

CIVIC ADDRESS: 734 SEA TERRACE, ESQUIMALT, BC  
LEGAL DESCRIPTION: LOT 4, SECTION 11, ESQUIMALT DISTRICT, PLAN 9757

PROJECT DESCRIPTION: PROPOSED 5-STORY RESIDENTIAL BUILDING  
CURRENT ZONING: RD-3  
PROPOSED ZONING: COMPREHENSIVE DEVELOPMENT ZONE

SITE AREA:	908.5 m <sup>2</sup>
NUMBER OF STOREYS:	5
HEIGHT OF BUILDING:	18.5 m
SETBACKS	18.5 m
GARAGE LEVEL	
FRONT YARD (NORTH)	3.68 m
SIDE YARD (WEST)	1.99 m
SIDE YARD (WEST - RAMP LANDING)	0.17 m
SIDE YARD (EAST)	0.43 m
REAR YARD (SOUTH)	1.92 m
MAIN BUILDING LEVEL	
FRONT YARD (NORTH)	6.46 m
SIDE YARD (WEST)	1.99 m
SIDE YARD (EAST - 1ST TO 3RD FLOORS)	3.32 m
SIDE YARD (EAST - 4TH & 5TH FLOORS)	5.00 m
REAR YARD (SOUTH)	4.07 m
BUILDING AREA:	602.6 m <sup>2</sup>
SITE COVERAGE:	0.66
TOTAL FLOOR AREA:	1592 m <sup>2</sup>
FLOOR SPACE RATIO	1.75

NUMBER OF DWELLING UNITS: 19		
UNIT TYPE	AREA (m <sup>2</sup> )	QUANTITY
STUDIO	46	2
ONE BEDROOM	51	2
	92	1
TWO BEDROOM	75	1
	89	3
	99	1
	102	4
THREE BEDROOM	117	1
	130	1
	132	1

NUMBER OF PARKING STALLS:		RESIDENT	VISITOR
*SEE PARKING STUDY		16*	1*
NUMBER OF BICYCLE STALLS:		29*	5
*TWO STALLS TO BE DESIGNED FOR CARGO BIKES			

#### LEGEND

	PROPERTY LINES
	BUILDING OUTLINE (GARAGE LEVEL)
	BUILDING OUTLINE (RESIDENTIAL FLOORS)
	LANDING / RAMP / STAIRS OUTLINES
	AVERAGE GRADE POLYGON
	6m SITE TRIANGLE AT INTERSECTION

#### AVERAGE GRADE CALCULATION

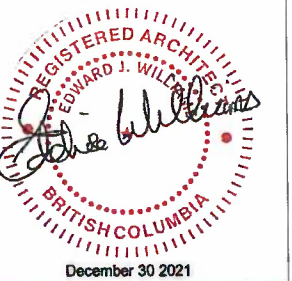
GRADE POINTS	EXISTING	PROPOSED
A	18.3	18.3
B	18.3	18.3
C	18.2	18.2
D	17.2	17.2
E	17.1	17.1
F	16.9	16.9
G	16.9	16.9
H	16.3	16.3
J	16.6	16.6
K	16.9	16.9
L	17.6	17.6
AVERAGE GRADE		17.3 m



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**734 SEA TERRACE  
MULTI-UNIT  
RESIDENTIAL**

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CLIENT:  
**SCALA DEVELOPMENT  
CONSULTANTS LTD**



ISSUED FOR:  
**REZONING**

DATE:  
**DECEMBER 8, 2021**

REVISION No:	DATE:
1	7/28/2021
2	12/08/2021

SAC PROJECT NO:  
SEA-01-20

DRAWN BY:  
JDS

SCALE:  
1 : 100

DRAWING TITLE:  
**PROJECT DATA**

DRAWING NUMBER:  
**A-0.1**





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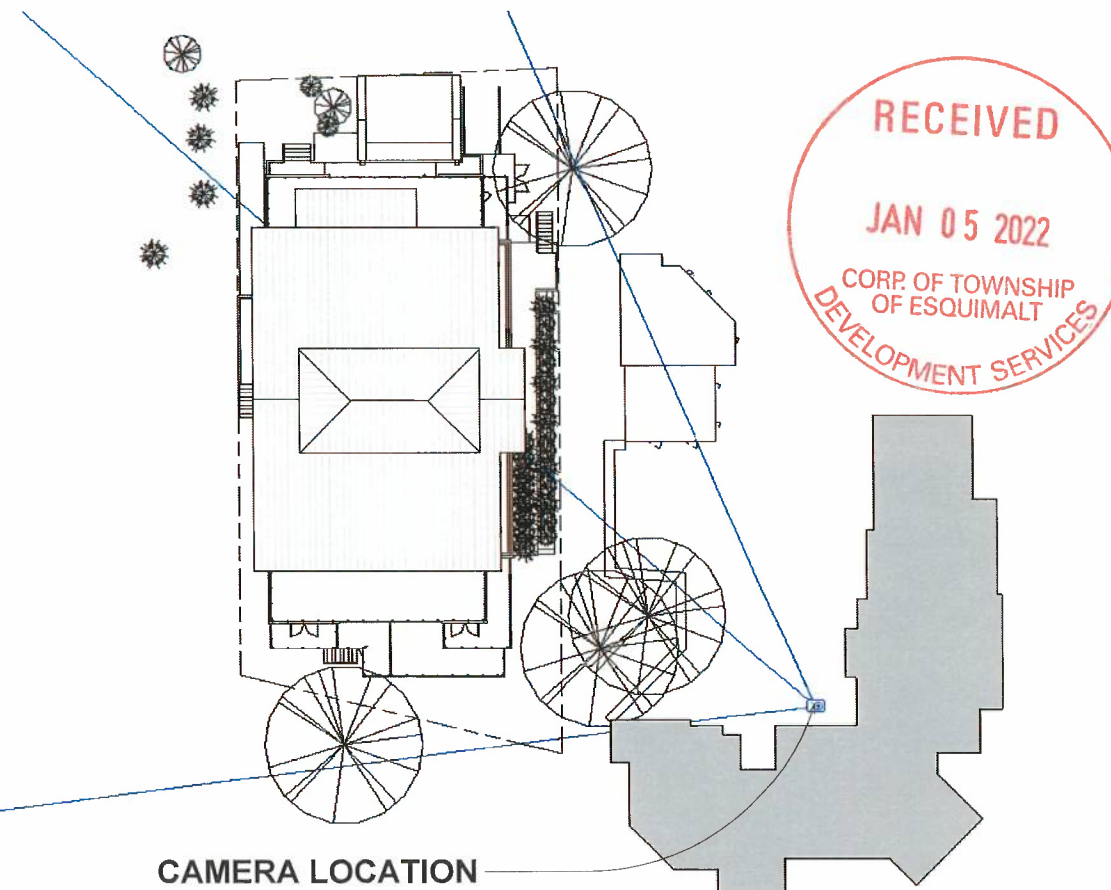
DRAWING TITLE:  
**PERSPECTIVES**

DRAWING NUMBER:  
**A-0.2**





1 NEIGHBOUR'S PERSPECTIVE



CAMERA LOCATION



2 NEIGHBOUR'S PERSPECTIVE\_BEHIND TREES

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**steller**  
ARCHITECTURAL  
CONSULTING  
210 - 4252 Commerce Circle  
Victoria, BC V8Z 4M2

REGISTERED ARCHITECT  
EDWARD J. WILLIAMS  
*Edward J. Williams*  
BRITISH COLUMBIA  
December 30 2021

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DRAWING TITLE:  
**VIEW FROM  
NEIGHBOUR'S  
PROPERTY**

DRAWING NUMBER:  
**A-0.3**





① SEA TERRACE FRONTAGE (NORTH ELEVATION)  
1 : 100



② DUNSMUIR STREET FRONTAGE (WEST ELEVATION)  
1 : 100



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1 : 100

DRAWING TITLE:  
**ELEVATIONS -  
FRONTAGES**

DRAWING NUMBER:  
**A-2.0**





① SOUTH ELEVATION  
1 : 100



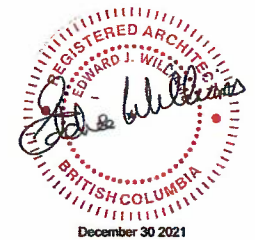
② EAST ELEVATION  
1 : 100



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DRAWN BY:  
JDS

SCALE:  
1 : 100

DRAWING TITLE:  
**ELEVATIONS - SOUTH &  
EAST**

DRAWING NUMBER:  
**A-2.1**