



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

## Staff Report

File #:20-256

### REQUEST FOR DECISION

**DATE:** May 27, 2020

Report No. DEV-20-030

**TO:** Laurie Hurst, Chief Administrative Officer

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

**SUBJECT:**

Request to Waive Public Hearing - Rezoning Application -1048 Tillicum Road.

**RECOMMENDATION:**

That Council waive the Public Hearing pursuant to *Local Government Act*, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994 attached as Appendix A to Staff Report No. DEV-20-030 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].

**RELEVANT POLICY:**

Ministerial Order No. M139 - Order of the Provincial Health Officer *Mass Gathering Events*  
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:**

Livable, healthy and diverse community - support community growth, housing, and development consistent with our Official Community Plan (OCP).

**BACKGROUND:**

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

Appendix B: DRAFT Notice of Public Hearing Waived

Appendix C Architectural Drawings, Colour Board, Optional Garage Design, Shadow Study, BCLS,

Landscape Plan

**Purpose of the Application**

The purpose of Staff Report DEV-20-030 is to recommend to Council that the Public Hearing for the rezoning application for 1048 Tillicum Road be waived pursuant to *Local Government Act* Section 464(2).

Responding to the unusual situation created by the COVID-19 pandemic, the Province has identified two approaches that local governments can use to process applications, including with or without holding Public Hearings that recognize physical distancing limitations:

1. Waiving the Public Hearing for rezoning applications that are consistent with the Official Community Plan (OCP). Section 464 (2) of the *Local Government Act* (LGA) already authorizes a Council to do this under normal circumstances, and the Province has recently encouraged local governments to seriously consider this approach due to the Order of the Provincial Health Officer *Mass Gathering Events* that prevents the public from physically attending Public Hearings; or
2. Holding electronic Public Hearings, as per Ministerial Order No. 139 (M139) that was issued to local governments on May 1, 2020. Intended to be in effect during the period of the declaration of a state of emergency, M139 adds to existing LGA legislation by authorizing Councils to hold Public Hearings through electronic or other communication facilities. This enables the public to provide direct oral input to Council by way of appearing before Council via tele-conference, in addition to written public input submissions, and does not require the public to be physically present before Council.

**ISSUES:**

1. *The Local Government Act* has permitted waiving of Public Hearings for years prior to this pandemic and in the interest of supporting continued economic activity within the Township; staff have identified the rezoning application for 1048 Tillicum Road as a reasonable candidate for waiving the Public Hearing.

The rationale for this includes:

1. the proposed rezoning to CD-132 Zone is consistent with both OCP land use policies and the Proposed Land Use Designation of Townhouse Residential identifying three storey townhomes as appropriate for the subject property and adjacent parcels in this area;
2. The applicant held a Public Open House on October 9, 2019 in the Greenside Lounge of the Gorge Vale Golf Club. Three pairs of local residents attended the meeting and all expressed no objection to the rezoning or the proposed design of the townhomes.
3. The addition of desirable, 'missing middle' family oriented housing close to transit services and a major park would improve housing choice in the area;
4. the proposed rezoning application is under the maximum density cited in the OCP for Townhouse Residential development, is consistent with neighbouring townhouse projects and the proposed height is similar to the maximum height for other recently approved townhouse applications; and
5. the proposed five strata townhouse residences to be constructed in two buildings on the subject property is similar to recently approved and constructed townhouse projects located to

the north and would continue the densification and revitalization of the 1000 block of Tillicum Road.

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

Sensitive densification, particularly along major roadways well served by transit and in proximity to local services and parks is accepted as a sustainable approach to community development.

5. Communication & Engagement

Should Council waive the public hearing, staff would undertake notification pursuant to *Local Government Act*, Section 467 including mailing out a Notice of Public Hearing Waiver (see DRAFT version Appendix B) 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 Council Meeting at which the application would be considered for 3<sup>rd</sup> reading. Additionally, Notice of Public Hearing Waived would be placed in two editions of the Victoria News.

**ALTERNATIVES:**

1. Council waive the Public Hearing pursuant to *Local Government Act*, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994 which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 1048 Tillicum Road from Two Family Residential [RD-1] to Comprehensive Development District No. 132 [CD. No.132] and direct staff to return Amendment Bylaw No. 2994 to Council for consideration of 3<sup>rd</sup> reading.

2. Council proceeds with a Public Hearing. Unless the Order of the Provincial Health Officer change this requires staff to develop an electronic Public Hearing process and then proceed to schedule the electronic Public Hearing.

# 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 0.70.

(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 0.36 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 16<sup>th</sup> day of March, 2020.

READ a second time by the Municipal Council on the 27<sup>th</sup> day of April, 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.

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BARBARA DESJARDINS  
MAYOR

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RACHEL DUMAS  
CORPORATE OFFICER







May 22, 2020

## NOTICE OF WAIVED PUBLIC HEARING

### REZONING APPLICATION Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994

Dear resident,

There is an application for a Rezoning in your neighbourhood. The Township has received this application from the registered owner of 1048 Tillicum Road (see map below) to permit five strata townhouse residences in two buildings.

Notice is hereby given that the Council of the Township of Esquimalt has waived the holding of a public hearing in relation to the associated Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994, in accordance with Section 464(2) and 467 of the *Local Government Act*. The *Local Government Act* does not require the holding of a public hearing in relation to zoning bylaw amendments that are consistent with the municipality's Official Community Plan.

#### Details:

##### Purpose of the Application

Amendment Bylaw No. 2994 provides for the following change to Zoning Bylaw, 1992, No. 2050 with respect to the affected lands:

- change in zoning designation from Two Family Residential [RD-1] to Comprehensive Development District No. 132 [CD No. 132].

The general purpose of this change in zoning is to allow five new strata townhouse residences, to be constructed in two buildings on the subject property. The comprehensive development zone is written with specific permitted uses, density, setbacks, height, lot coverage and parking regulations for this proposal.

## Site Location:



## Description of Land: 1048 Tillicum Road

- Parcel Identifier (PID): 005-010-390
- Legal description: Lot D, Section 10, Esquimalt District, Plan 11683

## Where and When Further Information can be Obtained

Copies of **Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994** may be inspected, and other information related to this application may be reviewed from **June XX until June XX, 2020**:

- online, by visiting the municipal website at [www.esquimalt.ca/development](http://www.esquimalt.ca/development) (see the "development tracker" link) or
- upon request, at Town Hall by booking an appointment either by emailing [trevor.parkes@esquimalt.ca](mailto:trevor.parkes@esquimalt.ca) or contacting Development Services staff via phone at 250-414-7103.

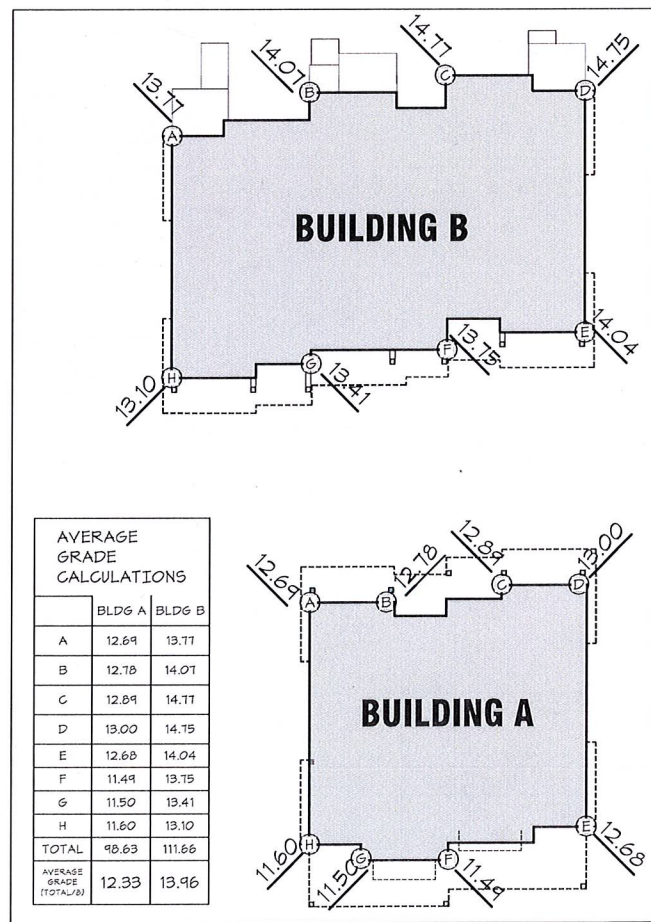
**More information about the project:** Trevor Parkes, Senior Planner, Development Services; 250-414-7148; [trevor.parkes@esquimalt.ca](mailto:trevor.parkes@esquimalt.ca)

**More information about development at the Township of Esquimalt:** [Esquimalt.ca/development](http://Esquimalt.ca/development)

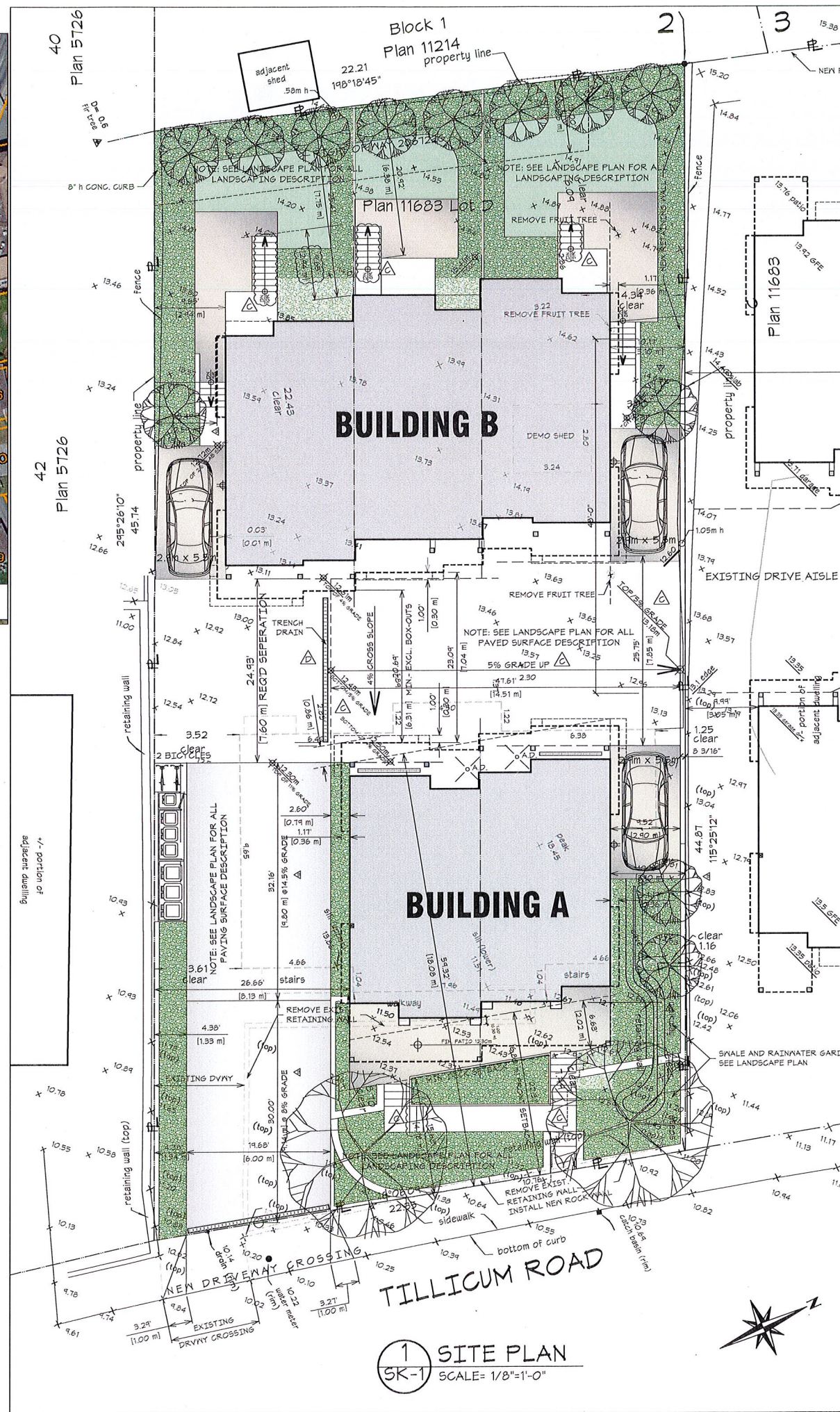
Thank you,  
Rachel Dumas, Corporate Officer  
250-414-7135



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 m<sup>2</sup> [10,752 sf] PER SURVEY

NO. OF UNITS  
5 (FIVE)

TOTAL COVERAGE =  
1573.5+2140.2/10752 = 34.54%

BLDG. A COV. 146.18 m<sup>2</sup> [1573.5 sf]  
BLDG. B COV. 198.83 m<sup>2</sup> [2140.2 sf]  
TOTAL COV. 345.01 m<sup>2</sup> [3713.7 sf]

FLOOR AREA  
BUILDING A  
UPPER 110.00 m<sup>2</sup> [1184.0 sf]  
MAIN 106.9 m<sup>2</sup> [1150.7 sf]  
GROUND 46.9 m<sup>2</sup> [504.9 sf]  
TOTAL 263.81 m<sup>2</sup> [2839.6 sf]

FLOOR AREA  
BUILDING B  
UPPER 162.97 m<sup>2</sup> [1754.3 sf]  
MAIN 160.59 m<sup>2</sup> [1728.6 sf]  
GROUND 76.19 m<sup>2</sup> [819.9 sf]  
TOTAL 399.36 m<sup>2</sup> [4302.8 sf]

BUILDING HEIGHT

BUILDING A  
AVERAGE GRADE= 12.33m  
BUILDING HEIGHT = 9.70m [32.10']

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

NET INTERIOR  
FLOOR AREA BLDGS. A & B =  
263.81 m<sup>2</sup> + 399.36 m<sup>2</sup> = 663.17 m<sup>2</sup>  
[2839.6+4302.8 = 7142.4 sf]

FAR = 7142.4/10,752 = .664  
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' (-.36 m 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'	7.15 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		DATE
REV.	DESCRIPTION	
A	RE-ZONING APPLICATION	08.01.19
B	RE-VISE DRIVEWAY SLOPE TO 8% AND 14.5%, ADD TREES IN SIDERYARDS 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	09.05.20
E	SMALL REDUCTION TO FAR	04.17.20

REV E

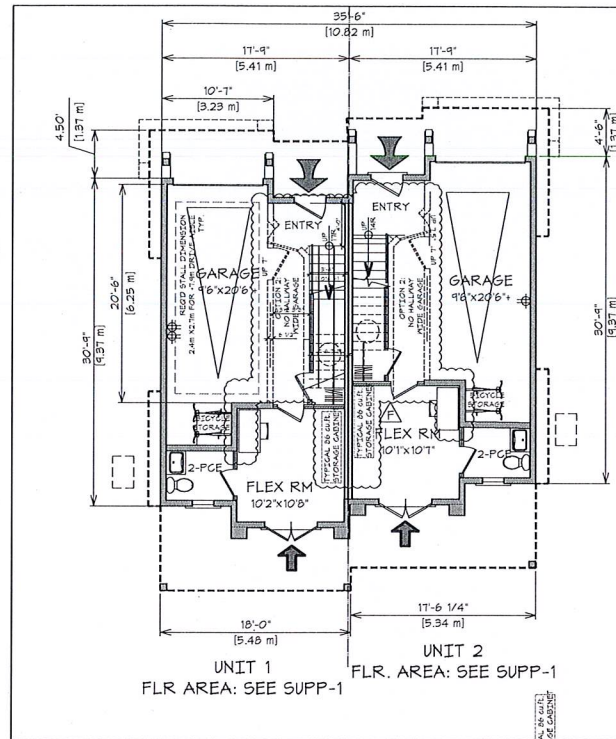


SITE PLAN & PROJECT DATA  
PROPOSED REZONING AT  
1048-1050 TILlicUM RD.  
ESQUIMALT B.C.

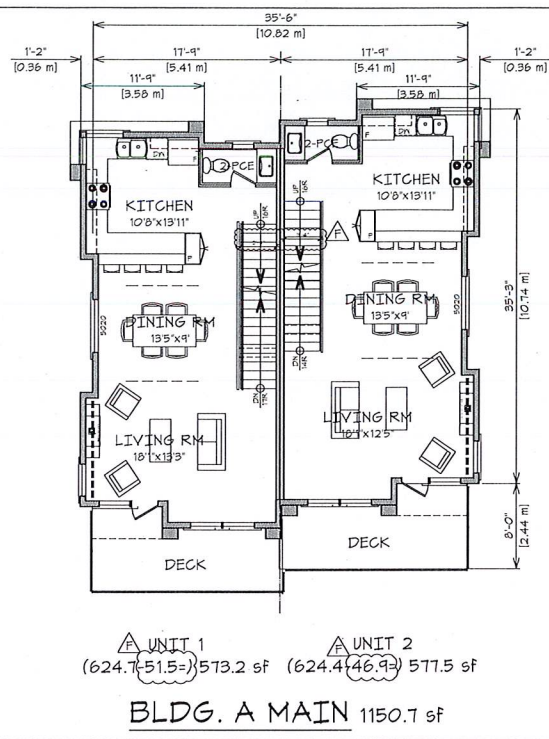
05.07.19  
SCALE = 1/8"=1'-0"

SK-1

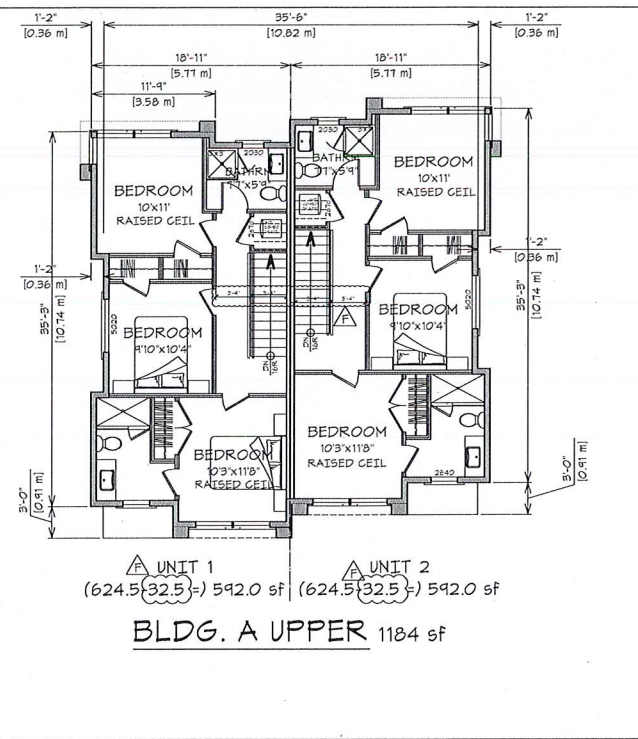




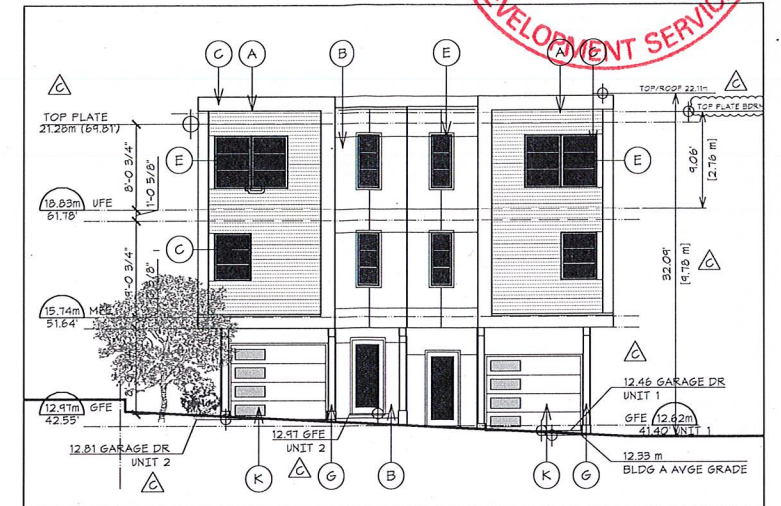
1 GROUND FLOOR PLAN  
SK-2 SCALE= 1/8"=1'-0" 47.50 sm + garages



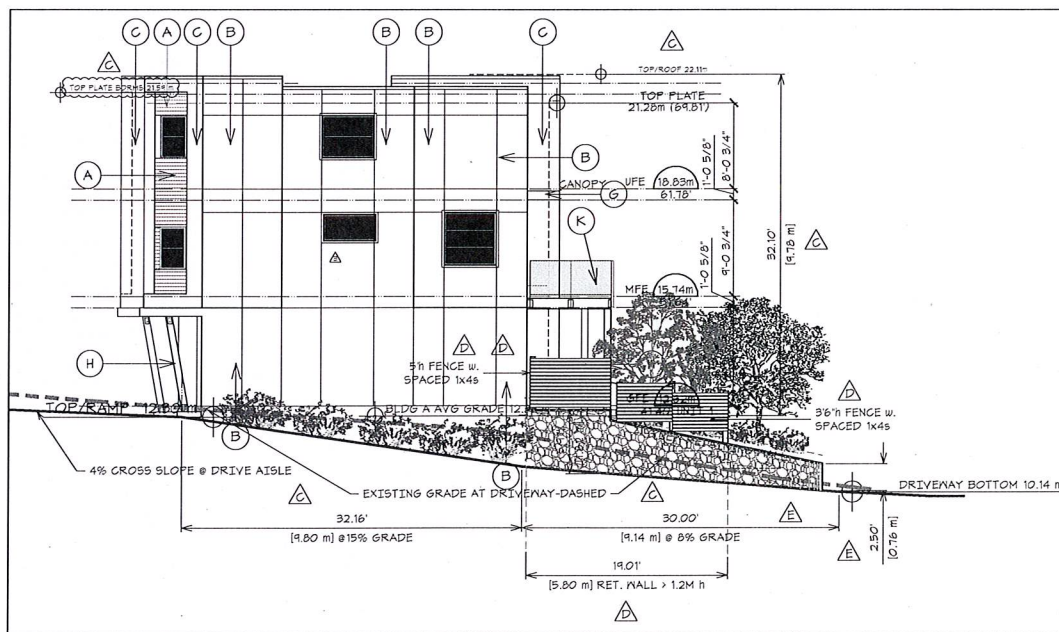
2 MAIN FLOOR PLAN  
SK-2 SCALE= 1/8"=1'-0" 107.03 sm



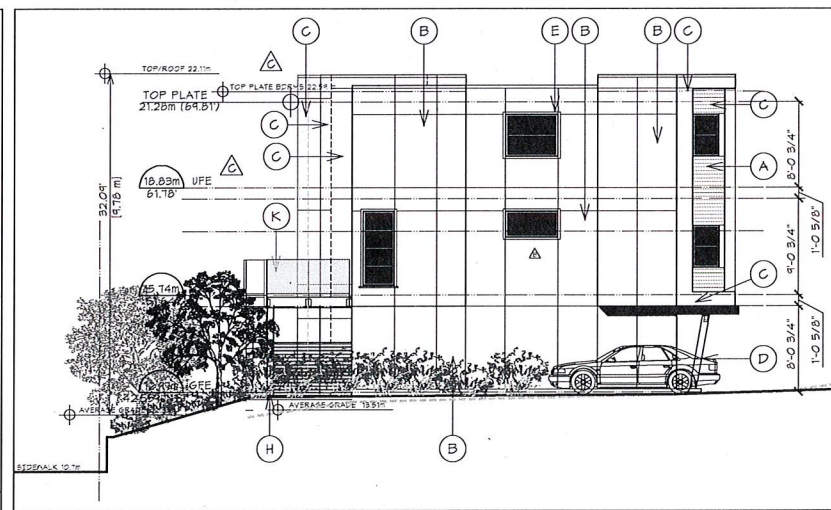
3 UPPER FLOOR PLAN  
SK-2 SCALE= 1/8"=1'-0" 109.75 sm



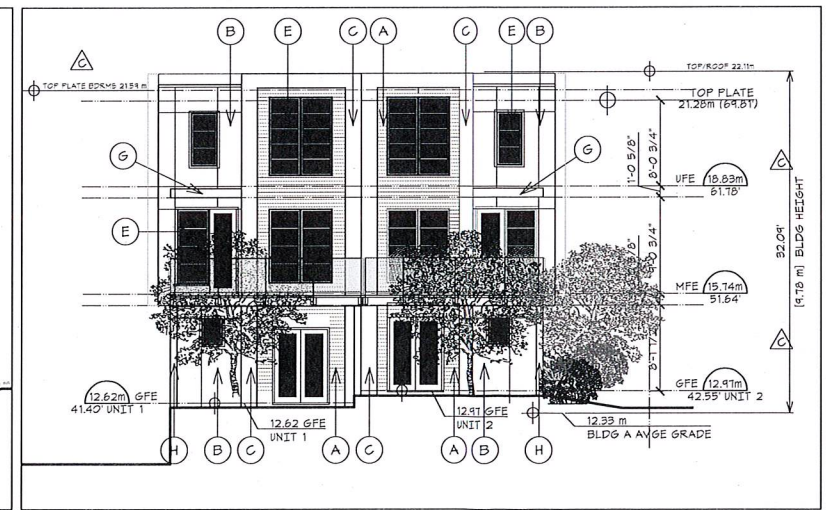
4 WEST ELEVATION  
SK-2 SCALE= 1/8"=1'-0"



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

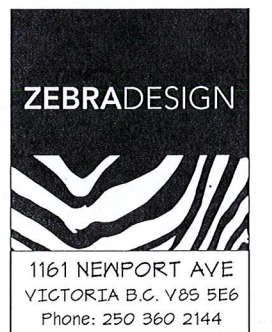
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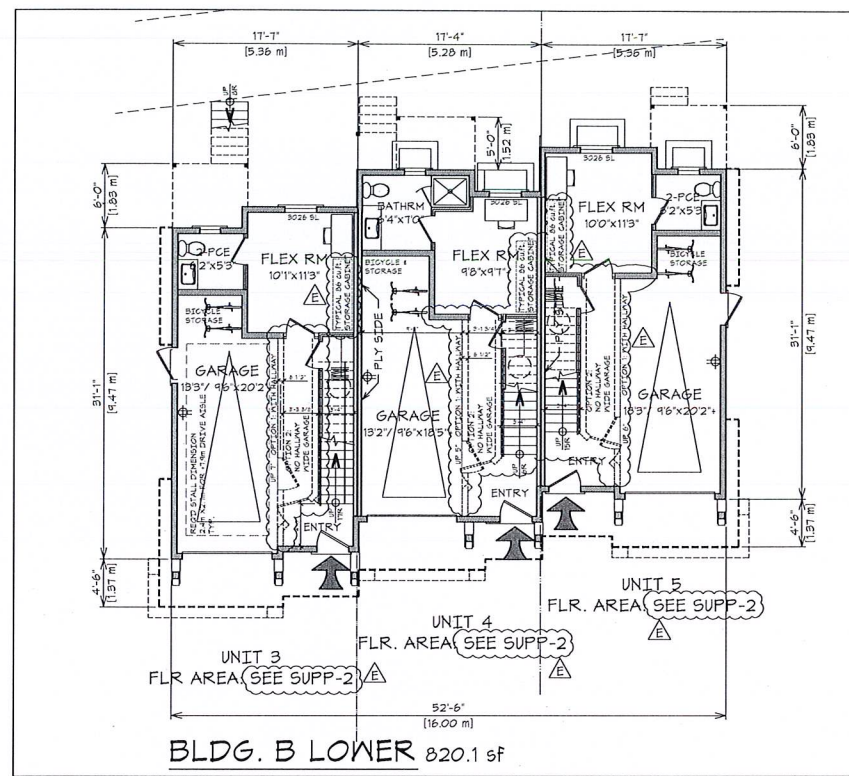
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	REDUCE DINING RM WINDOWS TO TRANSOM SIZE	08.14.19
C	CHANGE RIVE AISLE GRADE, RAISE BUILDING HEIGHT	02.12.20
D	ON 5/SK-2 SPECIFY RETAINING WALL HEIGHT & FENCE HT HEIGHT	03.01.20
E	ON 5/SK-2 SHOW WALL CURVATURE	03.04.20
F	ADJUSTMENTS TO FLOOR AREAS	04.19.20

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 BARS(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

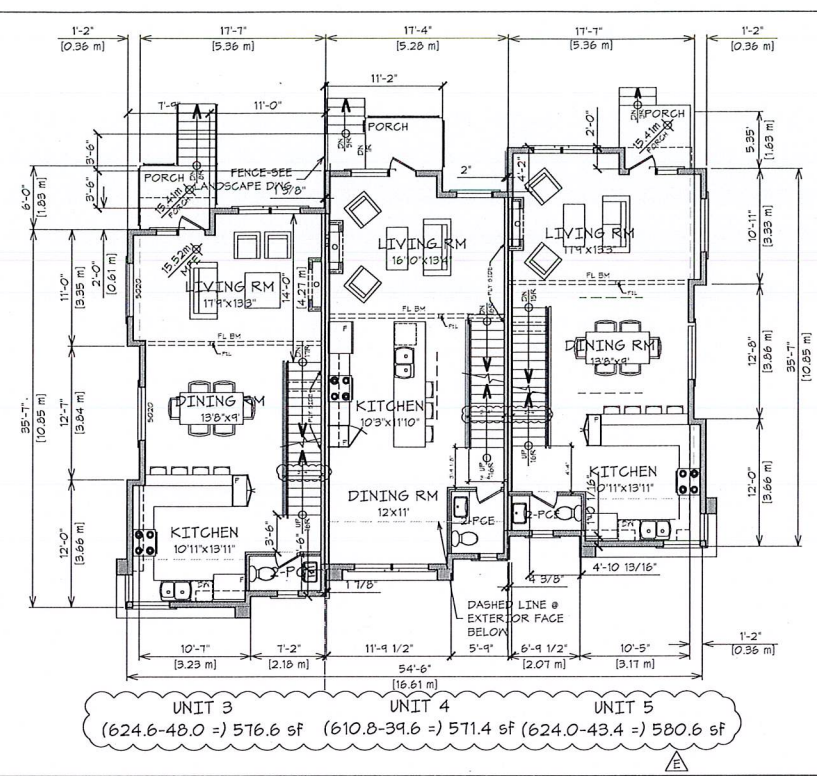
REV F

SK-2

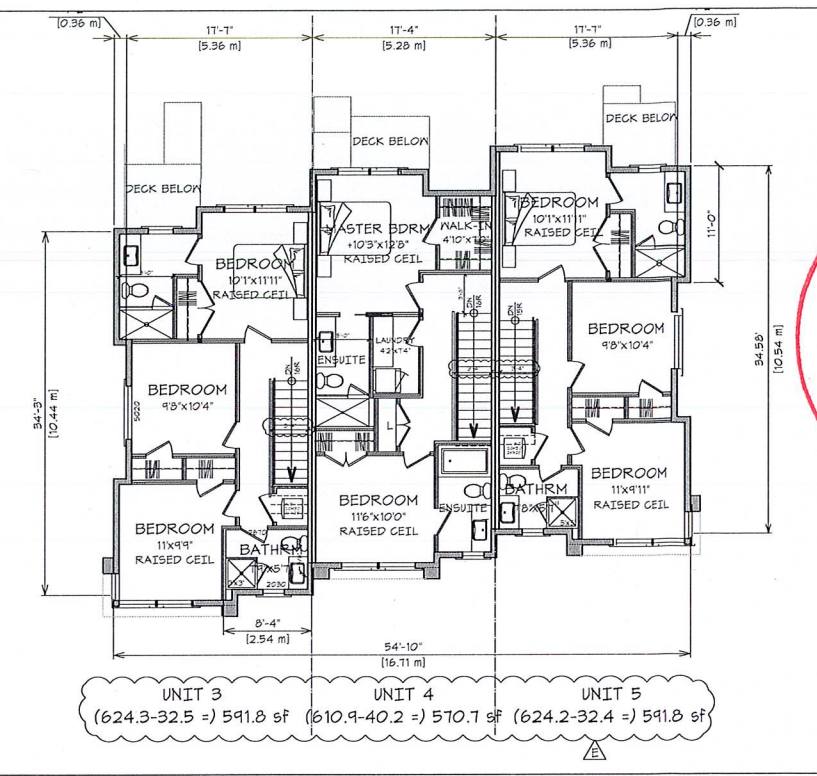




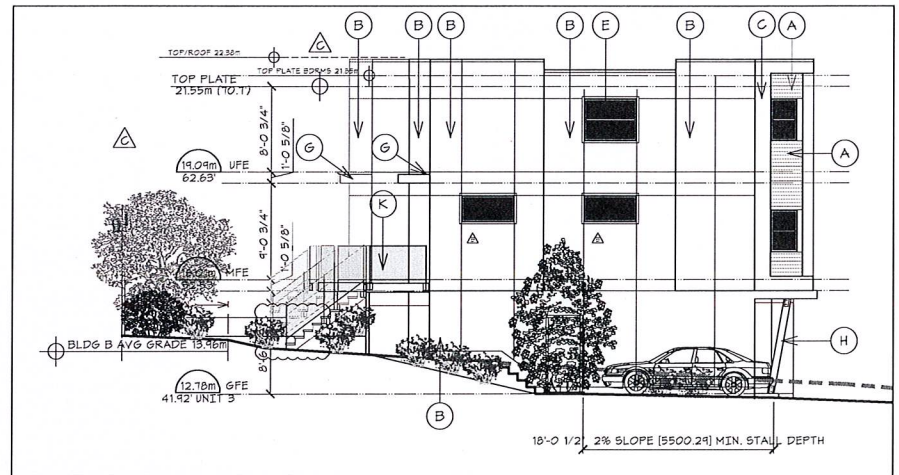
1 GROUND FLOOR PLAN  
SK-3 SCALE= 1/8"=1'-0" FLR. AREAS: REFER TO SUPP-2



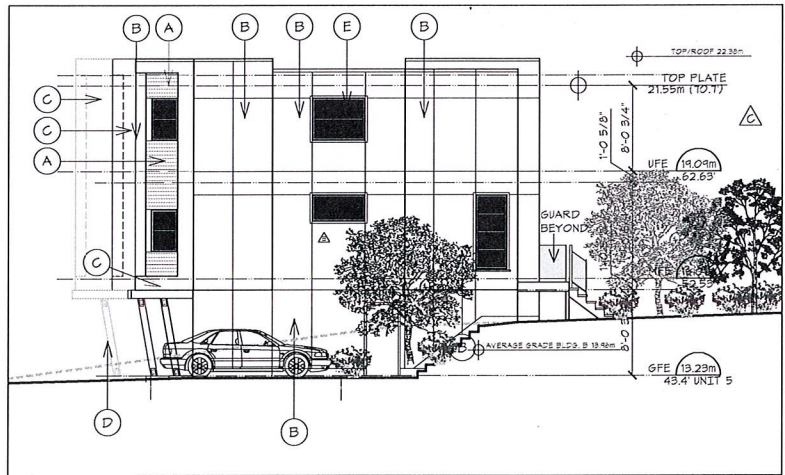
2 MAIN FLOOR PLAN  
SK-3 SCALE= 1/8"=1'-0" 160.59 sqm



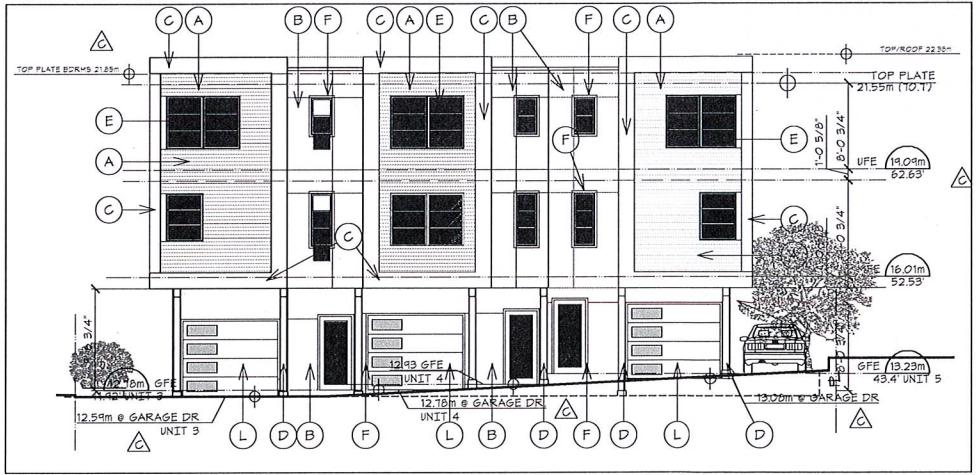
3 UPPER FLOOR PLAN  
SK-3 SCALE= 1/8"=1'-0" 162.98 sqm



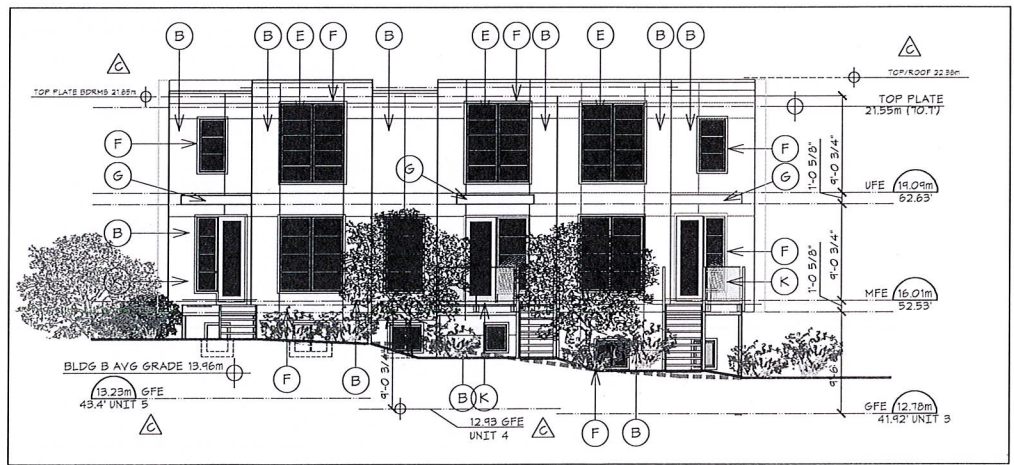
4 SOUTH ELEVATION  
SK-3 SCALE= 1/8"=1'-0"



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"

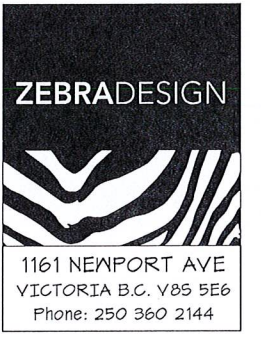
REVISIONS & ISSUES	
REV.	DESCRIPTION
A	RE-ZONING APPLICATION
B	REDUCE SOUTH FACING LIVING & DINING RM WINDOWS
C	ALTER DRIVE ASBLE GRADE - RAISE BUILDING HEIGHTS
D	ALTER DRIVE ASBLE GRADE - RAISE BUILDING HEIGHTS
E	ADJUSTED FLOOR AREAS - FSR INCREASED
F	INDICATE FLEX RM STORAGE

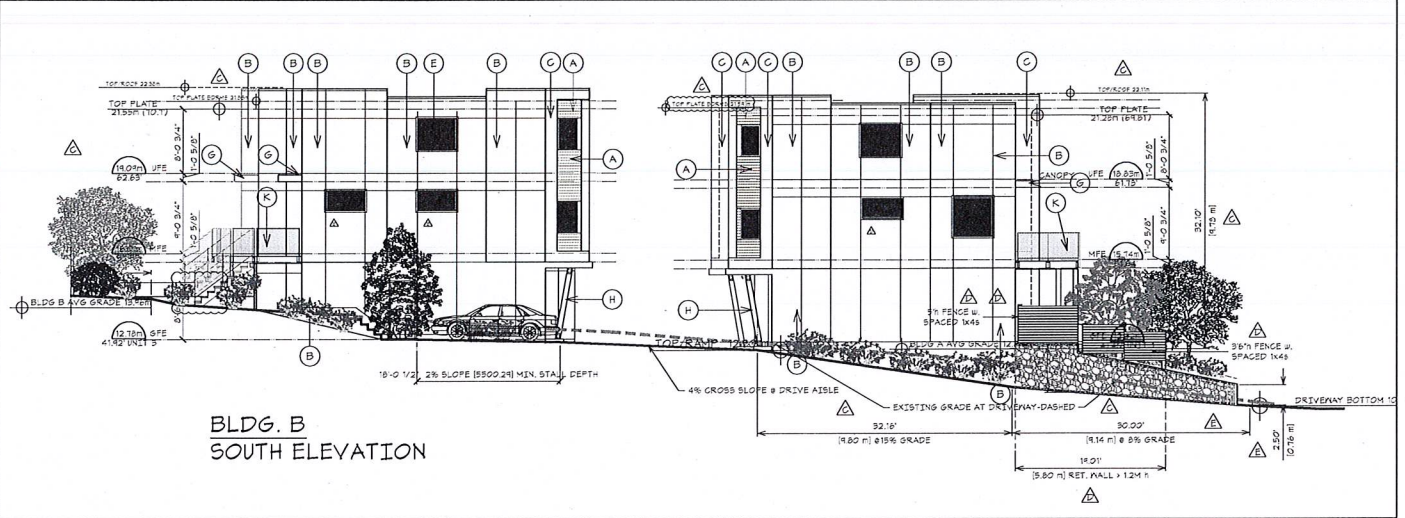
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K	FRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w/ WINDOWS

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

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

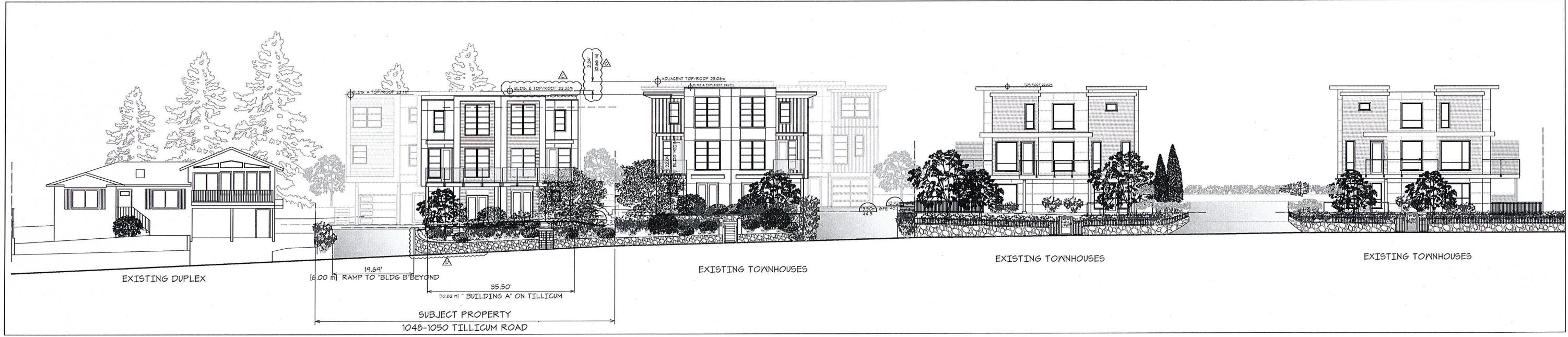
REV E  
SK-3





BLDG. B  
SOUTH ELEVATION

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



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

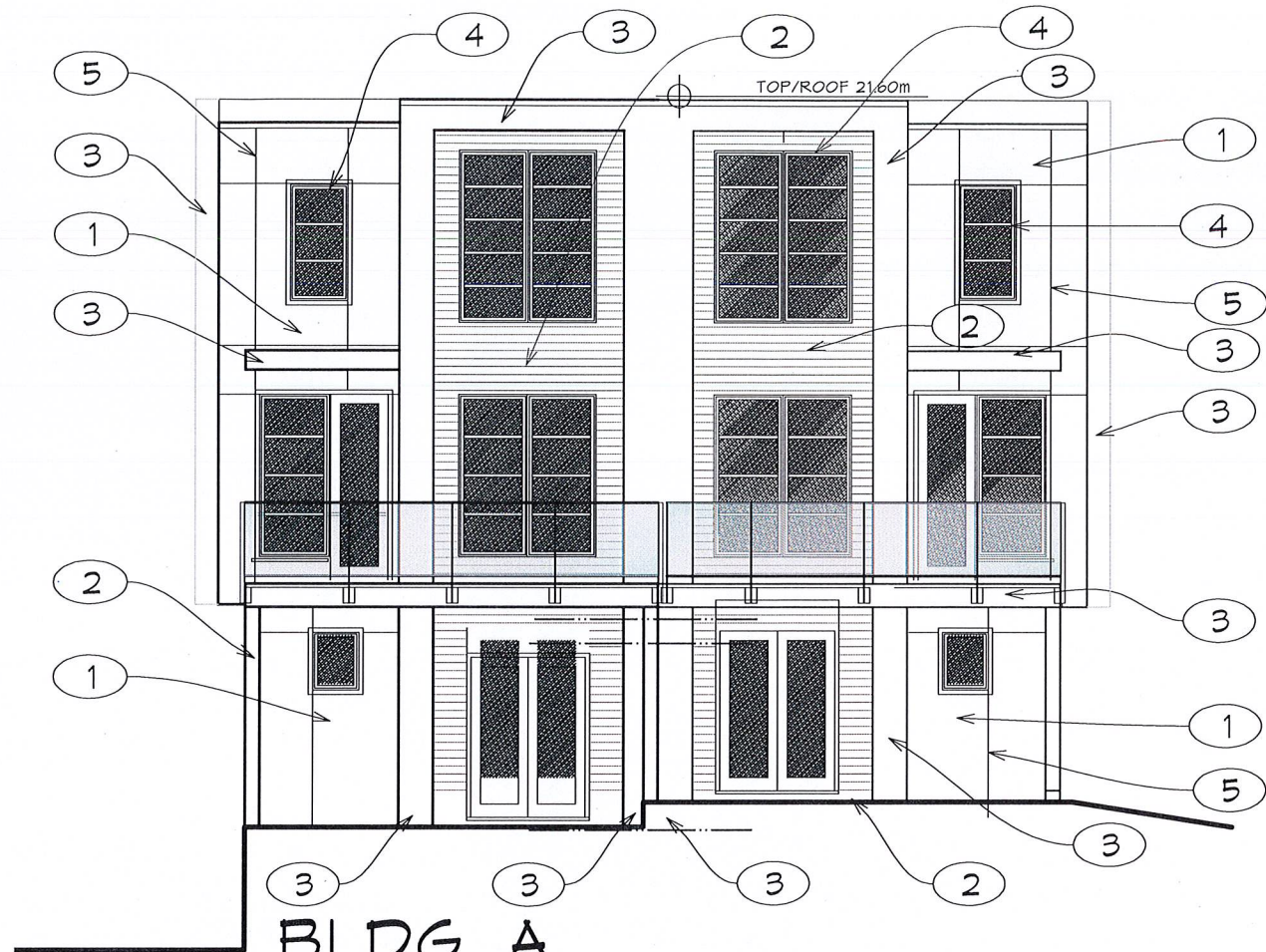
STREETSCAPE & SITE SECTION  
PROPOSED REZONING AT  
1048-1050 TILlicUM RD.  
ESQUIMALT B.C. SCALE = 3/32"=1'-0"

REVISIONS & ISSUES		
REV	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	SUBMIT FOR DP	08.28.19
C	RAISE BLDG A BY .52m (1.69), RAISE BLDG B BY .49 m (1.61)	02.12.20
D	SHOW RETAINING WALL CURVATURE @ NORTH CORNER OF DRIVEWAY ENTRY	03.04.20

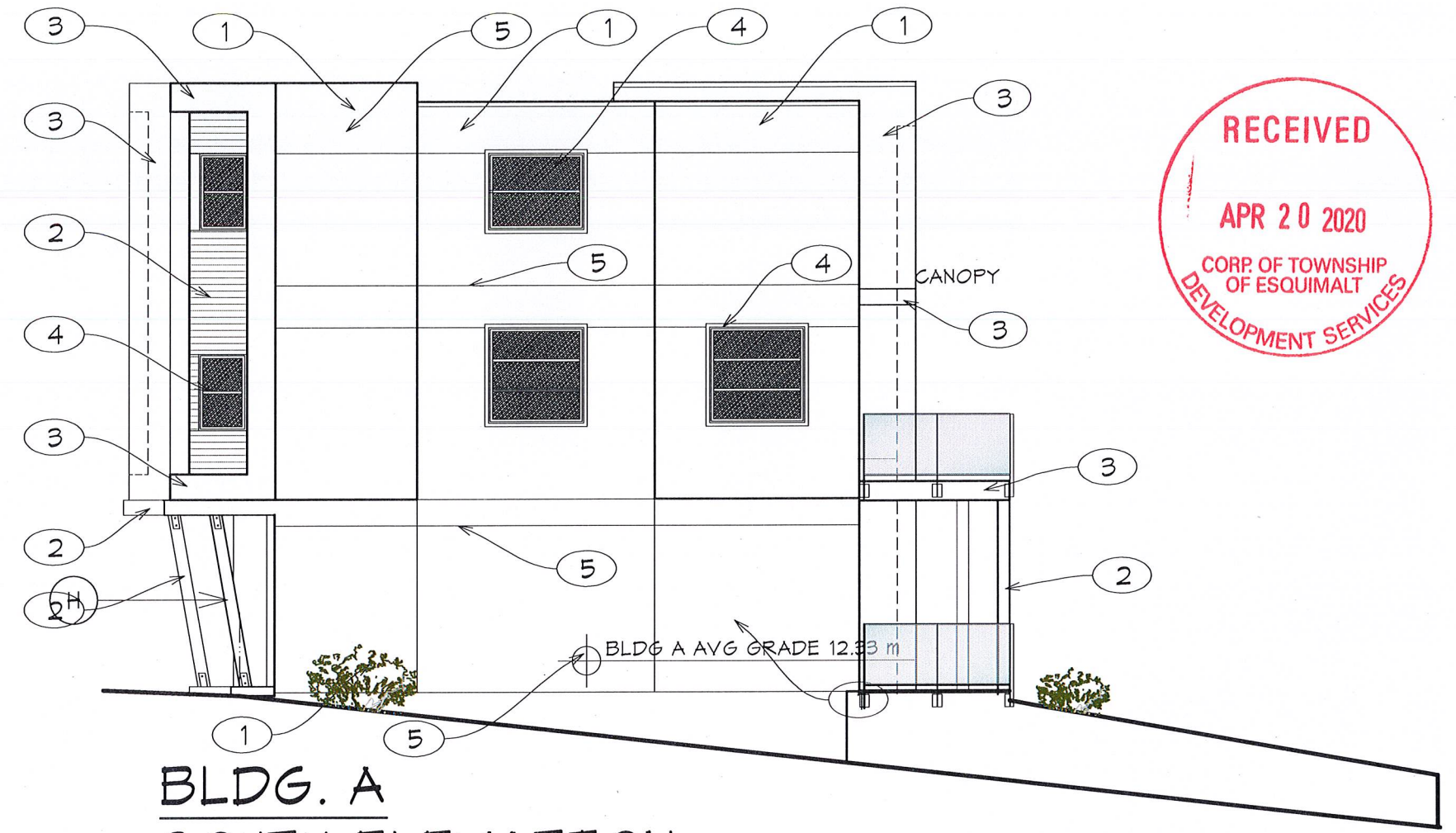


REV B, DP  
**SK-4**

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



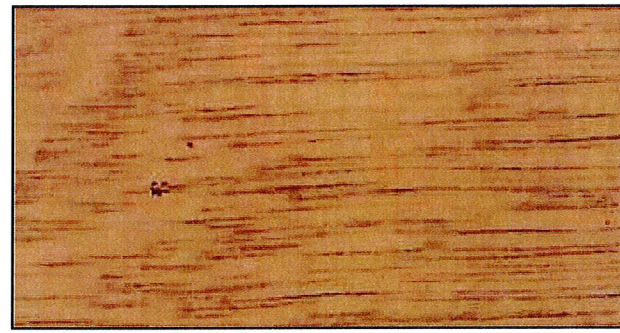
**BLDG. A**  
**EAST ELEVATION/STREET**



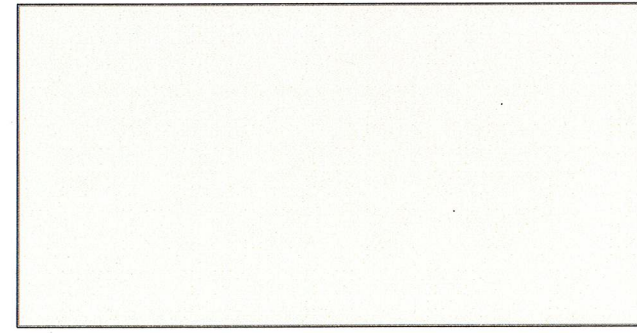
**BLDG. A**  
**SOUTH ELEVATION**



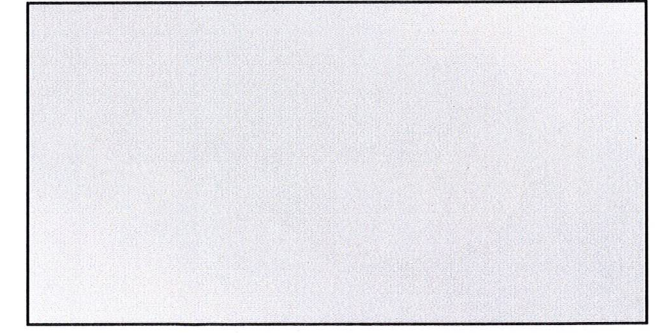
FINISH TYPE 1  
HARDIE PANEL  
IRON GRAY



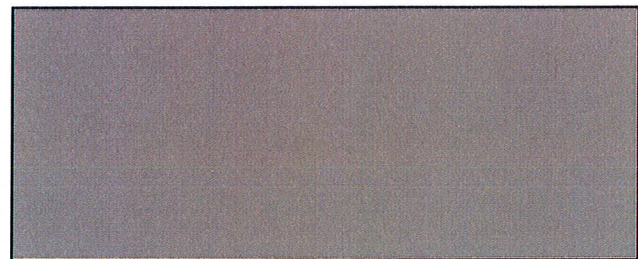
FINISH TYPE 2  
BENJAMIN MOORE  
ARBORCOAT SEMI-TRANSPARENT  
HIDDEN VALLEY  
ON 4" h CEDAR SIDING



FINISH TYPE 3  
METAL BOX OUTS  
MAKIN METAL  
CAMBRIDGE WHITE



FINISH TYPE 4  
WESTECK  
SILVER WINDOW FRAME



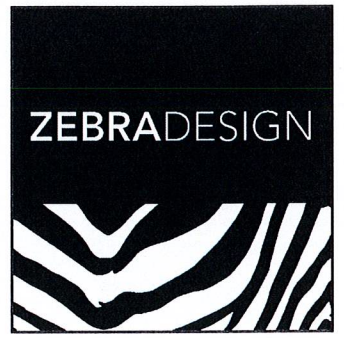
FINISH TYPE 5 REVEALS  
LARSON - GUN BARREL XL-382

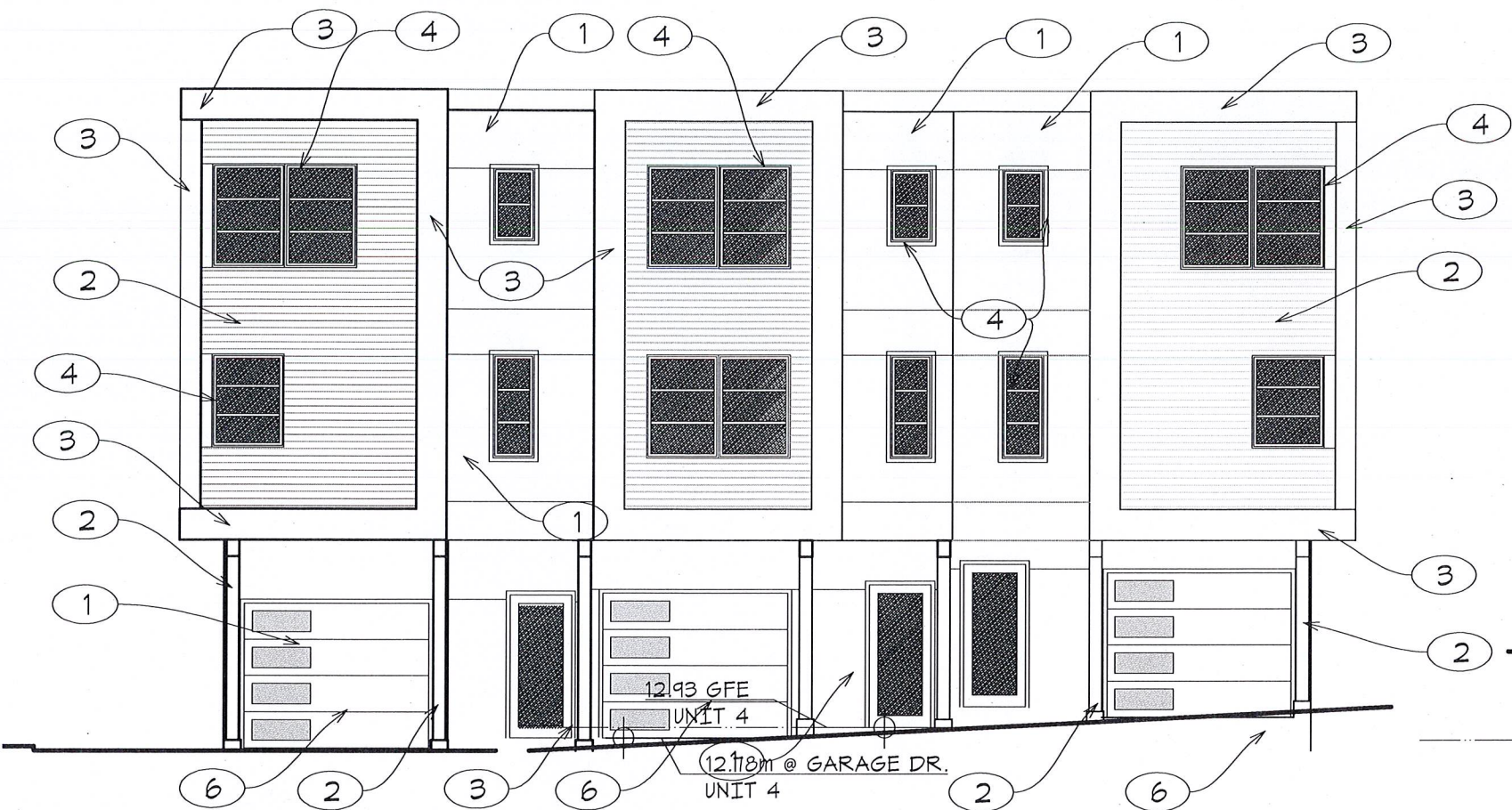
**COLOUR SCHEME BUILDING A**  
**PROPOSED REZONING AT**  
**1048-1050 TILLICUM RD.**  
**ESQUIMALT B.C**

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

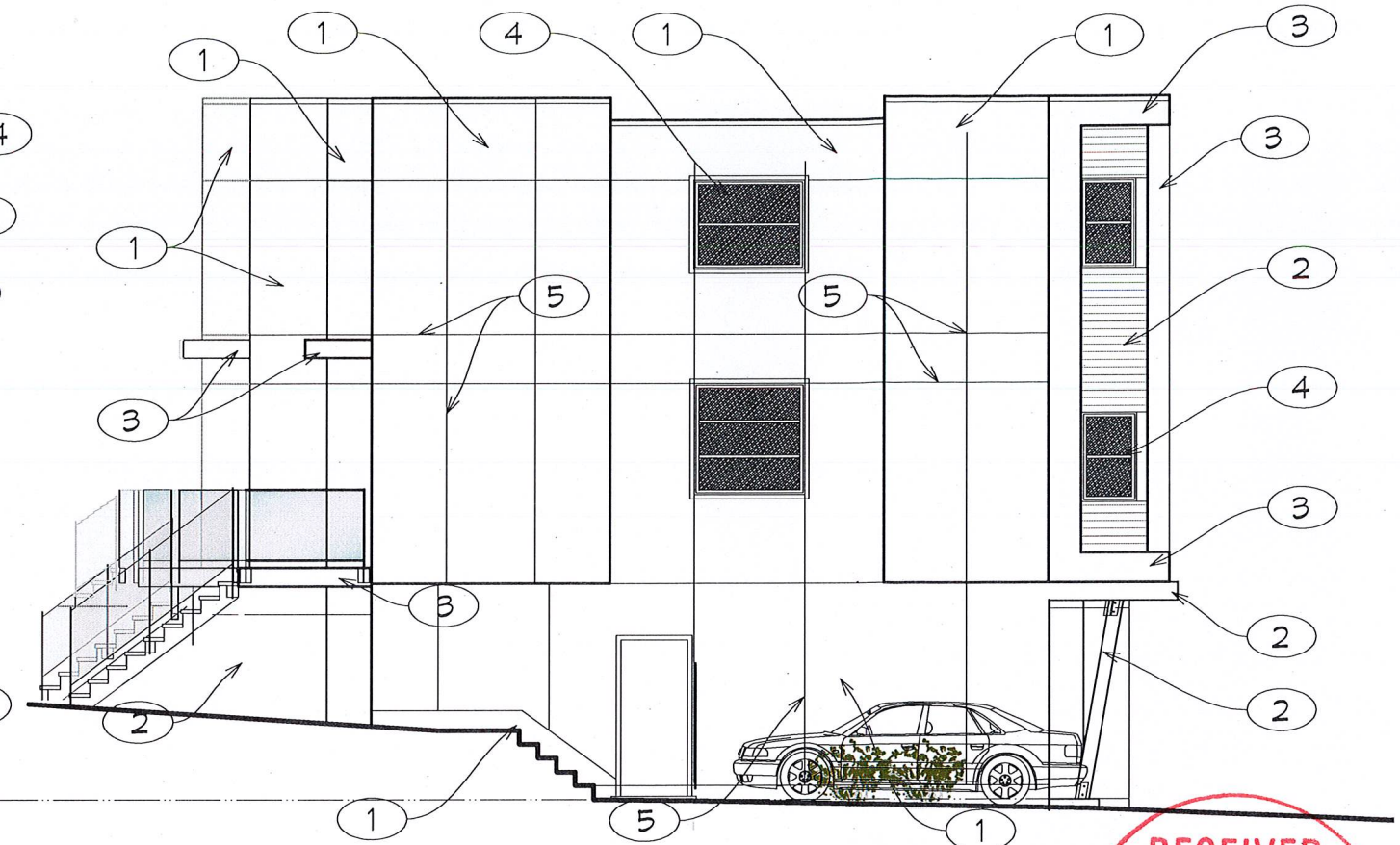
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	REZONING APPLICATION	05.07.19
B	SUBMIT FOR DP	08.28.19

REV B, DP **SK-5**

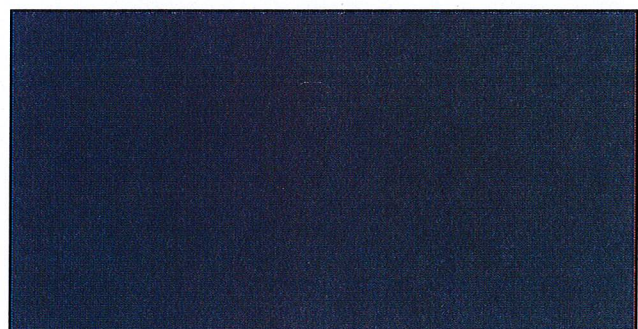




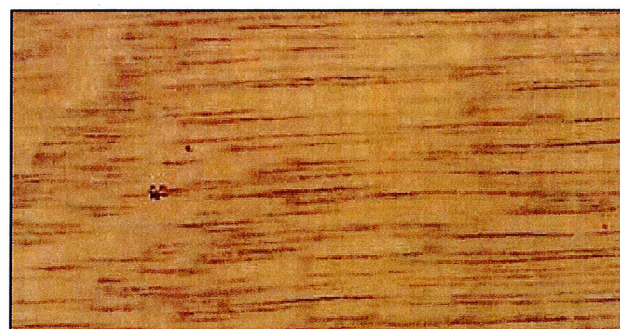
**BLDG. B**  
**EAST ELEVATION**



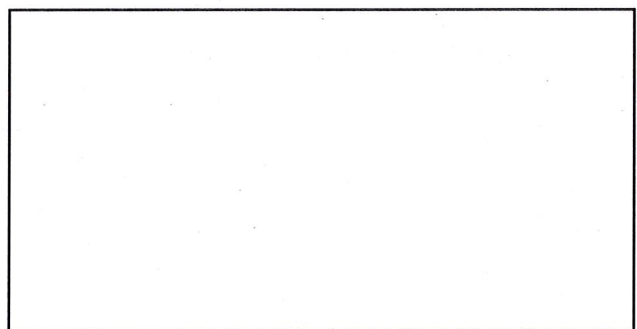
**BLDG. B**  
**SOUTH ELEVATION**



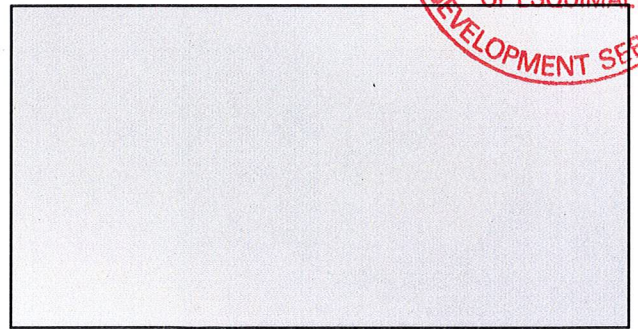
FINISH TYPE 1  
HARDIE PANEL  
IRON GRAY



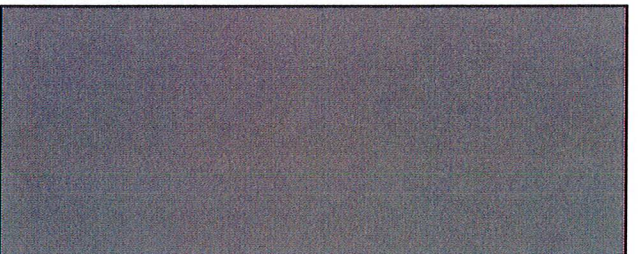
FINISH TYPE 2  
BENJAMIN MOORE  
ARBORCOAT SEMI-TRANSPARENT  
HIDDEN VALLEY  
ON 4" h CEDAR SIDING



FINISH TYPE 3  
METAL BOX OUTS  
MAKIN METAL  
CAMBRIDGE WHITE



FINISH TYPE 4  
WESTECK  
SILVER WINDOW FRAME



FINISH TYPE 6 GARAGE DR  
SHERWIN WILLIAMS AFRICAN  
GREY 9162

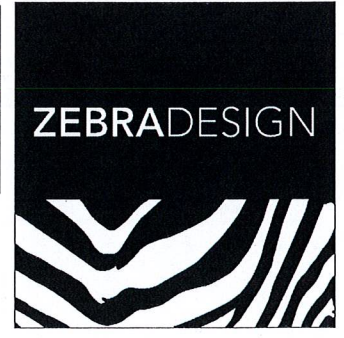
**COLOUR SCHEME BUILDING B**  
**PROPOSED REZONING AT**  
1048-1050 TILlicUM RD.  
ESQUIMALT B.C

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

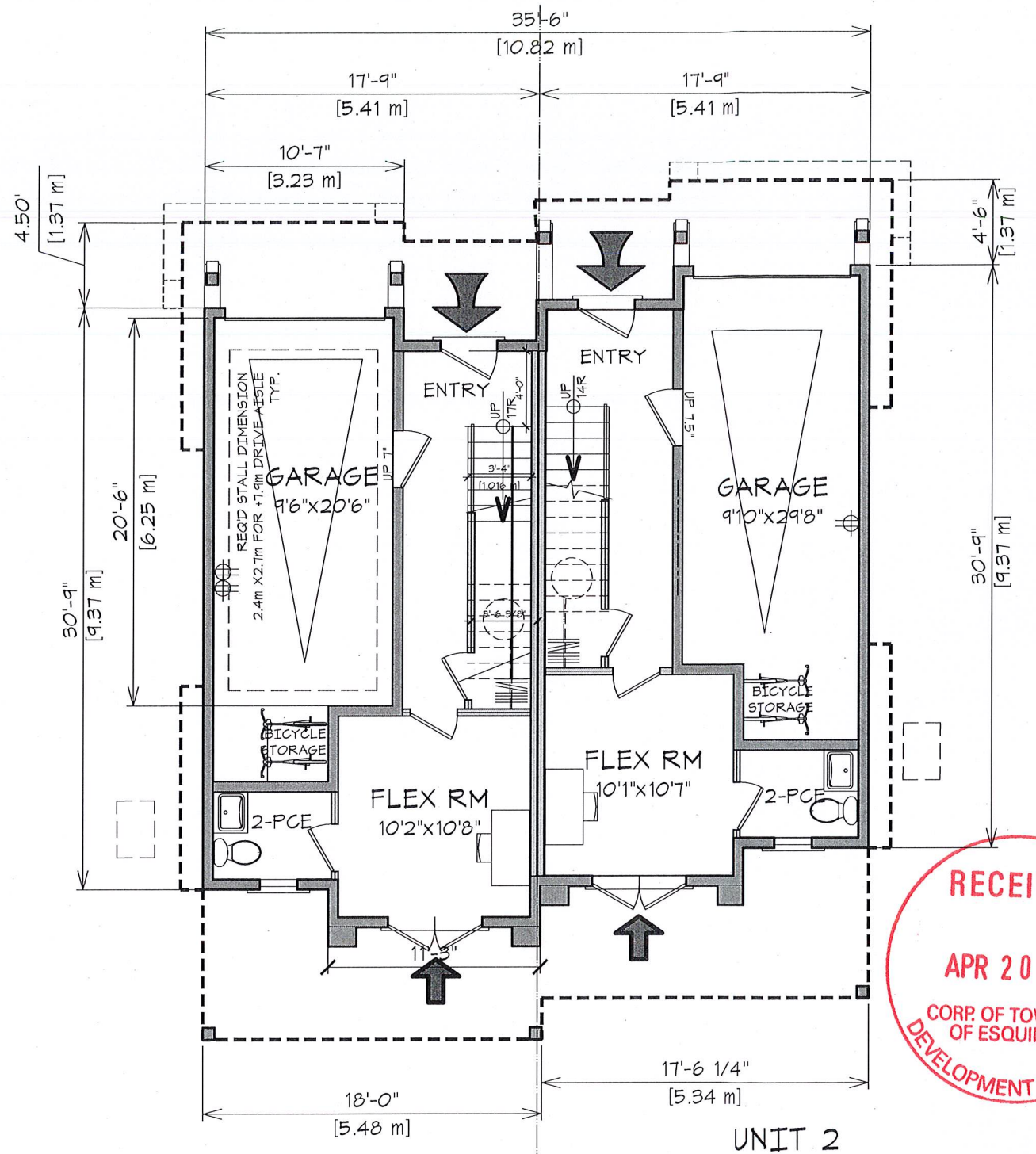
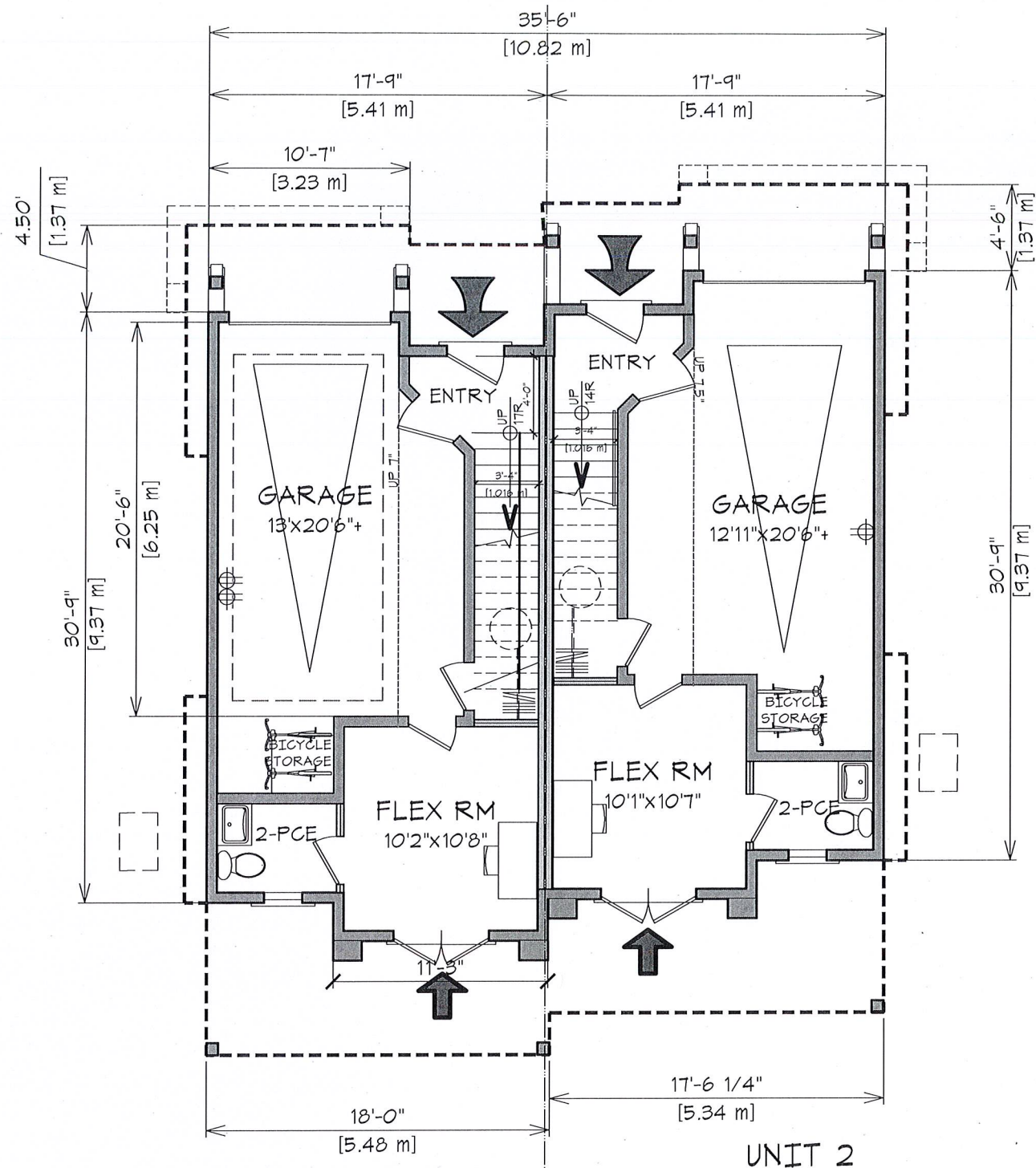
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	SUBMIT FOR DP	08.28.19

REV B, DP

**SK-6**







UNIT 1 517.2-36.1 -(271.3 garage) = 209.8 sf  
 506.6 - 44.4 -(272.1) = 190.1 sf

UNIT 1 517.1 -36.1 -(219.2 garage) = 261.8 sf  
 506.6 - 44.4 -(219.1 garage) = 243.1

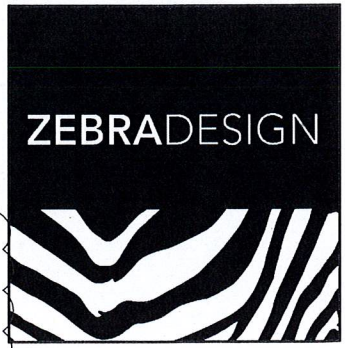
1 GROUND FLOOR PLAN-FULL WIDTH GARAGE  
 SUPP-1 SCALE= 1/8"=1'-0" [399.9 sf] 37.15 sm

1 GROUND FLOOR PLAN- GARAGE & HALL  
 SUPP-1 SCALE= 1/8"=1'-0" [504.9 sf] 46.91 sm

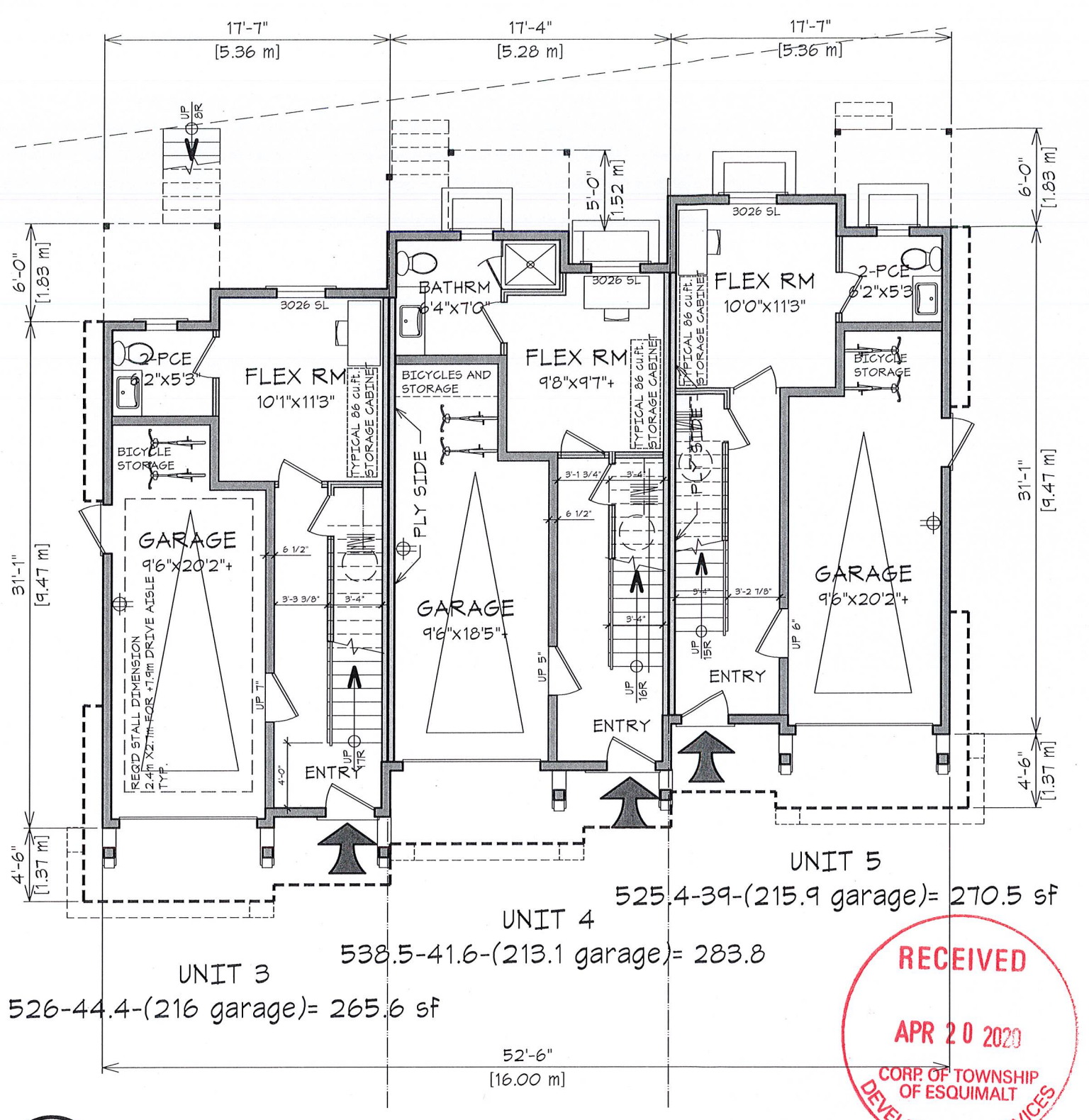
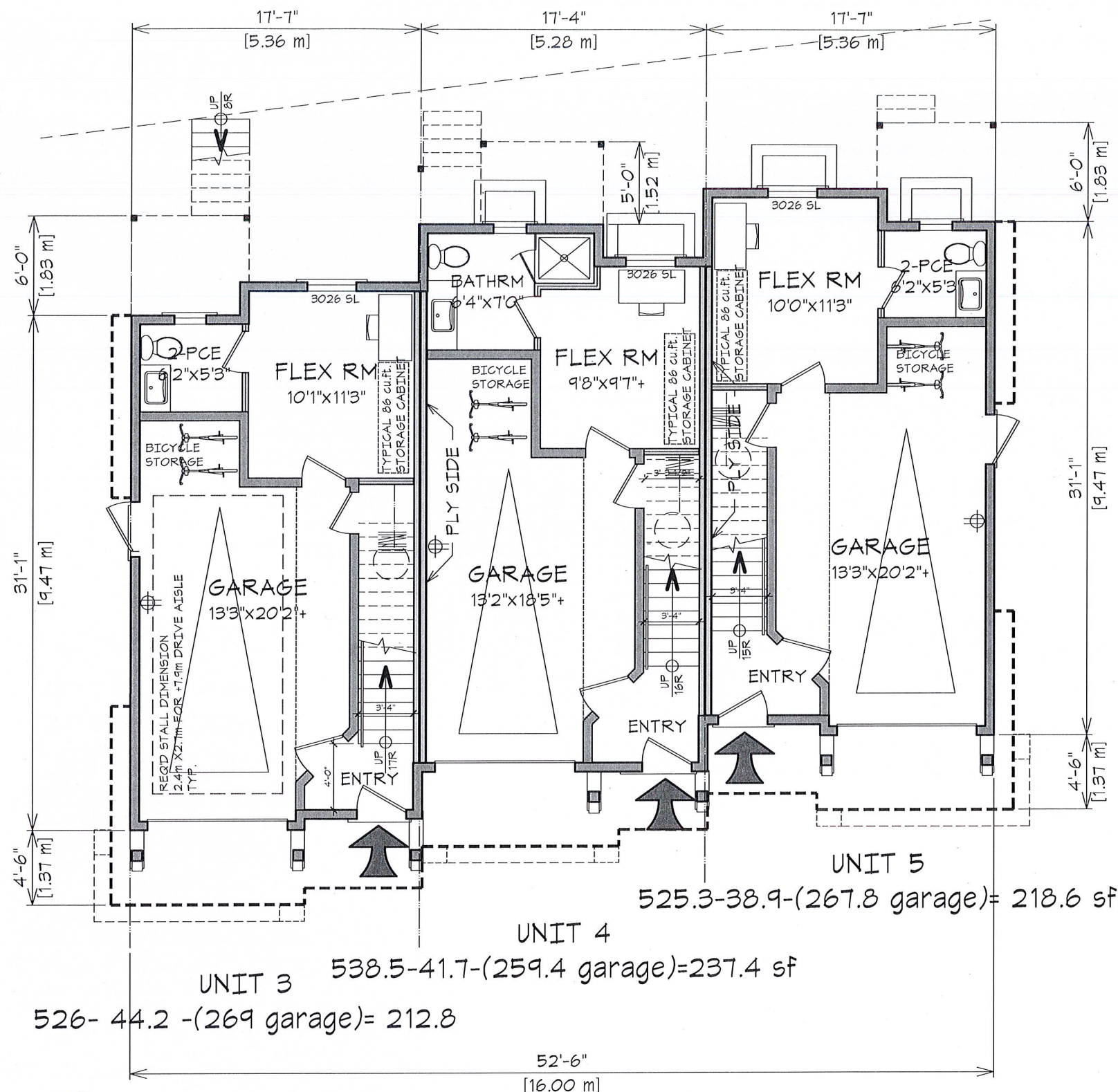
BUILDING A GARAGE-HALL OPTIONS  
 PROPOSED REZONING AT  
 1048-1050 TILlicUM RD.  
 ESQUIMALT B.C

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

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	04.17.20



A SUPP-1



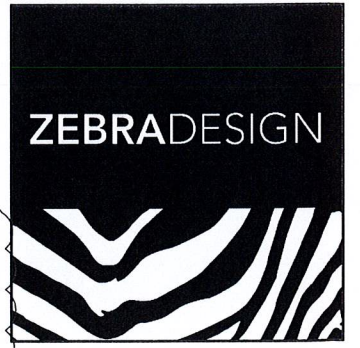
1 GROUND FLOOR PLAN-FULL WIDTH GARAGE  
 SUPP-2 SCALE= 1/8"=1'-0" [668.8 sf] 62.13 sm

2 GROUND FLOOR PLAN- GARAGE & HALL  
 SUPP-2 SCALE= 1/8"=1'-0" [819.9 sf] 76.17 sm

BUILDING B GARAGE-HALL OPTIONS  
 PROPOSED REZONING AT  
 1048-1050 TILlicum RD.  
 ESQUIMALT B.C

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

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	04.17.20



A SUPP-2



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

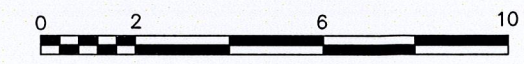
Civic address: 1048 Tillicum Road  
Victoria, B.C.  
Parcel Identifier Number 005-010-390

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

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

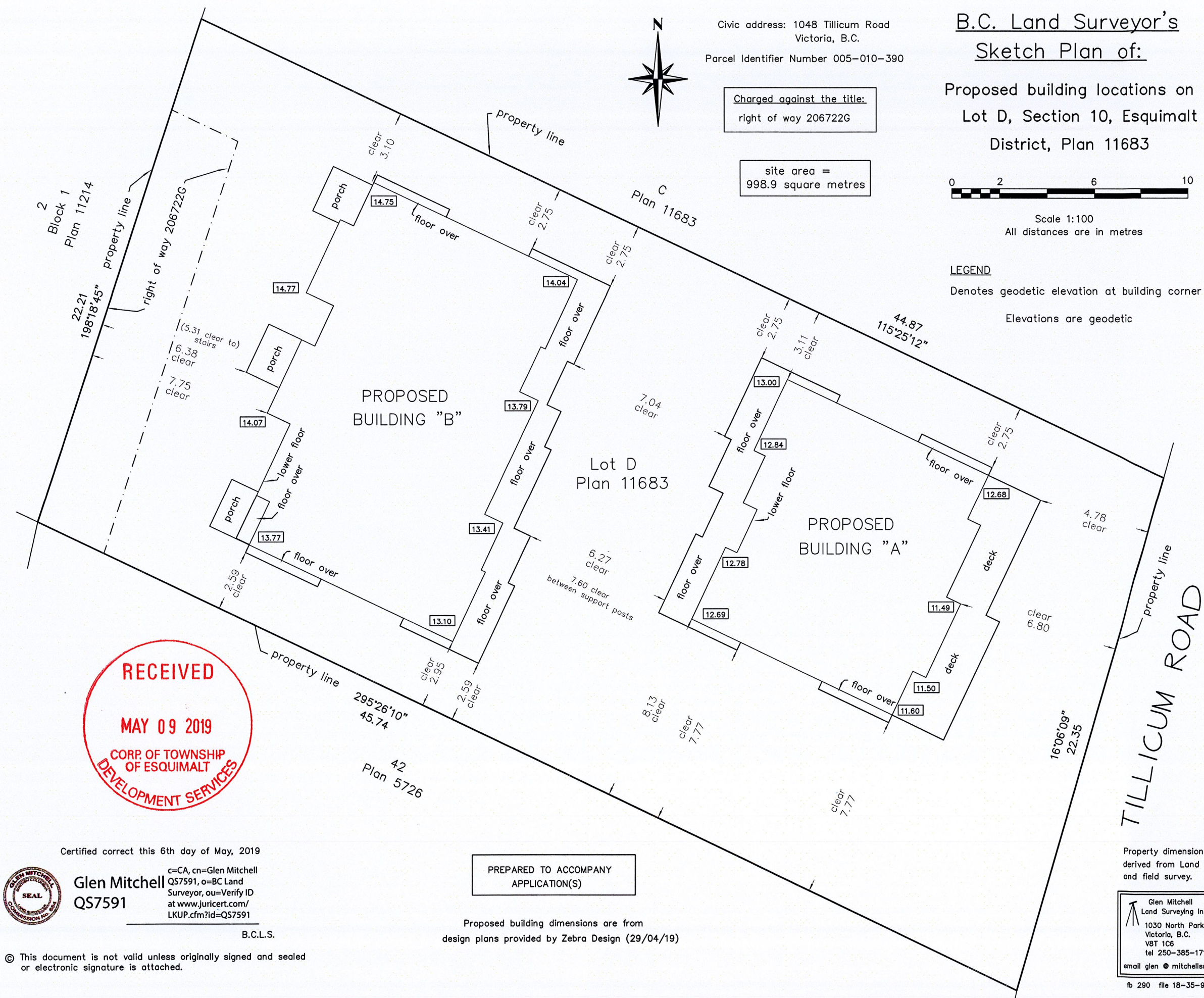
Charged against the title:  
right of way 206722G

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



Certified correct this 6th day of May, 2019



**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)

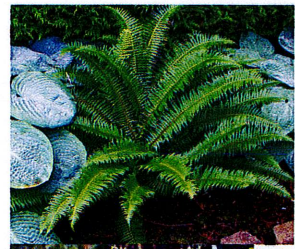
Proposed building dimensions are from  
design plans provided by Zebra Design (29/04/19)

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

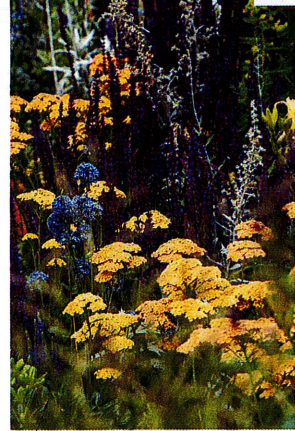
Glen Mitchell  
Land Surveying Inc.  
1030 North Park Street  
Victoria, B.C.  
V8T 1C6  
tel 250-385-1712  
email glen @ mitchellsurvey.ca

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or electronic signature is attached.

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'

EXISTING FENCE

1X CORNUS 'EDDIE'S WHITE WONDER'

BACK YARD FENCING

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

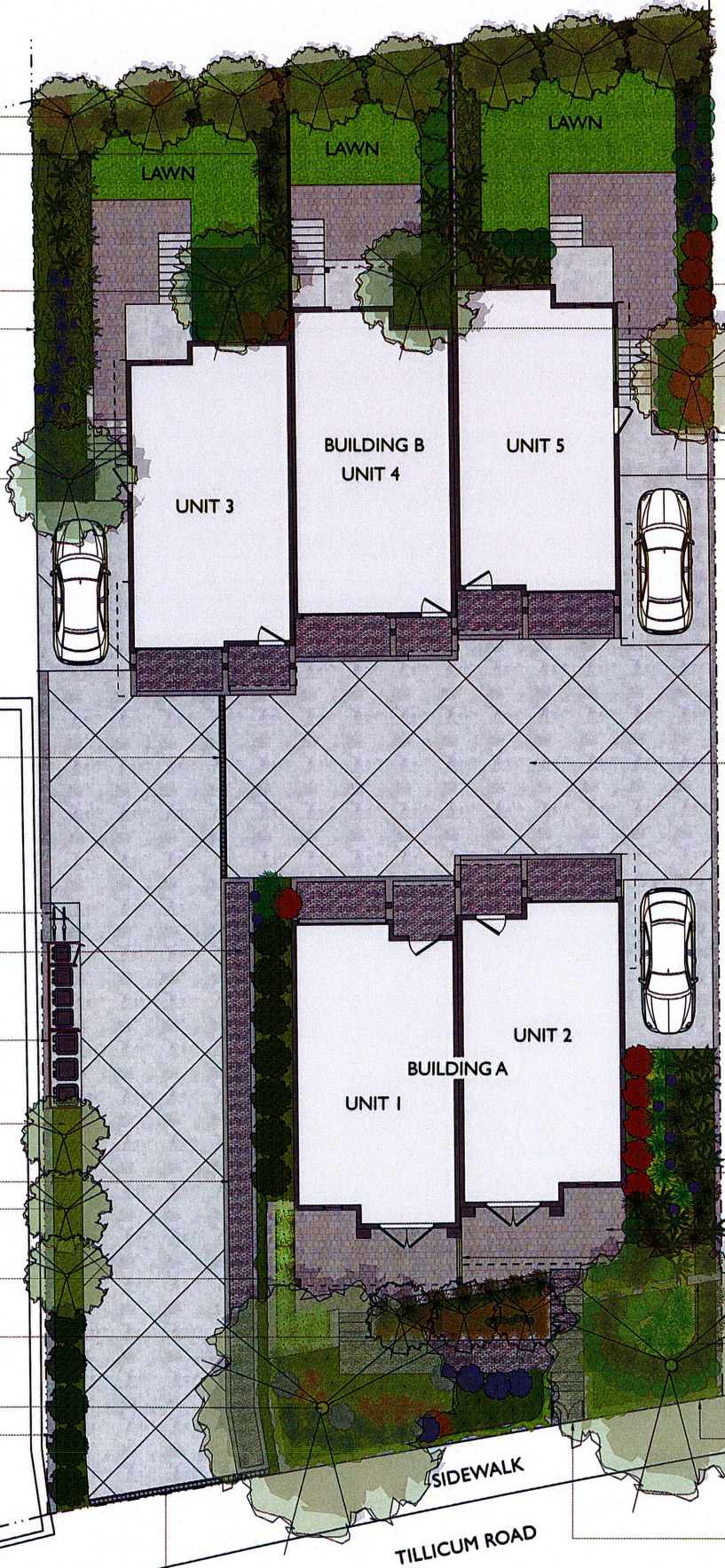
BLAST ROCK PLANTER BED 37.5" HIGH AT BOTTOM,  
TOP AT PATIO GRADE

2X QUERCUS GARRYANA

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

PROPERTY LINE

DECORATIVE TRENCH DRAIN



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

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

BLAST ROCK WALL  
2' HIGH

DOUBLE SELF-CLOSING GATE



KOELERIA MICRANTHA



SALVIA NEMEROSA AND  
ECHINACEA SPECIES

CORNUS 'EDDIE'S WHITE WONDER'

BUILDING B PATIOS WILL BE UNIT PAVERS

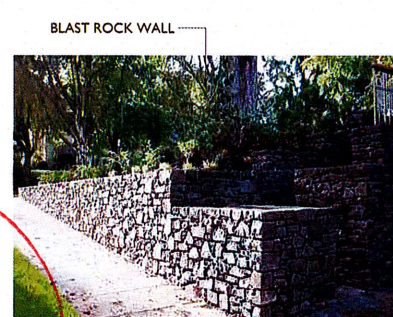
1X CORNUS EDDIE'S WHITE WONDER

1X ACER CIRCINATUM

PERIMETER CONCRETE RETAINING WALL WILL STEP UP WITH GRADE

42" METAL FENCE ON WALL WHERE HEIGHT IS GREATER THAN 24"

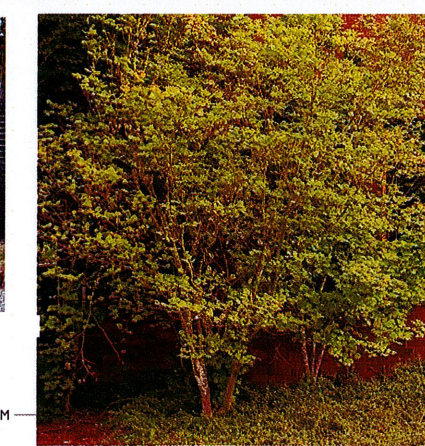
BLAST WALL AT APPROX. 6' WITH 42" BLACK METAL FENCE



BLAST ROCK WALL



ACER CIRCINATUM



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

