



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA
TUESDAY SEPTEMBER 19, 2017
7:00 P.M.
ESQUIMALT COUNCIL CHAMBERS**

MEMBERS: David Schinbein Ken Armour
Duncan Cavens Christina Hamer
Berdine Jonker Graeme Dempster
Amy Higginbotham

COUNCIL LIAISON: Councillor Beth Burton-Krahn
Councillor Olga Liberchuk

STAFF LIAISON: Trevor Parkes, Senior Planner
Karen Hay, Planner
Alex Tang, Planning Technician

SECRETARY: Simone Manchip

- I. **CALL TO ORDER**
- II. **LATE ITEMS**
- III. **ADOPTION OF AGENDA**
- IV. **ADOPTION OF MINUTES – August 15, 2017**
- V. **STAFF REPORTS**

- 1) **DEVELOPMENT VARIANCE PERMIT**
1219 Old Esquimalt Road
[PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994]

Purpose of the Application:

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

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit allowing construction of a new addition to the Principal Building that includes an attached carport, an attached garage and a deck as illustrated in the architectural drawings prepared by Murphy Construction, stamped "Received August 24, 2017", sited as detailed on the survey plan prepared JE Anderson & Associates, stamped "Received August 24, 2017", and including the following variances for the property located at PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994 [1219 Old Esquimalt Road] **to either approve, or deny the application; including the reasons for the recommendation.**

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

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

Purpose of the Application:

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

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

RECOMMENDATION:

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

Zoning Bylaw, 1992, No. 2050, Section 38 (5) Floor Area: A 20.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 68.0 square metres];

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

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

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

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

VI. PLANNER'S STATUS REPORT

VII. COUNCIL LIAISON

VIII. INPUT FROM APC TO STAFF

IX. NEXT REGULAR MEETING

Tuesday, October 17, 2017

X. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, AUGUST 15, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: David Schinbein (CHAIR) Graeme Dempster
Amy Higginbotham Christina Hamer
Ken Armour Duncan Cavens

ABSENT: Berdine Jonker

STAFF LIAISON: Bill Brown, Director of Development Services

STAFF: Alex Tang, Planning Technician

COUNCIL LIAISON: Councillor Olga Liberchuk

SECRETARY: Pearl Barnard

Three members of the public were in attendance.

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF THE AGENDA

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

IV. MINUTES

Moved by Ken Armour, seconded by Duncan Cavens, that the minutes of the Advisory Planning Commission held July 18, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

V. STAFF REPORTS

DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT

468 Foster Street

[PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A]

Alex Tang outlined that the applicant is proposing to construct a new side by side strata titled Two Family Residential dwelling on the subject property. The property is zoned (RD-3) Two Family/Single Family Residential. Mr. Tang explained that a variance is required to increase the building height from 7.3 metres to 8.07 metres and a second variance is required to increase the second floor building massing from 75% to 81.4%.

The two-unit dwelling is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

Trevor Bowers, Vaclav Kran, Applicant / Owners and David Yamamoto, Zebra Design were in attendance.

David Yamamoto gave a PowerPoint presentation detailing the site plan and an overview of the building design, materials and landscape plan for the project. Mr. Yamamoto then gave an overview of the two variances requested. He also added that the owner/applicant had individually addressed all the surrounding neighbours; in general, the response was good. However, there were some objections. Eleven signatures were received in support of the proposal.

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

- What is the reasoning for the building height limit and the 75% second storey massing requirement in the Zoning Bylaw? *The 7.3 metre height requirement is the standard height for a two storey building and the 75% second storey massing requirement was designed to try and make a building appear smaller. Staff are currently in the process of reviewing and amending the building massing in the Zoning Bylaw.*
- Clarification was sought on page 2 of the Staff Report Zoning “Staff has determined that the design of the building is above the allowable height regardless of the pitch of the roof. Preliminary analysis reveals that an amended building plan with the ground floor coinciding with the average grade would be below the maximum height” *The average grade is much lower than the main floor level.*

Mr. Yamamoto added that if the main floor was lowered to get under the height requirement, the front door would be below grade by a substantial amount.

- Will the proposed dwellings be built solar ready and have electric car charging stations? Mr. Yamamoto advised that provisions are being made for future green energy use.

A letter was provided to the Commission Members outlining the green initiatives for the project.

- The proposal meets the infill requirements and will increase density.
- The variances requested are reasonable.

RECOMMENDATION:

Moved by Christina Hamer, seconded by Graeme Dempster: The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit and a Development Variance Permit limiting the form and character of the development, and authorizing the construction as illustrated in the architectural plans and the landscape plan prepared by Zebra Design, stamped “Received July 28, 2017”, sited as detailed on the survey plan prepared by Island Land Surveying, stamped “Received June 28, 2017”, and including the following variances for the property located at PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A [468 Foster Street] **be forwarded to Council with a recommendation of approval** as the massing of the second floor creates a livable space and the proposed building height is in proportion with the buildings on the adjacent properties. **The Motion Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 40 (6)(a) – Building Height – Principal Building: A 0.78 metre increase to the requirement that no principal building shall exceed a height of 7.3 metres [ie. from 7.3 metres to 8.08 metres].

Zoning Bylaw, 1992, No. 2050, Section 40 (8.1) – Building Massing – Principal Building: A 6.4% increase to the requirement that the second storey of any Two Family Dwelling shall be a maximum of 75% of the total floor area of the ground floor, including an attached garage [ie. from 75% to 81.4%]

VI. PLANNER'S STATUS REPORT

- The English Inn (429 Lampson Street) - The Development Permit, Development Variance Permit, Heritage Alteration Permit, the proposal for development of Hither Green Park, and a Traffic Order relating to parking on Bewdley Avenue in front of Hither Green Park, will be going to Council on Monday, August 21, 2017.
- A Temporary Use Permit (Triangle Lands Project) for a show suite in the former Gaby's Seaside restaurant location will be going to Council on Monday, August 21, 2017.
- 10 Phillion Place – The Development Permit and Development Variance Permit will be going to Council on Monday, August 21, 2017
- The A&W restaurant (890 Esquimalt Road) – Development Permit and Development Variance Permit will be going to Council on Monday, August 28, 2017
- 899 Esquimalt Road – Staff are still reviewing the Rezoning Application.
- We expect to see an application soon from the St. Peter & St. Paul's Anglican Synod Diocese (1379 Esquimalt Road) for a housing project on that site. APC members can expect to see an application in the next few months.
- Lots of other proposed development in the background.

VII. COUNCIL LIAISON

- Council Liberchuk advised that on October 3rd there will be a Special Committee of the Whole meeting to discuss housing and housing affordability in Esquimalt.

VIII. INPUT FROM APC TO STAFF

Commission questions included: (Director of Development Services response in *italics*)

- Do applications like the Hither Green Park come to the APC for review or go directly to Council? *The Hither Green Park was not presented to the Advisory Planning Commission as it was not a Development Permit Application. The Rezoning for the English Inn was presented to the Advisory Planning Commission in 2012/2013. APC typically reviews Rezoning Applications and the Design Review Committee reviews Development Permit Applications. APC does see some of the smaller Development Permit applications for duplexes.*

IX. NEXT REGULAR MEETING

Tuesday, September 19, 2017

X. ADJOURNMENT

On motion the meeting adjourned at 7:45 P.M.

CERTIFIED CORRECT:



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: September 19, 2017

STAFF REPORT

DATE: September 11, 2017

TO: Chair and Members of the Advisory Planning Commission

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

SUBJECT: **DEVELOPMENT VARIANCE PERMIT**
1219 Old Esquimalt Road
[PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994]

RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit allowing construction of a new addition to the Principal Building that includes an attached carport, an attached garage and a deck as illustrated in the architectural drawings prepared by Murphy Construction, stamped "Received August 24, 2017", sited as detailed on the survey plan prepared JE Anderson & Associates, stamped "Received August 24, 2017", and including the following variances for the property located at PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994 [1219 Old Esquimalt Road] **to either approve, or deny the application; including the reasons for the recommendation.**

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

BACKGROUND:

Purpose of the Application

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

Context

Applicant: Tim Murphy

Owners: Tim Murphy and Jennifer Murphy

Property Size: Metric: 938 m² Imperial: 10097 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

Existing Zoning: RS-1 [Single Family Residential]

Zoning

The proposed attached garage addition to the principal building is sited 4.75 metres (16 feet) from the rear lot line where the setback requirement for the siting of a principal building in the RS-1 zone is 7.5 metres (25 feet) from the rear lot line.

Public Notification

As this application includes a Development Variance Permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

ALTERNATIVES:

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



7-704

1216

Rockheights Ave

Old Esquimalt Rd

1221

1225
1236

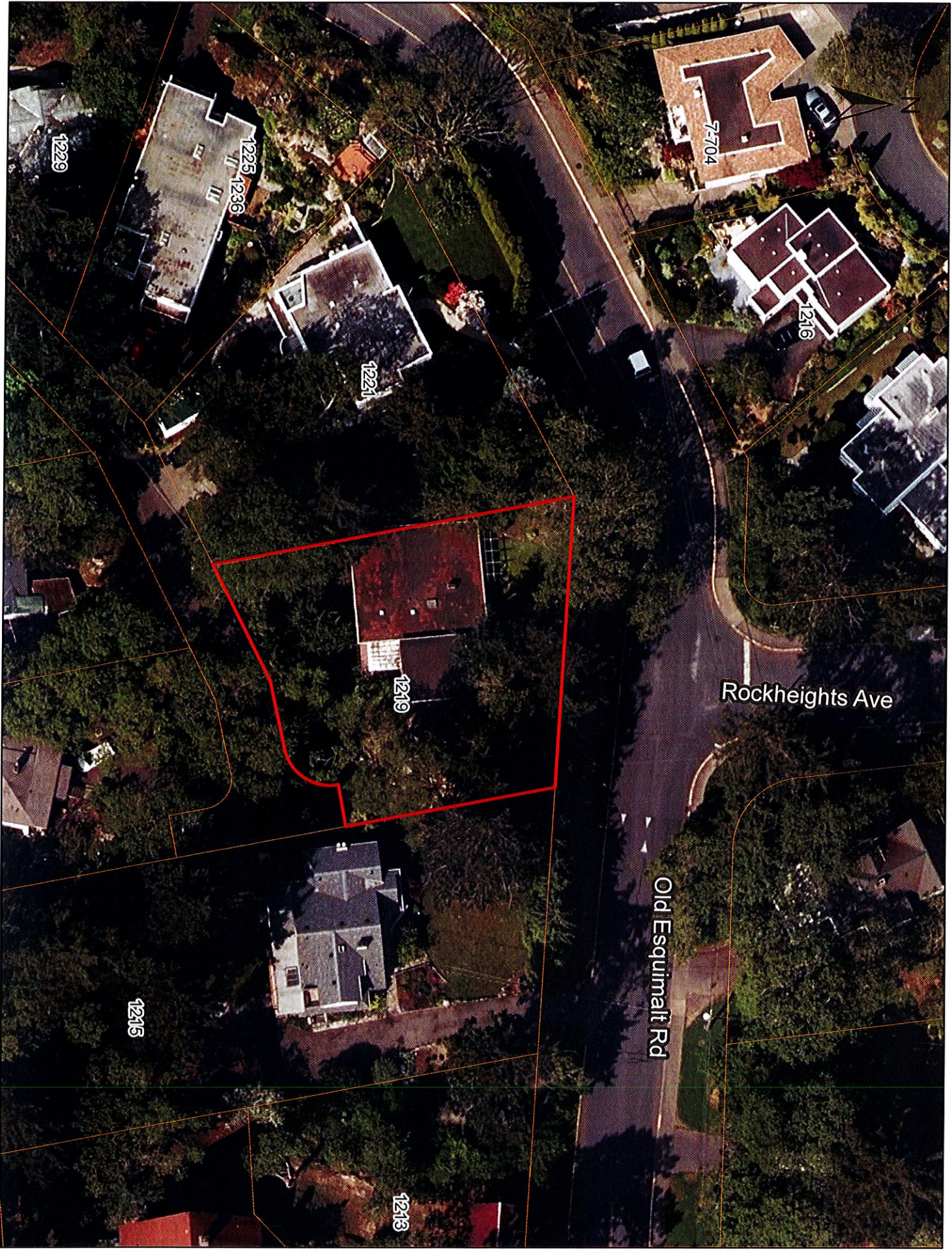
1219

1229

1215

1213

Subject Property Map
1219 Old Esquimalt Road



1229

1225
1236

1221

7-704

1216

1219

Rockheights Ave

1215

Old Esquimalt Rd

1213

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).



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: September 19, 2017

STAFF REPORT

DATE: September 15, 2017

TO: Chair and Members of the Advisory Planning Commission

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

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

RECOMMENDATION:

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

Zoning Bylaw, 1992, No. 2050, Section 38 (5) Floor Area: A 20.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 68.0 square metres];

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

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

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

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

BACKGROUND:

Purpose of the Application

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

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

Context

Applicant Owner: Lance Montgomery

Property Size: Metric: 442.2 m² Imperial: 4760 ft²

Existing Land Use: Single Family Residential

Surrounding Land Uses:

North: Single Family Residential (with daycare)
South: Single Family Residential
West: Light Industrial
East: Residential (City of Victoria)

Existing Zoning: Multiple Family Residential [RM-3] – No change proposed

Existing OCP Designation: Multi-unit, Low-Rise Residential [No change proposed]

Zoning and Parking

The owner/applicant is proposing to keep the existing main level of this house while adding a second storey, a new roof and a new full height basement, with a new dwelling unit in the basement.

The following chart compares the key zoning requirements of the proposed principal building with the requirements of the RD-1 [Two Family Residential] zone.

	RD-1 (Two Family)	778 Dominion Road
Floor Area Ratio	.40	.30
Floor Area (min. 1st floor)	88 m ²	68 m ² *
Lot Coverage	30%	30%
Principal Building Setbacks		
• Front	7.5 m	6.48 m*
• Rear	7.5 m	14.2 m
• Side	1.5 m	1.5 m
• Side	3.0 m	2.72 m*
Building Height	7.3 m	7.3 m
Building Massing	Upper Floor <= 75%	Upper Floor = 97%*
Building Width	7 metres	7.2 metres
Driveway Width	Maximum 5.5 m	5.06 m
Off Street Parking	2 stalls (1 per unit)	1*

* a variance is required

As this is an older existing house that is being added to; some features of the original house make it difficult to comply with the requirements of the zoning bylaw; adding height to the house (by adding a second storey) increases the non-conformity. The variance to the front lot line setback keeps the house at its current distance from the front lot line, which best aligns with the adjacent homes on the street.

The owner has proposed to move the house to the north which will increase the setback to the south and will create room for a single parking space; though this space will be slightly narrower than the parking bylaw requires for a space that is adjacent to a wall. The building will still not have the full 3.0 meter interior side setback that Zoning Bylaw 1992, No. 2050 requires from one side of a principal building, when there is no back lane.

The current building is fairly small and therefore does not comply with the required minimum floor area for a first storey. The owner has chosen to add a full second storey that is almost identical in size to the first storey, therefore the massing of the second storey is greater than the maximum 75% of the first storey that Zoning Bylaw 1992, No. 2050 requires. The final result (a taller slim house) would be a building that is not uncommon for this neighbourhood.

The applicant has proposed that 1 parking space would be provided which is less than Parking Bylaw 1992, No. 2011 requires for a two unit dwelling. The proposed second dwelling unit in this building would function like a secondary suite, and Esquimalt has not required additional parking for secondary suites.

Official Community Plan

The Official Community Plan does allow for sensitive infill development in residential zones provided the development is compatible with and enhances the surrounding neighbourhood.

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.

Development Permit Guidelines

The Official Community Plan Development Permit Area No. 5 – Enhanced Design Control Residential' guidelines [attached] are intended to provide for better utilization and redevelopment of parcels within residential neighbourhoods and to ensure development occurs in a manner that retains the desirable physical characteristics of a neighbourhood. Property owners who develop land for two-unit dwellings have consistently utilized the guidelines in DP Area No. 5.

The design of the proposed building maintains a very traditional look that can be found in this neighbourhood, particularly on the Victoria side of Dominion Road. By not expanding the footprint of this building substantially the owner maintains the existing amount and type of open space on this parcel. The guidelines support reduction in front setbacks in favour of maximizing property usage.

The owner has chosen to re clad the building with a relatively new material [Cedarmill Hardiplank] that can look very similar to traditional wood siding, and to add new sheet metal roofing. The proposed roof lines of the renovated building are also very traditional and should relate to other roof lines in this neighbourhood.

The proposed new higher building design would minimize the intrusion into the privacy of adjacent dwellings by the removal of some of the side windows, including a larger bay window.

The proposed landscaping for this property is consistent with the guidelines to provide open space that is usable to the residents, provides for circulation on the site, privacy between dwelling units, and should add to the current aesthetic appeal of the streetscape.

Green Building Features

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

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: Construct to current BC Building Code and Municipal Building Code Bylaw, 2017, No. 2899. Plans will be reviewed for compliance upon submission of a Building Permit application.

Fire Services: Fire Suppression required as per current BC Building Code.

Engineering Services: Engineering staff have completed a preliminary evaluation of the Works and Services that would be required for the two-unit dwelling proposed. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

Parks Services: Owners must abide by the regulations as stated in Esquimalt's Tree Protection Bylaw, 2007, No. 2664. It will be the contractor's responsibility to install and maintain a 'tree protection zone', with fencing at the drip-line of each retained tree, during demolition and construction.

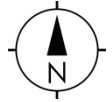
Public Notification

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

ALTERNATIVES:

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

778 Dominion Road



38. TWO FAMILY RESIDENTIAL [RD-1]

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

(1) **Permitted Uses**

The following Uses and no others are permitted:

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

(2) **Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 668 square metres.

(3) **Minimum Lot Width**

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

(4) **Floor Area Ratio**

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

(5) **Floor Area**

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

(6) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.
- (c) When developing a front to back Two Family Dwelling, the back Dwelling Unit shall be no higher than the highest point of the existing Dwelling Unit. A Two Family Dwelling is considered back to front if more than 75% of the floor area of the back Dwelling Unit is behind the rear wall of the front Dwelling Unit.

(7) **Building Width**

The minimum width of any Two Family Dwelling shall be 7 metres.

(8) **Lot Coverage**

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

(8.1) **Building Massing**

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

(9) **Siting Requirements**

(a) **Principal Building**

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

(b) **Accessory Building**

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

(c) **Garage Setback**

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

(10) **Common Wall Requirements**

The common wall overlap between the habitable areas of the two Dwelling Units shall be not less than 50%.

(11) **Fencing**

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

(12) **Off Street Parking**

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

(13) **Driveway Width**

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

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

9.7.1 Scope

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

9.7.2 Category

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

9.7.3 Justification

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

9.7.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of land within Development Permit Area No. 5 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
 - ♦ construct a two-unit dwelling;
 - ♦ subdivide a two-unit dwelling;
 - ♦ convert a single-unit dwelling to a two-unit dwelling;
 - ♦ renovate an existing two-unit dwelling if the value of construction, as specified in the Building Permit, would exceed 50 percent of the assessed value (as listed on the BCAA property roll at the time of construction) of the building being added to or renovated;
 - ♦ construct two or more separate dwelling units on one parcel, without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area; or
 - ♦ construct a dwelling on a parcel less than 530 m² in area if that parcel was created after May 31st, 2002.
- b) Exemptions:
 - The following do not require a development permit:
 - ♦ additions or renovations to, or the construction of, one single-unit dwelling situated on a fee simple parcel;
 - ♦ additions or renovations to any two-unit dwelling situated on a parcel zoned for two-unit use where the value of construction, as specified in the Building Permit, does not exceed 50 percent of the assessed value of the building (as listed on the BCAA property roll at the time of construction) being added to or renovated;
 - ♦ construction of buildings or structures less than 10 square meters in area;
 - ♦ minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;

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

9.7.5 Guidelines for Owners of Land within the Development Permit Area

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

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



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

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

Narrative For 778 Dominion Rd



Aside from working to create a very functional and esthetically pleasing space during the design process, I have made every effort to remain true to the heritage look and feel of the existing building, and have incorporated as much of the existing structure as possible into the design, while also improving the structural integrity, and efficiency of the building and its systems, some of which are in serious need of upgrade. I have tried to create interior and exterior spaces that are not only suited to our particular needs (both present and future), but I believe would be broadly appealing. My hope is that the house will be looked upon as a positive example for the area.

The interior was designed to be both functional and comfortable while fulfilling our basic needs, with 2 bedrooms/baths and laundry upstairs, a living space on the main floor that flows onto the rear deck and into the yard, and a basement that includes a sound proofed music room and an in-law suite (my partner and I both have aging parents that we may need to consider in the future), which will help to reduce pressure on the struggling rental market in the short term.

There will be high efficiency appliances throughout the building, including DCS fridge and wall ovens, a Bosch dishwasher, Vent-A-Hood range fan, and a Samsung gas cooktop upstairs, and all new Samsung appliances in the suite. We will be using a high efficiency IBC gas boiler system for the hot water and radiant hot water floor heating, an HVAC unit, heat pump, triple glazed windows, and a tie to grid solar system. Every attempt will be made to make the building as efficient as possible.

The exterior colours of the house were chosen from the "Cape Cod" palette, which is well suited to heritage designs, and the James Hardie Select Cedarmill siding was chosen for its durability, fire resistant qualities, limited maintenance requirements, and near identical resemblance to traditional bevel siding. Along with trying to maintain the heritage look of the building, we are also incorporating many native plant species in our landscape design, and all of the hard surfaces on the property will be permeable.

The plans incorporate some existing nonconformities in the design, as well as a couple of variances that arose during the design process, and we are asking for relaxations on those variances. Those nonconformities and variances are as follows:

Nonconforming:

The front setback of the existing building is nonconforming, but, due to the fact that all of the neighbouring house fronts are aligned on the same plane, the planning department felt it was important to maintain that existing setback. In an effort to reduce the impact of the existing nonconformity, I have moved the front entrance door from its current location on the East face of the entrance hall to the north facing wall, this allows the new stairs to run parallel with, and behind, the line of the existing entrance hall where it has the least impact on the setback. That change to the existing design also allows for the removal of the existing front deck and stairs, which protrude approximately 2.6m beyond the face of the entrance hall wall with a coverage of about 4.7sqm. I have also moved the house 0.54m directly to the north, along the existing front wall line, to the side property setback, this further reduces the nonconformity due to the angle of the front property line, and allows for additional parking on the South side of the house.

Nonconforming/siting variance:

I felt it was important to keep the same basic look and feel of the existing front elevation in the design. In order to maintain that look and feel I designed the upper floor by essentially stretching the exterior walls upwards and used the same roof pitch and wall lines of the existing building. Aside from maintaining the lines of the existing building, keeping the upper walls in line with the lower walls is important to maintaining the structural integrity of the building

by evenly distributing the loads across the exterior wall, and it allows the upper and lower walls to be tied together structurally.

Due to the fact that the width of the existing building is nonconforming (the side setbacks total 4.24m), extending the south wall upwards creates a siting variance. In an effort to reduce any impact of the nonconformity and subsequent variance to the south side, I have moved the house 0.54m towards the north property setback, and I also removed the existing cantilevered bay (currently home to the existing kitchen cabinetry) that protrudes into the south side yard.

Massing variance:

Aside from keeping the living and sleeping areas of the house separate, the top floor was designed to be as functional as possible. There is a master suite in the rear, a second bedroom on the front, a guest bath, laundry room, and a mechanical area for the HVAC unit. The room layouts were designed with consideration to balance, placement of furniture, closet space, accessibility, placement of bath fixtures, and traffic flow in the rooms (among other things). The area went through many design iterations in an attempt to create rooms that flow well and feel comfortable without being excessive.

As designed the area exceeds the maximum 75% massing requirement, but any attempt to reduce the floor area tends to have a large impact on the flow and/or function of one or more of the rooms regardless of the layout used; it is the size that it needs to be in order to keep those rooms functional, liveable, and balanced. The area is not large, it is 77% of the minimum main floor area requirement of 88 sqm, the variance is due to the nonconforming size of the existing main floor, which we have increased substantially on the plan. It would have been possible within the zoning restrictions to increase the size of the main floor area further to accommodate the 75% massing requirement, but there are several reasons why I did not do so, and they are as follows:

- 1) The main floor area as submitted is a perfect size for the rooms on that floor, the area is very functional, and any additional space would simply increase the size of rooms that already work well.
- 2) Any increase of the main floor area would incur the same increase in the basement, this is all living space that we don't require, but would require additional energy to operate.
- 3) The rear of the house as it appears on the plan is roughly 0.25m +/- beyond the rear walls of the houses on either side of us. The only way to increase the area on the main floor is to go further back, and in order to meet the massing requirement we would need to push the rear of the house an additional 2.25m further into the rear of the property, which I believe would have a negative impact on our neighbours.
- 4) The visual impact from the street would remain the same regardless of whether the main floor area was increased further or remains as per plan.

Thank you for your consideration,

Lance Montgomery



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

Adopted on January 10th, 2011



"One-third of Canada's energy use goes to running our homes, offices and other buildings. The federal government's Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment."

[Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

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

Green Building Standards

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

1	Are you building to a recognized green building standard? If yes, to what program and level?	Yes	No ✓
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	Yes	No ✓
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them.	Yes	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?	Most likely, but unknown @ this point Approx <u>75</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.	Most likely but unknown @ this point	
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	Yes	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization?	I am a journeyman carpenter w 35+ years exp I am unsure which techniques you refer to, but the answer is probably. I don't know at this point in the process	
	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.	Yes	No
9	List any products you are proposing that are produced using lower energy levels in manufacturing.	Unsure	
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]?	Yes	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	No

Water Management

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

Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs?	Yes	No
	Unsure		
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements?	Yes	No
	NA		
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements?	Yes	No
		✓	
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers?	Yes	No
	Unsure		
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?	Yes	No
	Unsure		

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
	NA			✓
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property?	Yes	No	N/A
		✓		
19	Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe.	Yes	No	N/A
	Rain water barrels	✓		
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses?	Yes	No	N/A
		✓		
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe.	Yes	No	N/A
				✓
22	Will this project have an engineered green roof system or has the structure been designed for a future green roof installation?	Yes	No	N/A
			✓	
23	What percentage of the site will be maintained as naturally permeable surfaces?	Approx 60 %		

Waste water

24	For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these.	Yes	No	N/A
				✓

Natural Features/Landscaping

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

25	Are any healthy trees being removed? If so, how many and what species?	Yes	No	N/A
	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? <u>1 species unknown</u>	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. _____	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? <u>Unsure</u>	Yes	No	N/A
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	Yes ✓	No	N/A
32	Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property?	Yes	No	N/A ✓
33	Will topsoil will be protected and reused on the site?	Yes ✓	No	N/A

Energy Efficiency

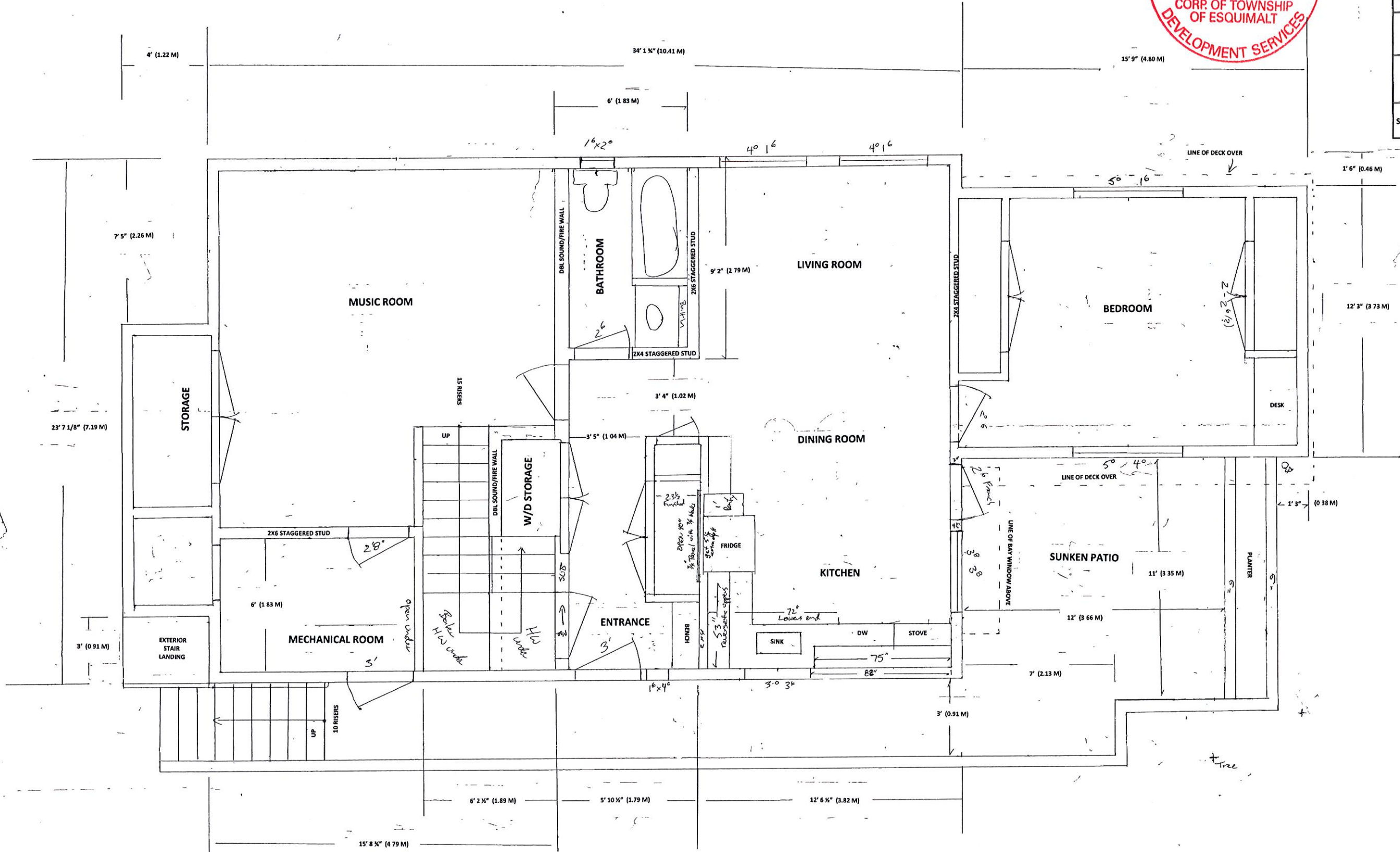
Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

34	Will the building design be certified by an independent energy auditor/analyst? If so, what will the rating be? _____	Yes	No ✓	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting?	Yes	No ✓	N/A
36	Does the design and siting of buildings maximize exposure to natural light? What percentage of interior spaces will be illuminated by sunlight? _____%	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? If so, please describe. <u>LED lighting</u>	Yes ✓	No	N/A
43	Will building occupants have control over thermal, ventilation and light levels?	Yes ✓	No	N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?	Yes ✓	No	N/A
45	Will underground parking areas have automatic lighting?	Yes	No	N/A ✓

Air Quality					
<i>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.</i>					
46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	Yes	No	N/A ✓	
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <u>Unknown</u>	Yes	No	N/A	
48	Will the building have windows that occupants can open?	Yes ✓	No	N/A	
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	Yes ✓	No	N/A	
50	Will fresh air intakes be located away from air pollution sources?	Yes ✓	No	N/A	
Solid Waste					
<i>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.</i>					
51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. _____	Yes	No	N/A	
52	Will materials be recycled during the construction phase? If so, please describe. _____	Yes	No	N/A	
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	Yes ✓	No	N/A	
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	N/A ✓	
Green Mobility					
<i>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.</i>					
55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	Yes ✓	No	N/A	
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	N/A ✓	
57	Is access provided for those with assisted mobility devices?	Yes	No	N/A	
58	Are accessible bike racks provided for visitors?	Yes	No	N/A ✓	
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	Yes	No	N/A ✓	
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input type="checkbox"/> plug-ins for electric vehicles				N/A
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.					



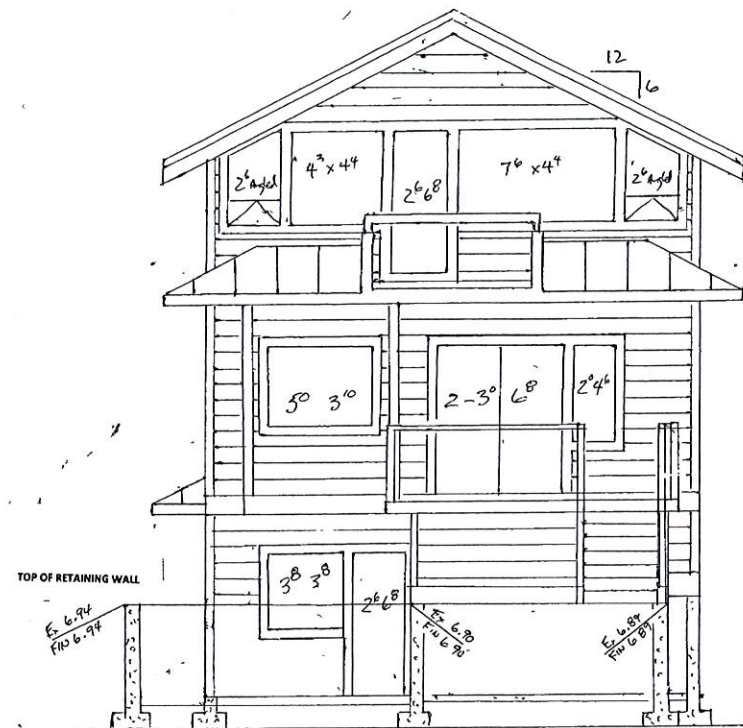
MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7496
BASEMENT FLOOR PLAN
SCALE 1/2" = 1' 1:24



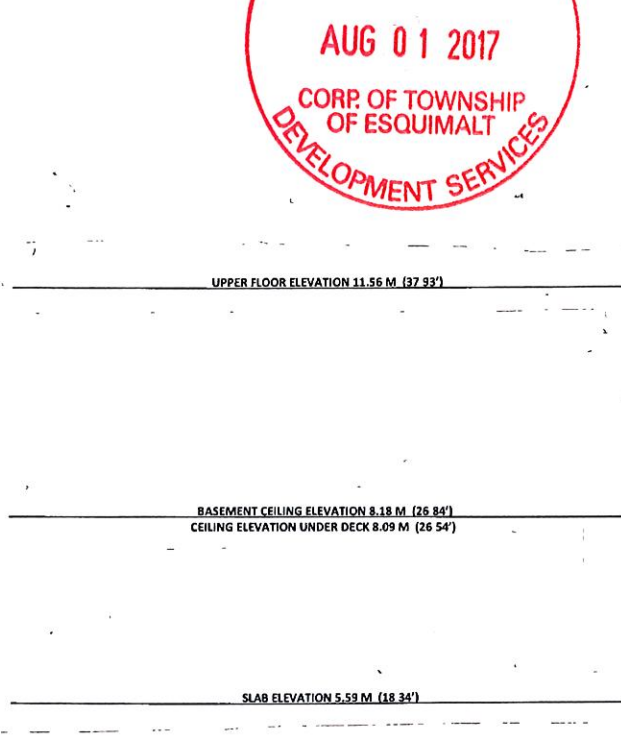
ALL EXTERIOR WALLS ARE 2X6 INTERIOR WALLS ARE 2X4 UNLESS NOTED OR STRUCTURALLY REQUIRED
 ALL DIMENSIONS ARE EXTERIOR PLY TO FINISHED DRYWALL

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 OF ESQUIMALT
 DEVELOPMENT SERVICES

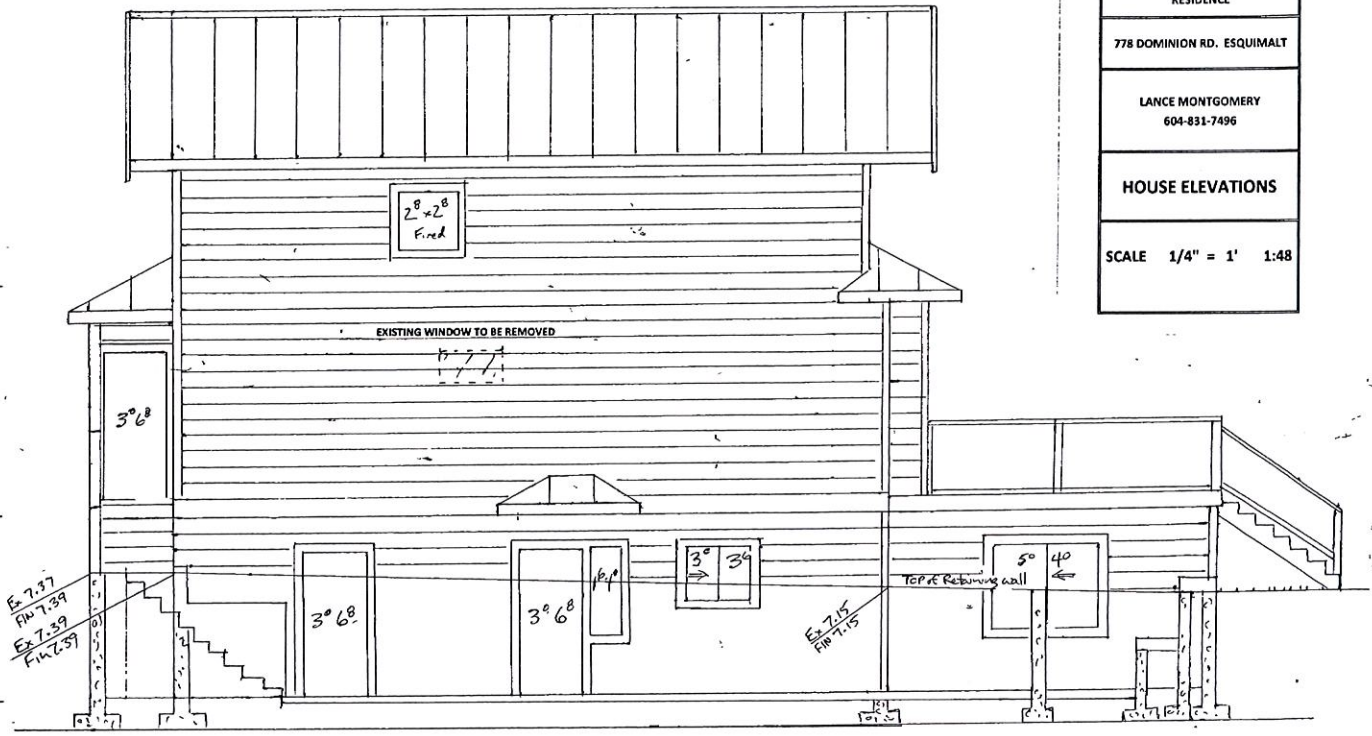
MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7496
HOUSE ELEVATIONS
SCALE 1/4" = 1' 1:48



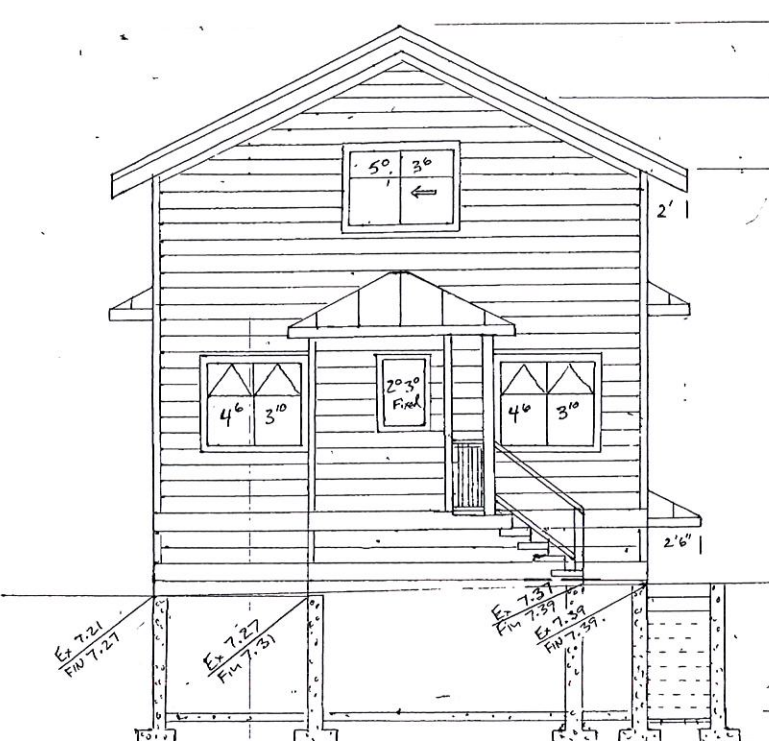
WEST ELEVATION



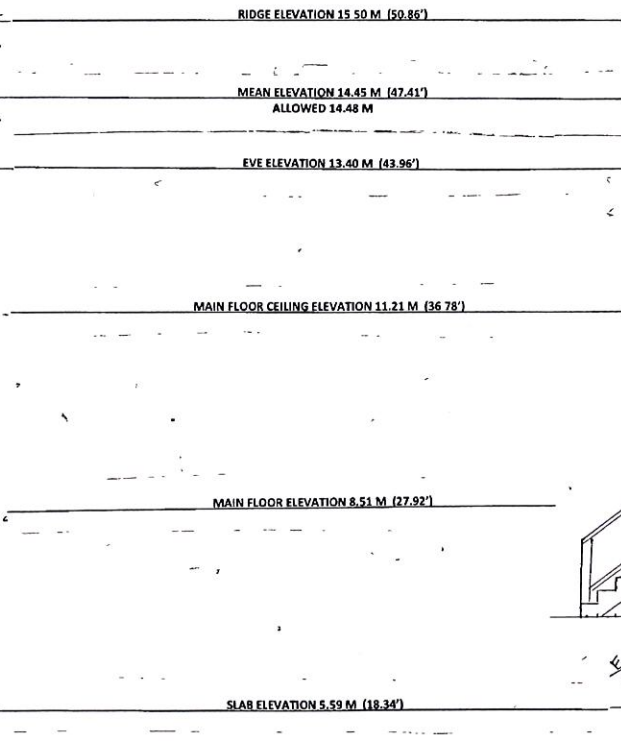
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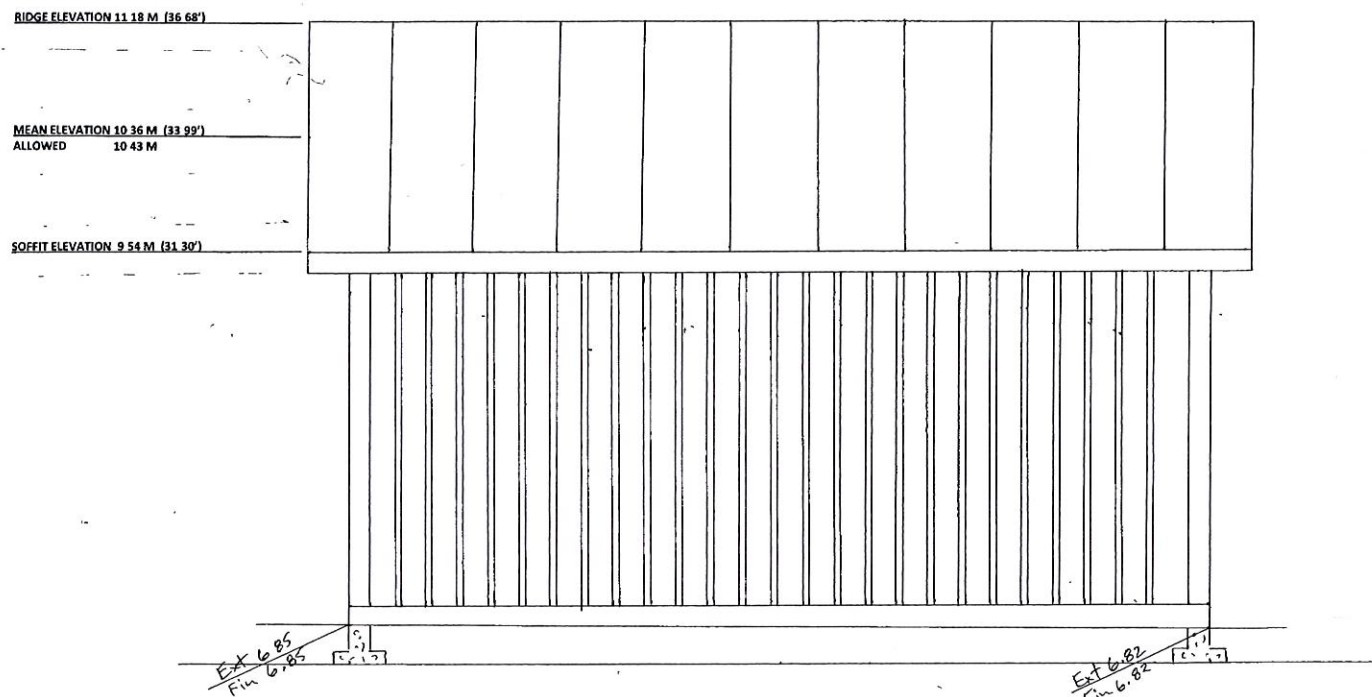
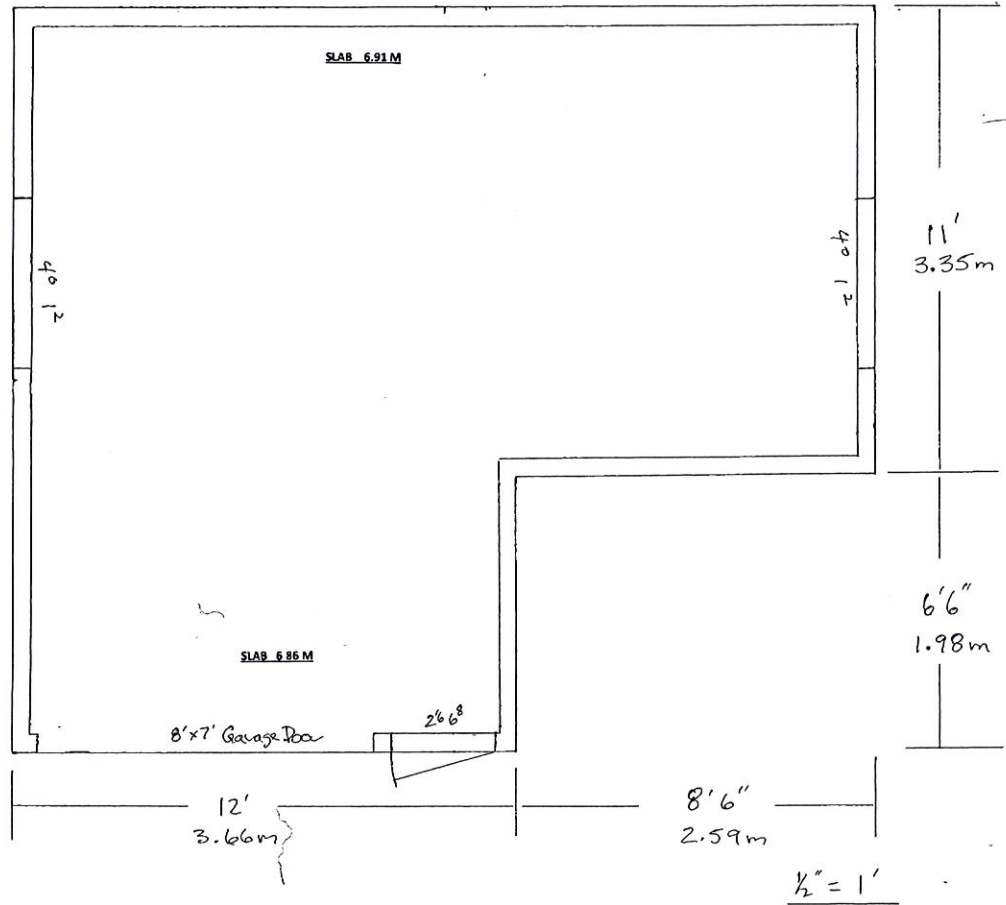


EAST ELEVATION



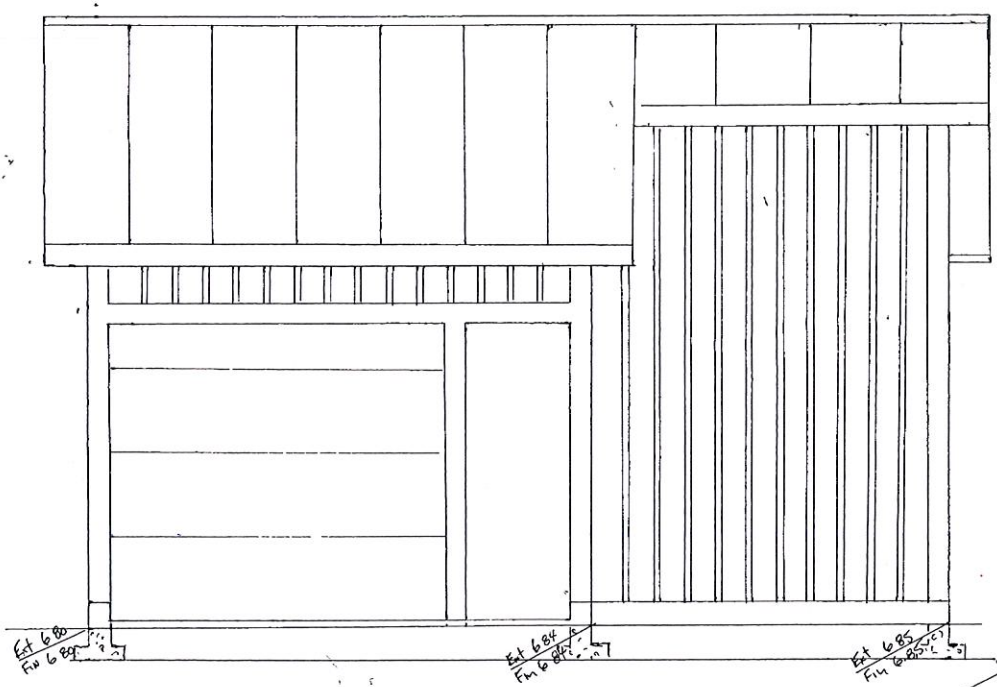
SOUTH ELEVATION



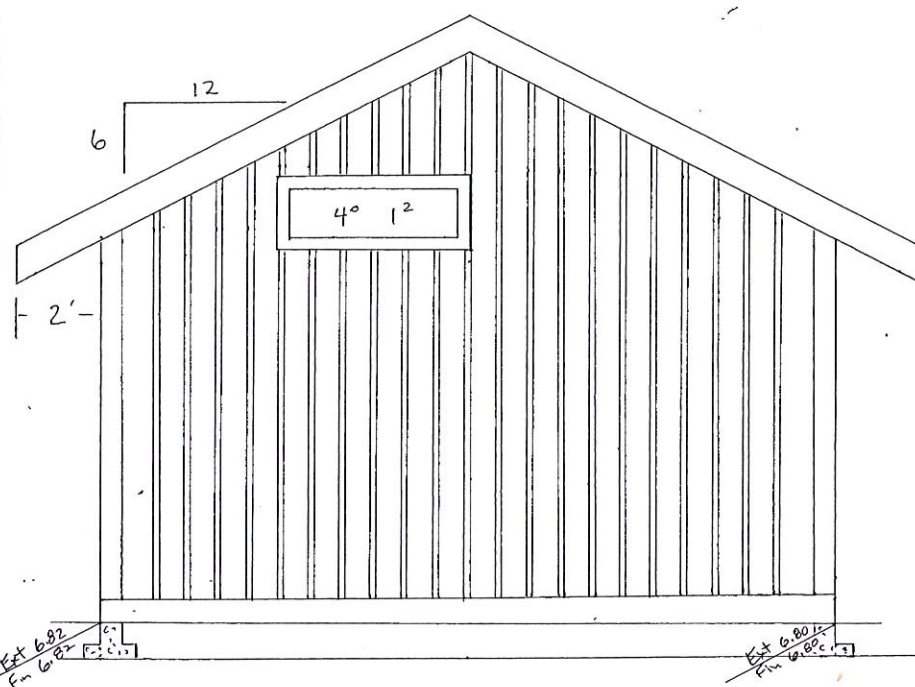


WEST ELEVATION

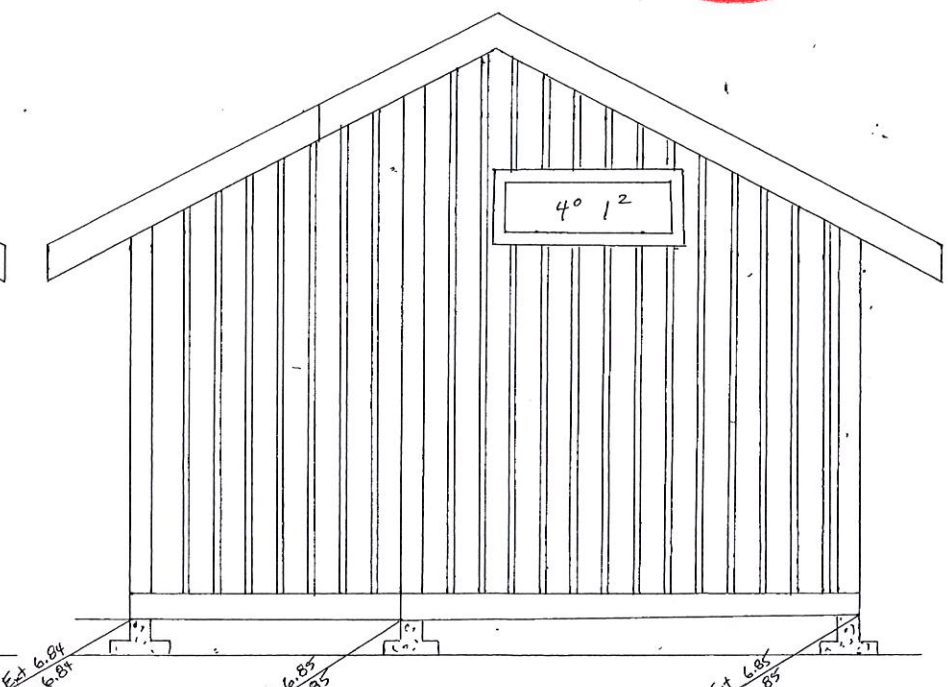
MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7456
GARAGE AND ELEVATIONS
SCALE 1/2" = 1' 1:24



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PROPERTY LOCATION	778 DOMINION RD VICTORIA BC V9A 4E6
PROPERTY DESCRIPTION	LOT J SECTION 10 PLAN VIP2923 PID 006-289-151
EXISTING ZONING RM-3	PROPOSED ZONING RD-1
SITE AREA	442.2 m ²
NUMBER OF DWELLING UNITS PROPOSED	2 - SINGLE FAMILY WITH IN-LAW SUITE
PROPOSED PARKING SPACES	3



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BUILDING SUMMARY

SCOPE OF PROPOSED PROJECT:

Move the existing structure 0.54 m to the north to the new 1.52 m setback as per plan, while maintaining existing front setback. Remove existing front and rear decks and stairs. Remove existing foundation, and install new foundation to allow for full height basement as per plan. Lower existing main floor by 0.39 m to new main floor elevation. Remove main floor cantilever on south side of existing structure. Change front entrance and stair details as per plan. Extend rear of structure by 1.75 m, and install new rear deck and stairs. Remove existing roof structure, and install new top floor and roof structure as per plan. Upgrade main floor as per plan. Install new work shop/garage as per plan. Install new triple glazed windows and new doors. Install new Hardi plank siding.

	EXISTING	PROPOSED
NUMBER OF BEDROOMS	2	3 + DEN
NUMBER OF BATHROOMS	1	3.5
NUMBER OF STORIES	1 + BSMT	2 + BSMT
BASEMENT	UNFINISHED	FINISHED
MAIN FLOOR ELEVATION	8.90 m	8.51 m
RIDGE PEAK ELEVATION	14.15 m	15.50 m

NOTE.
ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE REQUIREMENTS OF THE 2012 BUILDING CODE.

AVERAGE GRADE CALCULATIONS

PRINCIPAL BUILDING MAIN ROOF					
GRADE A	GRADE B	AVERAGE GRADE	X	DISTANCE	TOTAL
7.15	7.39	7.27		10.41	75.68
7.39	7.21	7.30		7.18	52.41
7.21	6.98	7.10		10.41	73.86
6.98	7.15	7.07		7.18	50.73
				TOTALS	35.18 252.68
				252.68 /	35.18
				AVERAGE FINISHED GRADE	= 7.18
RD-1 MAXIMUM MEAN HEIGHT: 7.3 m ABOVE AVERAGE GRADE					
				MAXIMUM ALLOWED MEAN HEIGHT	= 14.48
				PROPOSED MEAN HEIGHT	= 14.45

GARAGE ROOF					
GRADE A	GRADE B	AVERAGE GRADE	X	DISTANCE	TOTAL
6.85	6.85	6.85		3.35	22.95
6.85	6.84	6.85		2.59	17.73
6.84	6.80	6.82		3.66	24.96
6.80	6.82	6.81		5.33	36.30
6.82	6.85	6.84		6.25	42.72
				TOTALS	21.18 144.65
				144.65 /	21.18
				AVERAGE FINISHED GRADE	= 6.83
RD-1 MAXIMUM MEAN HEIGHT: 3.6 m ABOVE AVERAGE GRADE					
				MAXIMUM ALLOWED MEAN HEIGHT	= 10.43
				PROPOSED MEAN HEIGHT	= 10.36

PROPOSED FLOOR AREA	
RD-1 PARCEL UNDER 800 m ² RATIO 0.4	
TOP FLOOR	67.47 m ²
MAIN FLOOR	73.80 m ²
BASEMENT	90.56 m ²
TOTAL FLOOR AREA	231.83 m ²
FLOOR AREA EXEMPTIONS: CEILING BELOW 1.2 m ABOVE GRADE	
BASEMENT	90.56 m ²
PROPOSED FLOOR AREA	141.27 m ²
ALLOWED (442.2 x 0.4)	176.88 m ²

PROPOSED LOT COVERAGE	
RD-1 COMBINED MAXIMUM COVERAGE 30%	
PRINCIPAL BUILDING	103.88 m ²
RD-1 ACCESSORY BUILDING MAXIMUM COVERAGE 10%	
GARAGE/SHOP	28.18 m ²
ALLOWED	44.22 m ²
PROPOSED LOT COVERAGE	132.06 m ²
ALLOWED (442.2 x 0.3)	132.66 m ²



SIDING TO BE JAMES HARDIE 8.25" SELECT CEDARMILL HARDIPLANK LAP SIDING IN BOOTHBAY BLUE WITH ARCTIC WHITE TRIM, AS PICTURED ABOVE AND BELOW.



ROOFING TO BE WESTFORM METALS PROLOCK SHEET METAL ROOFING IN REGENT GREY IN 24 GAUGE, AS PICTURED ABOVE.

GARAGE ROOF TO BE PROLOCK REGENT GREY SHEET METAL IN 26 GAUGE, AS PICTURED ABOVE. GARAGE WALLS TO BE CLAD IN WESTFORM'S DURACLAD 29 GAUGE SHEET METAL IN SLATE BLUE WITH WHITE TRIM, AS PICTURED ON THE ROOF BELOW.



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LANCE MONTGOMERY

604-831-7496

COLOUR BOARD

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AUG 01 2017

CORP. OF TOWNSHIP
OF ESQUIMALT

DEVELOPMENT SERVICES

Landscape Plan for 778 Dominion Rd Esquimalt, B.C.



Legend

Key		Plant List		Size Qty		Size Qty		Notes	
	Evergreen Tree	Af - Aquilegia Formosa	1gal	6	Oo - Oxalis Oregona	1gal	7	1. All planting to be done with BCLNA planting standards 2. All Survey information supplied by the homeowner 3. This drawing must not be scaled. The General contractor and or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of any work 4. All errors and omissions must be reported immediately to the Designer. Landscape Designer is not liable for any changes made to plan on site or failure to report any discrepancies 5. This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.	Date 07/20/2017 Drawing Number 2 Client: Lance Montgomery 778 Dominion Rd Esquimalt, B.C. Designer: Erik Bjornsen Natural Landscape Solutions 860 Cuaulta Crescent Victoria, BC M: 250.880.1060 O: 250.220.6274
	Deciduous Tree	Au - Arctostophylus Uva-Ursi	4"	21	PL - Prunus Lusitanica (small leaf)	12" Bb	1		
	Evergreen Shrub/plant	Bs - Blechnum Spicant	2gal	19	Pm - Polystichum Munitum	1gal	2		
	Deciduous Shrub/plant	Cc - Cornus Canadensis	4"	4	Rs - Ribes Sanguineum 'king edward'	3/5gal	1		
		Dg - Delphinium Grandiflorum (purple)	1gal	4	Sa - Saxifraga x Arendsii (white)	4"	17		
		Ds - Dicentra Spectabilis	3gal	3	Ss - Sedum Spathulifolium	4"	13		
		Lh - Lavandula 'Hidcote'	2gal	7	Sv - Syringa Vulgaris	3gal	1		
		Lp - Lupine Polyphyllus (blue)	1gal	2	To - Trillium Ovatum	2gal	5		
		Mn - Mahonia Nervosa	2gal	4	Vc - Vaccinium 'Hardy blue or Duke'	1gal	3		

Scale 1/8" = 1'
Scale 1:110
1cm = 1.1m

