



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Staff Report

File #:20-135

REQUEST FOR DECISION

DATE: March 10, 2020

Report No. DEV-20-019

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Rezoning Application -1048 Tillicum Road

RECOMMENDATION:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994, attached as Appendix A to Staff Report DEV-20-019, which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683], shown cross-hatched on Schedule 'A' of Bylaw No. 2994, from Two Family Residential [RD-1] to Comprehensive Development District No. 132 [CD. No. 132], be given first and second reading; and
2. That Council authorizes the Corporate Officer to schedule a public hearing for Zoning Bylaw 1992, No. 2050, Amendment Bylaw No. 2994, and to advertise for same in the local newspaper.
3. That, as the applicant wishes to assure Council that uses and development will be restricted and amenities provided as identified in Staff Report DEV-20-019, the applicant has voluntarily agreed to register a Section 219 Covenant on the title of 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683] in favour of the Township of Esquimalt providing the lands shall not be subdivided, built upon or used (as appropriate to the requirement, as drafted by the Township's solicitor at the applicant's expense) in the absence of all of the following:
 - The existing buildings will only be used for their current uses prior to demolition,
 - The number of dwelling units in the new development will remain at no more than five [5] units, as stated in Bylaw No. 2994,
 - Three (3) visitor parking spaces will be provided and remain as illustrated in the Site Plan, SK-1, attached in Appendix D of Staff Report DEV-20-019,
 - Installation of an electric vehicle charging station in each of the five [5] private garages and at each of the three [3] visitor parking spaces,
 - Installation of screening around the garbage and recycling area,
 - Installation of two visitor bicycle lockups within the parking area, and
 - A constraint on the future strata corporation that the rental of the units will not be restricted.

To this end, Council direct staff and legal counsel for the Township to coordinate with the property owner to ensure a Section 219 Covenant addressing the aforementioned issues is registered against the property title, in priority to all financial encumbrances, prior to returning Amendment Bylaw No. 2994 to Council for consideration of adoption].

RELEVANT POLICY:

Declaration of a Climate Emergency

Local Government Act

Official Community Plan Bylaw, 2018, No. 2922

Zoning Bylaw, 1992, No. 2050

Parking Bylaw, 1992, No. 2011

Development Application Procedures and Fees Bylaw, No. 2791, 2012

Advisory Planning Commission Bylaw, 2012, No. 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

STRATEGIC RELEVANCE:

This Request for Decision does not directly relate to a specific strategic objective.

BACKGROUND:

Appendix A: Bylaw No. 2994 - Zoning Amendment [CD132] - 1048 Tillicum Road

Appendix B: Site Plan, Air photo, OCP Designation & Zoning maps, RM-3 zone

Appendix C: Applicant's Narrative and Green Features List

Appendix D: Architectural Drawings, Shadow Study, BCLS, Landscape Plan

Appendix E: Transportation Planner - Left Turn Access Review

Appendix F: Community Open House package

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.

File #:20-135

Context

Applicant: Zebra Design [David Yamamoto]
Owner: 1175902 BC Ltd., Inc. No. BC1175902 [Andrew Mills]

Property Size: Metric: 998 m² Imperial: 10,742 ft²
Existing Land Use: Two Family Dwelling

Surrounding Land Uses:

North: 5 Townhouses/ Esquimalt Gorge Park
South: Two Family Residential
West: Single Family Residential
East: Single Family Residential/ Two Family Residential

Existing Zoning: RD-1 Two Family Dwelling
Proposed Zoning: CD-132 [Comprehensive Development District No. 132]

Existing OCP Designation: Low Density Residential
Proposed OCP Designation: Townhouse Residential [no change required]

Zoning and Parking

In keeping with other recent townhouse projects, the proposed Comprehensive Development District zone would contain the following uses: townhouse residential, two family residential, home occupation, and boarding.

The following table compares the floor area ratio, lot coverage, setbacks, height, and parking of this proposal with the requirements of the High Density Townhouse Residential Zone [RM-3].

	RM-3 (Multiple Family Townhouse)	Proposed CD-132 Zone 1048 Tillicum Road (5 Townhouse Units)
Minimum Unit Size	75 m ²	130 m ²
Floor Area Ratio	0.60	0.68
Lot Coverage	25%	35%
Setbacks		
• Front	7.5 m	6.8 m [4.7 m to decks]
• Rear	7.5 m	7.7 m [4.7 m to stairs]
• Side [Northeast]	4.5 m	3.0 m [2.65 m to cantilever]
• Side [Southwest]	4.5 m	2.9 m [2.55 m to cantilever]
• Building Separation	N/A	7.6 m [6.2 m to cantilever]
Building Height	9.0 m	9.9 m/ 8.5 m
Off Street Parking	10 spaces	8 spaces [3 Visitor]

Floor Area Ratio: FAR measures livable space in ratio to the size of the lot on which a building sits. The combined F.A.R of this proposal is 0.68 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 in areas designated for Townhouse Residential. This proposed density delivers five units, four - 3 bedroom and den units and one - 2 bedroom and den unit.

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. Notwithstanding this divergence from the RM-3 zone, recent Townhouse Residential projects considered by Council have Lot Coverage in excess of 30%.

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 northeastern side setback is reduced from 4.5m to 2.6m to the overhang of the principal building while the southwestern 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 4.7m to the base of the closest stairs accessing the second storey decks but exceeds the 7.5m setback to the foundation of the building. The separation between the buildings is maintained at 7.6 metres on the ground floor but reduces to 6.2 metres when the cantilevered portions of the upper floor of both buildings is considered. 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.

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 the two unit building measure 9.9 metres, greater than the established standard while the three unit building measures 8.5 metres, less than the established maximum height. The height of the two unit building is a by-product of the revised grading plan for the site that better ties the lands into the neighbouring site to the north. This change to grading results in fewer, and lower retaining structures being required in the development. Building A (two unit building) remains lower in overall height than the neighbouring building to the north thereby maintaining a consistent appearance on the south sloping street as detailed in Appendix D.

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 for a five unit development. Staff will be working with the applicant to ensure these spaces are secured as visitor parking spaces and cannot be dedicated to any one unit for exclusive use.

The maneuvering aisle meets the required minimum width of 7.6 metres and has been graded to ensure adequate access is provided to allow the Esquimalt Fire Department to park their apparatus on the property, off Tillicum Road.

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.

11.3 Cycling - 11.3.2 New Development

Objective: To encourage the inclusion of bicycle facilities in new developments.

- Policy - Encourage developers to provide a variety of end of trip facilities for active transportation.
- Policy - Encourage bike lockers in multi-unit residential and commercial/ commercial mixed-

use developments.

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.
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:

10. Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).

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.

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.

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:

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.

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.

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.

Comments from Other Departments:

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

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.

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. *[The applicant responded to this requirement, amending the First 9.14m of the driveway to an 8% slope].*

Parks Services: Protect trees on neighbouring properties as per Tree Protection Bylaw. Apply for all tree removals through Parks Services.

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 recommends 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. *[The applicant responded to this requirement by providing a review of the site access from Tillicum Road prepared by Bunt and Associates Transportation Planning and Engineering attached hereto as Appendix E].*

Recommendation from the Advisory Planning Commission [APC]

This application was considered at the regular meeting of the APC held on Tuesday, June 18, 2019. The APC members supported this application and made the following recommendation:

The Esquimalt Advisory Planning Commission [APC] recommends for approval 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.

Note: The applicant responded to comments of the APC members by adding trees to the southern lot line, raising the dining room windows on the south elevation of Building A and raising all three main floor windows on Building B. The applicant also commissioned a review of the left turn into the development from Tillicum Road which recommends no action is required [Appendix E]. Public Works staff reviewed the proposed design for the area south of Building B and have no concerns regarding access to local services.

Recommendation from the Design Review Committee [DRC]

This application was considered at the regular meeting of the DRC held on July 10, 2019. The DRC members supported this application and made the following recommendation:

The Esquimalt Design Review Committee [DRC] recommends for approval with the following conditions:

1. That the applicant commission a traffic study completed by a qualified professional to identify for potential issues and the risk related to the unrestricted left turn access to and from Tillicum Road.
2. That the applicant increases the side yard setback to be consistent with the RM-3 Zone in order to provide and eliminate the issues of overlook between the existing townhomes to the north.
3. That a screening component within the zone similar to the neighboring property be

included.

To reflect the evolving nature of the proposed development and evolving context of Tillicum Road. Carried (1 Opposed).

Note: The applicant responded to the comments of the DRC members by commissioning a review of the left turn into the development from Tillicum Road which recommends no action is required [Appendix E]. The applicant has raised main floor windows on the southern elevation of both Building A and Building B and proposes the installation of trees on the southern lot line and across the entire rear lot line.

Timeline

May 9, 2019 - Rezoning application received.

June 18, 2019 - Advisory Planning Commission provides a recommendation.

July 10, 2019 - Design Review Committee provides a recommendation.

August 30, 2019 - Revised Drawings provided detailing changes resulting from APC and DRC comments.

February 13, 2020 - Revised Drawings provided detailing changes resulting from an amended grading plan for the site.

March 10, 2020 - Revised drawings provided clarifying EV charger locations and the height of retaining walls.

March 16, 2020 - 1st and 2nd reading of bylaws by Council

ISSUES:

1. Rationale for Selected Option

The Advisory Planning Commission and the Design Review Committee have recommended approval of this application. The applicant has responded to comments from the DRC, the APC, and staff and have improved the proposal over the original submission. Approval of this development would continue the densification and revitalization of the 1000 block of Tillicum Road. The addition of desirable, 'missing middle' family oriented housing close to transit services and a major park would improve housing choice in the area.

The applicant has indicated a willingness to enter into a Section 219 Covenant to secure on-site amenities, including:

- The existing buildings will only be used for their current uses prior to demolition,
- The number of dwelling units in the new development will remain at no more than five [5] units, as stated in Bylaw No. 2994,
- Three (3) visitor parking spaces will be provided and remain as illustrated in the Site Plan, SK-1, attached in Appendix D of Staff Report DEV-20-019,
- Installation of an electric vehicle charging station in each of the five [5] private garages and at each of the three [3] visitor parking spaces,
- Installation of screening around the garbage and recycling area,
- Installation of two visitor bicycle lockups within the parking area, and
- A constraint on the future strata corporation that the rental of the units will not be restricted.

2. Organizational Implications

This Request for Decision has no significant organizational implications.

3. Financial Implications

This Request for Decision has no significant financial implications.

4. Sustainability & Environmental Implications

The applicant has provided a list of proposed green features in lieu of the Township Green Building Checklist. [Appendix C]

5. Communication & Engagement

Public Notification

As this is a rezoning application, should it proceed to a Public Hearing, a 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 placed on the Tillicum Road frontage of the property 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.

Applicant Community Open House Submission

The applicant held a public meeting (open house) and met with neighbours on October 9, 2019, in order to comply with the public consultation procedures of Development Application Procedures and Fees Bylaw, 2012, No. 2791 [Appendix F].

ALTERNATIVES:

1. That Council gives Amendment Bylaw No. 2994 first and second readings, directs staff to schedule a Public Hearing and begin preparation of a Section 219 covenant.
2. Council postpone consideration of Bylaw No. 2994 pending receipt of additional information.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2994

A Bylaw to amend Bylaw No. 2050, cited as the
“Zoning Bylaw, 1992, No. 2050”

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the “*ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2994*”.
2. That Bylaw No. 2050, cited as the “Zoning Bylaw, 1992, No. 2050” be amended as follows:

- (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

“Comprehensive Development No. 132 (1048 Tillicum Road) CD No. 132”

- (2) by adding the following text as Section 67.119 (or as other appropriately numbered subsection within Section 67):

67.119 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 132 [CD NO. 132]

In that Zone designated as CD No. 132 [Comprehensive Development District No. 132] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- a) Townhouse Residential
- b) Two Family Residential
- c) Home Occupation
- d) Boarding: subject to the requirements of Section 30.3

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 995 square metres.

(3) **Number of Principal Buildings**

Not more than two (2) Principal Buildings shall be located on a Parcel.

(4) **Number of Dwelling Units**

No more than five (5) Dwelling Units shall be located on a Parcel.

(5) **Unit Size**

Dwelling Units shall not be less than 130 square metres.

(6) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.68.

(7) **Building Height**

(a) A Principal Building containing 2 units shall not exceed a Height of 9.9 metres.

(b) A Principal Building containing 3 units shall not exceed a Height of 8.5 metres.

(8) **Lot Coverage**

Principal Buildings and Structures combined shall not cover more than 35% of the Area of the Parcel.

(9) **Siting Requirements**

(a) **Principal Buildings:**

(i) No Principal Building shall be located within 6.8 metres of the Front Lot Line.

(ii) No Principal Building located within 20.0 metres of the Front Lot Line shall be located within 7.7 metres of the southwestern Side Lot Line, and otherwise no Principal Building shall be located within 2.9 metres of the southwestern Side Lot Line.

(iii) No Principal Building shall be located within 3.0 metres of the northeastern Side Lot Line.

(iv) No Principal Building shall be located within 7.7 metres of the Rear Lot Line.

(v) Principal Buildings shall be separated by not less than 7.6 metres

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(10) **Siting Exceptions**

- a) The minimum distance to the northeastern and southwestern Side Lot Lines may be reduced by not more than 0.35 metres to accommodate cantilevered parts of a building constructed above the first storey.
- b) The minimum separation between Principal Buildings may be reduced by not more than 1.4 metres to accommodate cantilevered parts of buildings constructed above the first storey.
- c) The minimum distance to the Front Lot Line may be reduced by not more than 2.1 metres to accommodate exterior decks, attached to and forming part of a Principal Building.
- d) The minimum distance to the Rear Lot Line may be reduced by not more than 3.0 metres to accommodate exterior decks and stairs, attached to and forming part of a Principal Building.

(11) **Fencing**

- a) Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres within 5.8 metres of the Front Lot Line [Tillicum Road].
- b) No fence sited beyond 5.8 metres of the Front Lot Line shall:
 - (i) be less than a height of 1.5 metres, and
 - (ii) exceed a height of 2.0 metres.

(12) **Retaining Walls**

Notwithstanding Part 4, Section 22, Retaining Walls with a Height not exceeding 1.9 metres, for a length of not more than 5.9 metres, may be located within 8.9 metres of the Front Lot Line abutting the driveway.

(13) **Screening**

A deciduous hedge shall be provided and maintained along the Rear Lot Line having a minimum height of 2.5 metres in order to provide additional privacy for the Yards located along this lot line.

(14) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), off-street parking shall be provided in the ratio of 1.6 spaces per Dwelling Unit.
- (b) Notwithstanding Section 9(4) of Parking Bylaw, 1992, No. 2011 (as amended), one (1) parking stall, contained within a Principal Building, shall be provided for each Dwelling Unit.
- (c) A minimum of 3 Visitor Parking Spaces shall be provided.

- (3) by changing the zoning designation of PID: 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683 [1048 Tillicum Road] shown cross-hatched on Schedule "A" attached hereto from RD-1 [Two Family Residential] to CD No. 132 [Comprehensive Development District No. 132].
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the ____ day of _____, 2020.

READ a second time by the Municipal Council on the ____ day of _____, 2020.

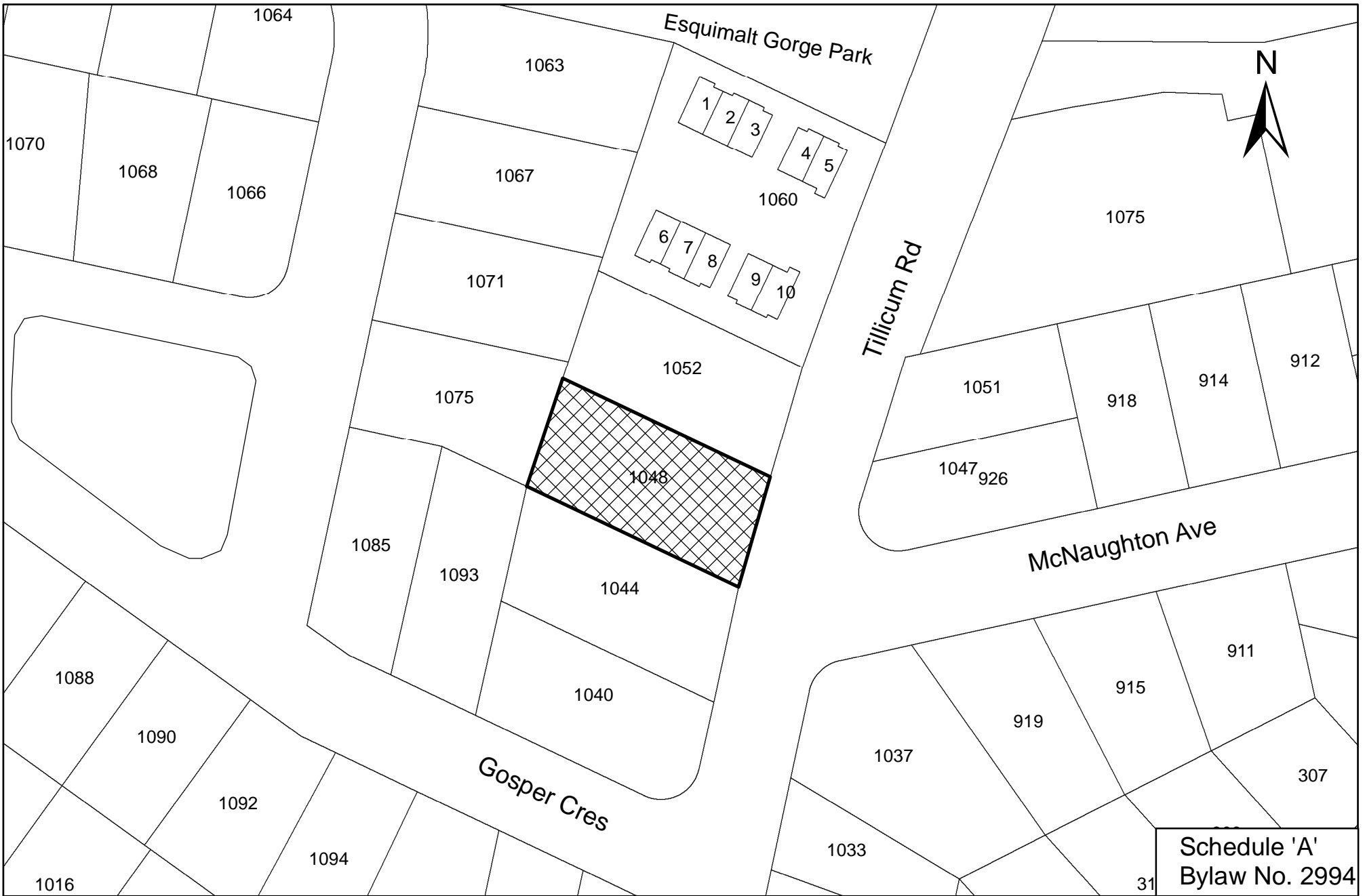
A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ____ day of _____, 2020.

READ a third time by the Municipal Council on the ____ day of _____, 2020.

ADOPTED by the Municipal Council on the ____ day of _____, 2020.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



Schedule 'A'
Bylaw No. 2994



Subject Property Map:
1048 -1050 Tillicum Road



1066

1067

1060

1075

1071

1054

1052

1051

918

1075

1050

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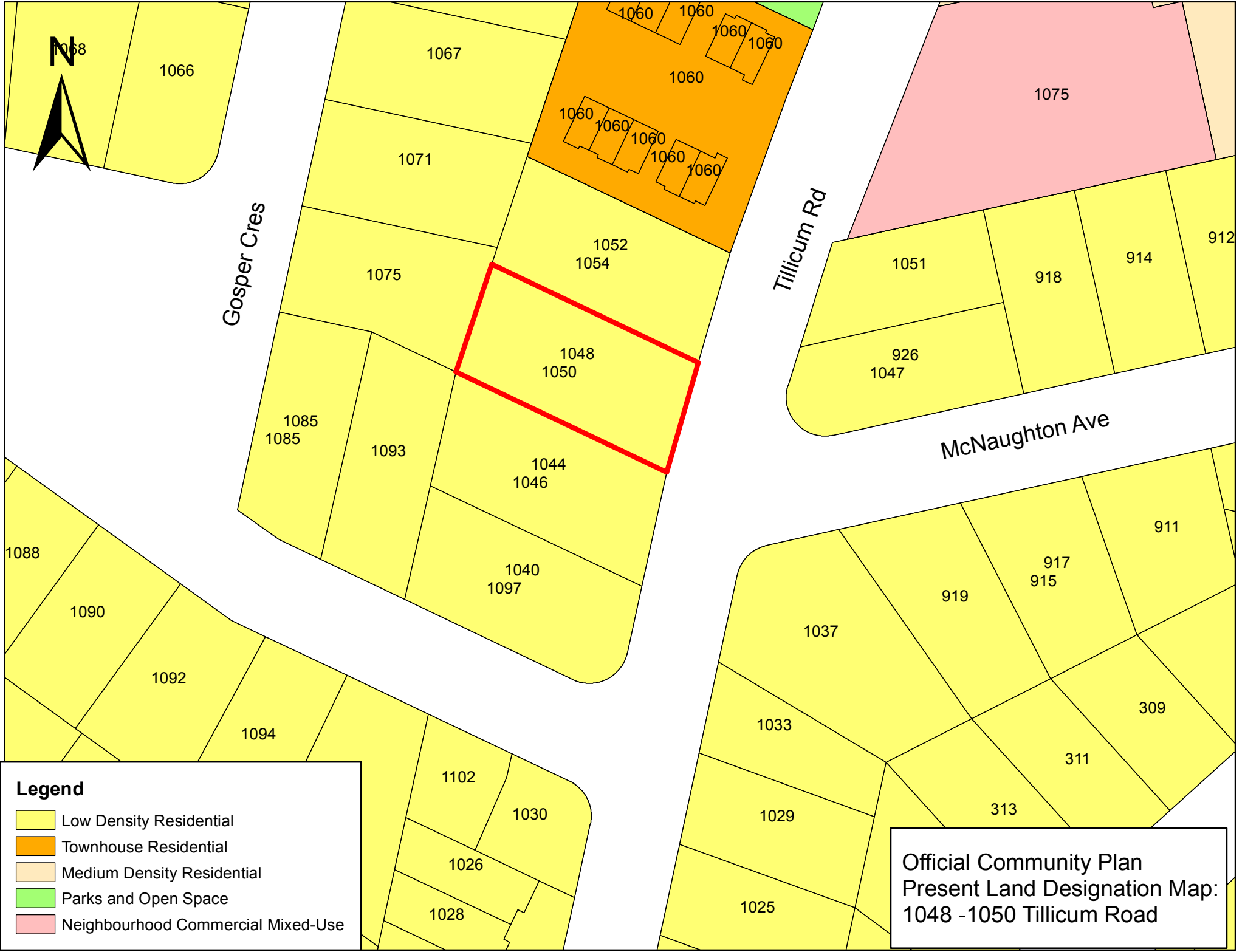
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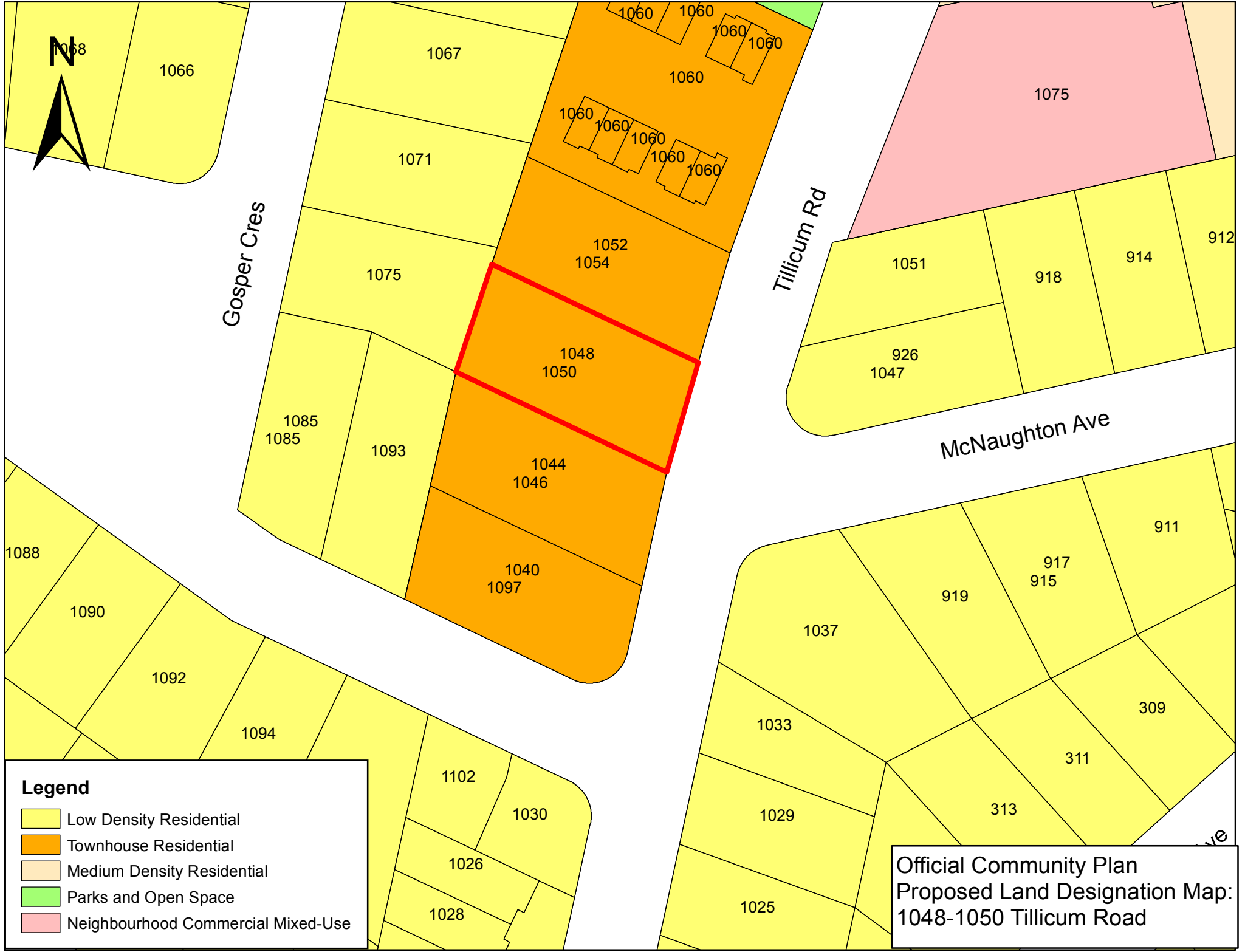




Legend

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

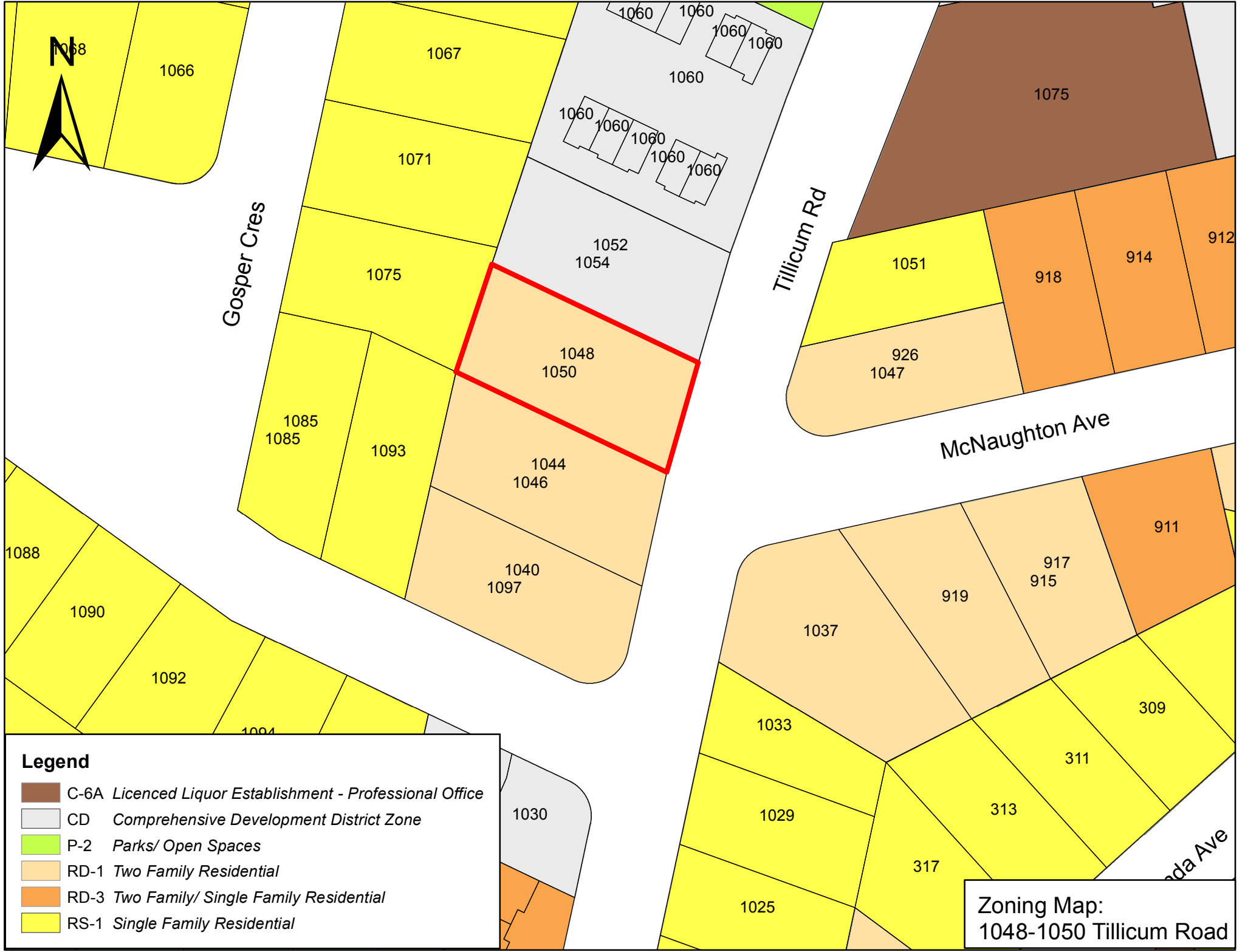
**Official Community Plan
Present Land Designation Map:
1048 -1050 Tillicum Road**



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 *Licensed Liquor Establishment - Professional Office*
- CD *Comprehensive Development District Zone*
- P-2 *Parks/ Open Spaces*
- RD-1 *Two Family Residential*
- RD-3 *Two Family/ Single Family Residential*
- RS-1 *Single Family Residential*

Zoning Map:
1048-1050 Tillicum Road

43. MULTIPLE FAMILY RESIDENTIAL [RM-3]

The intent of this Zone is to accommodate high density Townhouse or low density Apartment development.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Apartment Residential
- (c) Home Occupation

(2) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.60.

(3) Building Height

- (a) No Principal Building shall exceed a Height of 9 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(4) Lot Coverage

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 25% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(5) Siting Requirements

(a) Principal Building

- (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 nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No 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.

(6) **Usable Open Space**

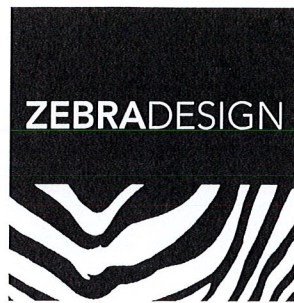
Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(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, 1992, No. 2011 (as amended).



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.

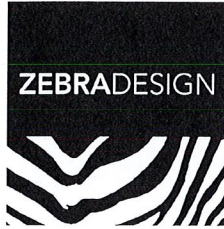
Sincerely,



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

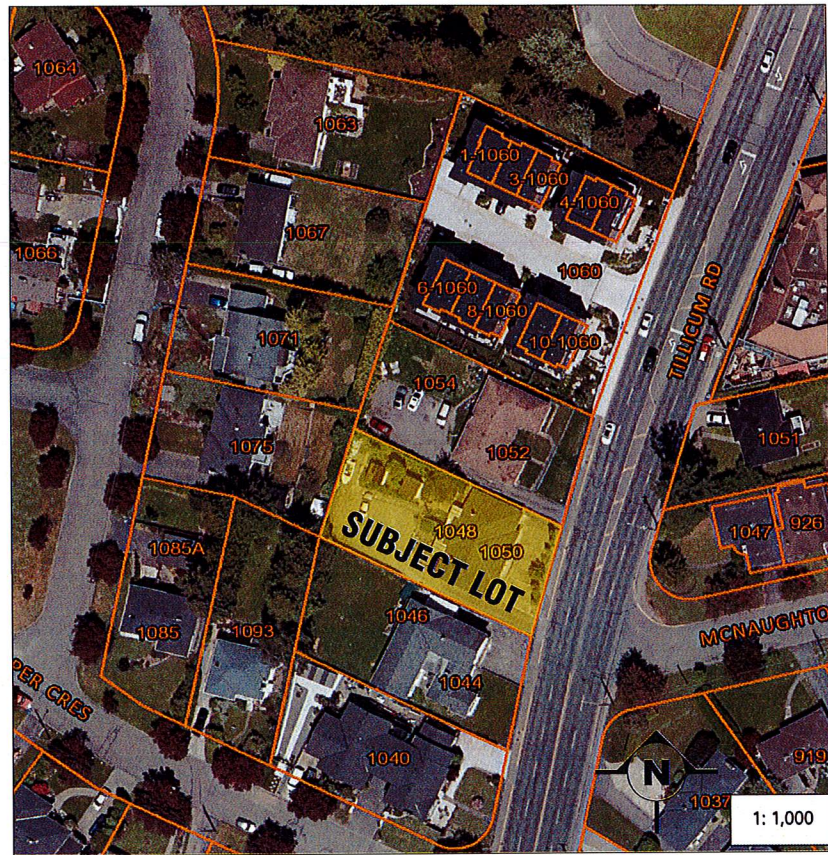
Water Conservation:

- 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

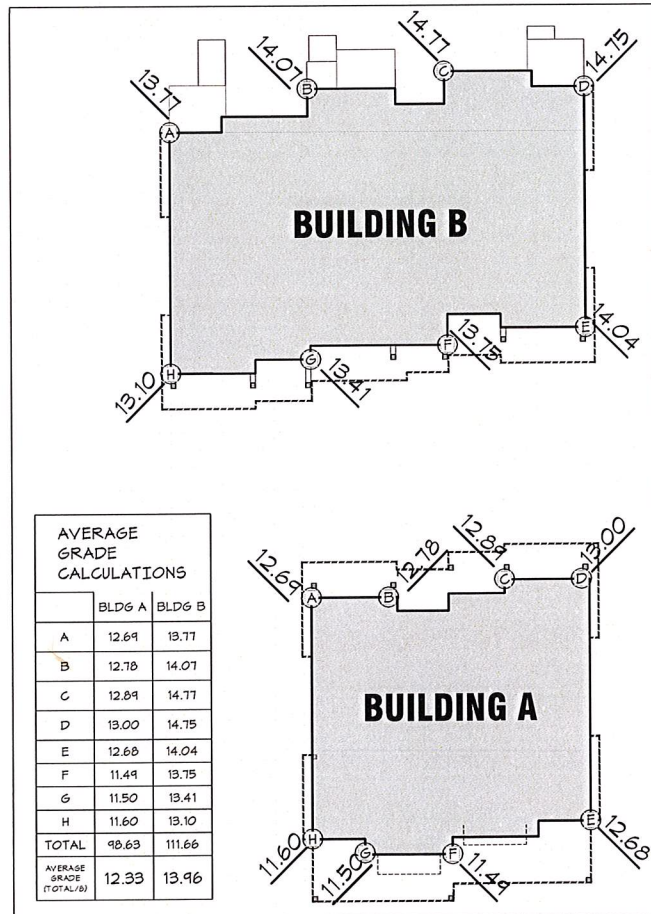
Thank you for your consideration of our application.

Sincerely,

David Yamamoto
per Andrew Mills (property owner)



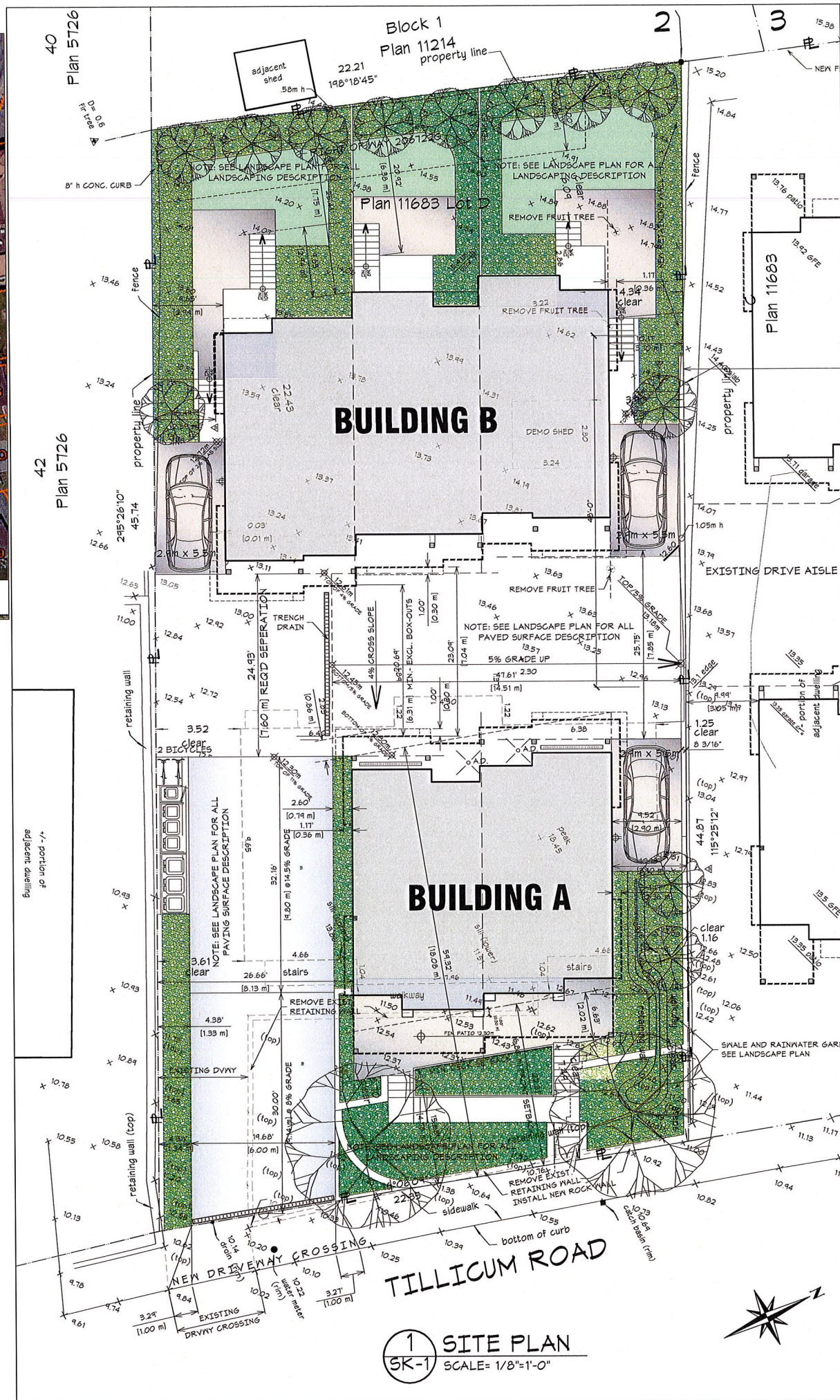
2 CONTEXT PLAN
SK-1 SCALE= NTS



AVERAGE GRADE CALCULATIONS

	BLDG A	BLDG B
A	12.69	13.71
B	12.78	14.01
C	12.89	14.71
D	13.00	14.75
E	12.68	14.04
F	11.49	13.75
G	11.50	13.41
H	11.60	13.10
TOTAL	98.63	111.66
AVERAGE GRADE (TOTAL/8)	12.33	13.96

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= 9.78m [32.10']

BUILDING B
AVERAGE GRADE= 13.96m
BUILDING HEIGHT= 8.42m [27.62']

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

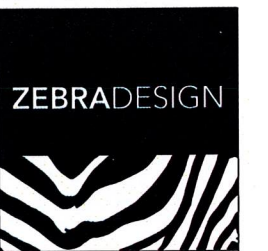
SETBACK TYPE	COMPARE CD-89	PROPOSED
REAR	6.4m 21.0'	7.75 m 25.41'
PERMITTED REDUCTION OF REAR YARD FOR EXT. DECKS	2.5m 8.20'	2.44m 8.0'
SEPARATION TO BLDG. B AT GRADE	7.6m 24.93'	7.6 M 24.93'
SIDE NORTH	3.0 m 9.8' (-36 m TO CANTILEVER)	3.10 m [10.17'] (-36 m @CANTILEVER)
SIDE SOUTH	2.9 m 9.5' (-36 m TO CANTILEVER)	2.94 m [9.65'] (-36 m @ CANTILEVER)

REVISIONS & ISSUES

REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	09.01.19
B	RE-VISE DRIVEWAY SLOPE TO 8% AND 14.5%, ADD TREES IN SIDEYARDS TO LIMIT OVERLOOK	08.14.19
C	CHANGE DRIVE AISLE GRADE TO 5%, RAISE BUILDING HEIGHTS, ADD EXTERIOR RISERS THRU-OUT	02.10.20
D	INDICATE TRENCH DRAIN AT FOOT OF DRIVE AISLE SLOPE	03.05.20

REV D

SK-1

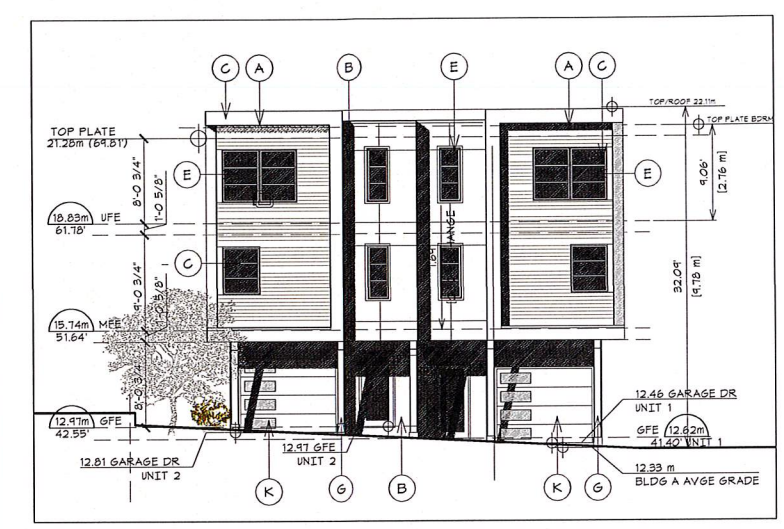
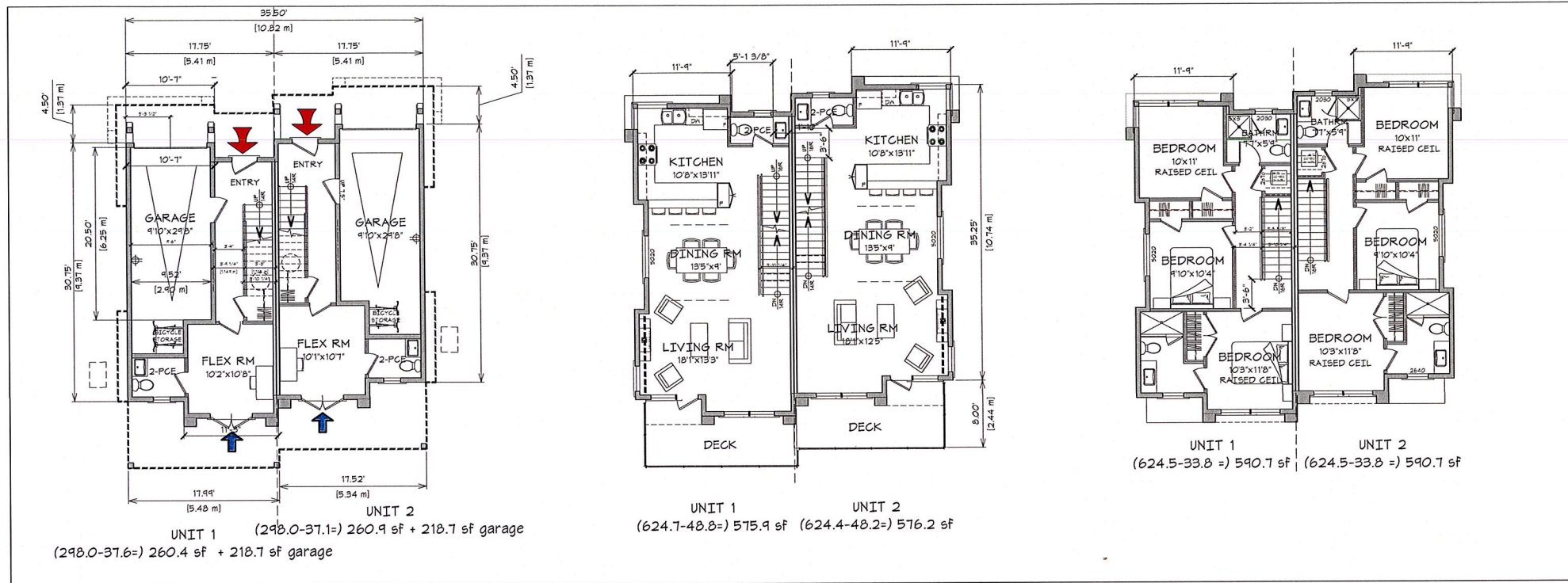


1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



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

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

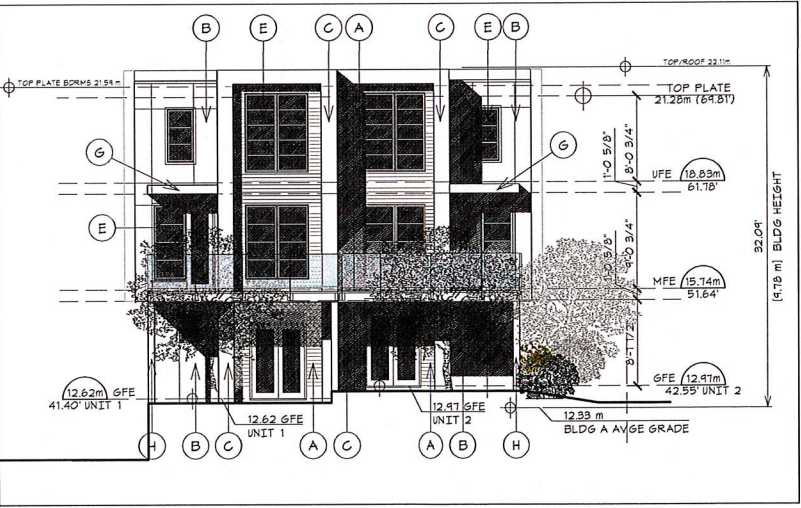
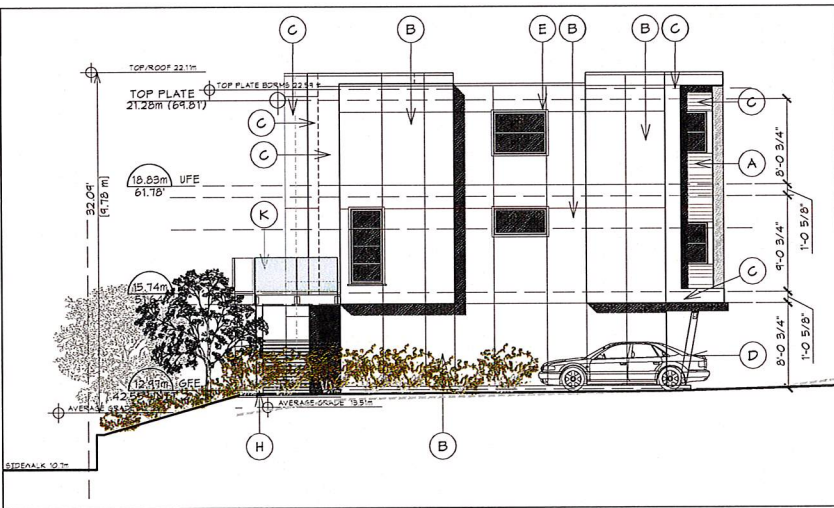
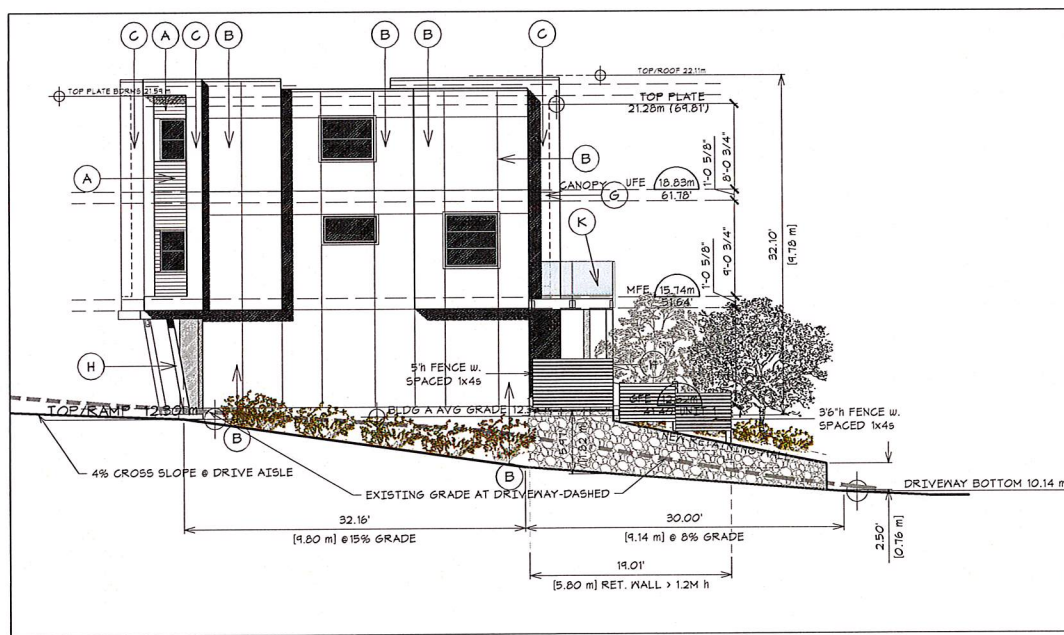


1 GROUND FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 47.50 sm + garages

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

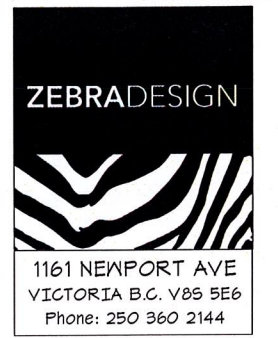
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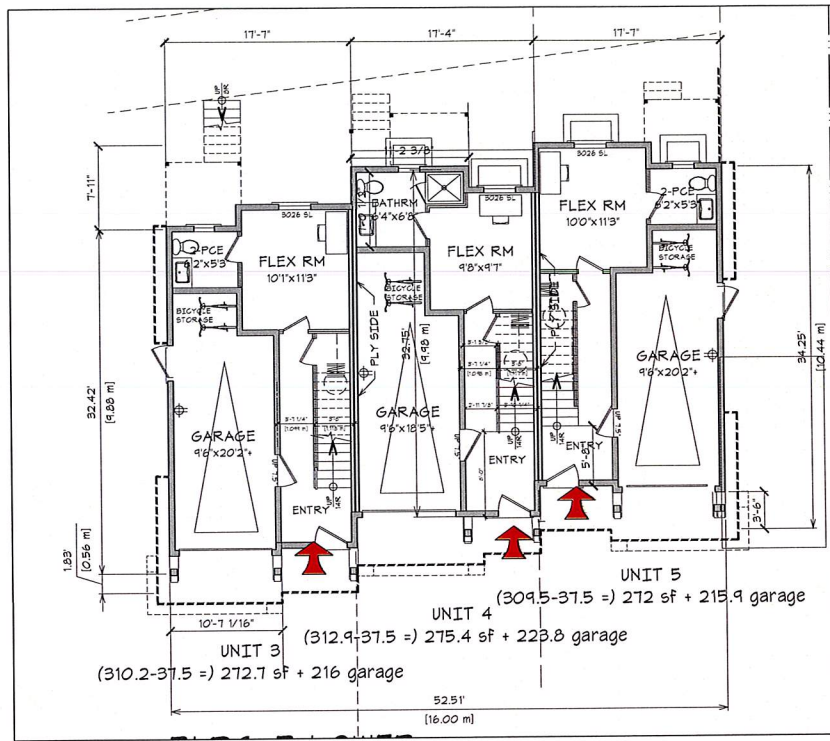
FINISH SCHEDULE	
A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS c/w REVEALS
C	PREFIN.MTL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE & CANT'D BEAM
E	WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	2.5" w WINDOW/DR TRIM & CEMENT. PANELS
G	1x10 FASCIA ON PROJECTING MALL
H	8x8 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-ENG.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

REV E

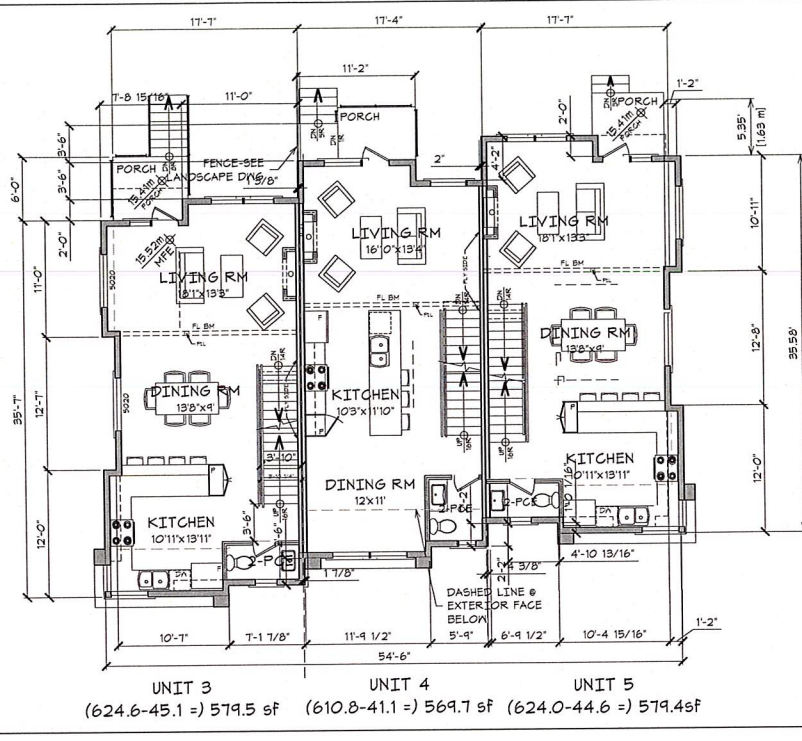
SK-2



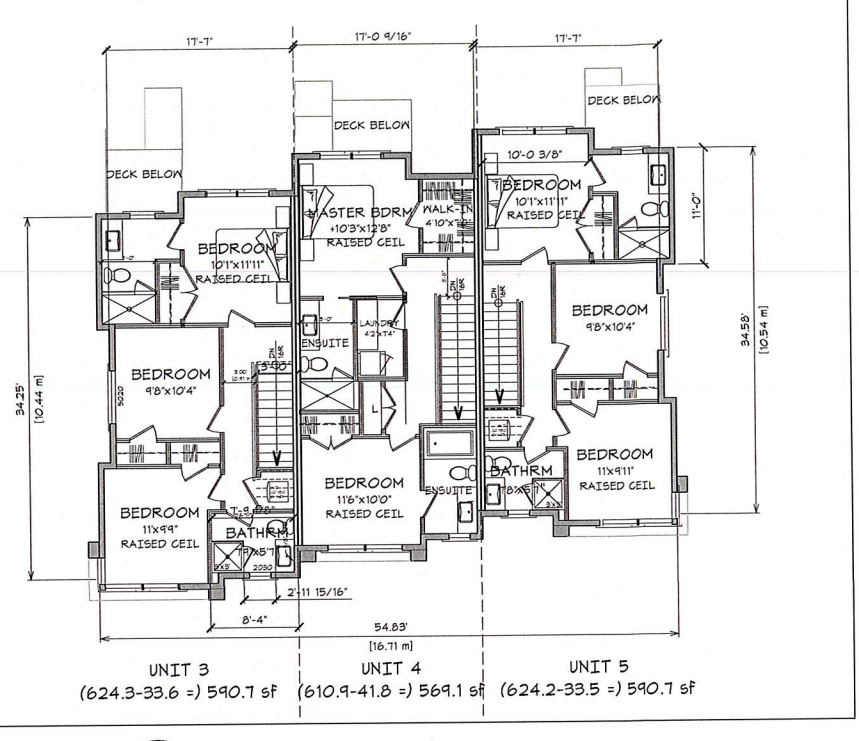
REV	DESCRIPTION	DATE
A	REZONING APPLICATION	05.07.19
B	REDUCE DINING RM WINDOWS TO RANDOM SIZE	05.14.19
C	CHANGE DRIVE AISLE GRADE, RAISE BUILDING HEIGHT	02.12.20
D	ON 5/8K-2 SPECIFY RETAINING WALL HEIGHT & FENCE HT HEIGHT	03.07.20
E	ON 5/8K-2 SHOW MALL CURVATURE	03.07.20



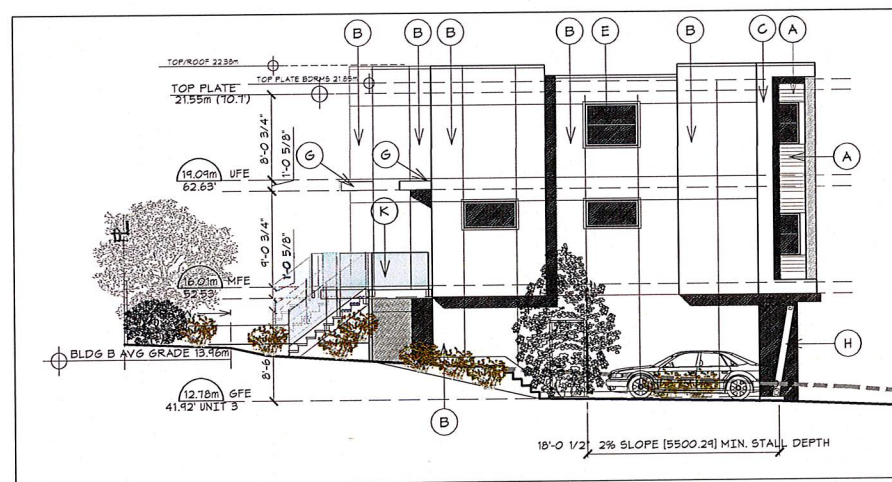
1 GROUND FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 66.225m + garages



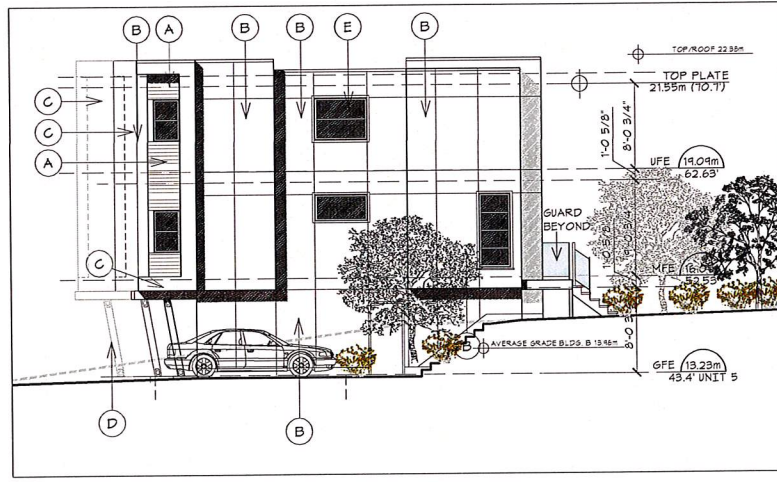
2 MAIN FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 159.52 m



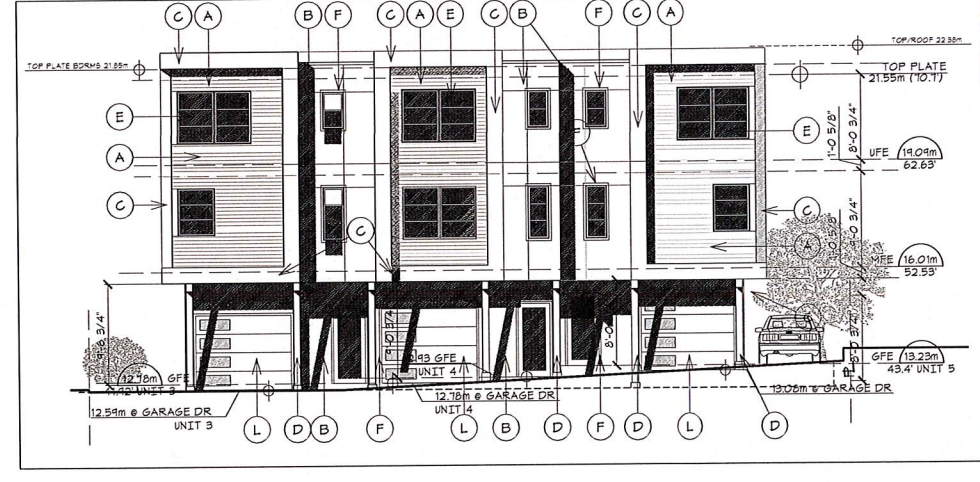
3 UPPER FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 162.58 m



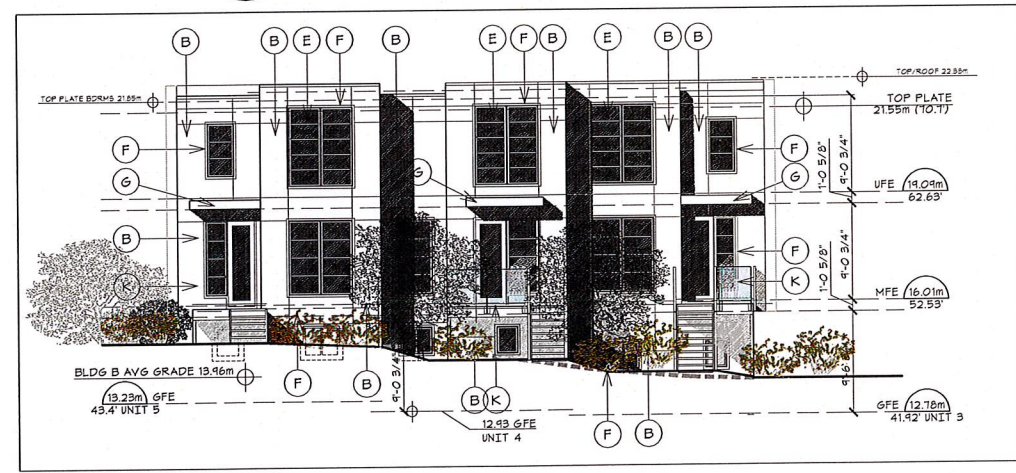
4 SOUTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



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"

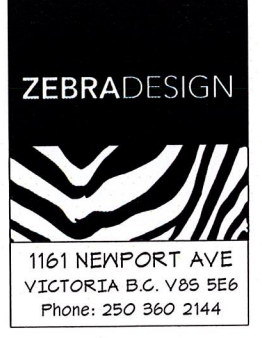


BUILDING B
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1048-1050 TILlicUM RD.
ESQUIMALT B.C

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

REVISIONS & ISSUES	
REV	DESCRIPTION
A	REZONING APPLICATION
B	REDUCE SOUTH FACING LIVING & DINING RM WINDOWS
C	TOTRANSFORM SIZE, REDUCE NORTH DINING ROOM WINDOW
	AL TER DRIVEY ASBLE GARAGE, RAISE BUILDING HEIGHTS

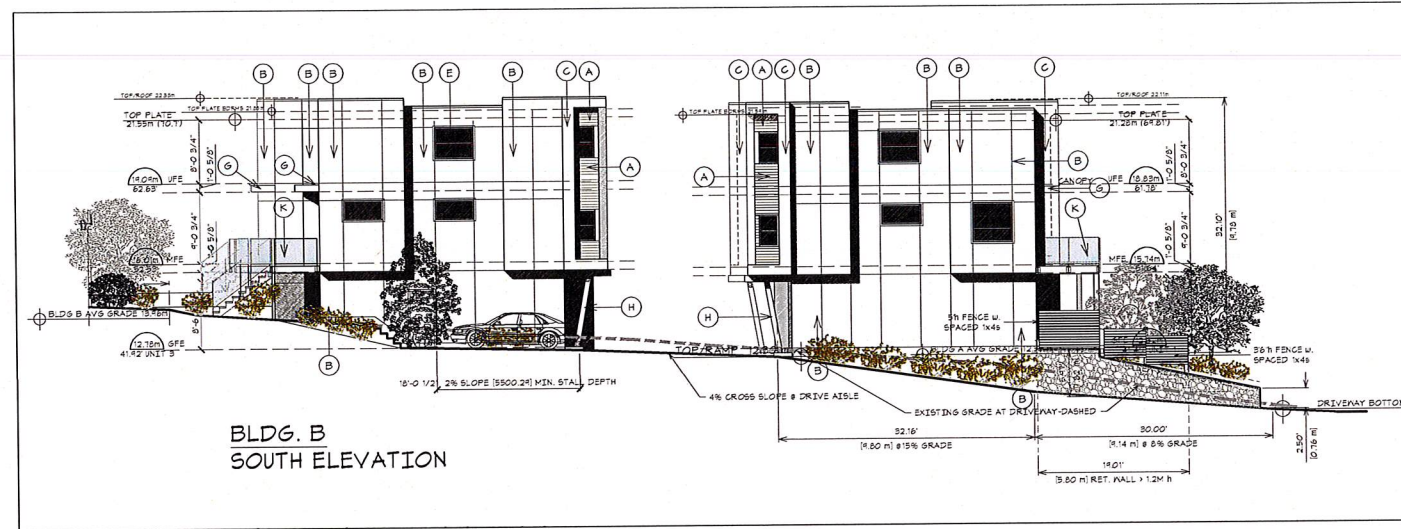
FINISH SCHEDULE
A 4" w V-GROOVE CEDAR SIDING
B CEMENTITIOUS PANELS C/W REVEALS
C PREFIN.MTL. BOX-OUTS
D 8x8 TIMBER KNEE BRACE & CANT'D BEAM
E WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F 2.5" w WINDOW/DR TRIM @ CEMENT. PANELS
G 1x10 FASCIA ON PROJECTING CANOPY
H 8x8 TIMBER POST
J 4x4 TIMBER POSTS
K PRE-ENG.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



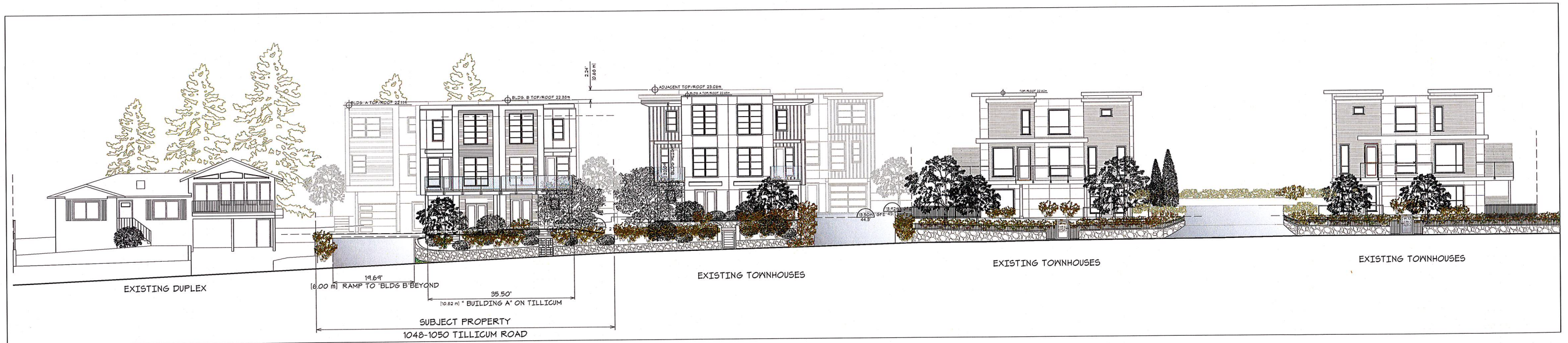
DATE	DESCRIPTION
05.07.19	REZONING APPLICATION
03.14.19	REDUCE SOUTH FACING LIVING & DINING RM WINDOWS
02.12.20	TOTRANSFORM SIZE, REDUCE NORTH DINING ROOM WINDOW
	AL TER DRIVEY ASBLE GARAGE, RAISE BUILDING HEIGHTS

REV C

SK-3



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



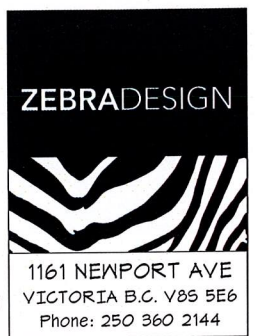
2 STREETSCAPE at TILLICUM RD.
 SK-4 SCALE= 3/32"=1'-0"

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	05.01.19
B	SUBMIT FOR DP	08.20.19
C	RAISE BLDG A BY 52M (1.64), RAISE BLDG B BY 49M (1.61)	02.12.20
D	SHOW RETAINING WALL CURVATURE @ NORTH CORNER OF DRIVEWAY ENTRY	03.04.20



REV B, DP
 SK-4



9:00 AM

MARCH 20 (EQUINOX)



12:00 PM



3:00 PM

JUNE 21 (SOLSTICE)



9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY

PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C

SCALE = 1:300

REVISION & ISSUES	DATE
REV. DESCRIPTION	
A SUPP-1 ADDED TO RE-ZONING APPLICATION	07/05/19



SUP-1

SEPTEMBER 23 (EQUINOX)



9:00 AM



12:00 PM



3:00 PM

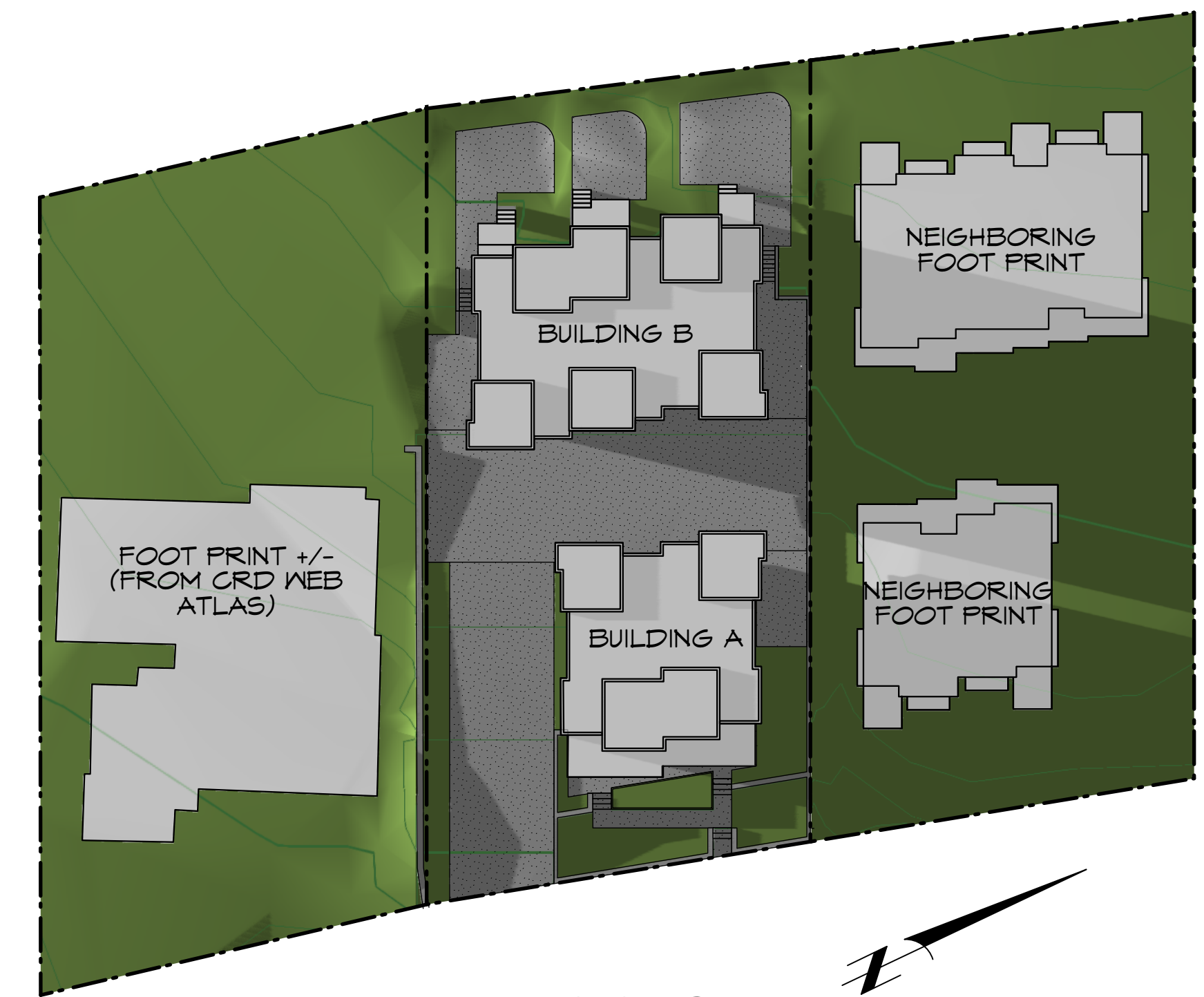
DEC 22 (SOLSTICE)



9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY

PROPOSED REZONING AT
1048-1050 TILlicUM RD.
ESQUIMALT B.C

SCALE = 1:300

REVISION & ISSUES	DATE
REV. DESCRIPTION	
A SUPP-2 ADDED TO RE-ZONING APPLICATION	07/05/19



SUP-2

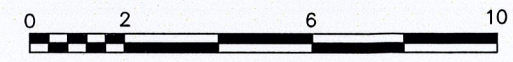
Civic address: 1048 Tillicum Road
Victoria, B.C.
Parcel Identifier Number 005-010-390

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

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

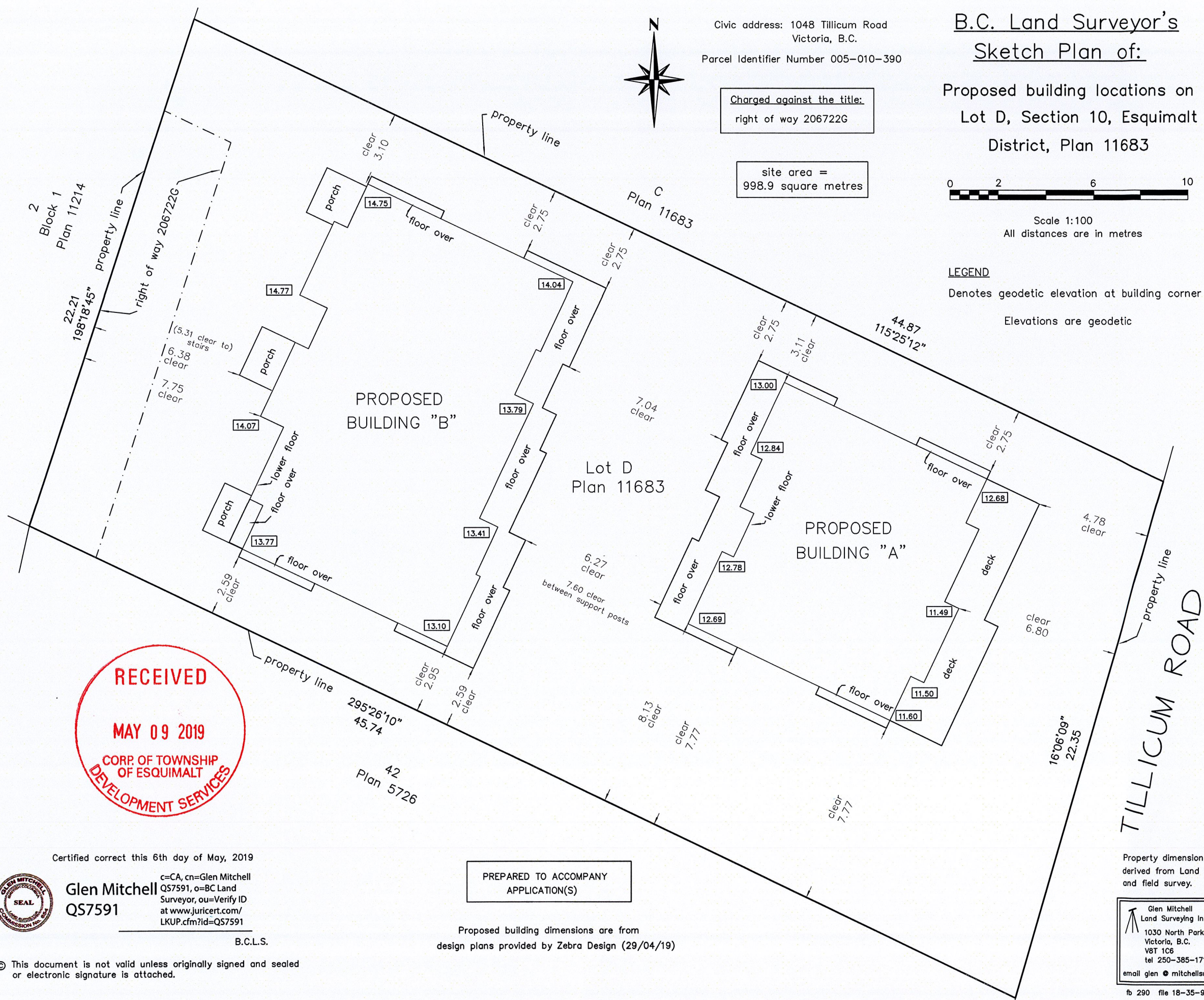
Charged against the title:
right of way 206722G

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



RECEIVED
MAY 09 2019
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Certified correct this 6th day of May, 2019



Glen Mitchell
QS7591
at www.juricert.com/LKUP.cfm?id=QS7591

B.C.L.S.

PREPARED TO ACCOMPANY
APPLICATION(S)

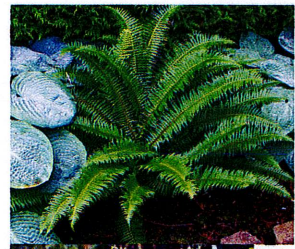
Proposed building dimensions are from
design plans provided by Zebra Design (29/04/19)

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

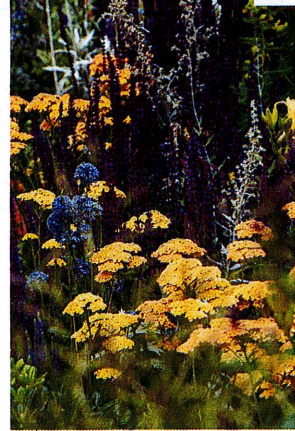
Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen @ mitchellsurvey.ca

© This document is not valid unless originally signed and sealed
or electronic signature is attached.

LANDSCAPE CONCEPT PLAN



POLYSTICHUM MUNITUM



ACHILLEA, SALVIA, HEMEROCALLIS



QUERCUS GARRYANA



POPULUS TREMULA 'ERECTA'



PLANTED RAIN SWALE



8X POPULUS TREMULA 'ERECTA'
WOODEN FENCES ON RETAINING WALLS TO RIGHT OF WAY
STAINED BLACK TOTAL HEIGHT AT 1800MM



ALLIUM CERNUUM

LAVANDULA ANGUSTIFOLIA



ACHILLEA MILLEFOLIUM



ROSMARINUS 'HUNTINGTON CARPET'

1X CORNUS 'EDDIE'S WHITE WONDER'

EXISTING FENCE

1X PINUS CONTORTA

DECORATIVE TRENCH DRAIN

BICYCLE STORAGE

WALKING PATH SAME GRADE AS DRIVEWAY
WITH DIFFERENT PAVING PATTERN

REFUSE AREA
ENCLOSED WITH BLACK WOODEN
GATES AND FENCING, 48" HEIGHT,
1X4" HORIZONTAL SLATS
PLACED 1" APART
EACH STALL WILL
STEP WITH GRADE

PLANTED DRAINAGE SWALE

UNIT PAVERS

3X POPULUS TREMULA 'ERECTA'

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

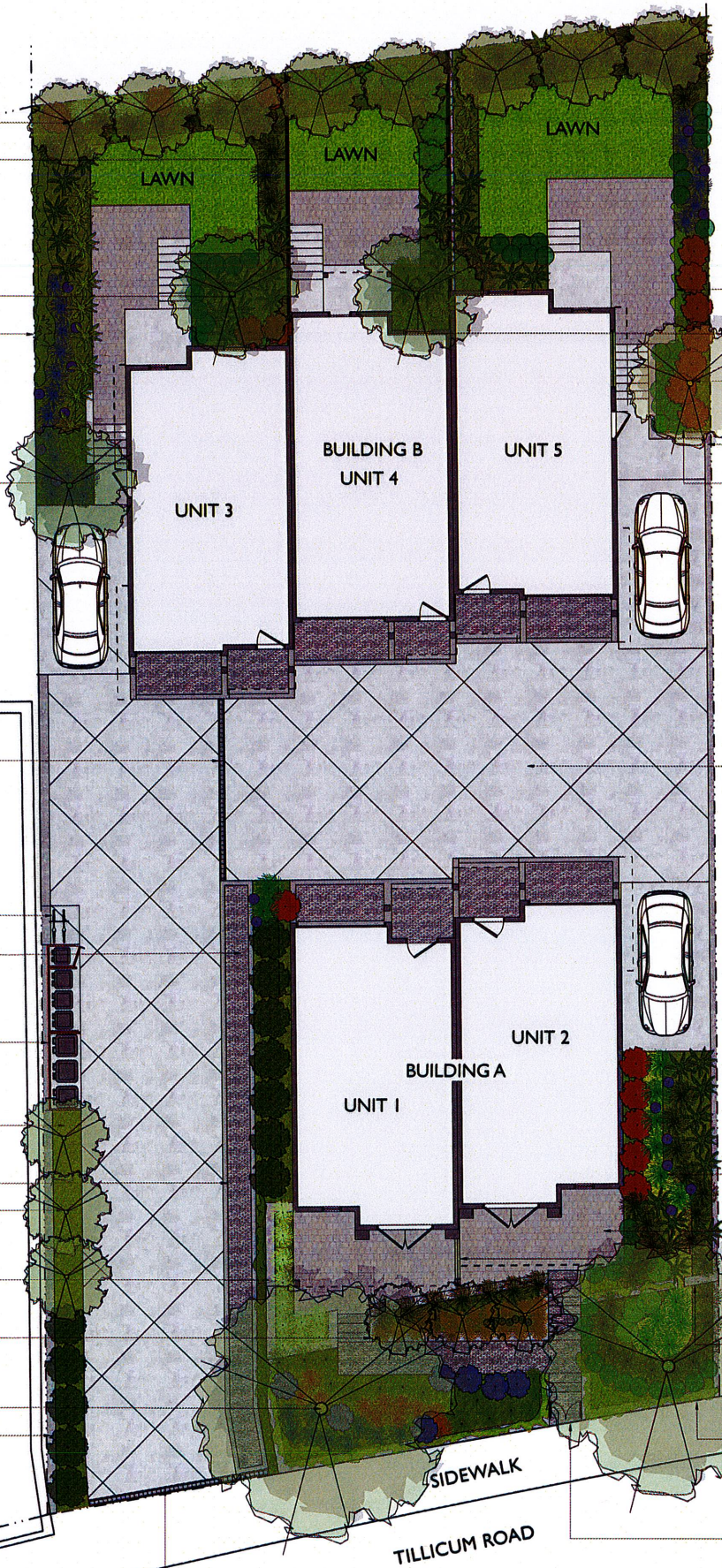
BLAST ROCK PLANTER BED 37.5" HIGH AT BOTTOM,
TOP AT PATIO GRADE

2X QUERCUS GARRYANA

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

PROPERTY LINE

DECORATIVE TRENCH DRAIN



KOELERIA MICRANTHA



SALVIA NEMEROSA AND
ECHINACEA SPECIES

CORNUS 'EDDIE'S WHITE WONDER'

BUILDING B PATIOS WILL BE UNIT PAVERS

1X CORNUS EDDIE'S WHITE WONDER

1X ACER CIRCINATUM

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

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



BLAST ROCK WALL

CONCRETE DRIVE AISLE WITH
ANGLED EXPANSION JOINTS
IN 8' GRID

STEEL GATE WITH BLACK INLAY
AND BLACK METAL FENCING



SWALE WILL TAKE EXCESS WATER FROM
PARKING AREA TO GARDENS
AND CUT THROUGH STONEWALL

UNIT PAVER PATIOS

1800MM PRIVACY SCREEN

ACER CIRCINATUM

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

BLAST ROCK WALL
2' HIGH

DOUBLE SELF-CLOSING GATE

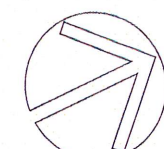


PROJECT TITLE :
LANDSCAPE PLAN for
ANDREW MILLS
1048-1050 TILlicUM ROAD, ESQUIMALT, BC

PAGE TITLE :
LANDSCAPE CONCEPT PLAN

DATE :
MAY 1, 2019
revised AUGUST 27, 2019
revised FEBRUARY 14, 2020
revised MARCH 6, 2020

SCALE :
1:96



TECHNICAL MEMO

DATE: July 26, 2019
PROJECT NO: 04-19-0262
PROJECT: 1048 Tillicum Road
SUBJECT: Access Review

TO: Andrew Mills - Owner/Developer

PREPARED BY: Caitlyn Quach, Co-op Student

REVIEWED BY: Tyler Thomson, MCIP RPP PTP - Associate & Transportation Planner



1. INTRODUCTION

This technical memo addresses the Esquimalt Advisory Planning Commission's request for a review of traffic management (specifically regarding the northbound left turn into the site from Tillicum Road) for the proposed re-development of 1048 Tillicum Road prepared by Zebra Design. Currently this lot is occupied by a duplex, with a proposed redevelopment for 5 townhouses in two buildings.

2. EXISTING CONDITIONS

A Duplex currently occupies 1048 Tillicum Road which is presently a residential two-family lot located just west of the intersection of Tillicum Road and McNaughton Avenue. Tillicum Road is a four lane arterial road with crosswalks on both sides while McNaughton Avenue is a local residential road with no sidewalks. The site is located in front of a key vehicle and cycling route and with nearby access to Gorge Park. Additionally, the site is well served by transit. Bus route 26 has stops in both directions located approximately 100m from the site while bus routes 8, 9, 11, and 14 are also located within a walking distance of approximately 400m.

Existing traffic volume data was collected during the PM peak hour on Wednesday July 25, 2019 from approximately 3pm to 4pm which is summarized in **Figure 2.1**. This was determined to be the overall peak hour on the road network based on traffic count information from the CRD.

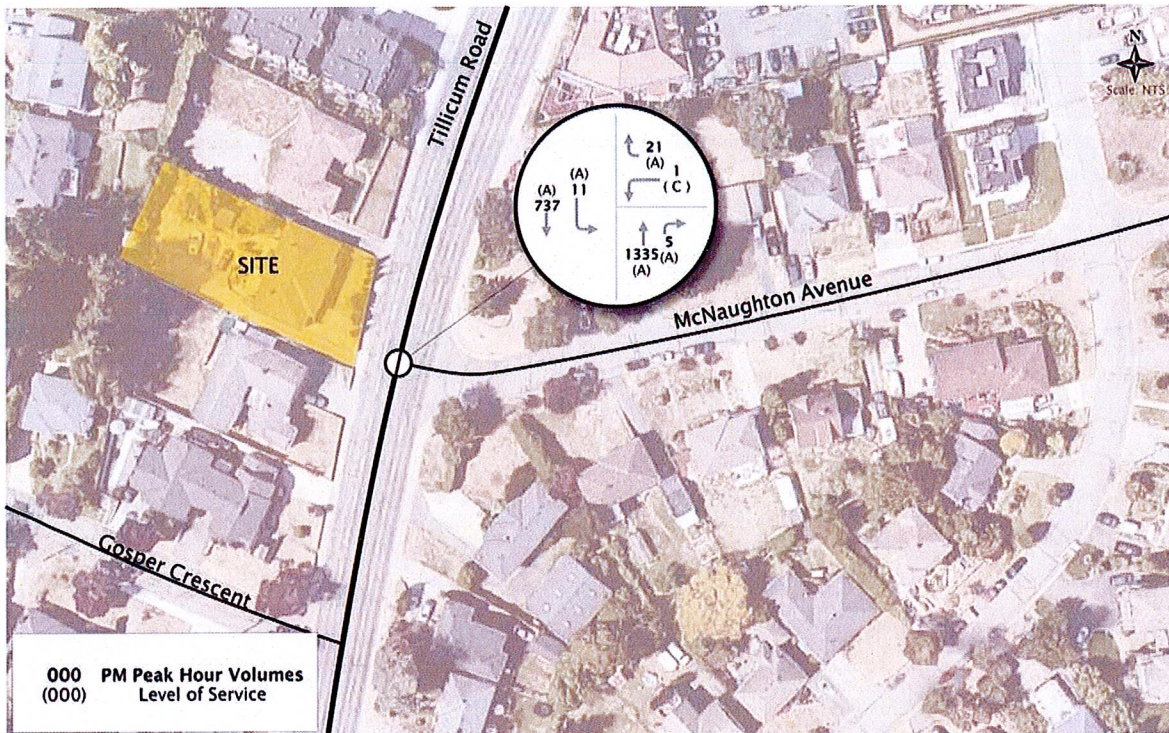


Figure 2.1: Existing Traffic Volumes and Level of Service

As shown, given the free flow of traffic on Tillicum, there are no significant delays to report based on existing PM peak hour traffic volumes.

3. DEVELOPMENT PLAN

Zebra Design has proposed on behalf of the owner/developer a re-zoning of the existing two-family lot to multi-unit residential to permit a proposal for 5 townhouse units within two buildings. The overall proposed floor area of the redevelopment is approximately 7,200 square feet (roughly 670 square meters). The buildings are proposed to be 3 stories high, with a garage, bicycle storage, and 3 bedrooms for each unit. A total of eight parking spaces are proposed: one garage parking space for each unit, and three visitor stalls.

The proposed driveway access is along the south side of the site off of Tillicum Road facing the intersection of Tillicum Road and McNaughton Avenue in the same location as the existing driveway for the duplex. The intersection is unsignalized with free flowing traffic on Tillicum and a stop sign coming out of McNaughton. Left turns are currently allowed at this intersection from all directions. Further, all existing properties have full movement access allowed to their driveways on this section of Tillicum Road. The proposed site plan can be seen in **Figure 3.1**.

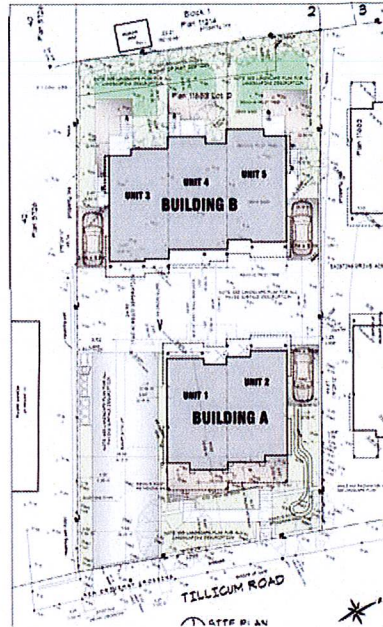


Figure 3.1: Site Plan

4. VEHICLE TRIP GENERATION & TRAFFIC ANALYSIS

This section presents the proposed site vehicle trip generation during the weekday AM and PM peak hour based on trip rates for similar land uses from the Institute of Transportation Engineers' (ITE) Trip Generation Manual (10th Edition).

Tables 4.1 and 4.2 below summarize the anticipated vehicle trip rates and vehicle generated trips based on the average rate from the ITE Trip Generation Manual for the proposed townhouses. Note that single family detached housing ITE #210 was used to be conservative.

Table 4.1: Vehicle Trip Rates

LAND USE	SOURCE	SIZE	UNIT	AM PEAK HOUR			PM PEAK HOUR		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Single family Detached Housing	ITE #210	5	Dwelling Units	0.19	0.56	0.74	0.62	0.37	0.99

Table 4.2 Vehicle Generated Trips

LAND USE	SOURCE	SIZE	UNIT	AM PEAK HOUR			PM PEAK HOUR		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Single family Detached Housing	ITE #210	5	Dwelling Units	1	3	4	3	2	5

Based on this assessment, the proposed site has an estimated trip generation of 4 trips in the AM peak hour and 5 trips in the PM peak hour. This represents approximately 1 additional vehicle movement every 12 minutes.

To understand any potential impact of allowing the left turn into the site, a traffic analysis was conducted using Synchro, a traffic modeling software. To be conservative, 2 inbound left turns (north bound left) and 1 inbound right turn (south bound right) were distributed to the site. Two outbound vehicle trips from the site were distributed equally amongst outbound left and outbound right. Generally, Synchro results indicate that there are minimal anticipated delays or queues that will occur on either the northbound or southbound traffic on Tillicum Road and that there are adequate gaps in traffic for northbound left turning vehicles to access the site which is summarized in **Figure 4.1**.

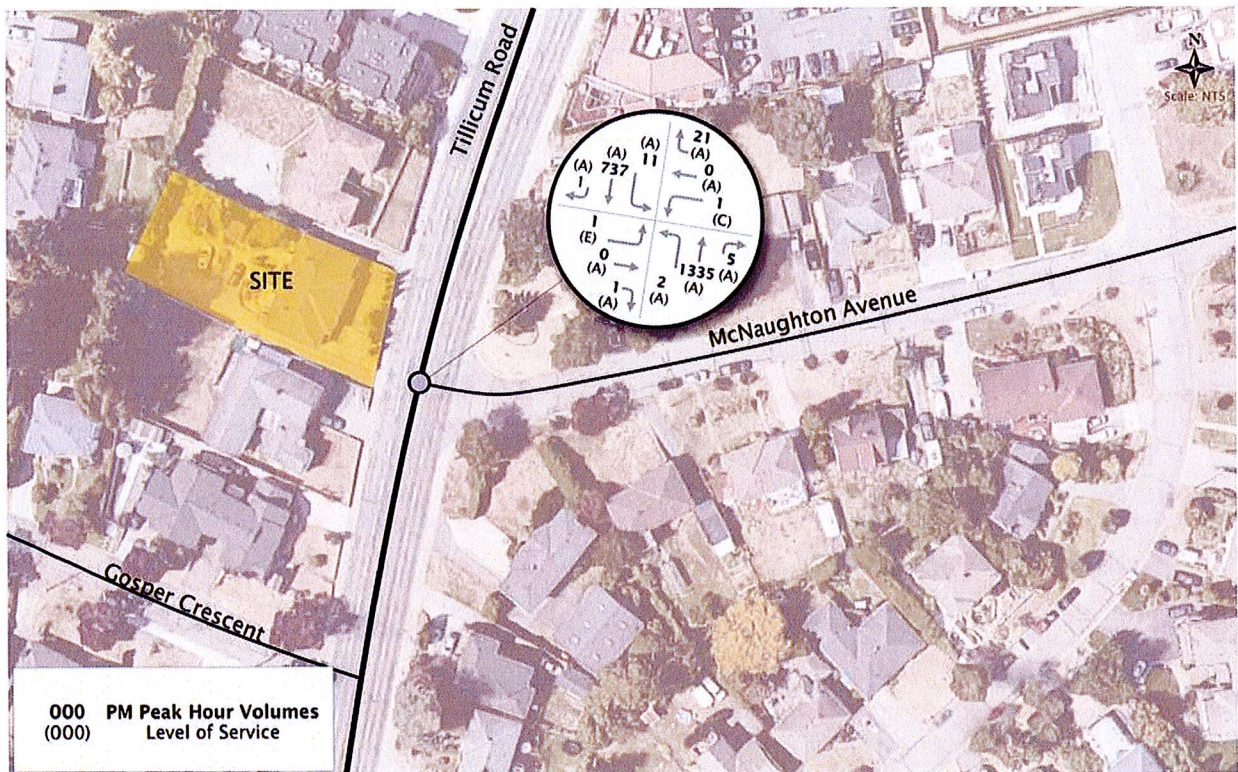
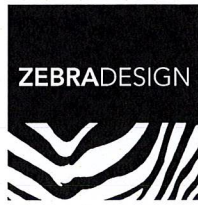


Figure 4.1: Post-Redevelopment Traffic Volumes

The majority of the turning movements operate at level of service A. Delays, on the other hand, are expected for left turning vehicles leaving the site and McNaughton Avenue given the high through traffic volumes on Tillicum.

5. CONCLUSIONS

Based on our existing traffic count data and anticipated vehicle trips generated, the proposed redevelopment will have exceptionally minimal impact to the existing intersection at Tillicum Road and McNaughton Avenue. Tillicum Road traffic is anticipated to continue running at LOS A and left turns onto Tillicum Road continue to expect delays. However, queues more than a 1-2 vehicles are not expected on the site or McNaughton Avenue due to the low volume of vehicles turning left onto Tillicum. Overall, the proposed access arrangement is satisfactory from a traffic operations standpoint, and therefore no action is required at this time.



September 10, 2019

Dear Owner / Occupant,

A proposal for rezoning and subdivision is being considered for your neighbourhood, at 1048 Tillicum Road, to allow for the construction of a two unit and a three unit townhouse building.

An opportunity to learn about the application and ask any questions you might have will be occurring on Wednesday October 9, 2019 from 6:00 – 8:00 p.m. at **Greenside Lounge, Gorge Vale Golf Club**, 1005 Craigflower Rd, Victoria, BC V9A 2X9

We cordially invite you to join us, or contact us directly at the phone number, email or address below.

Sincerely,

Rus Collins

David Yamamoto

October 9, 2019

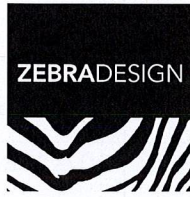
Public Information Meeting at Gorge Vale Golf Club
1005 Craigflower Rd. Esquimalt, B.C.

**Re: Rezoning and Development Permit for Townhouse
Proposal at 1048-1050 Tillicum Rd.**

Attendance Register

SIGNATURE/ PRINT NAME	ADDRESS	DATE
GEORGINA HOOD	106-1083 Tillicum Rd	OCT. 9, 2019
<i>Georgina Hood</i>		
CHENYS BRADFORD	107-1083 Tillicum Rd	OCT 9, 2019
<i>Bradford</i>		
KDITH HILLS	108-1083 TILLICUM RD	OCT 9, 2019
<i>Kdith E. Hills</i>		





**Re: PROPOSED RE-ZONING AT 1048-1050 TILLICUM RD.
MINUTES OF MEETING**

The following are minutes of meeting from the Community meeting held Oct. 9, 2019 at the Greenside Lounge, Gorge Vale Golf Club, 1005 Craigflower Road, Victoria B.C. in the hours 6:30 to 8:30 pm.

Format: All drawings submitted for the rezoning were mounted on easels. David Yamamoto of Zebra Group and Andrew Mills, the owner, were present to explain the project and answer any questions

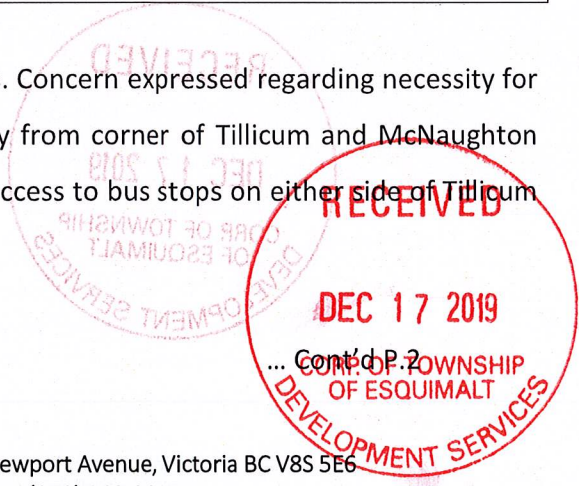
See attached for list of drawings presented, copy of invitation mailed/hand-delivered to all neighbours within 100 metres, and attendance roll with contact information.

The following comments were received.

COMMENT BY:	ADDRESS/CONTACT:
Georgina Hood	106 -1083 Tillicum Rd.

COMMENT(S):

No objection to re-zoning or proposed townhouses. Concern expressed regarding necessity for safe pedestrian crossing of Tillicum Rd., preferably from corner of Tillicum and McNaughton Ave., alternately in front of Gorge Park to permit access to bus stops on either side of Tillicum Rd.



... Cont'd P. 2

2.

COMMENT BY:	ADDRESS/CONTACT:
G. Bradford	107- 1083 Tillicum Rd.

COMMENT(S):

No objection to re-zoning or proposed townhouses. Concern expressed regarding necessity for safe pedestrian crossing of Tillicum Rd., preferably from corner of Tillicum and McNaughton Ave., alternately in front of Gorge Park to permit access to bus stops on either side of Tillicum Rd.

COMMENT BY:	ADDRESS/CONTACT:
Edith Hills	108- 1083 Tillicum

COMMENT(S):

No objection to re-zoning or proposed townhouses. Concern expressed regarding necessity for safe pedestrian crossing of Tillicum Rd., preferably from corner of Tillicum and McNaughton Ave., alternately in front of Gorge Park to permit access to bus stops on either side of Tillicum Rd.

END OF MINUTES



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

List of Drawings presented at Public Meeting, Greenside Lounge, Gorge Vale Golf Club:

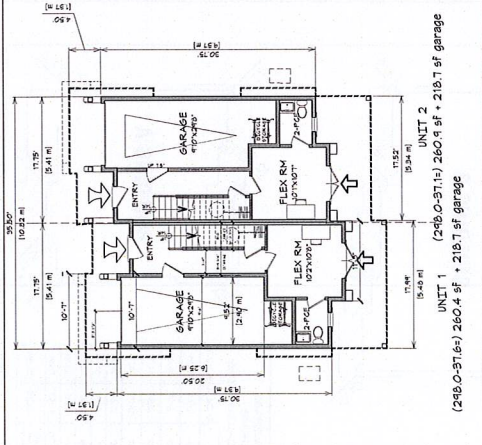
Drawings:

Drawings as submitted for Rezoning application, revised Aug. 14, 2019:

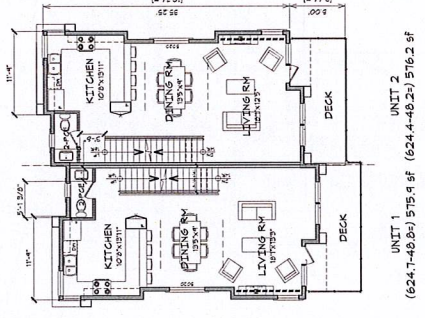
- SK-1 thru SK-9 issued by Zebra Design
- Shadow Study issued July 5, 2019 by Zebra Design
- Landscape Drawing by Greenspace Designs revised August 27, 2019



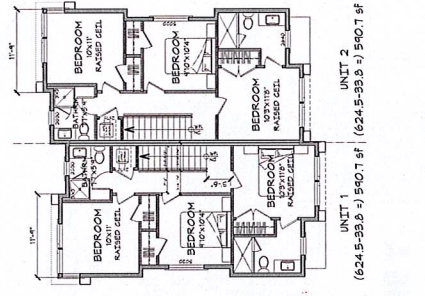
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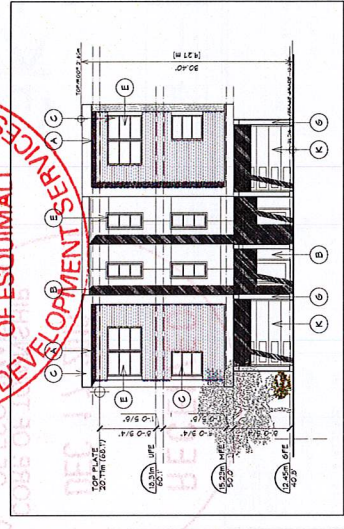
1 GROUND FLOOR PLAN
SCALE: 1/8"=1'-0" 4750 sq + garages



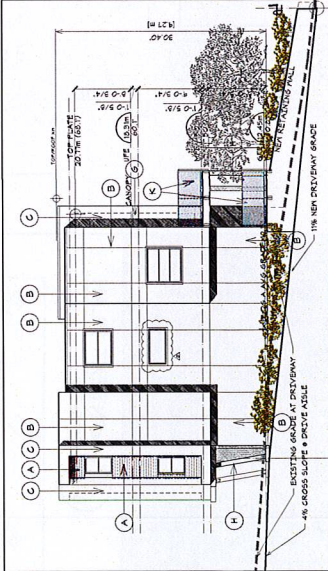
2 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0" 10709 sqm



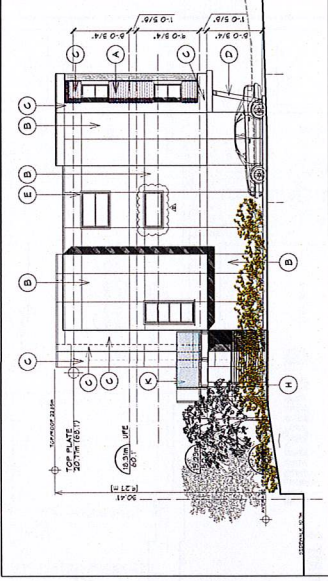
3 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0" 10475 sqm



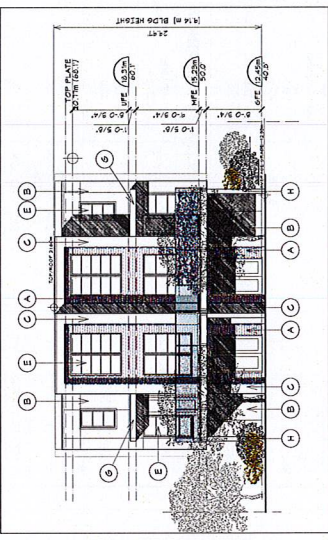
4 WEST ELEVATION
SCALE: 1/8"=1'-0" SK-2



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



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



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

FINISH SCHEDULE

- A 4" x 8" GROOVE CEDAR SIDING
- B CHARTRUISSE PANELS w/ REVEALS
- C PREPINTED, BOX-JOINT
- D 8x8 THICKER KNEE BRACE 1 CANTD BEAM
- E 2" x 4" PLYWOOD ON TYPICAL BRACKETS
- F 2" x 4" PLYWOOD ON TYPICAL BRACKETS
- G 1/2" PLYWOOD ON PROTECTING CANTY
- H 8x8 THICKER POST
- I 4x4 THICKER POST
- J PRE-FINISH GLAZED BALCONY GUARDRAILS
- K GARAGE DOOR w/ SIDINGS

REV B

SK-2

**BUILDING A
PLANS AND ELEVATIONS**

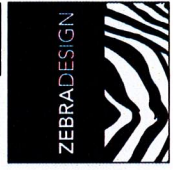
**PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C.**

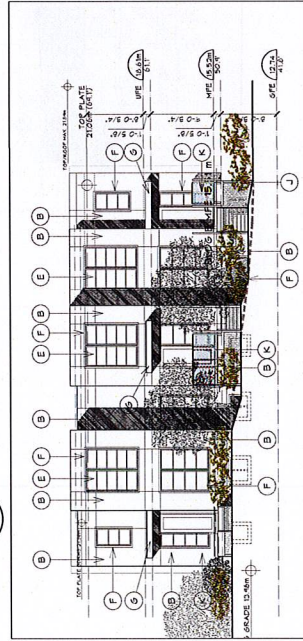
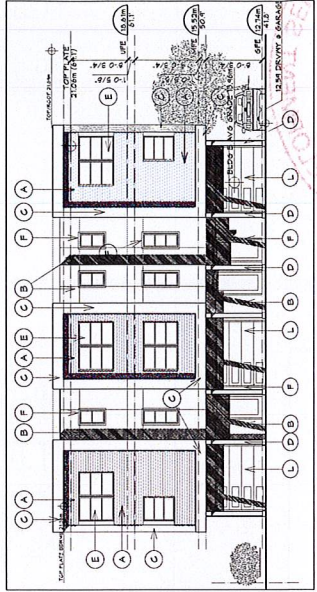
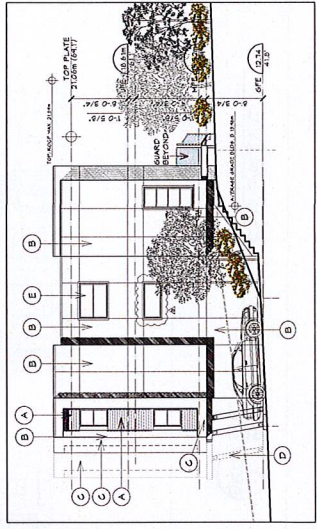
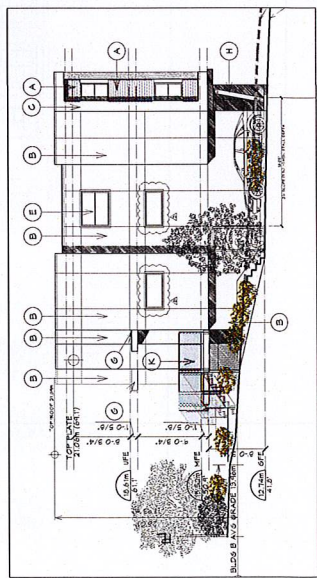
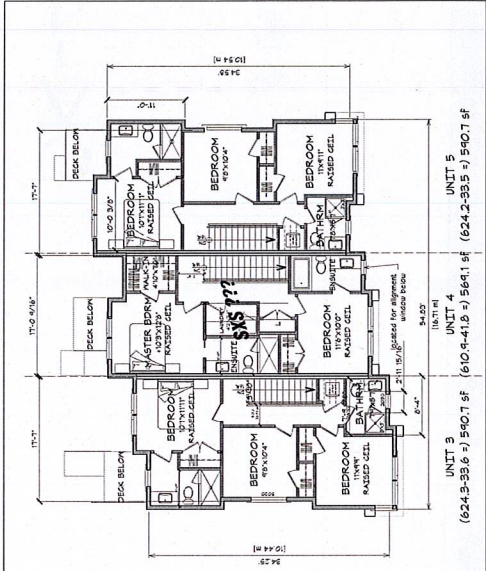
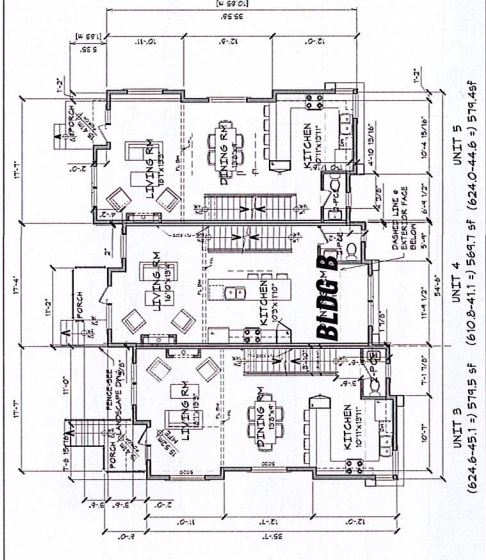
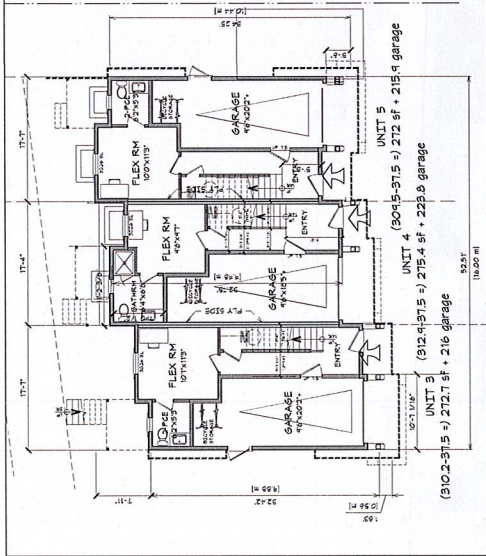
05.07.19

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REVISIONS & ISSUES

DATE	REVISION
08.14.19	ADD DOOR IN HATCHING TO TRAMON SIZE
08.14.19	ADD DOOR IN HATCHING TO TRAMON SIZE





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REV. B

DATE	DESCRIPTION	BY
05.07.19	REVISIONS & ISSUES	
05.07.19	REVISIONS & ISSUES	
05.07.19	REVISIONS & ISSUES	

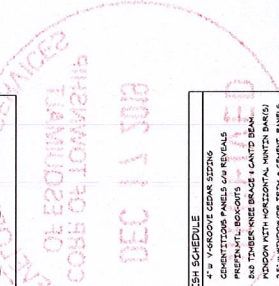
FINISH SCHEDULE

A	4" X 8" V-GROOVE CEDAR SIDING
B	CONCRETE PANELS W/ REVEALS
C	PREFINISH BOARDS
D	2x4 THINNE BRACE / GATED BEAM
E	FLOOR WITH HORIZONTAL NORTH BARK
F	2x4 THINNE BRACE / GATED BEAM
G	2x4 THINNE BRACE / GATED BEAM
H	2x4 THINNE BRACE / GATED BEAM
I	2x4 THINNE BRACE / GATED BEAM
J	2x4 THINNE BRACE / GATED BEAM
K	2x4 THINNE BRACE / GATED BEAM
L	PREFINISH GATED BALCONY GUARDRAILS
M	GARAGE DOOR W/ WINDOWS

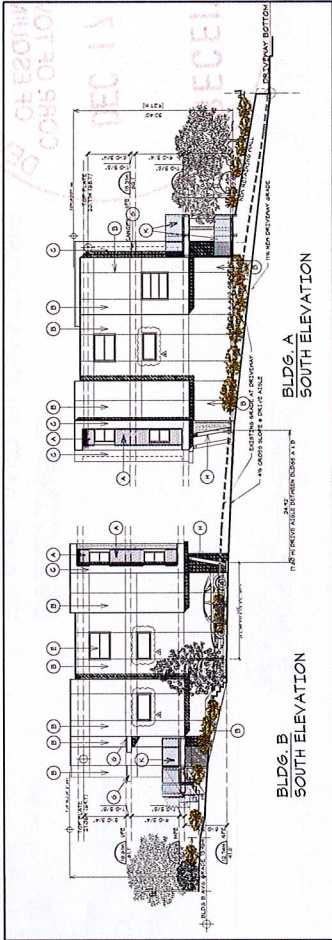
**BUILDING B
 PLANS AND ELEVATIONS
 PROPOSED REZONING AT
 1048-1050 TILLICUM RD.
 ESQUIMALT B.C.**

REV. B
 05.07.19
 SCALE = 1/8"=1'-0"

SK-3



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



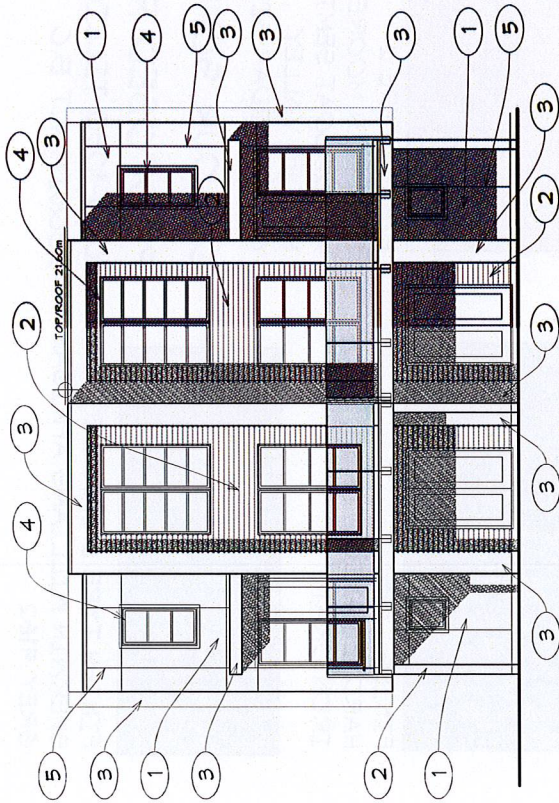
2 STREETSCAPE at TILLICUM RD.
 SK-4 SCALE: 3/32"=1'-0"

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

REV#	DESCRIPTION	DATE
A	REVISION APPLICATION	09.27.19



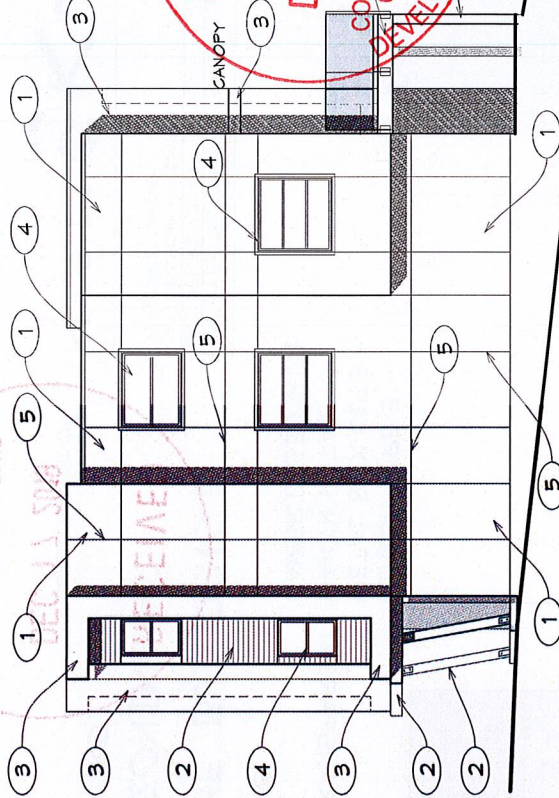
SK-4



BLDG. A
EAST ELEVATION/STREET

FINISH TYPE 1
HARDIE PANEL
IRON GRAY

FINISH TYPE 5 REVEALS
LARSON - GUN BARREL XL-382



BLDG. A
SOUTH ELEVATION

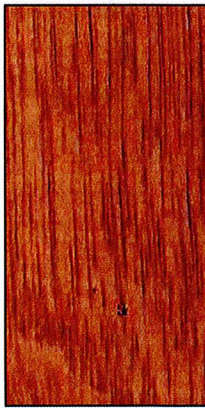
FINISH TYPE 3
METAL BOX OUTS
MAKIN METAL
CAMBRIDGE WHITE

COLOUR SCHEME BUILDING A
PROPOSED REZONING AT
1048-1050 TILLICUM RD.
ESQUIMALT B.C.

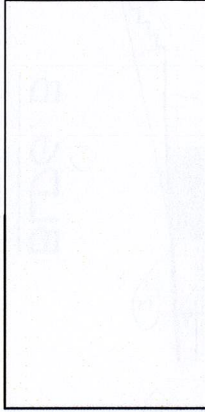
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DEVELOPMENT SERVICES
OF ESQUIMALT
CORP OF TOWNSHIP
DEC 11 2019

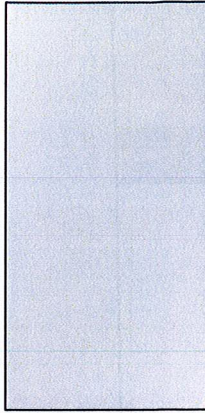
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FINISH TYPE 2
BENJAMIN MOORE
ARBORCOAT SEMI-TRANSPARENT
HIDDEN VALLEY
ON 4" h CEDAR SIDING

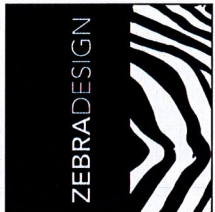


FINISH TYPE 3
METAL BOX OUTS
MAKIN METAL
CAMBRIDGE WHITE

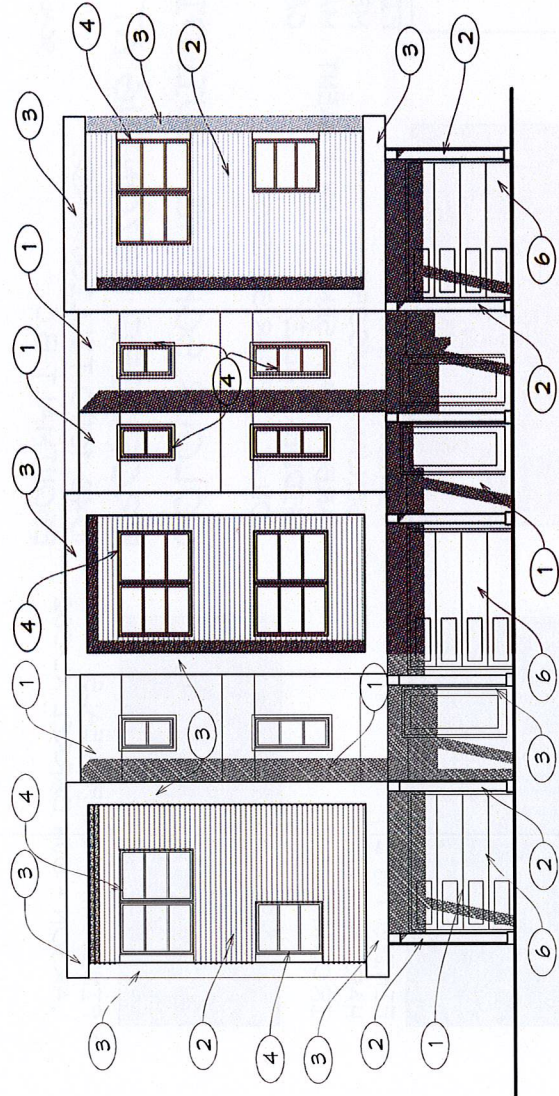


FINISH TYPE 4
WESTECK
SILVER WINDOW FRAME

REVISIONS & ISSUES	
REV.	DESCRIPTION
A	REZONING APPLICATION
	DATE 05.07.19

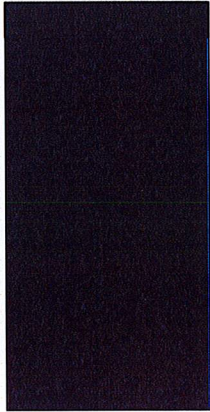


SK-5

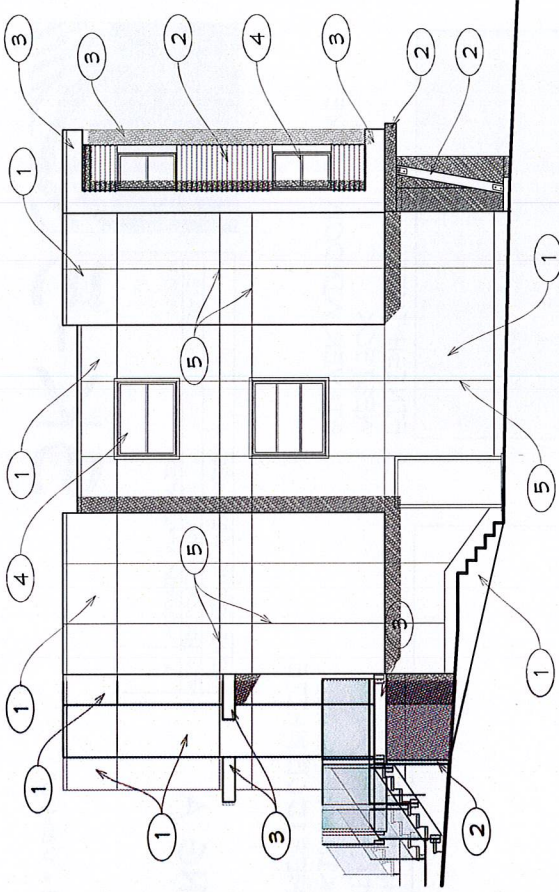
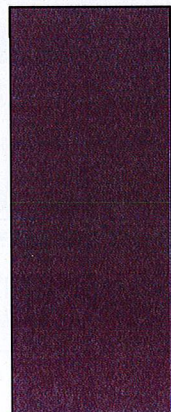


BLDG. B
EAST ELEVATION

FINISH TYPE 1
HARDIE PANEL
IRON GRAY

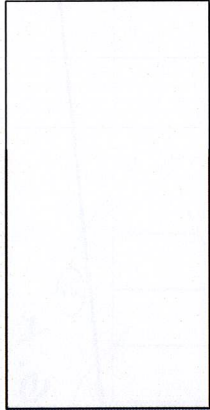


FINISH TYPE 6 GARAGE DR
SHERWIN WILLIAMS AFRICAN
GREY 9162



BLDG. B
SOUTH ELEVATION

FINISH TYPE 3
METAL BOX OUTS
MAKIN METAL
CAMBRIDGE WHITE



FINISH TYPE 4
WESTECK
SILVER WINDOW FRAME



COLOUR SCHEME BUILDING B

PROPOSED REZONING RECEIVED

1048-1050 TILLICUM RD.
ESQUIMALT B.C.

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

DEC 17 2019

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

REVISIONS & ISSUES		DATE
REV. #	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	SUBMIT FOR DP	08.28.19

REV B, DP **SK-6**

ZEBRADESIGN

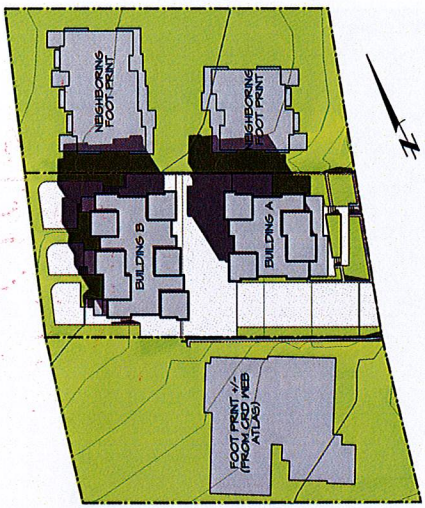


DEVELOPMENT SERVICES
CORP. OF TOWNSHIP
ESQUIMAULT B.C.



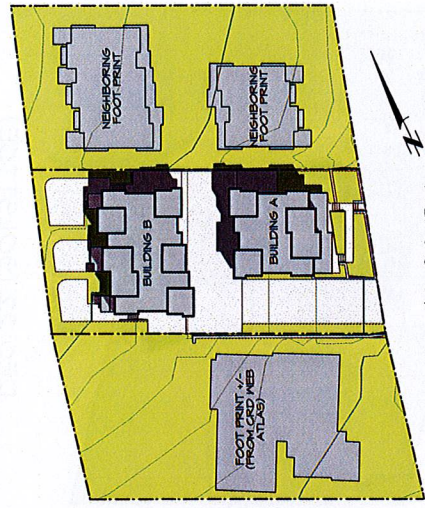
9:00 AM

MARCH 20 (EQUINOX)



12:00 PM

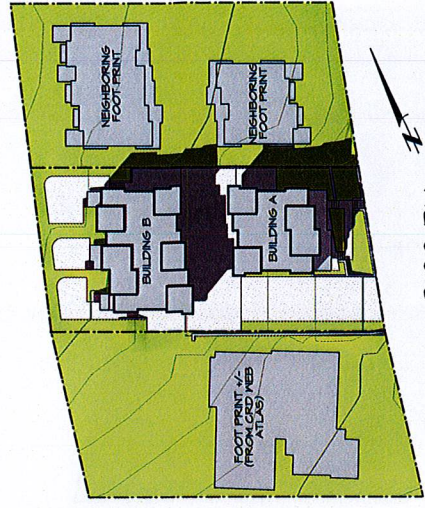
JUNE 21 (SOLSTICE)



12:00 PM



3:00 PM



3:00 PM

NO.	REVISION	DATE
1	APPROVED TO RESUBMIT APPLICATION	07/01/19



SUP-1

SHADOW STUDY
PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMAULT B.C. SCALE = 1:300

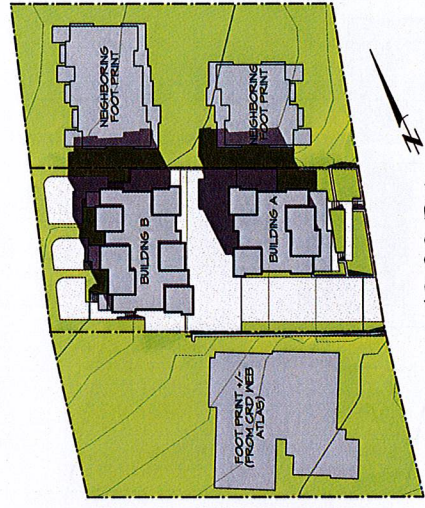
RECEIVED
DEC 17 2019
CORP. OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES
 OF ESQUIMALT
 CORP. OF TOWNSHIP



9:00 AM

SEPTEMBER 23 (EQUINOX)



12:00 PM

DEC 22 (SOLSTICE)



12:00 PM

SHADOW STUDY

PROPOSED REZONING AT
 1048-1050 TILLICUM RD.
 ESQUIMALT B.C. SCALE = 1:300

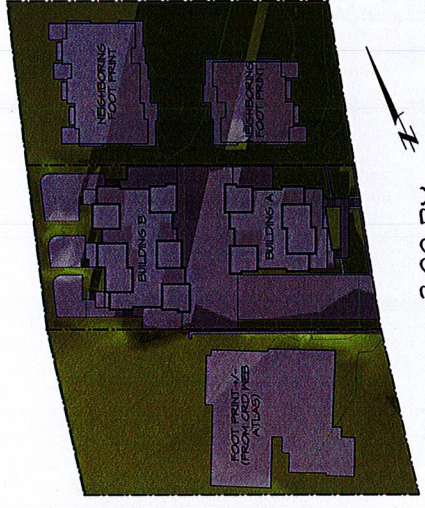
9:00 AM
RECEIVED

DEC 17 2019

CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES



3:00 PM



3:00 PM

REVISION 4 ISSUES	DATE
REVISION 3 ADDED TO REZONING APPLICATION	07/25/19



SUP-2

LANDSCAPE CONCEPT PLAN



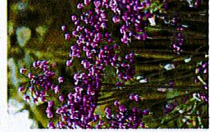
POLYSTICHUM MUNITIUM



ACHILLEA SALVIA, HEBEROCALLIS



ALLIUM CERNUUM



ACCHILEA HELLEBOLOM



QUERCUS GAIRYANA



POPULUS TREBHALA 'BRECTA'



POPULUS TREBHALA 'BRECTA'

6X POPULUS TREBHALA 'BRECTA'
WOODEN FENCES ON RETAINING WALLS TO HEIGHT OF WAY
STAINED BLACK TOTAL HEIGHT AT 1800MM

EXISTING FENCE

1X PINUS CONTORTA

BACK YARD FENCING

1X LAVANDULA ANGIUSTIFOLIA



ACCHILEA HELLEBOLOM

WALKING WITH LAKE GRASS AS DRIVEWAY
WITH DIFFERENT PAVING PATTERN

POSHANUS HUNTINGTON CARPET



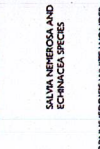
QUERCUS GAIRYANA



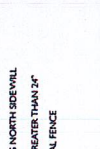
1X PINUS CONTORTA



KOELERIA RICCIANTHA



SALVIA NEREOBOLA AND
ECHINACEA SPECIES



CORNUS 'EDGES' WHITE WONDER



1X ACER CIRCINATUM

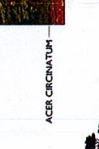


PERIMETER CONCRETE RETAINING WALL ALONG NORTH SIDE WILL
STEP UP WITH GRADE

42" METAL FENCE ON WALL WHERE HEIGHT IS GREATER THAN 24"
BLAST WALL AT APPROX. 5' WITH 42" BLACK METAL FENCE



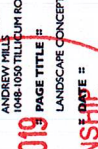
STEEL PLANTERS



PERMEABLE PAVEMENT DRIVE AISLE



STEEL PLANTERS



ACER CIRCINATUM



ACER CIRCINATUM



GREENSPACE DESIGNS
Sustainable Landscape Design

PROJECT TITLE #
LANDSCAPE PLAN for
ANDREW HILLS
1018-1050 TILUCUM ROAD, ESQUIMALT, BC

LANDSCAPE PLAN #
1018-1050 TILUCUM ROAD, ESQUIMALT, BC

PAGE TITLE #
LANDSCAPE CONCEPT PLAN

SCALE #
1:50

DATE #
MAY 7, 2019

REVISION #
REVISED AUGUST 27, 2019

RECEIVED

CORP. OF TOWNSHIP OF ESQUIMALT

DEVELOPMENT SERVICES

