



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

- I. CALL TO ORDER
- II. LATE ITEMS
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – May 15, 2018 and June 19, 2018
- V. STAFF REPORTS

1) REZONING APPLICATION

916 and 920 Old Esquimalt Road [PID 003-446-093, Lot C, Section 11, Esquimalt District, Plan 21636; and PID 003-446-395, Lot D, Section 11, Esquimalt District, Plan 21636]

Purpose of 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 development where five new single family dwellings (three with secondary suites) would be constructed on five new lots and where the existing two homes would be demolished.

This site is located within Development Permit Area No. 3 – Enhanced Design Control Residential. Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

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 buildings relate to adjacent and surrounding sites and whether the proposal is generally appropriate and consistent with the overall direction contained within the Official Community Plan.

Recommendation:

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, authorizing five new family dwellings to be constructed on five new lots, where the existing two homes (on two lots) would be demolished, sited in accordance with the BCLS Site Plan prepared by Scott Pearce, Powell & Associates, BC Land Surveyors, stamped “Received June 12, 2018”; and incorporating the height and massing consistent with the architectural plans prepared by Zebra Residential Design, stamped “Received June 6, 2018” be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application; including reasons for the chosen recommendation.**

2) DEVELOPMENT PERMIT

480-482 Grafton Street

[PID: 000-127-833, Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428]

Purpose of the Application:

The applicant is proposing to construct a uniquely shaped duplex on the subject property. The property is currently zoned Two Family Residential [RD-1]. The subject property is within multiple OCP Development Permit Areas and therefore a Development Permit is required before a Building Permit can be issued.

Recommendation:

The Advisory Planning Commission recommends to the Council that the application for a Development Permit , authorizing construction of a uniquely shaped duplex as per plans architectural plans prepared by Waymark Architecture, stamped “ Received July 12, 2018”, landscape plan prepared by Waymark Architecture stamped “Received June 1, 2018”, and site plan prepared by J.E Anderson & Associates, stamped “Received June 11, 2018”, for the property located at 480-482 Grafton Street [PID: 000-127-833, Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428] be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application; including reasons for the chosen recommendation.**

3) DEVELOPMENT PERMIT - AMENDMENT

468 FOSTER STREET

[PID 008-400-571, LOT 17, BLOCK G, SUBURBAN LOT 30, ESQUIMALT DISTRICT, PLAN 772A]

Purpose of the Application:

On November 29, 2017 a development permit was issued for a two-unit dwelling on the subject property. The property has subsequently changed owners and the new owners would like to add a roof top deck to the most northerly unit (the most southerly unit was approved with a roof top deck). Because of the nature of the change, the original development permit must be amended to reflect the revised design incorporating a roof top deck on the most northerly dwelling unit.

Recommendation:

The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit amendment to accommodate a proposed roof top deck on the most northerly dwelling unit as illustrated in the design plans prepared by Zebra Design, stamped “Received July 10, 2018”, for the property located at PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A [468 Foster Street] **to either approve, approve with conditions, or deny the application; including the reasons for the recommendation.**

VI. NEXT REGULAR MEETING

Tuesday, August 21, 2018

VII. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
MINUTES OF MAY 15, 2018
ESQUIMALT COUNCIL CHAMBERS**

PRESENT:	Graeme Dempster Duncan Cavens Michael Angrove	Nick Kovacs Helen Edley
ABSENT:	Ken Armour, Amy Higginbotham	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Janany Nagulan, Planner Pearl Barnard, Recording Secretary	
COUNCIL LIAISONS:	Councillor Tim Morrison Councillor Beth Burton-Krahn	

I. CALL TO ORDER

Graeme Dempster, Vice 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 Nick Kovacs, seconded by Duncan Cavens: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES

Moved by Nick Kovacs, seconded by Duncan Cavens: That the minutes of the APC meeting, April 17, 2018 be adopted as circulated. **CARRIED UNANIMOUSLY.**

V. STAFF REPORTS

**1) DEVELOPMENT VARIANCE PERMIT (DVP)
821 Wollaston Street**

Sylvie Redden, Applicant, provided an overview of DVP application for 821 Wollaston Street and responded to questions from the Commission.

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

- Are other Strata Owners aware of this project? *Yes*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Michael Angrove: The application for a Development Variance Permit requesting the removal of the parking space from the garage as on plans, stamped "Received, April, 30th, 2018" and including the following variance to the Parking Bylaw 1992, No. 2011, exemption of parking requirement located at 821 Wollaston Street PID: 026-216-485, Lot 1 Section 11 Esquimalt District Plan VIS5729

Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate, **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed parking variance will have a very minor impact on the streetscape. **Carried Unanimously**

**2) Zoning Text Amendment
1182 Colville Road – Unit 15**

Heather Boulding / Elyssa Lefurgey-Smith, Applicants, provided an overview of Zoning Text Amendment application for 1182 Colville Road and responded to questions from the Commission.

Commission comments and questions included (Staff response in italics):

- Will a convenience store still be a permitted use at this location? *Yes*
- Why was the use as a convenience store added to the CD Zone? *The convenience store was part of the original subject property and was deemed an asset to the new development at that time.*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Nick Kovacs: The application for a Zoning Text Amendment, authorizing additional commercial uses be added to the Commercial Unit (Unit 15) where a Convenience Store has existed for many years permitting a small 'Arts and Wellness Teaching Centre', at 1182 Colville Road – Unit 15 [PID 026-875-683, Strata Lot 15, Section 10, Esquimalt District Strata Plan VIS6147 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed use is compatible with the residential neighbourhood. **Carried Unanimously**

**3) Official Community Plan Amendment And Rezoning Application
1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church)**

Peter Daniel, Anglican Diocese of British Columbia, Barry Cosgrave, (Number Ten Architectural Group), John Dam, (JDA) and Brad Forth, (4*Site) provided an overview of the OCP amendment and rezoning application for 1379 Esquimalt Road / 520 Foster Street, presented a PowerPoint presentation and responded to questions from the Commission.

Commission comments and questions included (responses in italics):

- Has underground parking with increased density being considered? *Proposal is for affordable housing; to keep the constructions costs low, surface parking is proposed. Underground parking is expensive.*
- Housing agreement? *Peter Daniel stated they were willing to enter into a housing agreement, if it had an expiry date.*
- Church windows might get damaged during construction. *There is a heritage consultant for the project*
- Are electric car charging stations being considered? *Something to consider.*
- Why are the two parcels being subdivided and the units stratified? *To obtain financing through BC Housing under the Provincial Initiative for Affordable Housing Program.*
- Scooter parking is a great feature
- Height and density fits well within the neighbourhood

- Are the new parking spaces on Foster Street needed? *A Parking Study has been done. There are a lot of apartments in the area and at the neighbourhood meeting, it was identified that more parking is needed.*
- A step back on the 5th storey would help reduce the massing
- Public Consultation process. *Working on this project for three years, have had meetings with the neighbours and the residents of the Hermitage building.*
- Project addresses many needs in Esquimalt including affordable housing

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Helen Edley: The Official Community Plan Amendment and Rezoning Application authorizing a new 5 storey, 24 unit, multiple family residential building with a new 'ministry centre' on the ground floor, sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc., and incorporating height and massing consistent with the architectural plans provided by Number Ten Architectural Group, stamped "Received April 24, 2018" detailing the development proposal, to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church) [PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as it is a sensitive project that addresses the many needs of different populations.

Amendment to main motion:

Moved by Michael Angrove, seconded by Duncan Cavens: That the main Motion be amended to add the following condition:

- That a housing agreement be entered into **Carried Unanimously**

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

**4) OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT and REZONING APPLICATION
899 Esquimalt Road**

Bob Heaslip, Development Planning Strategy, Farzin Yadegari, Farzin Yadegari Architect Inc., Jason Potter, Bunt Associates and Baha Naemi, Applicant, provided an overview of the OCP amendment and rezoning applications for 899 Esquimalt Road, presented a PowerPoint presentation and responded to questions from the Commission.

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

- Concerns with the height. *Why 12 storeys? 12 storeys is consistent with the current OCP. A 12 storey building will change the look and feel of the local neighbourhood.*
- Like the design concept, beautiful building an improvement to what is currently there
- East façade needs to be addressed. *1.2 metre setback will constrain the property to the east; big blank wall, no windows. Spandrel curtain panels were introduced to address the concrete wall. Due to Fire Code and zero lot line, windows are not allowed*
- West façade is not a very appealing streetscape.
- Continuous row of 12 storey buildings along the Esquimalt Road corridor would not be desirable.
- Two and three bedroom units are in demand
- Clarification on the 40 rental housing units outlined in the density bonus package. *Committed to 40 market rentals units at 20% below market value, to be located in the neighbourhood. Staff clarified there would be a housing agreement to secure this.*
- Electric vehicle (EV) charging stations for the project? *Five publicly available EV charging stations will be located within the parkade off Head Street and rough-in conduit & wiring will be installed for parking spaces in all 3 parkade levels*
- Volume of traffic going in and out of the parkades? *Traffic study has been completed.*

- Easements need to be registered for future access to the adjacent east lot
- Parking is sufficient for the site
- Roof top green space would be a fantastic place for garden plots.

RECOMMENDATION:

Moved by Michael Angrove, seconded by Nick Kovacs: The application for an amendment to the Official Community Plan and rezoning, authorizing a 12 storey, commercial mixed-use building consisting 2 retail commercial space and 57 residential units, sited in accordance with the BCLS Site Plan provided by Wey Massenburg Land Surveying Inc., stamped “Received November 30, 2017”, and incorporating height and massing consistent with the architectural plans prepared by Farzin Yadegari Architect Inc., stamped “Received May 10, 2018”, detailing the development proposed to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve with the following conditions:**

1. That easements be registered for future access to the adjacent east lot via the parking lots;
2. Provision of a comprehensive amenities package prior to Public Hearing; and
3. Reconsideration of the east façade with regards to setback, green wall and windows. **Motion Carried** (1 opposed Duncan Cavens)

The Reason: While design consideration should be given to the development potential of the properties to the east, this proposal, in conjunction with an amenity package including approximately 40 affordable units, could revitalize a prominent corner in Esquimalt.

VI. NEXT REGULAR MEETING

Tuesday, June 19, 2018

VII. ADJOURNMENT

The meeting adjourned at 9:05 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 17th DAY OF JULY 2018

ANJA NURVO, CORPORATE OFFICER



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
MINUTES OF JUNE 19, 2018
ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ken Armour (Chair) Michael Angrove	Nick Kovacs Helen Edley
ABSENT:	Graeme Dempster, Duncan Cavens, and Amy Higginbotham	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison	
COUNCIL LIAISONS:	Councillor Beth Burton-Krahn	

I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:04 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Nick Kovacs, seconded by Helen Edley: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES

No minutes to adopt

STAFF REPORTS

**1) DEVELOPMENT VARIANCE PERMIT (DVP)
1173 Old Esquimalt Road**

Jay Meyer, representing the Applicant, provided an overview of DVP application for 1173 Old Esquimalt Road and responded to questions from the Commission.

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

- What is in the statutory right of way? (*staff answered that it was for municipal underground infrastructure*)
- What is in the neighbours rear yard adjacent to the proposed deck? (probably garden beds)

RECOMMENDATION:

Moved by Michael Angrove, seconded by Helen Edley: The application for a Development Variance Permit, authorizing construction of a deck into the rear setback as per plans prepared by Jay Meyer, stamped "Received June 4, 2018", and sited as per the site plan prepared by Island Land Surveying LTD, stamped "Received June 4, 2018", and including the following variance to the Zoning Bylaw 1992, No. 2050, for the property located at 1173 Old Esquimalt Road [PID: 018-183-298, Lot 2, Section 11, Esquimalt District, Plan VIP56221] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** since it is an irregular lot and there are no privacy concerns. **Carried Unanimously**

2) REZONING APPLICATION to allow for a three lot residential subdivision at 901 Selkirk Avenue

Denise Kors, representing the property owner, provided an overview of Rezoning Zoning Application for 901 Selkirk Avenue and responded to questions from the Commission.

Commission comments and questions included:

- What is the status of the trees on the site? (*Both the arbutus and the maples are in good shape*)
- How long has the lot been vacant? (*Not sure, the present owners have owned it for six months*)
- Why three lots? (*This allows three smaller homes (approximately 1,300 ft²) which will be more affordable.*)
- What is the reason for roof decks? (*There is a chance for a view and it was suggested by planning.*)

RECOMMENDATION:

Moved by Nick Kovacs, seconded by Michael Angrove: The application to rezoning the subject property in order to allow it to be subdivided into three residential lots as illustrated in the Proposed Subdivision Survey prepared by Explorer Land Surveying Inc. dated received May 18, 2018 (Schedule “A”) with the proposed zoning bylaw regulations as set out in the attached Info Sheet (Schedule “B”), be forwarded to Council with a **recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed use and site is in keeping with the neighbourhood. **Carried Unanimously**

3) ZONING TEXT AMENDMENTS

Commission comments and questions included (*responses in italics*):

- Why is it necessary to add a definition for “Vessel”? (*this is related to the amendment that will limit the length of time a “Vessel” can remain in one place in the Marine Navigation [M-4] zone. The amendment is based on the wording in the City of Victoria’s Zoning Bylaw which successfully survived a legal challenge.*)
- Are there any major amendments in this bylaw? (*No – these are all amendments designed to clean up the Zoning Bylaw and make interpretation easier.*)

RECOMMENDATION:

Moved by Ken Armour, seconded by Nick Kovacs: The proposed amendments to the Zoning Bylaw; be forwarded to Council with a **recommendation by the Esquimalt Advisory Planning Commission to approve**; as they provide additional clarity to the Zoning Bylaw. **Carried Unanimously**

V. NEXT REGULAR MEETING

Tuesday, July 17, 2018

VI. ADJOURNMENT

CERTIFIED CORRECT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: July 17, 2018

STAFF REPORT

DATE: July 13, 2018

TO: Chair and Members of the Advisory Planning Commission

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

SUBJECT: REZONING APPLICATION
916 and 920 Old Esquimalt Road [PID 003-446-093, Lot C, Section 11, Esquimalt District, Plan 21636; and PID 003-446-395, Lot D, Section 11, Esquimalt District, Plan 21636]

RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, authorizing five new family dwellings to be constructed on five new lots, where the existing two homes (on two lots) would be demolished, sited in accordance with the BCLS Site Plan prepared by Scott Pearce, Powell & Associates, BC Land Surveyors, stamped "Received June 12, 2018"; and incorporating the height and massing consistent with the architectural plans prepared by Zebra Residential Design, stamped "Received June 6, 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 development where five new single family dwellings (three with secondary suites) would be constructed on five new lots and where the existing two homes would be demolished.

This site is located within Development Permit Area No. 3 – Enhanced Design Control Residential. Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

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 buildings relate to adjacent and surrounding sites and whether the proposal is generally appropriate and consistent with the overall direction contained within the Official Community Plan.

Context

Applicant / Designer: Rus Collins, Zebra Design

Owners: Art Winter – 916 Old Esquimalt Road
Robin Harris – 920 Old Esquimalt Road

Property Size: 916 Old Esquimalt Rd.: Metric: 891 m² Imperial: 9590 ft²
920 Old Esquimalt Rd.: Metric: 891 m² Imperial: 9590 ft²

Existing Land Use: Single Family Residential

Surrounding Land Uses:

North: Two Family Residential
South: School Playing Fields
West: Single Family Residential
East: Two Family Residential

Existing Zoning: Two Family/Single Family Residential [RD-3]

Proposed Zoning: CD [Comprehensive Development District]

Existing OCP Designations:

Present: Low Density Residential
Proposed: Townhouse Residential

Official Community Plan [OCP]

This proposal is consistent with the Present Land Use Designation [Low Density Residential] but not with the Proposed Land Use Designation [Townhouse Residential] applied to the subject Property; therefore the application would not require an OCP amendment.

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

The Official Community Plan supports the expansion of housing types in residential areas. The immediate neighbourhood contains a mix of single family and two-family housing types.

Section 5 Housing & Residential Land Use contains policies that are intended to ensure that concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character are addressed.

- Policy - Support the inclusion of secondary suites within present and proposed low density residential land use designated areas.
- Policy - Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

5.2 Low Density Residential Redevelopment

OBJECTIVE: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

- Policy - Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.
- Policy - Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

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 relevant to the discussion of zoning issues (height, density, massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, parking, and how the building relates to adjacent and surrounding sites):

DP Area No. 3: Enhanced Design Control Residential

20.6 Guidelines - Single-unit Infill Housing

20.6.1 Relationship to Existing Houses

2. Where two or more new separate dwellings are situated on a parcel or 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 complimentary architectural details.

3. 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. 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.

20.6.2 Massing

1. 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.

2. 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.

20.6.3 Privacy/Screening/Shadowing

1. 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.

2. Windows, decks and patios should be located so as to minimize intrusion on to the privacy of adjacent properties.

3. Infill dwellings should be sited to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings.

20.6.4 Landscaping

1. 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. *[To evaluated with the DP application.]*

2. Retention and protection of trees and the natural habitat is encouraged wherever possible.

20.6.5 Private Open/Yard Space

1. Any proposal for single-unit infill housing should provide for usable, private outdoor areas for each dwelling, at grade.

The property is also included in the following OCP Development Permit Areas: Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, Development Permit Area No. 8 – Water Conservation. Many of these guidelines would be addressed at the Development Permit stage but the following are relevant to the discussion of zoning and parking areas, including in particular the siting of proposed buildings.

OCP Section 18 Development Permit Area No. 1 – Natural Environment

18.5.2 Natural Features

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

1. Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
4. Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

1. Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
2. Reduce the impact of surges in stormwater on shorelines by designing on-site stormwater retention systems to contain the first 3 centimetres [1.25 inches] of precipitation on site, per precipitation event; and incorporating rainwater collection systems into roof design and landscaping.
4. Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off. Where paved surfaces are needed, intersperse with drought resistant vegetation and trees, to help absorb stormwater, provide shade and reduce the local heat island effect.

OCP Section 24 - Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction

24.5.1 Siting of buildings and structures. Where it is feasible:

1. Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.
2. Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.
4. Provide space for pleasant pedestrian pathways between buildings.
5. Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.

24.5.2 Form and exterior design of buildings and structures. Where it is feasible:

1. Orient larger roof surfaces to the south for potential use of solar panels or photovoltaic roofing.
2. Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.
8. Add rooftop patios and gardens, particularly food producing gardens, as they can contribute to local resilience, livability, and reduction in greenhouse gas production by reducing food transportation costs.

24.5.3 Landscaping - Where it is feasible:

2. Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.
3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.

24.5.5 Special Features

4. Reuse of existing buildings and building materials is encouraged.

OCP Section 25 - Development Permit Area No. 8 – Water Conservation

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping) Where it is feasible:

1. Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.

Zoning

In keeping with other single unit infill projects, the proposed Comprehensive Development District zone would contain the following uses: single family residential, secondary suite, home occupation, boarding, 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]:

	RS-1 (Single Family)	Proposed CD Zone (5 Single Family Houses)		
		Lot A [South-West]	Lot B [South - Centre]	Lot C [South - East]
Minimum Parcel Size	530 m ²	365.2 m ²	365.2 m ²	365.2 m ²
Floor Area Ratio	0.35	0.50	0.50	0.50
Lot Coverage	30%	36 %	36 %	36 %
Setbacks				
• Front	7.5 m	5.5 m	5.5 m	5.5 m
• Rear	7.5 m	5.5 m	5.5 m	5.5 m
• Side	3.0 m/1.5 m	2.1 m / 1.5 m	2.1 m / 1.5 m	2.1 m / 1.5 m
Building Height	7.3 m	7.3 m	7.2 m	7.3 m
Off Street Parking	1 space	1 space	1 space	1 space

	RS-1 (Single Family)	Proposed CD Zone (5 Single Family Houses)	
		Lot D [Centre]	Lot E [North]
Minimum Parcel Size	530 m ²	365.2 m ²	365.2 m ²
Floor Area Ratio	0.35	0.46	0.42
Lot Coverage	30 %	33 %	30 %
Setbacks			
• Front	7.5 m	6.0 m (to private road)	6.0 m (to private road)
• Rear	7.5 m	7.5 m	7.5 m
• Side	3.0 m/1.5 m	2.0 / 1.5 m	3.2 m / 1.5 m
Building Height	7.3 m	6.9 m	7.0 m
Off Street Parking	1 space	1 space	1 space

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's at 0.42, 0.46 and 0.50 exceed the 0.35 permitted in the RS-1 zone. Many of the single unit infill developments in Esquimalt have been built with a FAR closer to the 0.35.

When all five lots are calculated together with the 'proposed private road', the FAR of the development is 0.40 and the lot coverage is 28 %. With the two lots combined, at 1782 m² in area would result in the provision of 356.4 m² (3836 ft²) lot area per principal dwelling unit. With three of the proposed buildings having secondary suites this would equate to 222.7 m² (2397.7 ft²) of land area per dwelling unit, (1782 m²/ 8 units).

Parking

Parking Bylaw 1992, No. 2011 requires one parking space per dwelling unit, with the exception that secondary suites do not require a parking space. In residential zones the parking spaces shall be located no closer to the front lot line than the front face of the principal building. In this proposal each proposed house would have a garage which would satisfy the parking requirement, and a small piece of driveway that could hold an additional vehicle.

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; including, but not limited to new sewer, drain, catch basin and water service connections, as well as underground hydro, telephone, and cable. New curb and gutter along Old Esquimalt Road would be required.

The applicant is responsible for retaining the services of qualified professionals 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 trees, and possibly the neighbour's trees. Tree cutting permits are required for all trees that may be removed, prior to work commencing.

Fire Services: The applicant worked with the fire services staff to develop a satisfactory driveway servicing the proposed North two lots (Lot D and E).

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 Old Esquimalt Road 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

As per the Development Application 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.

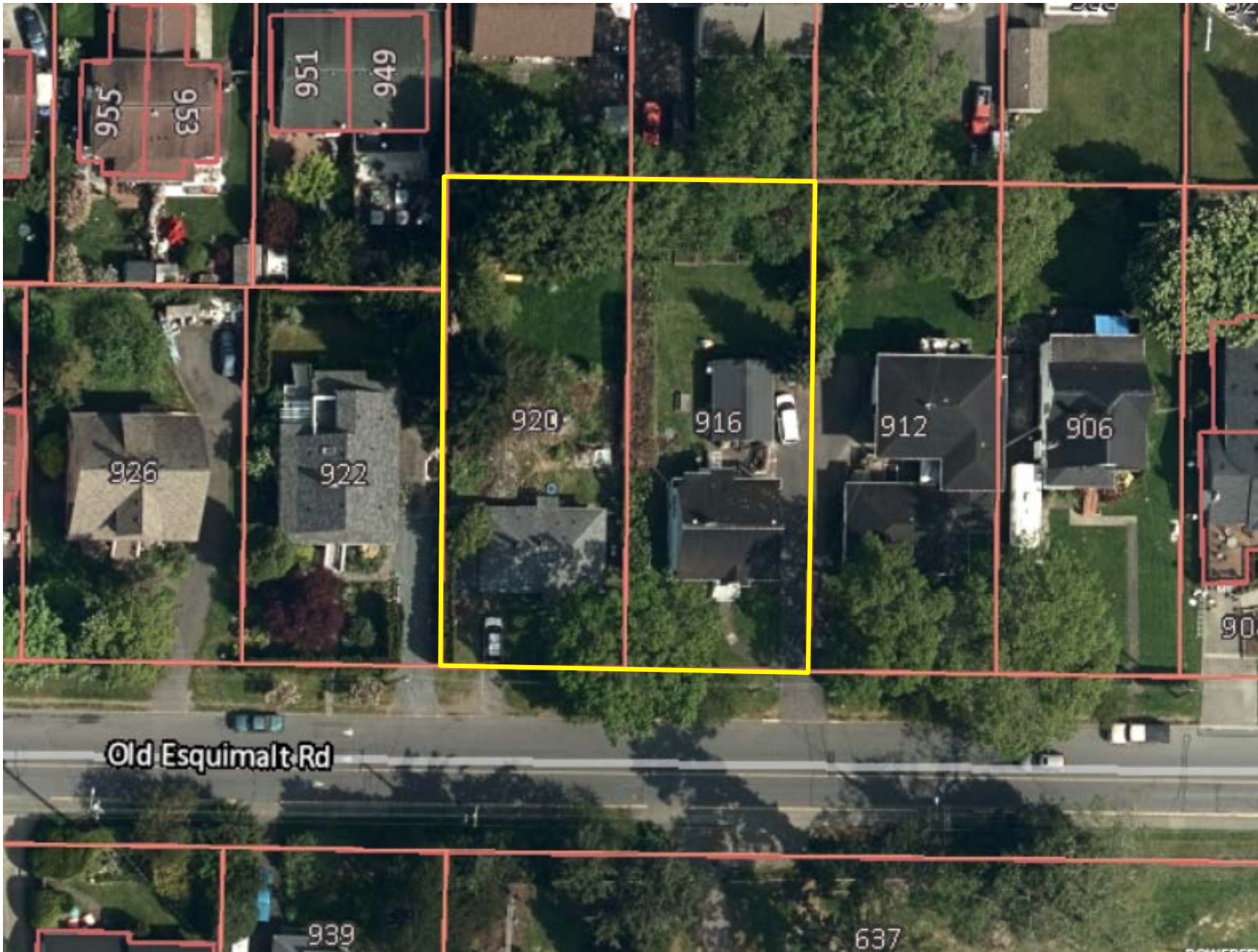
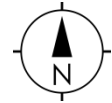
ALTERNATIVES:

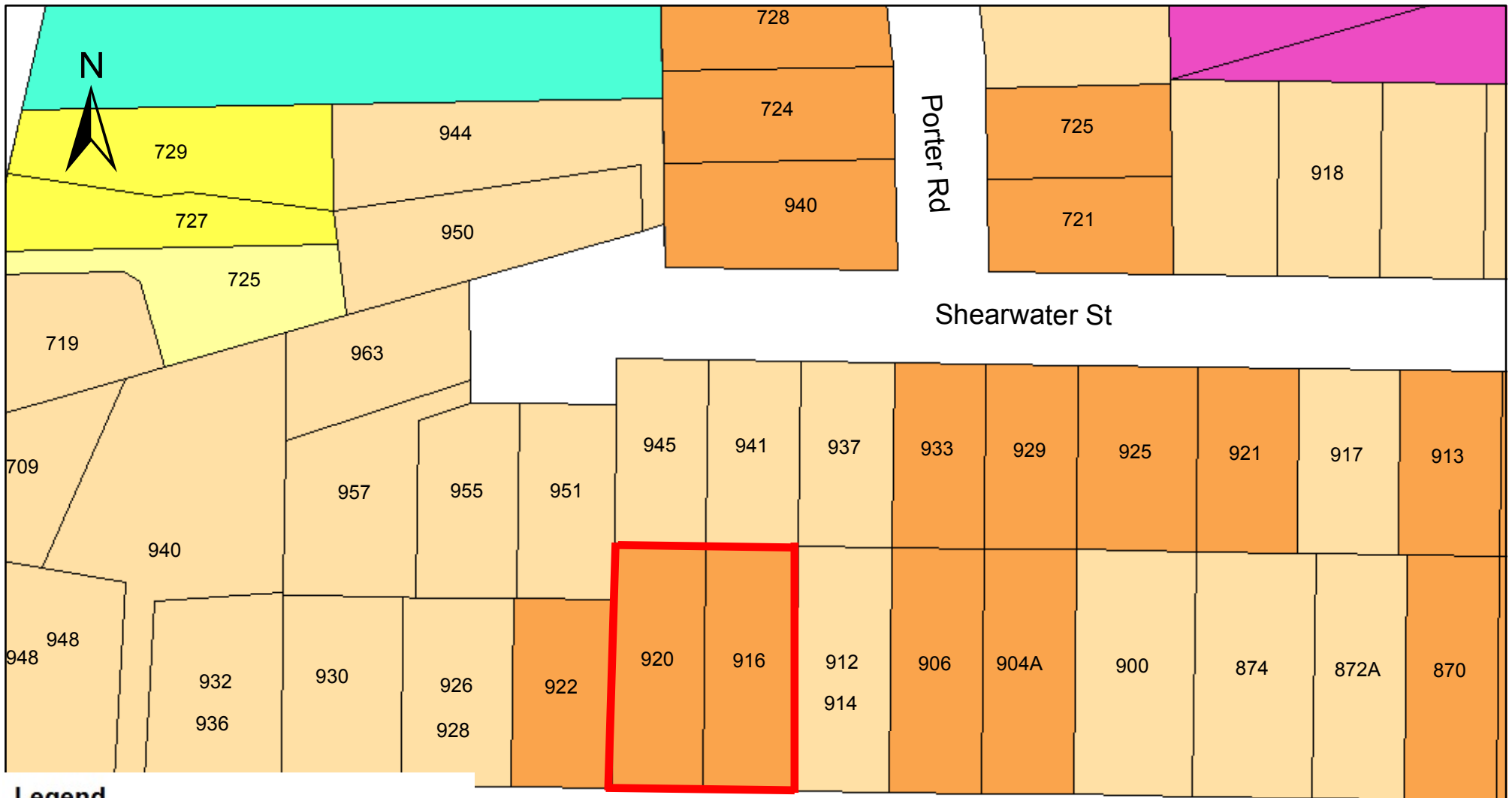
1. Forward the application for Rezoning to Council with a **recommendation of**

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.**

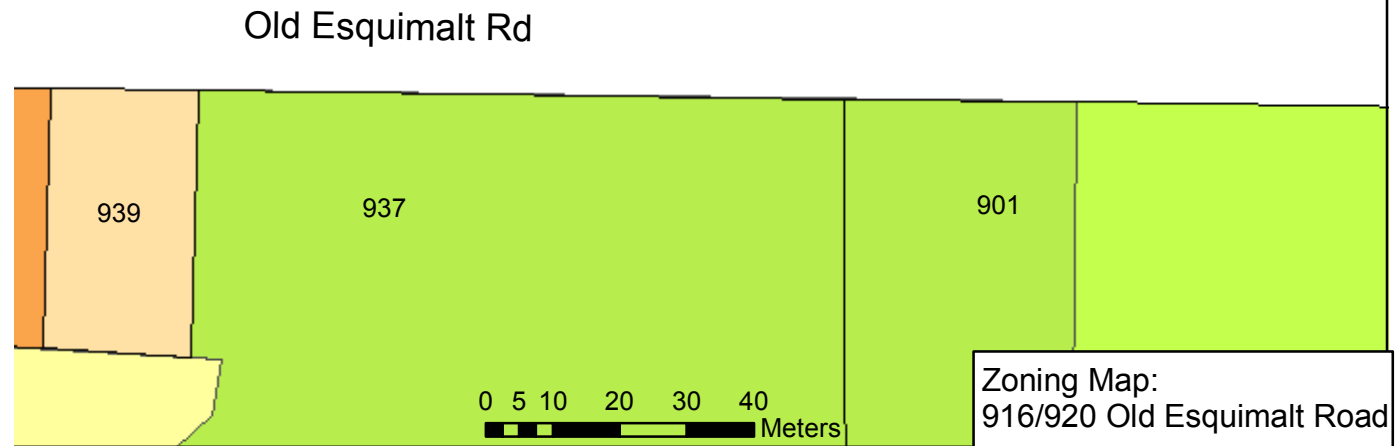
916 and 920 Old Esquimalt Road - air photo

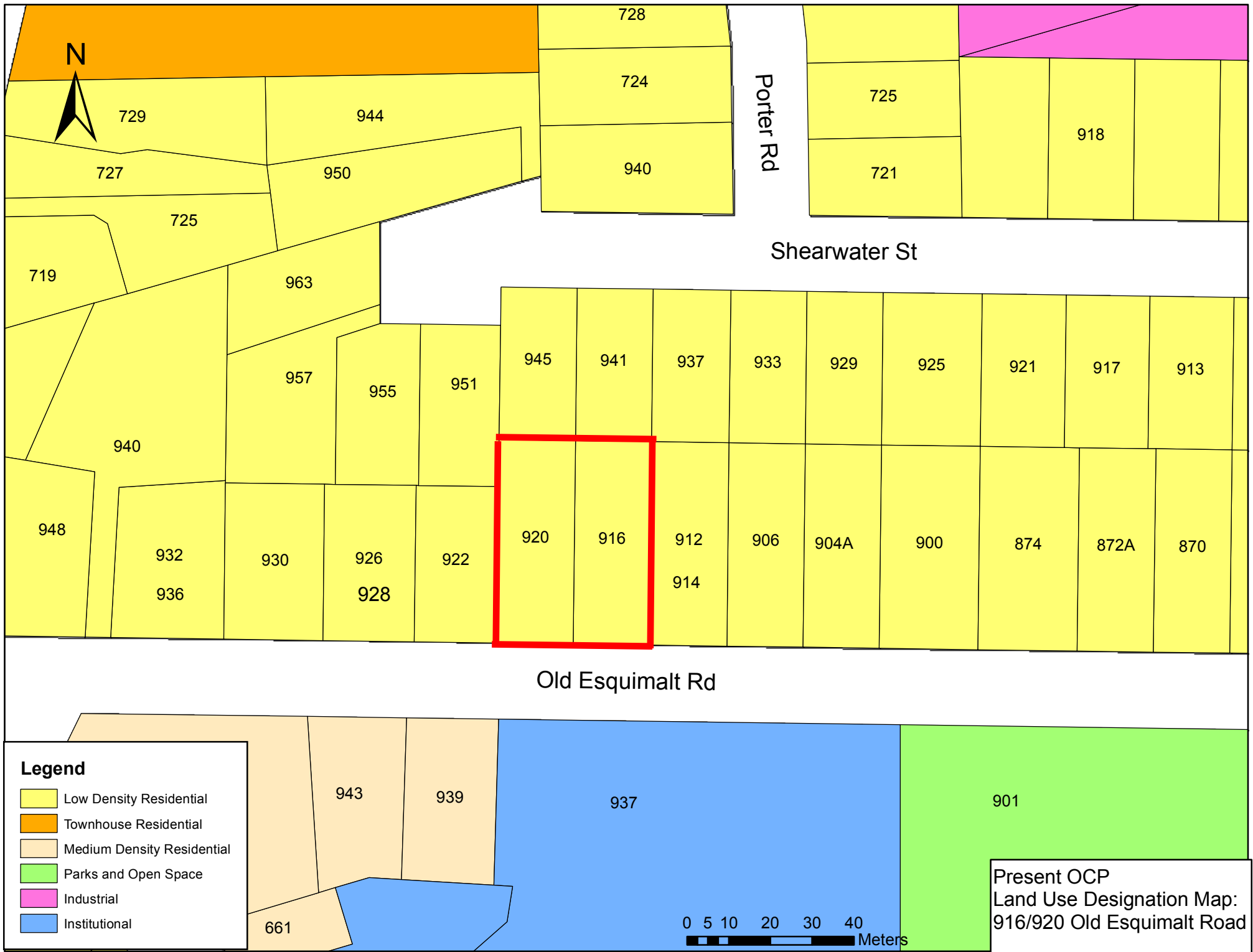


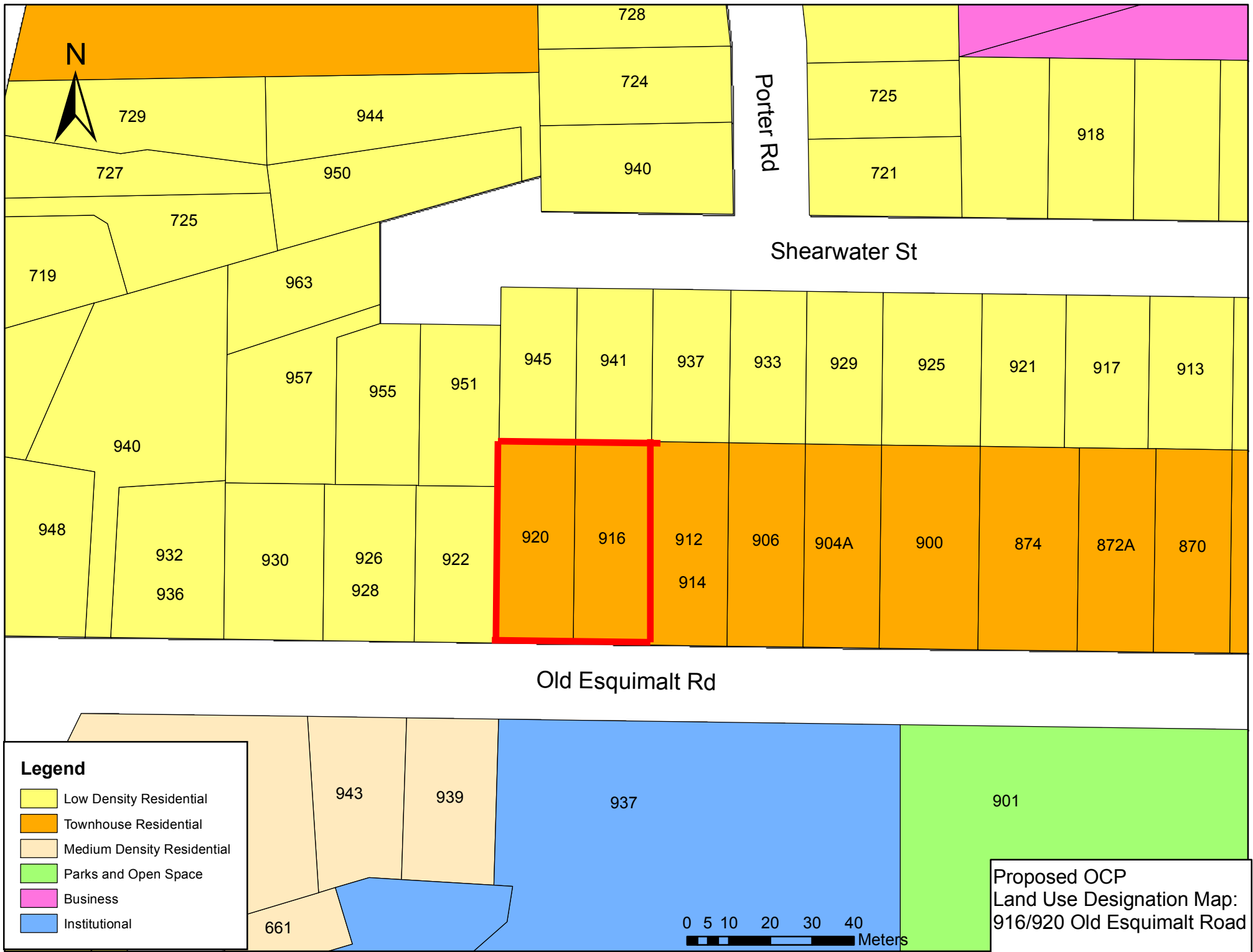


Legend

- I-1 *Light Industrial*
- P-1 *Public/ Institutional*
- P-2 *Parks/ Open Spaces*
- RD-1 *Two Family Residential*
- RD-3 *Two Family/ Single Family Residential*
- RM-3 *Multiple Family Residential*
- RM-4 *Multiple Family Residential*
- RS-1 *Single Family Residential*
- RS-2 *Single Family Panhandle Residential*









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? If yes, to what program and level?	Yes	<input checked="" type="radio"/> No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	Yes	<input checked="" type="radio"/> 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? If so, please describe them.	<input checked="" type="radio"/> Yes	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?	<input type="text"/> %	
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.		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	Yes	<input checked="" type="radio"/> No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? _____ For which parts of the building (e.g. framing, roof, sheathing etc.)? _____		
8	Can alternatives to Chlorofluorocarbon’s and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. _____	Yes	No
9	List any products you are proposing that are produced using lower energy levels in manufacturing.		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]?	<input checked="" type="radio"/> Yes	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	<input checked="" type="radio"/> No



Water Management

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

Indoor Water Fixtures

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

Storm Water

- | | | | | |
|----|--|--------------------------------------|-------------------------------------|--------------------------------------|
| 17 | If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] | Yes | No | <input checked="" type="radio"/> N/A |
| 18 | Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? | Yes | No | <input checked="" type="radio"/> 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. _____ | <input checked="" type="radio"/> Yes | No | N/A |
| 20 | Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? | Yes | <input checked="" type="radio"/> No | N/A |
| 21 | Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. _____ | Yes | No | <input checked="" type="radio"/> 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 | <input checked="" type="radio"/> No | N/A |
| 23 | What percentage of the site will be maintained as naturally permeable surfaces? _____ % | | | |

*

Waste water

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

Natural Features/Landscaping

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

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

_____ 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? _____ 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. Oak Tree Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? Yes No N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? Yes No N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes No N/A
- 33 Will topsoil will be protected and reused on the site? Yes No N/A

Energy Efficiency

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

- 34 Will the building design be certified by an independent energy auditor/analyst? Yes No N/A
If so, what will the rating be? _____
- 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? _____% 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. _____
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____ Yes No 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
- 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? Yes No N/A
If so, please describe.
- 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?	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> Yes	No	N/A
48	Will the building have windows that occupants can open?	<input checked="" type="radio"/> Yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	<input checked="" type="radio"/> Yes	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	<input checked="" type="radio"/> 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. <u>Concrete D/w Metal</u>	<input checked="" type="radio"/> Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>Cardboard Wood Cement Siding D/w</u>	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> Yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	<input checked="" type="radio"/> N/A
57	Is access provided for those with assisted mobility devices?	Yes	No	<input checked="" type="radio"/> N/A
58	Are accessible bike racks provided for visitors?	Yes	No	<input checked="" type="radio"/> N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	Yes	No	<input checked="" type="radio"/> 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			

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.

**BC LAND SURVEYORS SITE PLAN
OF PROPOSED SUBDIVISION**

Civic: 916 & 920 Old Esquimalt Road

**Legal: Lots C & D, Section 11,
Esquimalt District, Plan 21636**

Parcel Identifiers: 003-446-093, 003-446-395
in the Municipality of Esquimalt



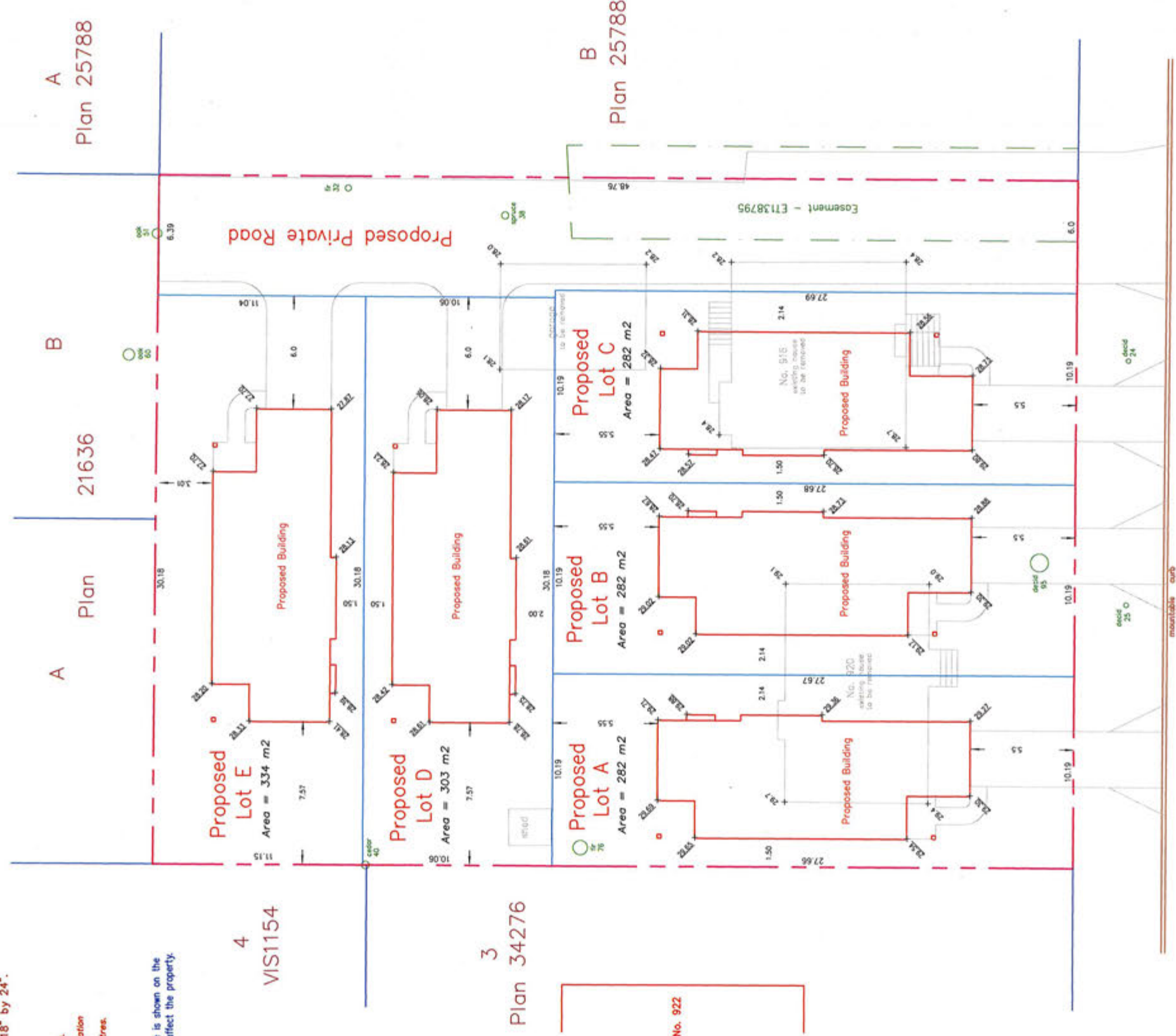
The intended print size is 18" by 24".

LEGEND

- Deviations are to geodetic datum.
- + - - denotes - existing elevation
- Tree diameters are in centimetres.

Site Area = 1785 m²

The following non-financial charge is shown on the current title for Lot C and may affect the property.
ET138795 - Easement



Old Esquimalt Road

Date	June 7, 2018
Drawing	2511 SUB03.dwg
File	12511 - 18
POWELL & ASSOCIATES	
B C Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	



Scott Pearce
1BUGAM

Scott T. Pearce, E.C.L.S.

This document is not valid unless digitally signed and sealed.

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This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document should not be used to define property lines or property corners. This document was prepared in accordance with the BC Land Surveyors Act and the BC Land Surveyors Regulation, and is certified correct this 7th day of June, 2018.

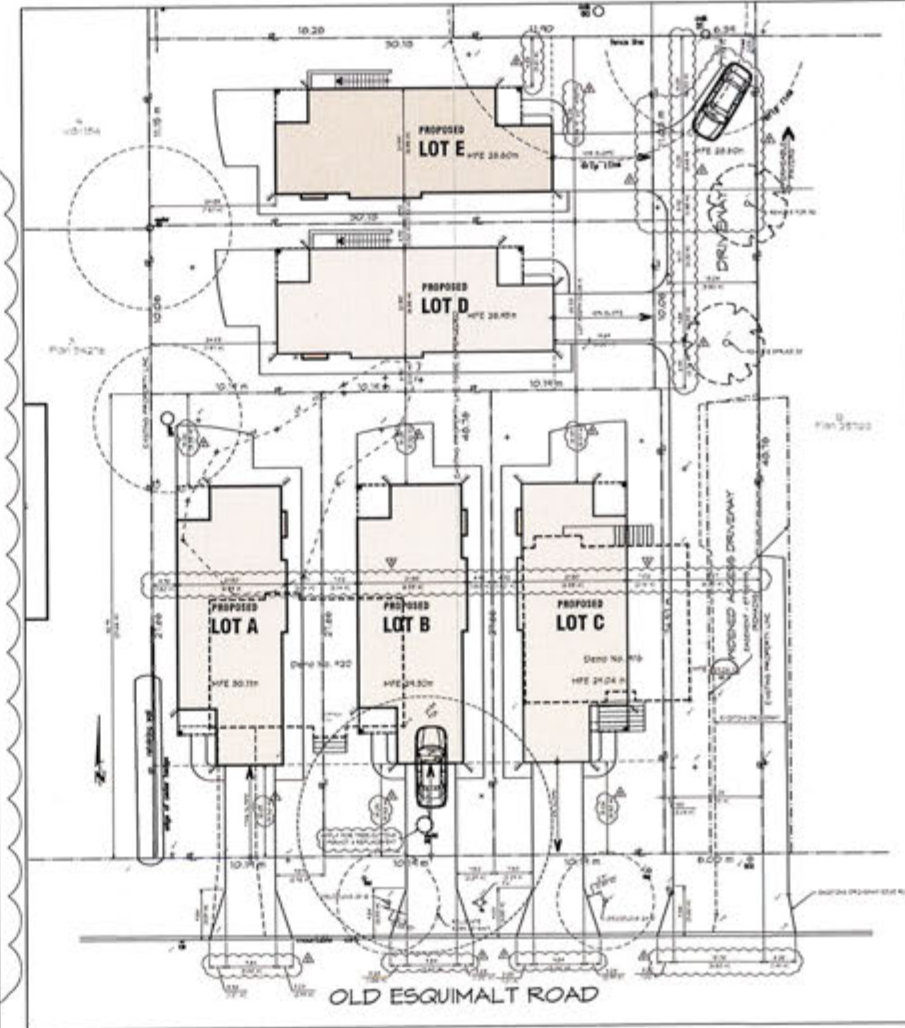
Digitally signed by Scott Pearce 1BUGAM
DN: cn=Scott Pearce 1BUGAM, o=BC Land Surveyors, ou=BC Land Surveyors, email=1bugam@powell.ca, c=CA
Date: 2018.06.07 15:12:47-0700



PROPOSED 5 LOT SUBDIVISION & REZONING AT 916 & 920 OLD ESQUIMALT ROAD

SITE DATA	LOT A	LOT B	LOT C	LOT D	LOT E
LEGAL DESCRIPTION	LOTS C & D, SECTION 11, ESQUIMALT DISTRICT, PLAN 21656				
EXISTING ZONING	RD-3	RD-3	RD-3	RD-3	RD-3
PROPOSED ZONING	SITE SPECIFIC	SITE SPECIFIC	SITE SPECIFIC	SITE SPECIFIC	SITE SPECIFIC
LOT AREA	281.9 m ² (3034.1 sf)	282.0 m ² (3035.8 sf)	282.15 m ² (3031.0 sf)	303.5 m ² (3261.5 sf)	334.1 m ² (3603.0 sf)
LOT WIDTH	10.19 m (33.43')	10.19 m (33.43')	10.19 m (33.43')	10.06 m (33.0')	11.06 m (36.28')
LOT COVERAGE	1091.4/3034.1 = 36%	1091.4/3035.8 = 36%	1091.4/3031.0 = 36%	1091.4/3261.5 = 33.4%	1091.4/3603 = 30.3%
SETBACKS					
FRONT	5.5m (18.05')	5.5m (18.05')	5.5m (18.05')	6.00m (19.69')	6.00m (19.69')
REAR	5.55m (18.22')	5.56m (18.24')	5.51m (18.21')	7.51m (24.63')	7.51m (24.63')
SIDE -AS NOTED	1.50m (4.92') WEST	2.14m (7.02') WEST	1.50m (4.92') WEST	1.50m (4.92') NORTH	3.01M (9.88') NORTH
SIDE -AS NOTED	2.14m (7.01') EAST	1.50m (4.92') EAST	2.14m (7.02') EAST	2.01m (6.58') SOUTH	1.50m (4.92') SOUTH
STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
AVERAGE GRADE	29.54 m (96.4')	28.82 m (94.6')	28.48m (93.4')	28.41m (93.2')	28.06m (92.1')
BUILDING HEIGHT	1.26 m (29.82')	1.16 m (23.44')	1.21 m (23.85')	6.81 m (22.53')	6.91 m (22.66')
FLOOR AREA TO INTERIOR OF EXTERIOR WALLS					
MAIN FLOOR	62.8 m ² (676.6 sf)	62.8 m ² (676.6 sf)	62.8 m ² (676.6 sf)	62.8 m ² (676.6 sf)	62.8 m ² (676.6 sf)
UPPER FLOOR	75.45 m ² (812.1 sf)	75.45 m ² (812.1 sf)	75.45 m ² (812.1 sf)	75.45 m ² (812.1 sf)	75.45 m ² (812.1 sf)
1ST & 2ND FLR AREA	138.25 m ² (1488.7 sf)	138.25 m ² (1488.7 sf)	138.25 m ² (1488.7 sf)	138.25 m ² (1488.7 sf)	138.25 m ² (1488.7 sf)
FLOOR AREA RATIO	138.25/313.4 = 44	138.25/313.4 = 44	138.25/313.4 = 44	138.25/303.5 = 45.5%	138.25/334.1 = 41.4%
BASEMENT FLOOR AREA	NONE	NONE	56.48 m ² (606 sf)	56.48 m ² (606 sf)	56.48 m ² (606 sf)
SECONDARY SUITE AREA	NONE	NONE	43.3 m ² (466.3 sf)	43.3 m ² (466.3 sf)	43.3 m ² (466.3 sf)
SECONDARY SUITE PERCENTAGE AREA	NONE	NONE	43.3/194.73 = 22%	43.3/194.73 = 22%	43.3/194.73 = 22%
LOT COVERAGE	101.4/281.9 = 36%	101.4/282 = 36%	101.4/282.1 = 36%	101.4/303.5 = 33.4%	101.4/334.1 = 30.3%

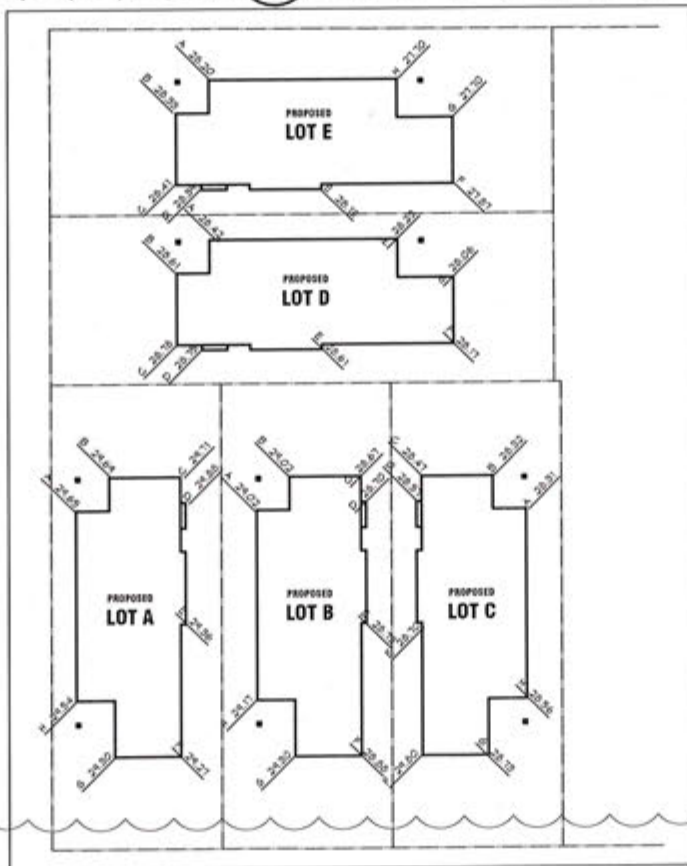
1 CONTEXT PLAN
SK-1



3 KEY PLAN
SK-1 SCALE: 1:200

AVERAGE GRADE CALCULATIONS

	LOT A	LOT B	LOT C	LOT D	LOT E
A	29.65	29.02	28.31	28.42	28.20
B	29.64	29.02	28.32	28.61	28.33
C	29.71	28.67	28.47	28.78	28.41
D	29.88	28.70	28.57	28.75	28.39
E	29.36	28.73	28.70	28.61	28.13
F	29.27	28.88	29.80	28.17	27.87
G	29.30	29.30	28.73	28.06	27.10
H	29.54	29.17	28.56	28.23	27.10
TOTAL	236.40	231.49	229.46	227.63	224.73
AVERAGE GRADE (TOTAL/8)	29.55	28.93	28.68	28.45	28.09



2 ELEVATIONS FOR AVERAGE GRADE
SK-1 SCALE: 1:200



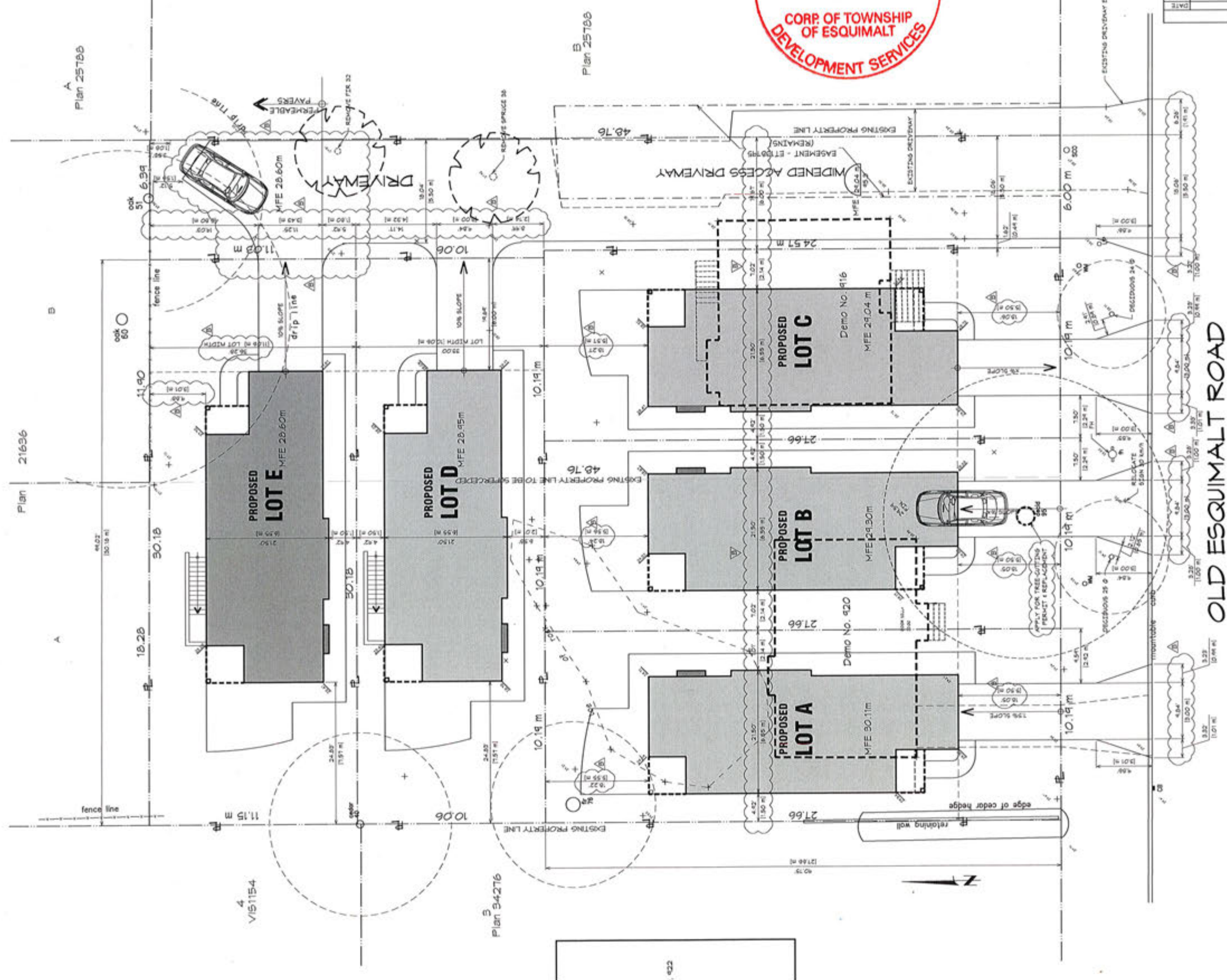
PROJECT DATA & KEY PLAN
SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C 04.03.18
SCALE: 1/8" = 1'=0"

REVISIONS & ISSUES

REV.	DESCRIPTION	DATE
1	DATE OF SUBMISSION	04/03/18
2	DATE OF REVIEW	04/03/18
3	DATE OF APPROVAL	04/03/18
4	DATE OF ISSUANCE	04/03/18



SK-1



REV.	DESCRIPTION	DATE
A	PROVISIONAL APPROVAL	04.03.18
B	LOTS AND SHORTER BY 24. REVISION 11 CROSSINGS FROM BOUNDARY TREE TO REVISION 11 CROSSINGS FROM LANDSCAPING AT END OF DRIVEWAY	04.03.18
C	REVISED SETBACKS, AVERAGE GRADE AND BUILDING HEIGHTS	04.03.18

**SITE PLAN
PROPOSED SUBDIVISION AT
916-920 OLD ESQUIMALT RD.**

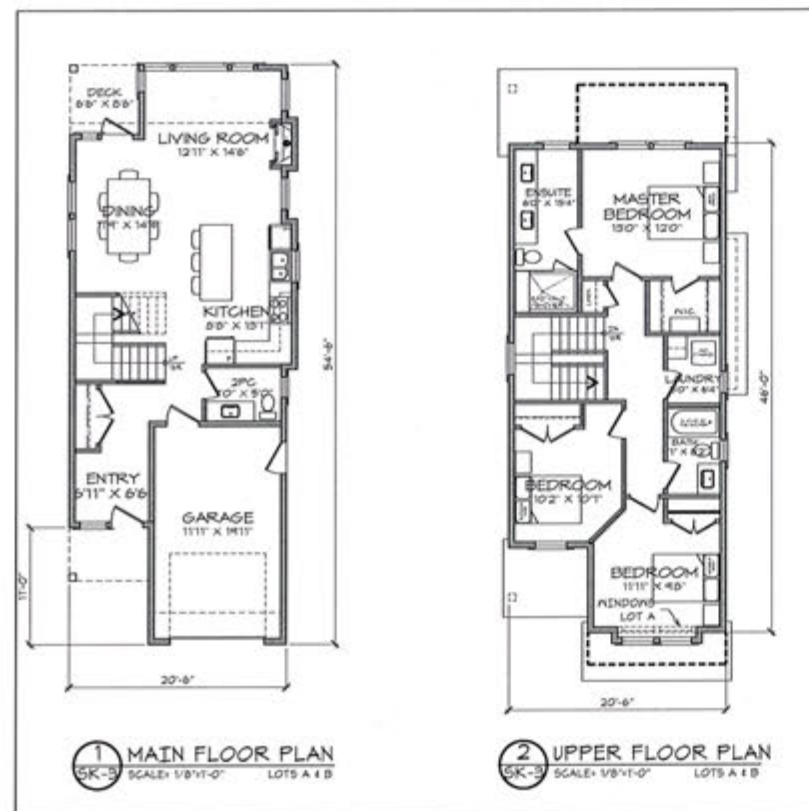
ESQUIMALT, B.C. 04.03.18

SCALE: 1:100

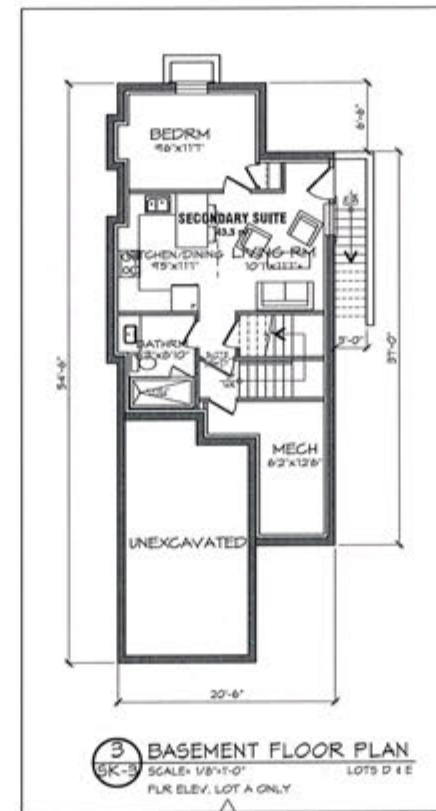
RECEIVED
 JUN 06 2018
 CORP OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES



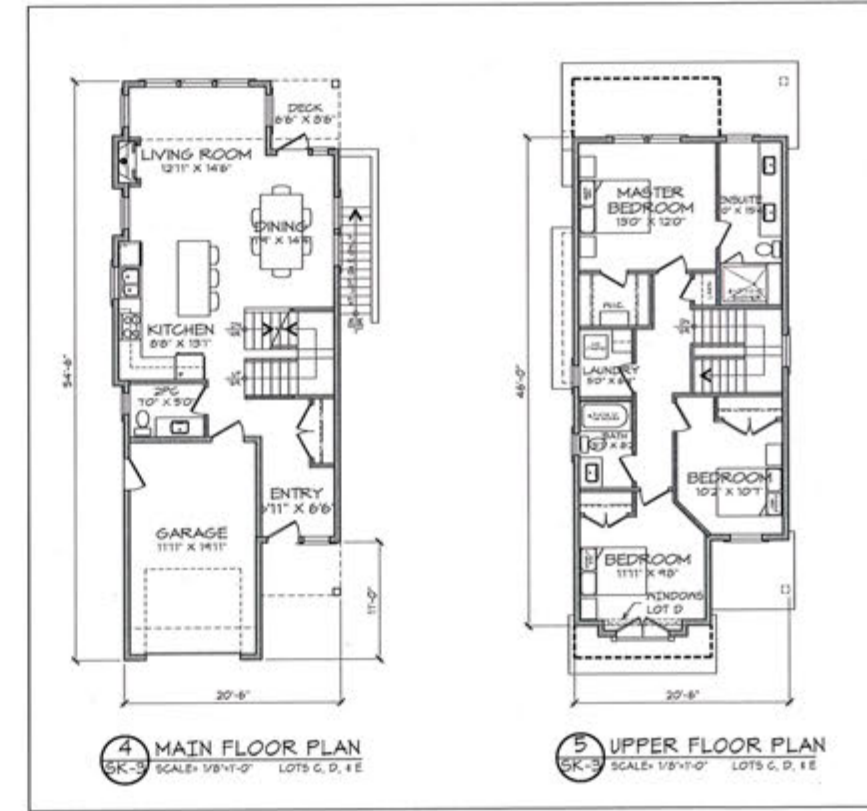
SK-2



LOTS A & B



**LOTS C, D & E ONLY
WITH SECONDARY SUITE**



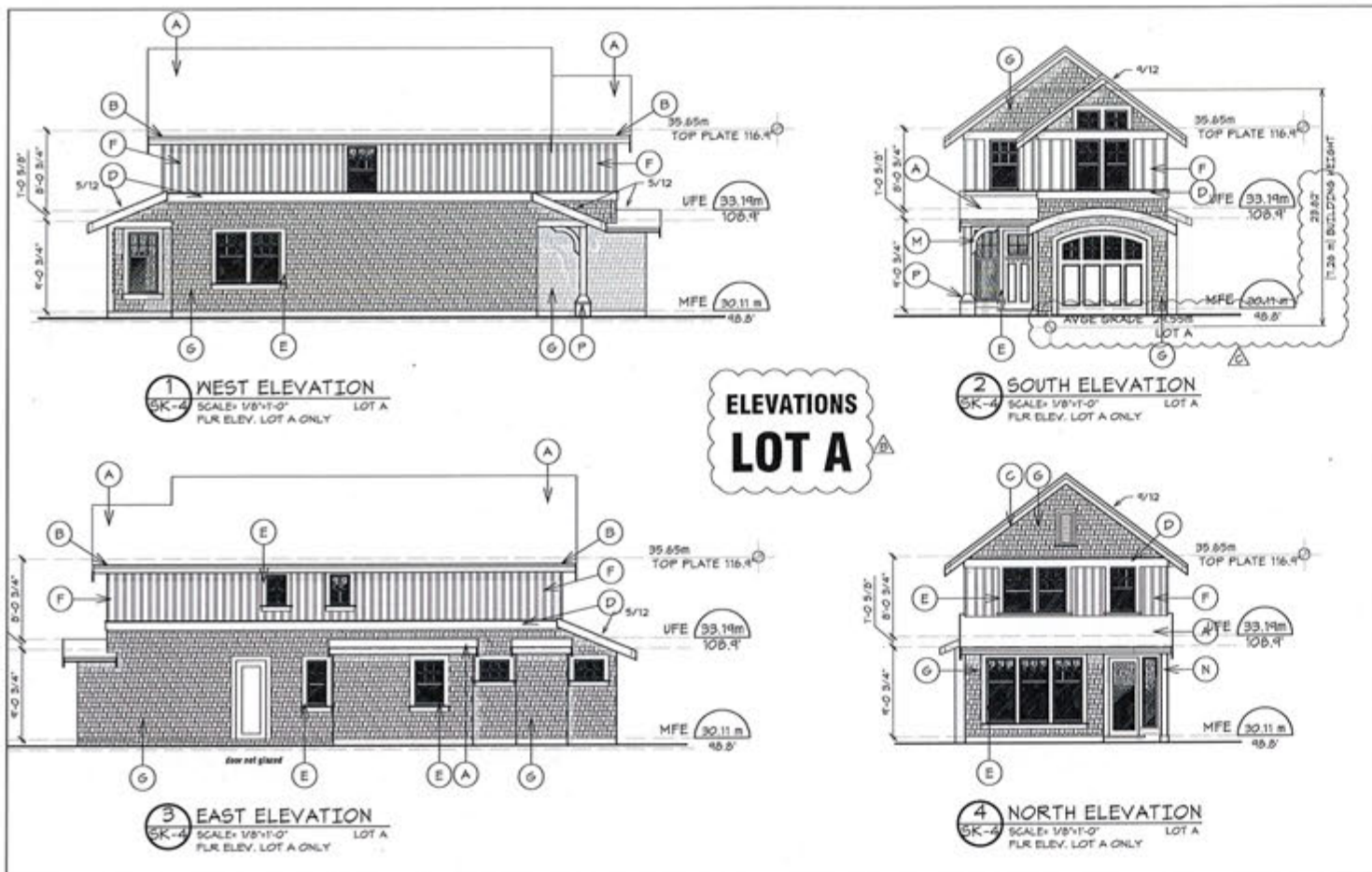
LOTS C, D, & E

FLOOR PLANS
SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C 04.03.18
SCALE: 1/8" = 1'-0"

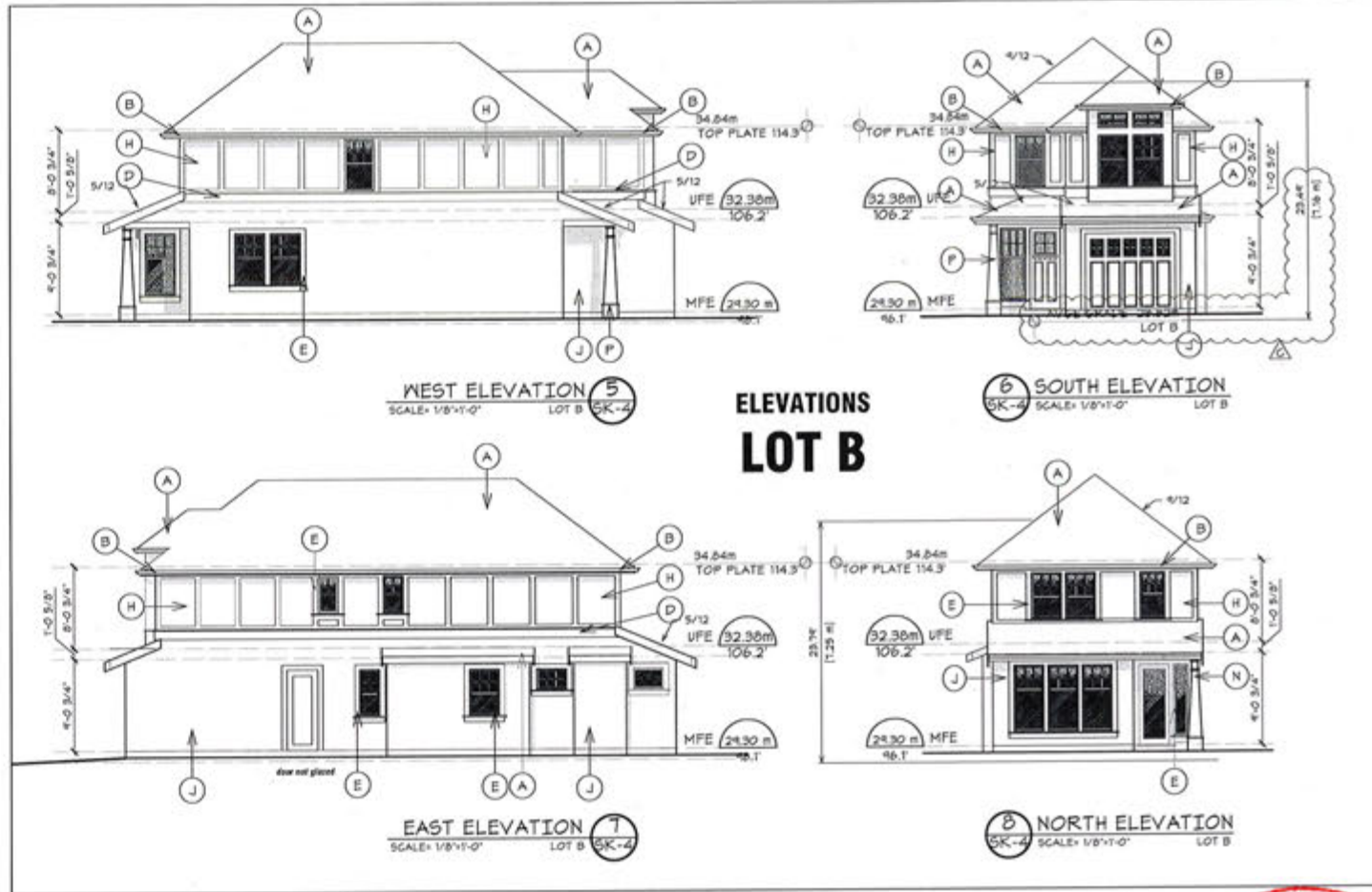
REV	DESCRIPTION	DATE
A	INVESTIGATOR APPLICATION	04/03/18
B	SHOW LOT C BASEMENT & SECONDARY SUITE	04/21/18

SK-3





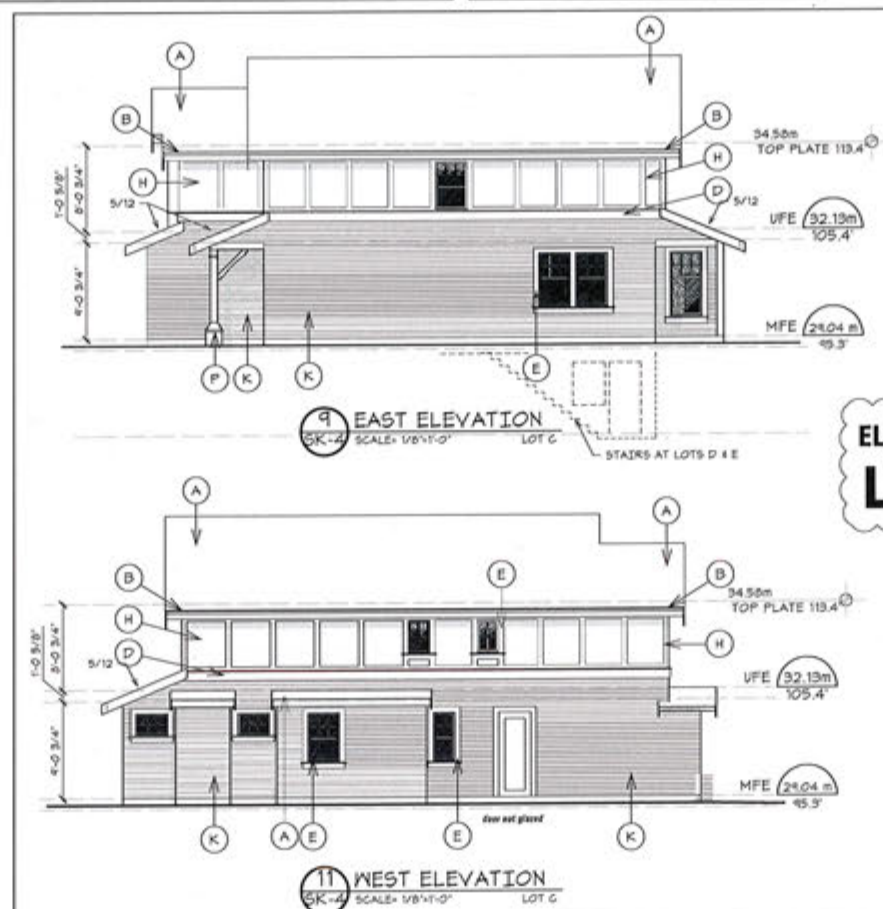
ELEVATIONS LOT A



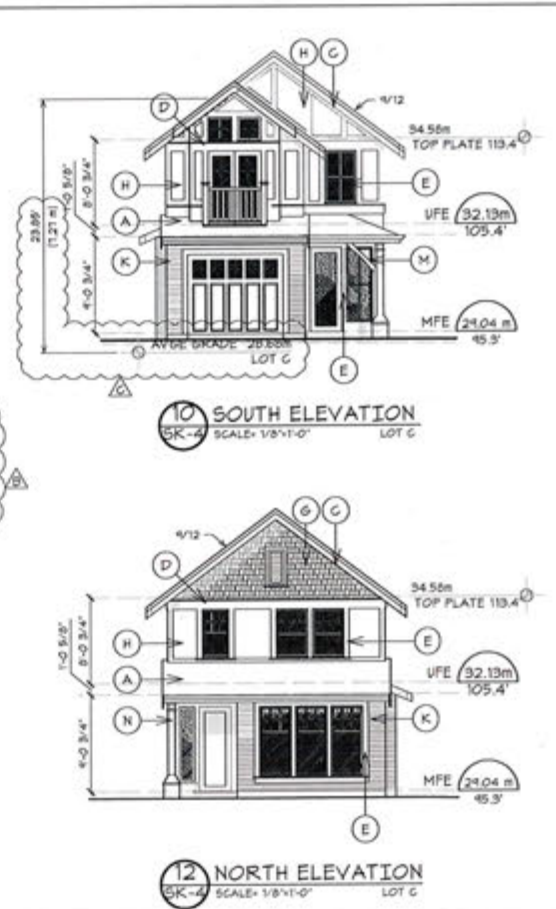
ELEVATIONS LOT B

FINISH SCHEDULE

A	FIBREGLASS SHINGLES
B	MTL GUTTER ON 2x FASCIA
C	4" W TRIM ON 2x10 BARGE BOARD
D	CANTED 2x ON 2x10 FRIEZE/BELLY BAND
E	6" W WINDOW & DOOR TRIM
F	BOARD & BATTEN - 2x3 ON 1x10 CEDAR
G	CEMENTITIOUS SHINGLES
H	CEMENTITIOUS PANELS AND TRIM
J	STUCCO
K	HORIZ. DROPPED SIDING MAX 4" WIDE
L	6"x6" POSTS c/w GUARD. RAIL & 3x3" FIN. PICKETS
M	SHAPED TIMBER BRACKETS
N	8"x8" TIMBER POSTS
P	TAPERED PEDESTAL OR TAPERED COLUMN, 8" MIN.



ELEVATIONS LOT C



REVISIONS & ISSUES

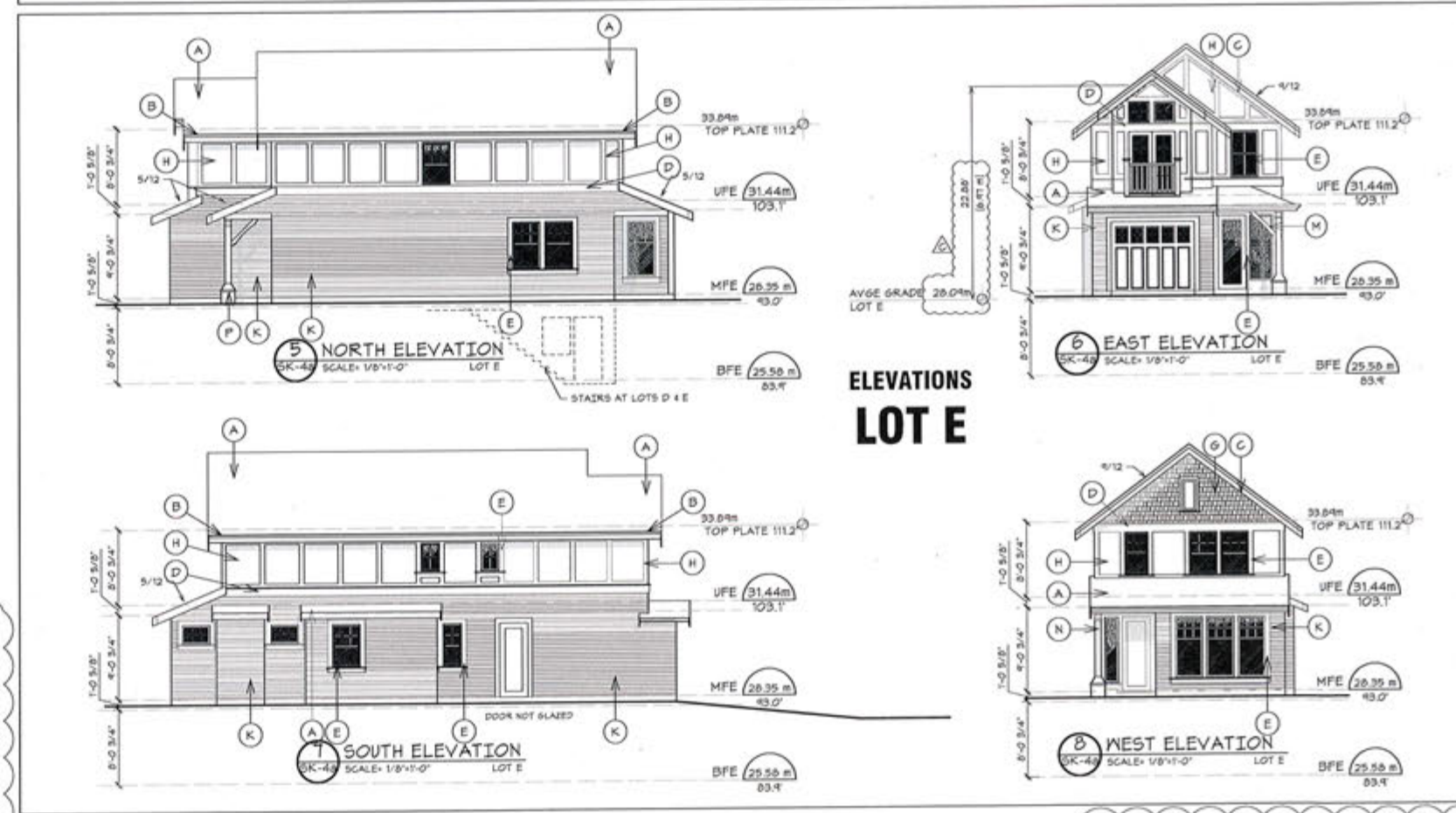
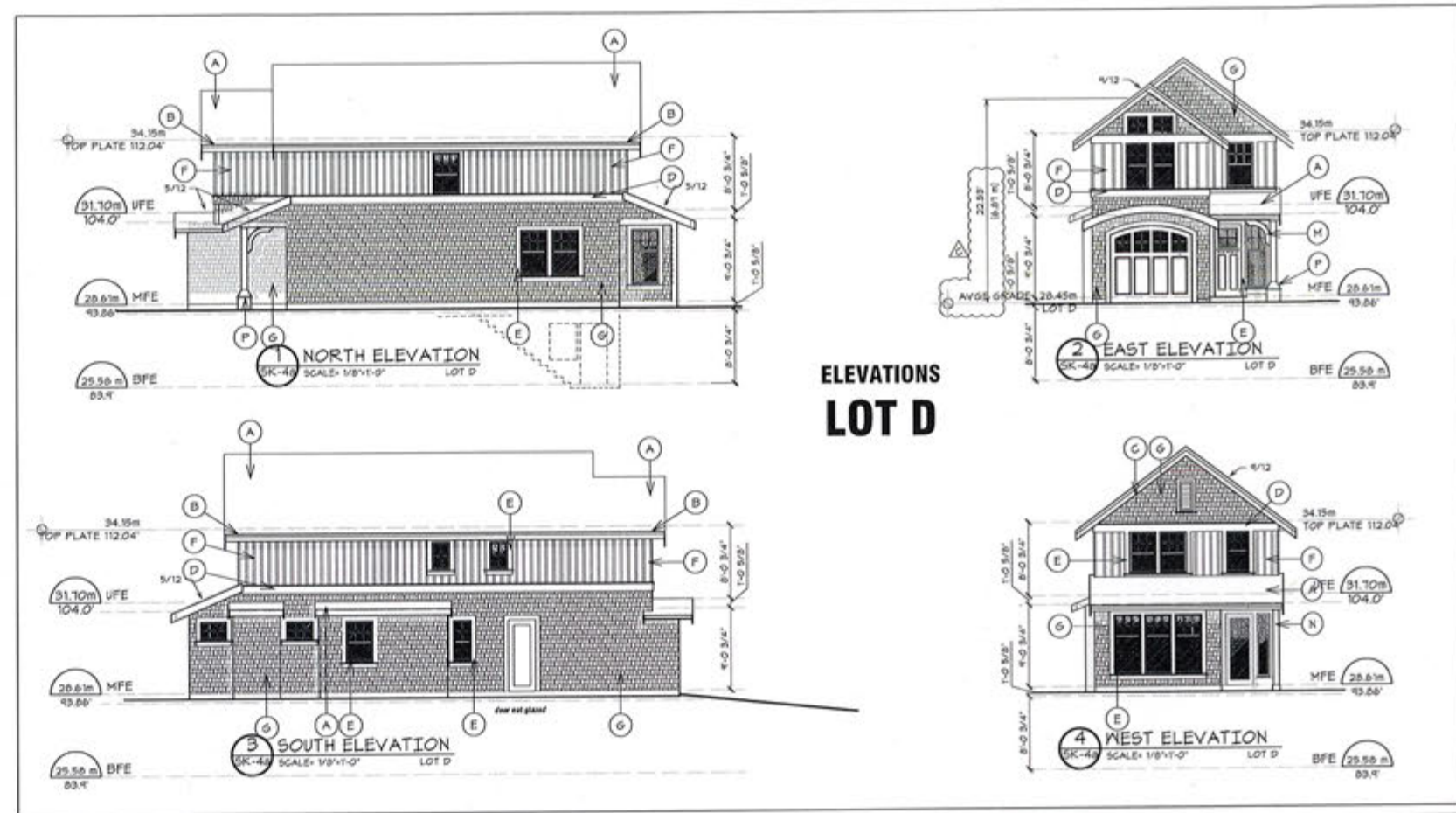
REV.	DESCRIPTION	DATE
A	SUBDIVISION APPLICATION	04/03/18
B	LOT D & E ELEVATIONS SEPARATED TO SK-49	09/07/18
C	REVISE ALL AVERAGE GRADES AND BLOS HEIGHTS	10/01/18

ELEVATIONS, LOTS A, B, & C
SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C
SCALE: 1/8"=1'-0"

04.03.18

SK-4





FINISH SCHEDULE	
A	FIBREGLASS SHINGLES
B	MTL GUTTER ON 2x FASCIA
C	4" W TRIM ON 2x10 BARGE BOARD
D	CANTED 2x ON 2x10 FRIEZE/BELLY BAND
E	6" W WINDOW & DOOR TRIM
F	BOARD & BATTEN - 2x3 ON 1x10 CEDAR
G	CEMENTITIOUS SHINGLES
H	CEMENTITIOUS PANELS AND TRIM
J	STUCCO
K	HORIZ. DROPPED SIDING MAX 4" WIDE
L	6"X6" POSTS c/w GUARD. RAIL & 3x3" FIN. PICKETS
M	SHAPED TIMBER BRACKETS
N	8"X8" TIMBER POSTS
P	TAPERED PEDESTAL OR TAPERED COLUMN, 8" MIN.

**ELEVATIONS, LOTS D & E
SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C**

04.03.18

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

REVISIONS / ISSUES	
DATE	DESCRIPTION
04/03/18	ISSUE FOR PERMIT APPLICATION
04/03/18	REVISED AVERAGE GRADE AND BULK HEIGHTS



SK-4a



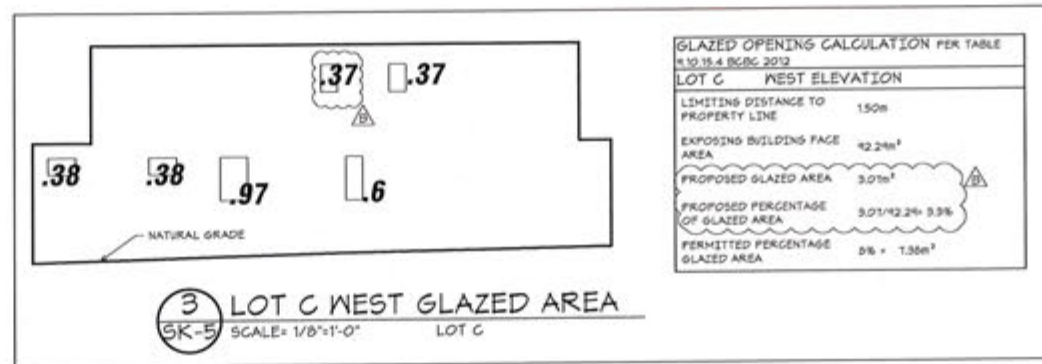
1 STREETScape ON OLD ESQUIMALT RD.
SK-5 SCALE: 1/8" = 1'-0"



2 STREETScape AT DRIVEWAY
SK-5 SCALE: 1/8" = 1'-0"



STREETScape & LANEScape
PROPOSED SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C 04.03.18
SCALE: 1/8" = 1'-0"



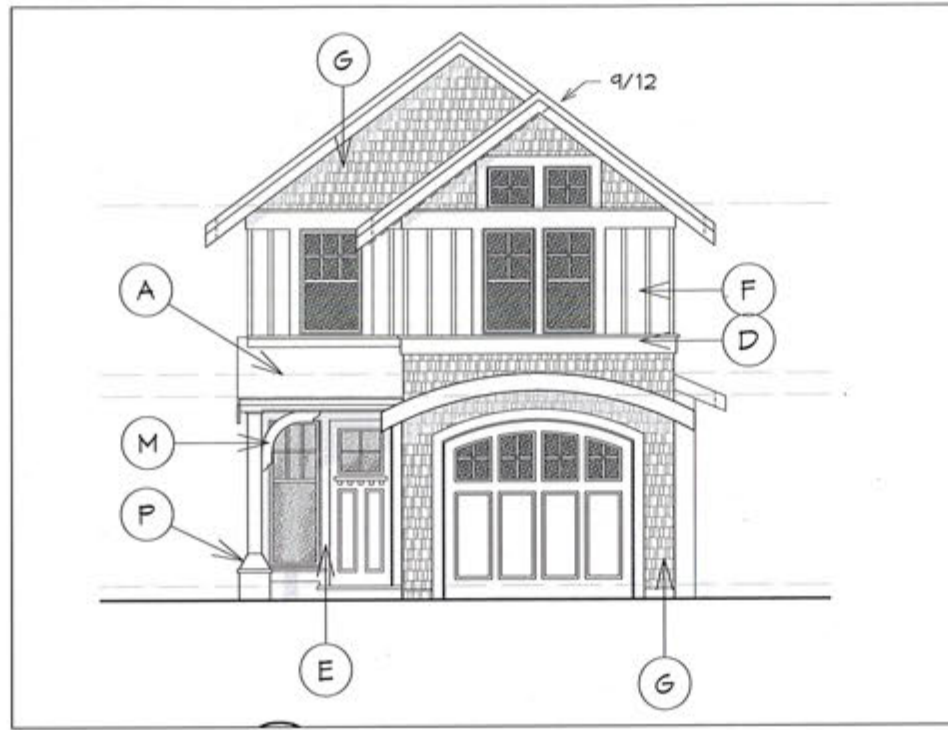
3 LOT C WEST GLAZED AREA
SK-5 SCALE: 1/8" = 1'-0"






REV.	DESCRIPTION	DATE
A	PROVISION APPLICATION	04.03.18
B	SMALLER WINDOW PER UNPROTECTED OPENING	06.07.18
C	REDUCED LOT FOOTING A, B, C, GREATER LOT FOOTING	06.07.18
D	REVISED AVERAGE GRADES	06.07.18



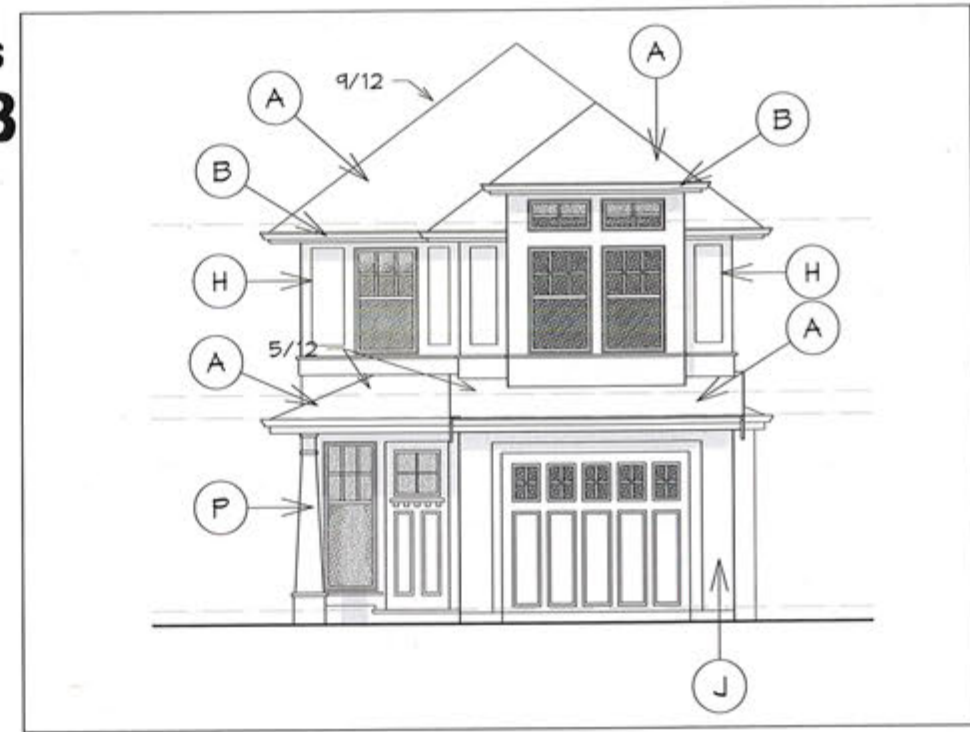
SK-5






**COLOURS
LOT A**



- 
A ROOF SHINGLES
CHARCOAL
- 
G SIDING SHINGLES
HARDIE SHINGLE
BOOTHBAY BLUE
- 
F BOARD & BATTEN
HARDIE PANEL AND
HARDIE TRIM
ARCTIC WHITE
- 
E WINDOW & DOOR TRIM
& GUTTERS
ARCTIC WHITE
- 
ENTRY AND GARAGE DOORS
WEATHERONE STO16 ALDER
SEMISTRANSSPARENT STAIN






**COLOURS
LOT B**



- 
A ROOF SHINGLES
- 
H HARDIE PANEL AND
HARDIE TRIM
ARCTIC WHITE
- 
J STUCCO
TO MATCH
ARCTIC WHITE
- 
E WINDOW & DOOR TRIM
ARCTIC WHITE
- 
ENTRY AND GARAGE DOORS
GUTTERS, AND WINDOW
FRAMES
CHARCOAL

**COLOURS
LOT C**



- 
A ROOF SHINGLES
CHARCOAL
- 
H PANEL & TRIM
HARDIE PANEL
HEATHERED MOSS
- 
K HORIZ. SIDING
HARDIEPLANK
ARCTIC WHITE
- 
E WINDOW & DOOR TRIM
WINDOW FRAMES
GUTTER & FASCIA
ARCTIC WHITE
- 
ENTRY AND GARAGE DOORS
WEATHERONE STO10
NATURAL TONE CEDAR
SEMISTRANSSPARENT STAIN



COLOURBOARD
LOTS A, B, & C
SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C 03.27.18
SCALE: 1/8" = 1'-0"

SK-7





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: July 17, 2018

STAFF REPORT

DATE: July 13, 2018

TO: Chair and Members of the Advisory Planning Commission

FROM: Janany Nagulan, Planner 1
Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT
480-482 Grafton Street**
[PID: 000-127-833, Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428]

RECOMMENDATION:

The Advisory Planning Commission recommends to the Council that the application for a Development Permit, authorizing construction of a uniquely shaped duplex as per plans architectural plans prepared by Waymark Architecture, stamped "Received July 12, 2018", landscape plan prepared by Waymark Architecture stamped "Received June 1, 2018", and site plan prepared by J.E Anderson & Associates, stamped "Received June 11, 2018", for the property located at 480-482 Grafton Street [PID: 000-127-833, Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428] be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application; including the reasons for the recommendation.**

BACKGROUND:

Purpose of the Application

The applicant is proposing to construct a uniquely shaped duplex on the subject property. The property is currently zoned Two Family Residential [RD-1]. The subject property is within multiple OCP Development Permit Areas and therefore a Development Permit is required before a Building Permit can be issued.

Context

Applicant: Graeme Verhulst

Owner: Robert A. Cote

Property Size: Metric: 531 m² **Imperial:** 5715.64 ft²

Existing Land Use: Two Family Residential

Surrounding Land Uses:

North:	Single Family Dwelling
South:	Single Family Dwelling
East:	Single Family Dwelling
West:	Single Family Dwelling

Existing Zoning: RD-1 [Two –Family Residential] [No change required]

Zoning

The Proposed Development does not require any variances to the Zoning Bylaw, 1992, Bylaw No. 2050 as it is in accordance with all the requirements of the RD-1 zone however secondary suites are not permitted with in Two- Family Residential buildings. The lot coverage will meet the requirements of the zone and will not exceed 30% of the Area of the Parcel. As per the applicant’s calculations the floor area ration will not exceed 0.4.

Official Community Plan

The Official Community Plan supports the development of a variety of housing types and designs to meet the anticipated housing needs of residents.

As per **Section 5.2 Low Density Residential Redevelopment** of the Official Community Plan supports the proposed redevelopment within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Development Permit Guidelines

The subject property is within 4 OCP Development Permit Areas:

- Development Permit Area No. 1-Natural Environment,
- Development Permit Area 3- Enhanced Design Control Residential,
- Development Permit Area No. 7- Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8- Water Conservation

Outlined below are Development Permit guidelines that are possibly applicable to the subject property

OCP Section 18 Development Permit Area No.1- Natural Environment

18.5.2 Natural Features

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

1. Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
3. Preservation of natural topography is favoured over blasting or building of retaining walls.
6. Avoid disturbing, compacting and removing areas of natural soil as this can lead to invasion by unwanted plant species, poor water absorption and poor establishment of new plantings. Use of local natural soil in disturbed and restored areas will support re-establishment of ecosystem functions.

18.5.3 Biodiversity

Landscaping features that will protect, restore and enhance biodiversity. Where feasible:

3. Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.
8. Avoid using fast-growing non-native plants to cover and retain soils as they may become invasive and a constraint to the establishment of other plants.
12. Aim to meet the Canadian Landscape Standards in all landscaping installations.

18.5.4. Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution).Where it is reasonable:

2. Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting shall be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

2. Reduce the impact of surges in stormwater on shorelines by designing on-site stormwater retention systems to contain the first 3 centimetres [1.25 inches] of precipitation on site, per precipitation event; and incorporating rainwater collection systems into roof design and landscaping.

OCP Section 20 Development Permit Area 3 – Enhanced Design Control Residential

20.5 Duplex Housing

1. 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 while still maintaining a complementary streetscape.
2. Innovative and creative site-specific two-unit dwellings are encouraged where usable open space is maintained either on the ground (yard) or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.
4. 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.
5. 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.
6. 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.
7. 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.
8. Buildings should be designed to minimize visual intrusion on to 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.
9. The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings
10. A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.
11. 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.

12. Retention and protection of trees and the natural habitat is encouraged where possible.
13. 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.
14. 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.

OCP Section 24 Development Permit Area 7 – Energy Conservation & Green

24.5.1 Siting of building and structure

Where it is feasible:

1. Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.
2. Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.
9. In residential neighbourhoods, provide space for larger trees and a second row of street trees as this will enhance the pedestrian experience by lowering wind velocity at street level, reducing excessive heating at ground level and absorbing vehicle and other urban noises.

24.5.2 Form and exterior design of buildings and structures

Where it is feasible:

1. Orient larger roof surfaces to the south for potential use of solar panels or photovoltaic roofing.
2. Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.
6. Provide building occupants with control of ventilation i.e windows that open.

24.5.3 Landscaping

Where it is feasible:

1. Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhoods to experience nature.
2. Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.
3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.
7. As context and space allow , plant trees that will attain a greater mature size for greater carbon storage; removal of healthy trees is discouraged as the loss of the ecosystem services provided by larger trees will take many year to recover
8. Plan trees with larger canopy cover along roadways and sidewalks, thereby providing shading and paved areas, lowering the heating of paved surfaces and reducing the wind velocities in these pedestrian areas.
9. Plant shorter and sturdier vegetation closer to buildings and other structures, and taller vegetation further away to avoid potential damage from strong winds blowing vegetation against buildings

24.5.5 Special Features

Where it is feasible:

1. Select building materials that have been shown to have a high level of durability for the use intended
3. Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.

OCP Section 25 - Development Permit Area No. 8 – Water Conservation

25.5.1 Building and Landscape Design

Where it is feasible:

2. Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.
6. Design landscaping with more planted and pervious surfaces than solid surfaces.

25.5.2 Landscaping - Select planting for Site and Local Conditions

Where it is feasible:

1. Retain existing native trees vegetation, and soil on site.
3. Consider shade, sunlight, heat, wind- exposure and sea spray, as well as water needs in the selection and placement of plant species.

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping)

Where it is feasible:

1. Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas

Green Building Features

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

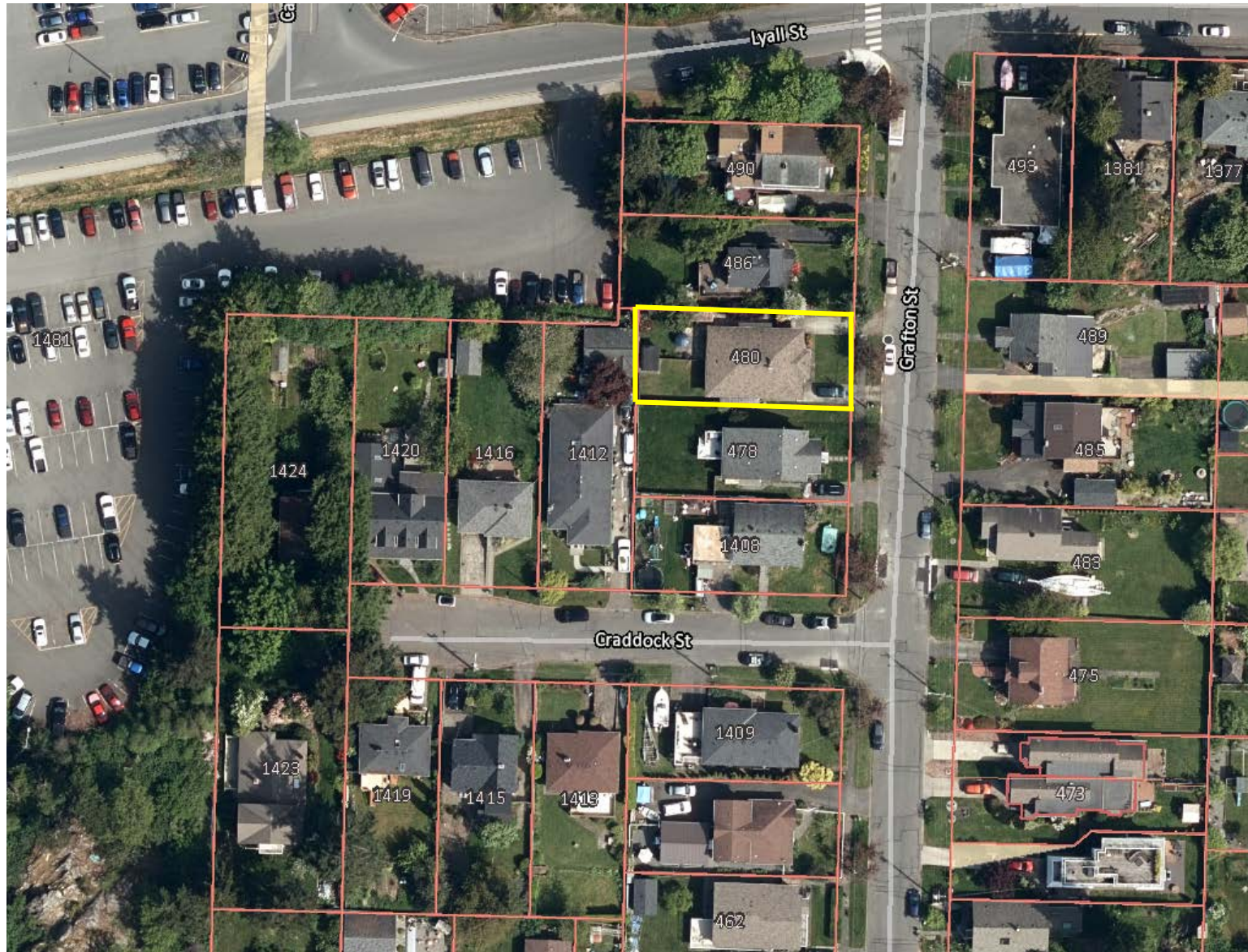
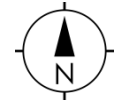
Public Notification

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

ALTERNATIVES:

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

480 Grafton



No.	Date	Appr	Revision Notes
B	18-7-12		DP APPLICATION - REVISION
A	18-6-1		DEVELOPMENT PERMIT APPLICATION
No.	Date	Issue Notes	

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datum, and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with the Work.

Scale	
Project Title	Binishell Duplex on Grafton Street
Sheet Title	Site Plan
Date	June 1, 2018
Scale	
Architect of Record	Graeme Verhulst
Drawn by	NS, GW, KT
Reviewed by	
Project ID	2018-004



Binishell Duplex on Grafton Street

Site Plan

Date	June 1, 2018	Scale	
Architect of Record	Graeme Verhulst	Sheet Number	A-001
Drawn by	NS, GW, KT		
Reviewed by			
Project ID	2018-004		

DATA SHEET / ZONING ANALYSIS

LEGAL DESCRIPTION:
Lot 5, Plan 1428, Suburban lot 29, Esquimalt District

STREET ADDRESS:
480 & 482 Grafton Street,
Esquimalt, BC

ZONING REGULATIONS (Corporation of the Township of Esquimalt Zoning Bylaw 1992, No. 2050, Consolidated March 2017):
Two Family Small Lot Residential [RD-2]

SITE AREA: 351 square meters

BUILDING FOOTPRINT:
158.7 square meters [1708 square feet]

AVERAGE GRADE CALCULATIONS:
See Survey

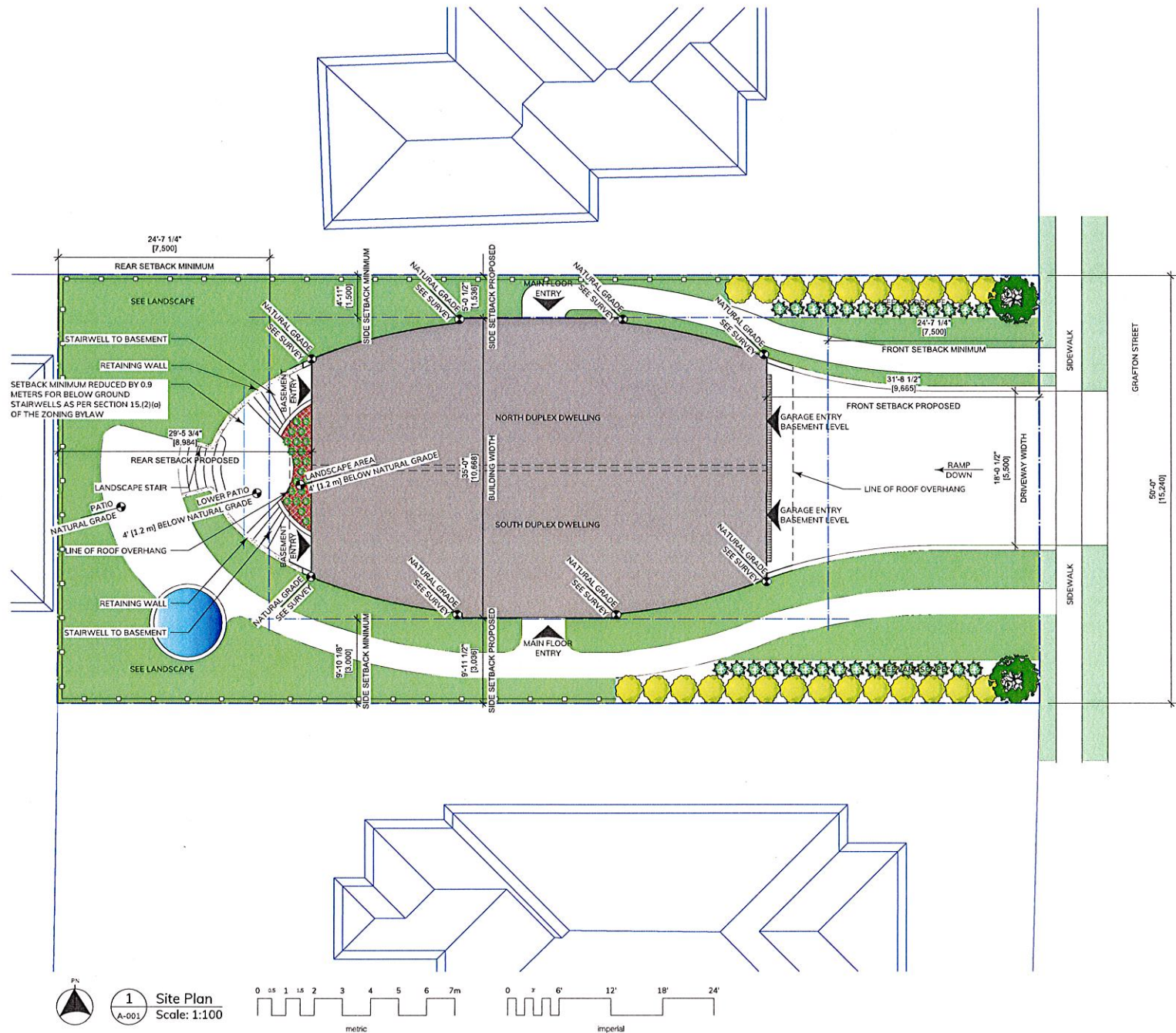
BC BUILDING CODE (2012) REQUIREMENTS:

FIRE RATINGS:
-Floors and all structure supporting floors must have an FRR of 45 minutes [9.10.8.1]
-Separation between duplex dwellings must have an FRR of 60 minutes [9.10.9.14(9)]
-Separation between duplex dwellings must have an STC of 50 or greater [9.11.2.1]

Section	Allowed / Required	Current	Proposed	Variance	Comments	
1	Permitted Uses	Two Family Residential	Two Family Residential	no		
2	Parcel Size	668 square meters minimum	531 square meters	531 square meters	no*	*existing condition
3	Minimum Lot Width	18.2 meters	15.2 meters	15.2 meters	no*	
4	Floor Area Ratio	0.4 (max area = 212.4 sm)	(see survey)	0.4 [211.4 square meters]	no	
5	Building Height	7.3 meters	(see survey)	7.3 meters	no	
6	Building Width	7 meters minimum	(see survey)	10.67 meters	no	
7	Lot Coverage	0.3 [159.3 square meters]	(see survey)	0.30 [158.7 square meters]	no	
8	Siting Requirements					
a)	Front Setback	7.5 meters	(see survey)	8.75 meters	no	
a)ii)	Side Setback	1.5 meters min; 4.5 meters total	(see survey)	1.536 meters + 3.036 meters; 4.57 meters total	no	
a)iii)	Rear Setback	7.5 meters	(see survey)	8.68 meters	no	
b	Accessory Building	N/A				no accessory buildings proposed
c	Garage Setback	1.5 meters from front (face of Dwelling Unit)	(see survey)	1.5 meters from front (face of Dwelling Unit)	no	
9	Common Wall Requirements	50% overlap	(see survey)	100%	no	
10	Fencing	1.2 meter maximum in front; 2 meter maximum behind	(see survey)	see landscape	no	
11	Off Street Parking	1 space per dwelling unit; 2 total		1 space per dwelling unit; 2 total	no	
12	Driveway Width	5.5 meters maximum	(see survey)	5.5 meters	no	

AREA CALCULATION:

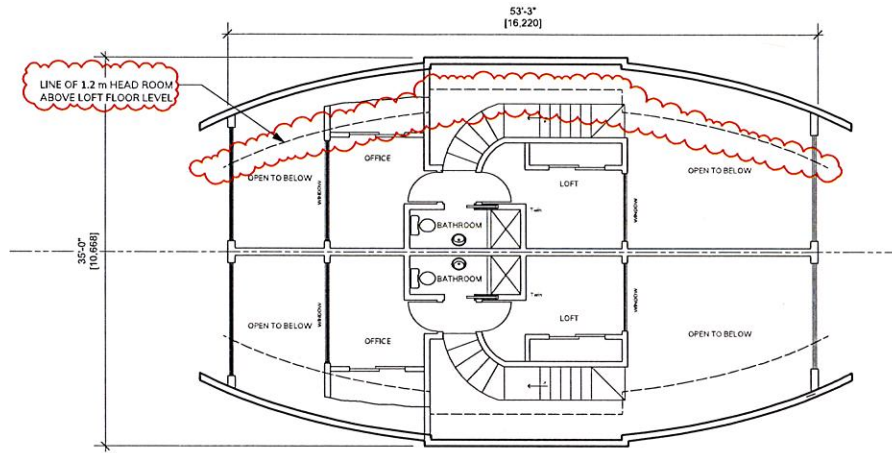
Basement & Garage:	Net: 158.7	FAR: 0	(basement & garage is excluded from FAR calculation)
Main Floor:	158.7	158.7	
Mezzanine:	55.6	52.7	(excluded area with ceiling below 1.2 meters)
Total:	373.0	211.4	



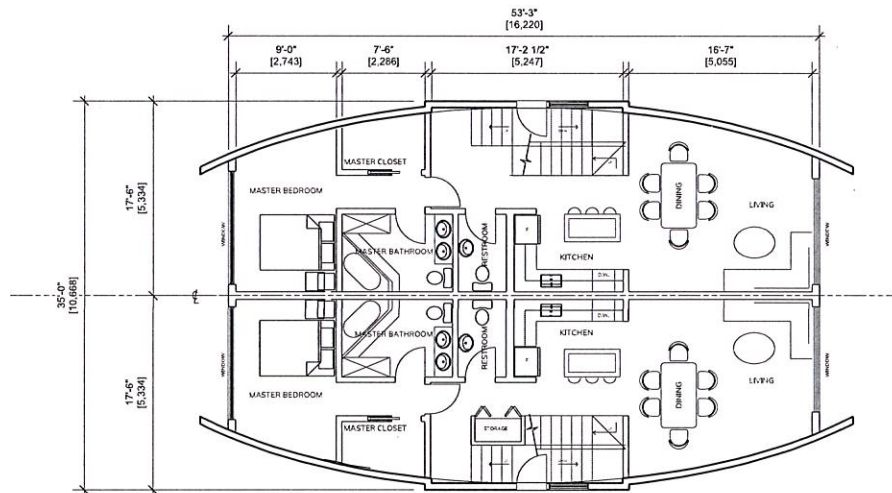
No.	Date	Appr	Revision Notes
B	18-7-12		DP APPLICATION - REVISION
A	18-6-1		DEVELOPMENT PERMIT APPLICATION
No.	Date	Issue Notes	

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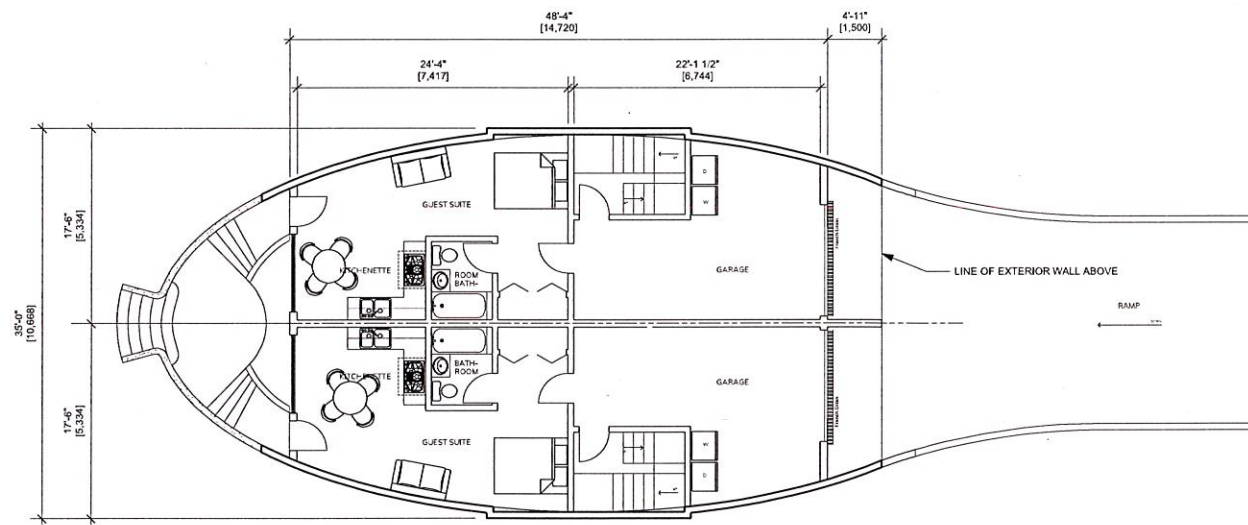
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3 Loft Floor Plan
A-101 Scale: 1:100



2 Main Floor Plan
A-101 Scale: 1:100



1 Garage/Basement Floor Plan
A-101 Scale: 1:100



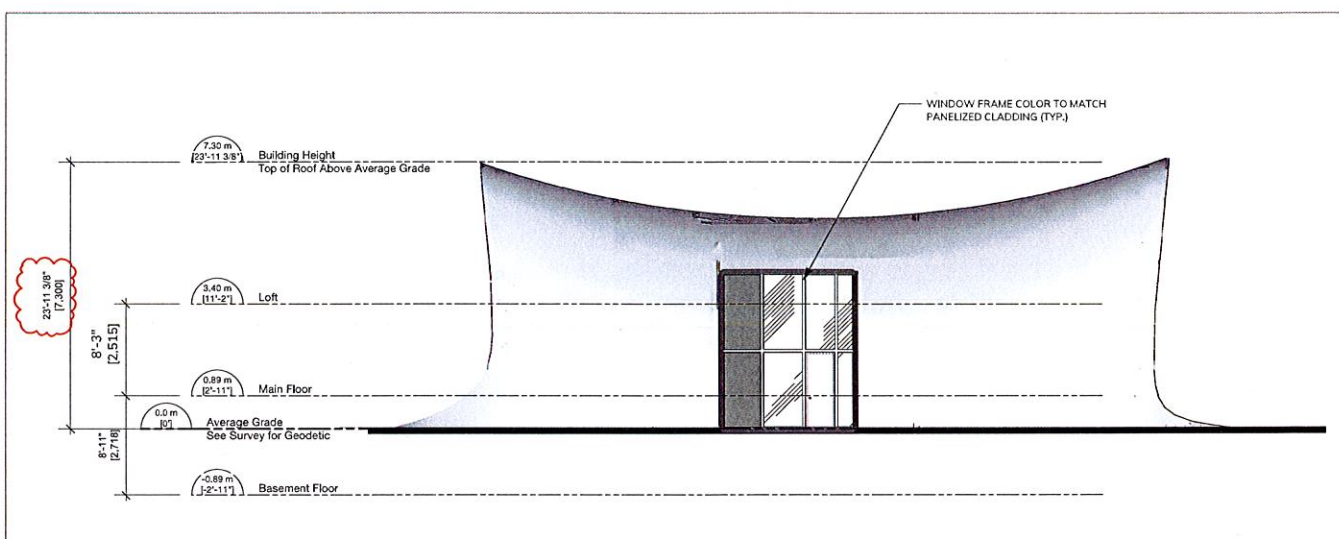
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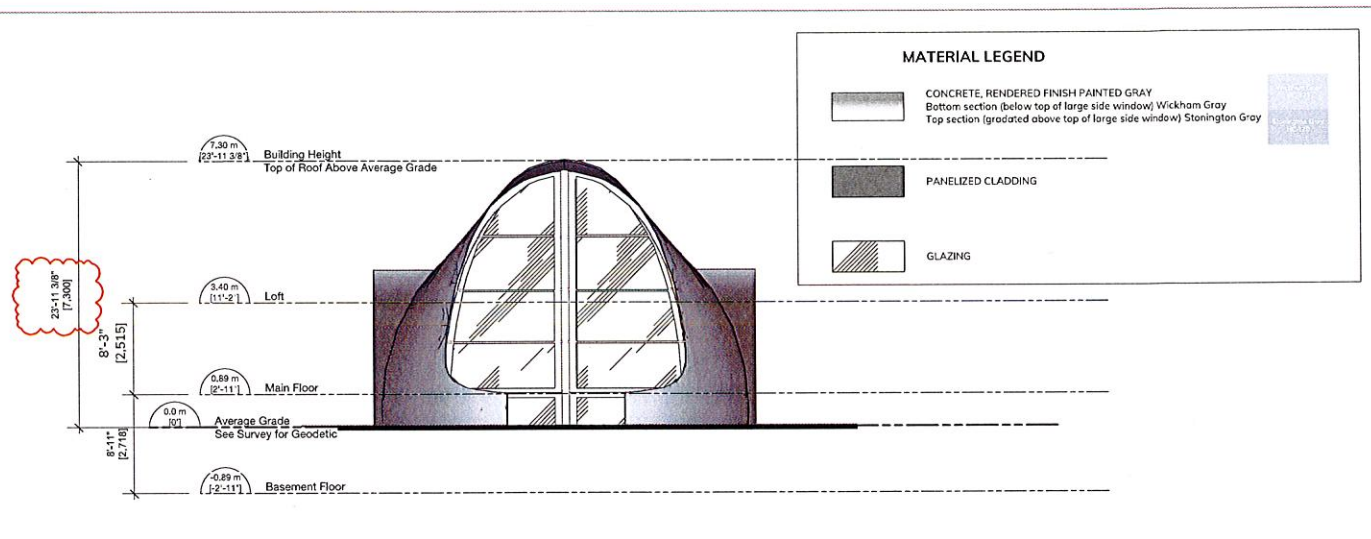
Project Title:
Binishell Duplex
on Grafton Street

Sheet Title:
Floor Plans

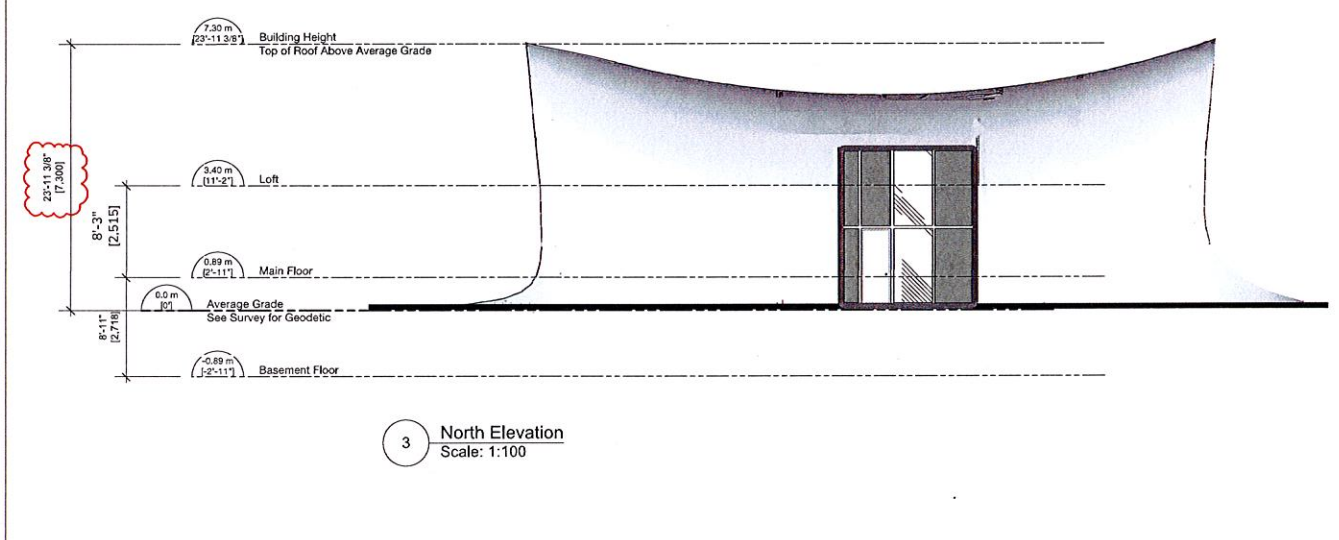
Date: June 1, 2018	Scale:
Architect of Record: Graham Verhulst	Sheet Number:
Drawn by: N.S. G.V. K.T.	A-101
Reviewed by:	
Project ID: 2018-004	



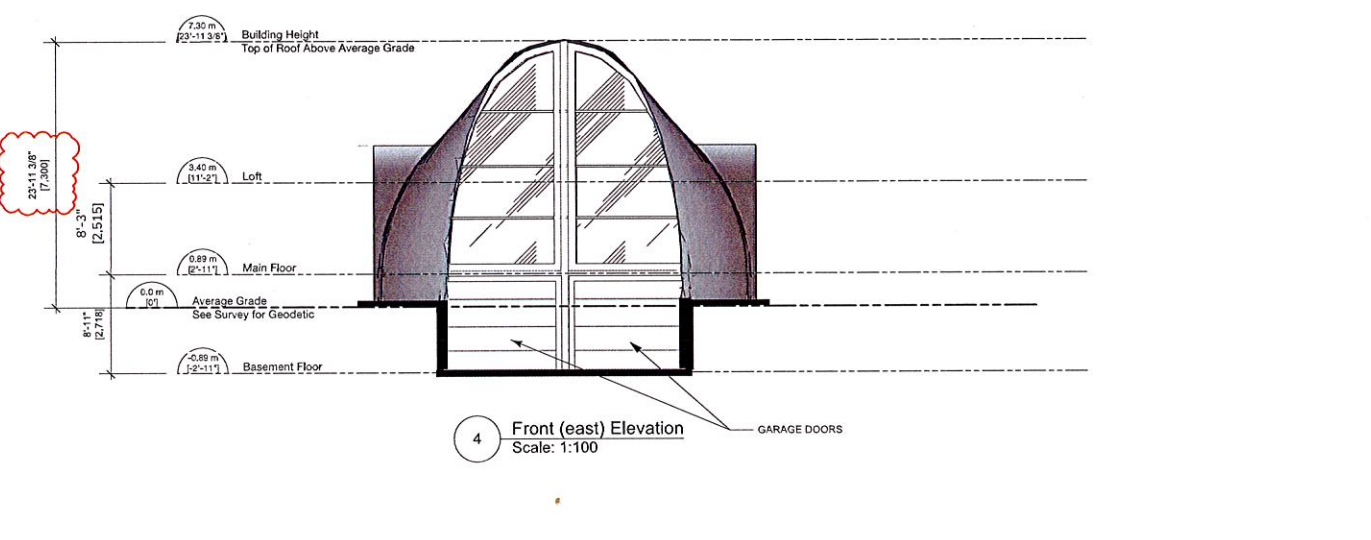
1 South Elevation
Scale: 1:100



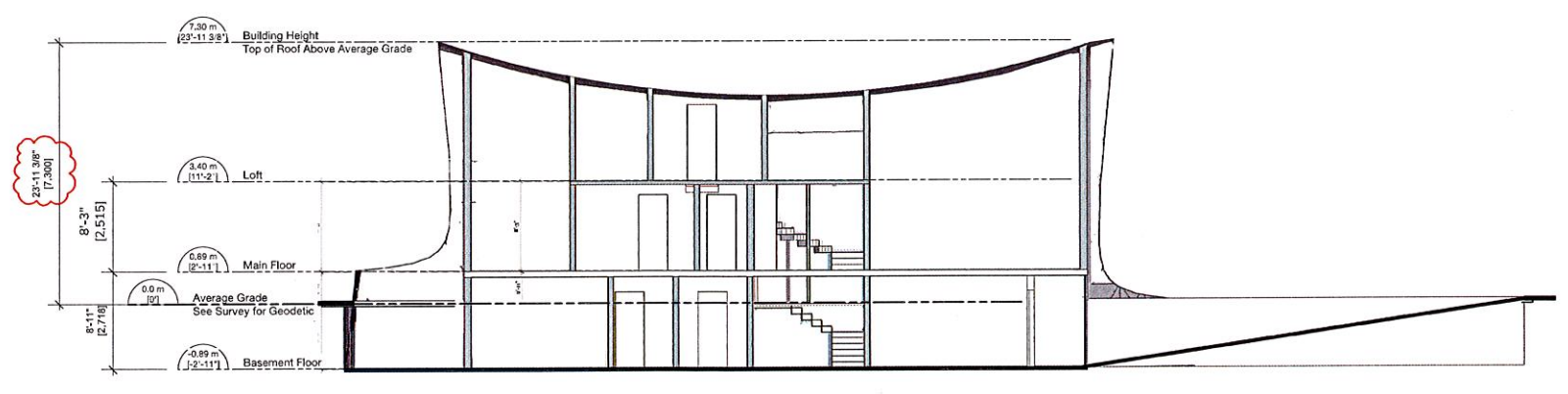
2 Rear (west) Elevation
Scale: 1:100



3 North Elevation
Scale: 1:100



4 Front (east) Elevation
Scale: 1:100



5 Building Section
Scale: 1:100



No.	Date	Appr	Revision Notes
B	18-7-12		OF APPLICATION - REVISION
A	18-6-1		DEVELOPMENT PERMIT APPLICATION
No.	Date		Issue Notes

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Scale

nouvel housing Binishells

Project Title:
Binishell Duplex
on Grafton Street

Sheet Title:
Elevations and Section

Date:
June 1, 2018

Scale:

Architect of Record:
Graham Verhulst

Drawn by:
NB, GW, KT

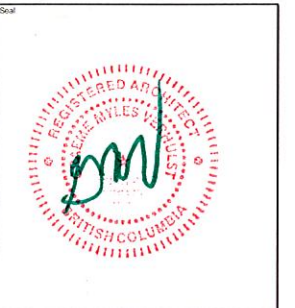
Reviewed by:

Project ID:
2018-004

Sheet Number:
A-200

No.	Date	Appr	Revision Notes
A	18-6-1		DEVELOPMENT PERMIT APPLICATION
No.	Date		Issue Notes

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.
Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums, and levels to identify all discrepancies between information on this drawing and 1) actual site conditions, and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with the Work.



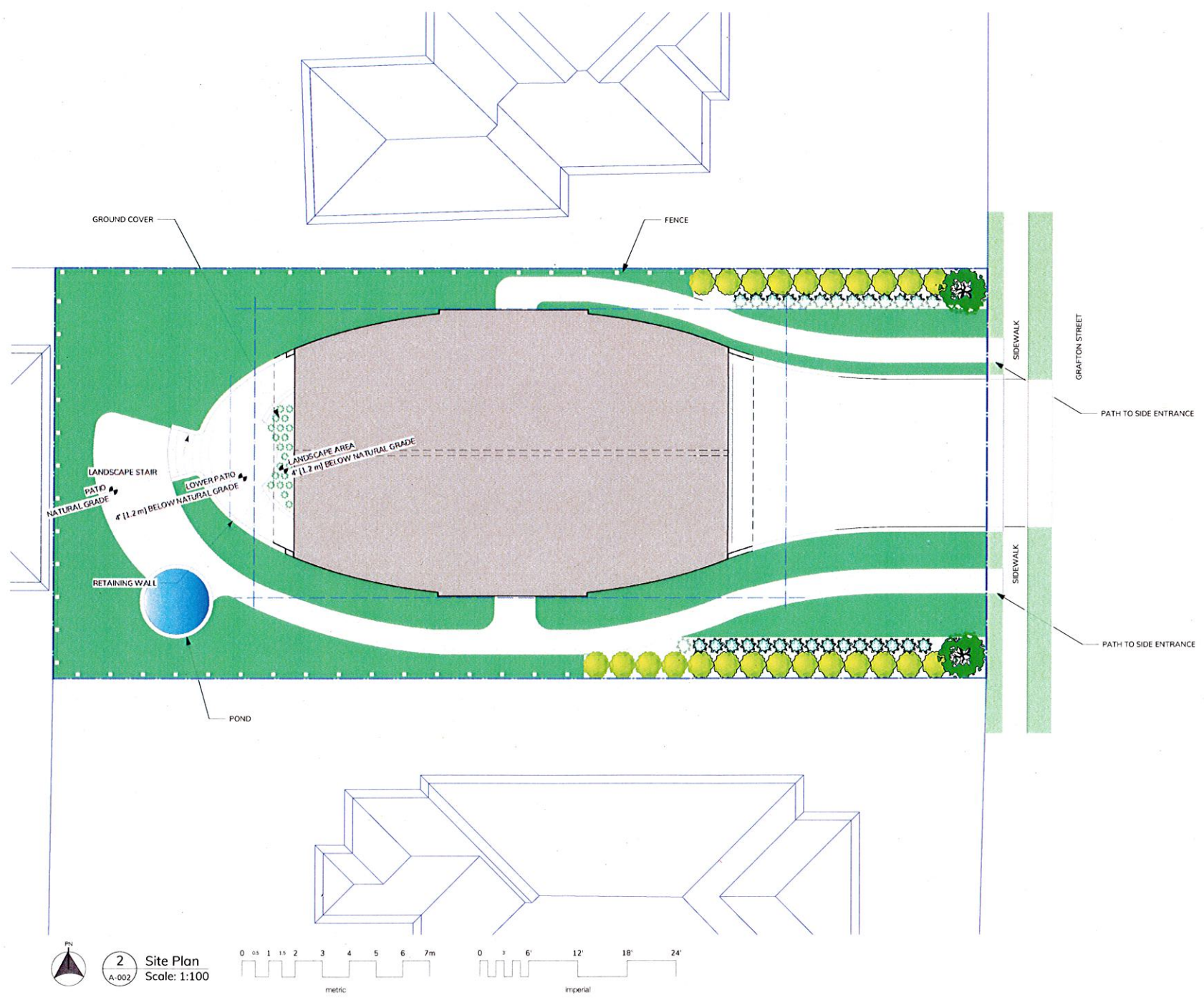
Project Title:
Binishell Duplex on Grafton Street

Sheet Title:
Landscape Plan

Date: June 1, 2018	Scale:
Architect of Record: Graeme Verhulst	Sheet Number: A-002
Drawn by: V.S. GIL, RT	
Reviewed by:	
Project ID: 2018-004	

LEGEND

- SMALL TREE TO BE A SELECTION OF JAPANESE MAPLE 'BLOODGOOD' AND MAGNOLIA 'LITTLE JEM' SIZE: 15 GAL. APPROXIMATE NUMBER: 2
- SMALL SHRUB TO BE A SELECTION FROM: ESCALLONIA NEWPORT DWARF, CHOISYA TERNATA 'SUNDANCE', CHOISYA DEWITTEANA 'AZTEC PEARL', PURPLE BARBERRY, BLUE BEARD, SUMMER HEATHER, WINTER HEATHER SIZE: 1-3 GAL. APPROXIMATE NUMBER: 24
- GROUND COVER TO BE A SELECTION FROM:
- CAST IN PLACE CONCRETE PATHWAY
- SOD
- 1.7 M [5'-8"] HIGH WOODEN FENCE



2 Site Plan Scale: 1:100

metric: 0 0.5 1 1.5 2 3 4 5 6 7m

imperial: 0 3 6 12 18 24'



J. E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

SITE PLAN

TEL: 250-727-2214 FAX: 250-727-3395
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

File: 31338

Civic: 480 / 482 Grafton Street Victoria, BC V9A 6S6

Legal: LOT 5, SUBURBAN LOT 29, ESQUIMALT DISTRICT, PLAN 1428

Dimensions are in metres and are derived from Plans VIP 1428 and VIP 75909

Elevations are Geodetic (CVD28) based on control monument 84H0156 (15.927m)

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J.E. Anderson & Associates and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the Plan beyond its intended use.

Subject to charges, legal notations, and interests shown on: Title No. CA798238 (P.I.D. 000-127-833)

This plan was prepared for the exclusive use of Nouvel Housing and their authorized agents for the purposes of a development application in the Township of Esquimalt.

Boundary lines shown have an expected positional accuracy of + or - 0.500m

This site plan does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume the same.

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information and content shown on the original unaltered drawing.

This plan lies within the Township of Esquimalt

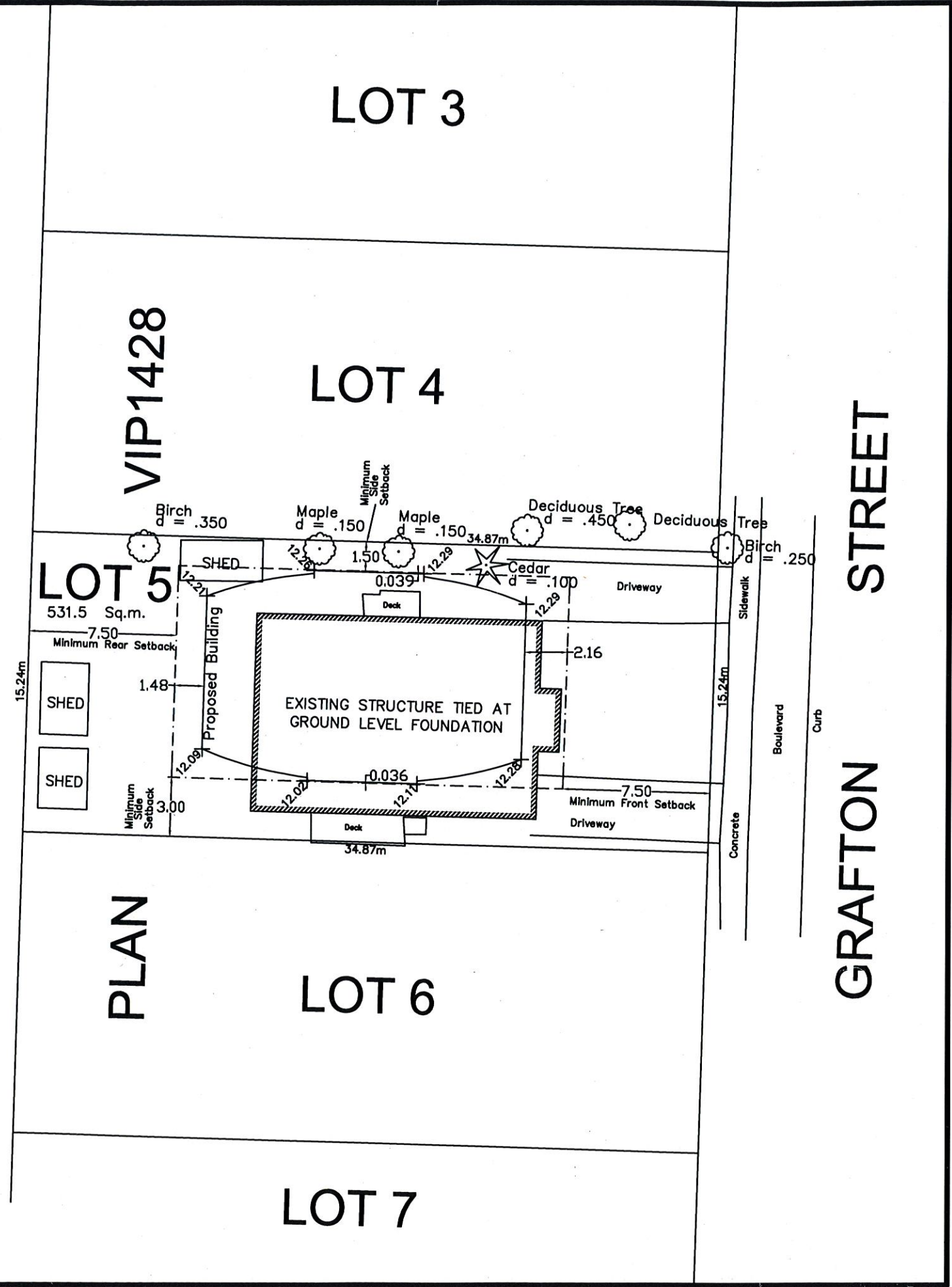
This plan lies within the Capital Regional District.

Scale 1:250



LEGEND

- Denotes Deciduous Tree
- Denotes Typical Spot Elevation
- d* Denotes Diameter (m)
- Denotes Coniferous Tree



certified correct this 11th day of June, 2018.

Colin Grover FHPSKD c=CA, cn=Colin Grover FHPSKD, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=JEA

Colin Grover, BCLS



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? If yes, to what program and level?	Yes	No no
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? <u>LEED and Passive House trained architects</u>	Yes 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? If so, please describe them. <u>Durable materials assembled with no thermal bridging, triple glazed windows</u>	Yes yes	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?	<u>0</u> %	
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. <u>when available locally sourced materials will be given preference</u>		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? <u>structural system of air-form insulation & concrete greatly reduces labour & material waste</u>	Yes yes	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? <u>very little wood will be used in this building</u> For which parts of the building (e.g. framing, roof, sheathing etc.)? _____		
8	Can alternatives to Chlorofluorocarbon’s and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. _____	Yes	No no
9	List any products you are proposing that are produced using lower energy levels in manufacturing. _____		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? <u>when available</u>	Yes yes	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	No no

Water Management

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

Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs?	Yes 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 yes	No	
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers?	Yes yes	No	
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?	Yes 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 n/a
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property?	Yes 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. <u>it has been considered, likely nothing out of the ordinary will be used</u>	Yes yes	No	N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? <u>It has been considered, but it was determined to be not a good fit for this project</u>	Yes yes	No	N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. <u>there will be minimal contamination in storm water</u>	Yes	No 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 no	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces?		58	%

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 n/a
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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? <u>one small tree at the front of the lot</u>	Yes yes	No	N/A
	Could your site design be altered to save these trees?		no	
	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? <u>see landscape plan</u>	Yes	No yes	N/A
27	Are trees [existing or new] being used to provide shade in summer or to buffer winds?	Yes yes	No	N/A
28	Will any existing native vegetation on this site be protected? If so, please describe where and how. _____	Yes	No	N/A n/a
29	Will new landscaped areas incorporate any plant species native to southern Vancouver Island?	Yes TBD at later stages of design	No	N/A stages of design
30	Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?	Yes TBD at later stages of design	No	N/A stages of design
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	Yes TBD at later stages of design	No	N/A stages of design
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 n/a
33	Will topsoil will be protected and reused on the site?	Yes TBD at later stages of design	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? _____ <u>TBD at later stages of design</u>	Yes	No no	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting?	Yes 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? <u>76</u> %	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. _____ <u>TBD at later stages of design</u> If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____	Yes	No	N/A
38	Has the building been designed to be solar ready?	Yes yes	No	N/A
39	Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?	Yes yes	No	N/A
40	Do windows exceed the BC Building Code heat transfer coefficient standards?	Yes yes	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. _____ <u>TBD at later stages of design</u>			
42	Will high efficiency light fixtures be used in this project? If so, please describe.	Yes yes	No	N/A
43	Will building occupants have control over thermal, ventilation and light levels?	Yes yes	No	N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? _____ <u>TBD at later stages of design</u>	Yes	No	N/A
45	Will underground parking areas have automatic lighting?	Yes no	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 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? <u>TBD at later stages of design</u> If so, please describe. _____	Yes	No	N/A
48	Will the building have windows that occupants can open?	Yes yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area? <u>TBD at later stages of design</u>	Yes	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	Yes 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? <u>As much as possible will be salvaged and reused, or recycled</u> If so, please describe. _____	Yes yes	No	N/A
52	Will materials be recycled during the construction phase? <u>Steel will be recycled</u> If so, please describe. _____	Yes 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 yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	N/A 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 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 n/a
57	Is access provided for those with assisted mobility devices?	Yes	No	N/A n/a
58	Are accessible bike racks provided for visitors?	Yes	No	N/A n/a
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees? <u>in garage</u>	Yes 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			

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.



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: July 17, 2018

STAFF REPORT

DATE: July 13, 2018

TO: Chair and Members of the Advisory Planning Commission

FROM: Bill Brown, Director of Development Services

SUBJECT: DEVELOPMENT PERMIT - AMENDMENT
468 Foster Street
[PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District,
Plan 772A]

RECOMMENDATION:

The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit amendment to accommodate a proposed roof top deck on the most northerly dwelling unit as illustrated in the design plans prepared by Zebra Design, stamped "Received July 10, 2018", for the property located at PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A [468 Foster Street] **to either approve, approve with conditions, or deny the application; including the reasons for the recommendation.**

BACKGROUND:

Purpose of the Application

On November 29, 2017 a development permit was issued for a two-unit dwelling on the subject property. The property has subsequently changed owners and the new owners would like to add a roof top deck to the most northerly unit (the most southerly unit was approved with a roof top deck). Because of the nature of the change, the original development permit must be amended to reflect the revised design incorporating a roof top deck on the most northerly dwelling unit.

Context

Applicant: Rus Collins

Owners: 1162751 B.C. LTD.

Property Size: Metric: 753 m² Imperial: 8106 ft²

Existing Land Use: Single Family Residential

Surrounding Land Uses:

North: Single Family Residential
South: Single Family Residential
West: Single Family Residential
East: Single Family Residential

Proposed Use: Two Family Residential

Existing Zoning: Two Family/Single Family Residential [RD-3]

Proposed Zoning: RD-3 [No change required]

Existing OCP Designation: Low Density Residential [no change required]

Official Community Plan

The following two development permit area guidelines are germane to the proposed amendment:

First, "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."

Second, "buildings should be designed to minimize visual intrusion on to 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."

As can be seen drawings SK-7 and SK-8, (Schedule "A") the modifications to the roofline would be very minor in relation to the current approved development permit. As for the issues of privacy, the proposed roof top balcony is inset into the roof and offset from the adjacent property to the north as described in the designer's letter to Mayor and Council (Schedule "B").

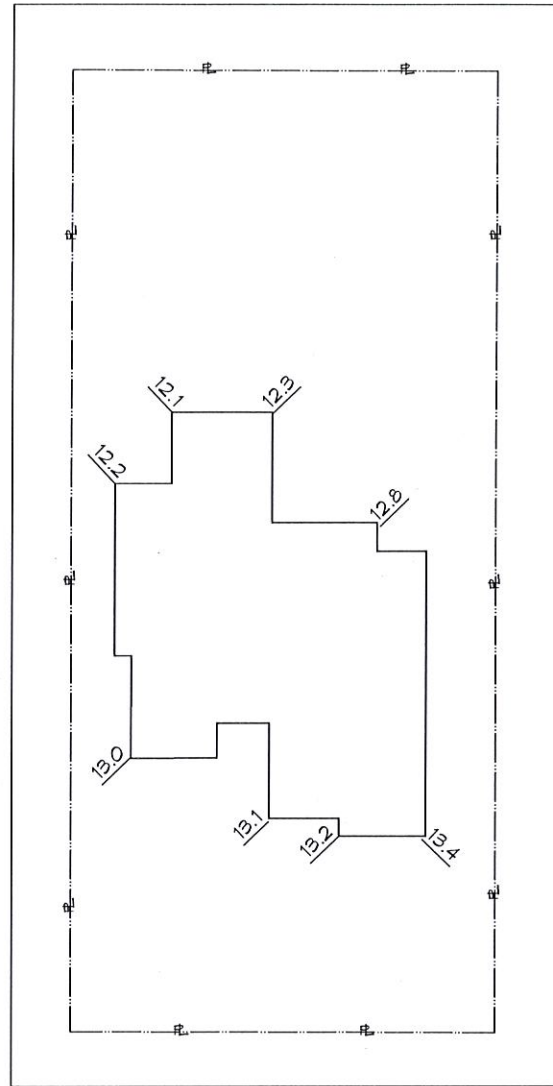
Zoning

As the proposed development permit amendment does not affect any of the zoning regulations found in the Two Family/Single Family Residential [RD-3] zone, therefore, there are no zoning issues to consider.

ALTERNATIVES:

1. Forward the application for an amendment to the Development Permit to Council with a **recommendation of approval.**
2. Forward the application for an amendment to the Development Permit to Council with a **recommendation of approval with conditions.**
3. Forward the application for an amendment to the Development Permit to Council with a **recommendation of denial.**

SCHEDULE A



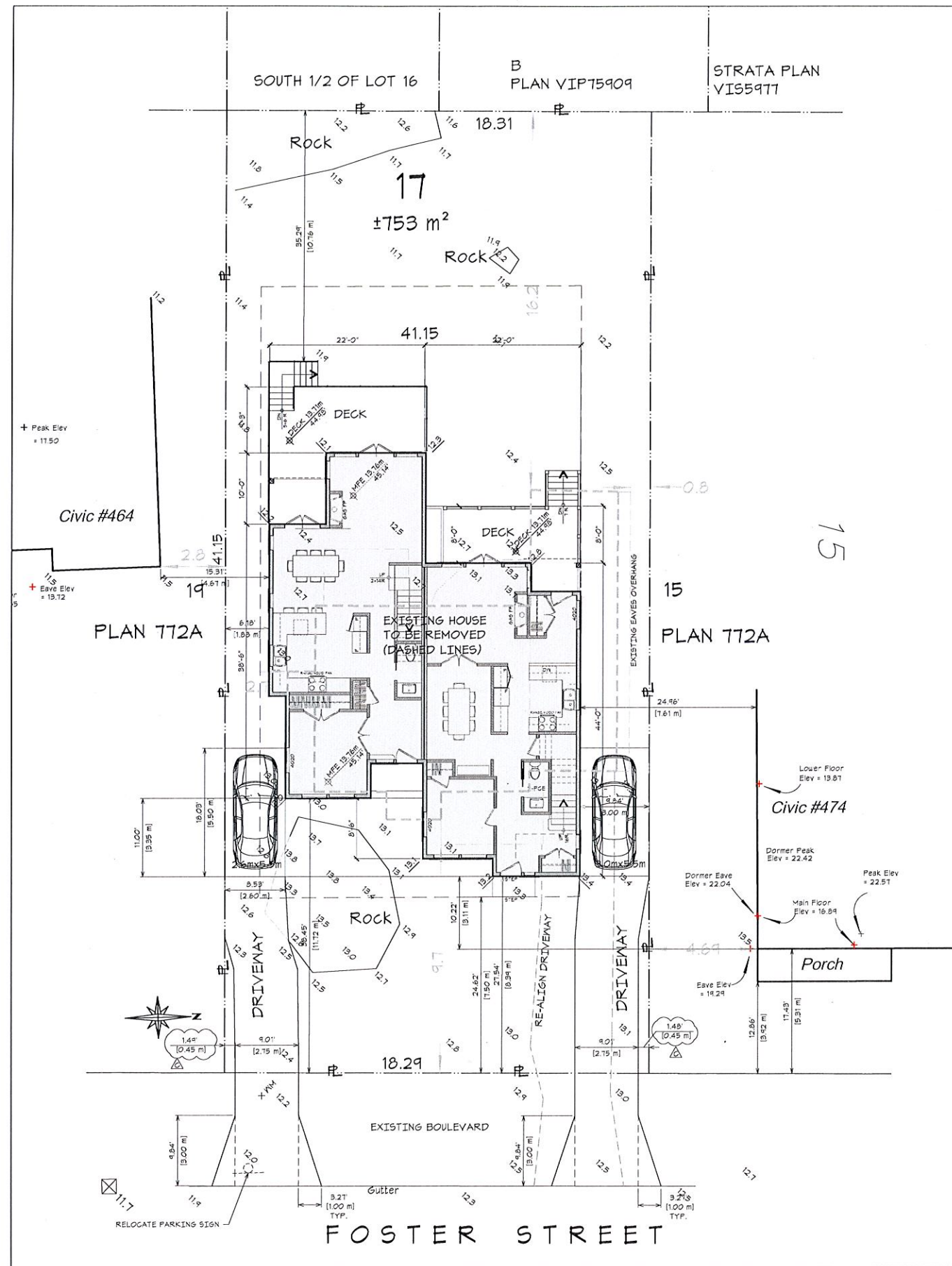
BUILDING CORNER LOCATIONS FOR AVERAGE GRADE



1 AMENDMENT TO DEVELOPMENT PERMIT
SITE PLAN
 DUPLEX ON FOSTER ST.
 VICTORIA, B.C.

07/10/18

SCALE = 1:100



SITE PLAN

PROPOSED AMENDMENT TO DP- NO CHANGE TO SK-1

REV	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT PERMIT	11/01/20
B	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	11/01/20
C	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	11/03/20
1	ISSUE SK-1 FOR AMENDMENT TO DP NO CHANGES TO SK-1	10/01/20

PROJECT DATA

LEGAL DESCRIPTION
 SITE PLAN OF LOT 17, BLOCK G, SUBURBAN LOT 30, ESQUIMALT DISTRICT, PLAN 712A.

ZONING
 RD-3

LOT AREA
 752.9 m² [8104.4 sf]

LOT COVERAGE
 PROPOSED= 2420/8104= 29.86%
 PERMITTED MAX: 30%

SETBACKS		
SETBACK TYPE	REQUIRED MINIMUM	PROPOSED
FRONT	7.5 m 24.6'	8.39 m 27.54'
REAR	7.5 m 24.6'	10.76 m 35.29'
SIDE NORTH	3.0 m 9.84'	3.0 m 9.84'
SIDE SOUTH	1.5 m 4.92'	1.88 m 6.18'
COMBINED SIDEYD	4.5 m 14.76'	3.0 + 1.88 = 5.64 m [18.5']

FLOOR AREA
 LEFT SIDE
 MAIN 858.0 SF
 UPPER 740.9 SF
 RIGHT SIDE
 MAIN 862.4 SF
 UPPER 659.4 SF
 TOTAL 3120.7 SF = 289.92 m²

FLOOR AREA RATIO
 289.92/752.9 = .38

MAX TOTAL PERMITTED =
 .40
 X 8104.4 = 3241.7 SF = 301.16 m²

BUILDING MASSING
 UPPER FLOOR TOTAL/LOWER FLOOR TOTAL
 = 1400.3/1120.4 = 0.14%

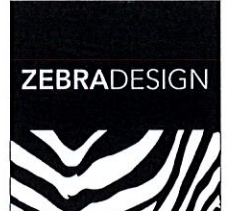
MAX. PERMITTED MASSING
 UPPER/ MAIN FLOOR = 15%

GRADE CALCS:
 12.2
 12.1
 12.3
 12.8
 13.0
 13.1
 13.2
 13.4
 102.1 /8 = 12.76m [41.87']
 AVERAGE GRADE = 12.76 m

BUILDING HEIGHT:
 PROPOSED: 8.08m = 26.51'
 PERMITTED: 7.3 m = 23.95'

PARKING
 2 STALLS TOTAL

ARROW INDICATES DEVELOPMENT VARIANCE AS ISSUED



SK-1



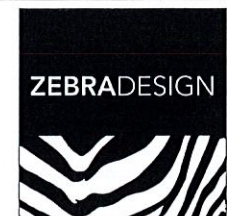
FOSTER ST. STREETSCAPE

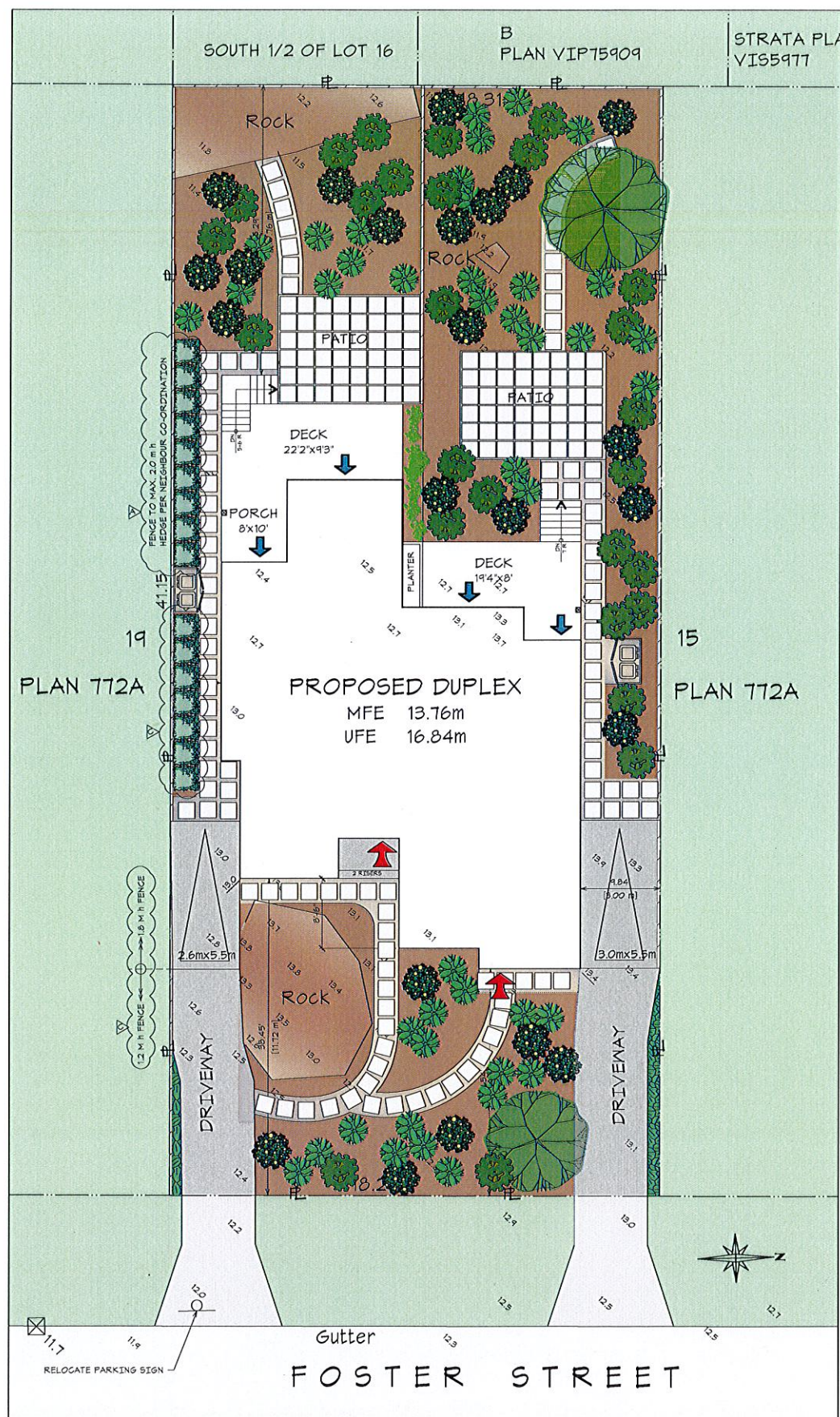
1 AMENDMENT TO DEVELOPMENT PERMIT
STREETSCAPE
 DUPLEX ON FOSTER ST.
 VICTORIA, B.C. 07/10/18
 SCALE = 1:100

PROPOSED AMENDMENT
 TO DP- NO CHANGE TO SK-3

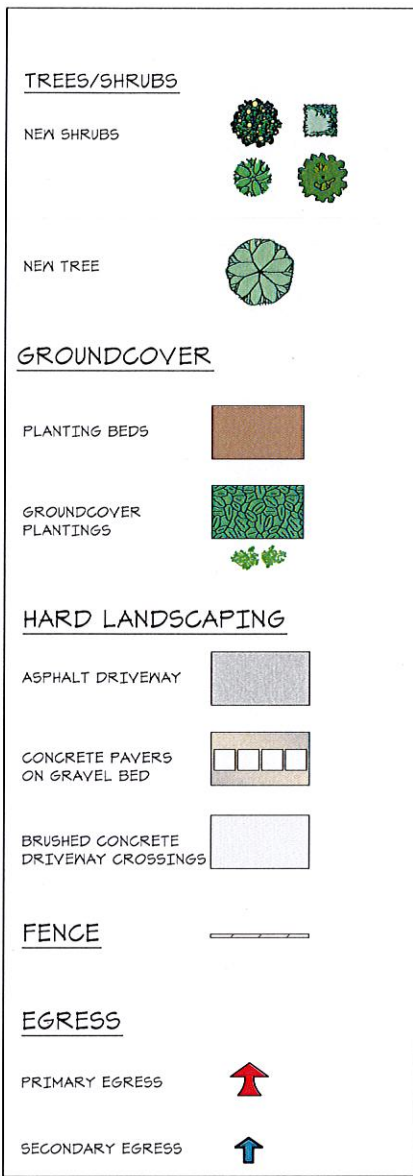
REVISIONS & ISSUES		
REV	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT PERMIT	11/01/20
B	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	11/01/20
1	ISSUE SK-3 FOR AMENDMENT TO DP NO CHANGES TO SK-3	18/01/18

SK-3



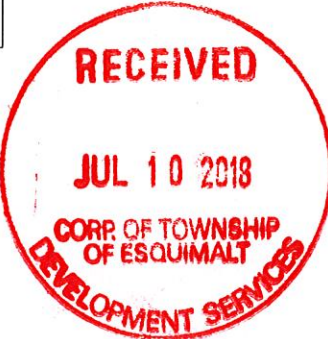
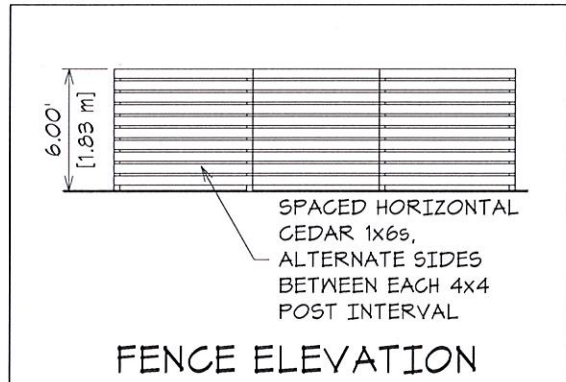


LANDSCAPE PLAN LEGEND



SUGGESTED PLANT LIST

	Botanical Name	Common Name	Size
Trees	Cornus Venus	Flowering Dogwood	2.5m height, B4B
	Camellia Japonica specimen	Evergreen Camellia	
	His Majesty Cultivar	Cork Tree	
Shrubs	Arbutus Unedo Compacta	Strauberry Tree	#5
	Berberis Thunbergii Atropurpurea	Barberry	#2
	Buxus Microphylla	Dwarf Boxwood	#2
	Camellia Japonica	Red Camellia	#5
	Cistus Ladanifer	Grimson Rock Rose	#3
	Ceanothus Gloriosus Incrabre	Prostrate Mountai Lilac	#1
	Erica Carnea Springwood	White Heather	#1
	Erica X Darleysis Furzey	Pink Heather	#1
	Escallonia Newport Dwarf	Dwarf Escallonia	#2
	Hebe "Pattys purple"	Hebe	#2
	Lavendula Augustifolia Hidcote	Hidcote Lavender	#1
	Ribes Saguineum King Edward	Pink Flowering Currant	#5
	Rhododendron	White Rhododendron	#5
	Spirea Prunifolia	Bridal Wreath Spirea	#5
Viburnum Davidii	Evergreen Viburnum	#3	
Groundcovers	Parthenocissus Quinquefolia	Virgin Creeper	#1
	Thymus Pink Ripple	Creeping Thyme	Sp3, 30 cm o.c.



1 AMENDMENT TO DEVELOPMENT PERMIT
LANDSCAPE PLAN
 DUPLEX ON FOSTER ST.

PROPOSED AMENDMENT TO DP- NO CHANGE TO SK-4

REV.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT PERMIT	11/07/28
B	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	11/07/28
C	REVISION TO DP AND DVE	11/08/28
1	ISSUE SK-4 FOR AMENDMENT TO DP NO CHANGES TO SK-4	18/07/09

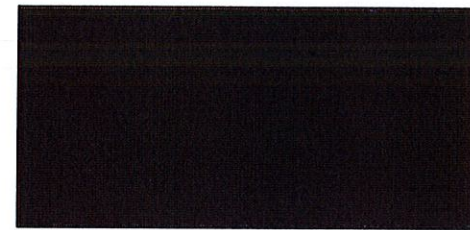
VICTORIA, B.C. 07/10/18
 SCALE = 1:100

LANDSCAPE PLAN

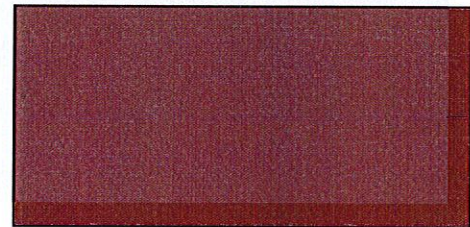
SK-4



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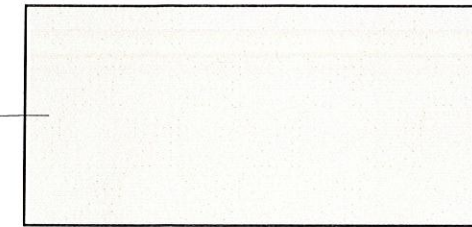
ROOF SHINGLES
CHARCOAL



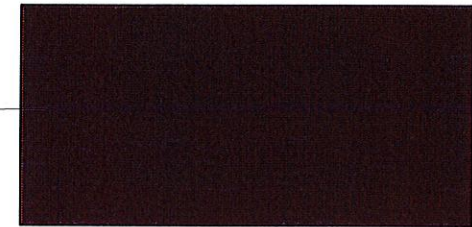
CEDAR SHINGLES
CLOVERDALE DUTCH BLUE
ST023 SEMI TRANSPARENT
STAIN



FRONT ELEVATION FOSTER ST.



CEMENTITIOUS BOARD
PANELS, TRIMS, FASCIAS AND
BELLYBANDS
SHERWIN WILLIAMS
WESTHIGHLAND WHITE
SW 7566



WINDOW FRAMES
DC BRONZE



DEVELOPMENT PERMIT AND
DEVELOPMENT VARIANCE APPLICATION

COLOUR SCHEME

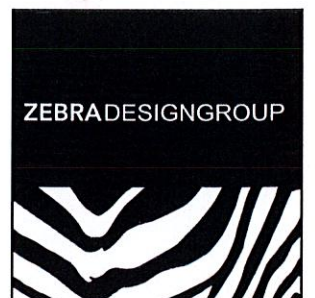
DUPLEX ON FOSTER ST.

VICTORIA, B.C.

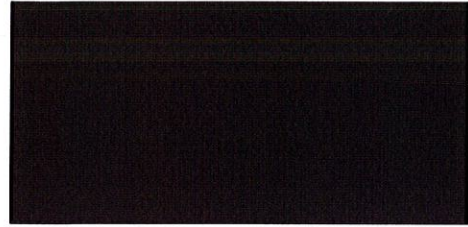
07/28/17

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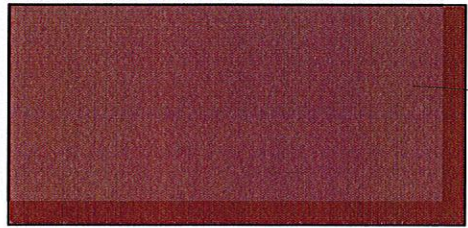
SK-5



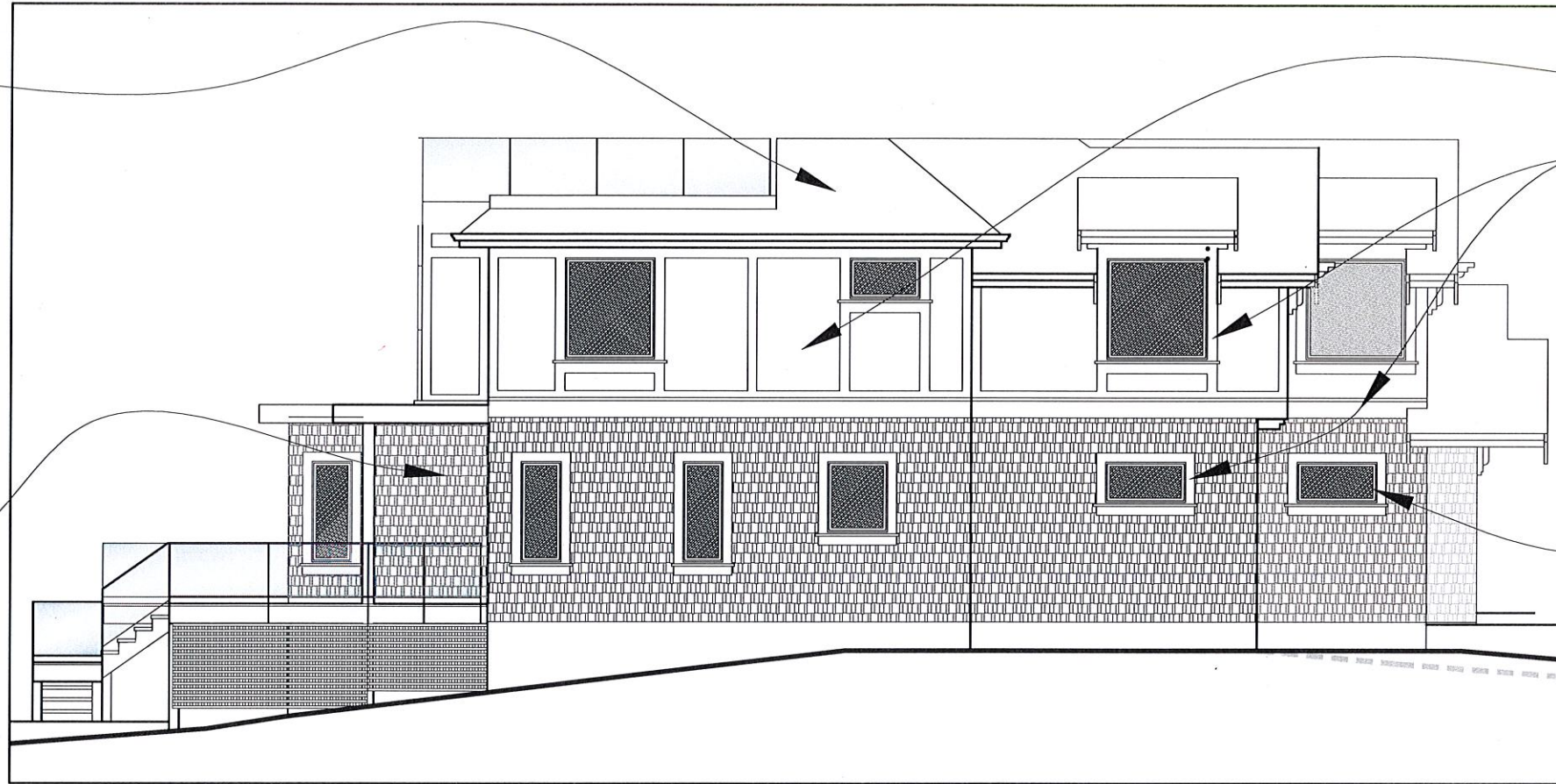
Z:\Project Files by Year\2018\ALMEIDA, Paulo_468 Foster St DPLX revised\AmendmentDVP\AlmeidaDVP 18.07.09.dwg, SK-6 ColourSouth 11x17, 7/10/2018 11:16:05 AM, ANSI B (11.00 x 17.00 inches), 1:1



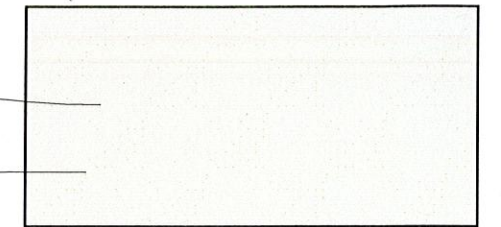
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CHARCOAL



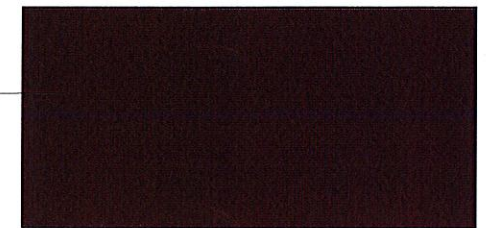
CEDAR SHINGLES
CLOVERDALE DUTCH BLUE
STO23 SEMI TRANSPARENT
STAIN



SOUTH ELEVATION



CEMENTITIOUS BOARD
PANELS, WINDOW TRIMS,
FASCIAS AND BELLYBANDS
SHERWIN WILLIAMS
WESTHIGHLAND WHITE
SW 7566



WINDOW FRAMES
DC BRONZE



DEVELOPMENT PERMIT AND
DEVELOPMENT VARIANCE APPLICATION
COLOUR SCHEME SOUTH ELEVATION

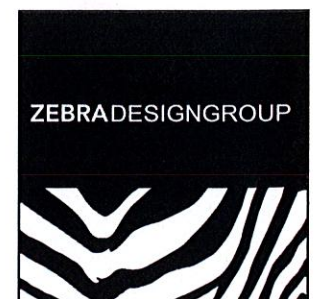
DUPLEX ON FOSTER ST.

VICTORIA, B.C.

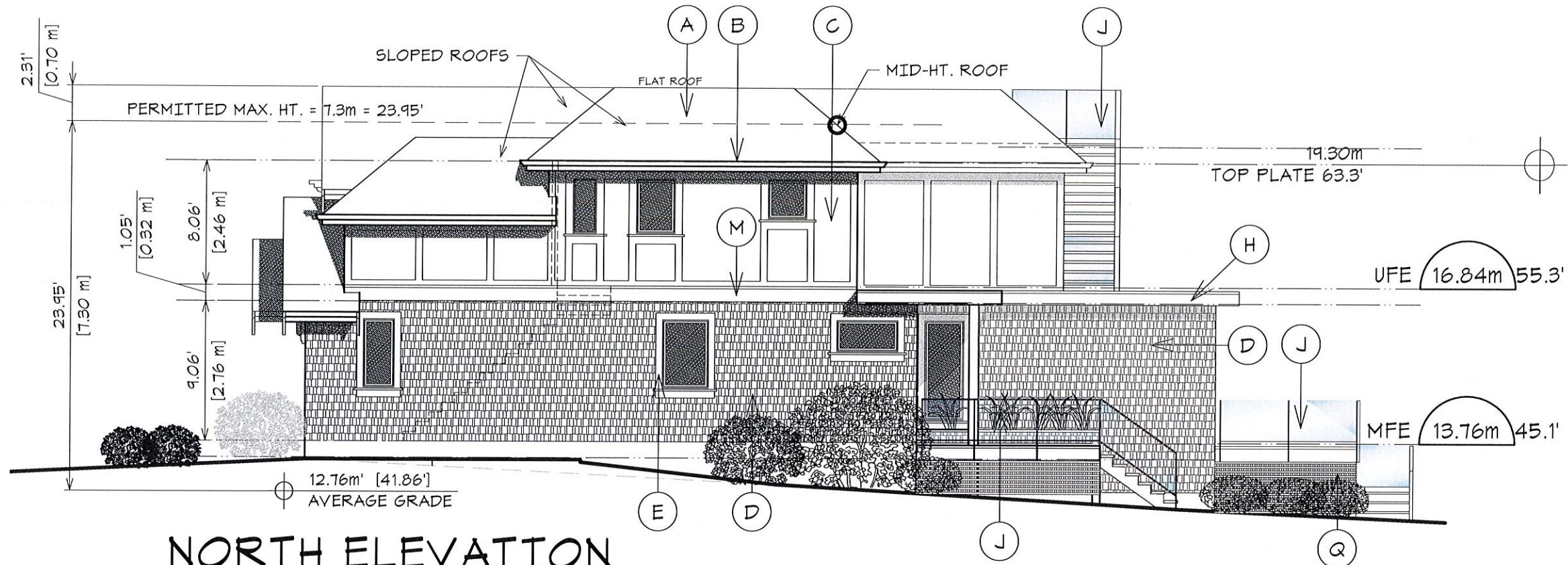
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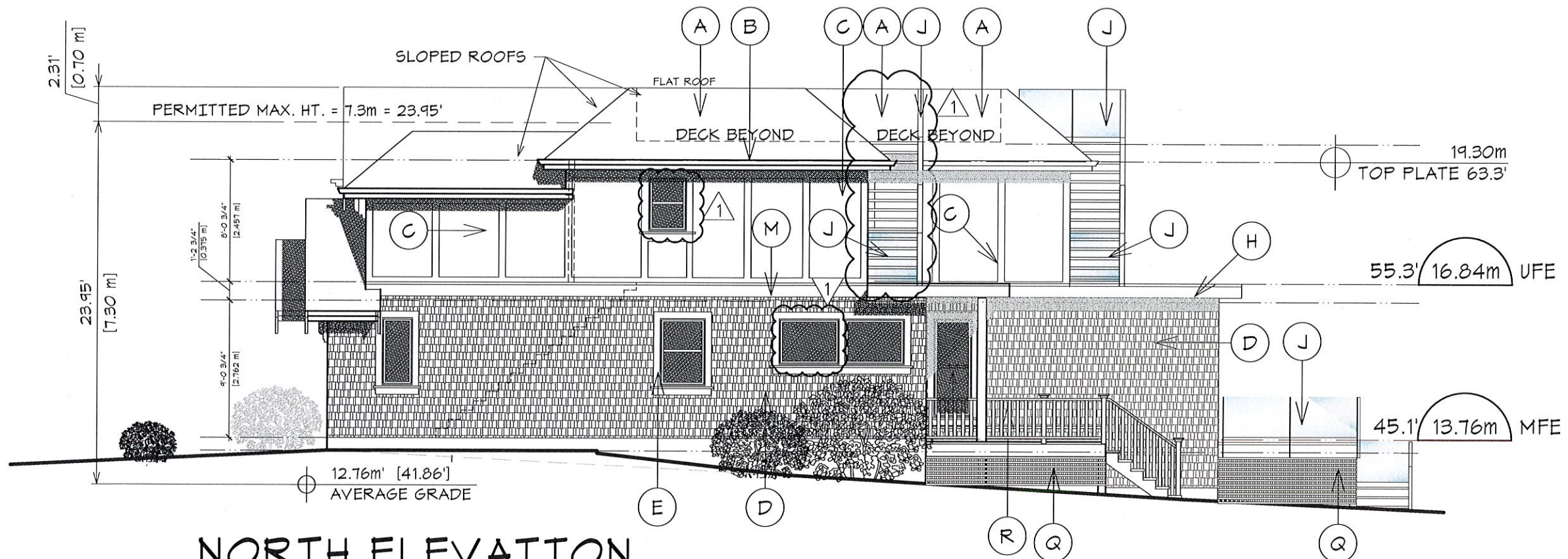
SK-6



Z:\Project Files by Year\2018\ALMEIDA, Paulo_468 Foster St DPLX revised\AmendmentDVP\AlmeidaADVP 18.07.09.dwg, SK-7 CompareNorth11x17, 7/10/2018 1:13:28 PM, ANSI B (11.00 x 17.00 inches), 1:1



NORTH ELEVATION ORIGINAL DP



NORTH ELEVATION PROPOSED DP AMENDMENT

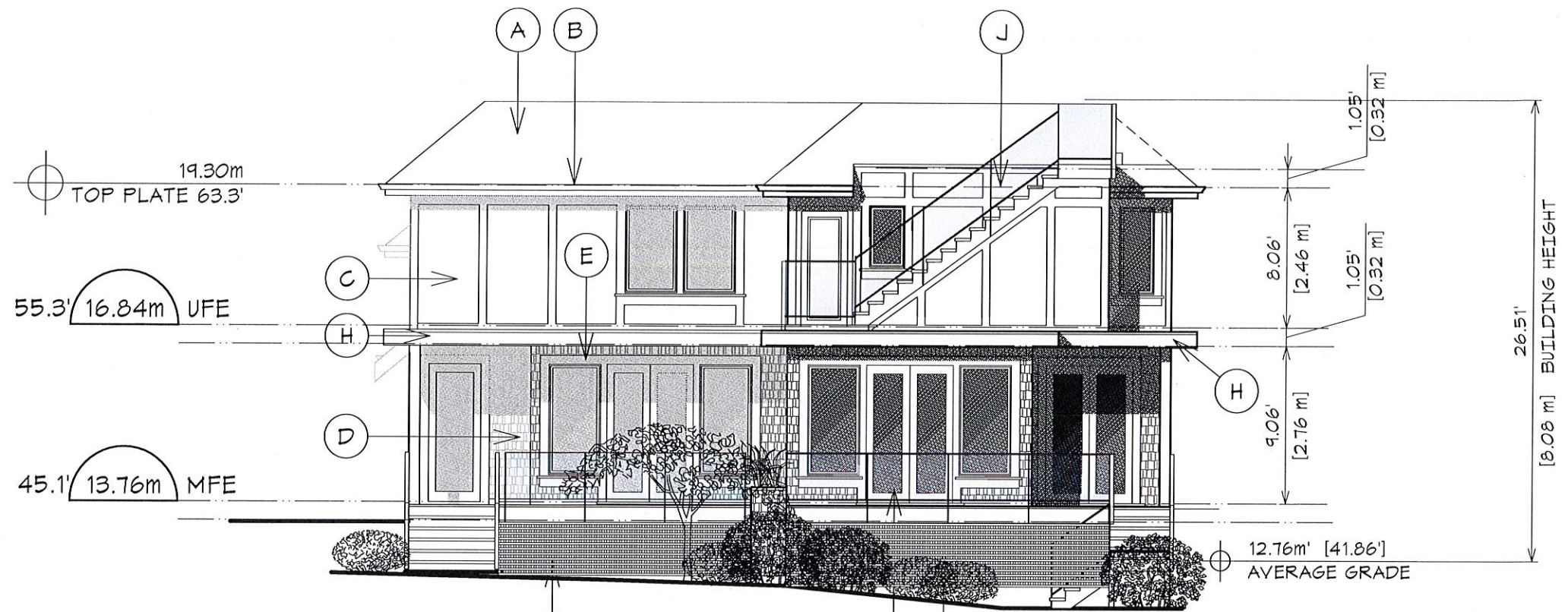
AMENDMENT TO DEVELOPMENT PERMIT
ELEVATION COMPARISON NORTH ELEVATION
DUPLX ON FOSTER ST.
VICTORIA, B.C. 07/10/18
SCALE = 1:100

ZEBRADESIGNGROUP

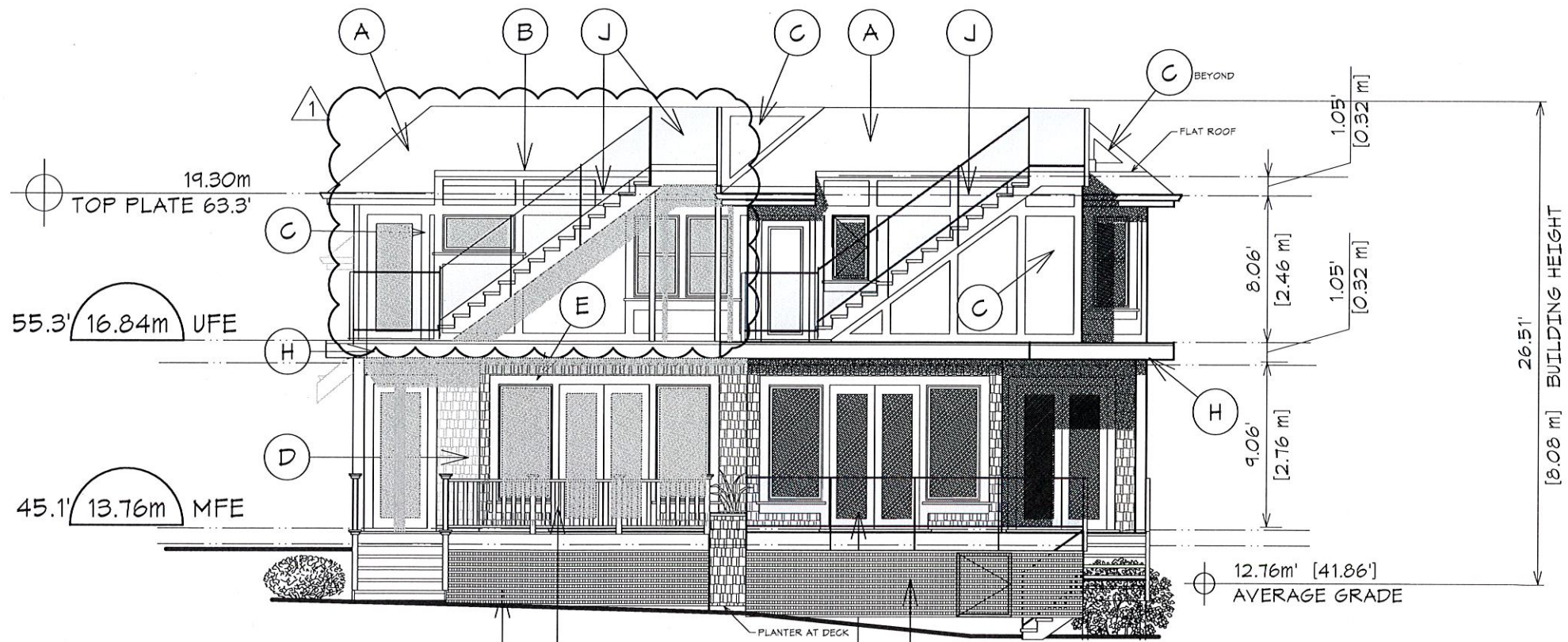


SK-7

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WEST ELEVATION
ORIGINAL DP

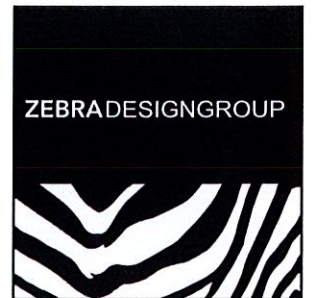


WEST ELEVATION
PROPOSED DP AMENDMENT



AMENDMENT TO DEVELOPMENT PERMIT
ELEVATION COMPARISON WEST ELEVATION
DUPLEX ON FOSTER ST.
 VICTORIA, B.C. 07/10/18
 SCALE = 1:100

SK-8



SCHEDULE B



July 9, 2018

Municipality of Esquimalt
1229 Esquimalt Road
Esquimalt, B.C.
V9A 3P1



Re: 468 Foster Street – Development Variance Permit, RD - 3 zone

Dear Development Services, Mayor and Council,

For our client, the new owner of 468 Foster Street, Paulo Almeida, we have added a rear roof deck. It is not visible from the street and does not require any variances.

However, we have been asked to submit this revision because of proposed exterior changes at the rear of the duplex, visible on the upper floor.

There are interior floor plan changes which do not impact the development permit except for a reduction of two windows on the upper floor north side, and an additional window on the main floor north side.

The change is highlighted on the north and west elevations on sheet SK-2 of this submission. However, since the change results in a roof deck invisible on any elevation, we believe the amendment to be viable. The only visible evidence of this change is the exterior stair and landing providing access to the roof deck.

The house of the neighbour to the north is situated 7.61 m away from the proposed residence; more than the length of a required front yard. The neighbour has an existing third floor balcony on the side of the house overlooking the front portion of our house. This third floor appears to be legal non-conforming. Nonetheless, the privacy of our client is already compromised.

To maximize privacy for the neighbour to the north, the proposed deck is not only surrounded by the proposed roof, it is also inset into the proposed roof. This inset measures 42" high, ie the surrounding roof is 42" higher than the deck.

The proposed deck does not face the neighbour's third floor balcony but is offset by about 1.8m. In addition to the 1.29m setback of the deck from the sidewall below, the wall below is 3 m from the north property line. The neighbour's house is then another 4.61m still further north, for a total of 8.9m of separation.

We believe that the neighbour to the north, while infringing on the privacy of the proposal, with both a 2nd storey rear deck as well as a third storey side deck, does not suffer the same infringement in any similar degree, by virtue of the setbacks noted above.

Thank you for your time in consideration of our application for an amendment to the Development Permit. Please refer to the drawings and supporting materials for technical details and if more information is required, please let us know.

Sincerely,



Rus Collins
Lead Designer
Zebra Design & Interiors Group Inc.

