



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION AGENDA TUESDAY APRIL 17, 2018 7:00 P.M. ESQUIMALT COUNCIL CHAMBERS

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- I. CALL TO ORDER
- II. ELECTION OF VICE-CHAIR
- III. LATE ITEMS
- IV. ADOPTION OF AGENDA
- V. ADOPTION OF MINUTES – March 20, 2018
- VI. STAFF REPORTS

#### 1) DEVELOPMENT VARIANCE PERMIT

801 Esquimalt Road

[PID 002-925-729, Lot A, Section 11, Esquimalt District, Plan 25546  
except that part in Plan VIP83622]

#### Purpose of the Application:

This application is for a development variance permit to legitimize the parking situation that has existed for many years, and to allow the current owner to add one additional suite to the building, without providing additional parking. A development variance permit is required for the parking before a building permit could be issued for the new bachelor suite.

#### **RECOMMENDATION:**

That the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the parking layout as shown on the site plan prepared by Derek Neale, NSDA Architects, stamped "Received March 23, 2018" and including the following relaxations to Parking Bylaw, 1992, No. 2011, for the development located at PID 002-925-729; Parcel B (DD139365) of Lot A, Section 11, Esquimalt District, Plan 25546 except that part in Plan VIP83622 [801 Esquimalt Road], be forwarded to Council with a **recommendation to either approve, or deny the application;**

**Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking – A** reduction to the requirement that for land zoned multiple family residential 1 of every 4 required spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 10.5 required spaces];

**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 42 spaces to 37 spaces [ie. from 1.3 spaces per dwelling unit to 1.16 spaces per dwelling unit];

**Parking Bylaw, 1992, No. 2011, Section 14. (4) Dimensions Of Off-Street Parking Spaces** – An exemption to the requirement that where any parking space abuts a portion of a fence or structure, the minimum stall width shall be increased by 0.3 metres for that parking space, for those parking spaces abutting a structural post in the covered parking area.

## 2) REZONING APPLICATION

**1109 Lyall Street [PID 006-001-009, Amended Lot 3 (DD 148436I), Section 11, Esquimalt District, Plan 4729]**

### Purpose of the Application:

The applicant is requesting a change in zoning from Two Family/Single Family Residential [RD-3] to a Comprehensive Development District, to create a strata development where the existing single family dwelling is retained and a new two-unit dwelling (duplex) is added to the property.

This site is located within Development Permit Area No. 5 – Enhanced Design Control Residential. Should the rezoning application be approved, the applicant would need to obtain a Development Permit respecting the form and character of the development, including the siting, exterior design and finish of the proposed two family residential building; and including the landscaping of the whole site.

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

### **RECOMMENDATION:**

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, authorizing a new two-family dwelling (duplex) to be constructed behind the existing single family dwelling, sited in accordance with the BCLS Site Plan prepared by Alan Powell, Powell & Associates, BC Land Surveyors, stamped “Received February 26, 2018”; and incorporating the height and massing consistent with the architectural plans prepared by Gerry Troesch Residential Design, stamped “Received February 16, 2018” be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application; including reasons for the chosen recommendation.**

**VII. NEXT REGULAR MEETING**

Tuesday, May 15, 2018

**VIII. ADJOURNMENT**



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION MINUTES OF MARCH 20, 2018 ESQUIMALT COUNCIL CHAMBERS

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<b>PRESENT:</b>	Ken Armour, Chair Amy Higginbotham Duncan Cavens	Christina Hamer Berdine Jonker
<b>ABSENT:</b>	Graeme Dempster and Nick Kovacs	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Pearl Barnard, Recording Secretary Rachel Dumas, Administrative Assistant / Deputy Corporate Officer	
<b>COUNCIL LIAISONS:</b>	Councillor Tim Morrison Councillor Beth Burton-Krahn	

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#### I. CALL TO ORDER

Ken Armour, Chair called the Advisory Planning Commission meeting to order at 7:05 p.m.

#### II. LATE ITEMS

There were no late items.

#### III. APPROVAL OF THE AGENDA

Moved by Berdine Jonker, seconded by Duncan Cavens: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

#### IV. ADOPTION OF MINUTES

Moved by Berdine Jonker, seconded by Duncan Cavens: That the minutes of the APC meeting, February 20, 2018 be adopted as amended. **CARRIED UNANIMOUSLY.**

Amy Higginbotham, joined the meeting at 7:08 p.m.

#### V. STAFF REPORTS

##### 1) DEVELOPMENT VARIANCE PERMIT 915 Dellwood Road

Ricky Mongrain, applicant, provided an overview of DVP application to build a new rear deck to replace the existing one at 915 Dellwood Road and responded to questions from the Commission.

Staff outlined that the proposed rear deck, with its expanded dimensions, encroaches on the rear lot line. The applicant is requesting a variance to allow for a reduction to the minimum setback distance from the Rear Lot Line.

##### **Commission comments included (*response in italics*):**

- Impact the deck might have on the neighbours. *Neighbours have been consulted and expressed no concerns*

**RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Christina Hamer: The application for a Development Variance Permit, authorizing construction as shown on plans, stamped “Received February 20, 2018”, and sited as detailed on the survey plans prepared by Kenneth Ng, BCLS, stamped “Received February 20, 2018”, and including the following relaxations to the Zoning Bylaw, 1992, No. 2050, for the development located at 915 Dellwood Road [PID 001-378-449, Lot B, Section 2, Esquimalt District, Plan 29588], **to be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed construction is a relatively minor variance. **Carried Unanimously.**

**Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(iii) – Siting Requirements – Principal Building** - A 3.12 metres decrease to the requirement that no principal building shall be located within 7.5 metres of a Rear Lot Line, specifically for the deck located at the rear of the principal building. [from 7.5 metres to 4.38 metres]

**2) REZONING APPLICATION**

**638 Constance Avenue and 640 Constance Avenue and 637 Nelson Street**

Heather Spinney, Praxis Architects Inc., provided an overview of Zoning Application for 638 & 638 Constance Avenue and 637 Nelson Street, and presented a PowerPoint presentation and responded to questions from the Commission.

Staff outlined that the applicant is requesting a change in Zoning from the current RM-1 [Multiple Family Residential] to a Comprehensive Development District zone [CD], . to accommodate the proposed 6 storey, 77 unit, multiple family residential building including a 61 space parking garage.

**Commission comments included (*response in italics*):**

- Parking and impact on traffic flow
- Concern that the market rentals could be changed to a Strata Title in the future. *A Housing Agreement will be registered to ensure it remains as market rentals.*
- Larger rental units are needed in the community.

**RECOMMENDATION:**

Moved by Amy Higginbotham, seconded by Christina Hamer: The application for Rezoning, authorizing a 20.5 metre [6 storeys], 77 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors-Engineers, stamped “Received January 18, 2018”, and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped “Received January 16, 2018”, detailing the development proposed to be located at 638 Constance Avenue [PID 000-546-437 Lot B (DD 2371331), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854], 640 Constance Avenue [PID 000-380-911 Amended Lot 88 (DD 2084421), of Suburban Lot 44, Esquimalt District, Plan 2854], and 637 Nelson Street [PID 006-386-466 Lot D (DD367731-1), Suburban Lot 44, Esquimalt District, Plan 2854] be forwarded to Council with a recommendation **by the Esquimalt Advisory Planning Commission to approve**; as the proposal is a good fit for the existing neighbourhood and will increase rental accommodations for the community.

**Amendment to main motion:**

Moved by Duncan Cavens, seconded by Amy Higginbotham: That the main motion be amended to add the following: the applicant consider increasing the number of 2 and 3 bedrooms units. **Carried Unanimously**

The vote was called on the main motion as amended and declared. **Carried Unanimously**

### **3) REVIEW OF THE DRAFT OFFICIAL COMMUNITY PLAN**

#### **Commission comments included:**

Berdine Jonker left the meeting at 7:55 p.m. and returned to the meeting at 7:56 p.m.

- Page 48 Low Carbon Transportation – Policy 3 & 4: suggestion was to remove wording “Where feasible”
- Page 62 / 63 General Development Permit Exemptions – will create more restrictions and could hinder the development process.
- Page 114 / 115 Land Use Designation - The properties on the south side of Esquimalt Road and east of Head Street - concerns with (current zoning) the proposed change from 4 to 6 storeys medium density residential to 12 storeys high density residential. 12 storeys are not a good fit at that location, 6 storeys are a better fit for the existing neighbourhood. General concerns with the height of 12 storeys.
- Page 164 West Bay Design Guidelines (corner of Head Street and Paradise Street) the massing shown in the rendering was questioned.

Berdine Jonker left the meeting at 8:10 p.m. and returned to the meeting at 8:12 p.m.

- Heritage
  - Page 54 Heritage Values
    - Policy 1: Are the potential historic places that were identified by the Heritage Value workshop in 2014 included in the Appendix? Suggestion was to include the map that was done in 2014, that identified some of the potential historic places.
    - Policy 3: Consider changing “of registered” to “formally recognized” heritage properties, which includes registered and designated. Consider adding “impact to” potential heritage resources.
  - Page 55 Celebrate Esquimalt’s Heritage
    - Policy 1: First Nations Heritage should have own policy and not grouped in with neighbours eg, DND. It is important to have meaningful dialogue with local First Nations about shared heritage values on the land.
  - Page 55 Heritage Preservation and Conservation
    - Policy 2: “Character buildings”, how is that identified or defined?
  - Page 56 Neighbourhood Design
    - Policy 1: - Cannot determine what character-defining elements of a neighbourhood are without doing a heritage value assessment process.
    - Policy 2: add character “defining” element.
  - “Historic Places” should not be limited to buildings alone, and should include buildings, groups of buildings, structures and neighbourhoods.
- Page 82 - 83 Energy conservation and green house gas reduction – define goals and current plan.
- To encourage neighbourhoods to collaborate and provide input to develop guidelines for the area.
- To facilitate community engagement and to build relationships within the Community.

## **VI. NEXT REGULAR MEETING**

Tuesday, April 17, 2017

**VII. ADJOURNMENT**

The meeting adjourned at 8:29 p.m.

CERTIFIED CORRECT

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CHAIR, ADVISORY PLANNING COMMISSION  
THIS 17<sup>th</sup> DAY OF APRIL, 2018

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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: April 17, 2018

## STAFF REPORT

**DATE:** April 13, 2018

**TO:** Chair and Members of the Advisory Planning Commission

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

**SUBJECT: DEVELOPMENT VARIANCE PERMIT  
801 Esquimalt Road**  
[PID 002-925-729, Lot A, Section 11, Esquimalt District, Plan 25546  
except that part in Plan VIP83622]

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### RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the parking layout as shown on the site plan prepared by Derek Neale, NSDA Architects, stamped "Received March 23, 2018" and including the following relaxations to Parking Bylaw, 1992, No. 2011, for the development located at PID 002-925-729; Parcel B (DD139365I) of Lot A, Section 11, Esquimalt District, Plan 25546 except that part in Plan VIP83622 [801 Esquimalt Road], be forwarded to Council with a **recommendation to either approve, or deny the application;**

**Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking** – A reduction to the requirement that for land zoned multiple family residential 1 of every 4 required spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 10.5 required spaces];

**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 42 spaces to 37 spaces [ie. from 1.3 spaces per dwelling unit to 1.16 spaces per dwelling unit];

**Parking Bylaw, 1992, No. 2011, Section 14. (4) Dimensions Of Off-Street Parking Spaces** – An exemption to the requirement that where any parking space abuts a portion of a fence or structure, the minimum stall width shall be increased by 0.3 metres for that parking space, for those parking spaces abutting a structural post in the covered parking area.



**BACKGROUND:****Purpose of the Application**

This application is for a development variance permit to legitimize the parking situation that has existed for many years, and to allow the current owner to add one additional suite to the building, without providing additional parking. A development variance permit is required for the parking before a building permit could be issued for the new bachelor suite.

**Context**

**Applicant/ Architect:** Derek Neale, NSDA Architects

**Owner:** Capreit, Mark Kennedy, C.O.O.

**Property Size: Metric:** 2043 m<sup>2</sup>                      **Imperial:** 6703 ft<sup>2</sup>

**Existing Land Use:** Multiple Family Residential (Apartment)

**Surrounding Land Uses:**

**North:** Commercial  
**South:** Townhouse Residential  
**East:** Townhouse Residential (City of Victoria)  
**West:** Two Family Residential

**Existing Zoning:** RM-4 [Multiple Family Residential] [No change required]

**Zoning and Parking**

The building currently contains thirty-one (31) suites that were built with the benefit of a building permit. The owner wishes to create one additional suite from an existing 'hobby room'.

A development variance permit would legitimize the parking situation without altering the landscaping, and provide for the maximum number of legitimate spaces that meet the size standards of the current parking bylaw [Parking Bylaw, 1992, No. 2011]. The parking area would continue to have maneuvering aisles that are non-conforming as they are narrower than today's standards. The owner has proposed to provide a 'persons with disabilities' parking space, to comply with today's standards.

	<b>Required</b>	<b>Proposed</b>
Total Spaces	1.3 spaces/unit = 42 spaces	1.16 space/unit = 37 spaces
Visitor Spaces	require 1 of every 4 42 / 4 = 11 spaces	4 spaces

The lack of required parking spaces has not been an issue for this rental apartment building and the parking lot has been functional for many years in its current configuration. The building owners have indicated that only 20 of the current 36 spaces (56 %) are being leased.

This area of Esquimalt is well served by bicycle lanes, walking and transit. Transit routes 15, 24 and 25 run past this location with the 'Route 15: Esquimalt / UVic' bus running every 10 – 15 minutes on weekdays. This location has a 'Walk Score' of 77 which is considered 'very walkable', and it is approximately a 20 minute walk from downtown Victoria for the average pedestrian.

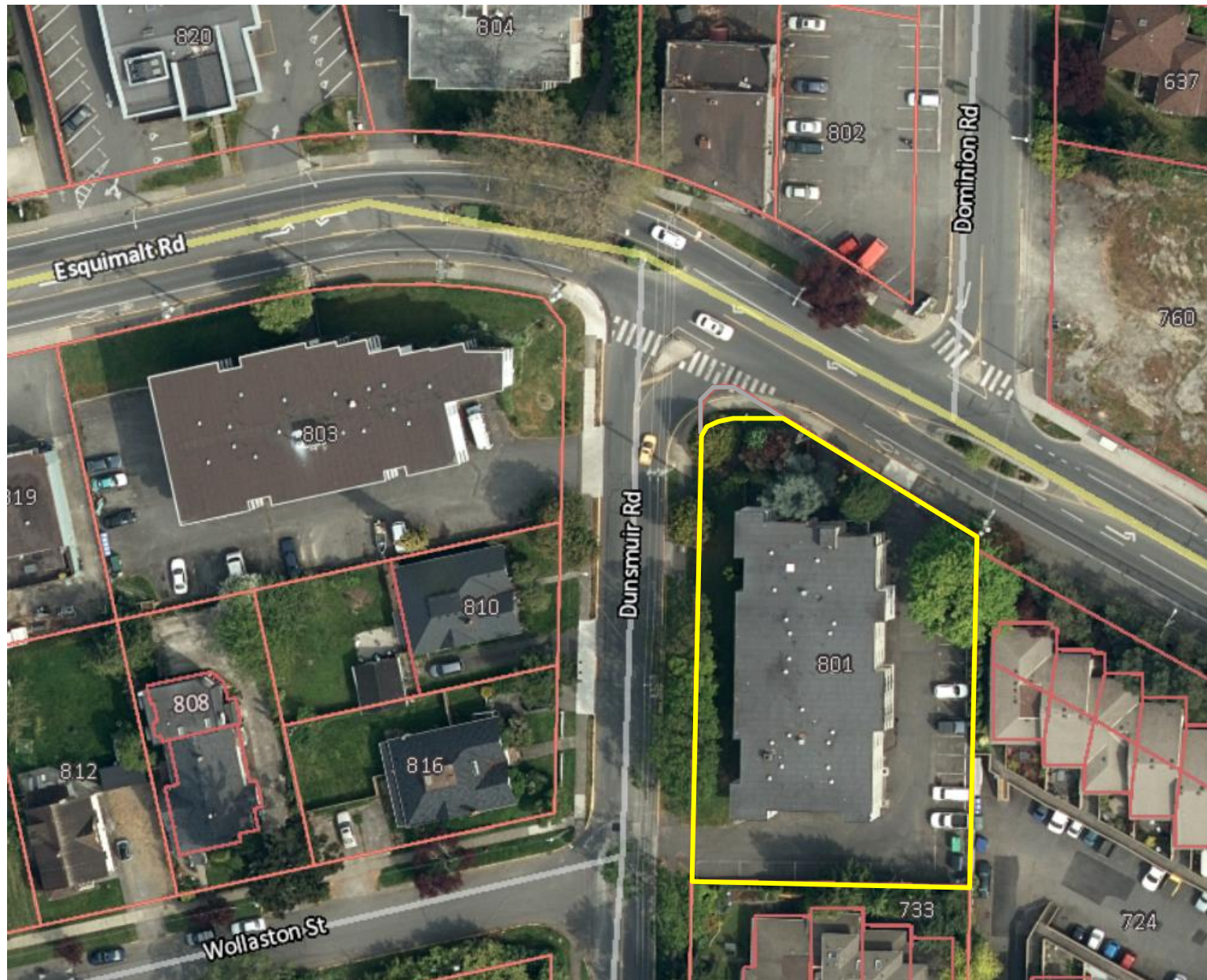
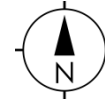
### **Public Notification**

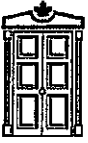
As this is a development variance permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

### **ALTERNATIVES:**

1. Forward the application for covenant discharge and a Development Variance Permit to Council with a **recommendation of approval.**
2. Forward the application for covenant discharge and a Development Variance Permit to Council with a **recommendation of denial.**

# 801 Esquimalt Road





**CAPREIT**

543 GRANVILLE STREET, VANCOUVER, BC, V6C 1X8  
TEL: 604.632.9991

**Karen Hay, Planner**

Township of Esquimalt | Development Services  
1229 Esquimalt Road  
Esquimalt, BC, V9A 3P1

March 23<sup>rd</sup>, 2018



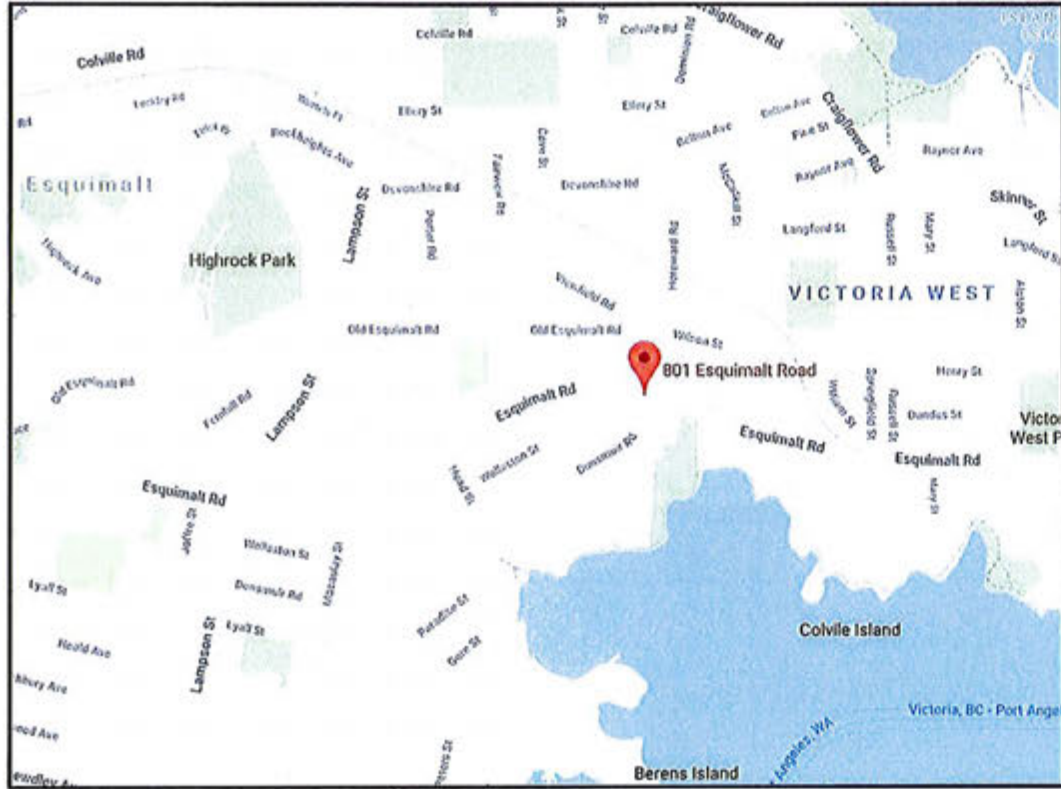
**RE: PARKING VARIANCE – 801 ESQUIMALT ROAD (DUNSMUIR ROYALE)**

Please accept this correspondence as confirmation that of the 36 existing parking stalls, only 20, or 56%, are currently under lease. We believe there to be more than ample space for the needs of the tenants who reside in the building.

**SAMSON ROMBOUGH**

Senior Operations Manager | CAPREIT

# 801 Esquimalt Road, Esquimalt BC - Tenant Improvement



## Site Statistics

2079.17 sq.m. (22,380 sq.ft.) Site Area  
 520.72 sq.m. (5,605 sq.ft.) Landscape Area  
 630.16 sq.m (6,783 sq. ft.) Site Coverage

Existing Parking Stalls	36	Proposed Total	37
Standard Stalls	33	Standard Stalls	24
Visitors	3	Small Car Stalls	8
		Accessible Stalls	1
		Visitor Stalls	4
Existing Suite Total	31	Proposed Suite Total	32
1 Bedroom Suites	18	1 Bedroom Suites	18
2 Bedroom Suites	7	2 Bedroom Suites	7
Bachelor Suites	6	Bachelor Suites	7

CAPREIT Property Management  
 215 Gorge Rd East, Suite #201, Victoria, BC V9A 1L1

## Scope of Work

Work consisting of:

- Proposed Vestibule:
  - Construction of a Vestibule between Exit Lobby and Entry Door to Unit 101. Vestibule walls to have a 1 hr. F.R.R. and 45 min. F.R.R. door c/w closer.
  - Installation of closer to existing Unit 101 entry door.
  - Installation of ceiling light in vestibule.
  - Relocation of security camera at corner above Unit 101 entry door to outside of proposed vestibule.
  - Relocation of existing lobby ceiling light and baseboard heater as required.
- Conversion of existing Hobby Room into Proposed Bachelor Suite:
  - Bathroom**  
Removal of existing sink and toilet. Replace with new vanity & back splash, sink, toilet, bathtub and tub surround tile.
  - Kitchen**  
Removal of existing hobby sink. Replace with new kitchen counter & back splash, cabinets, sink and wall tile at wall adjacent to stove. Install additional electrical outlets for countertop, fridge and stove.
  - Living / Sleeping Area**  
Construction of two closets and screen wall between closets and living area.
- Proposed Additional Parking Stalls:
  - Standardize Parking Dimensions; Standard Stall 5.5m x 2.6m, Small Car Stall 4.5m x 2.6m
  - Conversion of existing parking stalls to an Accessible Parking Stall.
  - Addition of 1 Visitor Parking Stall.



## Drawing List

- A-001 Cover Sheet
- A-100 Site Plan
- A-101A Parking Plan - Existing
- A-101 First Floor Plan - Existing
- A-102 Second, Third and Fourth Floor Plans - Existing
- A-103 First Floor - Fire Safety Plan
- A-104A Parking Plan - Proposed
- A-104 First Floor Plan - Proposed
- A-105 Proposed Bachelor Suite, Vestibule and Door Schedule
- A-106 Unit 102 - Proposed Bachelor Suite Interior Elevations
- A-107 Lobby - Proposed Interior Elevations
- A-201 North Elevation - Existing
- A-202 South Elevation - Existing
- A-203 West Elevation - Existing
- A-204 East Elevation - Existing
- A-205 Existing Sections and Existing & Proposed Wall Assemblies



Project Architect: Jag Singh



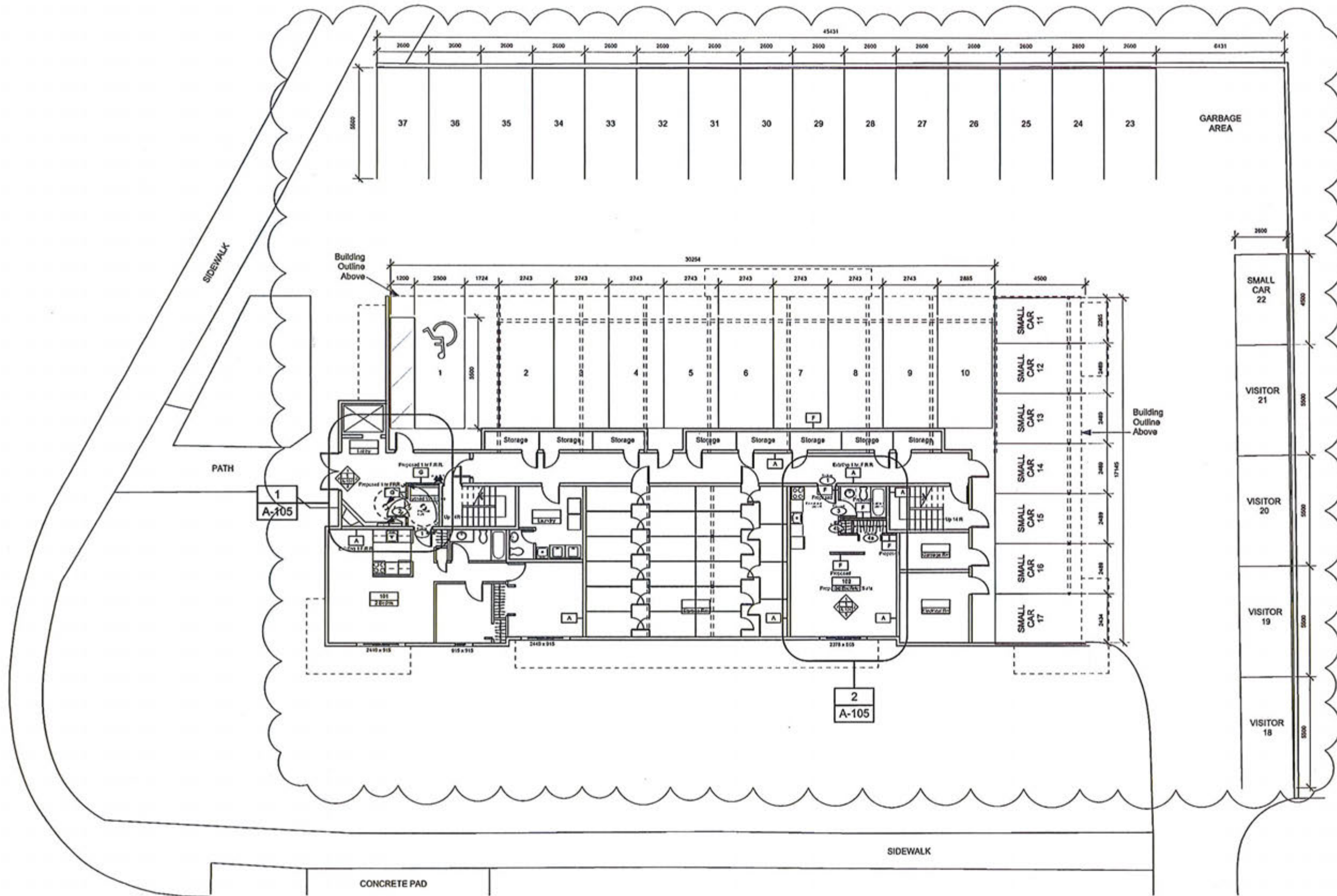
Project  
 801 Esquimalt Road  
 Esquimalt, BC

Sheet Title  
 Cover Sheet  
 Reference

Project Number  
 17032  
 Rev Date  
 Issued for BP 2018.01.08  
 Issued for DVP 2018.01.25  
 Reissued for DVP 2018.03.26

**NSDA**  
**ARCHITECTS**  
 201-134 Abbott St  
 Vancouver BC  
 Canada V6B 2K4  
 T 604.669.1926  
 F 604.683.2241

Sheet  
**A-001**



**RECEIVED**  
**MAR 23 2018**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

REGISTERED ARCHITECT  
 DEREK NEALE  
*[Signature]*  
 BRITISH COLUMBIA

**Design Rationale**

Site plan parking layouts modified to match current dimensional standards and required off-street parking allocations.

Net result:      1 Additional Standard Stall  
                      36 Total Standard Stalls  
                      Add 1 Accessible Stall

**Total Stalls:    37 Stalls**



Project  
 801 Esquimalt Road  
 Esquimalt, BC

Sheet Title  
 Parking Plan - Proposed

Reference

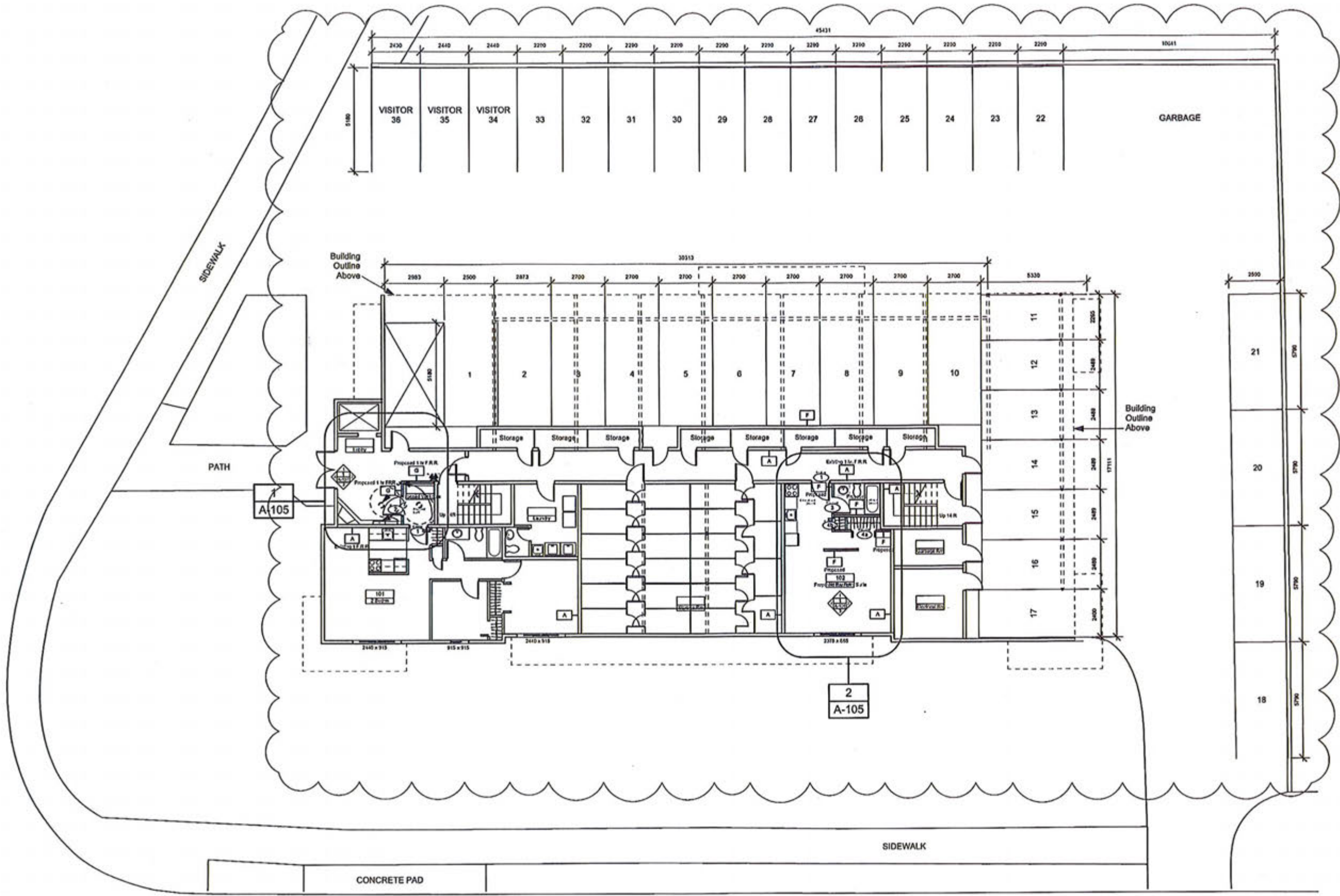
Project Number      Scale  
                                  1:200

Rev Date              Issue Date  
                                  Issued for BP 2018.01.08

Revision              Issued for DVP 2018.01.25  
                                  Rellssued for DVP 2018.03.26

**NSDA**  
**ARCHITECTS**  
 201-134 Abbott St  
 Vancouver BC  
 Canada V6B 2K4

Sheet  
**A-104A**  
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**RECEIVED**  
**MAR 23 2018**  
 CORR OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

REGISTERED ARCHITECT  
 DEREK NEALE  
 BRITISH COLUMBIA



**Parking**  
 Standard Parking: 33 Stalls  
 Small Parking: 0 Stalls  
 Accessible Parking: 0 Stall  
 Visitors Parking: 3 Stalls  
 Total Count: 36 Stalls



**Project**  
 801 Esquimalt Road  
 Esquimalt, BC

**Sheet Title**  
 Parking Plan - Existing

**Reference**

**Project Number**      Scale  
 1:200

**Rev Date**      Issue Date  
 Issued for BP 2018.01.08

**Revision**      Issued for DVP 2018.01.25  
 Refissued for DVP 2018.03.28

**NSDA**  
**ARCHITECTS**  
 201-134 Abbott St  
 Vancouver BC  
 Canada V6B 2K4  
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 F 604.683.2241

Sheet  
**A-101A**



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

**APC Meeting: April 13, 2018**

## STAFF REPORT

**DATE:** April 17, 2018

**TO:** Chair and Members of the Advisory Planning Commission

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

**SUBJECT: REZONING APPLICATION**  
**1109 Lyall Street** [PID 006-001-009, Amended Lot 3 (DD 148436I),  
Section 11, Esquimalt District, Plan 4729]

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### RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, authorizing a new two-family dwelling (duplex) to be constructed behind the existing single family dwelling, sited in accordance with the BCLS Site Plan prepared by Alan Powell, Powell & Associates, BC Land Surveyors, stamped "Received February 26, 2018"; and incorporating the height and massing consistent with the architectural plans prepared by Gerry Troesch Residential Design, stamped "Received February 16, 2018" 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 Two Family/Single Family Residential [RD-3] to a Comprehensive Development District, to create a strata development where the existing single family dwelling is retained and a new two-unit dwelling (duplex) is added to the property.

This site is located within Development Permit Area No. 5 – Enhanced Design Control Residential. Should the rezoning application be approved, the applicant would need to obtain a Development Permit respecting the form and character of the development, including the siting, exterior design and finish of the proposed two family residential building; and including the landscaping of the whole site.



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

**Context**

**Applicant:** Kim Colpman, Large and Co.

**Owner:** Datatech Developments Inc., Inc. No. BC0060270

**Designer:** Gerry Troesch Residential Design

**Property Size:** Metric: 949 m<sup>2</sup> Imperial: 3114 ft<sup>2</sup>

**Existing Land Use:** Single Family Residential

**Surrounding Land Uses:**

North: Single Family Residential

South: Single Family Residential

West: Two Family Residential

East: Single Family Residential and Two Family Residential

**Existing Zoning:** Two Family Residential [RD-3]

**Proposed Zoning:** CD [Comprehensive Development District]

**Existing OCP Designation:** Single and Two-Unit Residential [No change proposed]

**Official Community Plan [OCP]**

This proposal is consistent with the current Land Use Designation applied to the subject Property, "Single and Two Unit Residential".

The following policies and guidelines were considered in evaluating this development application.

Section 2.0.1(e) states the Township should encourage small scale redevelopment/ infill that improves and enhances the appearance and livability of single-unit and two-unit neighbourhoods and the community as a whole.

Section 2.2 of the Official Community Plan recognizes that modest residential growth will occur through the infilling of vacant or under-utilized parcels and states that this growth should occur 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 2.2.3 (d) Infill projects that propose to consolidate and re-subdivide existing parcels will be considered where:

- The proposed increase in density should generally not be more than 1.33 times that allowed under the current zoning unless there is a distinct benefit to the community.

The applicant is not proposing to consolidate any property but it should be noted that the development proposed exceeds this increase in density. The current zoning [RD-3] allows for a floor area ratio of 0.35 ( $0.35 \times 1.33 = 0.47$  FAR). The current development proposal is over 0.50 FAR. Staff do not see a 'distinct' benefit to the community from this proposal. Staff have some concerns with the size of the proposed building, the configuration of the proposed development and whether it is sensitive to this neighbourhood.

Section 2.2.3(a) states that proposed subdivisions or redevelopments/ infill within established single-unit and two-unit residential areas must be built to high design and landscaping standards and respond sensitively to existing neighbourhood amenities and existing significant views.

Staff have looked at the characteristics of the subject property and believe it to be suitable for 'Single-unit Infill Housing', with either the existing house moved east on the property, removed, or with an innovative design for a new house placed next to the existing house. As the proponent is proposing to add a two-unit dwelling to the property it is useful to look at both the Official Community Plan Guidelines for Enhanced Design Control Residential [attached] and Single-unit Infill Housing [attached], in this circumstance.

As the Development Permit is not being considered at this time it would be inappropriate to address many of the DP guidelines. Staff believes the following are especially relevant to the discussion of zoning issues (height, density, massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, parking, how the building relates to adjacent and surrounding sites):

#### Enhanced Design Control Residential

Section 9.7.5 (a) a) states that new two-unit dwellings should be designed to be consistent with and preserve the proportions and patterns of existing residential buildings in the immediate vicinity, including the wall-to-window area ratios and the amount and type of open space provided.

Section 9.7.5 (c) states that innovative and creative site-specific two-unit dwellings are

encouraged where yard space is maintained either on the ground or as rooftop gardens.

Section 9.7.5 (d) Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.

Section 9.7.5 (g) states that rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area.

Section 9.7.5 (i) states that buildings should be designed to minimize visual intrusion onto the privacy of surrounding homes.

Section 9.7.5 (j) states that the height and massing of new two-unit dwellings should be designed to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.

Section 9.7.5 (l) states that the provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.

Section 9.7.5 (n) states that parking areas, garages and driveways should appear as a minor component of the site when viewed from the street.

#### Infill Housing

For this application a two-unit dwelling is being proposed instead of a single-unit dwelling.

Section 9.10.3.1 (d) states that the demolition of existing housing is discouraged (unless in exceptional circumstances) however moving of houses is considered acceptable.

Section 9.10.4.1 (a) states that where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to blend with the new construction.

Section 9.10.4.1 (c) states that where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses.

Section 9.10.4.2(a) states that new structures should be designed so that the overall massing is in keeping with other single unit residences in the immediate area.

Section 9.10.4.2 (b) states that new structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building.

Section 9.10.4.3 (c) states that infill dwellings should be sited to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.

Section 9.10.4.5 (a) states that any proposal for single-unit infill housing should provide for useable, private outdoor areas for each dwelling, at grade.

### **Zoning**

In keeping with other single unit and two unit infill projects, the proposed Comprehensive Development District zone would contain the following uses: single family residential, two family residential, home occupation, and urban hens.

**F.A.R., Lot Coverage, Siting and Setbacks:** The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the RD-3 [Two Family /Single Family Residential Zone]:

	<b>RD-3</b>	<b>Proposed CD Zone</b>
<b>Minimum Parcel Size</b>	530 m <sup>2</sup>	949 m <sup>2</sup>
<b>Floor Area Ratio</b>	0.35	0.50
<b>Lot Coverage</b>	30%	30 %
<b>Setbacks</b>		
• <b>Front</b>	7.5 m	7.7 m
• <b>Rear</b>	7.5 m	5.7 m
• <b>Side</b>	3.0 m/1.5 m	1.5 m / 3.3 m
<b>Building Massing</b>	2 <sup>nd</sup> storey less than 75% of 1 <sup>st</sup>	2 <sup>nd</sup> storey is 100% of 1 <sup>st</sup>
<b>Building Separation</b>	na	4.4 m
<b>Building Height</b>	7.3 m	7.0 m
<b>Off Street Parking</b>	1 space per dwelling unit	4 spaces (1.33 / dwelling unit)

Floor Area Ratio [FAR] measures the size of a building (or for all buildings on a lot) as a ratio to the size of the lot on which a building(s) sit. The proposed FAR at just over 0.50 exceeds the 0.35 permitted in the RD-3 zone by 43%. Many of the single unit infill developments in Esquimalt have been built with a FAR close to the 0.35. The lot size at 949 m<sup>2</sup> in area would provide for 316 m<sup>2</sup> (1037 ft<sup>2</sup>) per dwelling unit.

The existing house, is a well maintained home dating back to 1939 but has not been identified as have significant heritage value or character, and is not on either Esquimalt's heritage register or inventory list. The size and location of the proposed two family dwelling raises some concerns for staff. The location the new building in the backyard of the existing home raises concerns for the impacts on neighbouring outdoor amenity areas from shadowing and could be a violation of the neighbour's privacy.

The building massing of the second storey of the proposed two-family dwelling is of some concern to staff as it is the same size as the first storey. A reduction of the mass

of the second storey would be more consistent with the proportions and patterns of neighbouring residential buildings.

A covenant could be registered against the title of the property limiting the development to only three [3] dwelling units to discourage the conversion of space for use as secondary suites.

### **Parking**

Parking Bylaw 1992, No. 2011 requires one parking space per dwelling unit, and that in residential zones the parking spaces shall be located no closer to the front lot line than the front face of the principal building. The site plan indicates that two parking spaces would be situated in front of the front face of the principal building, for the use of the residents of the single family house; and that each of the duplex units would have one parking space located behind the single family house. A variance for the location of the two parking spaces would be required, and could be incorporated within the new zone.

### **Comments from Other Departments**

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

**Community Safety Services (Building Inspection):** Project will be subject to review for current BC Building Code and municipal bylaw compliance at the time of a Building Permit application.

**Engineering Services:** Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the proposed development. According to Subdivision and Development Control Bylaw, 1997, No. 2175, including all schedules, the developer may be required to provide all works and services up to the road centre line. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. The applicant is responsible for retaining the services of a qualified professional for the design and construction supervision of all works and services, including construction costs, engineering fees, administrative costs and contingency allowance, as indicated in Bylaw 2175. Additional comments provided when detailed engineering drawings submitted.

**Parks Services:** Tree protection fencing will need to be erected at the dripline for all trees, including the boulevard tree and possibly the neighbour's trees. Tree cutting permits are required for all trees that may be removed.

**Fire Services:** No concerns with this proposal.

### **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. A sign indicating that the property is under consideration for a change in zoning has been placed on the Lyall Street frontage of the property and would be updated to reflect the date, time and location of the Public Hearing. Additionally, notice of the Public Hearing would be placed in two editions of the Victoria News.

**Applicant's submission**

The applicant has indicated that they canvassed the neighbourhood and have indicated the majority of residents are 'in favor' of their development proposal. As per the Development Application and Procedures and Fees Bylaw No. 2791, 2012, the applicant will need to host a meeting and invite residents and owners of property within 100 metres of the subject parcel; to be completed prior to consideration by Council.

**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.**



Joffre St

1108

1106

504

500

Lyall St

492

S Joffre St

489

1109

496

482

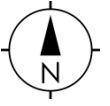
Lampson St

485

478

481

Subject Property Map:  
1109 Lyall Street



# 1109 Lyall Street





**40. TWO FAMILY/SINGLE FAMILY RESIDENTIAL [RD-3]**

The intent of this Zone is to accommodate Single Family or Two Family Dwelling Units on individual Parcels of land.

**(1) Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Home Occupation
- (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 668 square metres.

**(3) Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 18.3 metres, measured at the Front Building Line.

**(4) Floor Area Ratio**

- (a) For parcels 800 square metres in area and larger, the Floor Area Ratio for Two Family Dwellings shall not exceed 0.35.
- (b) For parcels under 800 square metres in area the Floor Area Ratio for Two Family Dwellings shall not exceed 0.4.

**(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.
- (c) When developing a front to back Two Family Dwelling, the back Dwelling Unit shall be no higher than the highest point of the existing Dwelling Unit. A Two Family Dwelling is considered back to front if more than 75% of the floor area of the back Dwelling Unit is behind the rear wall of the front Dwelling Unit.

**(7) Building Width**

The minimum width of any Single Family or Two 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 a Parcel.

(8.1) **Building Massing**

The second storey of any Two Family Dwelling shall be a maximum of 75% of the total floor area of the ground floor, including an attached garage.

(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.

(c) **Garage Setback**

Detached and attached garages shall be set back a minimum of 1.5 metres from the front face of the Dwelling Unit.

(10) **Common Wall Requirements**

In Two Family Dwellings the common wall overlap between the habitable areas of the two Dwelling Units shall be not less than 50%.

(11) **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.

(12) **Off Street Parking**

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

(13) **Driveway Width**

The maximum width of a driveway surface on a Two Family Residential lot shall be a total of 5.5 metres. This applies to a double-wide driveway, or the combined width of two (2) single lane driveways serving a Two Family Dwelling.

## 9.7 Development Permit Area No. 5 – Enhanced Design Control Residential

### 9.7.1 Scope

All lands zoned for two-unit dwellings or zoned as Comprehensive Development Districts for residential developments only are designated as part of Development Permit Area No. 5 – Enhanced Design Control – Intensive Residential as shown on “Schedule C” of this Plan.

### 9.7.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character of intensive residential development.

### 9.7.3 Justification

The following policies and guidelines were developed to allow for the better utilization and redevelopment of parcels within residential neighbourhoods and ensure that development occurs in a manner that retains the desirable physical characteristics of a neighbourhood.

### 9.7.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of land within Development Permit Area No. 5 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
- ♦ construct a two-unit dwelling;
  - ♦ subdivide a two-unit dwelling;
  - ♦ convert a single-unit dwelling to a two-unit dwelling;
  - ♦ renovate an existing two-unit dwelling if the value of construction, as specified in the Building Permit, would exceed 50 percent of the assessed value (as listed on the BCAA property roll at the time of construction) of the building being added to or renovated;
  - ♦ construct two or more separate dwelling units on one parcel, without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area; or
  - ♦ construct a dwelling on a parcel less than 530 m<sup>2</sup> in area if that parcel was created after May 31<sup>st</sup>, 2002.
- b) Exemptions:
- The following do not require a development permit:
- ♦ additions or renovations to, or the construction of, one single-unit dwelling situated on a fee simple parcel;
  - ♦ additions or renovations to any two-unit dwelling situated on a parcel zoned for two-unit use where the value of construction, as specified in the Building Permit, does not exceed 50 percent of the assessed value of the building (as listed on the BCAA property roll at the time of construction) being added to or renovated;
  - ♦ construction of buildings or structures less than 10 square meters in area;
  - ♦ minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;

- ♦ emergency repairs to existing structures where a potential safety hazard exists; and
- ♦ fences.

### **9.7.5 Guidelines for Owners of Land within the Development Permit Area**

The intent of these guidelines is to ensure that new two-unit development (i.e. duplexes) is compatible with and enhances the surrounding community.

- a) New two-unit dwellings, additions to or renovations of existing two-unit dwellings, and the conversion of single-unit dwellings into two-unit dwellings should be designed to be consistent with and preserve the proportions and patterns of existing residential buildings in the immediate vicinity, including the wall-to-window area ratios and the amount and type of open space provided.
- b) Where it is not possible to achieve buildings of similar size and proportion to the surrounding residential buildings, the fronts of the buildings should be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing.
- c) Innovative and creative site-specific two-unit dwellings are encouraged where yard space is maintained either on the ground or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.
- d) Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.
- e) Side by side, up and down, or staggered unit configurations are preferred as these result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.
- f) The use of exterior building materials similar to those used in older residential neighbourhoods (i.e. combinations of wood, brick, stucco, and stone) is encouraged.
- g) Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.
- h) To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.
- i) Buildings should be designed to minimize visual intrusion onto the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced



so that they do not align directly with those of other buildings.

- j) The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.
- k) A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required for every new two-unit dwelling or the conversion of a single-unit dwelling to a two-unit dwelling. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.
- l) The provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.
- m) Retention and protection of trees and the natural habitat is encouraged where possible.
- n) Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. The building of curving access roads and driveways helps to avoid views from the street of large expanses of paving. The use of shared driveways is encouraged.
- o) The use of permeable and decorative surfacing materials, such as brick, concrete pavers, textured concrete, coloured paving or grasscrete is encouraged in place of solid expanses of asphalt or concrete.
- p) Where possible, hydro meters will not be placed on the front façade of a building and, if placed on the side of a building which is visible from the street, will be appropriately screened.
- q) Where an existing single unit dwelling is being converted to a two-unit dwelling both the original structure and the addition shall be in the same architectural style and constructed of the same exterior finishes including roofing material, window treatments, exterior finishes, door styles and trims.
- r) Roof styles and pitches of the original and new portions of the building must be complimentary.
- s) For new or converted two unit dwellings, garages and parking areas are encouraged to be located in the rear yard. Shared driveways are preferred to access the rear yard.
- t) Where two single lane driveways serve a two unit lot, landscaping features are encouraged between the driveways.

## **9.10 Guidelines for Single-Unit Infill Housing**

### **9.10.1 Definition**

Single-unit infill housing is development that provides for new single-unit homes on land that is surplus to the needs of existing housing. This could be in the form of separate dwellings on one lot (strata-titled or otherwise), or dwellings on separate small lots created through subdivision of larger lots.

### **9.10.2 Purpose**

The purpose of these guidelines is provide guidance for proponents, the public, municipal staff, Advisory Committees and Council for the evaluation of applications for rezoning to permit the construction of single-unit Infill Housing.

### **9.10.3 Guidelines**

#### **9.10.3.1 Preferred Locations/Site Characteristics**

The following characteristics define the general suitability of a property for Single-unit Infill Housing:

- a) Lots currently zoned RD-1 (Two-unit Residential) and RD-3 (Two-unit / Single-unit Residential), especially those with extra width and lot area;
- b) Lots with a frontage on more than one street (including corner lots);
- c) Properties that are transitional between lower density and higher density housing or other land uses;
- d) The demolition of existing housing is discouraged (unless in exceptional circumstances) however moving of houses is considered acceptable; and
- e) These criteria are general in nature. Each project will be considered on its own merit.

### **9.10.4 Design**

#### **9.10.4.1 Context**

- f) Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to blend with the new construction.
- g) Where two or more new separate dwellings are situated within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating similar architectural details.
- h) Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses.
- i) The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

#### **9.10.4.2 Massing**

- j) New structures should be designed so that the overall massing is in keeping with other single-unit residences in the immediate area. New structures for lots other than corner or double frontage lots should be limited to one and one half storeys.
- k) New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.

#### **9.10.4.3 Privacy/Screening/Shadowing**

- l) Proposed infill dwellings should have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features.
- m) Windows, decks and patios should be located so as to minimize intrusion onto the privacy of adjacent properties.
- n) Infill dwellings should be sited to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.

#### **9.10.4.4 Landscaping**

- o) Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.
- p) Retention and protection of trees and the natural habitat is encouraged wherever possible.

#### **9.10.4.5 Private Open/Yard Space**

- q) Any proposal for single-unit infill housing should provide for useable, private outdoor areas for each dwelling, at grade.

### **9.10.5 Process**

#### **9.10.5.1 Rezoning**

- r) Single-unit infill housing will only be permitted through a rezoning process. Each application will be considered on its own merit.
- s) As well as the typical rezoning information, an application for a single-unit infill housing should include:
  - i) a summary of the proposal (prepared by the applicant) showing how it differs from the regular zoning requirements in terms of site coverage, floor area ratio, building envelope, number of parking spaces, amount of useable open space and common areas; and
  - ii) an illustration of the streetscape (to scale) showing the relationship of the proposed building to the five (5) adjacent buildings on either side of it and of the same buildings from the rear is required. For corner lots, the streetscape drawing must be provided for both street frontages.



February 14, 2018  
Her Worship Mayor Barbara Desjardins and Councillors  
Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1



## Introduction

The proposal before you is a request to rezone the property at 1109 Lyall Street and create a strata development that provides for retention of an existing, immaculately preserved home and the addition of two new family homes (duplex) on the property.

The placement of the existing home at the front corner on this large lot of 949m<sup>2</sup> (10,215ft<sup>2</sup>), provides an opportunity to build two additional new, modest family homes. Responsible land use like this spreads the land cost over 3 homes thereby reducing the housing price from what it would be if we could only have 2 homes on this property. With Esquimalt's land base mostly built upon, growth will only be achieved through in-fill opportunities such as this. When it presents, we must be innovative and open to what is possible.

Our proposal supports sustainable development by retaining the existing home and keeping it out of the landfill. It promotes sustainability through creative use of land within the urban core. When we think of sustainability, we must consider keeping urban settlements compact, building in already disrupted areas and creating housing close to amenities and transportation. We must also consider how to create opportunities for access to attainable housing, which ultimately supports social cohesion and personal well being within your community.

We canvassed 37 neighbours, were able to speak to 36 of these, and as a result **94.3%** are not against our project (29 in favor, 4 neutral and only 2 against). A complete package including letter to Mayor and Council specific to this initiative, a map, and signed letters are attached.

## Government Policies

In creating this plan, we reviewed the various government policies and come forward with an application that supports its intentions. The impetus for this proposal comes from the municipality's need to address housing demand pressures by maximizing the use of available land and doing so with creative, harmonious developments.

This section explores the various government policies and highlights how our proposal supports their goals and objectives.

## Regional Growth Strategy

The Townships of Esquimalt supports the policies and initiatives of the CRD's Regional Growth Strategy (RGS). There are 2 main objectives of this strategy that are reflected in our proposal.

- **Keep Urban Settlements Compact** - *Increase the amount of detached and ground access housing within the urban containment and servicing area in the core municipalities of*

*Victoria, Esquimalt, Saanich and Oak Bay ; and Create a pattern of major centres within a firm urban containment boundary that will over time, result in the concentration of most new growth in the centres and connecting corridors, that can be effectively served by express-bus transit.*

- **Build Complete Communities** - *Establish policies to facilitate urban development that contributes to greater community completeness, in particular by supporting: new housing within a ten-minute walk of existing business and community services and facilities; and locate new growth within 400 metres of transit routes.*
- **Improve Housing Affordability** - *Increased residential densities and an expanded stock of attached housing may enhance general affordability, by expanding the choice of more affordable housing types, and by reducing the need to rely on travel by car to reach services.*

### Official Community Plan

The following section highlights those OCP objectives that are supported by our proposal.

**Land Use and Development** objectives are established to promote sustainable land use and development within the community, which are supported by our proposal. These include:

- Encourage small scale redevelopment / infill that improves and enhances the appearance and livability of single-unit and two-unit neighbourhoods and the community as a whole.
- Facilitate moderate densification in accordance with the overall objectives and statements of the Regional Growth Strategy and which will meet the municipality's anticipated housing needs.
- Encourage high quality development that enhances and benefits the community as a whole.
- Encourage a mix of land uses in Esquimalt that facilitate walking, cycling, transit use, car sharing and car pooling.

**Residential Land Use** highlights how most of Esquimalt's land base is already built upon, stressing that modest growth is likely to occur through the infilling of vacant or under-utilized parcels or redevelopment of existing residential properties to higher densities.

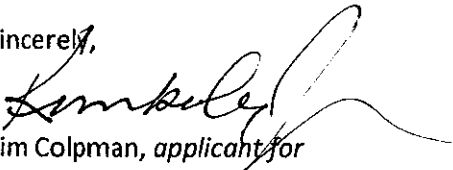
- Work toward a more "complete community" by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.
- Encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

**Design Guidelines – DPA – 5** outlines the need for the existing home to be upgraded to blend with new units and create a cohesive appearance; for new units to be complimentary in design and scale to the surrounding buildings and have been designed to minimize overlooks to neighbours.

- New two-unit dwellings should be designed to be consistent with and preserve the proportions and patterns of existing residential buildings in the immediate vicinity.
- Innovative and creative site-specific two-unit dwellings are encouraged where yard space is maintained either on the ground or as rooftop gardens.

- Side by side unit configurations are preferred as these result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.
- Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area.
- Buildings should be designed to minimize visual intrusion onto the privacy of surrounding homes.
- The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.
- A landscaping plan showing is required for every new two-unit dwelling. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.
- The provision of private open space should be part of an overall site development and landscape plan
- Where possible, hydro meters will not be placed on the front façade of a building and, if placed on the side of a building which is visible from the street, will be appropriately screened.

Sincerely,



Kim Colpman, *applicant for*  
Large & Co



Rezoning Application: 1109 Lyall  
Neighbour Engagement

February 14, 2018

Her Worship Mayor Barbara Desjardins and Councillors  
Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1



Good Day Mayor and Council,

Our proposal to rezone the property at 1109 Lyall results in a strata development that retains the existing home and adds two new homes for families in Esquimalt.

I have personally canvassed all the contiguous and adjacent neighbours. These are the people who are most impacted, so I spent time with each to explain our proposal in detail. Of the 37 neighbour homes I visited, one I could not reach and one other remains undecided. Of the two against, one is a contiguous neighbour and the other is next to the new duplex on the corner of Joffre and Lyall. The dominant size of that building has affected that owner negatively. Everyone else I met with is enthusiastically in favour, or don't care what is developed there.

Those in favor were further impressed that the existing home on the property is being saved. They like that this approach retains the familiar streetscape and supports sustainable building by keeping perfectly good housing stock. If you were to go inside that home, you would see that it has been loving preserved and is better than the day it was built.

The results are shown on an attached map as well as summarized below:

Not Against (In Favor or Neutral)	33	94.3%
Against	2	5.7%
Total	35	100 %

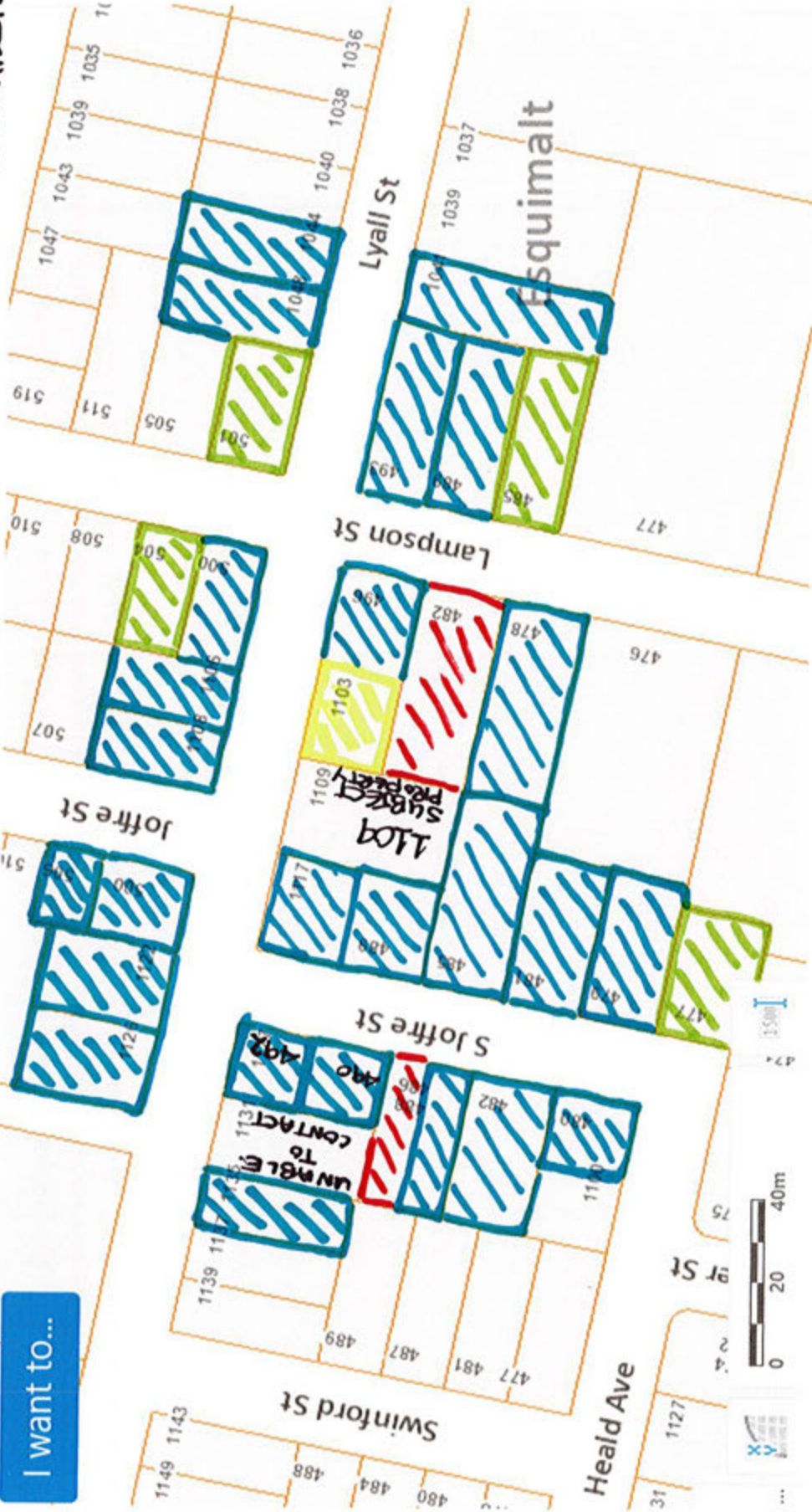
Ten years ago, these results would have been the other way around. Now, Esquimalt residents are remarkably in tune with the need of their community to provide more housing and to not let usable land remain fallow.





Respectfully,

Earl Large  
CEO, Large & Co.

# 1109 LYALL - COMMUNITY ENGAGEMENT.

Feb 12, 2018



-  In Favor
-  Neutral/No Opinion
-  Undecided
-  Against



## GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project.

As you review this checklist, if you have any questions please contact **Development Services** at 250.414.7108 for clarification.

New development is essential to Esquimalt.  
We look forward to working with you  
to ensure that development is  
as green and sustainable as possible.

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt



"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. *Hardi plank siding*
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? *N/A* %
- 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.  
*from Steggs Materials on Admirals road*
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?  Yes  No
- 7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? *see attached*  
 For which parts of the building (e.g. framing, roof, sheathing etc.)? \_\_\_\_\_
- 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. *N/A* Yes  No
- 9 List any products you are proposing that are produced using lower energy levels in manufacturing. *N/A*
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes  No
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes  No

*only putting carpet on stairs some recycled rubber in it.*

## 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? N/A No
- 13 For commercial buildings, do flushes for urinals exceed BC Building Code requirements? Yes N/A No
- 14 Does your project use dual flush toilets and do these exceed the BC Building Code requirements? Yes No
- 15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? Yes No
- 16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? 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 N/A
- 18 Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? 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 No N/A
- 20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? Yes No N/A
- 21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. oil interceptors 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? Yes No N/A
- 23 What percentage of the site will be maintained as naturally permeable surfaces? 30% Yes No N/A

### 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 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? Yes No N/A  
see landscape plan
- Could your site design be altered to save these trees?
- Have you consulted with our Parks Department regarding their removal?



- 26 Will this project add new trees to the site and increase our urban forest?  
If so, how many and what species? see landscape plan  Yes No N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds?  Yes No N/A
- 28 Will any existing native vegetation on this site be protected?  
If so, please describe where and how. see landscape plan Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? see landscape plan Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? see landscape plan 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? 65 %  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. N/A Yes No  N/A  
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? N/A
- 38 Has the building been designed to be solar ready? Yes  No  N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? Yes No  N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards?  Yes No N/A  
Hardcore Windows
- 41 Are energy efficient appliances being installed in this project?  
If so, please describe.
- 42 Will high efficiency light fixtures be used in this project?  
If so, please describe. energy efficient bulbs  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. <u>low VOC</u>	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. _____	Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>all wood over 2' in length used, the rest is given to the neighbours</u>	Yes	No	N/A
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]: <input type="checkbox"/> transit passes <input type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input type="checkbox"/> plug-ins for electric vehicles <u>N/A</u>			

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.



# Chain of Custody Certificate

This is to confirm that KPMG Performance Registrar Inc. has examined the procedures of

## West Fraser Mills Ltd.

Suite 501 – 858 Beatty Street, Vancouver, British Columbia V6B 1C1

and determined that the Company maintains chain of custody and sales tracking systems which form a reasonable basis for: (1) tracking the source of wood fibre processed by these facilities, and (2) ensuring that the output from these facilities, which is claimed to be "PEFC-certified", will not exceed the amount of wood fibre coming into these facilities from PEFC certified woodlands operations\*. The Company's Chain of Custody system conforms in all material respects to the requirements of PEFC ST 2002-2010.

This Chain of Custody System certification applies to the following:

Production of logs from British Columbia and Alberta forest tenures and the manufacture and sale of lumber, chips, sawdust, medium density fibreboard, plywood, veneer, laminated veneer lumber and pulp from all wholly owned Canadian production facilities and from the joint venture Cariboo Pulp and Paper Company.

This chain of custody certification is given subject to the terms and conditions governing the use of this certificate as described in the agreement between KPMG Performance Registrar Inc. and the holder thereof. Chain of custody certification does not assure the regulatory compliance or continued conformance with the applicable standards by the certified woodlands operations from which wood fibre is obtained. \*PEFC certified woodlands operations are those which are certified under forest certification standards endorsed by PEFC, including the following standards: the CSA Z809 Sustainable Forest Management standard and the Sustainable Forestry Initiative (SFI®) standard.

Certificate No. 1994.01  
Issue Date: May 5, 2006  
Re-Issue Date: April 23, 2012  
Expiry Date: April 22, 2017



Chris Ridley-Thomas  
President  
KPMG Performance Registrar Inc.  
Vancouver, B.C., Canada V7Y 1K3



# CERTIFICATE OF REGISTRATION

This is to certify that

## **Tolko Industries Ltd.**

Head Office

3000 28th Street Vernon, British Columbia V1T 9W9 Canada

Refer to Attachment to Certificate of Registration dated December 17, 2014 for additional certified sites

complies with the requirements of

**PEFC ST 2002:2013 -**

**Chain Of Custody Of Forest Based Products - Requirements**

for the following scope of registration

Tracking of certified and other raw material.

Products: Chips, Lumber, Plywood, Veneer, Oriented Strand Board and Kraft Paper.

Systems used: Percentage Based; Volume Credit and Average Percentage.

Standard version: 2013-05-24 or as amended ([www.pefc.org](http://www.pefc.org)).

SAI Certificate No.: CERT-0072605  
File No.: 013420  
PEFC Chain of Custody No.: SAI-PEFC-013420  
Issue Date: December 17, 2014

Original Certification Date: January 4, 2009  
Current Certification Date: November 20, 2012  
Certificate Expiry Date: November 19, 2017

Chris Jouppi  
President,  
QMI-SAI Canada Limited

Samer Chaouk  
Head of Policy, Risk and Certification



PEFC ST 2002:2013



# ATTACHMENT TO CERTIFICATE OF REGISTRATION

These sites are registered under Certificate No: CERT-0072605 issued on December 17, 2014

File No.		Effective Date
013420	<b>Tolko Industries Ltd.</b> <b>Head Office</b> 3000 28th Street Vernon, British Columbia V1T 9W9 Canada	November 20, 2012
1063226	<b>Tolko Industries Ltd.</b> <b>Nicola Valley Division</b> 1750 Lindley Creek Road Merritt, British Columbia V1K 0A2 Canada	November 20, 2012
1063972	<b>Tolko Industries Ltd.</b> <b>Lavington Division</b> 6200 Jeffers Drive Lavington, British Columbia V1B 3G4 Canada	November 20, 2012
1601371	<b>Tolko Industries Ltd.</b> <b>Armstrong Plywood Division</b> 844 Otter Lake X Roads Armstrong, British Columbia V0E 1B6 Canada	November 20, 2012
1601588	<b>Tolko Industries Ltd.</b> <b>Heffley Creek Division</b> 6275 Yellowhead Hwy Kamloops, British Columbia V2H 1T8 Canada	November 20, 2012
1601589	<b>Tolko Industries Ltd.</b> <b>High Level Lumber Division</b> 11401 92nd Street High Level, Alberta T0H 1Z0 Canada	November 20, 2012
1601590	<b>Tolko Industries Ltd.</b> <b>Kelowna Lumber Division</b> 820 Guy Street Kelowna, British Columbia V1Y 7R5 Canada	November 20, 2012
1601592	<b>Tolko Industries Ltd.</b> <b>Lakeview Lumber Division</b> 180 Hodgson Road Williams Lake, British Columbia V2G 3P6 Canada	November 20, 2012
1601594	<b>Tolko Industries Ltd.</b> <b>Manitoba Kraft Paper Division</b> Box 1590 The Pas, Manitoba R9A 1L4 Canada	November 20, 2012
1601595	<b>Tolko Industries Ltd.</b> <b>Manitoba Solid Wood Division</b> Box 5200 The Pas, Manitoba R9A 1T3 Canada	November 20, 2012
1601596	<b>Tolko Industries Ltd.</b> <b>Meadow Lake Division</b> Box 280 Meadow Lake, Saskatchewan S9X 1Y2 Canada	November 20, 2012
1601598	<b>Tolko Industries Ltd.</b> <b>Quest Wood Division</b> 1879 Brownmiller Rd Quesnel, British Columbia V2J 6R9 Canada	November 20, 2012

These registrations are dependent on Tolko Industries Ltd. Head Office (File No. 013420) maintaining their scope of registration to PEFC ST 2002:2013 - CHAIN OF CUSTODY OF FOREST BASED PRODUCTS - REQUIREMENTS

# ATTACHMENT TO CERTIFICATE OF REGISTRATION

These sites are registered under Certificate No: CERT-0072605 issued on December 17, 2014

1601599	<b>Tolko Industries Ltd.</b> <b>Soda Creek Division</b> 5000 Soda Creek Road Williams Lake, British Columbia V2G 5H5 Canada	November 20, 2012
1601600	<b>Tolko Industries Ltd.</b> <b>White Valley Veneer Division</b> 4280 Highway 6 Lumby, British Columbia V0E 2G0 Canada	November 20, 2012
1601602	<b>Tolko Industries Ltd.</b> <b>Armstrong Lumber Division</b> 844 Otter Lake X Roads Armstrong, British Columbia V0E 1B6 Canada	November 20, 2012
1601603	<b>Tolko Industries Ltd.</b> <b>Athabasca Division</b> Box 1400 Slave Lake, Alberta T0G 2A0 Canada	November 20, 2012
1628435	<b>Tolko Industries Ltd.</b> <b>Marketing and Sales</b> 3000 28th Street Vernon, British Columbia V1T 9W9 Canada	December 1, 2012

These registrations are dependent on Tolko Industries Ltd. Head Office (File No. 013420) maintaining their scope of registration to PEFC ST 2002:2013 - CHAIN OF CUSTODY OF FOREST BASED PRODUCTS - REQUIREMENTS

# BC LAND SURVEYORS SITE PLAN OF:

Civic: 1109 Lyall Street

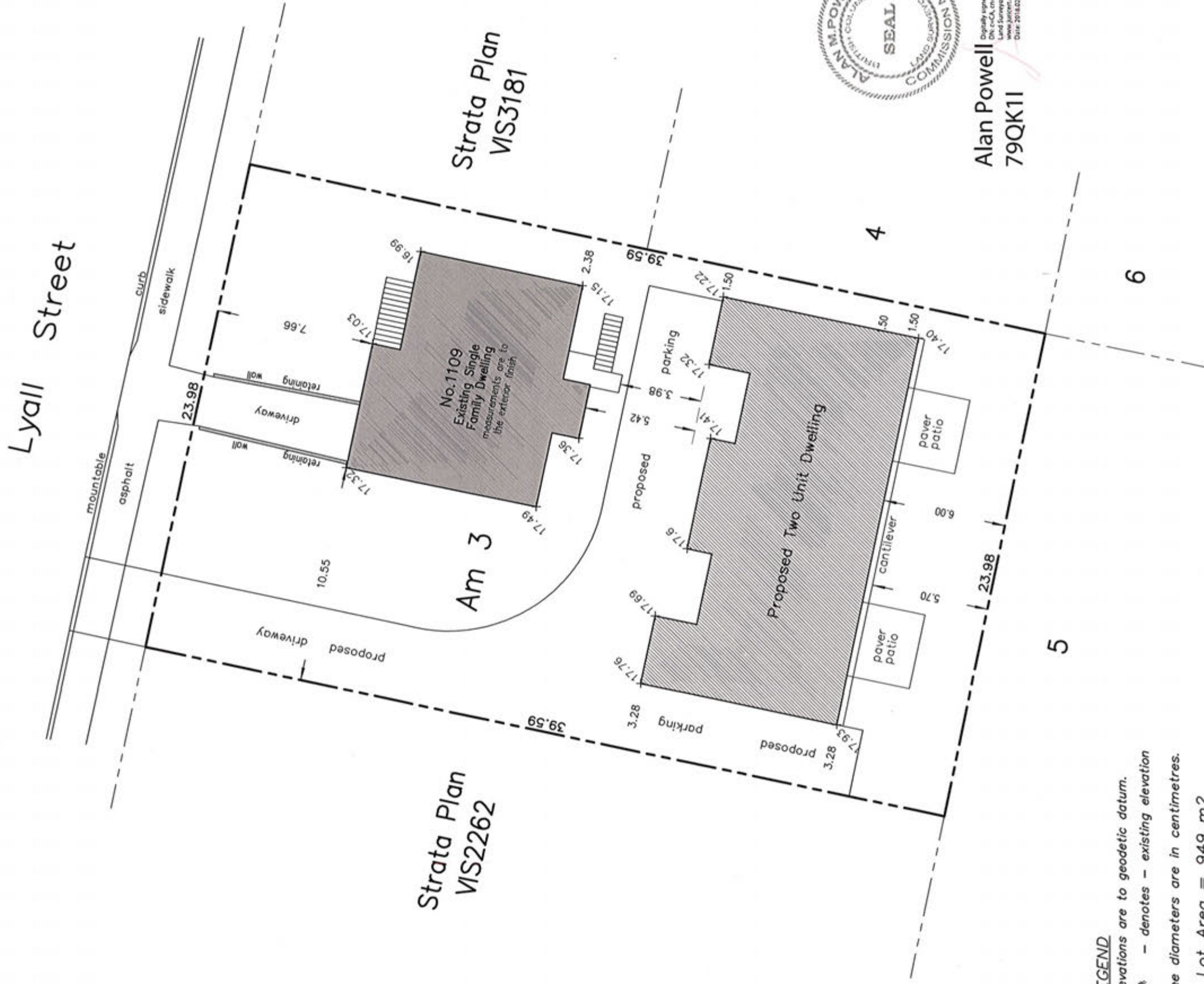
Legal Amended Lot 3 (DD 1484361), Section 11,  
Esquimalt District, Plan 4729

Parcel Identifier: 006-001-009 in the Municipality of Esquimalt

Scale - 1:200 Distances are in metres.



The intended print size is 11" by 17".



**LEGEND**  
Elevations are to geodetic datum.  
--- denotes - existing elevation  
Tree diameters are in centimetres.  
Lot Area = 949 m<sup>2</sup>



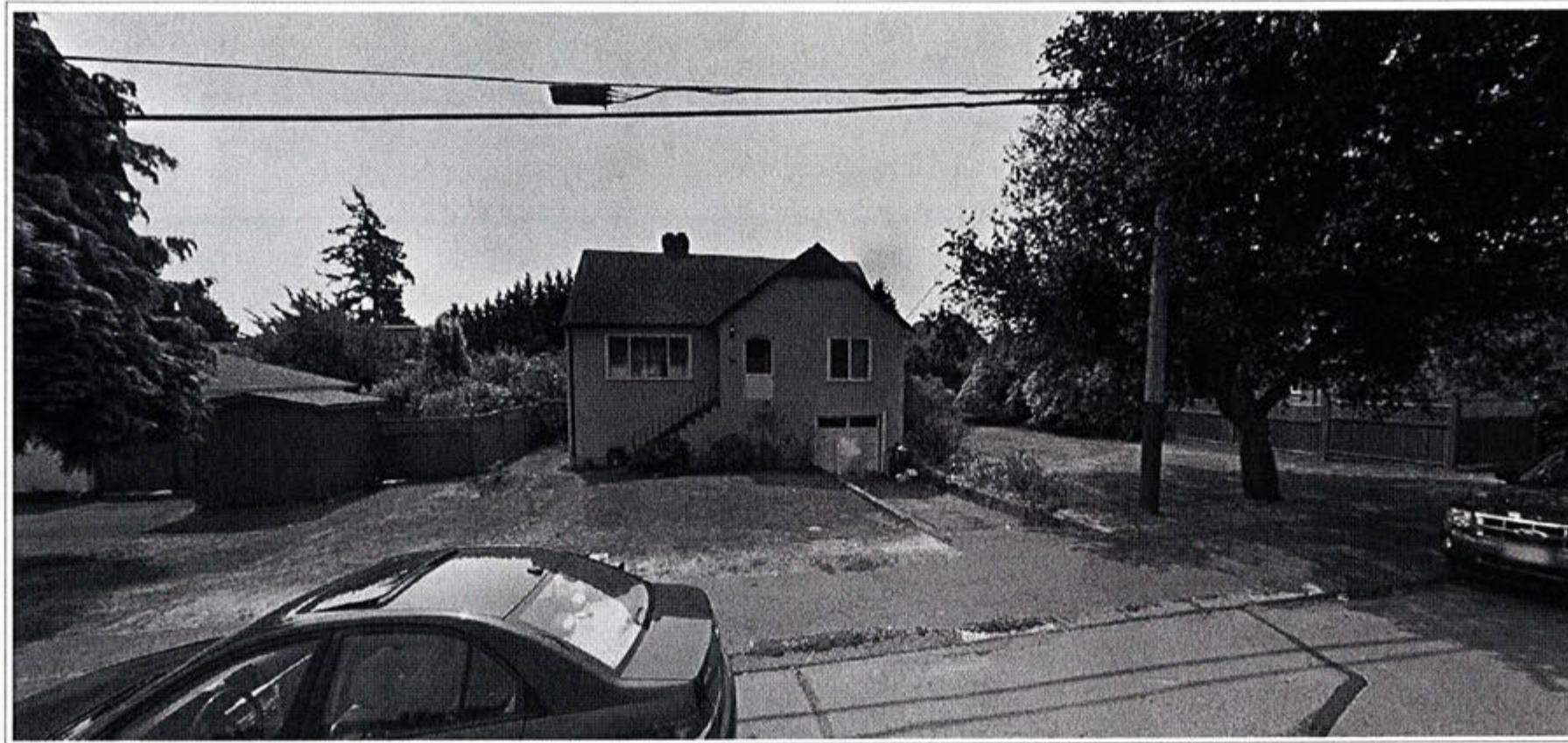
Alan Powell  
79QK11

February 23, 2018  
File : 12,499 - 19

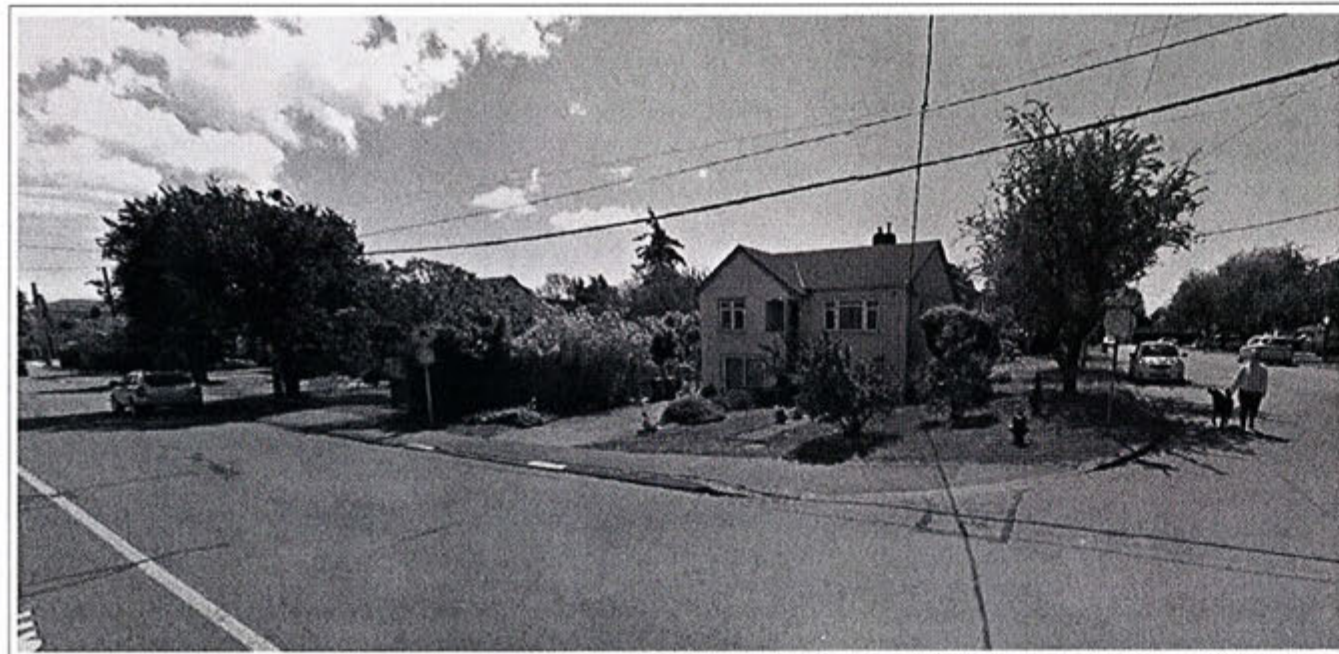
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

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.



SUBJECT PROPERTY - 1109 LYALL STREET



PROPERTY TO WEST OF SUBJECT PROPERTY - 1117 LYALL STREET/489 SOUTH JOFFRE STREET



PROPERTY TO EAST OF SUBJECT PROPERTY - 1103 LYALL STREET/496 LAMPSON STREET



807 Vancouver Street  
 Victoria, BC V8V 3T9  
 Phone - 250-480-2884  
 Fax - 250-480-2898

**Gerry Troesch**  
 Residential Design

878 Howe Road, Victoria BC V8C 4M8  
 Phone (250) 480-2882  
 Email gtroesch@large.com

Drawn By: G. TROESCH

Date: February 13, 2018

Scale: AS SHOWN

Project:

Proposed Rezoning  
 1109 Lyall Street  
 Esquimalt, BC  
 For Large & Co.

Drawing

Title:

Issued:

02/13/2018 - Issued for Rezoning Application



BC LAND SURVEYORS SITE PLAN OF:

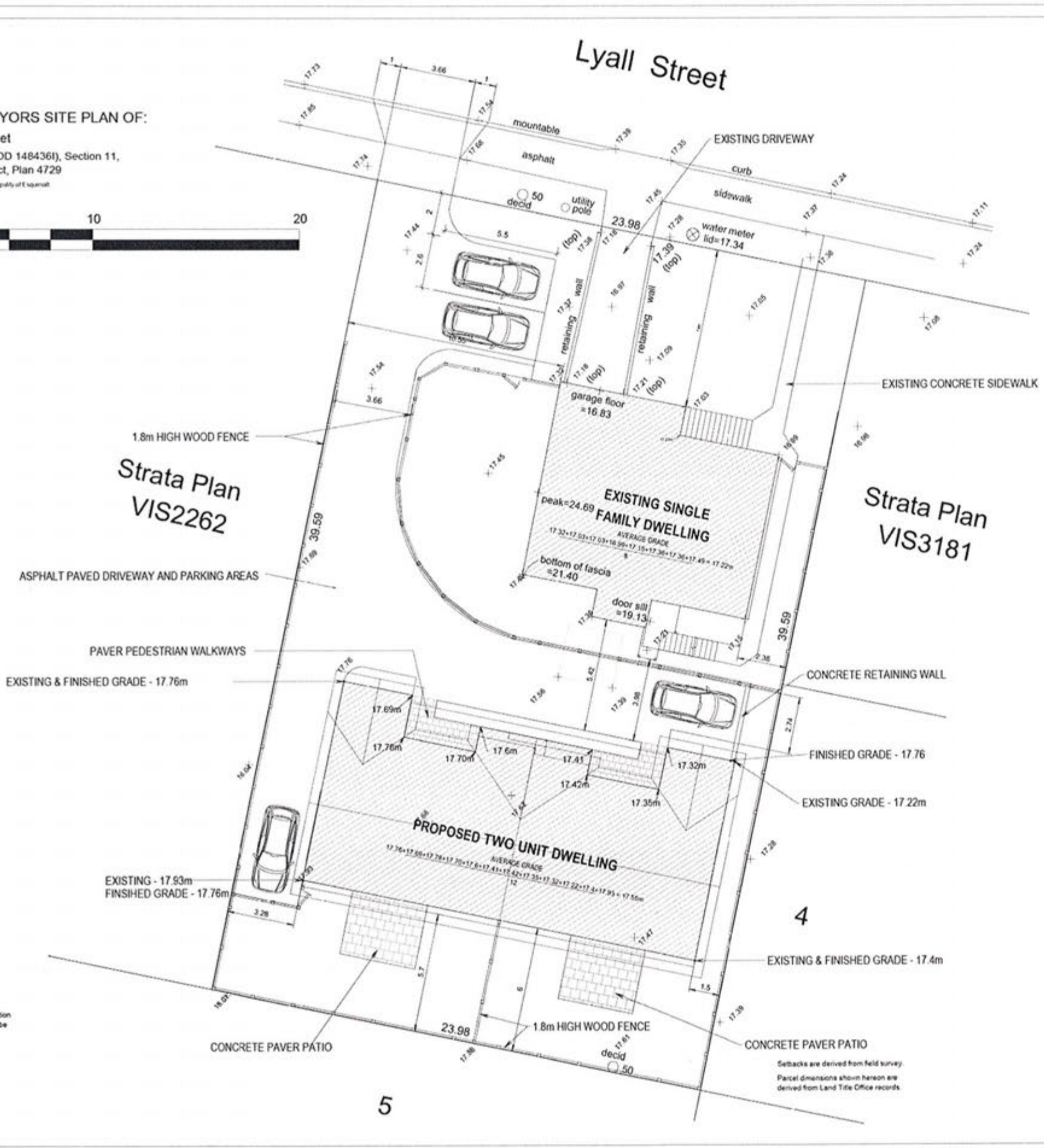
Civic: 1109 Lyall Street  
 Legal: Amended Lot 3 (DD 1484361), Section 11,  
 Esquimalt District, Plan 4729

Parcel Identifier: 006.001.009 in the Municipality of Esquimalt

Scale - Distances are in metres



LEGEND  
 Elevations are to geoid datum  
 - - - - - existing situation  
 --- --- --- proposed situation  
 Tree diameters are in centimetres  
 Lot Area = 949 m<sup>2</sup>



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

February 2, 2017  
 File: 12.499 - 19  
**POWELL & ASSOCIATES**  
 B.C. Land Surveyors  
 250-2910 Douglas Street  
 Victoria, BC V8T 4N4  
 phone: (250) 362-8855

Site Data

	PROPOSED
LOT AREA	949.3 sq.metres
LOT WIDTH	23.98m
EXISTING SINGLE FAMILY DWELLING FLOOR AREA	196.9 sq.metres
PROPOSED NEW DUPLEX FLOOR AREA	318.61 sq.metres
TOTAL FLOOR AREA	515.51
FLOOR AREA RATIO	.54:1
EXISTING SINGLE FAMILY LOT COVERAGE	117.32 sq.metres
PROPOSED NEW DUPLEX LOT COVERAGE	173.55 sq.metres
TOTAL LOT COVERAGE	30.64%
FRONT YARD SETBACK (TO EXISTING HOUSE)	7.65m (existing house)
REAR YARD SETBACK	5.7m (6.0m to main floor)
EAST SIDE SETBACK TO MAIN FLOOR	1.5m
WEST SIDE SETBACK	3.28M
COMBINED SIDE YARD SETBACK	4.78m
BUILDING SEPARATION	5.42m
EXISTING SINGLE FAMILY DWELLING BUILDING HEIGHT	5.89m
PROPOSED DUPLEX BUILDING HEIGHT	7.0m



**LARGE & CO.**  
 SINCE 1952  
 507 Vancouver Street  
 Victoria, BC V8V 3T9  
 Phone - 250-480-2894  
 Fax - 250-480-2895

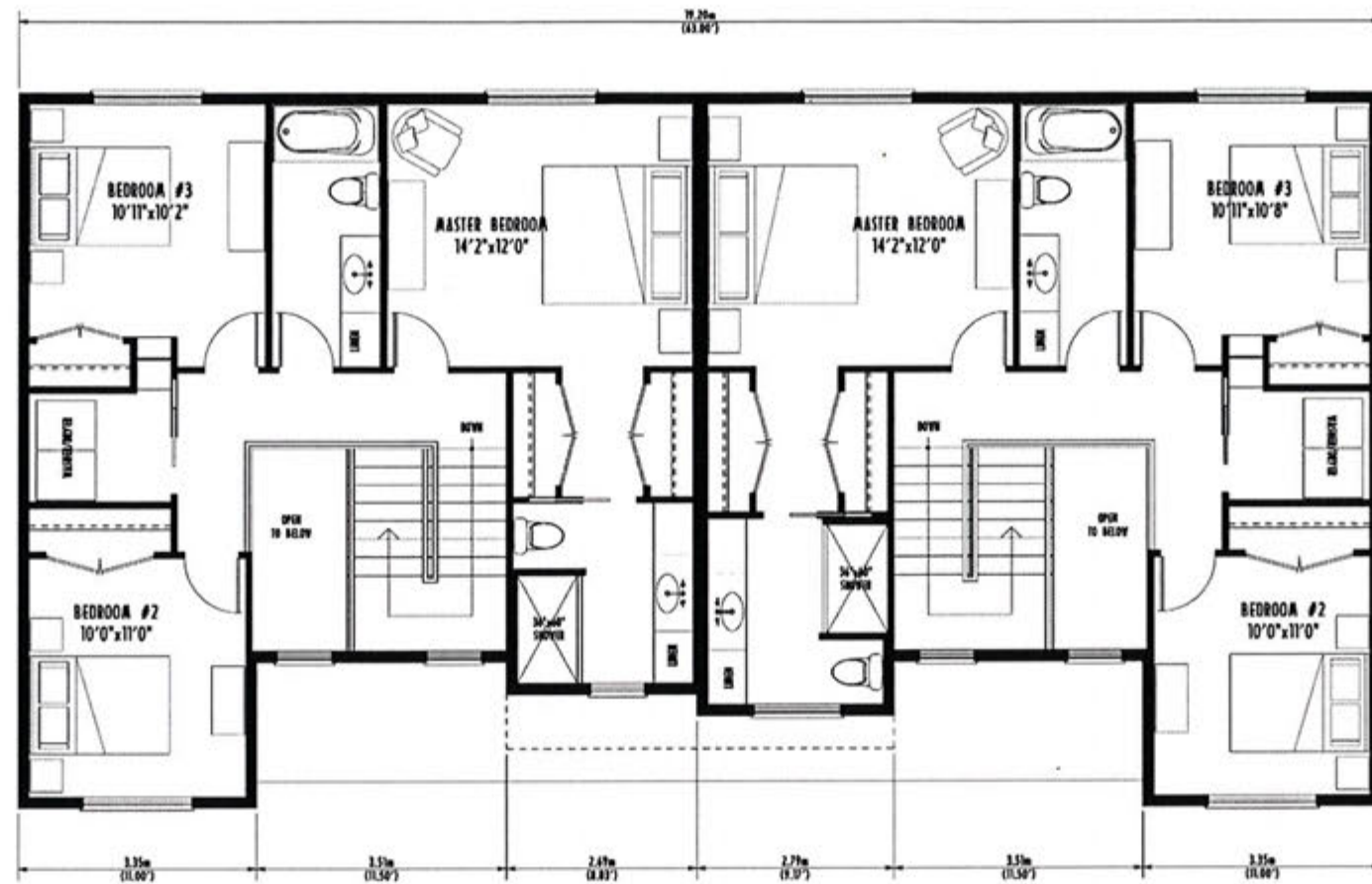
**Gerry Troesch**  
 Residential Design  
 1371 Kings Road, Victoria, BC V8W 2K6  
 Phone: (250) 487-8822  
 Email: gtroesch@shaw.ca

Drawn By: G. TROESCH  
 Date: February 13, 2018  
 Scale: AS SHOWN  
 Project:  
 Proposed Rezoning  
 1109 Lyall Street  
 Esquimalt, BC  
 for Large & Co.

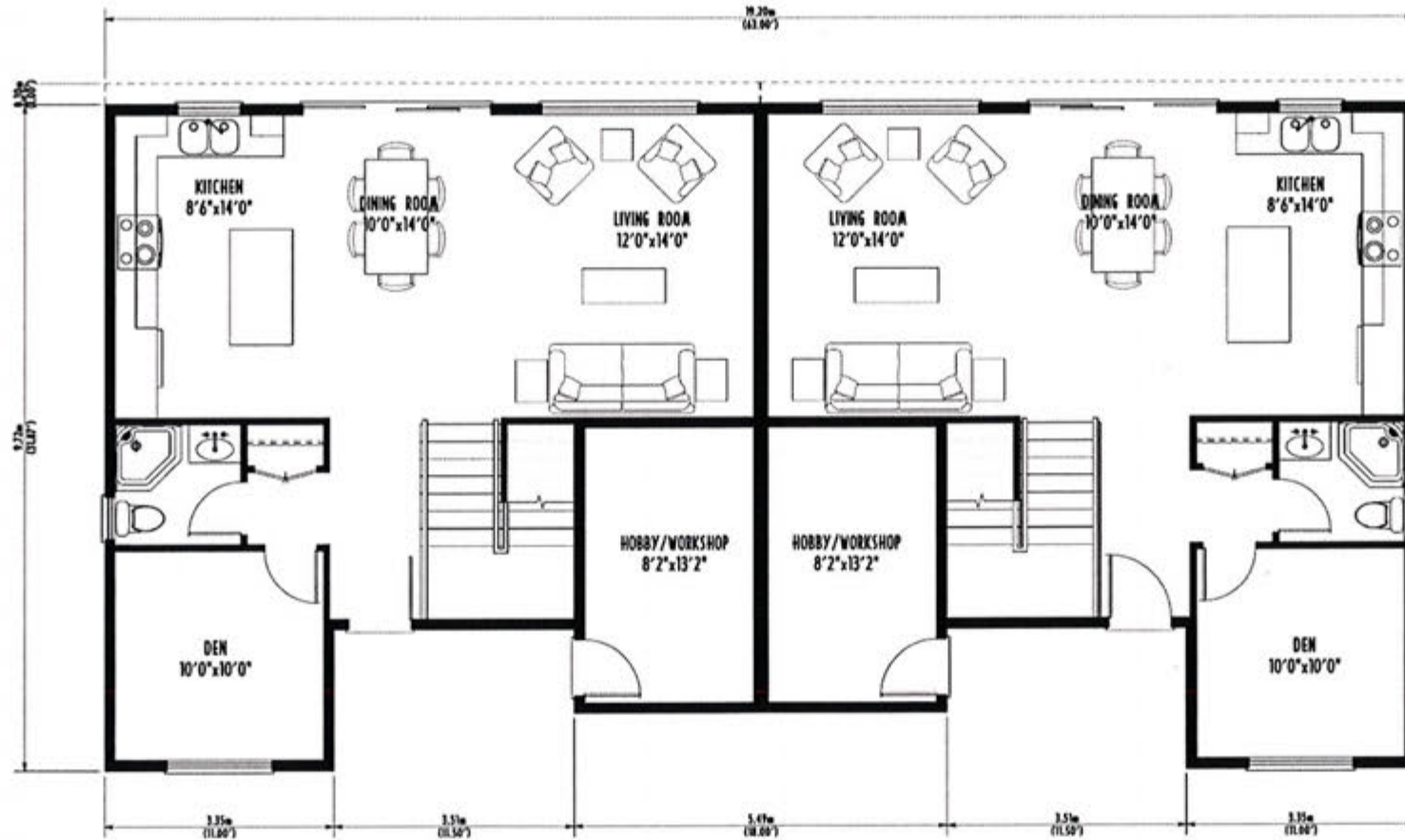
Drawing:  
 Site Plan & Site Data

Issued:  
 February 13, 2018 - Issued for Rezoning Application

Sheet 2 of 6



**Second Storey Floor Plan**  
 Floor Area - 160.63 sq.metres (1729.0 sq.ft.)  
 Scale - 1/4" = 1'-0"



**First Storey Floor Plan**  
 Floor Area - 157.98 sq.metres (1700.5 sq.ft.)  
 Scale - 1/4" = 1'-0"

**Proposed New Duplex - Floor Plans**



807 Vancouver Street  
 Victoria, BC V8V 3T9  
 Phone - 250-480-2894  
 Fax - 250-480-2895

**Gerry Troesch  
 Residential Design**

678 West Park Drive, Victoria, BC V8C 4M6  
 Phone: (250)480-4422  
 Email: gtr@troesch.com

Drawn By: G. TROESCH

Date: February 13, 2018

Scale: AS SHOWN

Project:

Proposed Secondary  
 1097 Lyall Street  
 Esquimalt, BC  
 for Large & Co.

Drawing:

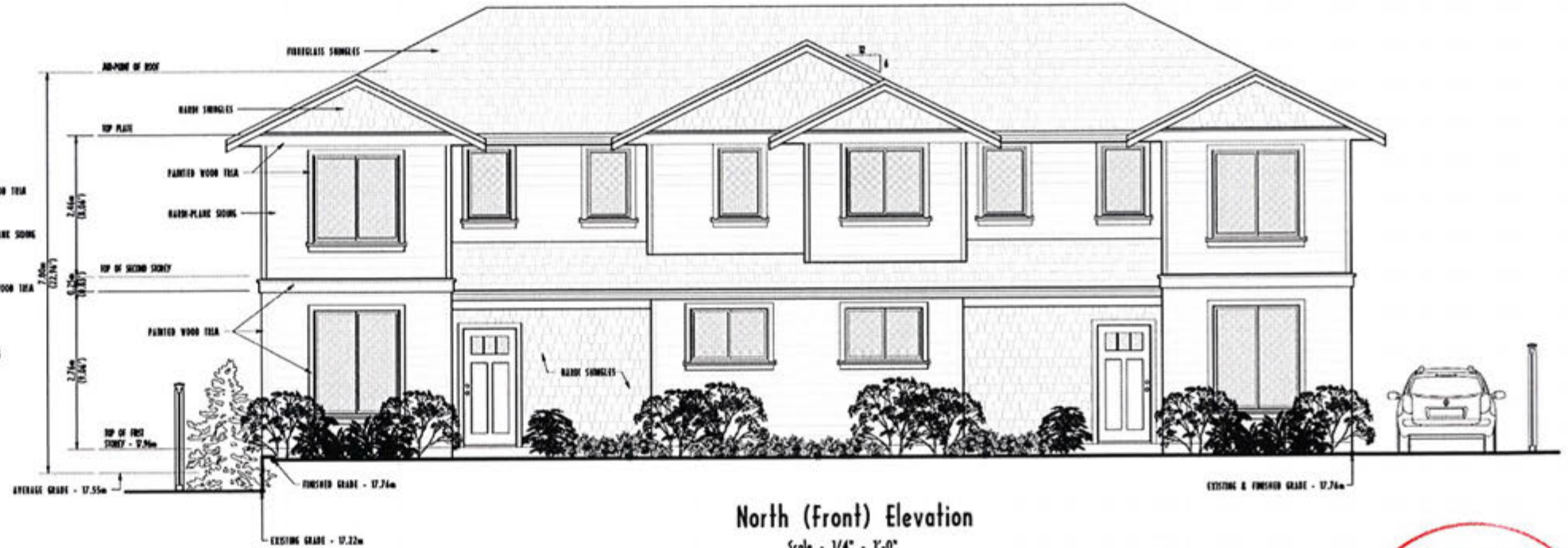
Proposed New Duplex - Floor Plan

Issue:

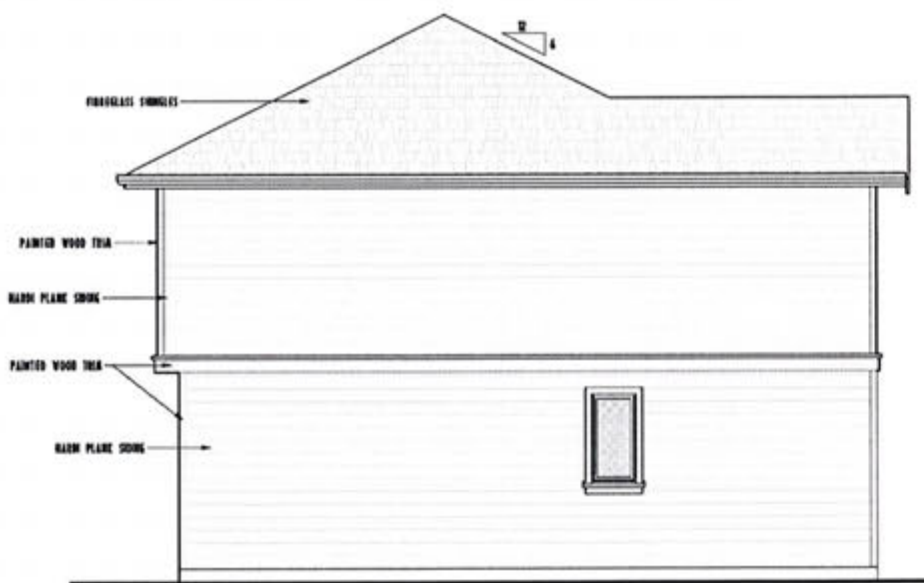
02/13/2018 - Issued for Rezoning Application



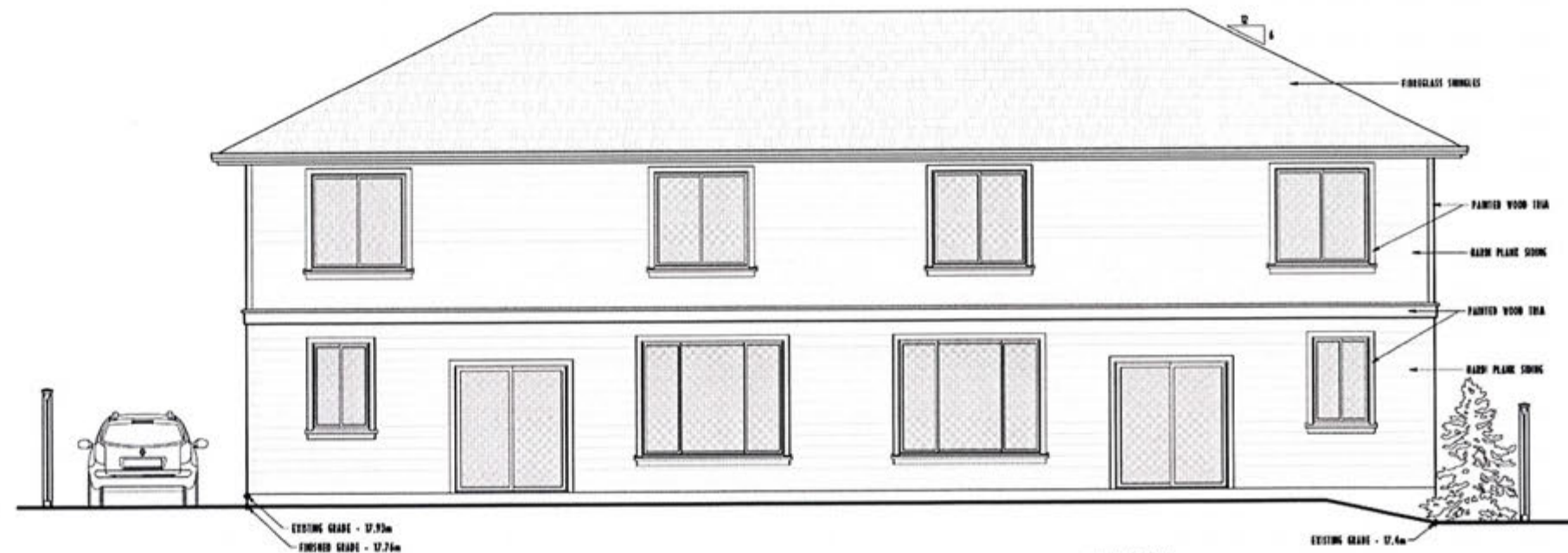
West Side Elevation  
Scale - 1/4" = 1'-0"



North (Front) Elevation  
Scale - 1/4" = 1'-0"



East Side Elevation  
Scale - 1/4" = 1'-0"



South (Rear) Elevation  
Scale - 1/4" = 1'-0"

UNPROTECTED OPENING	54.5 sq.meter
EXPOSURE INCLUDING FACE OF FIRE COMPARTMENT	5.7 sq.meter
LOADING DISTANCE	5.6m
ALLOWABLE UNPROTECTED OPENING	25.2%
PROPOSED UNPROTECTED OPENING	25.2%



607 Vancouver Street  
Victoria, BC V8V 3T8  
Phone - 250-480-2884  
Fax - 250-480-2885

**Gerry Troesch**  
Residential Design

370 West Park Street, Victoria, BC V8V 1M6  
Phone: 250-480-2884  
Fax: 250-480-2885

Drawn By: G. TROESCH

Date: February 13, 2018

Scale: AS SHOWN

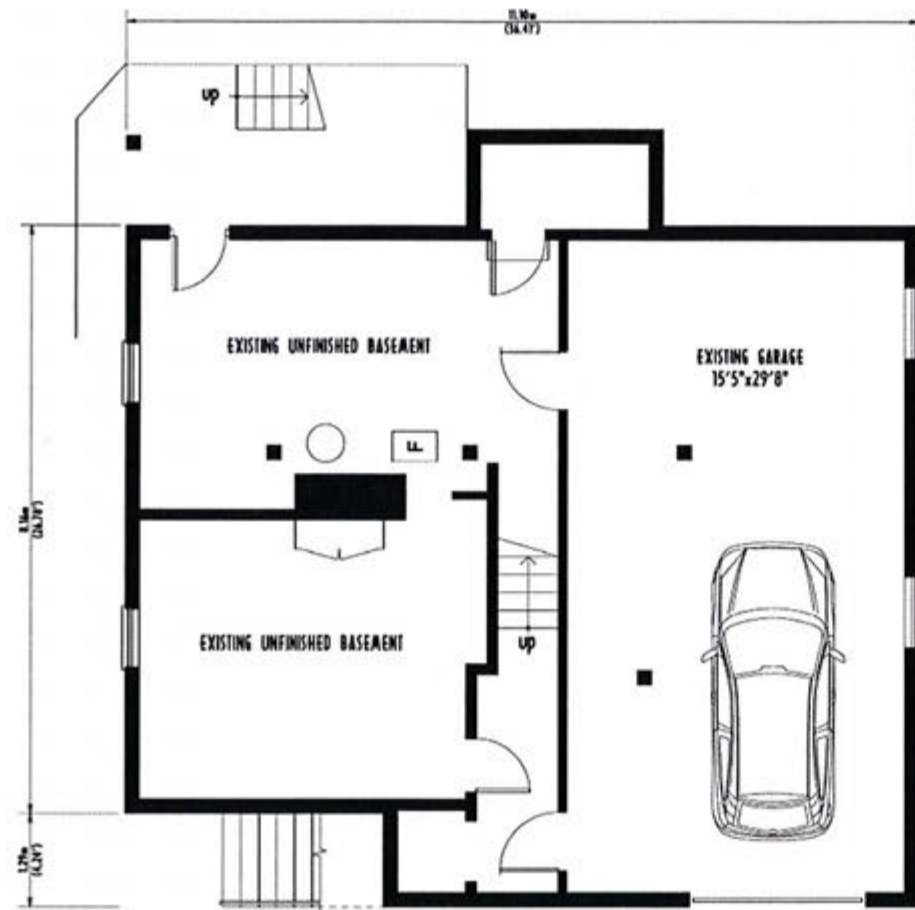
Project:  
Proposed Stranding  
200 Lyall Street  
Esquimalt, BC  
for Large & Co.

Review:  
Proposed New Duplex Elevations

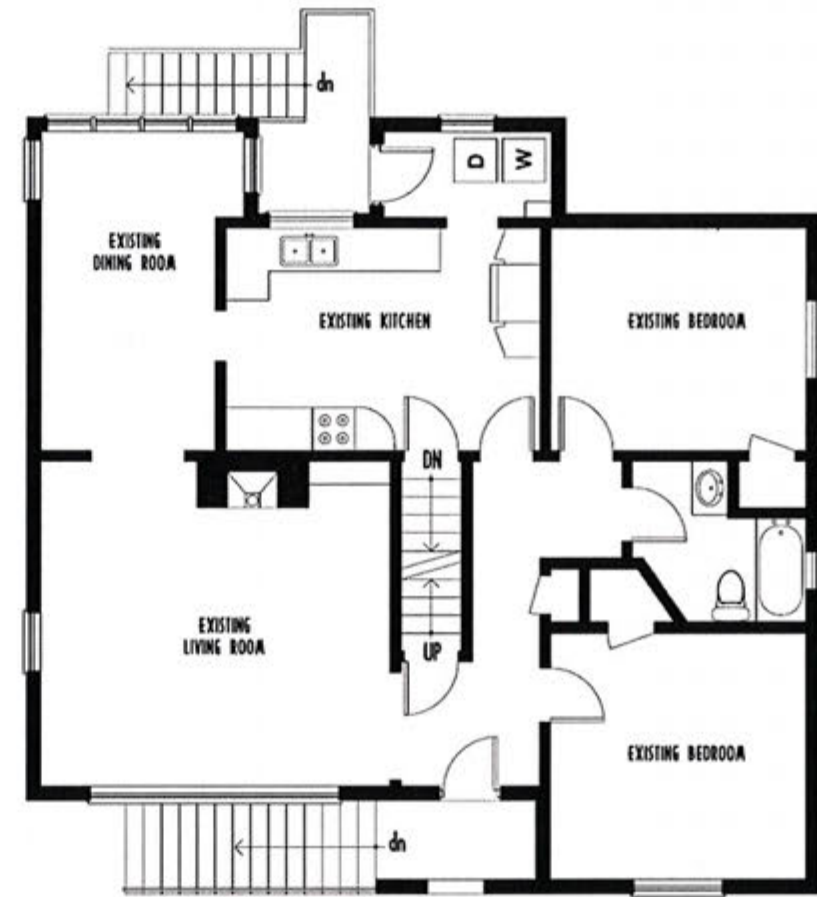
Sheet:  
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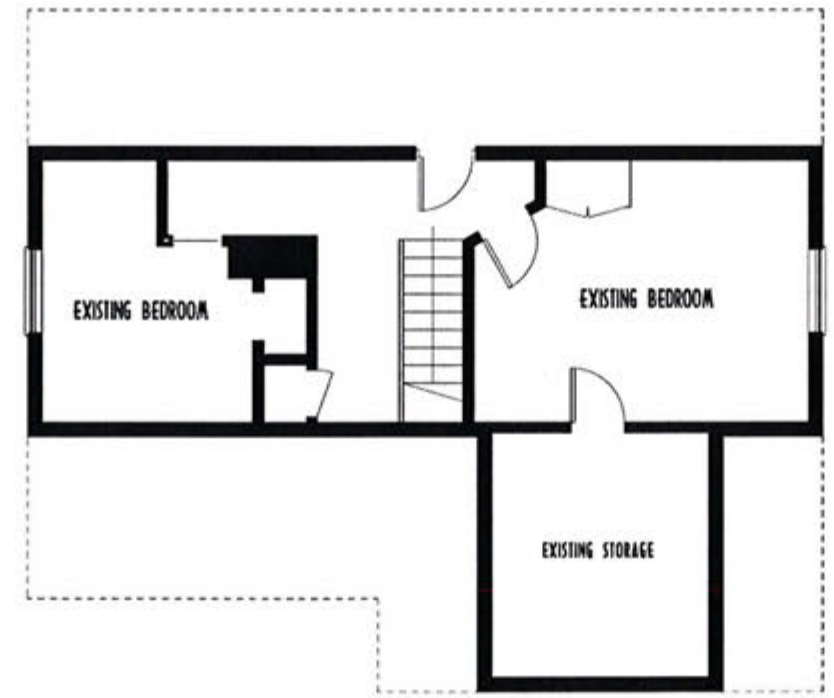
Proposed New Duplex - Elevations



**Basement Floor Plan**  
 Floor Area - 52.66 sqmetres (566.83 sq.ft.)  
 Garage - 42.68 sqmetres (459.43 sq.ft.)  
 Scale - 1/4" = 1'-0"



**First Storey Floor Plan**  
 Floor Area - 94.65 sqmetres (1018.78 sq.ft.)  
 Scale - 1/4" = 1'-0"

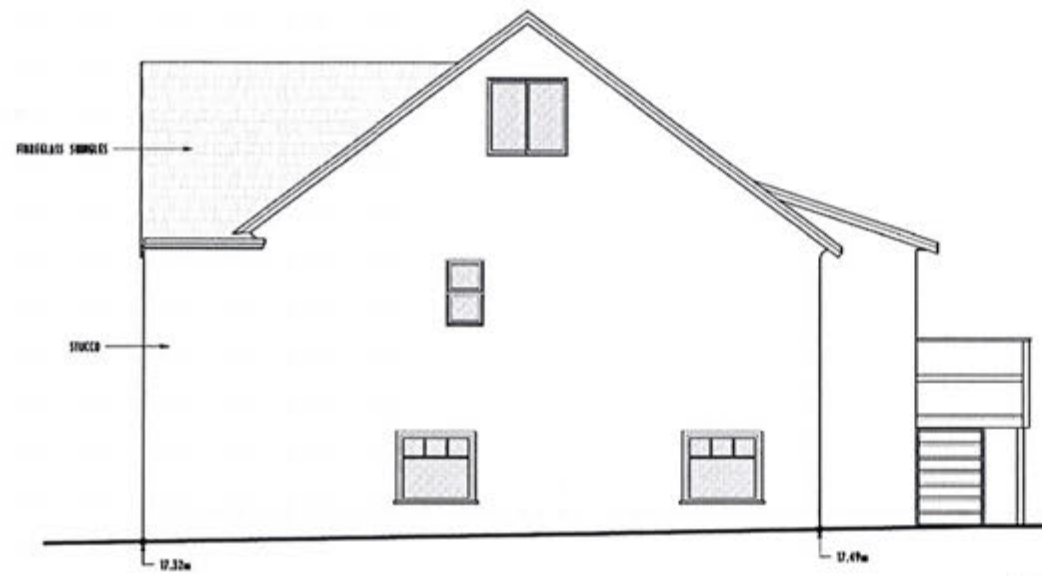


**Second Storey Floor Plan**  
 Floor Area - 49.59 sqmetres (533.8 sq.ft.)  
 Scale - 1/4" = 1'-0"



**LARGE & CO.**  
 DEVELOPERS  
 607 Vancouver Street  
 Victoria, BC V8V 3T9  
 Phone - 250-480-2884  
 Fax - 250-480-2886

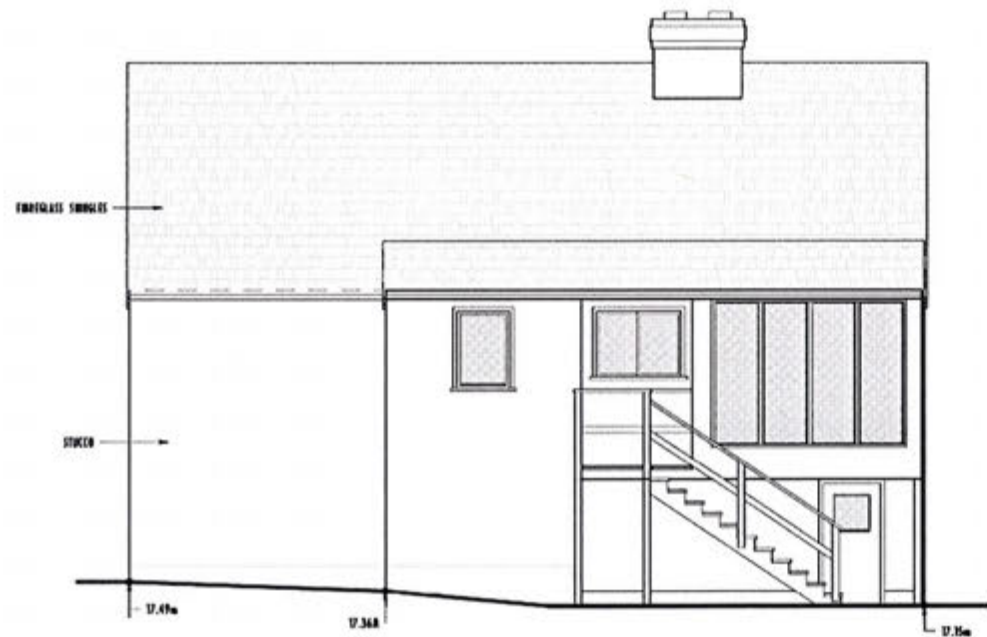
<b>Gerry Troesch</b> Residential Design
1718 Howe Street, Victoria, BC V8W 2M7 Phone: (250) 480-2884 Email: gtr@largeandco.com
Drawn By: G. TROESCH
Date: February 13, 2018
Scale: AS SHOWN
Project: Proposed Renovation 1809 Lynd Street Esquimalt, BC For Large & Co.
Drawing: Existing Single Family Dwelling - First Floor
Issued:
02/13/2018 - Issued for Accounting Application
Sheet 5 of 6



West Side Elevation  
Scale - 1/4" = 1'-0"



North (Front) Elevation  
Scale - 1/4" = 1'-0"



South (Rear) Elevation  
Scale - 1/4" = 1'-0"



East Side Elevation  
Scale - 1/4" = 1'-0"



807 Vancouver Street  
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Email: gtroesch@largeco.com

Drawn By: G. TROESCH

Date: February 13, 2018

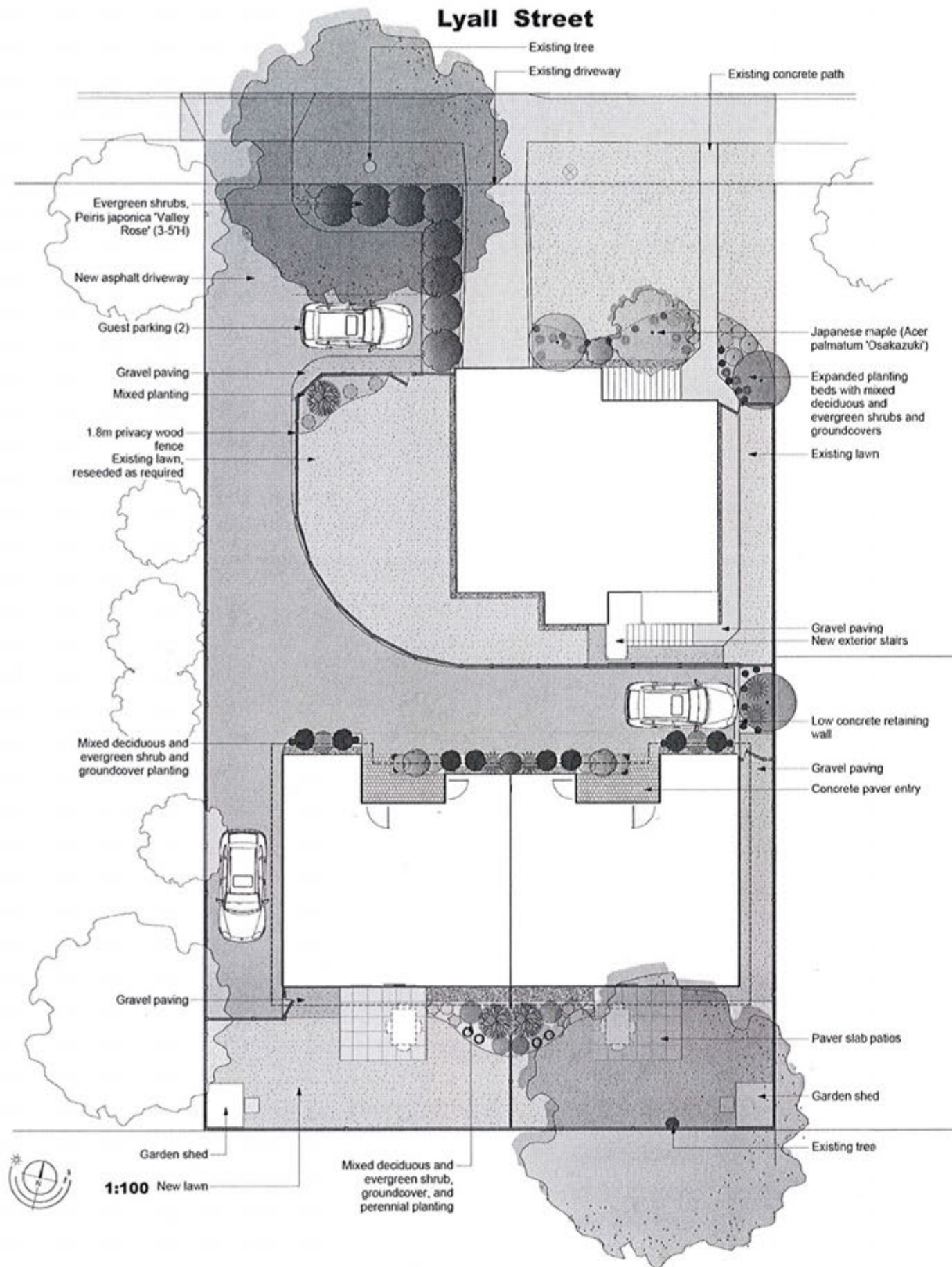
Scale: AS SHOWN

Project:  
Proposed Rezoning  
100 Lyall Street  
Esquimalt, BC  
for Large & Co.

Drawing:  
Existing Single Family Dwelling - Elevations

Sheet:  
02/13/2018 - Issued for Rezoning Application

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### Recommended Nursery Stock

Quantity	Botanical Name	Common Name	Size
<b>Trees</b>			
1	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	#15 pot, 2.5m H
<b>Large Shrubs</b>			
3	<i>Hamamelis mollis 'Palida'</i>	Pallida Chinese Witch Hazel	#3 pot
	<i>Viburnum plicatum tomentosum 'Mailesi'</i>	Doublefile Viburnum	#5 pot
<b>Medium Shrubs</b>			
14	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Bush	#2 pot
	<i>Pieris japonica 'Valley Rose'</i>	Japanese Pieris	#2 pot
	<i>Ribes sanguineum 'White Iodine'</i>	White Flowering Currant	#2 pot
<b>Small Shrubs</b>			
23	<i>Azalea 'Snow-bird'</i>	Snow-bird Azalea	#2 pot
	<i>Cornus sericea 'Kelsey'</i>	Kelsey's Dwarf Red-Osier Dogwood	#2 pot
	<i>Pieris japonica 'Prelude'</i>	Prelude Lily Of The Valley	#2 pot
	<i>Spiraea thunbergii 'Ogon'</i>	Golden Bride/weep Spirea	#2 pot
<b>Groundcovers</b>			
36	<i>Erica x darleyensis 'Kramer's Rota'</i>	Kramer's Rota Heather	#1 pot
	<i>Waldsteinia temata</i>	Siberian Barren Strawberry	#1 pot
<b>Perennials, Annuals and Ferns</b>			
28	<i>Blechnum spicant</i>	Deer Fern	#1 pot
	<i>Carex testacea</i>	Orange New Zealand Sedge	#1 pot
	<i>Erigeron x 'Wayne Roderick'</i>	Wayne Roderick Fleabane	#1 pot
	<i>Polystichum munifolium</i>	Sword Fern	#2 pot
	<i>Rudbeckia fulgida var. sulfurata 'Goldsturm'</i>	Goldsturm Black Eyed Susan	#1 pot

- All work to be completed to current BC SLA Landscape Standards
- All new soft landscape to be irrigated for 2 years establishment



# 1109 Lyall Street - Landscape Concept Plan