
E	2x3 WINDOW/DR TRIM, WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	1x10 FASCIA ON PROJECTING CANOPY
G	6x6 TIMBER KNEE BRACE
H	6x6 TIMBER COLUMN
J	GLAZED BALCONY GUARDRAILS
K	GLASS & ALUMINUM GARAGE DOOR



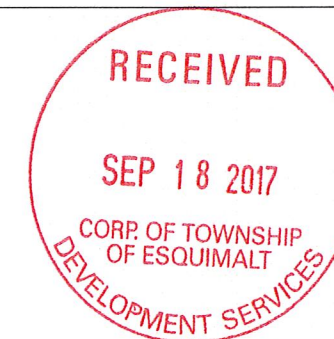
BUILDING B
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1052-1054 TILLICUM RD.
ESQUIMALT B.C.

SCALE = 1/8"=1'-0"

SK-3



1 STREETScape at TILLICUM RD.
SK-4 SCALE = 3/32"=1'-0"



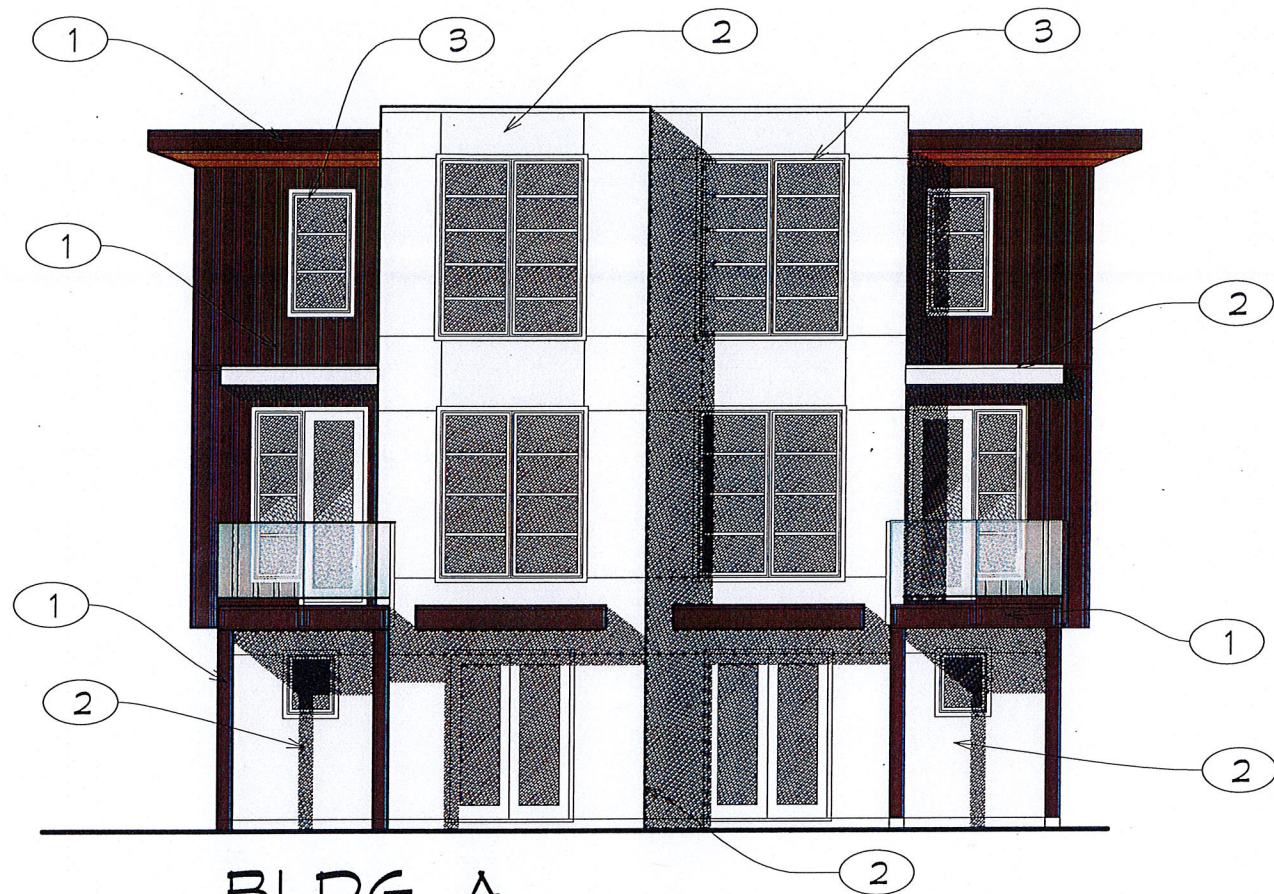
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

STREETScape
PROPOSED REZONING AT
1052-1054 TILLICUM RD.
ESQUIMALT B.C

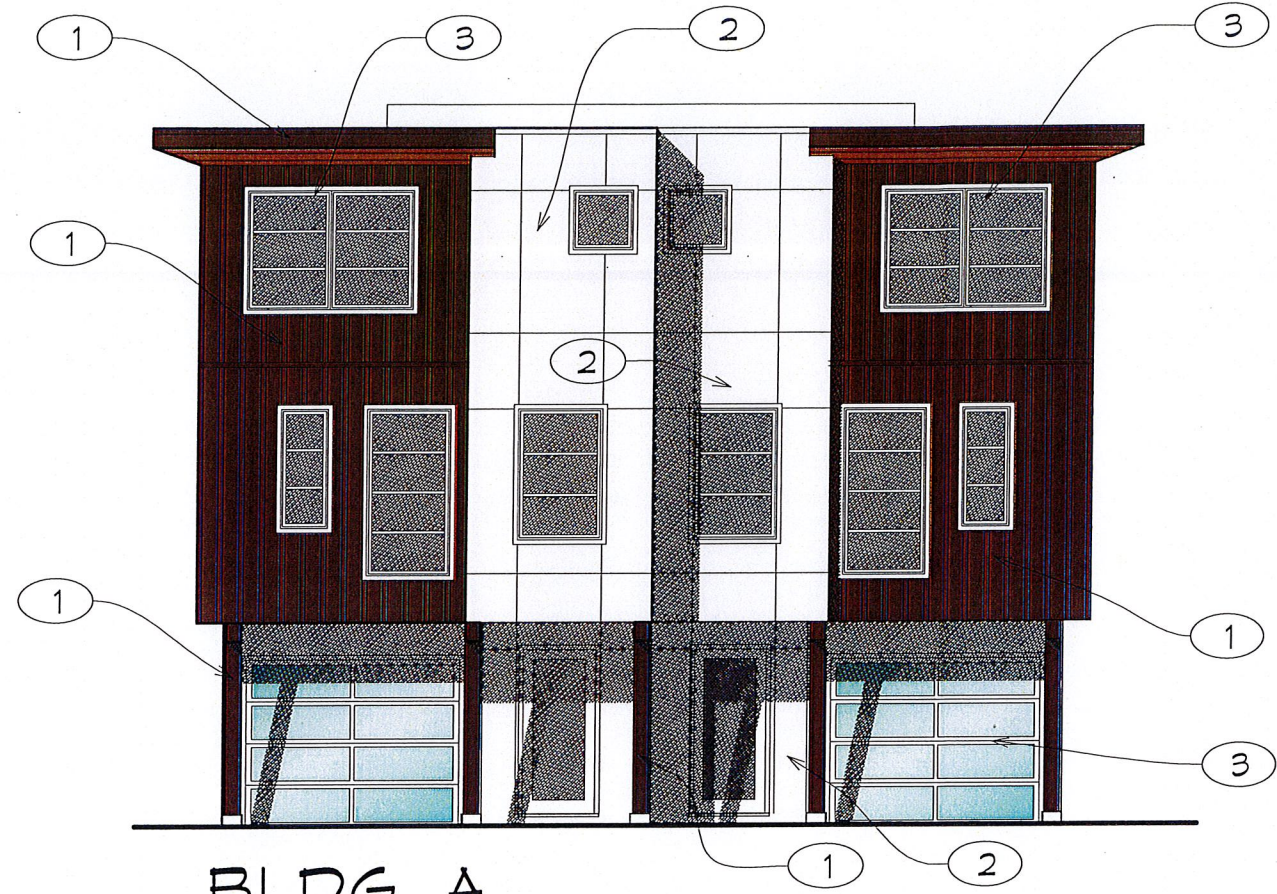
SCALE = 3/32"=1'-0"

SK-4

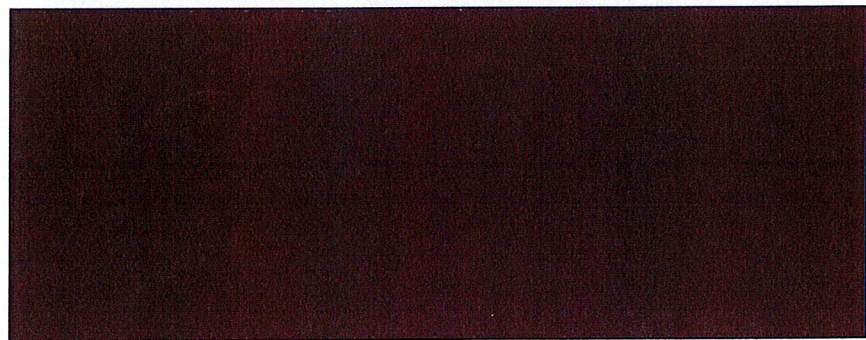




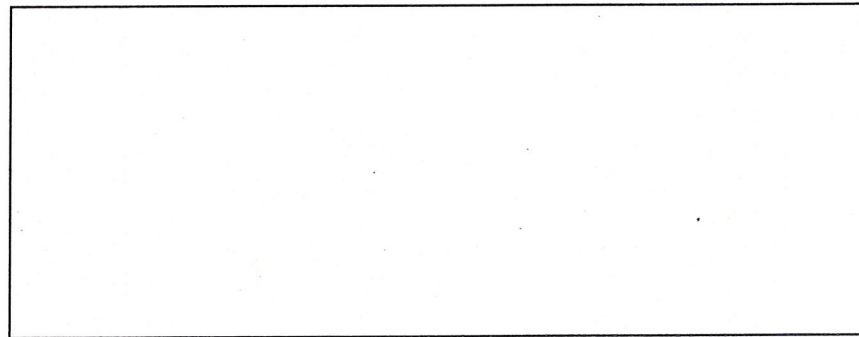
BLDG. A
EAST ELEVATION



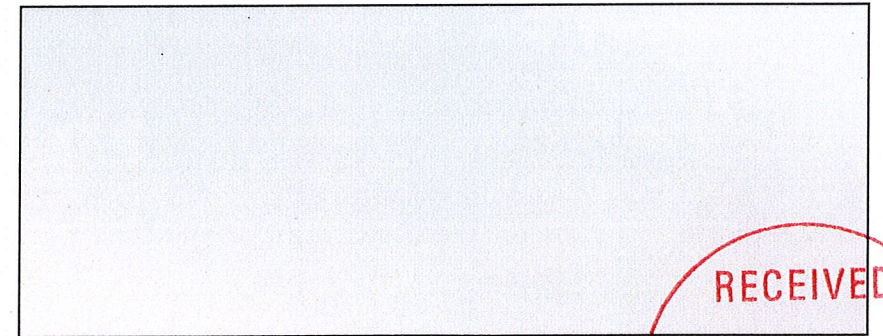
BLDG. A
WEST ELEVATION



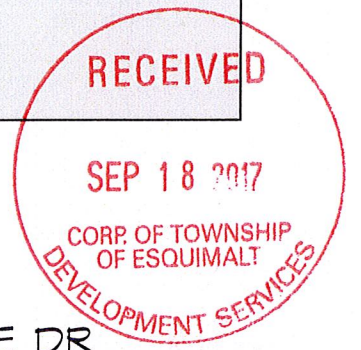
FINISH TYPE 1
FLOODPRO
SEMITRANSSPARENT
OIL FINISH
"NIGHT LITE"



FINISH TYPE 2
SHERWIN WILLIAMS
SW 7004
SNOWBOUND



FINISH TYPE 3
WESTECK
SILVER WINDOW FRAME
OBSCURE GLASS IN GARAGE DR

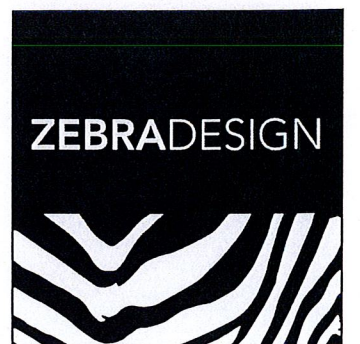


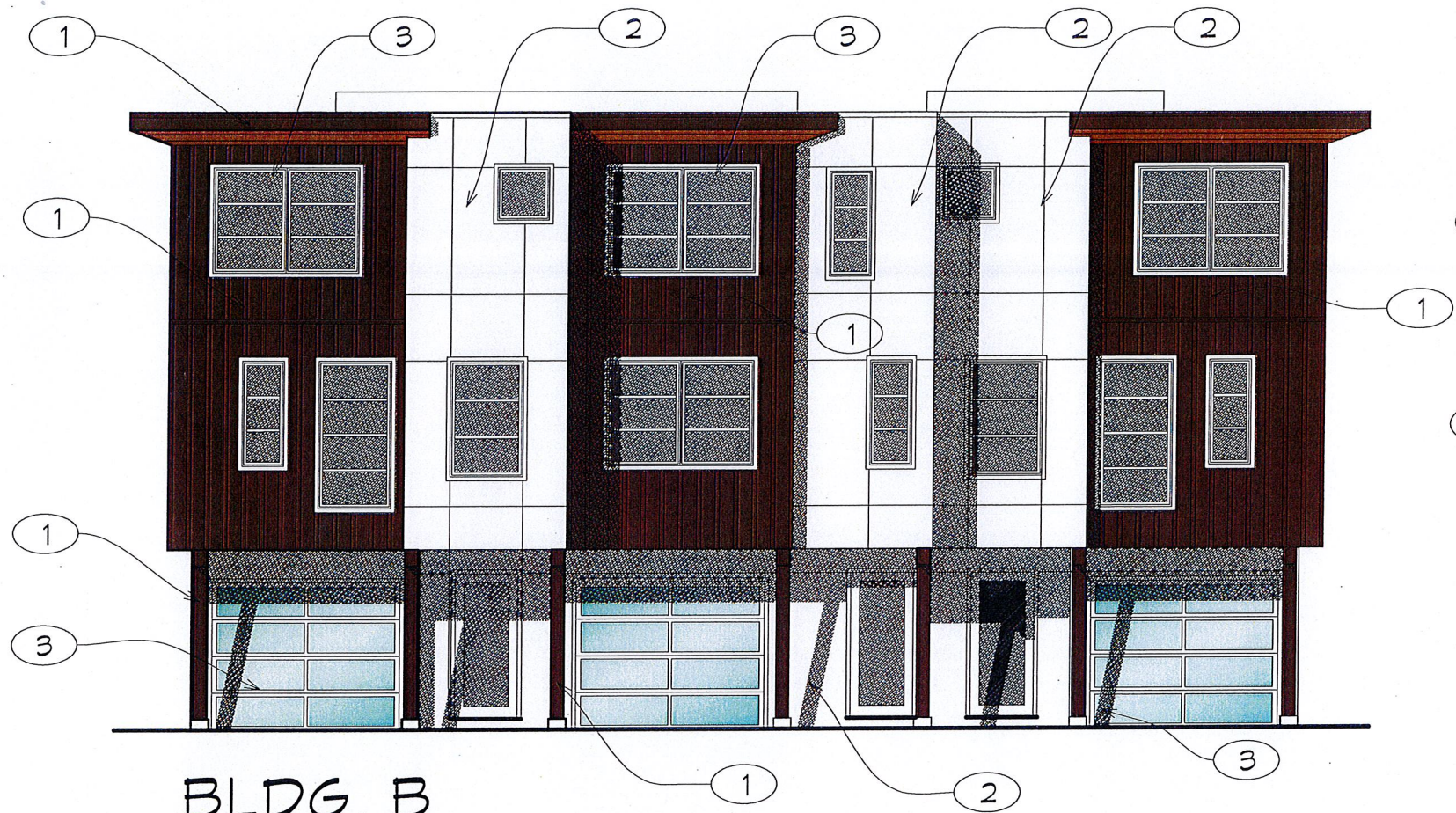
COLOUR SCHEME BUILDING A
PROPOSED REZONING AT
1052-1054 TILlicum RD.
ESQUIMALT B.C

SCALE = 1/8"=1'-0"

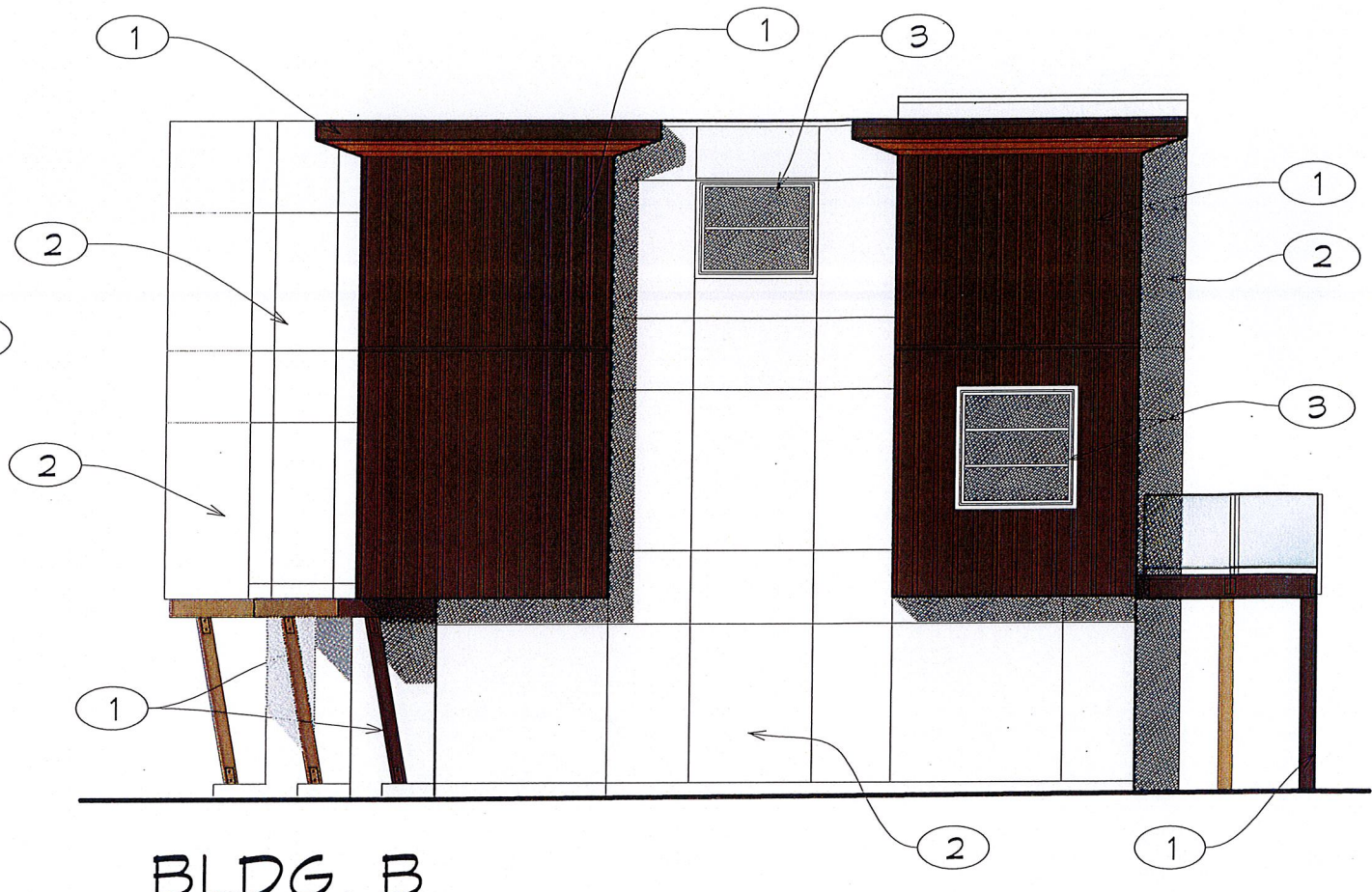
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

SK-5

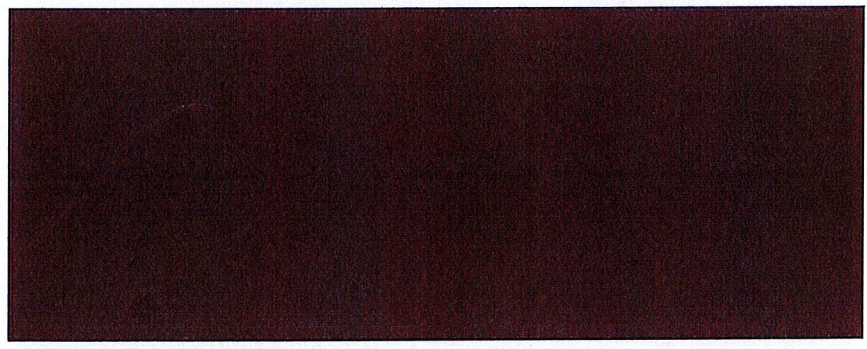




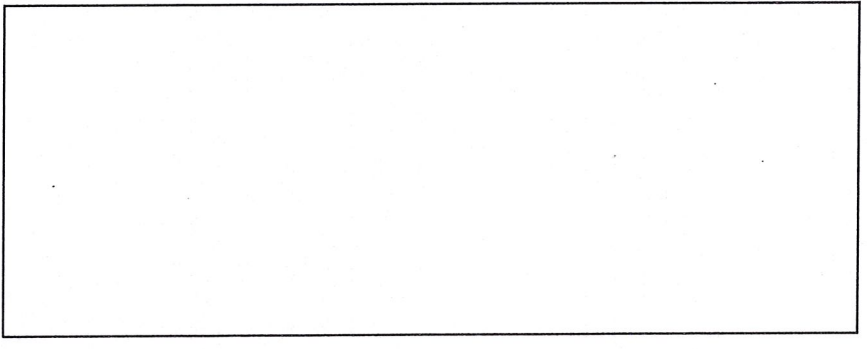
BLDG. B
EAST ELEVATION



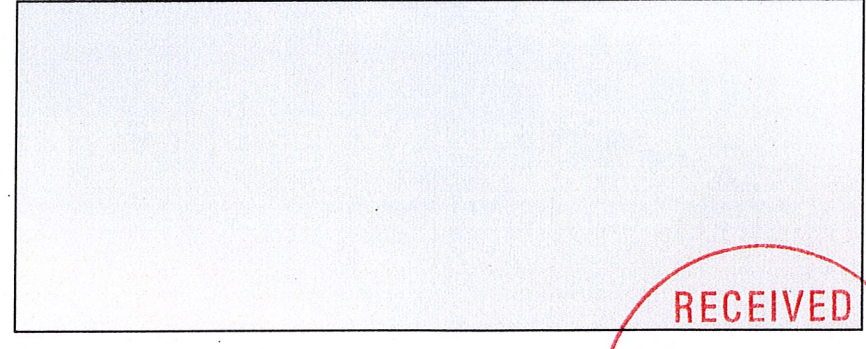
BLDG. B
NORTH ELEVATION



FINISH TYPE 1
FLOODPRO
SEMITRANSSPARENT
OIL FINISH
"NIGHT LITE"



FINISH TYPE 2
SHERWIN WILLIAMS
SW 7004
SNOWBOUND



FINISH TYPE 3
WESTECK
SILVER WINDOW FRAME

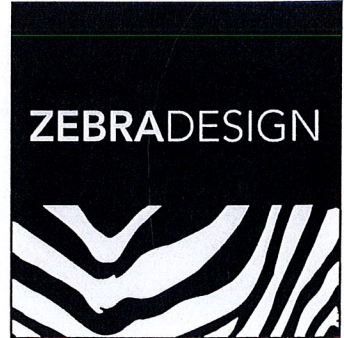


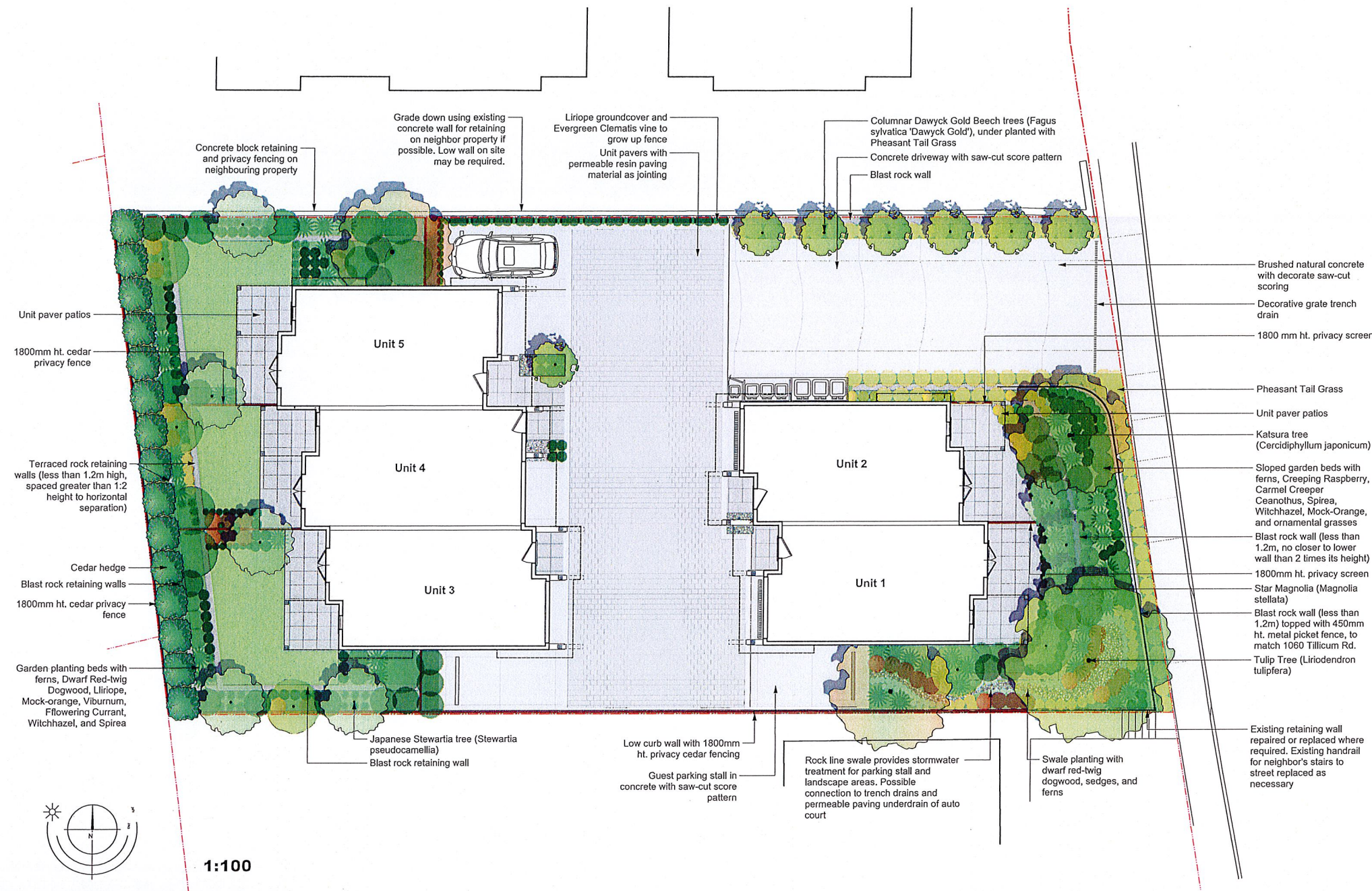
COLOUR SCHEME BUILDING B
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

SCALE = 1/8"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

SK-6





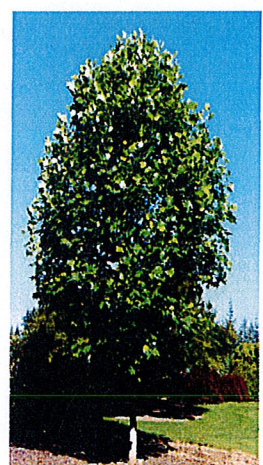
Recommended Nursery Stock

Trees	Total: 31	Botanical Name	Common Name	Size
		Cercidiphyllum japonicum	Katsura Tree	8cm cal
		Fagus sylvatica 'Dawyck Gold'	Dawyckii Beech	8cm cal.
		Liriodendron tulipifera	Tulip Tree	8cm cal.
		Stewartia pseudocamellia	Japanese Stewartia	8cm cal.
		Thuja 'Green Giant'	Green Giant Western Arborvitae	#15 pot
Large Shrubs	Total: 37	Botanical Name	Common Name	Size
		Cholsya ternata 'Sundance'	Sundance Mexican Orange Blossom	#5 pot
		Hamamelis mollis 'Palida'	Palida Chinese Witch Hazel	#7 pot
		Magnolia stellata 'Royal Star'	Royal Star Magnolia	#25 pot, 1.25m
		Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	#7 pot
		Viburnum plicatum tomentosum 'Mariesii'	Doublefile Viburnum	#10 pot
Medium Shrubs	Total: 20	Botanical Name	Common Name	Size
		Cholsya ternata 'Sundance'	Sundance Mexican Orange Blossom	#5 pot
		Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spiraea	#7 pot
Small Shrubs	Total: 35	Botanical Name	Common Name	Size
		Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 pot
Perennials, Annuals and Ferns	Total: 407	Botanical Name	Common Name	Size
		Anemanthe Lessoniana	Pheasant Tail Grass	#1 pot
		Blechnum spicant	Deer Fern	#1 pot
		Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
		Carex glauca 'Blue Zinger'	Blue Sedge	#1 pot
		Carex testacea	Orange New Zealand Sedge	#1 pot
		Cholsya ternata 'Sundance'	Sundance Mexican Orange Blossom	#5 pot
		Liriope muscari 'Variegata'	Variegated Lilyturf	#1 pot
		Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	#1 pot
		Polystichum munium	Sword Fern	#5 pot
Groundcovers	Total: 44	Botanical Name	Common Name	Size
		Ceanothus griseus horizontalis	Carmel Creeper California Lilac	#3 pot
		Rubus calycinoideus	Creeper Bramble	#1 pot
Vines	Total: 17	Botanical Name	Common Name	Size
		Clematis armandii	Evergreen Clematis	#5 pot

- Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



Retaining wall and low metal fence at 1060 Tillicum Road



Recommended Trees

1052-1054 Tillicum Road | Landscape Concept Plan

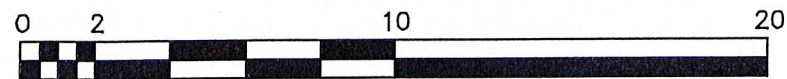


BC LAND SURVEYORS SITE PLAN OF:

Civic: 1052 & 1054 Tillicum Road

**Legal Lot C, Section 10,
Esquimalt District, Plan 11683**

Parcel Identifier: 001-863-185 in the Municipality of Esquimalt



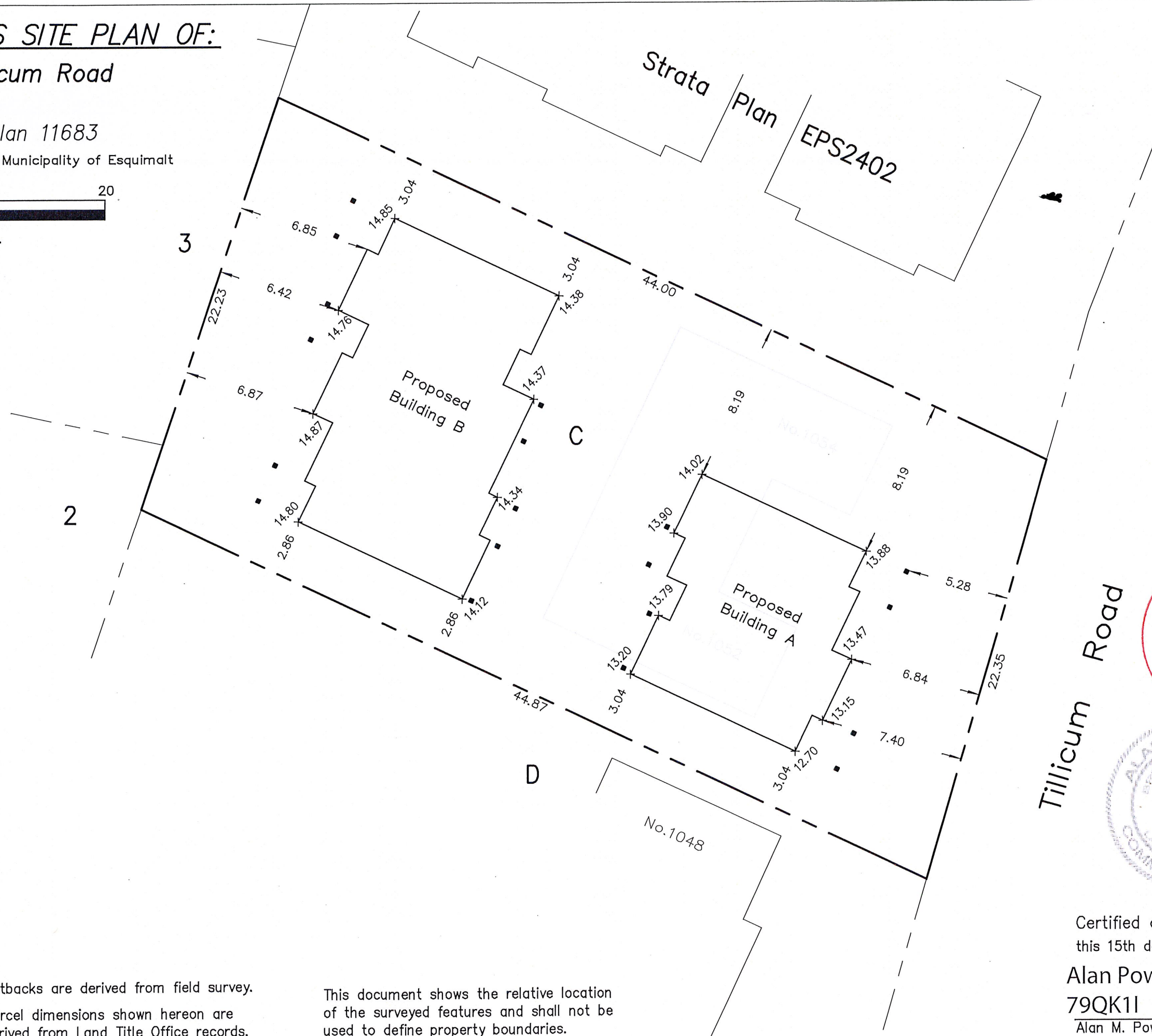
The intended print size is 11" by 17".

LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

Lot Area = 980 m²



Tillicum Road

September 15, 2017

File : 12,451-35
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Certified correct
this 15th day of September, 2017

Alan Powell
79QK11
Alan M. Powell, B.C.L.S.

Digitally signed by Alan Powell 79QK11
DN: c=CA, cn=Alan Powell 79QK11, o=BC
Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=79QK11
Date: 2017.09.15 16:05:39 -07'00'