



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION AGENDA TUESDAY JULY 19, 2016 7:00 P.M. ESQUIMALT COUNCIL CHAMBERS

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

**COUNCIL LIAISON:** Councillor Tim Morrison  
Councillor Susan Low

**STAFF LIAISON:** Trevor Parkes, Senior Planner

**SECRETARY:** Pearl Barnard

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- I.     **CALL TO ORDER**
- II.    **LATE ITEMS**
- III.   **ADOPTION OF AGENDA**
- IV.    **ADOPTION OF MINUTES – JUNE 21, 2016**
- V.     **STAFF REPORTS**

**REZONING APPLICATION**  
**910 McNaughton Avenue**  
**[PID 005-3972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484]**

#### **Purpose of the Application**

The applicant is requesting a change in zoning from the current RS-1 [Single Family Residential] zone to a Comprehensive Development zone [CD] which would allow two new single family residences, each on a fee simple parcel. The existing house would be demolished and two new homes would be constructed. 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.

#### **RECOMMENDATION:**

The Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing two new single family dwellings sited in accordance with the survey plan prepared by Jason Kozina representing Island Land Surveying Ltd., stamped "Received July 8, 2016", and incorporating height and massing consistent with the architectural plans provided by AJB Home Design detailing the development proposed to be located at PID 005-972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484 [910 McNaughton Avenue], stamped "Received July 8, 2016", be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the recommendation.**

**VI. PLANNER'S STATUS REPORT**

**VII. COUNCIL LIAISON**

**VIII. INPUT FROM APC TO STAFF**

**X. NEXT REGULAR MEETING**

Tuesday, August 16, 2016

**XI. ADJOURNMENT**



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**HELD ON**  
**TUESDAY JUNE 21, 2016**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Nick Kovacs                      Lorne Argyle  
   Berdine Jonker                      Graeme Dempster

**REGRETS:** David Schinbein  
   Christina Hamer  
   Amy Higginbotham

**STAFF LIAISON:** Trevor Parkes, Senior Planner

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

**COUNCIL LIAISON:** Councillor Tim Morrison  
   Councillor Susan Low

**SECRETARY:** Pearl Barnard

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**I. CALL TO ORDER**

The meeting was called to order at 7:02 p.m. by the Chair.

**II. LATE ITEMS**

No late items

**ADOPTION OF AGENDA**

Trevor Parkes, Staff Liaison requested that the agenda be amended to read Tuesday, June 21, 2016. Bill Brown, Director of Development Services advised that Item V. Staff Report (2) DEVELOPMENT VARIANCE PERMIT 500 Park Place (Public Safety Building) [PID 029-349-320, Lot 1, Suburban Lot 40, Esquimalt District, Plan EPP36750] had been removed from the agenda.

Moved by Lorne Argyle seconded by Graeme Dempster that the agenda be adopted as amended. The Motion **CARRIED UNANIMOUSLY.**

**III. ADOPTION OF MINUTES – May 18, 2016**

Moved by Lorne Argyle seconded by Graeme Dempster that the minutes of the Advisory Planning Commission held May 18, 2016 be adopted as distributed.  
The Motion **CARRIED UNANIMOUSLY.**

**IV. BUSINESS FROM MINUTES**

There was no outstanding business from the Minutes.

V. STAFF REPORTS

(1) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT  
1310 Esquimalt Road  
[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]

**Purpose of the Application**

Karen Hay, Planner outlined that the property owners are proposing a Red Barn Market retail grocery store in the existing building. The Red Barn Market has distinctive branding in the form of signage for its stores. The property is located within Development Permit Area No. 2 – Commercial, therefore, alterations to the form and character of the building and new signage requires a Development Permit. As some of the signage proposed does not comply with Sign Regulation Bylaw, 1996, No. 2252; a Development Variance Permit is required before the Development Permit and the Sign Permit can be issued. In addition, the building's parking is non-conforming to Parking Bylaw, 1992, No. 2011 requirements; therefore, a parking variance is required before the Development Permit can be issued.

Russ Benwell and Peter Hansen, owners Red Barn Market and Philip Chang, Philip YM Chang, Architecture were in attendance.

Russ Benwell, Peter Hansen and Philip Chang provided a PowerPoint presentation and gave a brief overview of the proposed changes to the existing building. Mr. Benwell explained that they had just opened a store in the Oak Bay area and used it as an example of what the Esquimalt store would look like. The building exterior would be updated with new siding; new signage and the existing storefront will be replaced with a new automatic sliding door. The Red Barn Market is locally owned and operated and their philosophy is; island raised, island grown, island made and they utilize Vancouver Island fresh products whenever possible. They support community initiatives, local farmers and growers and also bring employment opportunities to the area.

**APC Comments and Questions:**

Chair thanked the applicant for their presentation.

- Members commented that they are very excited about the Red Barn coming to Esquimalt.
- A concern was raised about the amount of signage for the site. It is a very busy intersection and the signage could cause distraction. Mr. Hansen advised that the sign is consistent with the Red Barn Market's overall brand recognition it is there for foot traffic and it is not a very big sign. Another member commented that since the sign has only three words; they didn't think it would be a big distraction for drivers. Another member commented that they thought the signs were reasonable and very tasteful.
- A member asked if the shopping carts would be locked. Mr. Benwell advised that the shopping carts would be locked or brought inside at night.
- What is your long-term goal? Mr. Hansen advised they had signed a 25-year lease.
- A member asked for clarification on the traffic flow for the site. Mr. Chang advised that vehicles can enter or exit either at Esquimalt or Admirals Road. He also commented that at certain times of the day the traffic backs up along Admirals Road so having the option to enter or exit from either Esquimalt or Admirals Road is an advantage for drivers.

- One member asked if there was scooter or motorcycle parking. Mr. Benwell advised that there is not a designated spot at this time. A member suggested that there might be an opportunity to add a spot in the North West corner by the loading dock.

**RECOMMENDATION:**

Moved by Graeme Dempster, seconded by Berdine Jonker that The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing the parking layout and signage as shown on the site plan and drawings prepared by Phillip YM Chang, Architect, stamped “Received June 6, 2016”, and including the following variances for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] be forwarded to Council with a **recommendation of approval**;

**Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces** – A reduction to the number of required off-street Parking Spaces, from 1 spaces per 25 m<sup>2</sup> gross floor area to 1 spaces per 64 m<sup>2</sup> gross floor area [ie. 47 spaces to 18 spaces];

**Sign Regulation Bylaw, 1996, No. 2252, Section 9.6.3 - Fascia Sign - Area and Dimensions** – An increase to the restriction that Fascia signs not cover more than 15% of the area of a building façade, for the south elevation. [ie. from 15% to 17%];

**Sign Regulation Bylaw, 1996, No. 2252, Section 9.16.1 – Wall Sign – Number Permitted** – A relaxation to allow one Wall sign on an elevation of the building that also has Fascia Signage, for the east elevation.

**For the following reason:**

1. Signage is tasteful and appropriate for the site and
2. The number of parking spaces provided is not that much different than what the bylaw requires and that lack of parking should not be an issue as there is a high amount of foot and bus traffic, and a considerable number of high density units all within easy walking distance. **The Motion CARRIED UNANIMOUSLY**

**(2) DEVELOPMENT PERMIT**

**851 Coles Street**

**[PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729]**

**Purpose of the Application**

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 94 [CD-94] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000071 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must also be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township’s Official Community Plan. The building design is consistent with that presented as part of the rezoning application. The only material change to the overall design is a revised basement access on the north side of the proposed dwelling.

Rus Collins, Zebra Design was in attendance.

Rus Collins, Zebra Design presented the application. He outlined that the proposed dwelling is the same as presented previously. A colour board with a rendering was passed around.

**APC Comments and Questions:**

Chair thanked the applicant.

- Member asked Staff about the bend in the driveway and inquired why the driveway couldn't come out in a straight line from the garage. Mr. Parkes advised that it was designed this way to ensure a right angle merge with the curb face at Cole Street. He then explained that municipalities use Master Municipal Construction Drawing Standards as their base for best practice. The Engineering Department had concerns with the site lines if the driveway was to extend as a straight line from the garage.
- Members thought that the proposal would increase density and was an attractive and desirable addition to the neighbourhood.

**RECOMMENDATION:**

Moved by Lorne Argyle, seconded by Graeme Dempster that The Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped "Received June 9, 2016", and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped "Received May 20, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 26, 2016" for the proposed development located at PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729 [851 Coles Street], be forwarded to Council with a **recommendation of approval as the form and character is consistent with the Township's policies and is an attractive and desirable addition to the local neighbourhood. The Motion CARRIED UNANIMOUSLY**

**(3) DEVELOPMENT PERMIT**

**1110 Craigflower Road**

**[PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153]**

**Purpose of the Application**

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 85 [CD-85] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. The applicant is seeking approval of Development Permit No. DP000017 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan. Mr. Parkes stated that while the landscape plan provided seems somewhat generic in appearance, this particular project does have some unique stormwater management criteria for the site. There are rain gardens for storm-water collection located at both the southeast corner of the building, adjacent to the front entrance garden, and at the northwest corner of the building to capture some of the stormwater on the property before it is discharged to the rear of the property into the park.

Tom Leahy, Drakensburg Development Corporation, Ravinder Gill, Owner and Rus Collins, Zebra Design were in attendance.

Rus Collins, Zebra Design presented the application. He outlined that the design is the same as proposed in the rezoning stage of this project. A colour board was passed around.

**APC Comments and Questions:**

Chair thanked the applicant.

- The Chair commented that some of the new members hadn't seen the plans before as the rezoning was completed before their appointment.
- A member asked if the adjacent lot had been completed. Mr. Parkes advised that the first home has been constructed and the majority of the landscaping has been installed.
- A Member commented that they are looking forward to seeing this project complete as the second house is the critical piece to the completion of the development.

**RECOMMENDATION:**

Moved by Berdine Jonker, seconded by Lorne Argyle that The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on the architectural plans and the landscape plan provided by Zebra Design, both stamped, "Received May 20, 2016", and sited as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received May 20, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 20, 2016" for the proposed development located at PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153 [1110 Craigflower Road], be forwarded to Council with a **recommendation of approval as the proposal is well designed and attractive and the form and character is critical to completing the streetscape as it complements the existing adjacent home. The Motion CARRIED UNANIMOUSLY**

**VI. STAFF LIAISON**

**741 Admirals Road:** [DVP and Covenant Discharge to allow a 12<sup>th</sup> unit and associated parking relaxations] APC recommended approval to Council on May 18<sup>th</sup>. Council considered the application on June 13<sup>th</sup> and approved the DVP and covenant discharge.

**925 Esquimalt Road:** [DVP to allow a new steel roof on a MFR building] APC recommended approval to Council on May 18<sup>th</sup>. Council considered the application on June 13<sup>th</sup> and approved the DVP.

**1038 Colville Road:** [DP to allow Infill SFD] APC recommended approval to Council on May 18<sup>th</sup>. State of Title Certificates have recently been provided by the applicant and the DP is scheduled to be presented to Council on July 4, 2016.

**1040 Colville Road:** [DP to allow Infill SFD] APC recommended approval to Council on May 18<sup>th</sup>. State of Title Certificates have recently been provided by the applicant and the DP is scheduled to be presented to Council on July 4, 2016.

**527 Fraser Street:** [DVP to allow change room at the Fraser Street Adventure Park] APC recommended approval of the application on April 19<sup>th</sup>. The DVP had not been forward to Council as there is a title issue that has temporarily prevented registration of the new consolidated legal title at LTSA. As construction of the Fraser Street Adventure Park is pending, staff have altered the approach to this file and will present an amended DVP to Council addressing setback issues relevant to the existing parcel located 535 Fraser Street on July 4, 2016.

**616/620 Lampson Street:** [12 unit TH] The Public Hearing occurred March 7, 2016 and Council read the bylaw a third time. Adoption of the amendment bylaw remains outstanding pending the registration of a S.219 covenant that is the responsibility of the applicant.

**826 Esquimalt Road:** [DP to allow a 6 Storey, 30 unit MFR] DRC reviewed the application for Development Permit on April 13, 2016. DRC requested the applicant amend the design and return the revised plan to DRC for review. Applicant returned to DRC on May 11, 2016 with amendments to the parking garage design. DRC recommended design changes that would impact the number of parking spaces in an effort to lower the parking garage into the ground further than proposed. The applicant reviewed design options to satisfy DRC comments and upon consideration of the impacts, requested the application move on to Council for consideration.

Council considered the application on June 13, 2016 and, while noting the concerns of DRC, Council approved the Development Permit. Preliminary site preparation has already begun at the property.

**468 Head Street [West Bay Triangle]:** [Rezoning for 6 Storey, 73 unit commercial mixed use] Presented to the APC on January 19, 2016 and forwarded to Council with a recommendation for approval. Application was presented to DRC on February 10, 2016. The DRC generally liked the application, but raised concerns relating to how the design would integrate with the future development to be located on the two properties to the southeast, adjacent to the Head St and Lyall St Intersection. Application returned to DRC on May 11, 2016 with modest changes and the applicant provided site plan and mass renderings for the “Marina Residences” proposed to be located at 460 and 464 Head Street. These plans allowed DRC to understand the expected relationship of the current proposal to the concepts for the adjacent site thereby satisfying their concerns. DRC recommended approval of the application. The amendment bylaw was presented to Council on Monday, May 16<sup>th</sup> and it was read a 1<sup>st</sup> and 2<sup>nd</sup> time. Public Hearing occurred on June 20, 2016 and Bylaw No.2873 was read a third time. Staff have been directed to work with the applicant to address outstanding legal issues and once completed return the bylaw to Council for consideration of adoption.

**Esquimalt Town Square:** A Memorandum of Understanding has signed with Aragon Investments to be the Township’s development partner for the Esquimalt Town Square project. An OCP amendment and rezoning application was presented to DRC on May 11<sup>th</sup> 2016. DRC forwarded the applications to Council with a recommendation of approval. APC considered the application on May 18, 2016 and also forwarded the applications to Council with a recommendation of approval. Amendment bylaws were presented to Council on May 30<sup>th</sup> and Council read bylaws a first and second time and directed staff to schedule a Public Hearing. The Public Hearing is scheduled for June 27, 2016.



**Official Community Plan Review:** OCP public consultation session entitled the ***Looking Forward Forum*** occurred on May 4, 2016 at the Esquimalt Recreation Centre. The purpose of the ***Looking Forward Forum*** was to collect public input on the development of new OCP policies reflecting resident's current opinions on relevant issues. The event was very well attended. The OCP Survey closed on May 31<sup>st</sup> and staff are collating the information received and will report findings back to Council.

**533 Admirals Road:** [Liquor store, parking lot and temporary community garden] Building Permit is issued and *construction has begun!*

**VII. COUNCIL LIAISON**

Councilor Morrison commented that:

- The application for the Development Variance Permit, 500 Park Place (Public Safety Building) was removed from the agenda, as it is an internal application where the Township of Esquimalt is the landowner. Council has decided that these types of applications will go straight to Council.
- The Great Canadian Gaming Corporation who also owns the View Royal Casino just announced today that they have purchased the Esquimalt Bingo.

Councilor Low commented that:

- On June 13<sup>th</sup> Council passed a motion to create a task force on Housing Policies.

**VIII. INPUT FROM APC TO STAFF**

None

**IX. NEW BUSINESS**

**X. NEXT REGULAR MEETING**

Tuesday, July 19, 2016

**XI. ADJOURNMENT**

On motion the meeting adjourned at 8:05 P.M.

CERTIFIED CORRECT:

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CHAIR, ADVISORY PLANNING COMMISSION

THIS DAY OF JULY 19, 2016

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ANJA NURVO,  
CORPORATE OFFICER



# 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 19, 2016

## STAFF REPORT

**DATE:** July 14, 2016  
**TO:** Chair and Members of the Advisory Planning Commission  
**FROM:** Trevor Parkes, Senior Planner  
**SUBJECT:** **REZONING APPLICATION**  
**910 McNaughton Avenue**  
**[PID 005-3972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484]**

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### RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing two new single family dwellings sited in accordance with the survey plan prepared by Jason Kozina representing Island Land Surveying Ltd., stamped "Received July 8, 2016", and incorporating height and massing consistent with the architectural plans provided by AJB Home Design detailing the development proposed to be located at PID 005-972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484 [910 McNaughton Avenue], stamped "Received July 8, 2016", be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the recommendation.**

### BACKGROUND:

#### Context

**Applicant/ Owner:** Odin Developments Ltd. [Justin Kroh]

**Property Size:** Metric: 653 m<sup>2</sup> Imperial: 7029 ft<sup>2</sup>

**Existing Land Use:** Single Family Residence

#### **Surrounding Land Uses:**

North: Multiple Family Residential

South: Two Family Residential

West: Single Family Residential

East: Single Family Residential

**Existing Zoning:** RS-1 [Single Family Residential]

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

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

**Purpose of the Application:**

The applicant is requesting a change in zoning from the current RS-1 [Single Family Residential] zone to a Comprehensive Development zone [CD] which would allow two new single family residences, each on a fee simple parcel. The existing house would be demolished and two new homes would be constructed. 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.

**Comments From Other Departments**

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

**Building Inspection:** Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit. Staff have no concerns at this time.

**Engineering Services:** Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the two new single family houses proposed to be located at 910 McNaughton Ave. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved the development must be serviced in accordance with the requirements of Bylaw No. 2175 including, but not limited to, new sewer and drain connections and underground hydro, telephone and cable services. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a subdivision application.

**Fire Services:** No concerns regarding proposed development.

**ISSUES:****Zoning**

**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 RS-1 [Single Family Residential Zone]:

	<b>RS-1 (Single Family)</b>	<b>Proposed CD Zone</b>	
		Lot A [south]	Lot B [north]
<b>Minimum Parcel Size</b>	530 m <sup>2</sup>	325 m <sup>2</sup>	328 m <sup>2</sup>
<b>Floor Area Ratio</b>	0.35	0.37	0.37
<b>Lot Coverage</b>	30%	30%	30%
<b>Setbacks</b>			
• <b>Front</b>	7.5 m	6.0 m	4.5 m
• <b>Rear</b>	7.5 m	1.5 m	5.5 m
• <b>Side</b>	3.0 m/1.5 m	4.5/5.0 m	3.4 m/3.0 m
<b>Building Height</b>	7.3 m	7.3 m	7.3 m
<b>Off Street Parking</b>	1 space	1 space	1 space

The proposed Floor Area Ratio [FAR] for this project is 0.37 which modestly exceeds the 0.35 FAR permitted in the RS-1 zone. Staff support this increase from the RS-1 standard as it allows the applicant to offer a three bedroom 2.5 bathroom home, plus basement, which is a desirable configuration for many segments of the marketplace, particularly for families, at a scale

consistent with the surrounding homes.

At the recommendation of staff, and in an effort to improve the likelihood this application for rezoning will be approved, the property owner has volunteered to register a Section 219 covenant against the title of the existing property limiting the development to only two [2] dwelling units to ensure that neither of the proposed homes can convert space for use as secondary suites.

### **Official Community Plan**

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

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

Section 2.0.1(g) states the Township should facilitate moderate densification in accordance with the overall objectives and statements of the Regional Growth Strategy and which will meet the municipality's anticipated housing needs for the life of this plan.

Section 2.0.2(a) states Esquimalt's Future new development, infill and redevelopment will be in accordance with the land use designations shown on Schedule A, together with the guidelines set out in Development Permit Areas (Section 9).

Section 2.2 of the Official Community Plan recognizes that modest residential growth will occur through the infilling of vacant or under-utilized parcels and states that this growth should occur in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

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

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

Section 9.9 of the Official Community Plan contains Guidelines for Single-Unit Infill Housing [attached]. As the Development Permit is not being considered at this time it would be inappropriate to address many of these guidelines with the following exceptions that are relevant to the discussion of zoning issues:

- Section 9.9.3.1(a) states that lots currently zoned RD-1 or RD-3, especially those with extra width or lot area are suitable for infill housing applications. The subject property is zoned RS-1 due to the removal of the portion of lands in the southeast corner to facilitate the intersection design when the subdivision was approved. Had this corner remained unaltered, the parcel would have met the minimum frontage and parcel size

requirements of the RD-3 zone that was applied to the three neighboring properties to the west. Notwithstanding the modestly smaller lot area, it is the opinion of staff that this parcel is consistent with the direction of this policy.

- Section 9.9.3.1(b) states that lots with frontage on more than one street are suitable for infill housing applications. The subject property is located on the corner of McNaughton Ave and Uganda Ave.
- Section 9.9.4.2(e) states that new structures should be designed so that the overall massing is in keeping with other single unit residences in the immediate area. As detailed on the “Street View and Colour Board for 912 McNaughton Ave and Lot A” of the AJB Home Design drawing package, the proposed homes, when viewed from the street, are consistent with this policy.

### **Green Building Features**

The applicant has not completed the Esquimalt Green Building Checklist. A list of ‘Green Initiatives’ stamped “Received March 11, 2016” has been provided for consideration in its place [attached].

### **Public Notification**

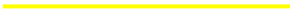
As this is a rezoning application, should it proceed to a Public Hearing, notice will be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. Signs indicating that the property is under consideration for a change in zoning have been installed on both the McNaughton Avenue and Uganda Avenue frontages.

### **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.**

# 910 McNaughton Avenue



Subject Property Boundary: 



## 9.9 Guidelines for Single-unit Infill Housing

### 9.9.1 Definition

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

### 9.9.2 Purpose

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

### 9.9.3 Guidelines

#### 9.9.3.1 Preferred Locations/Site Characteristics

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

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

### 9.9.4 Design

#### 9.9.4.1 Context

- a) Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to blend with the new construction.
- b) Where two or more new separate dwellings are situated within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating similar architectural details.
- c) 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.
- d) The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

#### **9.9.4.2 Massing**

- e) 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.
- f) New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.

#### **9.9.4.3 Privacy/Screening/Shadowing**

- g) 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.
- h) Windows, decks and patios should be located so as to minimize intrusion onto the privacy of adjacent properties.
- i) Infill dwellings should be sited to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.

#### **9.9.4.4 Landscaping**

- j) 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.
- k) Retention and protection of trees and the natural habitat is encouraged wherever possible.

#### **9.9.4.5 Private Open/Yard Space**

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

### **9.9.5 Process**

#### **9.9.5.1 Rezoning**

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



## **DIVISION 1 - RESIDENTIAL ZONES**

### **34. SINGLE FAMILY RESIDENTIAL [RS-1]**

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

#### **(1) Permitted Uses**

The following Uses and no others are permitted:

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

#### **(2) Parcel Size**

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

#### **(3) Minimum Lot Width**

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

#### **(4) Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

#### **(5) Floor Area**

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

#### **(6) Building Height**

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

#### **(7) Building Width**

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

#### **(8) Lot Coverage**

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

(9) **Siting Requirements**

(a) **Principal Building**

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

(b) **Accessory Building**

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

(10) **Fencing**

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

(11) **Off Street Parking**

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



## 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? <u>Sustainable Sites Initiative</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	<input type="radio"/> Yes	<input 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	<input type="radio"/> 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.		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	<input type="radio"/> 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? <u>Yes, Products not determined yet</u> For which parts of the building (e.g. framing, roof, sheathing etc.)? _____		
8	Can alternatives to Chlorofluorocarbons and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. <u>Insulation</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
9	List any products you are proposing that are produced using lower energy levels in manufacturing. <u>Not determined at this point.</u>		
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	<input type="radio"/> No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	<input type="radio"/> 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	<input type="radio"/>
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements?	Yes	<input type="radio"/>	No	<input checked="" type="radio"/> N/A
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements?	<input checked="" type="radio"/>	Yes	No	<input type="radio"/>
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers?	Yes	<input type="radio"/>	No	<input checked="" type="radio"/>
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?	<input checked="" type="radio"/>	Yes	No	<input type="radio"/>

### 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	<input type="radio"/>	No	<input checked="" type="radio"/> N/A
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property?	<input checked="" type="radio"/>	Yes	No	<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	<input checked="" type="radio"/> N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses?	<input checked="" type="radio"/>	Yes	No	<input type="radio"/> N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. _____	Yes	<input type="radio"/>	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 type="radio"/>	No	<input checked="" type="radio"/> N/A
23	What percentage of the site will be maintained as naturally permeable surfaces?	30		%	

### 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	<input type="radio"/>	No	<input checked="" type="radio"/> 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>Boulevard Tree</u>	<input checked="" type="radio"/>	Yes	No	<input type="radio"/> N/A
	Could your site design be altered to save these trees?				
	Have you consulted with our Parks Department regarding their removal?	No			

26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? _____	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
27	Are trees [existing or new] being used to provide shade in summer or to buffer winds?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
28	Will any existing native vegetation on this site be protected? If so, please describe where and how. <u>trees</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
29	Will new landscaped areas incorporate any plant species native to southern Vancouver Island?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
30	Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
32	Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
33	Will topsoil will be protected and reused on the site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> 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? _____	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> 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>7</u> %	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> 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? _____	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
38	Has the building been designed to be solar ready?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
39	Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> N/A
40	Do windows exceed the BC Building Code heat transfer coefficient standards?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. <u>Dishwasher, Clothes washer</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
42	Will high efficiency light fixtures be used in this project? If so, please describe. <u>LED</u>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
43	Will building occupants have control over thermal, ventilation and light levels?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
45	Will underground parking areas have automatic lighting?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> 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. <u>Paint</u>	<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>Some windows, appliances, plants</u>	<input checked="" type="radio"/> Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>Cardboard, Hardplasties</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?	Yes	<del>No</del>	<input checked="" type="radio"/> N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	<input checked="" type="radio"/> N/A

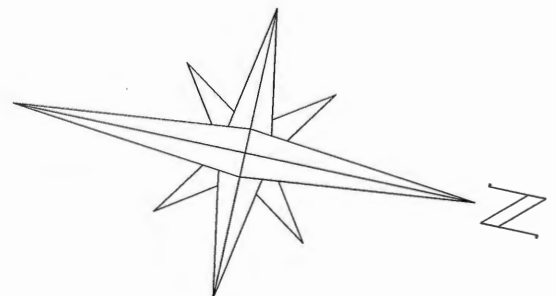
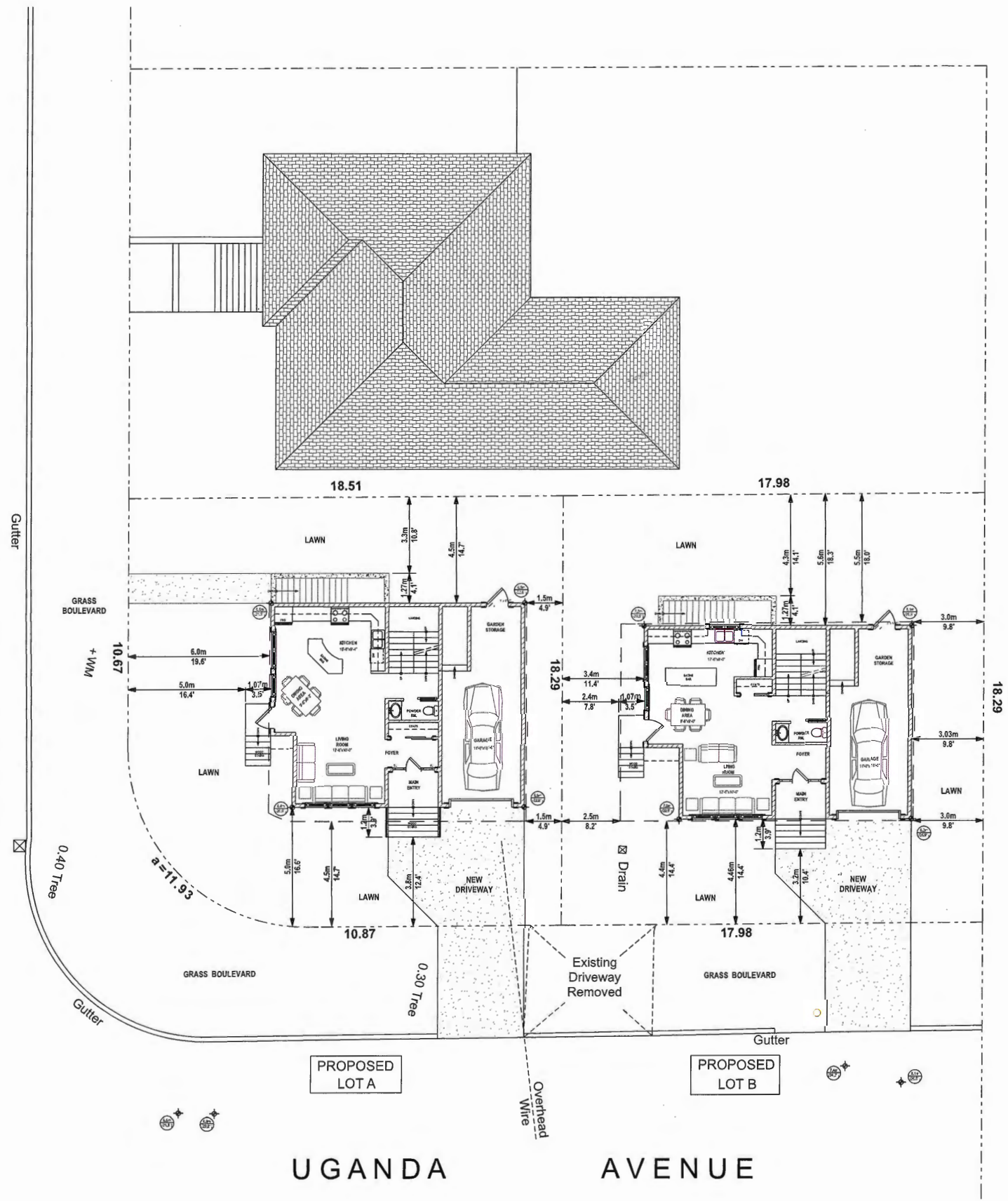
### Green Mobility

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]?	<input checked="" type="radio"/> Yes	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	<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.

McNAUGHTON AVENUE



**SITE PLAN**

SCALE @ 1:100

ALL MEASUREMENTS ARE IN METRIC & IMPERIAL

**SITE DATA**

LOT-A

- PROPOSED SUBDIVISION PLAN OF LOT 6, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 5484.
  - LOT SIZE @: 325.0m<sup>2</sup> (3498.3 sq/ft)
  - LOT COVERAGE: @ 93.3m<sup>2</sup> (1046.7 sq/ft) = 29.9 %
  - FLOOR SPACE RATIO: TOTAL @ 123.2m<sup>2</sup> (1326.1 sq/ft) = 37.9%
- UPPER FLR : 66.6m<sup>2</sup> (717.0 sq/ft)  
 MAIN FLR : 56.6m<sup>2</sup> (610.0 sq/ft)  
 BASEMENT : 48.4m<sup>2</sup> (521.7 sq/ft) NOT INCLUDED IN TOTAL FAR

**SITE DATA**

LOT-B

- PROPOSED SUBDIVISION PLAN OF LOT 6, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 5484.
  - LOT SIZE @: 328.0m<sup>2</sup> (3539.9 sq/ft)
  - LOT COVERAGE: @ 95.7m<sup>2</sup> (1031.1 sq/ft) = 29.1%
  - FLOOR SPACE RATIO: TOTAL @ 120.9m<sup>2</sup> (1302.5 sq/ft) = 36.7%
- UPPER FLR : 65.9m<sup>2</sup> (710.0 sq/ft)  
 MAIN FLR : 55.0m<sup>2</sup> (592.5 sq/ft)  
 BASEMENT : 48.4m<sup>2</sup> (521.7 sq/ft) NOT INCLUDED IN TOTAL FAR



**NOTE TO PRINTERS**

AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN AND BURN TO CD OR A FLASH DRIVE. PRINT IN GREYSCALE.



2745 Veterans Memorial Pkwy,  
 Victoria BC V8B 0H4  
 Office 250-595-0858  
 email: ajbhomedesign@shaw.ca

NO.	DATE	DESCRIPTION
1	June 11/16	1st Preliminary Drawings
2	June 27/16	2nd Preliminary Drawings
3	July 06/16	Drawings For Rezoning

**PROJECT TYPE**

NEW SFD RESIDENCE

**SITE:**  
 LOT-A McNAUGHTON AVE. &  
 LOT-B UGANDA AVE.

**FOR:**  
 KROH & BRACK

**DRAWN BY:** Alan Bisson

**SITE PLAN**

UGANDA AVENUE

UGANDA AVENUE





**3D VIEW - FRONT**

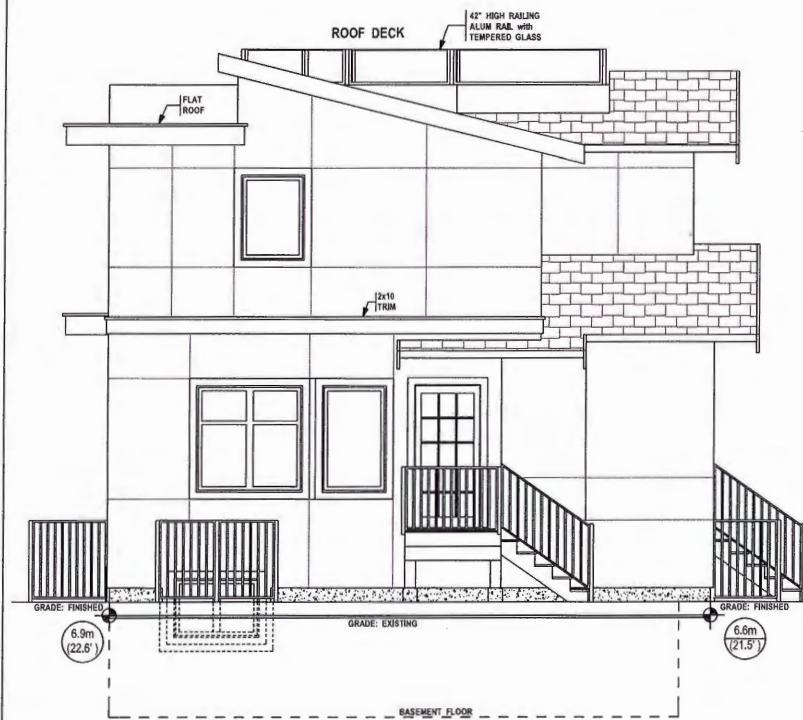
NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



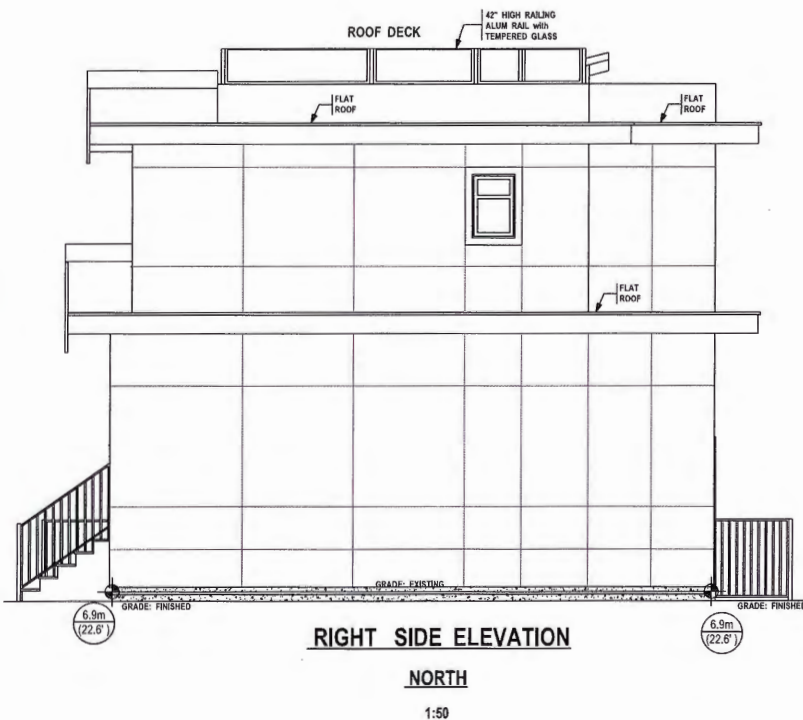
**FRONT ELEVATION**

**EAST**  
1:50



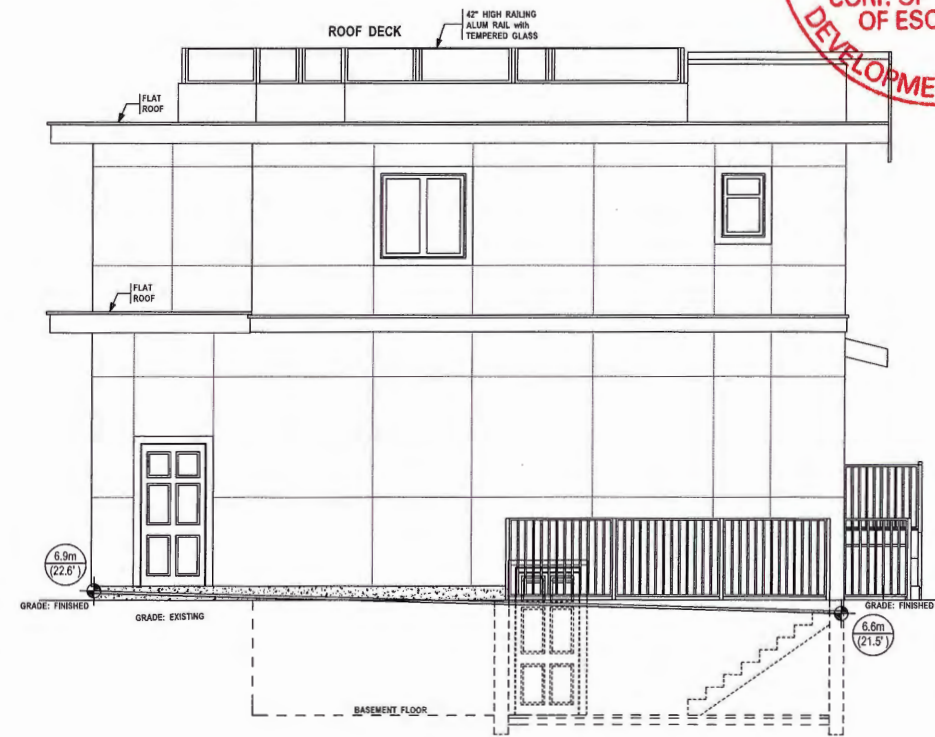
**LEFT SIDE ELEVATION**

**SOUTH**  
1:50



**RIGHT SIDE ELEVATION**

**NORTH**  
1:50



**REAR ELEVATION**

**WEST**  
1:50

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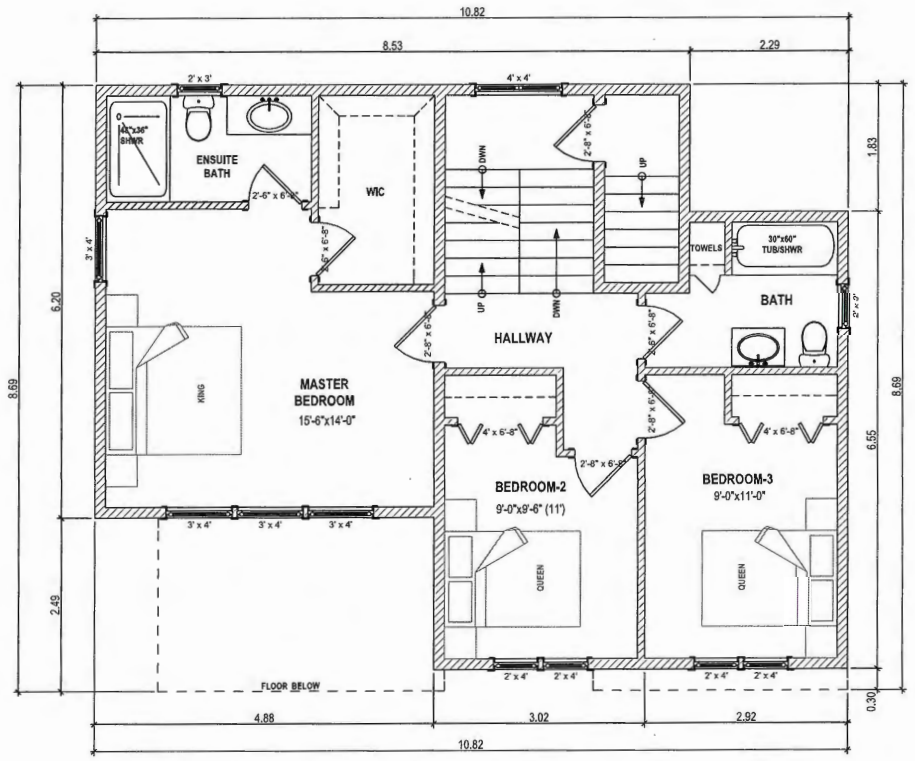
NO.	DATE	DESCRIPTION
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2	June 27/16	1st Preliminary Drawings-2
3	July 08/16	Drawings for Rezoning

**PROJECT TYPE**  
NEW SFD RESIDENCE

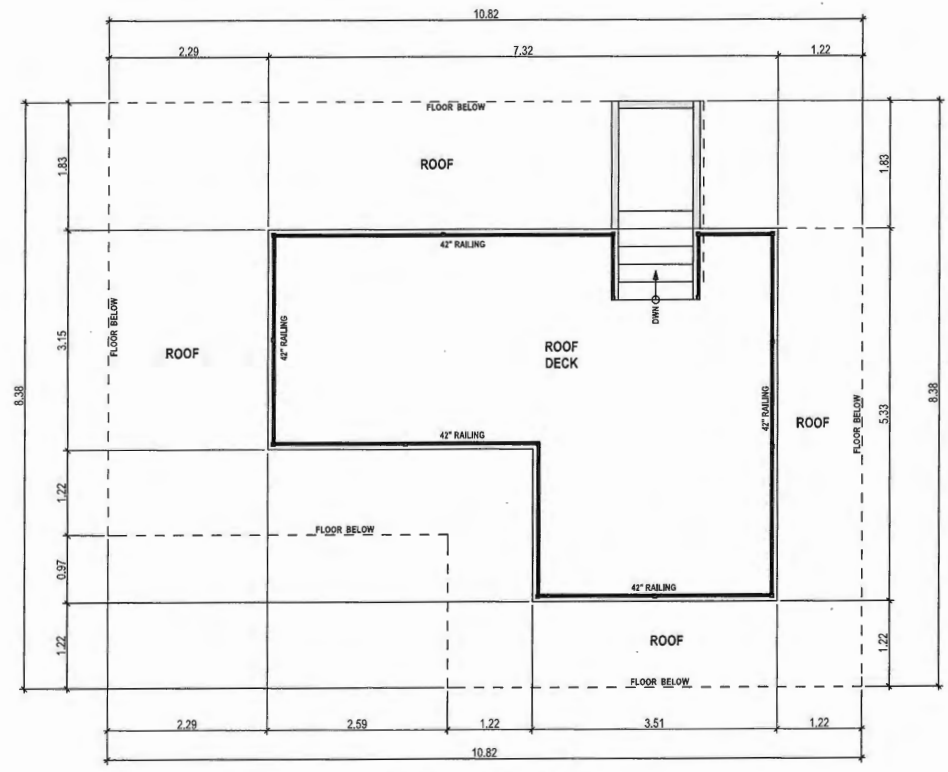
**SITE:** LOT A  
McNAUGHTON AVE.

**FOR:** KROH & BRACK

**DRAWN BY:** Alan Bisson  
**DRAWING NO.** A-1 of 2

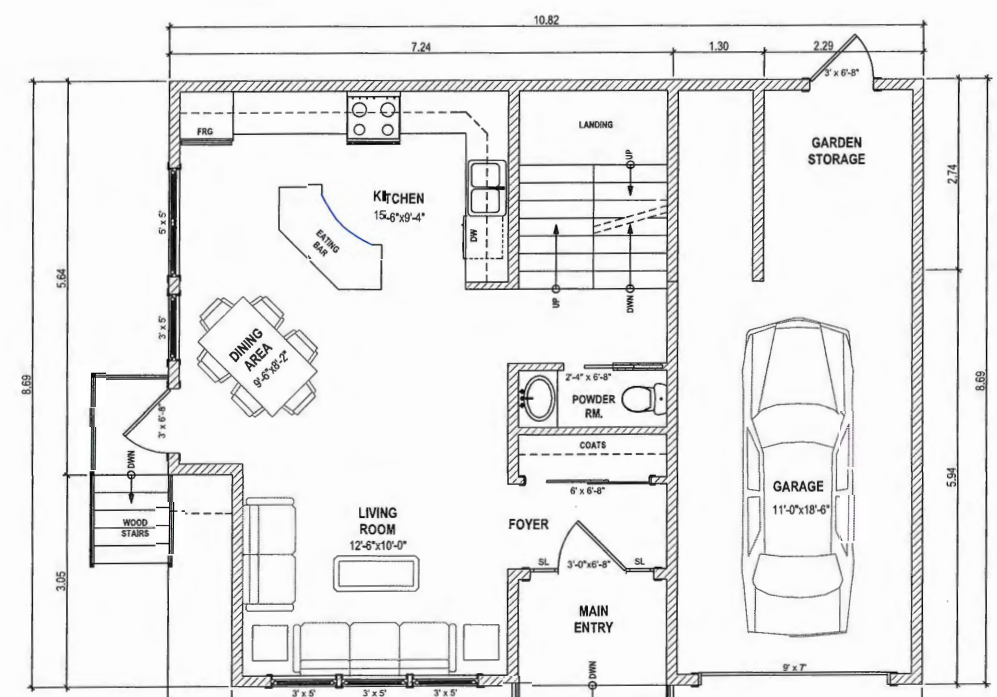


**UPPER FLOOR PLAN**  
1:50  
LIVING SPACE @ 66.6m<sup>2</sup> (717.0 sq/ft)

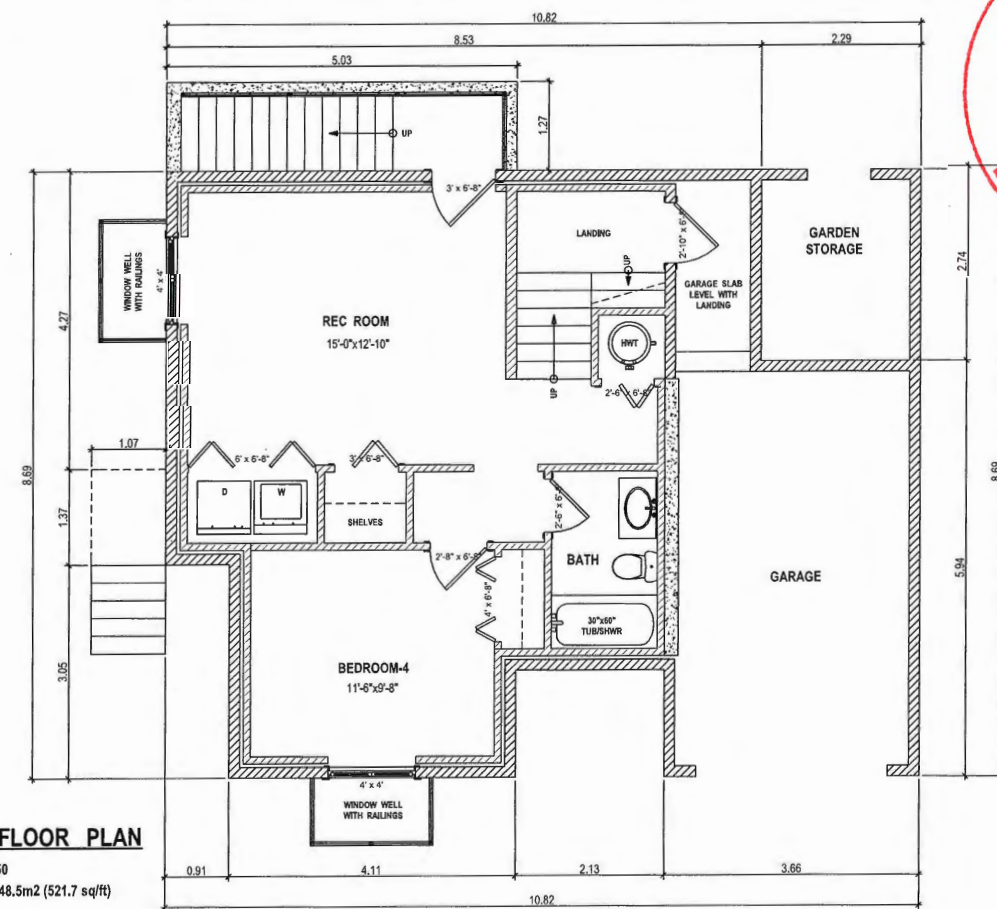


**ROOF DECK PLAN**  
1:50  
LIVING SPACE @ 30.6m<sup>2</sup> (330.0 sq/ft)

LEGEND	
☒ POST (6x6 or 3x3x6 BLT-UP)	FAN
☒ BEARING POINT OF LOAD FROM ABOVE	⊗ CEILING EXHAUST FAN
<b>BEAMS &amp; GIRDERS</b>	☒ CO & S ALARM
BEAM FACE	☒ CARBON MONOXIDE & SMOKE ALARMS
BEAM CENTRE	☒ ALL INTERCONNECTED
BEAM FACE	<b>FLOOR JOISTS &amp; ROOF TRUSS NOTATION</b>
HEADER OVER WINDOW OR DOOR	↑ ↓
END ROOF GIRDER TRUSS	← →
<b>WALLS</b>	<b>GEODETIC DATUM</b>
1" WALL	FROM LEGAL SITE SURVEY
6" WALL	BY A BCL
CONCRETE FND WITH CONT. CONCRETE FOOTINGS	28.6m 100.0'
4" INSULATED EVID WALL CONCRETE WALL (BASEMENT)	<b>DIMENSION PLACEMENT</b>
CORRELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS	1.52
<b>ROOM SIZES NOTATION</b>	○ OUTSIDE FACE OF EXTERIOR WALLS
☐ ROOM SIZES ARE FROM INSIDE FACE OF WALL TO INSIDE FACE OF WALL	○ CENTER OF INTERIOR WALLS
ROOM SIZES ARE SHOWN AS 11'-4" x 12'-4" (THE FIRST NUMBER (11'-4") BEING THE WIDTH (FROM LEFT TO RIGHT) AND THE SECOND NUMBER (12'-4") BEING THE DEPTH (UP AND DOWN))	



**MAIN FLOOR PLAN**  
1:50  
LIVING SPACE @ 56.6m<sup>2</sup> (610.0 sq/ft)  
GARAGE @ 24.7m<sup>2</sup> (266.5 sq/ft)



**BASEMENT FLOOR PLAN**  
1:50  
LIVING SPACE @ 48.5m<sup>2</sup> (521.7 sq/ft)



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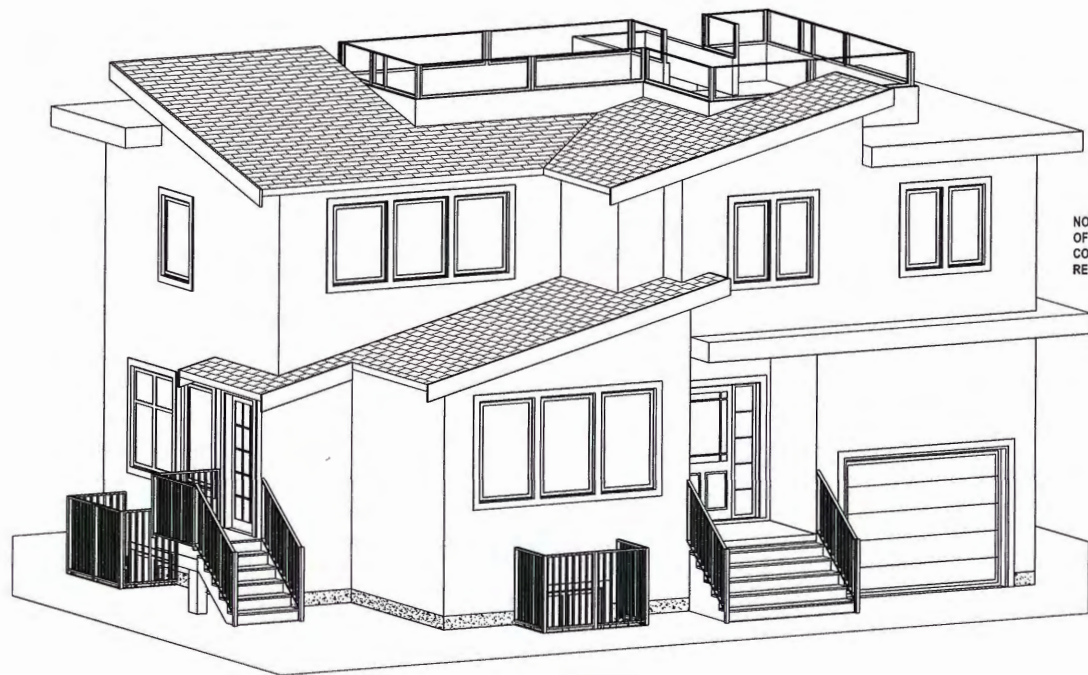
NO.	DATE	DESCRIPTION
1	June 11/18	1st Preliminary Drawings
2	June 27/18	1st Preliminary Drawings-2
3	July 08/18	Drawings for Reasoning

**PROJECT TYPE**  
NEW SFD RESIDENCE

**SITE:** LOT A  
McNAUGHTON AVE.

**FOR:** KROH & BRACK

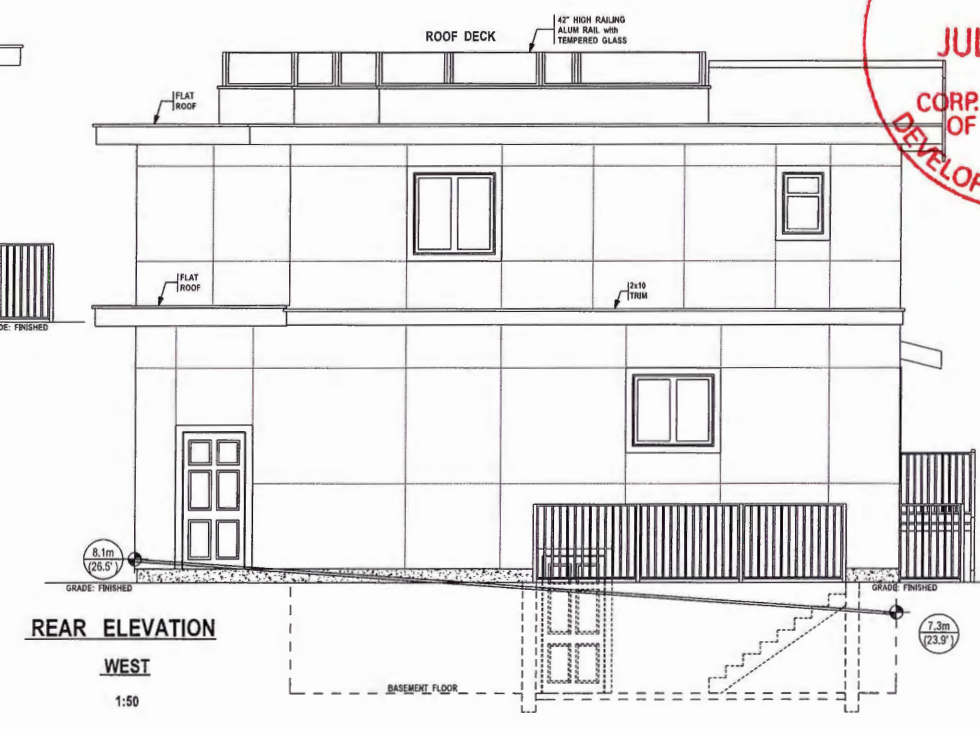
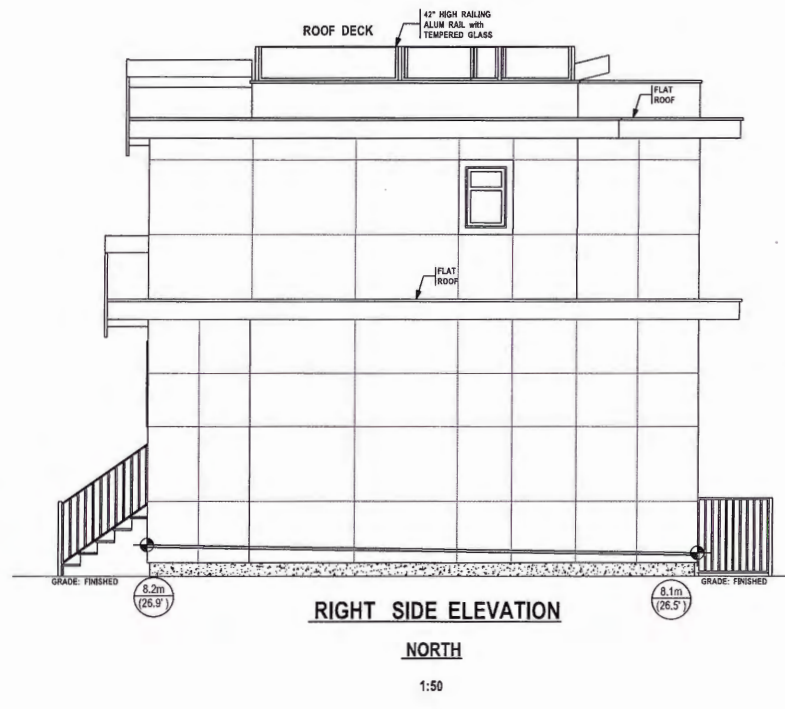
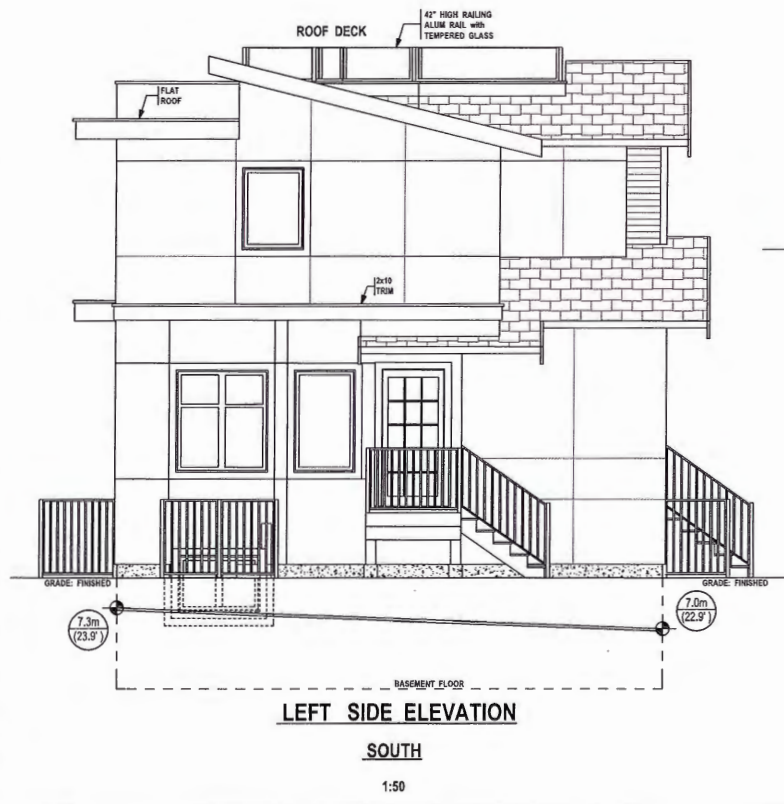
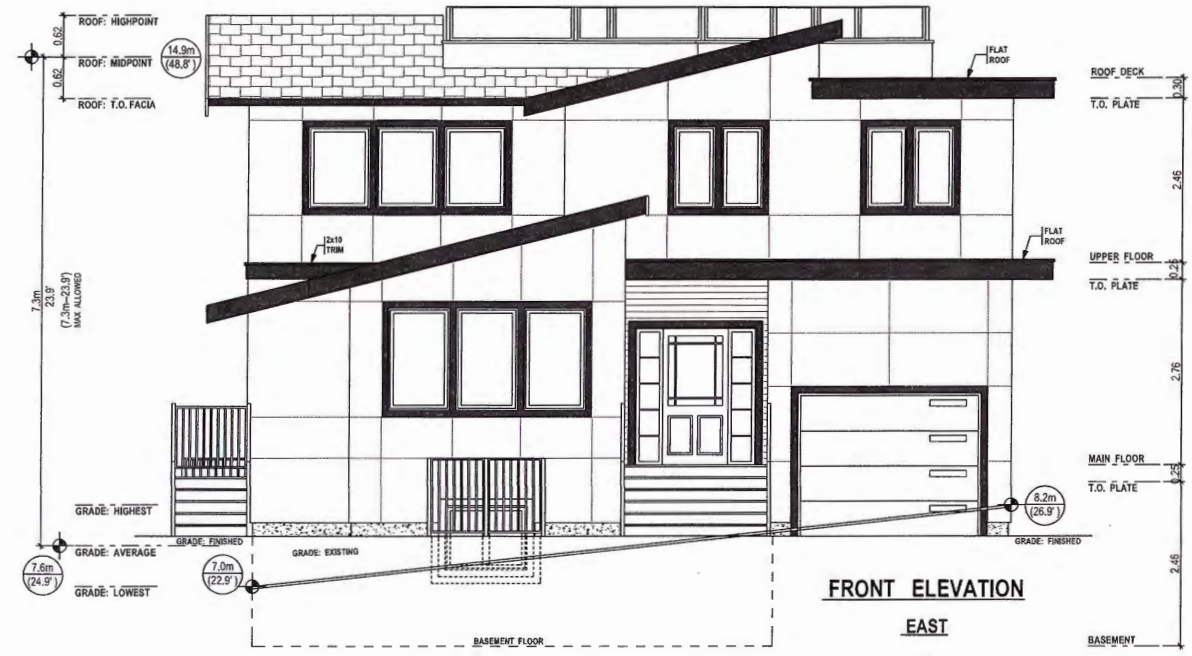
**DRAWN BY:** Alan Bisson  
**DRAWING NO.** A-2 of 2



**3D VIEW - FRONT**

NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



**AJB HOME DESIGN**

2745 Veterans Memorial Pkwy.  
 Victoria BC V8B 0H4  
 Office 250-595-0858  
 email: ajbhome@shaw.ca

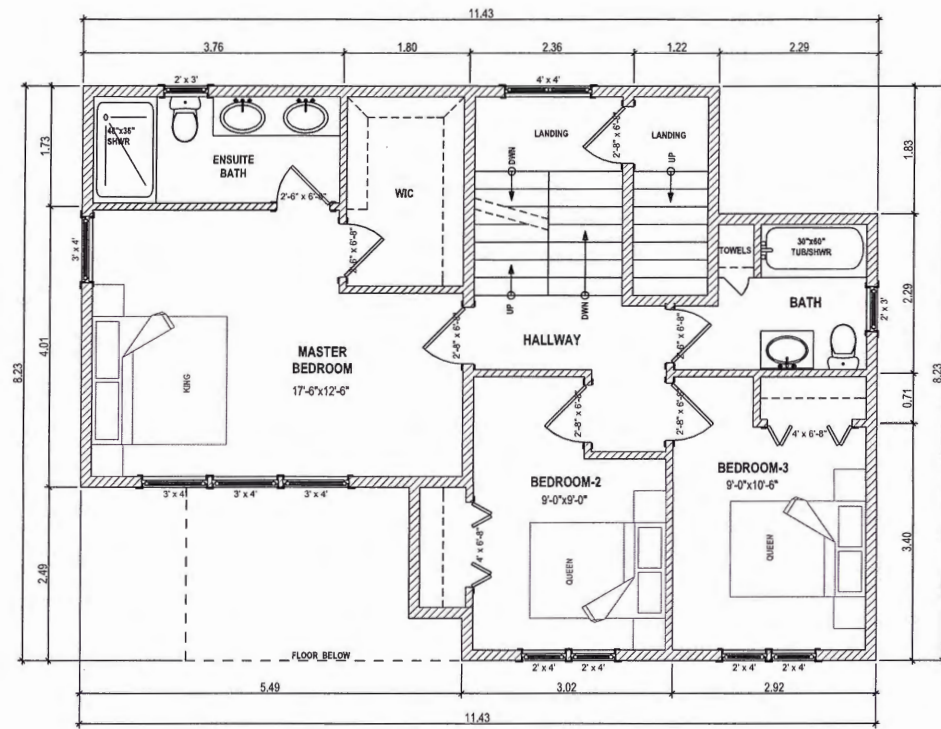
NO.	DATE	DESCRIPTION
1	June 15/16	1st Preliminary Drawings
2	June 27/16	1st Preliminary Drawings-2
3	July 05/16	Drawings for BOV

**PROJECT TYPE**  
 NEW SFD RESIDENCE

**SITE:** LOT-B  
 McNAUGHTON AVE.

**FOR:** KROH & BRACK

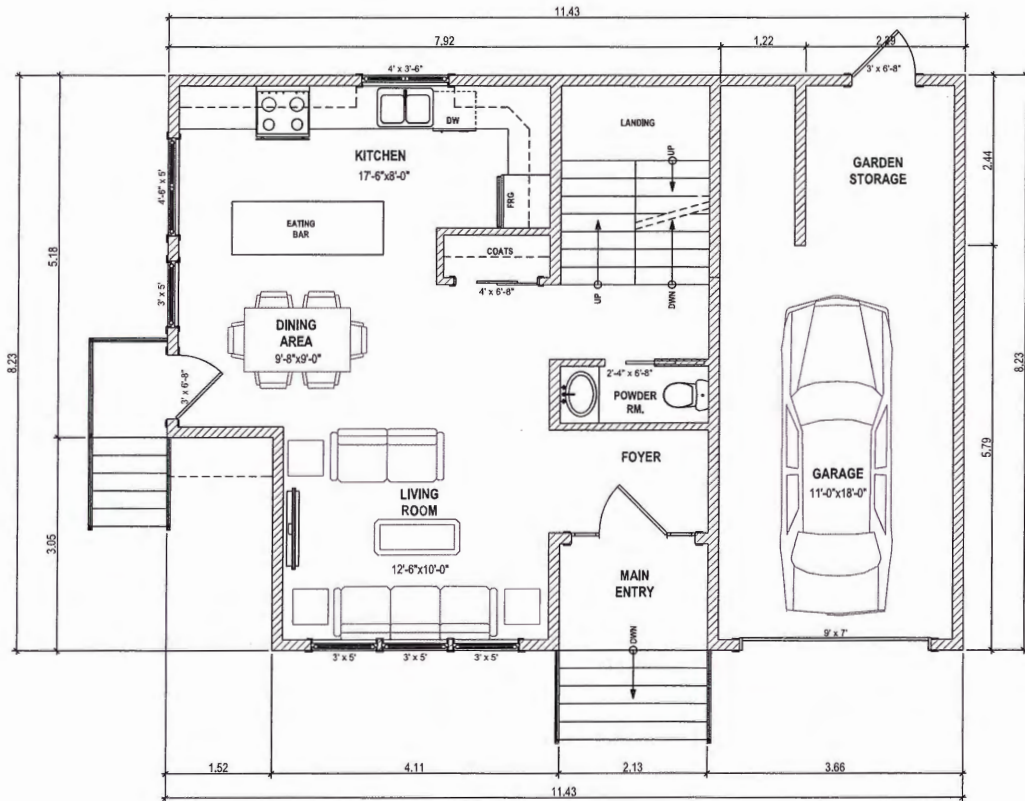
**DRAWN BY:** Alan Bisson  
**DRAWING NO.** A-1 of 2



**UPPER FLOOR PLAN**

1:50

LIVING SPACE @ 65.9m<sup>2</sup> (710.0 sq/ft)

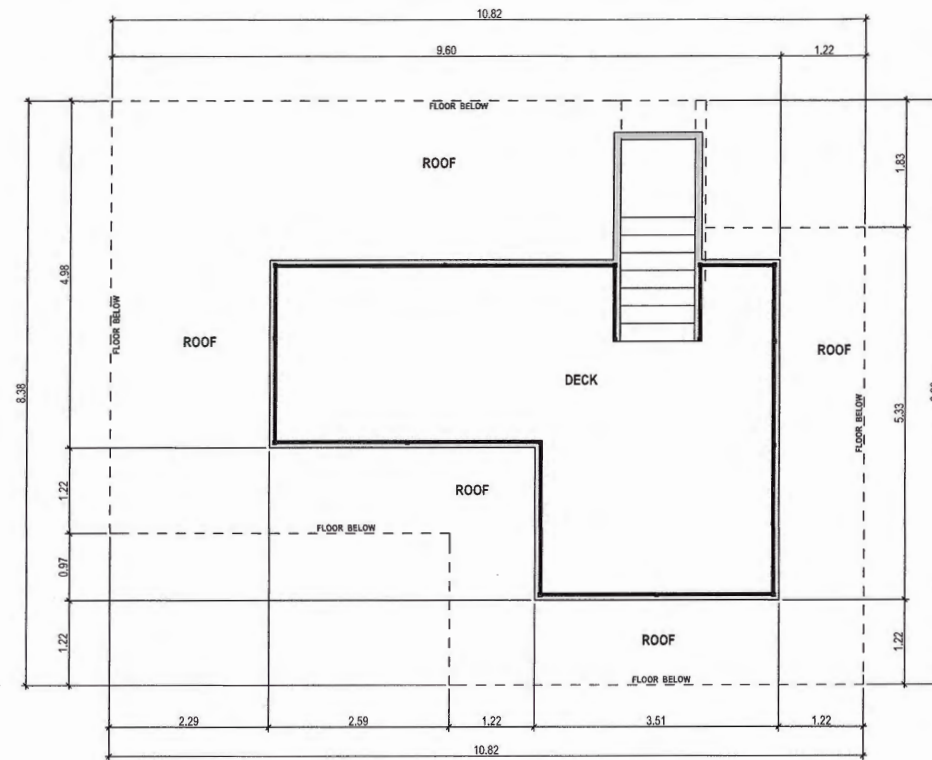


**MAIN FLOOR PLAN**

1:50

LIVING SPACE: @ 57.1m<sup>2</sup> (192.5 sq/ft)  
GARAGE: @ 23.7m<sup>2</sup> (256.0 sq/ft)

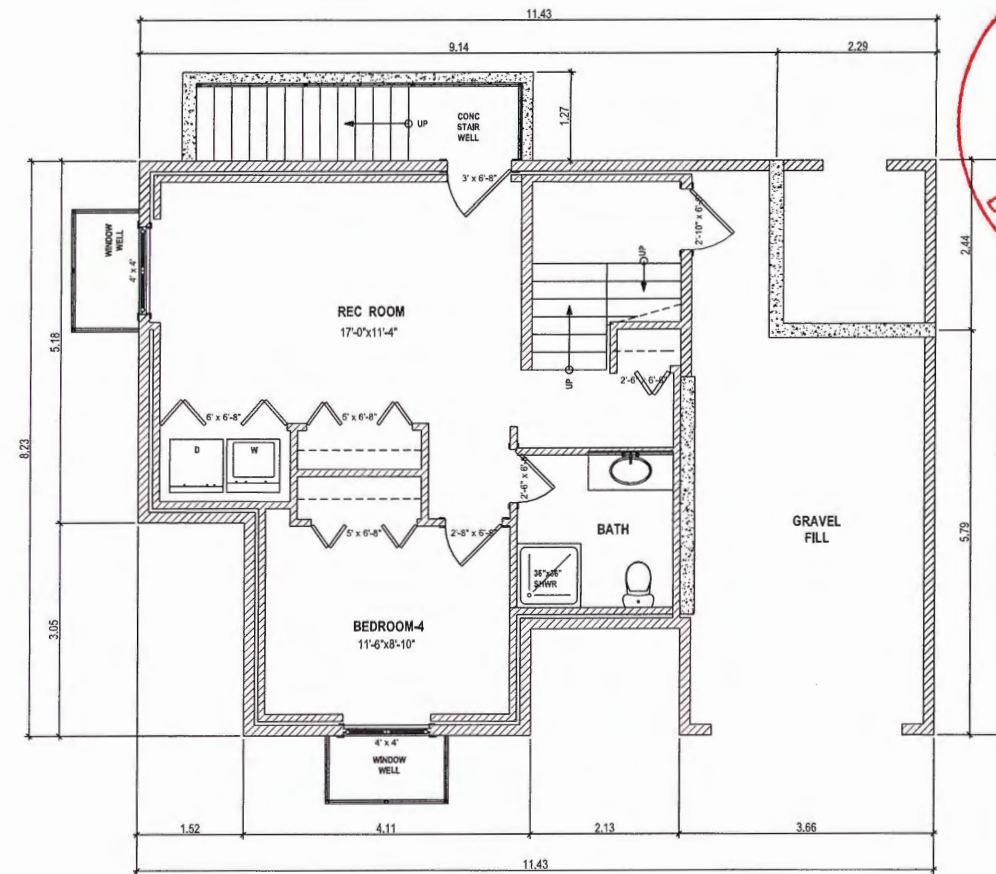
LEGEND	
☒ POST (6x6 or 3-2x8 BLT-UP)	FAN ⓧ CEILING EXHAUST FAN
☒ BEARING POINT OF LOAD FROM ABOVE	CO & S ALARM ⓧ CARBON MONOXIDE & SMOKE ALARMS ALL INTERCONNECTED
<b>BEAMS &amp; GIRDERS</b>	<b>FLOOR JOISTS &amp; ROOF TRUSS NOTATION</b>
BEAM FACE BEAM CENTRE BEAM FACE	DIRECTION OF SPAN
HEADER OVER WINDOW OR DOOR	
ENG ROOF GIRDER TRUSS	
<b>WALLS</b>	<b>GEODETIC DATUM</b>
4" WALL	FROM LEGAL SITE SURVEY BY A BCLS
6" WALL	28.6m 100.0'
CONCRETE FND WITH CONT. CONCRETE FOOTINGS	<b>DIMENSION PLACEMENT</b>
CONCRETE FND WITH CONT. CONCRETE FOOTINGS	1.52
CONCRETE FND WITH CONT. CONCRETE FOOTINGS	OUTSIDE FACE OF EXTERIOR WALLS
CONCRETE FND WITH CONT. CONCRETE FOOTINGS	CENTER OF INTERIOR WALLS
<b>ROOM SIZES NOTATION</b>	
ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL.	
ROOM SIZES ARE SHOWN AS 10'-4" x 12'-3"	○ THE SECOND NUMBER (12'-3") BEING THE DEPTH (UP AND DOWN) ↓
THE FIRST NUMBER (10'-4") BEING THE WIDTH (FROM LEFT TO RIGHT) ←	



**ROOF DECK PLAN**

1:50

LIVING SPACE @ 30.6m<sup>2</sup> (330.0 sq/ft)



**BASEMENT FLOOR PLAN**

1:50

LIVING SPACE @ 48.1m<sup>2</sup> (518.7 sq/ft)



**AJB HOME DESIGN**  
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Victoria BC V8B 0H4  
Office 250-595-0858  
email: ajbhomedesign@shaw.ca

NO.	DATE	DESCRIPTION
1	June 16/16	1st Preliminary Drawings
2	June 27/16	1st Preliminary Drawings-2
3	July 08/16	Drawings for BOV

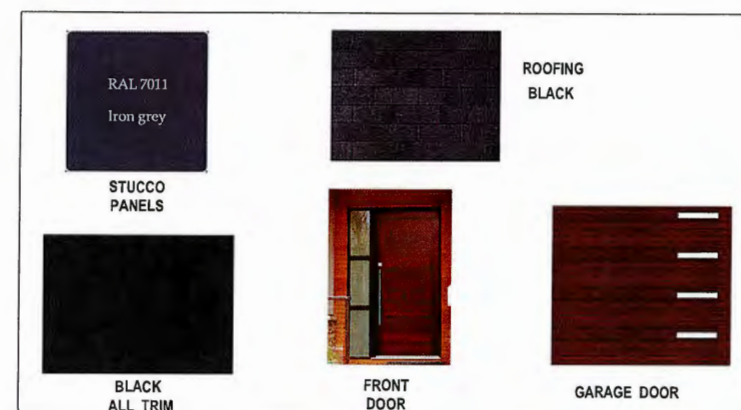
**PROJECT TYPE**  
NEW SFD RESIDENCE

**SITE:** LOT-B  
McNAUGHTON AVE.

**FOR:** KROH & BRACK

**DRAWN BY:** Alan Bisson

**DRAWING NO.**  
**A-2 of 2**



LOT-A

LOT-B

UGANDA AVENUE



# STREET VIEW AND COLOUR BOARD

FOR: LOTS A & B

JUNE 27/16

NOTE TO PRINTERS  
AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN & BURN TO CD OR A FLASH DRIVE. PRINT IN GREYSCALE.



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Victoria BC V8B 0H4  
Office 250-595-0858  
email: ajbhomdesign@shaw.ca

NO.	DATE	DESCRIPTION
1	June 15/16	1st Preliminary Drawings
2	June 27/16	2nd Preliminary Drawings

PROJECT TYPE  
NEW SFD RESIDENCE

SITE:  
LOT-A McNAUGHTON AVE. & LOT-B UGANDA AVE.

FOR:  
KROH & BRACK

DRAWN BY: Alan Bisson

STREET VIEW & COLOUR BOARD



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 PRINT IN GREYSCALE.



2745 Veterans Memorial Pkwy.  
 Victoria BC V8B 0H4  
 Office 250-595-0858  
 email: ajbhomedesign@shaw.ca

NO.	DATE	DESCRIPTION
1	June 17/16	1st Preliminary Drawings
2	June 27/16	2nd Preliminary Drawings

PROJECT TYPE

NEW SFD RESIDENCE

SITE:

LOT-A McNAUGHTON AVE.

FOR:

KROH & BRACK

DRAWN BY: Alan Bisson

STREET VIEW &  
COLOUR BOARD

912

McNAUGHTON AVE.

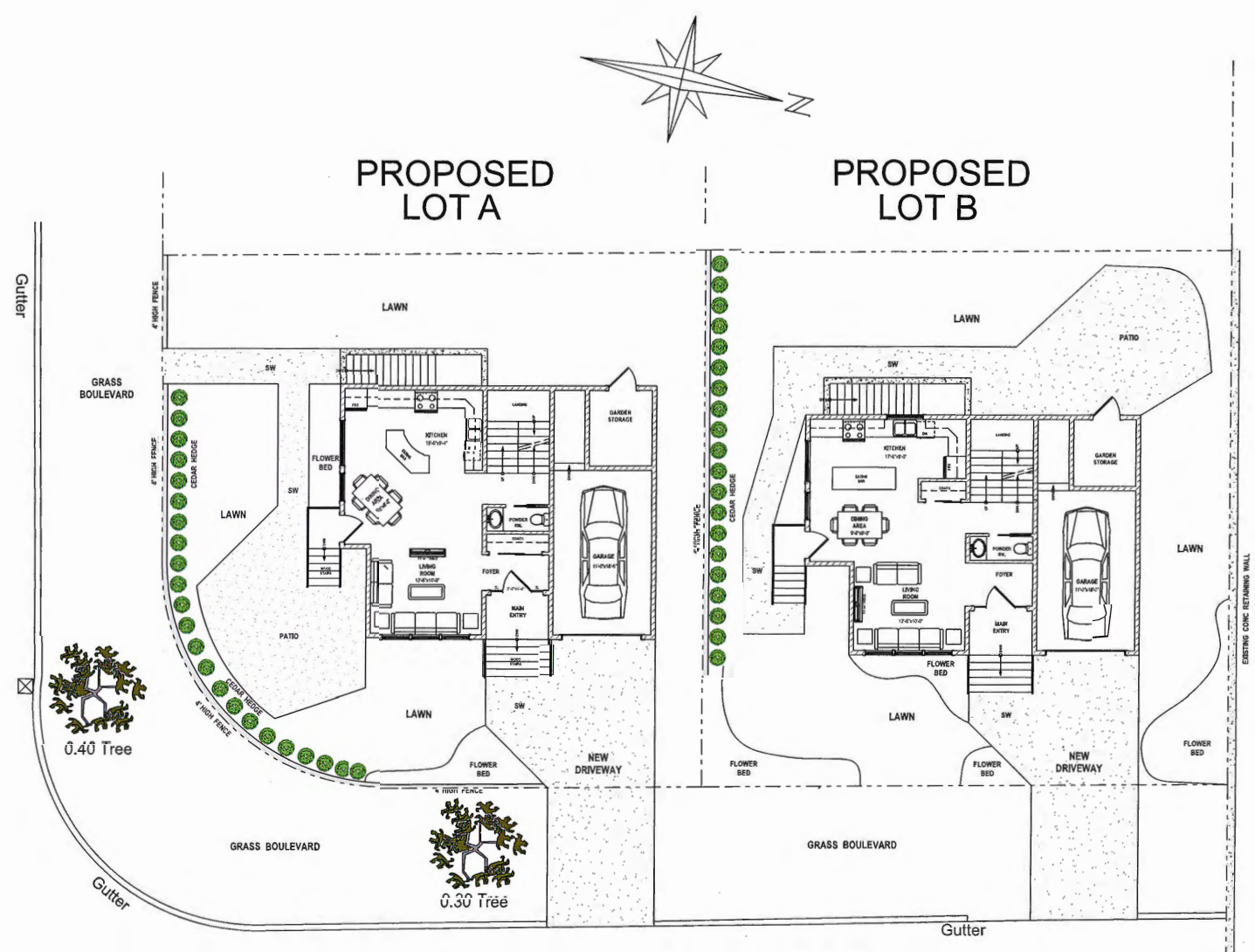
LOT-A

## STREET VIEW AND COLOUR BOARD

FOR: 912 MCNAUGHTON AVE & LOT A

JUNE 27/16

McNAUGHTON AVENUE



PROPOSED LOT A

PROPOSED LOT B

UGANDA AVENUE

**LANDSCAPE PLAN**

SCALE @ 1:100



**NOTE TO PRINTERS**  
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**AJB HOME DESIGN**  
 2745 Veterans Memorial Pkwy.  
 Victoria BC V8B 0H4  
 Office 250-595-0658  
 email: ajbhome@shaw.ca

NO.	DATE	DESCRIPTION
1	June 11/16	1st Preliminary Drawings
2	June 27/16	2nd Preliminary Drawings

**PROJECT TYPE**  
 NEW SFD RESIDENCE

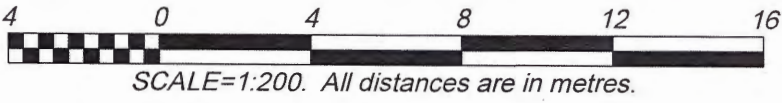
**SITE:**  
 LOT-A McNAUGHTON AVE & LOT-B UGANDA AVE.

**FOR:**  
 KROH & BRACK

**DRAWN BY:** Alan Bisson

**LANDSCAPE PLAN**

# PROPOSED SUBDIVISION PLAN OF LOT 6, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 5484.



NOTE: No lot posts were found.  
Lot dimensions shown are based upon field survey measurements and may vary from those registered.

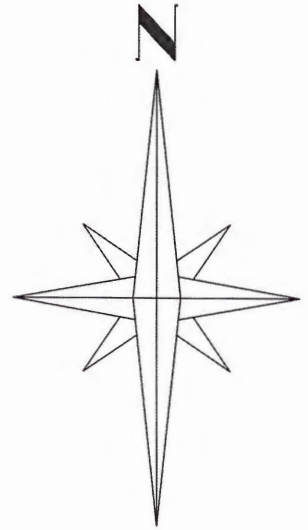
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monument 84H0251 (Elevation= 7.016m)

This plan is for subdivision application purposes only and is for the exclusive use of our client.  
This plan shall not be used to define property lines or property corners.  
Unregistered interests have not been included or considered.

## LEGEND

- ☒ Denotes catch basin
- +WM Denotes water meter
- Ⓜ Denotes manhole
- 0.60 Maple Denotes approximate tree location, diameter and species
- 9.1 Denotes ground elevation
- Ⓢ Denotes utility pole
- Ⓢ.1 Denotes interpolated natural grade

Field survey dated November 18, 2015.  
Existing buildings to be removed.  
This proposal is based upon re-zoning.



## STRATA PLAN 2932



File: 34-Kroh-SD8  
Date: July 7, 2016  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria B.C. V8Z 1T3  
TEL 250.475.1515 fax 250.475.1516  
www.islandsurveying.ca

McNAUGHTON  
AVENUE

Jason  
Kozina  
I9BJFG  
Digitally signed by Jason Kozina  
I9BJFG  
DN: c=CA, cn=Jason Kozina  
I9BJFG, o=BC Land Surveyor,  
ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=I9BJFG\*  
Date: 2016.07.07 11:24:01 -07'00'