



**AGENDA
ADVISORY PLANNING COMMISSION
FEBRUARY 17, 2009
7:00 PM
ESQUIMALT MUNICIPAL HALL
COUNCIL CHAMBERS**

MEMBERS: Paulette Flannagan (Chair) Terry Eckstein,
Gerald Froese, Brian Gordon, Ramona Scott

COUNCIL LIAISON: Randall Garrison

- I. CALL TO ORDER
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES: Regular Meeting of January 20th, 2009
- IV. BUSINESS FROM MINUTES
- V. STAFF REPORTS
 - (1) Development Permit with Variance
Praxis Architects on behalf of M.F.G. Properties Ltd.
1405 Esquimalt Road

The proposal is to build a 41-unit strata condominium
- VI. PLANNER'S STATUS REPORT
- VII. COUNCIL LIAISON
- VIII. NEW BUSINESS
- IX. NEXT REGULAR MEETING

Tuesday, March 17, 2009
- X. ADJOURNMENT

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
MINUTES
HELD ON
JANUARY 20, 2009
COUNCIL CHAMBERS

MEMBERS PRESENT:	Paulette Flannagan, Chairperson Brian Gordon Gerald Froese Ramona Scott
REGRETS:	Talya Cohen Terry Eckstein
TECHNICAL STAFF:	Trevor Parkes, Senior Planner
COUNCIL LIAISON:	Randall Garrison
SECRETARY:	Marie Letham

Two members of the public in attendance

I. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. and outlined the meeting procedures and the advisory role of the Advisory Planning Commission.

II. ADOPTION OF AGENDA

It was moved and seconded that the agenda be amended to move the adoption of the minutes to the end of the meeting and hear the presentation as the first order of business.

The motion **CARRIED**.

III. STAFF REPORT

- (1) **Development Permit with Variance**
Vladi Vagels [V2 Designs Ltd.] owner/applicant
900 Esquimalt Road

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Vladi Vagels, owner, attended to outline the proposal to build a split face concrete wall to replace an existing chain link fence, which he commented was an "eyesore" in order to separate the private property from the public realm and to enhance the streetscape along the Esquimalt Road frontage.

The applicant outlined the history of the property and the problems encountered with vandalism, lottering, and garbage problems.

Vladi Vagels stated that the new split face concrete wall and the addition of greenery further enhance his building and the intersection.

The applicant produced an illustrated board of the wall with an overlay showing the Commission members the location and rendering of the proposed bus shelter. He then explained to the members the type of structure he would like to install, displaying another overlay detailing his alternate design.

The Chair asked Trevor Parkes, Senior Planner for clarification of the proposal.

Trevor Parkes informed the Chair and members that the rock wall is triggering the variance; the bus shelter is not part of the application.

Brian Gordon asked the applicant if the wall could be moved back.

Vladi Vagels responded "no" it would not be moved back as it would cut into the parking.

Paulette Flannigan commented that she has concerns about the split face rock wall being targeted for graffiti, that it is very hard to clean off.

Vladi Vagels commented that their garbage container is split face and they have no trouble removing the graffiti.

Public Input

There was no public input.

RECOMMENDATION

Moved by Brian Gordon, seconded by Ramona Scott that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Variance Permit for Lot 1, Section 1, Esquimalt District, Plan 34638 (900 Esquimalt Road) including the variance listed below be forwarded to Council with a **recommendation of approval**

Section 28 – Major Road Setback – waiver of the requirement that all Buildings and Structures shall be sited a minimum of 3 metres from the boundaries of Esquimalt Road and Admirals Road (north of Lyall Street).

The APC also recommended that if funds for the installation of a bus shelter located at 900 Esquimalt Road are considered, then those funds should be donated to the applicant to offset the cost of constructing the shelter.

Motion **CARRIED:** 3 For

- 1 Against [opposed to public funds being offered to private individuals

IV. ADOPTION OF MINUTES –

September 16, October 21, November 18, and December 16, 2008

Moved by Ramona Scott, seconded by Brian Gordon that the minutes of the regular meetings of September 16th, October 21st, November 18th, and December 16th, 2008 be adopted.

V. PLANNER'S STATUS REPORT

Trevor Parkes, Senior Planner presented the following status report:

- Council authorized staff to send out notices for the following applications:
 - Development Variance Application - 939 Mesher Place
 - Development Permit with Variance - 630 Head Street
- Rezoning Application (for panhandle lot) - 1191 Munro Avenue
Applicant has asked this go forward to February's Committee of the Whole Meeting. The APC recommended that the application be denied.
- Development Permit Application – 1190 Rhoda Lane
Council approved the Development Permit. Council denied the applicant's proposal to provide funds in-lieu of Park, they required the 5% Park dedication.

Trevor Parkes advised, that at the request of the Commission members that he had done some research relating to the height and density statement contained in the Official Community Plan and reported as follows:

- historical documents dated back to April, 2005 flagged the height issues;
- draft OCP January 2006 outlined the height requirement and it is verbatim in the current OCP. There had been no comments expressed by the public regarding the height statement until the receipt of the application for 669 Constance Avenue.
- the consultant calculated the FAR as it exists in the current OCP, there was no feedback provided by anyone at the time the OCP was under review.

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MEETING HELD ON JANUARY 20, 2009**

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VI. COUNCIL LIAISON

Councillor Garrison advised the Commission Members that :

- the 1190 Rhoda Lane application the developer created a "red herring" regarding the walkway. Council was unanimous in its decision that parkland (greenspace) be provided and that the public not be denied access to the waterfront. Council directed that letters be sent to owners along the Gorge Waterway to clarify the issue.
- Preliminary budget approval was granted to begin the OCP review. Greenhouse gas reduction will definitely be part of the review of the OCP. Height and density will only be reviewed if there is public support to revisit the issue. Staff will hold open houses to gauge public opinion on the issue and report back to Council. Further discussion took place regarding the process of an OCP review seeking public input, hiring of a consultant, and how much work would be undertaken by municipal staff.
- Craigflower Road Project- work for Phase 1 to commence Spring 2009. The municipality received 100% funding for Phase 2 of this project. Councillor Garrison commented that this project will have a large impact on the desirability of Esquimalt.
- Council approved a part-time administrative support position within the Administrative Department and time has been assigned to this position for the taking of APC minutes to reduce the workload of the APC secretary.
- 357 Kinver Street – preliminary budget approval was given for the relocation of the storm drain pipe. The municipality has negotiated an agreement with the owner for a right-of-way through this property for the municipal storm drain which services five residences.

Councillor Garrison reported that Council is reviewing the merits of instituting a "Green Check List" for Development Permit applications.

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Tuesday, February 17, 2009

IX. ADJOURNMENT

On motion the meeting adjourned at 8:30 p.m.

Certified Correct

Paulette Flannagan, Chairperson

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

STAFF REPORT

Date: February 13, 2009
To: Chair and Members of the Advisory Planning Commission
From: Trevor Parkes, Senior Planner
Barbara Snyder, Director, Development Services
Subject: **Development Permit with Variances**
1405 Esquimalt Road
[Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731]

SUMMARY

A similar application was presented the APC in March 2003 and was approved by Council in December 2003. Construction on the foundations began in July 2004 however the project ran into financial difficulties and no further work was completed. New owners have purchased the property and the applicant is proposing to build a 41 unit, strata condominium building using the existing foundations. This site is located within Development Permit Area No. 1 – Multi-Unit Residential therefore a development permit is required to ensure the application meets the intent of the guidelines contained in Chapter 9 of the Township's Official Community Plan.

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural and landscape plans prepared by Praxis Architects Inc., stamped "Received January 15, 2009", and including the following variances to Zoning Bylaw No. 2050 and Parking Bylaw No. 2011, for the proposed 41 unit multi-family residence located on Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731 [1405 Esquimalt Road], **be forwarded to Council for approval.**

Zoning Bylaw No. 2050, Section 44.2(3) – Building Height – a 2.5 metre increase in the permitted Height, from 11 metres to 13.5 metres.

Zoning Bylaw No. 2050, Section 44.2(6) – Useable Open Space – a waiver from the requirement that 7.5% of the parcel area be provided for the use of the residents for outdoor leisure activities.

Parking Bylaw No. 2011, Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 1.17 spaces per dwelling unit [i.e. from a total of 54 spaces to 48 spaces].

Parking Bylaw No. 2011, Section 11(1) – Visitor Parking – a reduction in the required number of dedicated visitor parking spaces from 1 of every 4 to 1 of every 7 [i.e. from a total of 12 visitor spaces to 7 visitor spaces]

Trevor Parkes
Senior Planner

Barbara Snyder
Director, Development Services

BACKGROUND

Applicant: Praxis Architects Inc. [Michael Levin]

Owner: 0835967 BC Ltd, Inc. No. BC0835967 [Jill Plasteras]

Property Size: Metric: 1946.5 m² Imperial: 20,952 ft²

Existing Land Use: Construction Site [Derelict foundations of previously approved building]

Surrounding Land Uses:

North: Esquimalt Public Works Yard

South: Municipal Parkland

East: Esquimalt Lions Seniors Apartments

West: DND Parking Lot

Existing Zoning: RM-4-CP [Multiple Family Residential –Congregate Care] - No change required

Existing OCP Designation: Multi-Unit Low Rise Residential - No change required

Purpose of the Application: To acquire a Development Permit authorizing the construction of a new 41 unit multi-family development as permitted within the RM-4-CP zone.

COMMENTS FROM OTHER DEPARTMENTS

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

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the proposed 4 Storey Strata building located at 1405 Esquimalt Road.

The plans submitted with the application were reviewed for their impact on servicing and their impact on the adjacent properties which are owned by the municipality (506 Grafton and 1406 Lyall Street).

1. The sewer and storm drain services were never installed and will have to be provided by the new owner. The storm connection is simply to an existing pipe on Esquimalt Road. The sewer connections will require a new sewer line to Canteen Road. A site meeting was held with a representative of the new owner and they are aware of the servicing requirements.
2. The ramp to the underground parking for the new building is located on the south-east corner of the property adjacent to the senior's building at 506 Grafton Street. The underside of the footings for the senior's building is at elevation 14.28 m. The elevation of the ramp is as follows:
 - a. Top of ramp 14.9 m
 - b. Middle of ramp 13.43 m
 - c. Bottom of ramp 12.56 m

As indicated above, the ramp is lower than the underside of the footings of the senior's building. The proposed ramp is adjacent to the senior's building and cannot be constructed as shown on the drawings because it will cause under mining of the footings of the building

at 506 Grafton Street. The ramp into the underground parking garage of the building will have to be re-designed and this may affect the site plan. As the municipality owns the land at 506 Grafton Street a meeting was held with the architect on January 23, 2009 and they are aware of this design issue. If this application is approved by Council, this issue will be resolved between the architect and staff prior to the issuance of a building permit.

3. The existing excavation has eroded a corner of the garden at the senior's building. A storm drain manhole is also at risk of sliding into the hole. A site meeting was held on January 14, 2009 with a representative of the new owner and they are aware of this urgent matter. Measures should be undertaken as soon as possible to prevent further damage to the property at 506 Grafton Street. This situation could present a danger to the occupants of the senior's building if they inadvertently walk into the cordoned off portion of the garden.

Fire Services:

- a) Fire Department connection is to face Esquimalt Road or be clear of open doors.
- b) Key Vault providing Fire Department access keys is to be mounted near the Fire Department connection.
- c) Type 1 standpipe connection in basement stairwell to access fires in underground parkade.

Parks and Recreation: Landscape design is attractive and well done. Suggest applicant substitute the Betula Pendula with another tree species as there is a high incidence of Birch Borer in Esquimalt.

Development Services: The variances required for this project are supportable.

Note: All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.

ZONING CONSIDERATIONS

This application meets many of the requirements of the RM-4-CP [Multiple Family Residential – Congregate Care], however variances are required for parking, useable open space and to increase the permitted height of the building.

Siting Requirements: The siting of the building meets all setback requirements of the RM-4-CP zone

Building Height: Staff are supportive of this variance as the increase facilitates the inclusion of the roof top trellis which enhances the aesthetic appeal of the structure and would provide needed shade on the expansive roof top patio.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

Section 44.2(3) – Building Height – a 2.5 metre increase in the permitted Height, from 11 metres to 13.5 metres.

Useable Open Space: Multiple Family Residential zones have a requirement for an outdoor amenity area for the residents. In the RM-4-CP zone this requirement is 7.5% of the parcel area. The applicant has requested an exemption from this requirement noting that the design provides patios or decks for all the proposed units, provides a common roof top patio for use by the residents and the development is located adjacent to a park. Staff are supportive of this

position as the building design accommodates the needs of the residents thereby meeting the intent of this section of the bylaw.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

Section 44.2(6) – Useable Open Space – a waiver from the requirement that 7.5% of the parcel area be provided for the use of the residents for outdoor leisure activities.

Lot Coverage: The total lot coverage would be 30%, equaling the 30% allowed within the RM-4-CP zone.

Floor Area: The maximum Floor Area allowed on this site is 2950m². This application represents only 2482m² of liveable floor area.

Parking: A total of 48 parking stalls have been provided where 54 are required by Parking Bylaw No. 2011. Of the 48 spaces, 21 would be located under ground while the remaining 27 spaces would be surface parking, the majority of which would be covered by the upper floors of the building. Each unit will have a dedicated parking stall for use by the residents. Visitor spaces would be located on the surface level and would be limited to a total of 7 spaces including the 1 disabled persons' space. Additionally, bicycle parking/storage space will be provided on the surface level adjacent to the garbage area.

Staff are supportive of this proposal as the site is located on transit route, is relatively close to commercial and recreational amenities and is located in a pedestrian/cycling friendly area of the community. It is plausible that some residents may choose not to own a car.

Approval of this parking proposal requires the following relaxations of Parking Bylaw No. 2011:

Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 1.17 spaces per dwelling unit [i.e. from a total of 54 spaces to 48 spaces].

Section 11(1) – Visitor Parking – a reduction in the required number of dedicated visitor parking spaces from 1 of every 4 to 1 of every 7 [i.e. from a total of 12 visitor spaces to 7 visitor spaces]

OFFICIAL COMMUNITY PLAN CONSIDERATIONS

This proposal is subject to Section 9 of the Official Community Plan and the Design Guidelines of Section 9.3.5 apply. The overall form and character of the site including landscaping and the exterior design of the building would be controlled by a Development Permit.

Building Design:

The building design is a 4 storey, 41 unit multi-family structure having 13 units on the first and second floor and 14 units per floor on the third and fourth floors. It consists of 10 bachelor suites, 14 one bedroom suites, and 17 two bedroom units. Exterior features include a large covered entrance, a combination of hardi-board siding, galvanized steel siding, board and batten siding, acrylic stucco and painted concrete cladding the building. Additionally, the huge roof top patio features a 23 metre long wood trellis and is surrounded by a glass panel railing. Further notable features include patios or decks provided for each unit, large landscaping beds at the front of the building and the majority of parking spaces located either underground or covered by the building and screened from the street. This variety of surface treatments and architectural

features serve to effectively break up the massing of the building while simultaneously providing an appealing addition to the Esquimalt Road streetscape.

Fit with Neighbourhood:

The proposed building would be located across from the Municipal Public Works Yard, immediately adjacent to a 39 unit senior's apartment complex located at 506 Grafton Street, west of a 26 unit apartment building located at 520 Foster Street and northwest of a 26 unit multiple family building located at 1378 Lyall Street. The proposed height and massing is consistent with those structures already present in the area. This location also has excellent access to transit [a transit shelter is proposed to be located in front of the building] and is less than a kilometre away from commercial services located in the Esquimalt Village.

Landscaping:

The attached landscape plan indicates the presence of a narrow grass boulevard separating the plantings from the public sidewalk and ornamental paver walkways leading to the front door, and to each of the 3 two storey units located at the front of the building. Additionally there would be expansive landscaping located within the front setback, including large beds of shrubs and a pair of specimen trees, adding an organic contrast to the modern, industrial feel of the building. Finally, the addition of a 1.8m lattice fence on western property line serves to screen the parking area, enhancing the view of the building from the west and defining the property from the adjacent DND parking lot.

PUBLIC NOTIFICATION

As this proposal involves variances, notices would be mailed to owners and tenants of properties within 50 metres [164 ft.] of the subject property advising them of the date on which Council will consider the application.

Development Permit Area No. 1 – Multi-Unit Residential

9.3.1 Scope

All land designated Multi-Unit Residential on Schedule “C” are part of DPA No. 1.

9.3.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, multi-family residential.

9.3.3 Justification

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new development. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 1 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.

9.3.4 Requirements of Owners of Land within the Development Permit Area

a) Owners of land within Development Permit Area No. 1 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:

- i) subdivide lands; or
- ii) construct or alter a building or structure;

without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.

b) Exemptions:

The following do not require a development permit:

- i) construction of buildings or structures less than 10 square metres in area;
- ii) 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;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted upon application under the municipal tree protection bylaw; and
- vi) placement of signs less than 1.5 sq. metres in area.

9.3.5 Guidelines for Owners of Land within the Development Permit Area

a) The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.

- b) New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.
- c) High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas with a zero front setback should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front.
- d) Landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.
- e) Surface parking areas in multi-unit residential developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
- f) Underground parking will be provided for any multi-unit residential buildings exceeding four storeys.
- g) The retention of public view corridors particularly views to the water should be encouraged wherever possible.
- h) To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.
- j) Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.
- k) Site lighting in multi-unit residential developments should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spill over of light onto adjacent residential sites.
- l) Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.
- m) For waterfront sites, retention of natural features and existing trees should be a priority in site planning considerations.
- n) When any existing single-unit residence or duplex residence is being redeveloped to a multi-unit residential use by adding on of one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:
- i) both, the existing and proposed structures will be in the same architectural style;
 - ii) variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;



- iii) roof styles and pitches must be complementary;
- iv) architectural features such as sloping roofs and dormers should be incorporated into the design to unite the various parts of the structure; and
- v) the existing and proposed structure will be constructed using the same or complimentary exterior finishes including roofing materials, window treatments, door styles and other finishing details.
- o) Within the area bounded by Tillicum, Craigflower, Lampson and Transfer Streets, redevelopment to multi-unit residential use will require that vehicular access to these sites be off Lampson Street rather than Tillicum, in recognition of the high levels of traffic currently using Tillicum Road.
- p) To create a more aesthetic and functional design that links each multi-unit residential project with the streetscape, the following guidelines are recommend:
 - i) Avoid long, narrow parcels with minimal road frontage (consolidate one or more parcels where necessary);
 - ii) Place parking areas away from the street; and
 - iii) Design porches and windows overlooking the street to increase personal interaction and safety.

44.2 MULTIPLE FAMILY RESIDENTIAL – CONGREGATE CARE [RM-4 – CP]

The intent of this Zone is to accommodate medium density seniors Apartment development.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Apartment Residential
- (b) Congregate Care Senior Citizens Apartments
- (c) Food service for Congregate Care residents

(2) Floor Area Ratio

The maximum Floor Area for the proposed Lot 1 [previously Lot A and part of Lot B, Plan 13654] shall be 2950 square metres.

(3) Building Height

- (a) No Principal Building shall exceed a Height of 11 metres.
- (b) No Accessory Building shall exceed a Height of 4.0 metres.

(4) Lot Coverage

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

For the purpose of calculating Lot Coverage, the Area of the Parcel shall be considered as the combined area of Lots A and B, Suburban Lot 26, Esquimalt District, Plan 13654 as it was before the dedication of park land.

(5) Siting Requirements

(a) Principal Buildings:

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 4.5 metres of an Interior Side Lot Line or within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7 metres of a Rear Lot Line.

(b) Accessory Buildings:

- (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 any Interior Side Lot Line or any Rear Lot Line
- (iii) **Building Separation:** No Accessory Building shall be located within 2.5 metres of a Principal Building.

(6) **Usable Open Space**

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

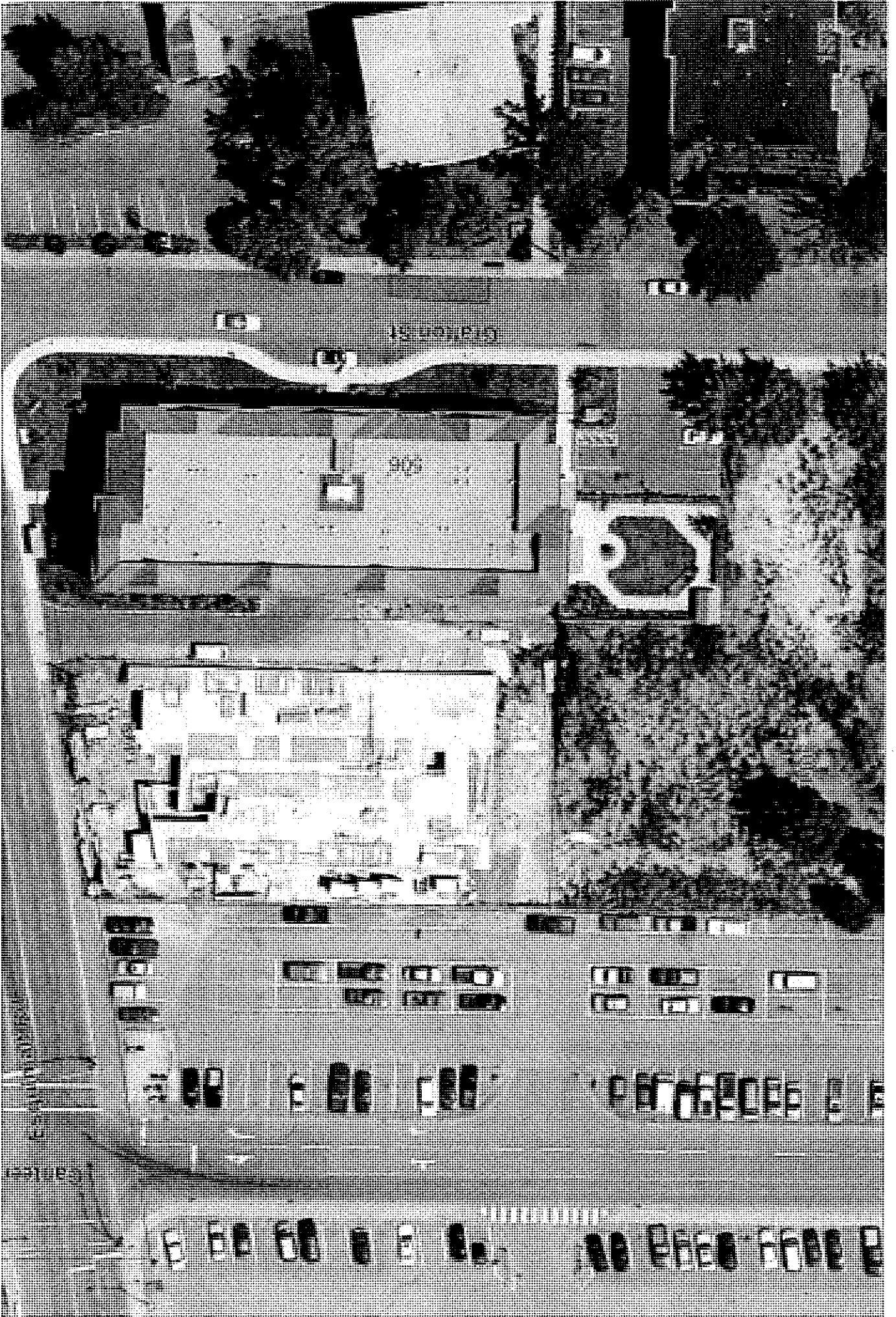
(7) **Fencing**

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

(8) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw No. 2011.

1405 Esquimalt Road



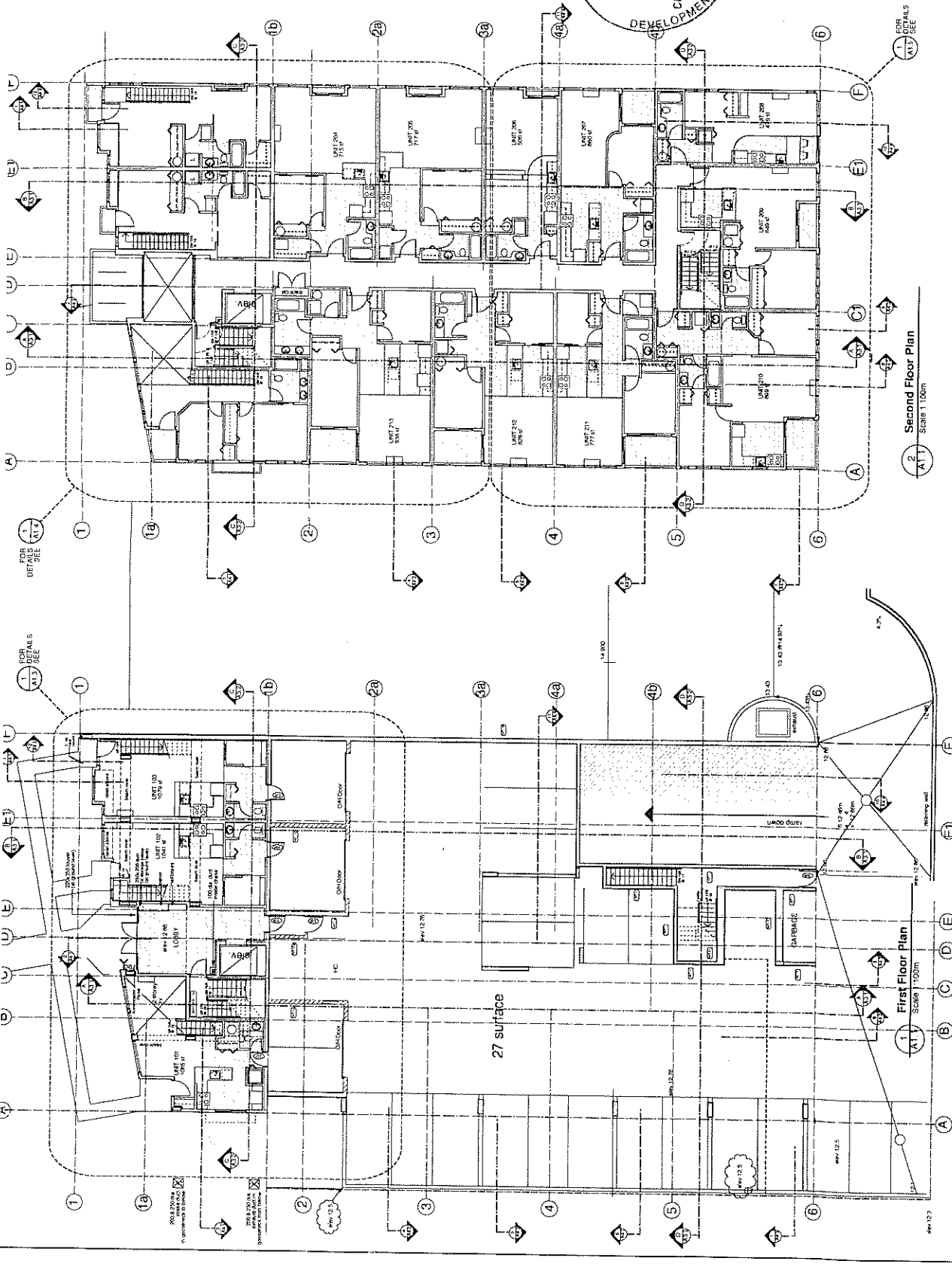
All of the documents prepared by the architect are to be read in conjunction with the contract documents. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

RECEIVED
 JAN 15 2009
 CORP. OF TOWNSHIP OF ESQUIMAULT
 DEVELOPMENT & ENGINEERING SERVICES



41 UNIT APARTMENT BLDG.
 1405 ESQUIMAULT ROAD
 ESQUIMAULT, BC

Sheet No.	1
Project No.	1405 ESQUIMAULT ROAD
Drawn	M. L. LAM
Checked	M. L. LAM
Date	12 JAN 09
Scale	AS SHOWN
Sheet No.	A1.1



2 Second Floor Plan
 Scale 1/100m

1 First Floor Plan
 Scale 1/100m

27 surface

- MATERIALS**
1. WOOD FRAMING
 2. 2x4s
 3. 2x6s
 4. 2x8s
 5. 2x10s
 6. 2x12s
 7. 4x4s
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