



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

DRC Meeting: July 10, 2019

STAFF REPORT

DATE: July 4, 2019

TO: Chair and Members of the Design Review Committee

FROM: Trevor Parkes, Senior Planner
Bill Brown, Director of Development Services

SUBJECT: REZONING APPLICATION
1048 Tillicum Road
[Lot D, Section 10, Esquimalt District, Plan 11683]

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends that the application for rezoning to authorize development of five (5) Townhouse Residential units as sited on the survey plan prepared by Glen Mitchel Land Surveying Inc. and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped "Received May 9, 2019", detailing the development proposed to be located at 1048 Tillicum Road [Lot D, Section 10, Esquimalt District, Plan 11683], **be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

BACKGROUND:

Purpose of the Application:

The applicant is requesting a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development District Zone [CD] to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

The existing duplex would be demolished and the five new dwelling units would be constructed. Specific form and character issues relating to the aesthetics of the building, such as cladding materials, window materials, railings, fencing, doorways, streetscape improvements and detailed landscaping will be evaluated in a separate application for Development Permit should this rezoning application be approved by Council.

Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.

Context

Applicant: Zebra Design [David Yamamoto]

Owner: 1175902 BC Ltd., Inc. No. BC1175902 [Andrew Mills]

Property Size: Metric: 999 m² Imperial: 10,753 ft²

Existing Land Use: Two Family Residence

Surrounding Land Uses:

North: 5 Townhouses/ Esquimalt Gorge Park

South: Two Family Residential

West: Single Family Residential

East: Single Family Residential/ Two Family Residential

Present OCP Designation: Low Density Residential

Proposed OCP Designation: Townhouse Residential [no change required]

Existing Zoning: RD-1 [Two Family Residential]

Proposed Zoning: CD [Comprehensive Development District]

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: No concerns. Construct to current BC Building Code and Municipal Building Code Bylaw, 2002, No. 2538. Subject to code and bylaw review at time of building permit application.

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the five townhomes proposed to be located at 1048 Tillicum Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved the development must be serviced in accordance with bylaw requirements including, but not limited to new sewer and drain connections and underground hydro, telephone and cable services. New gutter, curb and sidewalk along the Tillicum Road frontage may also be required. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

Public Works: Staff have reviewed the proposed design for the area south of Building B and have no concerns regarding access to local services. The sanitary and storm pipes are located within the properties adjoining this one and normally any repairs completed are done on the pipe location. Equipment utilized for repairs is determined based on access limitations.

Development Services: Preliminary review of these plans raises a question regarding the appropriateness of permitting unrestricted left turn access both to and from Tillicum Road to this proposed development, particularly at times of peak traffic. Staff recommend the applicant commission a traffic study, completed by a qualified professional, to clarify if a potential issue exists and if one does, recommendations to mitigate such risk.

Fire Services: Esquimalt Fire Department [EFD] require the angle of approach from Tillicum Road up the driveway be constructed to accommodate a transition not exceeding 8% slope to ensure unrestricted access is achievable with the EFD apparatus.

Parks Services: Tree Removal Permits shall be required for all trees scheduled for removal. Tree protection must be installed at the drip line surrounding the critical root zone of all trees on both the subject property and neighbouring parcels where they are to be retained.

Comments from the Advisory Planning Commission

At its regular meeting held Tuesday, June 18, 2019 the **Esquimalt Advisory Planning Commission made the following recommendation:**

Moved by Michael Angrove, seconded by Duncan Cavens: That the application for rezoning to authorize five (5) Townhouse Residential units as sited on the survey plan prepared by Glen Mitchell Land Surveying Inc. and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped “Received May 9, 2019”, detailing the development proposed to be located at 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve with the following conditions:**

1. Reconsideration of the design of windows on the south side of Building B to address overlook of the neighbouring property to the south.
2. Reconsideration of design of the patio doors on Building A facing Tillicum appear more like front doors to the units.
3. Consideration be given to amending the site plan to provide access to the rear yard SRW.
4. Consideration be given to addressing traffic management concerns particularly regarding the left turn for this proposed development.

For the reason that the proposed design is complimentary and consistent with the local pattern of redevelopment and the reduced setbacks can be mitigated through minor changes in design elements.

ISSUES:

Zoning

Density, Lot Coverage, Siting and Setbacks: The following chart compares the setbacks, lot coverage, floor area ratio and parking of this proposal with the requirements of the RM-3 [Multiple Family Residential Zone]:

	RM-3 (Multiple Family Townhouse)	Proposed CD Zone (5 Townhouse Units)
Minimum Unit Size	75 m ²	130 m ²
Floor Area Ratio	0.60	0.63
Lot Coverage	25%	35%
Setbacks		
• Front	7.5 m	4.7 m
• Rear	7.5 m	5.8 m
• Side	4.5 m/ 4.5 m	2.5/ 2.7 m
Building Height	9.0 m	9.3m
Off Street Parking	10 spaces	8 spaces

Floor Area Ratio: FAR measures buildable space in ratio to the size of the lot on which a building sits. The combined F.A.R of this proposal is 0.63 which is greater than the 0.60 maximum allowable in the RM-3 zone but consistent with the maximum FAR of 0.70 identified within the OCP that is achievable without the requirement for provision of amenities.

Lot Coverage: The combined Lot Coverage is 35% which is substantially greater than the 25% maximum permitted in the RM-3 [Multiple Family Residential] zone.

Height: High density Townhouse Developments in Esquimalt are limited to a height of 9.0 metres measured to the mid-height of the roof from average grade. The applicant proposes two buildings measuring 9.3 metres, greater than the established standard.

Setbacks: This proposal requires a reduction to the front setback requirements of the RM-3 zone from 7.5m to 4.7m to the front deck and 6.8m to the front face of the principal building. The north interior side setback is reduced from 4.5m to 2.7m to the overhang of the principal building while the south interior side setback is reduced from 4.5m to 2.5m to the overhang of the principal building. In addition, the rear setback is reduced from 7.5m to 5.8m to the stairs accessing the second storey deck but meets the 7.5m setback to the foundation of the building. Staff note that when considering infill development proposals on specific sites, setbacks are often reduced to allow densification but these reductions must be carefully considered to ensure the project sensitively integrated in the existing neighbourhood.

Parking: Parking Bylaw, 1992, No. 2011 requires 2 parking spaces per unit be provided “behind the front face of the principle building” for Townhouse developments. This proposal incorporates a single car garage in each unit and an additional 3 visitor parking spaces thereby failing to satisfy this standard. Notwithstanding this inconsistency with the current Parking Bylaw requirement, staff are of the opinion that the provision of 3 visitor spaces is sufficient to for a five unit development. Staff will be working with the applicant to ensure these spaces are secured as Visitor spaces and cannot be dedicated to any one unit for exclusive use.

There is regular bus service in the area, on Tillicum Road with transit route #26, and approximately 300 metres away on Craigflower Road with route #14.

Official Community Plan

This proposal complies with the ‘Townhouse Residential’ “Proposed Land Use Designation” (OCP Schedule B).

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

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

- Policy - Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated ‘Townhouse Residential’ on the “Proposed Land Use Designation Map”, provided the design responds effectively to both its site and surrounding land uses.

- Policy - Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

5.2 Low Density Residential Redevelopment

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

- Policy - Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

5.4 Affordable Housing

OBJECTIVE: To encourage a range of housing by type, tenure and price so that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

- Policy - Encourage the provision of missing middle housing types such as two-unit dwellings (duplexes), townhouses and small lot infill as one avenue to address housing affordability.

OCP Section 23 Multi-Family Residential Development Permit Area establishes objectives for the form and character of multi-family residential development. As the Development Permit is not being considered at this time it would be inappropriate to address many of the guidelines, with the following exceptions that are relevant to the discussion of zoning and parking issues:

23.5 Guidelines

1. 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.
2. New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.
5. Surface parking areas in 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.
9. Retention and protection of trees and the natural habitat is encouraged wherever possible.
10. 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.
14. Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.

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

OCP Section 18 Development Permit Area No. 1 – Natural Environment is designated for the purpose of establishing objectives for the protection of the natural environment, its ecosystems and biological diversity.

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

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

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

2. In residential locations plan for 'nature out front'; for new landscaping in front and exterior side yards use a variety of site-appropriate, native species; thereby contributing positively to pedestrian friendly urban streets, future greenways and habitat enhanced corridors.
9. Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage. (Note that the majority of trees have their roots in the top 0.6 m of the soil).
10. Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).
11. Support the daylighting of portions of the stormwater system for enhanced habitat.

18.5.5 Drainage and Erosion - Measures to control drainage and shoreline erosion. Where it is reasonable:

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

OCP Section 24 - Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction - is designated for the purposes of energy conservation and greenhouse gas reduction.

24.5.1 Siting of Buildings and Structures. Where it is feasible:

1. Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.

2. Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.
4. Provide space for pleasant pedestrian pathways between buildings.
5. Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.

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

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

24.5.3 Landscaping - Where it is feasible:

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

24.5.5 Special Features

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

OCP Section 25 - Development Permit Area No. 8 – Water Conservation - is designated for the purpose of water conservation.

25.5.1 Building and Landscape Design. Where it is feasible:

1. Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first 3 centimetres (1.25”) of stormwater on site, per precipitation event.
2. Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.
4. Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping).

Where it is feasible:

1. Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and

intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.

3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.

4. Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of the natural soils and loss of their natural absorption qualities.

Green Building Features

The applicant has completed a list of Green Features that will be considered for inclusion on the design in lieu of completing the Esquimalt Green Building Checklist [attached].

Public Notification

As this is a rezoning application, should it proceed to a Public Hearing, notice would be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. A sign indicating that the property is under consideration for a change in zoning has been installed on the Tillicum Road frontage and would be updated to reflect the date, time and location of the Public Hearing. Additionally, notice of the Public Hearing would be placed in two editions of the Victoria News.

ALTERNATIVES:

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



Subject Property Map:
1048 -1050 Tillicum Road



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926

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1093

1046

1044

McNaughton Ave

1097

1040

915

917

Gosper Cres

919

1037

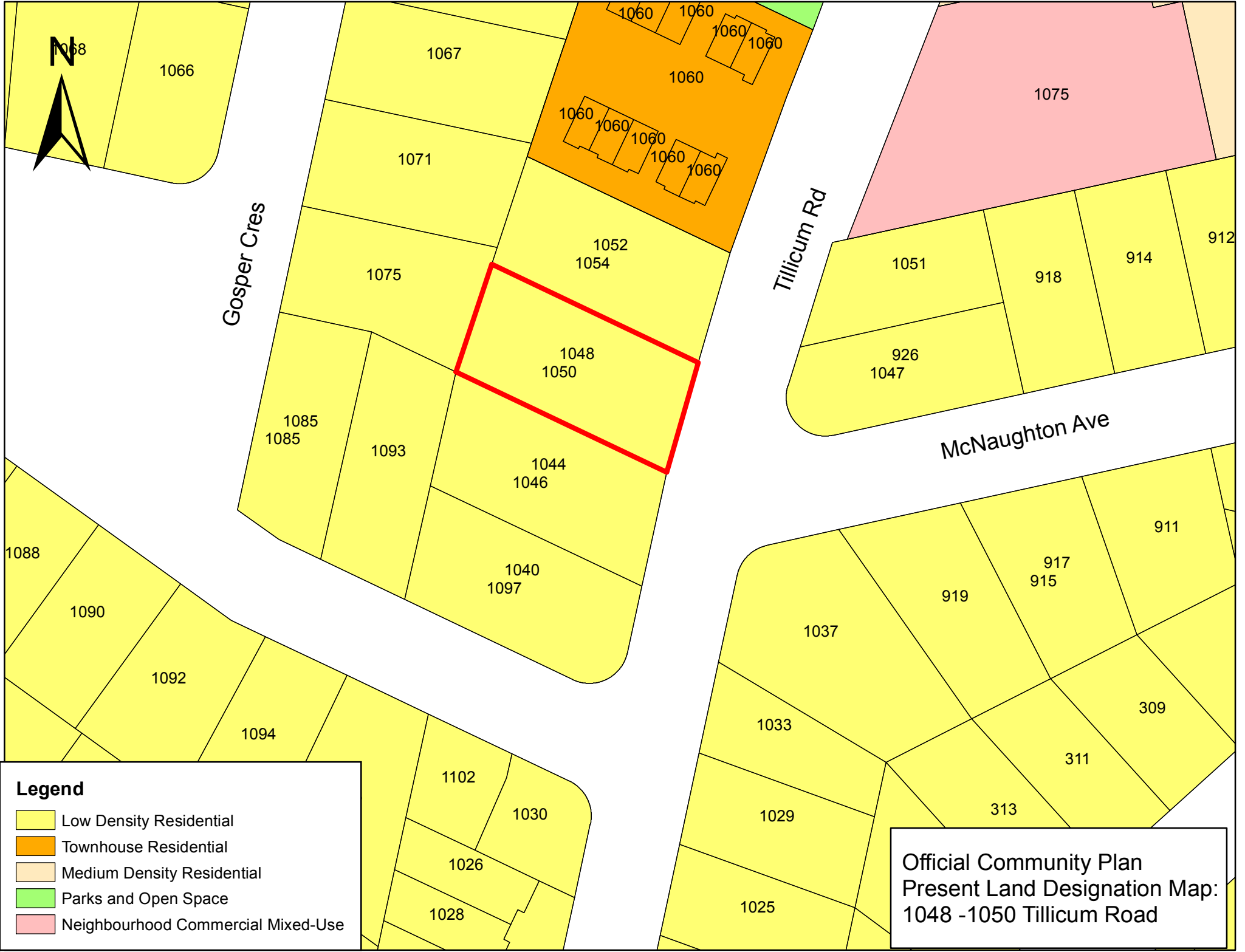
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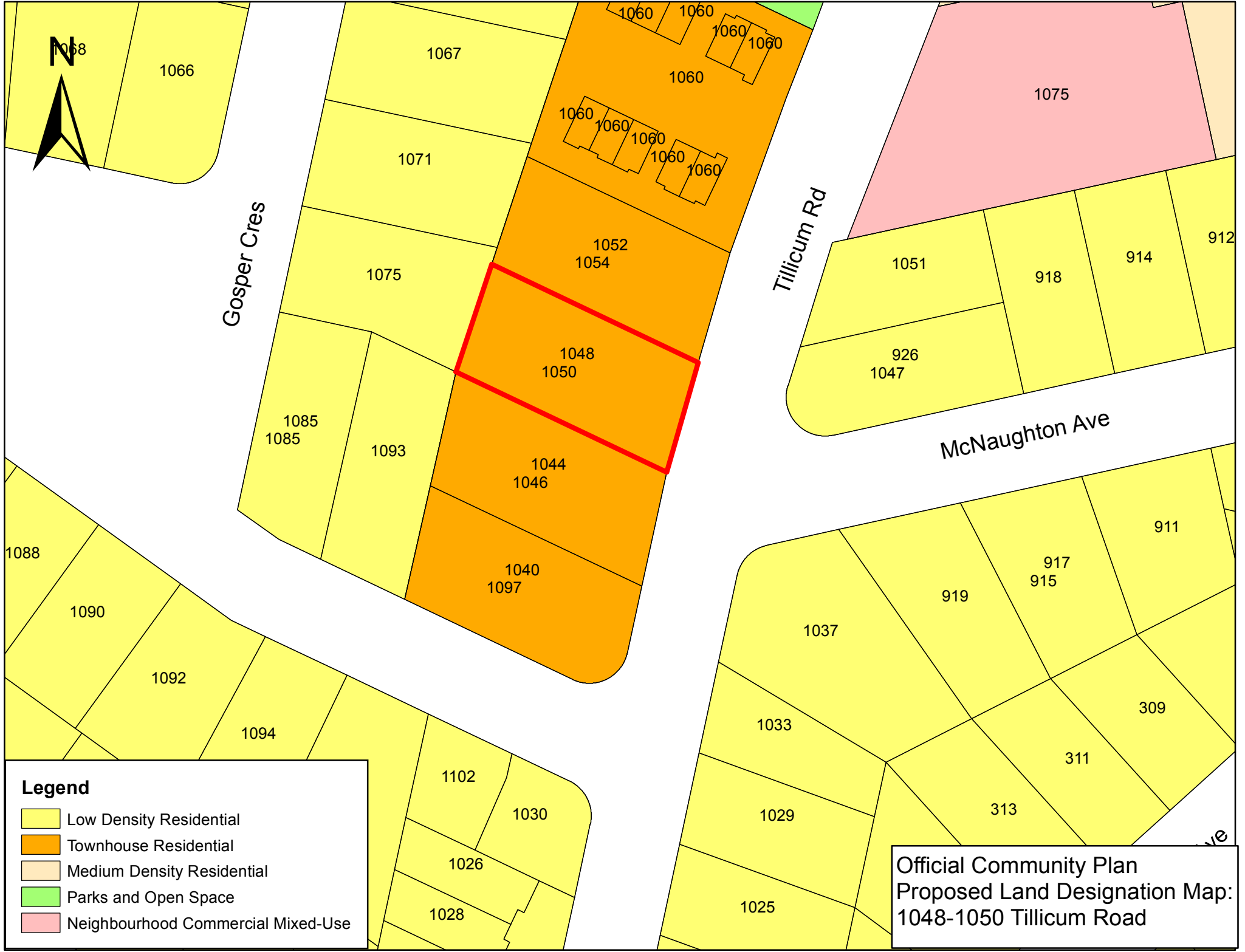
Tillicum Rd



Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- Parks and Open Space
- Neighbourhood Commercial Mixed-Use

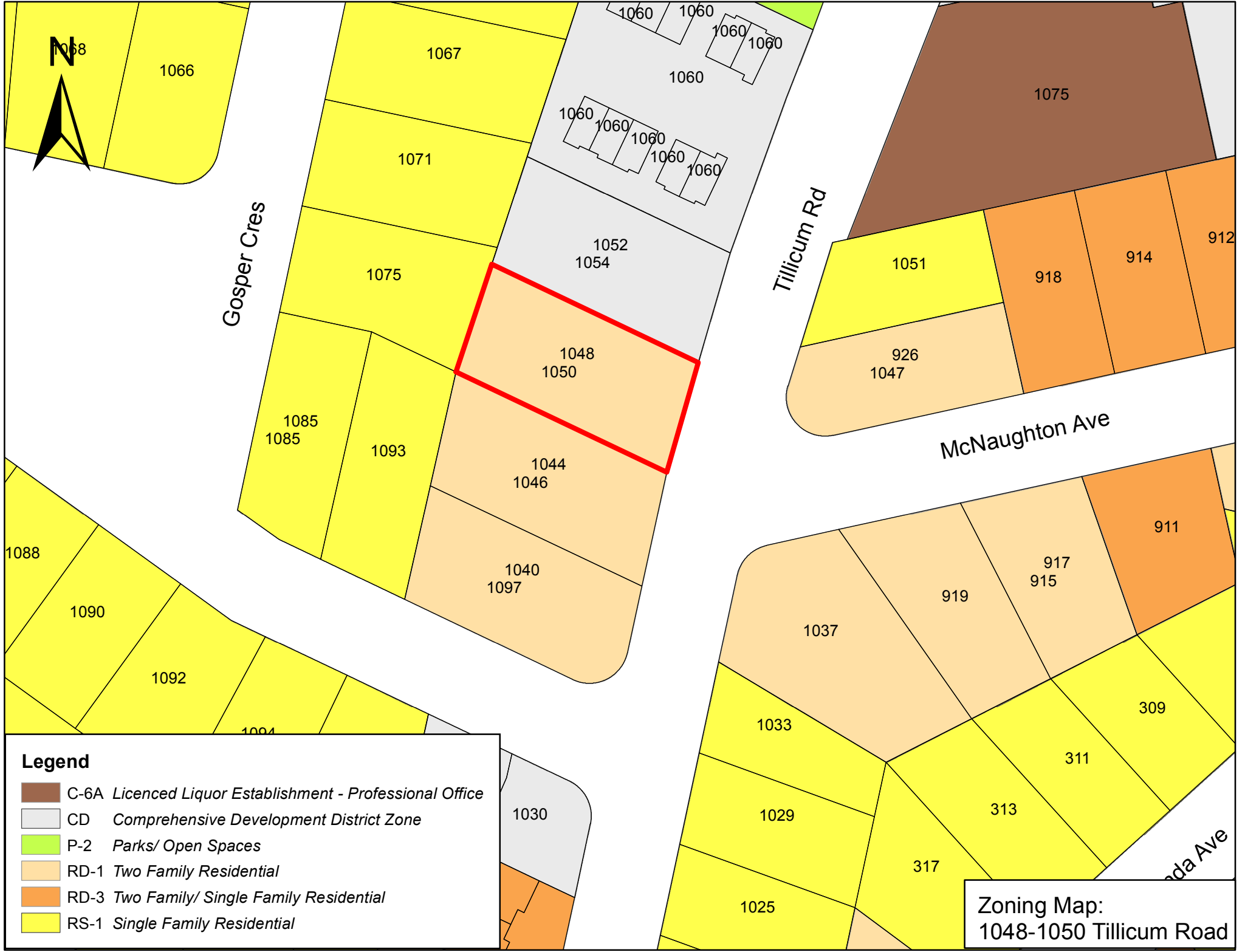
**Official Community Plan
Present Land Designation Map:
1048 -1050 Tillicum Road**



Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- Parks and Open Space
- Neighbourhood Commercial Mixed-Use

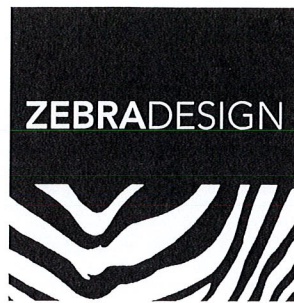
Official Community Plan
 Proposed Land Designation Map:
 1048-1050 Tillicum Road



Legend

	C-6A <i>Licensed Liquor Establishment - Professional Office</i>
	CD <i>Comprehensive Development District Zone</i>
	P-2 <i>Parks/ Open Spaces</i>
	RD-1 <i>Two Family Residential</i>
	RD-3 <i>Two Family/ Single Family Residential</i>
	RS-1 <i>Single Family Residential</i>

Zoning Map:
1048-1050 Tillicum Road



April 30, 2019

Township of Esquimalt
1229 Esquimalt Rd.
Esquimalt BC,
V9A 3P1

Dear Mayor and Council of the Township of Esquimalt, and staff,

This proposal requests re-zoning of an existing two-family lot to multi-unit residential to permit a proposal for 5 townhouses in two buildings. Since the lot is situated in the Enhanced Design Control Residential zone, also known as DPA No.3, an amendment to the OCP is also requested.

We believe the project is highly suited to re-zoning and amendment (for inclusion in the multi unit residential DP area) for the following reasons:

1. The lot is designated for proposed "Townhouse Residential" land use under Schedule B of the OCP (June 25, 2018).
2. The proposal conforms in almost every respect to the Zoning established for the northerly neighbour, zoned "Comprehensive Development District No. 106 [CD No. 106], with the main exceptions of improved rear yard setback (1.35m larger in this proposal, and Floor Area Ratio (this proposal is .67, and the neighbour at 7.0)
3. The lot is situated to make use of existing infrastructure: a major traffic and cycling route and immediate access to Gorge Park is an ideal combination for townhouses. Shopping plazas of course are handily nearby. Bicycle storage throughout the site, as well as set aside in garages and entries, is offered.
4. There is an evolving scenario of high density use along Tillicum Rd., beginning with the apartment complex on the Gorge, the 10 unit townhouse two lots north, and the recent 5 unit townhouse development immediately adjacent, thereby "reflecting the size and scale of adjacent developments" (OCP 23.5.1)

5. The proposal is "designed and sited to minimize visual intrusion into the privacy of surrounding homes." (OCP 23.5.2). The townhouse design is coordinated to avoid direct views into the northerly neighbour s' windows. This is due to the offset of all buildings. In our westerly rear yard, the neighbour's mature hedge, approximately 10' high, assures mutual privacy. Moreover, each sideyard is separated from the neighbours by a proposed 2m high (6.5') fence from the rear yard setback of 6.8 m to the rear of the property. (supports OCP 23.5.4)
6. The proposal is intensively landscaped, and seeks to work with the existing topography by adaptation to the existing gradient, both at the street and the westerly rear yards. It also is integrated with the character of the northerly townhouse, continuing the low rock wall as the first of two tiers.(OCP 23.5.4 and 23.5.4)
7. The proposal further conforms to the remaining OCP guidelines , and particularly the following :
 - OCP 23.5.10 (offset of townhouses restricted to 50% of common wall)
 - OCP 23.5.11 and 23.5.17 (site lighting for safety, glare reduction, and light pollution).
 - OCP 23.5.15 (raised main level due to natural gradient of site above the sidewalk)
 - OCP 23.5.16 (use of indigenous and adaptive plant species).
8. The garages are entirely screened from the street, the drive aisle being parallel to Tillicum, and behind the building facing the street. (supports OCP 23.5.5)
9. The design integrates well with the adjacent townhouse project, and employs similar massing as well as a similar landscaping scheme which, by contrast, consists of a single gradient to the retaining wall at the sidewalk. The existing retaining wall is being replaced with a stone retaining wall which is a continuation of the low stone walls of the two properties adjacent. At the same time, we have employed a dramatically contrasting colour and materials palette.

We believe that for these reasons, the project warrants serious consideration for amendment and re-zoning. We have worked closely and in consultation with Esquimalt planning staff and appreciate their assistance. Thank you for your kind consideration of this proposal and trust the above as sufficient for advancement.

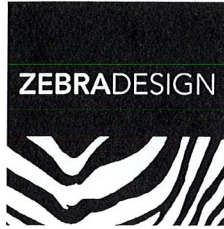
Sincerely,



Rus Collins

ZEBRA DESIGN & INTERIORS GROUP INC. • 1161 NEWPORT AVENUE, VICTORIA BC V8S 5E6
PHONE: (250) 360-2144 FAX: (250) 360-2115

Email: info@zebragroup.ca Website: www.zebragroup.ca



April 30, 2019

The Corporation of the Township of Esquimalt
Municipal Hall - 1229 Esquimalt Road
Victoria, B.C. V9A 3P1

**Re: 1048 and 1050 Tillicum Road,
OCP Amendment and Rezoning for new duplex and triplex townhomes.**

Attn: Planning Department and Development Services, Esquimalt

The proposed residential duplex and triplex project for Andrew Mills at 1048 and 1050 Tillicum Road will strive to incorporate 'Green Initiatives' in an effort to increase energy efficiency, improve indoor air quality and reduce the impact of construction on our environment.

Green Building standards are a desirable objective for the homeowners, as are energy efficiency, water conservation and management measures, reduction of storm and sewer infiltration, protecting and enhancing landscaping, air quality optimization, reuse and recycling of materials and resources, and increasing sustainable transportation modes.

While all the relevant items on Esquimalt's Green Building Checklist will be evaluated and contemplated for adoption by the property owners, at this point in time, prior to hiring a builder and doing all related costing they are not able to know just to what extent their project will follow the checklist. However the following list contains (but does not limit) items the property owner is considering employing:

Operational Systems:

- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3" (75mm) thermal run from mechanical room to attic
- Energy efficient light bulbs
- Use of air tight contact insulation on recessed lights to prevent air leakage
- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- On demand hot water system

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings
- High performance building envelope materials

Interior and Exterior Finishes:

- Entry doors manufactured from natural materials (wood, metal and glass)
- Natural cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)
- Highest quality interior and exterior materials as can be budgeted, for durability

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install into new duplex a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing home to be deconstructed and recycled as much as possible

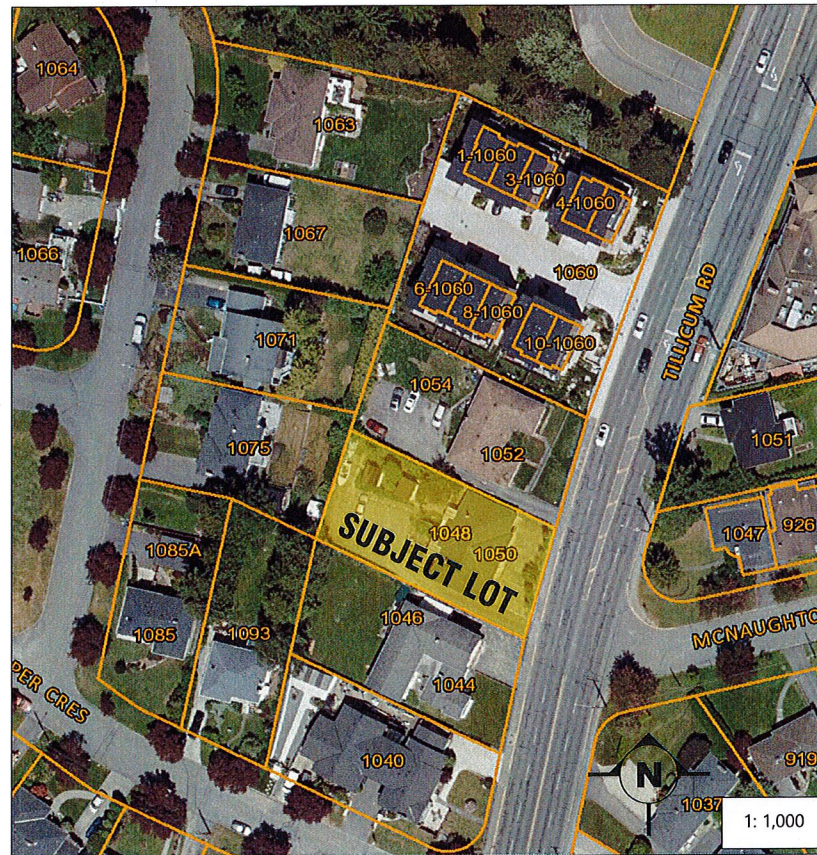
Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Utilize swales and permeable paving for storm water management

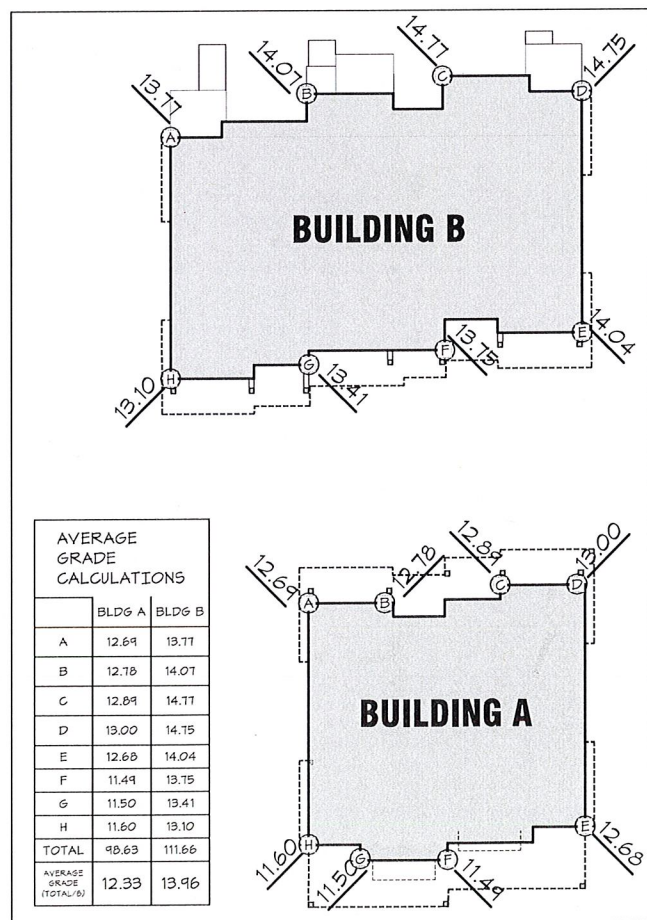
Thank you for your consideration of our application.

Sincerely,

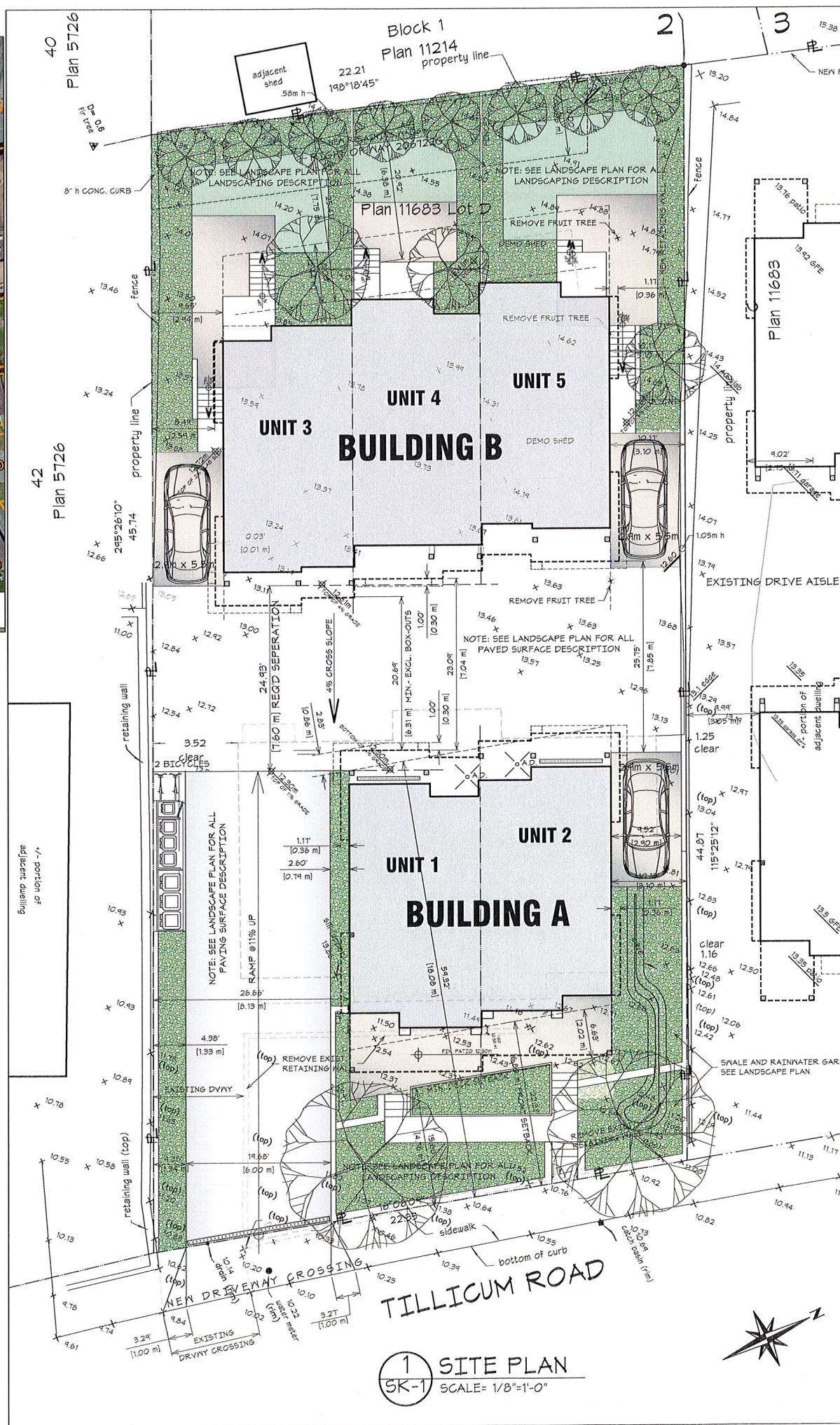
David Yamamoto
per Andrew Mills (property owner)



2 CONTEXT PLAN
SK-1 SCALE= NTS



3 ELEVATIONS FOR AVERAGE GRADE
SK-1 SCALE= NTS



1 SITE PLAN
SK-1 SCALE= 1/8"=1'-0"

PROJECT DATA

LEGAL DESCRIPTION
LOT D, SECTION D,
ESQUIMALT DISTRICT, PLAN 11683

CURRENT ADDRESS
1048 TILlicUM ROAD

ZONING
CURRENT ZONE: RD-1 (TWO-FAMILY)
PROPOSED ZONE: CD

SITE AREA
998.9 m² (10,752 sf) PER SURVEY

NO. OF UNITS
5 (FIVE)

TOTAL COVERAGE =
1573.5+2140.2/10752 = 34.54%

BLDG. A COV. 146.18 m² (1573.5 sf)
BLDG. B COV. 198.83 m² (2140.2 sf)
TOTAL COV. 345.01 m² (3713.7 sf)

FLOOR AREA
BUILDING A
UPPER 109.75 m² (1181.4 sf)
MAIN 107.03 m² (1152.1 sf)
GROUND 48.43 m² (521.3 sf)
TOTAL 265.22 m² (2854.8 sf)

FLOOR AREA
BUILDING B
UPPER 162.58 m² (1750.5 sf)
MAIN 160.59 m² (1728.6 sf)
GROUND 76.19 m² (820.1 sf)
TOTAL 399.36 m² (4299.2 sf)

BUILDING HEIGHT

BUILDING A
AVERAGE GRADE= 12.33m
BUILDING HEIGHT = 9.27m (30.41')

BUILDING B
AVERAGE GRADE= 13.96m
BUILDING HEIGHT= 1.93m (6.33')

NET INTERIOR
FLOOR AREA BLDGS. A & B =
265.22 m² + 399.36 m² = 664.58 m²
(2854.8+4299.2 = 7154.0 sf)

FAR = 7154.0/10,752 = .665

PARKING COVERED 5 STALLS
VISITOR 3 STALLS
TOTAL: 8 STALLS

SETBACKS BUILDING A

SETBACK TYPE	COMPARE CD-106	PROPOSED
FRONT @ STREET	6.8 m 22.31'	6.80 m 22.31' MIN. @ NE CORNER OF UNIT 1
PERMITTED REDUCTION OF FRONT YARD FOR EXT. DECKS	2.5m 8.20'	2.02m 6.63'
SEPARATION TO BLDG. B AT GRADE	7.6 m 24.93'	7.6 m 24.93'
SIDE NORTH	2.9 m 9.51' (-.36m TO CANTILEVER)	3.10 m 10.18' (-.36 m TO CANTILEVER)
SIDE SOUTH	7.8 m 25.6' (-.36 m TO CANTILEVER)	8.13 m 26.66' (-.36 m TO CANTILEVER)

SETBACKS BUILDING B

SETBACK TYPE	COMPARE CD-89	PROPOSED
REAR	6.4m 21.0'	1.75 m 5.74'
PERMITTED REDUCTION OF REAR YARD FOR EXT. DECKS	2.5m 8.20'	2.44m 7.99'
SEPARATION TO BLDG. B AT GRADE	7.6m 24.93'	7.6 m 24.93'
SIDE NORTH	3.0 m 9.8' (-.36 m TO CANTILEVER)	3.10 m (10.17') (-.36 m @CANTILEVER)
SIDE SOUTH	2.9 m 9.5' (-.36 m TO CANTILEVER)	2.94 m (9.65') (-.36 m @ CANTILEVER)

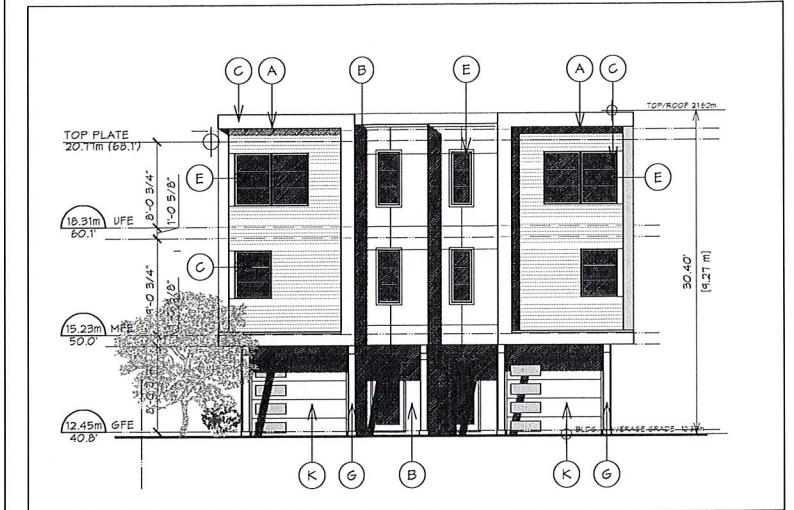
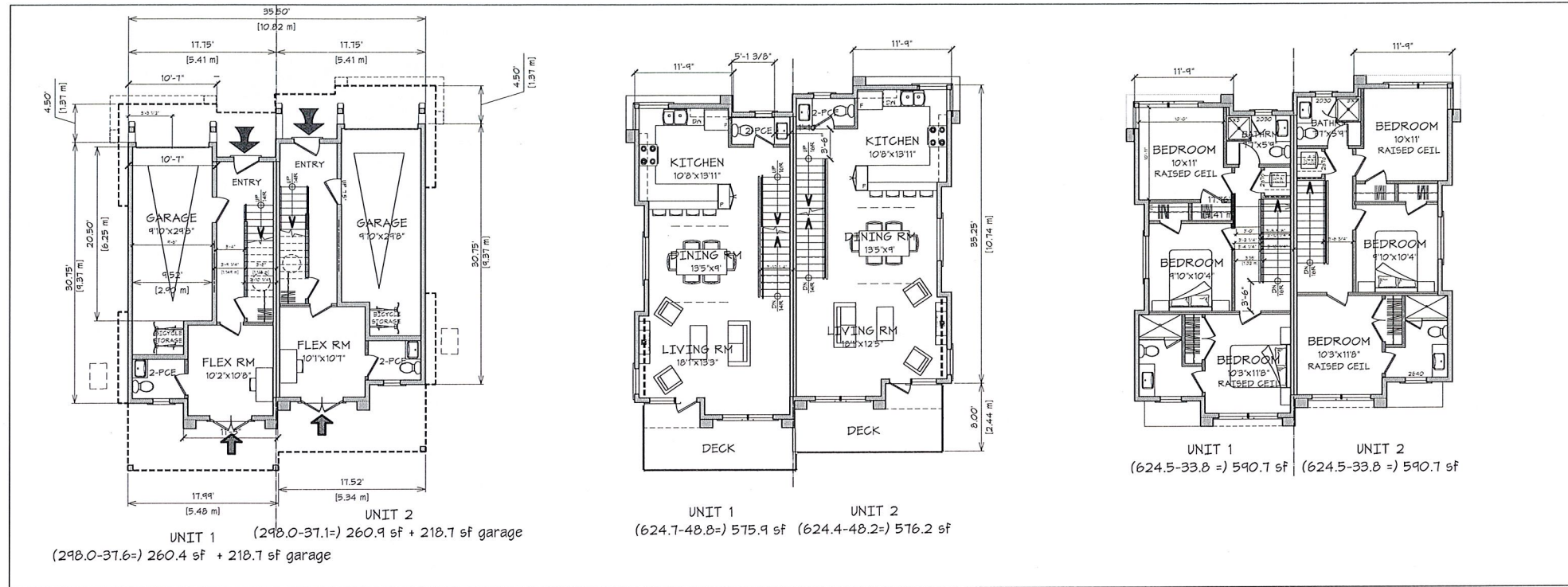
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19



SITE PLAN & PROJECT DATA
PROPOSED REZONING AT
1048-1050 TILlicUM RD.
ESQUIMALT B.C.

05.07.19
SCALE = 1/8"=1'-0"



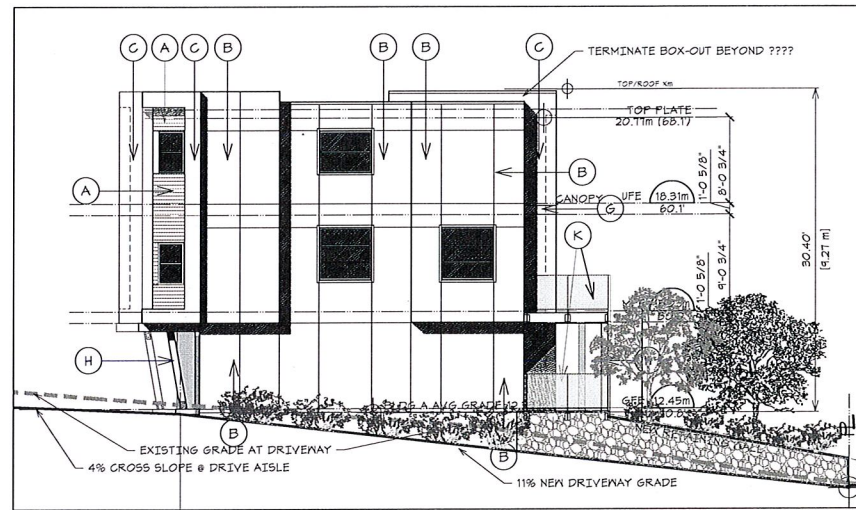


1 GROUND FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 47.50 sm + garages

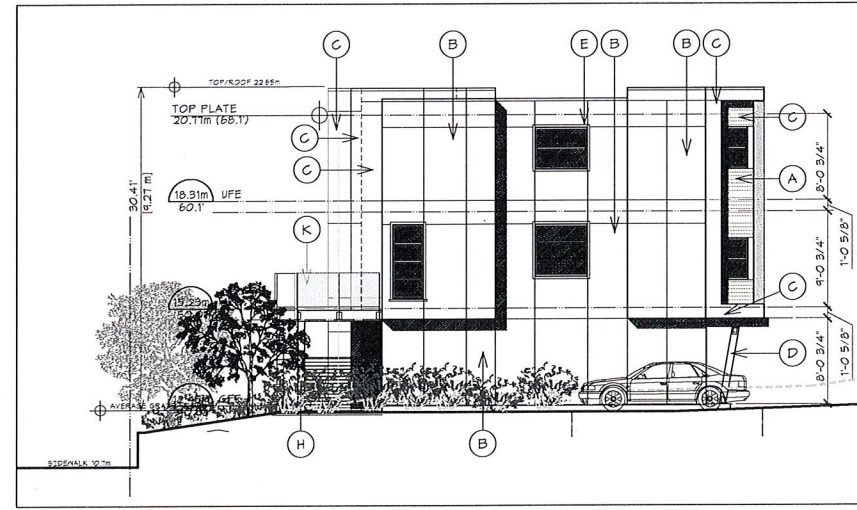
2 MAIN FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 107.03 sm

3 UPPER FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 109.75 sm

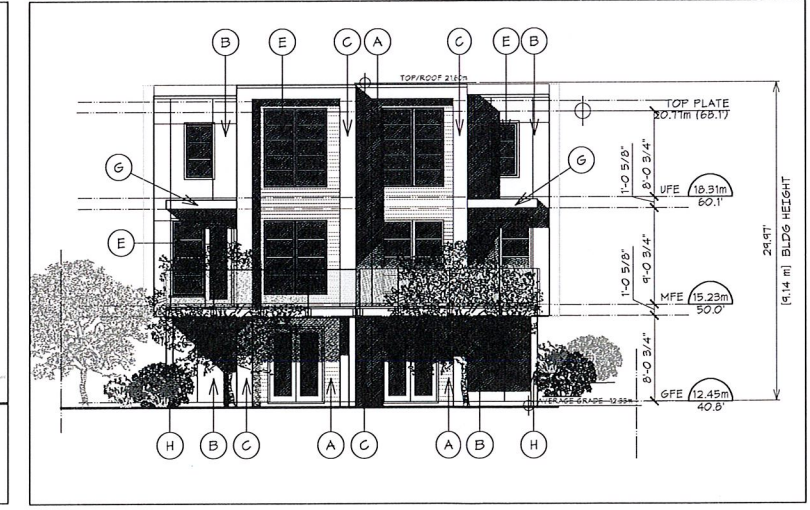
4 WEST ELEVATION
SK-2 SCALE= 1/8"=1'-0"



5 SOUTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"



6 NORTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"



7 EAST ELEVATION
SK-2 SCALE= 1/8"=1'-0"

BUILDING A
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1048-1050 TILlicUM RD.
ESQUIMALT B.C.

05.07.19
SCALE = 1/8"=1'-0"

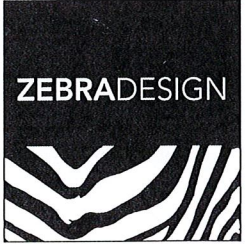


FINISH SCHEDULE

A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS c/w REVEALS
C	PREFINMTL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE & GANT'D BEAM
E	WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	2.5" w WINDOW/DR TRIM @ CEMENT. PANELS
G	1x10 FASCIA ON PROJECTING CANOPY
H	8x8 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w. WINDOWS

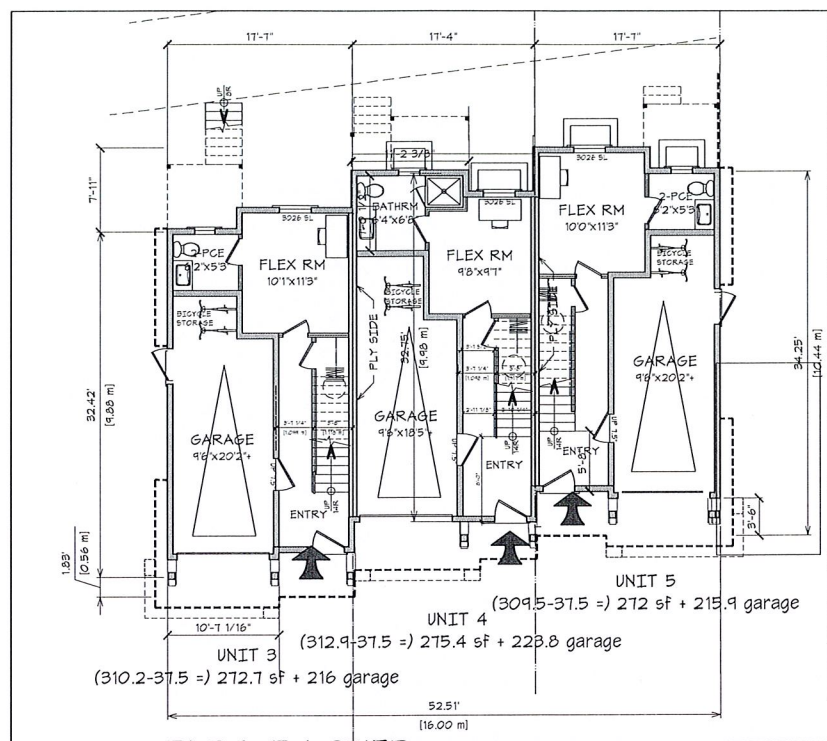
REVISIONS & ISSUES

REV.	DESCRIPTION	DATE
A	REZONING APPLICATION	05.07.19

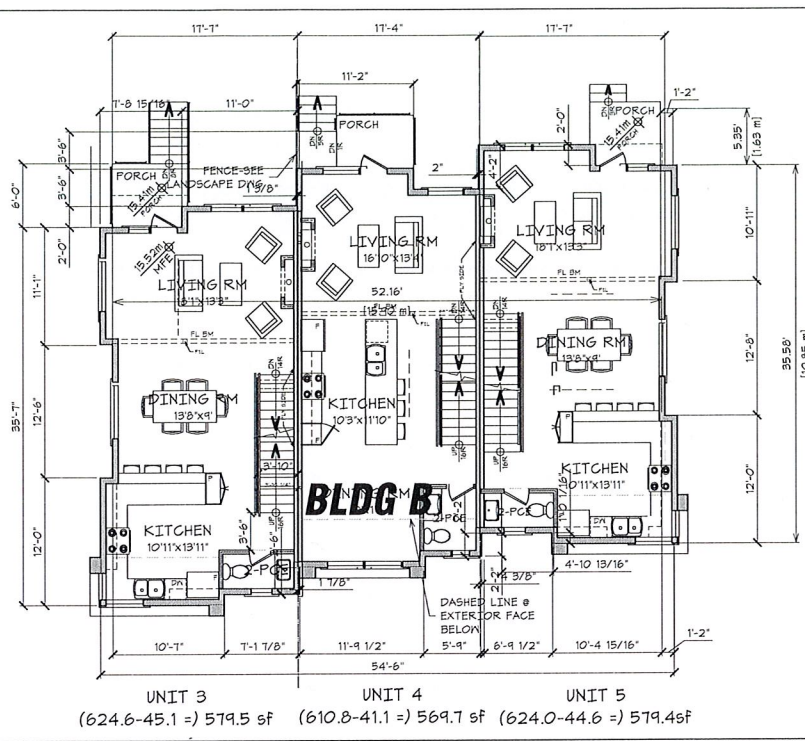


SK-2

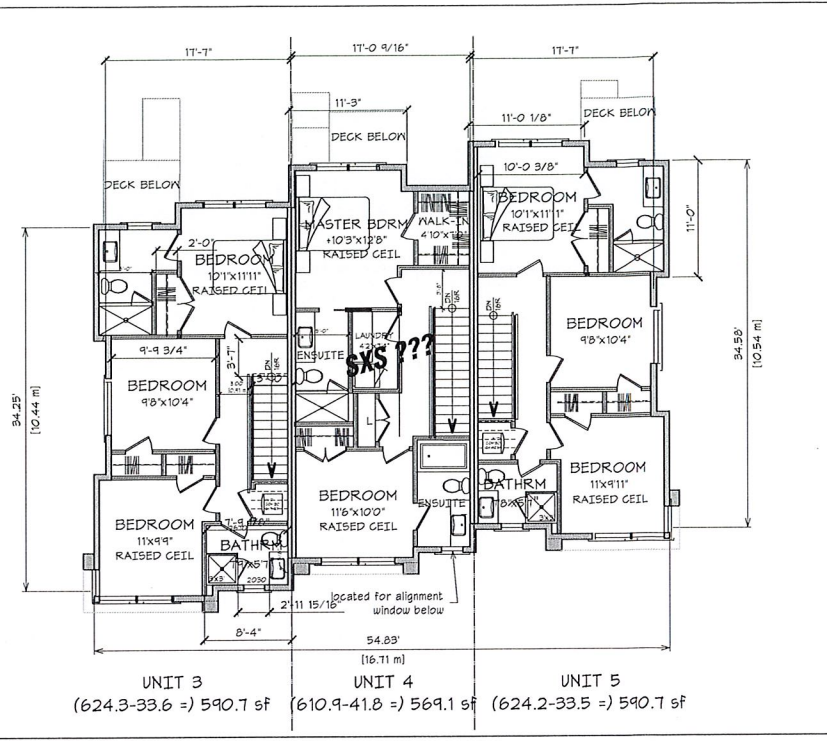
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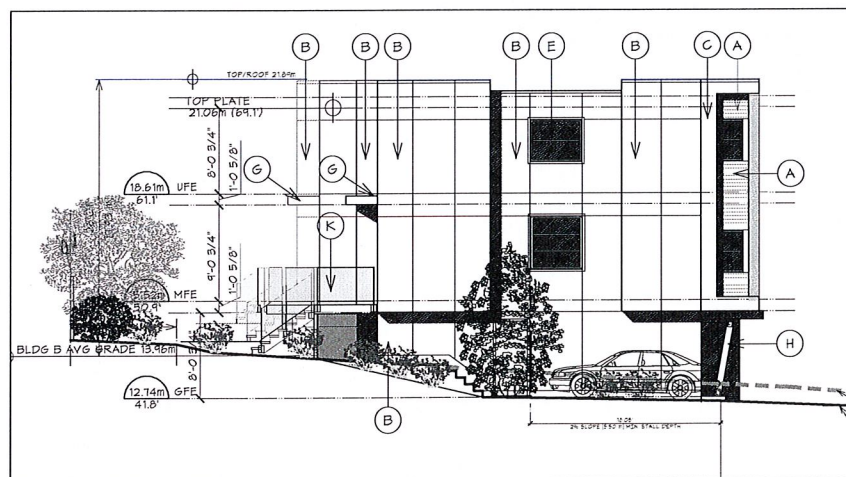
1 GROUND FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 66.225m + garages



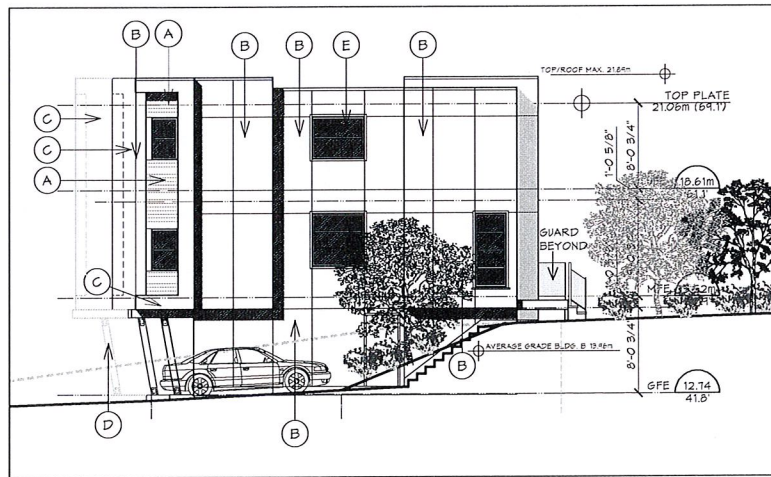
2 MAIN FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 159.52 sqm



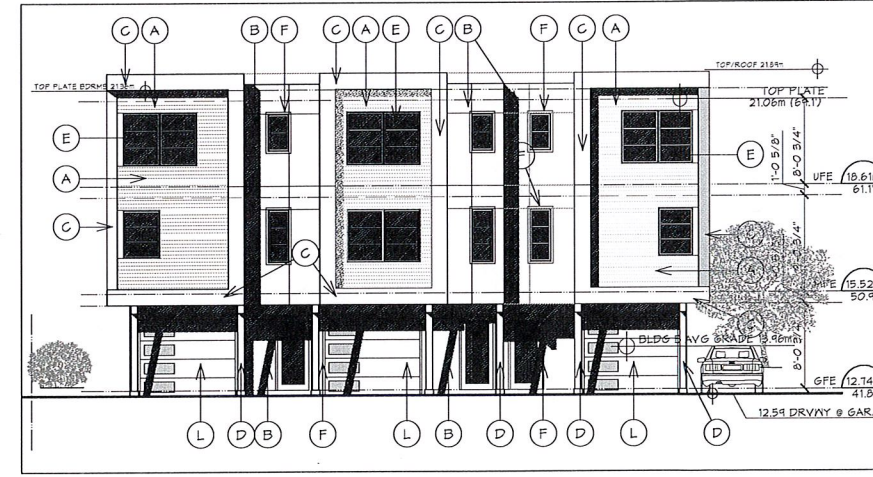
3 UPPER FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 162.58 sqm



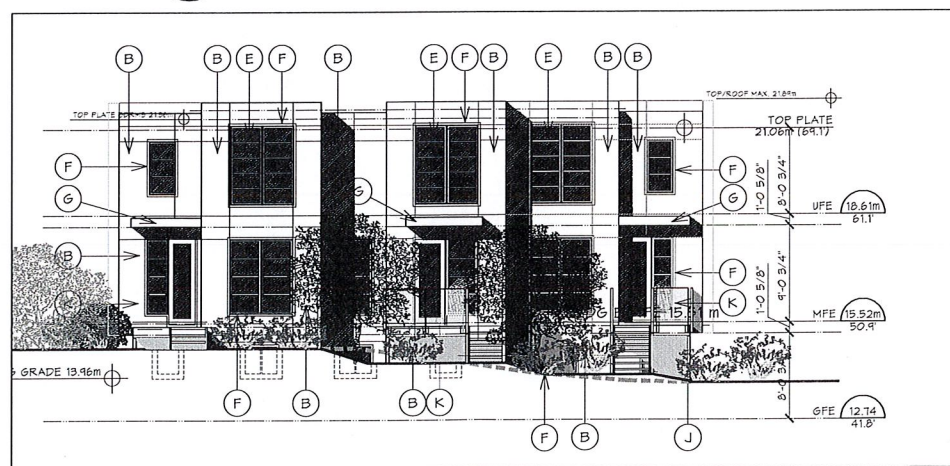
4 SOUTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



5 NORTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



6 EAST ELEVATION
SK-3 SCALE= 1/8"=1'-0"



7 WEST ELEVATION
SK-3 SCALE= 1/8"=1'-0"

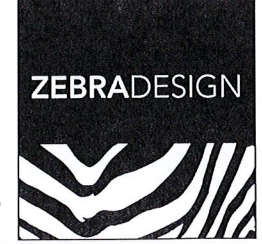


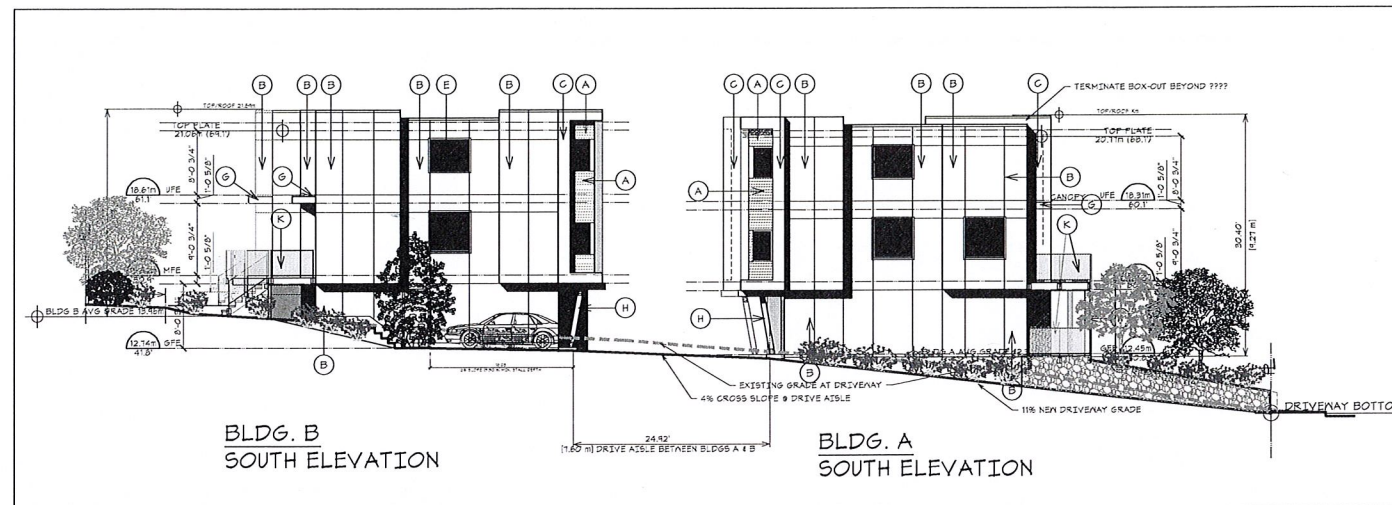
BUILDING B
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1048-1050 TILlicUM RD.
ESQUIMALT B.C

05.07.19
SCALE = 1/8"=1'-0"

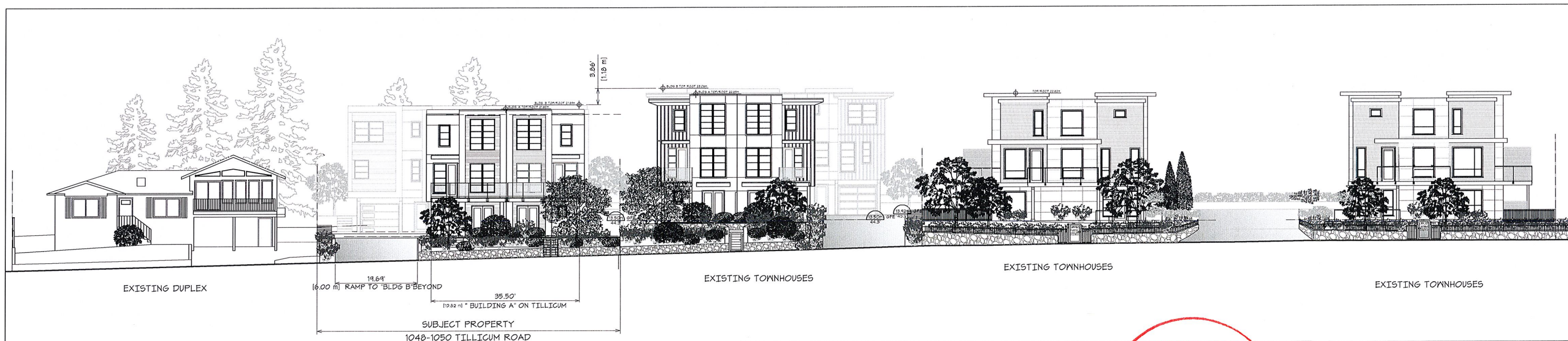
FINISH SCHEDULE	
A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS c/w REVEALS
C	PREFIN.MTL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE & CANT'D BEAM
E	WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	2 1/2" w WINDOW/DR TRIM @ CEMENT. PANELS
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J	4x4 TIMBER POSTS
K	PRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w. WINDOWS

REV	DESCRIPTION	DATE
A	REZONING APPLICATION	05.07.19





1 SECTION AT ACCESS DRIVE
SK-4 SCALE= 3/32"=1'-0"



2 STREETScape at TILLICUM RD.
SK-4 SCALE= 3/32"=1'-0"

STREETScape & SITE SECTION
PROPOSED REZONING AT
1048-1050 TILLICUM RD.
ESQUIMALT B.C. SCALE = 3/32"=1'-0"



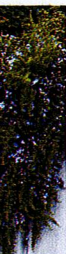
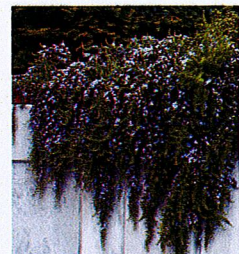
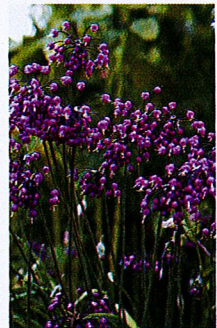
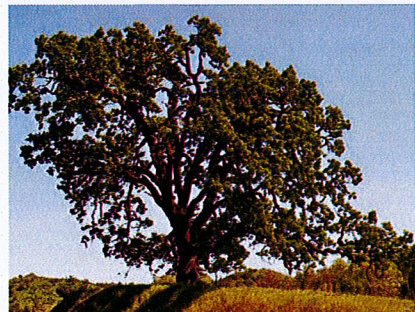
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	09-01-19



SK-4

LANDSCAPE CONCEPT PLAN

MOUNDED GARDEN BEDS WILL ADDRESS CHANGES IN GRADE



8X POPULUS TREMULA 'ERECTA'

WOODEN FENCES TO RIGHT OF WAY STAINED BLACK. HEIGHT AT 1800MM

IX CORNUS 'EDDIES WHITE WONDER'

EXISTING FENCE

BACK YARD FENCING

BICYCLE STORAGE

WALKING PATH SAME GRADE AS DRIVEWAY WITH DIFFERENT PAVING PATTERN

REFUSE AREA ENCLOSED WITH BLACK METAL GATES AND FENCING. 48" HEIGHT EACH STALL WILL STEP WITH GRADE

PLANTED DRAINAGE SWALE

PLANTED SWALE

BLAST ROCK WALL TOP OF WALL AT PATIO GRADE BOTTOM OF WALL AT NATURAL GRADE

RAISED STEEL PLANTER BED 37.5" HIGH AT BOTTOM, TOP AT PATIO GRADE

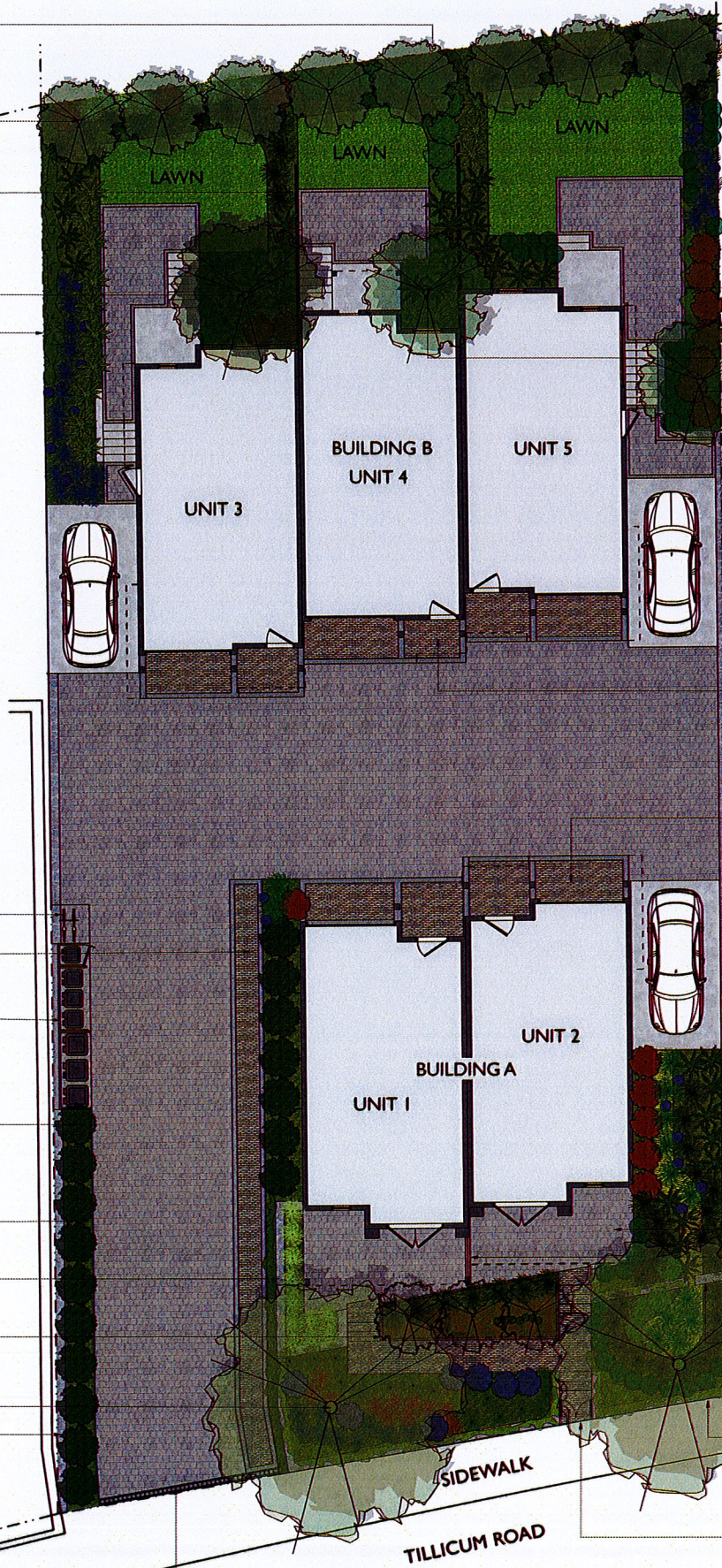
2X QUERCUS GARRYANA

BLAST ROCK WALL WILL STEP UP WITH GRADE TO RETAIN NEIGHBOURING SITE

PROPERTY LINE

PLANTED RAIN SWALE

DECORATIVE TRENCH DRAIN



UNIT B PATIOS WILL BE UNIT PAVERS

IX ACER CIRCINATUM

BLAST WALL AT APPROX. 6' WITH 42" BLACK METAL FENCE

PERIMETER CONCRETE RETAINING WALL WILL STEP UP WITH GRADE 42" METAL FENCE ON WALL WHERE HEIGHT IS GREATER THAN 24"

GARAGE AND ENTRY PAVING PATTERN

STEEL PLANTERS

GARAGE AND ENTRY PAVING PATTERN

STEEL GATE WITH BLACK INLAY AND BLACK METAL FENCING

SWALE WILL TAKE EXCESS WATER FROM P PARKING AREA TO GARDENS AND CUT THROUGH STONE WALL

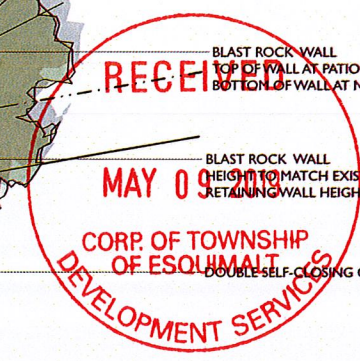
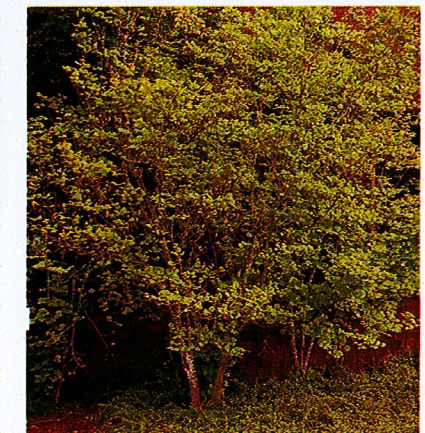
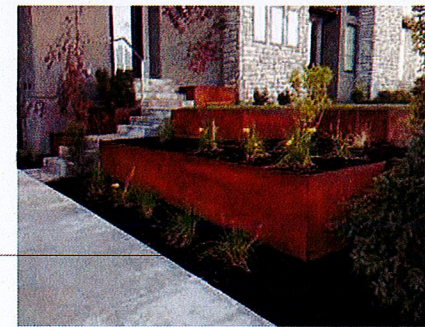
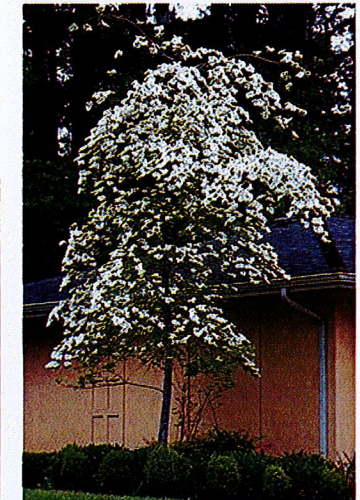
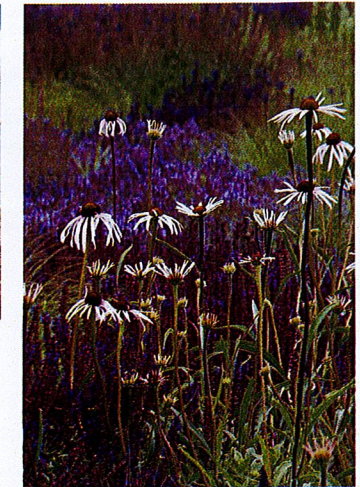
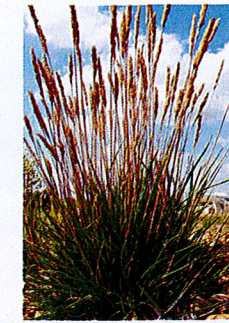
UNIT PAVER PATIOS

1800MM PRIVACY SCREEN

BLAST ROCK WALL TOP OF WALL AT PATIO GRADE BOTTOM OF WALL AT NATURAL GRADE

BLAST ROCK WALL HEIGHT TO MATCH EXISTING RETAINING WALL HEIGHT

DOUBLE SELF-CLOSING GATE

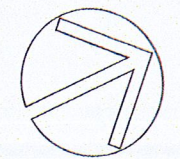


Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE ##
LANDSCAPE PLAN for ANDREW MILLS
1048-1050 TILlicUM ROAD, ESQUIMALT, BC

PAGE TITLE ##
LANDSCAPE CONCEPT PLAN

DATE ## MAY 7, 2019 ## SCALE ## 1:96



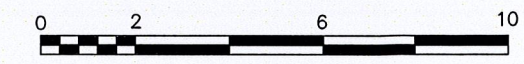
Civic address: 1048 Tillicum Road
 Victoria, B.C.
 Parcel Identifier Number 005-010-390

B.C. Land Surveyor's
Sketch Plan of:

Proposed building locations on
 Lot D, Section 10, Esquimalt
 District, Plan 11683

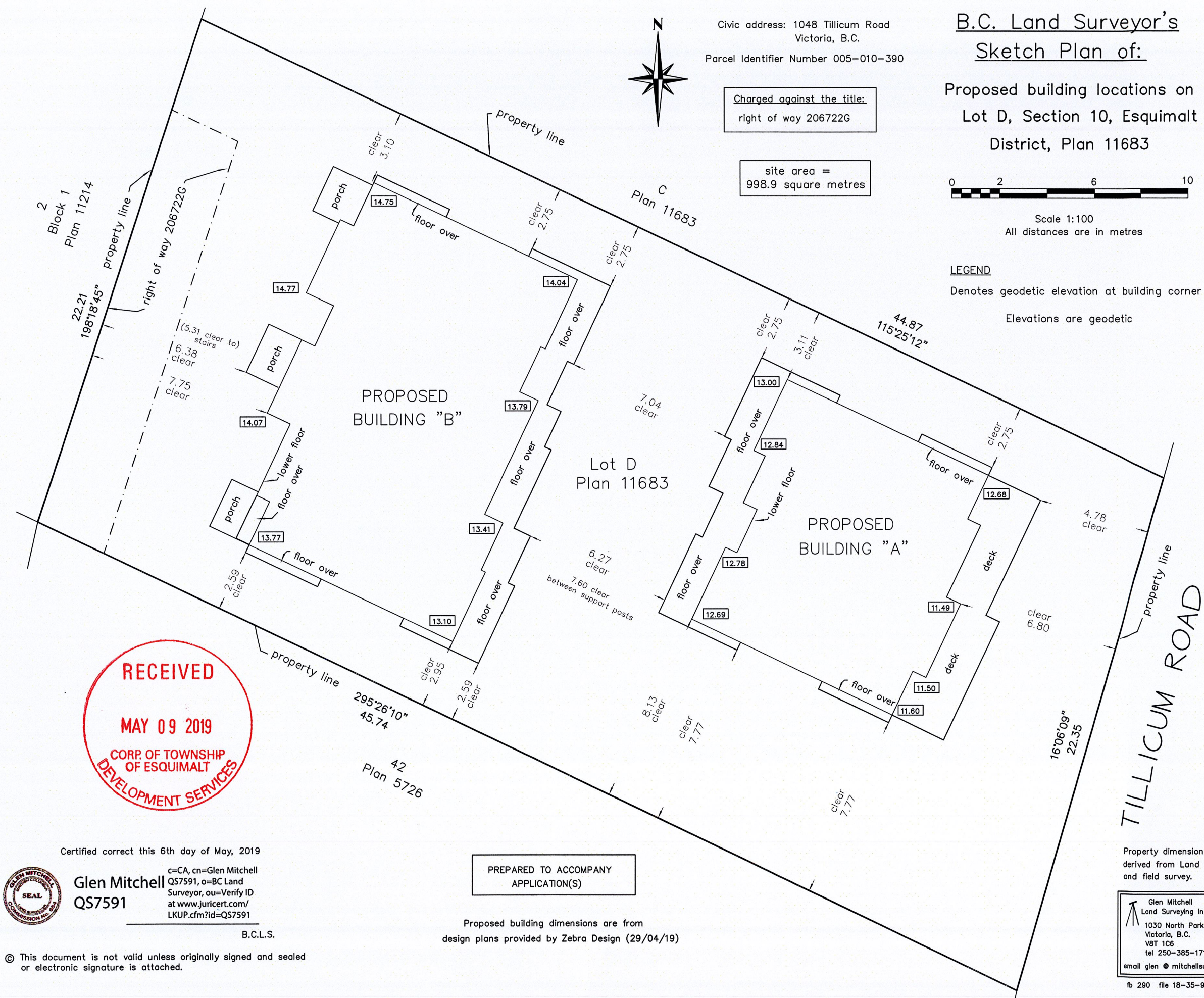
Charged against the title:
 right of way 206722G

site area =
 998.9 square metres



Scale 1:100
 All distances are in metres

LEGEND 0.00
 Denotes geodetic elevation at building corner
 Elevations are geodetic



Glen Mitchell
 QS7591
 c=CA, cn=Glen Mitchell
 QS7591, o=BC Land
 Surveyor, ou=Verify ID
 at www.juricert.com/
 LKUP.cfm?id=QS7591

B.C.L.S.

PREPARED TO ACCOMPANY
 APPLICATION(S)

Proposed building dimensions are from
 design plans provided by Zebra Design (29/04/19)

Property dimensions are
 derived from Land Title Plans
 and field survey.

Glen Mitchell
 Land Surveying Inc.
 1030 North Park Street
 Victoria, B.C.
 V8T 1C6
 tel 250-385-1712
 email glen @ mitchellsurvey.ca

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 or electronic signature is attached.