



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

## Staff Report

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File #:20-463

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### REQUEST FOR DECISION

**DATE:** September 28, 2020

Report No. DEV-20-065

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

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

**SUBJECT:**

Official Community Plan Amendment - Consultation List for 1048 Tillicum Road.

**RECOMMENDATION:**

That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Official Community Plan amendment, detailing a change to Official Community Plan, Schedule H - Development Permit Areas, for the parcel identified as 1048 Tillicum Road [PID 005-010-390; Lot D, Section 10, Esquimalt District, Plan 11683], from Development Permit Area No.3 - Enhanced Design Control Residential to Development Permit Area No. 6 - Multi-Family Residential, that is required for Council to further consider approval of a rezoning of the subject property to permit the use of the parcel as five Townhouse Residential units, to those persons, organizations, and authorities identified in Appendix "A" of Staff Report DEV-20-065.

**RELEVANT POLICY:**

Local Government Act  
Official Community Plan Bylaw, 2018, No. 2922

**STRATEGIC RELEVANCE:**

Healthy, Livability, and Diverse Community - Support community growth, housing, and development consistent with our Official Community Plan (OCP).

**BACKGROUND:**

Appendix "A" - Official Community Plan Consultation List  
Appendix "B" - Proposed Redevelopment Plan - Drawings, Concept Colour Board, BCLS Site Plan and Concept Landscape Plan

Currently the "Present" and the "Proposed" land use designations in the Official Community Plan differ for this parcel. OCP Schedule "A", Present Land Use Designation assigns this parcel a designation of Low Density Residential in recognition of the existing Two Family Residential zoning applied to the site. OCP Schedule "B", Proposed Land Use Designation assigns this parcel a

designation of Townhouse Residential in recognition that the site is located abutting a major road and on a transit route where adding density is desirable.

Council has been considering the rezoning of 1048 Tillicum Road from RD -1 [Two Family Residential] to CD - 132 to allow five Townhouse Residential units on this parcel. It has been determined that Schedule "H", being the map that designates Development Permit Areas, needs to be amended by changing the applicable Development Permit Area from DPA No.3: Enhanced Design Control Residential; to DPA No. 6: Multi-Family Residential to ensure the proposed rezoning is completely consistent with the OCP.

## **ISSUES:**

### **1. Rationale for Selected Option**

Section 475 of the Local Government Act states that a local government (i.e. Council) must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected and specifically must consider whether consultation is required with the following:

- (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- (ii) the board of any regional district that is adjacent to the area covered by the plan;
- (iii) the council of any municipality that is adjacent to the area covered by the plan;
- (iv) First Nations;
- (v) boards of education, greater boards and improvement district boards;
- (vi) the Provincial and federal governments and their agencies.

Section 476 of the Local Government Act requires that a local government must consult with the boards of education of any school district in an area affected by an amendment to an Official Community Plan.

### **2. Organizational Implications**

The proposed amendment to the Official Community Plan has no organizational implications.

### **3. Financial Implications**

The proposed amendment to the Official Community Plan will not have significant financial implications.

### **4. Sustainability & Environmental Implications**

Increasing residential density in existing neighbourhoods, particularly along major transportation corridors and transit routes is believed to make a community more sustainable.

### **5. Communication & Engagement**

An application for rezoning is in the approval process with Council. 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. To date, no opposition from members of the community has been received regarding this

redevelopment proposal.

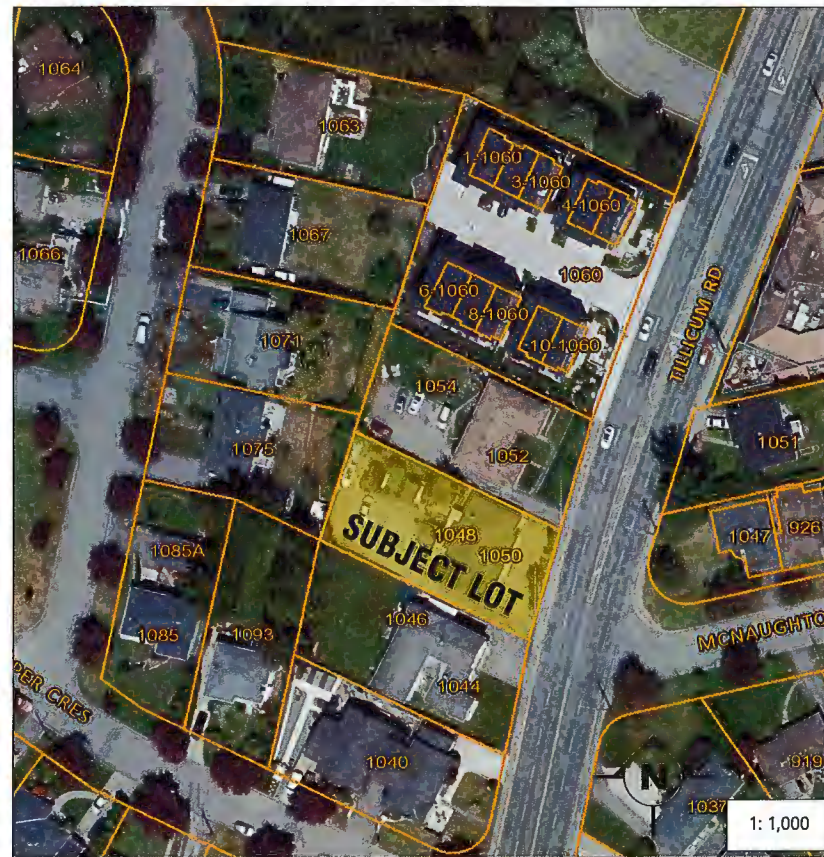
Once the OCP amending bylaw has been drafted and given first and second reading, a public hearing will be required before the bylaw can be considered for third reading and adoption.

**ALTERNATIVES:**

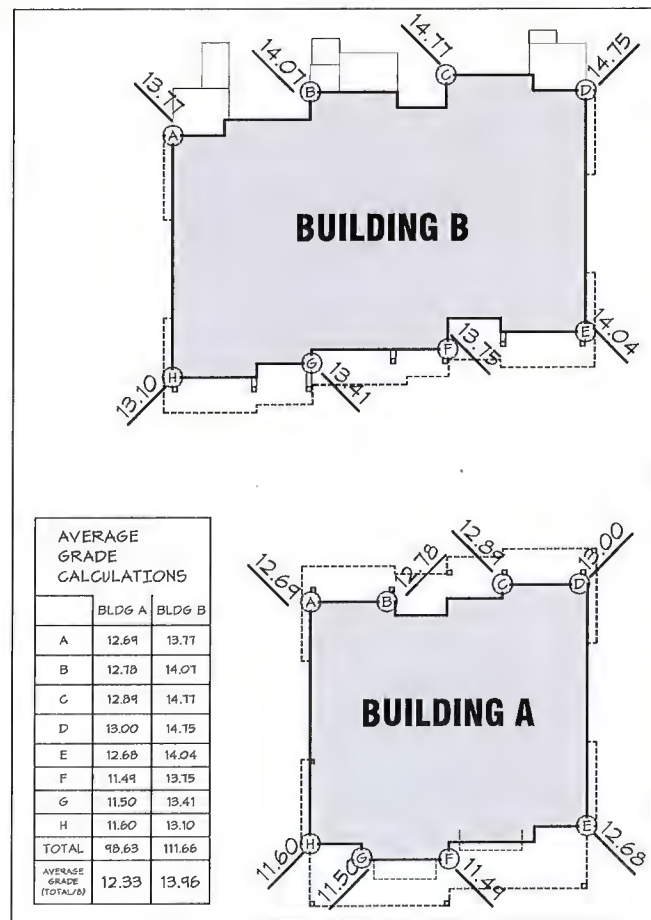
- 1) That Council authorize staff to circulate the redevelopment proposal that will form the basis of the proposed amendment to the Official Community Plan to the list of persons, organizations, and authorities in Appendix "A".
- 2) That Council amend the list in Appendix "A" by adding or removing persons, organizations, or authorities.
- 3) That Council not authorize staff to circulate the redevelopment proposal that will form the basis of the proposed amendment to the Official Community Plan.

**Official Community Plan Amendment**  
**Consultation List**

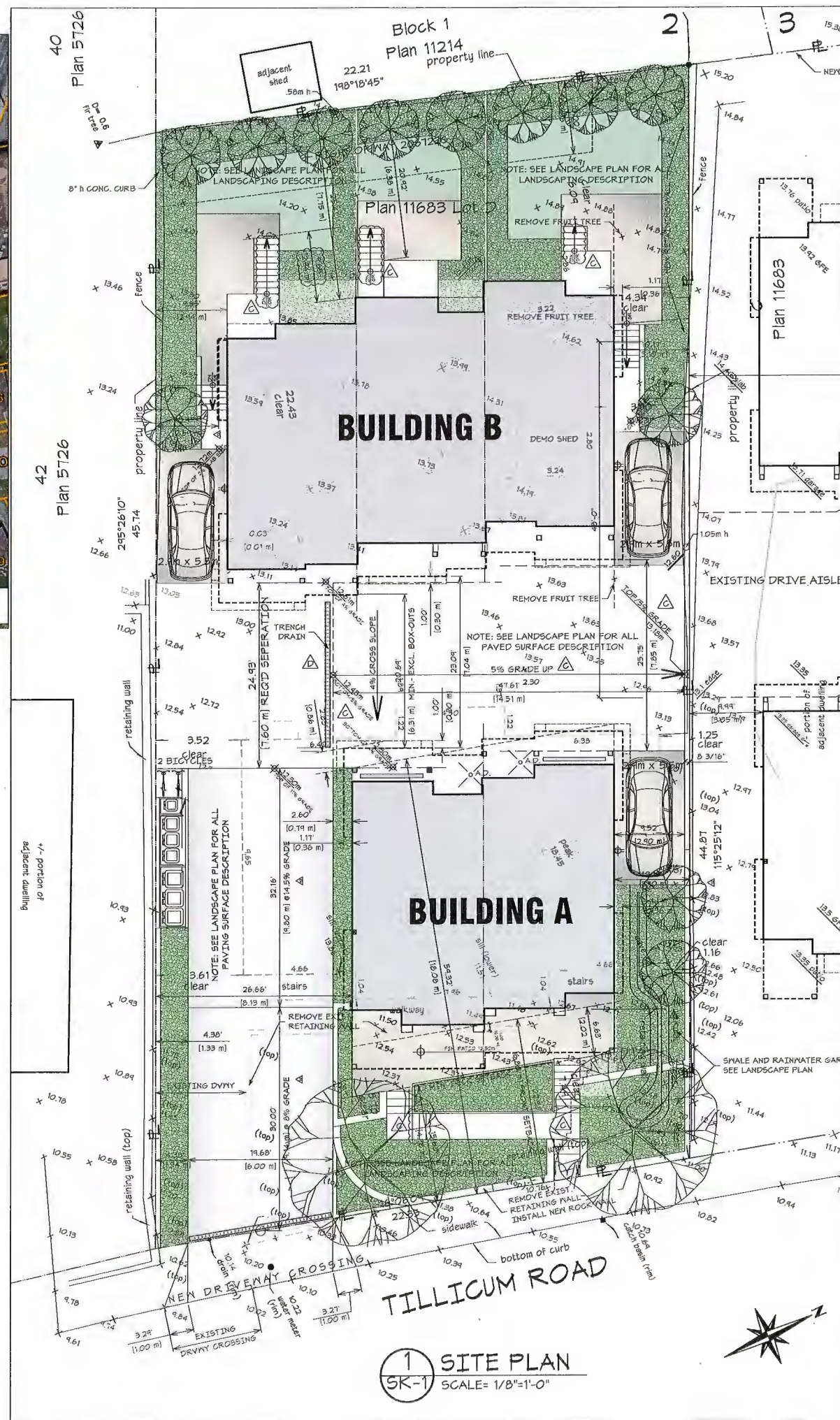
- 1) Esquimalt First Nation;
- 2) Songhees First Nation;
- 3) Esquimalt Chamber of Commerce;
- 4) Board, Capital Regional District;
- 5) Board, School District No. 61 (Greater Victoria);
- 6) Board, School District No. 93 (Conseil Scolaire Francophone de la Columbia Britanique); and
- 7) Department of National Defence (Base Commander, CFB Esquimalt).



**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= 12.93m  
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 =  
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' (-.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. A AT GRADE	7.6m 24.93'	7.6 m 24.93'
SIDE NORTH	3.0 m 9.8' (-.36 m TO CANTILEVER)	3.10 m [10.17'] (-.36 m @CANTILEVER)
SIDE SOUTH	2.9 m 9.5' (-.36 m TO CANTILEVER)	2.94 m [9.65'] (-.36 m @ CANTILEVER)

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	REVISE DRIVEWAY SLOPE TO 8% AND 14.5%, ADD TREES IN SIDELANDS TO LIMIT OVERLOOK	08.14.19
C	CHANGE DRIVE AISLE GRADE TO 5%, RAISE BUILDING HEIGHTS, ADD EXTERIOR RISERS THROUGH-OUT	02.10.20
D	INDICATE TRENCH DRAIN AT FOOT OF DRIVE AISLE SLOPE	03.05.20
E	SMALL REDUCTION TO FAR	04.11.20

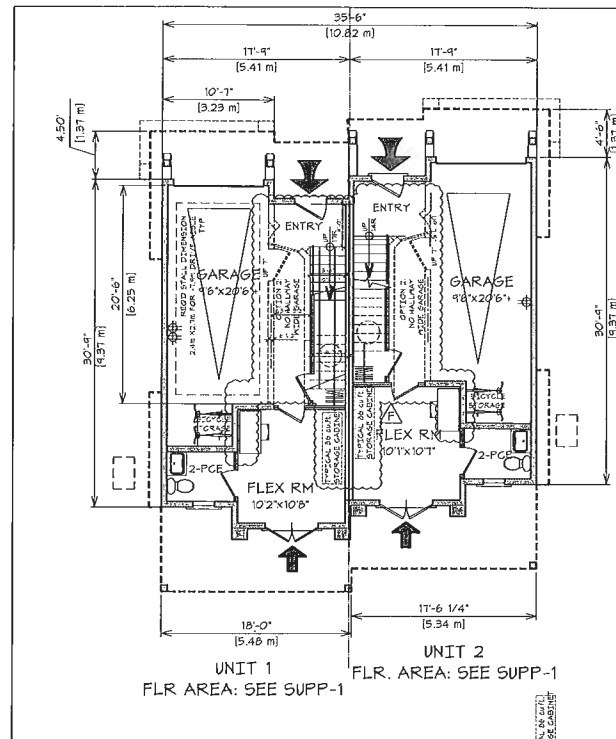
REV E



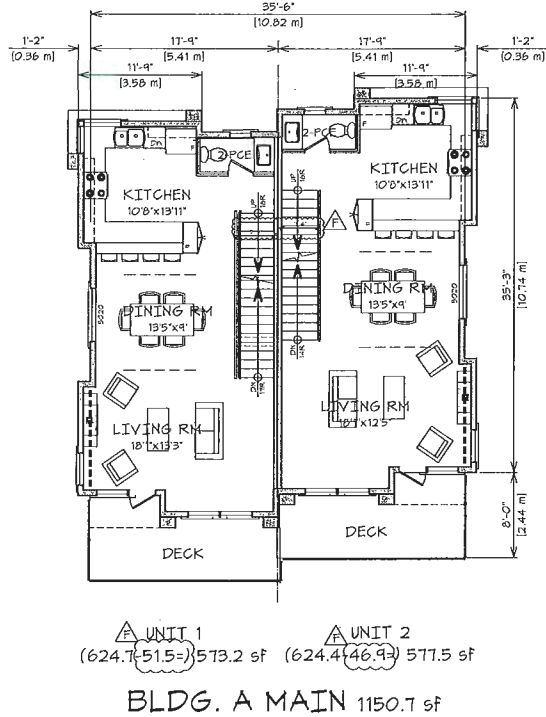
SITE PLAN & PROJECT DATA  
PROPOSED REZONING AT  
1048-1050 TILlicum RD. 05.07.19  
ESQUIMALT B.C. SCALE = 1/8"=1'-0"

SK-1

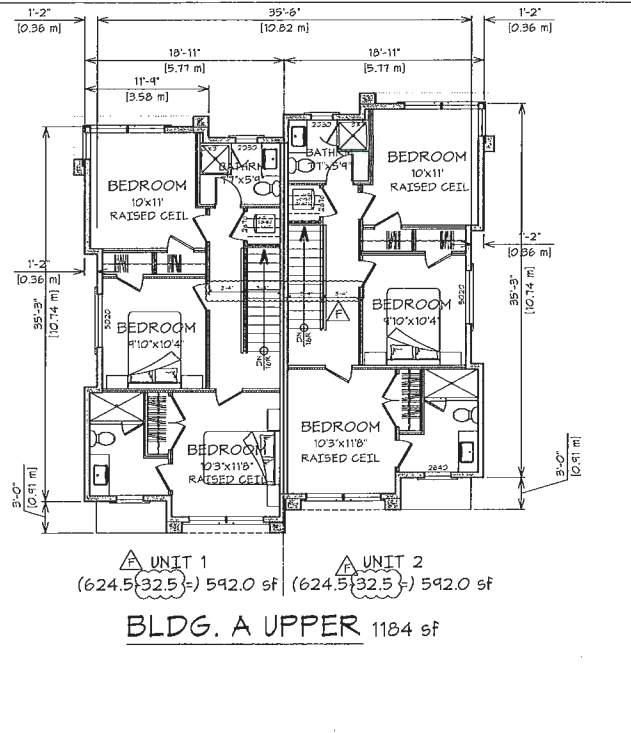




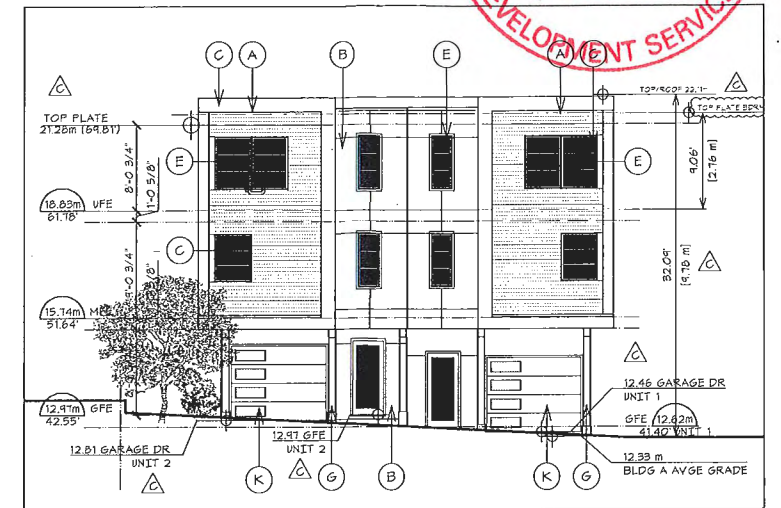
1 GROUND FLOOR PLAN  
SK-2 SCALE= 1/8"=1'-0" 47.50 sm + garages



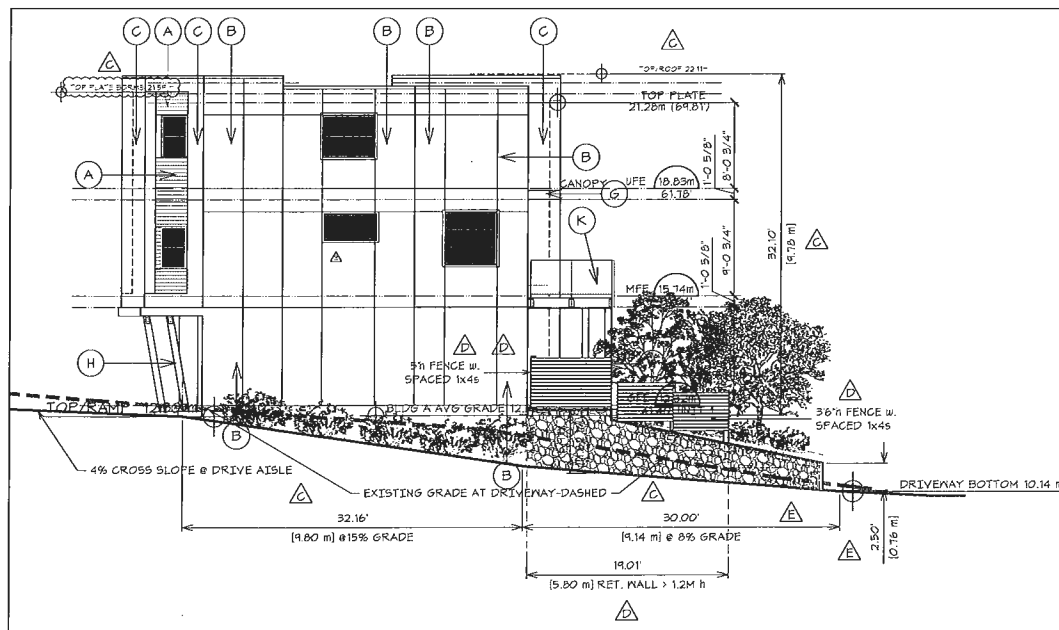
2 MAIN FLOOR PLAN  
SK-2 SCALE= 1/8"=1'-0" 107.03 sm



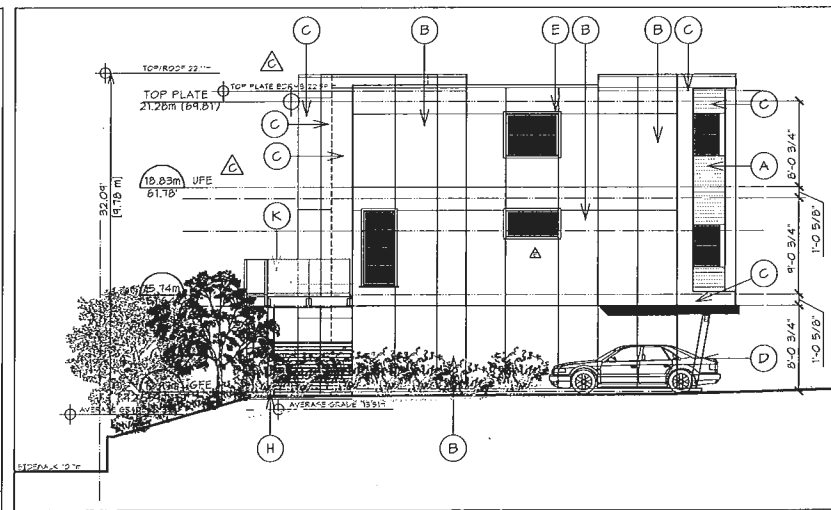
3 UPPER FLOOR PLAN  
SK-2 SCALE= 1/8"=1'-0" 109.75 sm



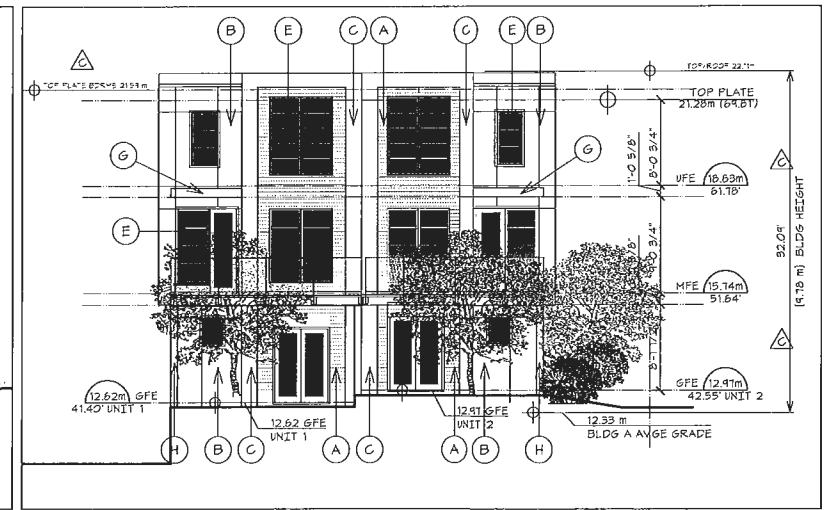
4 WEST ELEVATION  
SK-2 SCALE= 1/8"=1'-0"



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

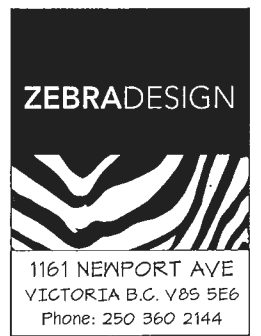
SCALE = 1/8"=1'-0"

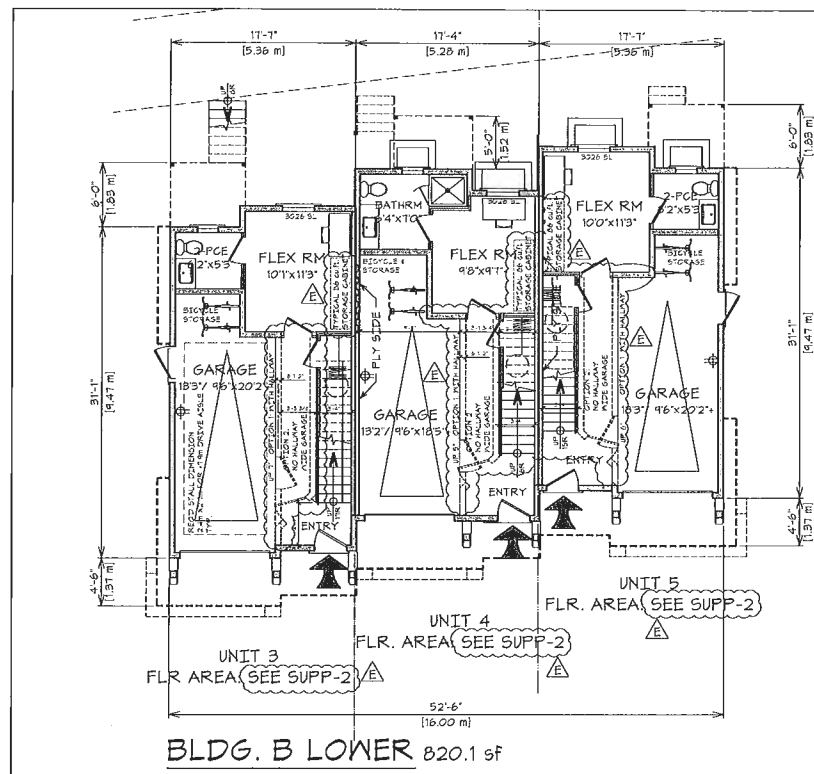
REV	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	REDUCE DINING RM WINDOWS TO TRANSOM SIZE	05.14.19
C	CHANGE RVE AISLE GRADE, RAISE BUILDING HEIGHT	02.2.20
D	ON S/SK-2 SPECIFY RETAINING WALL HEIGHT & FENCE HT. HEIGHT	03.01.20
E	ON S/SK-2 SHOW WALL CURVATURE	03.04.20
F	ADJUSTMENTS TO FLOOR AREAS	04.19.20

FINISH SCHEDULE	
A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS c/w REVEALS
C	PREFINITL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE & CANT'D BEAM
E	MINION 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

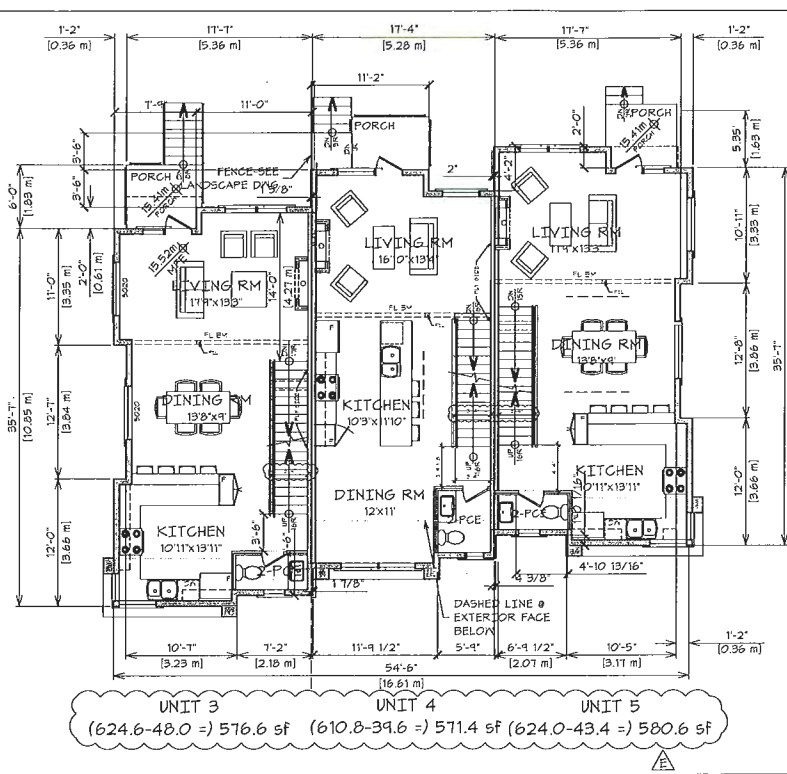
REV F

# SK-2

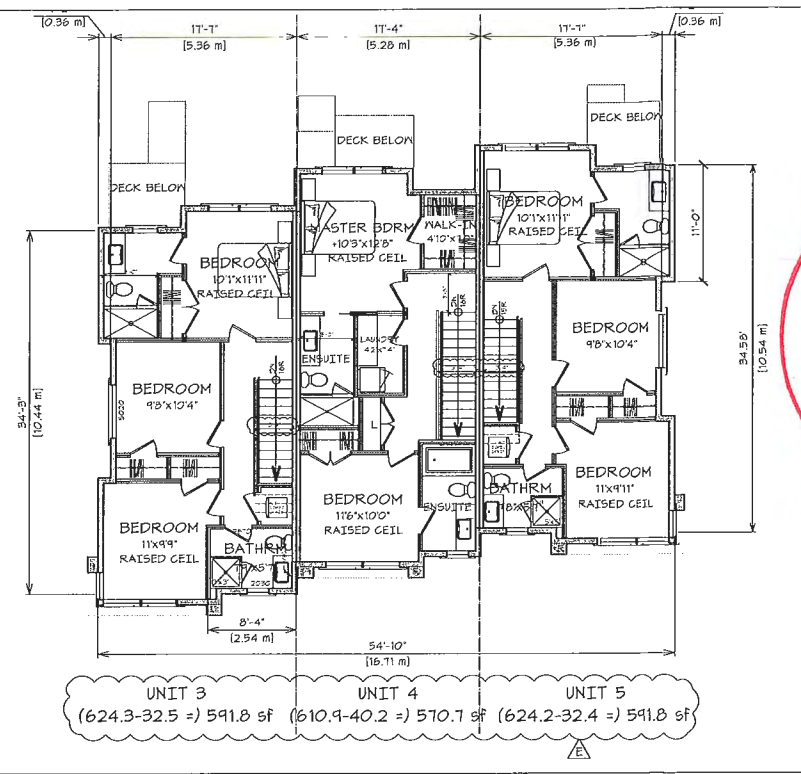




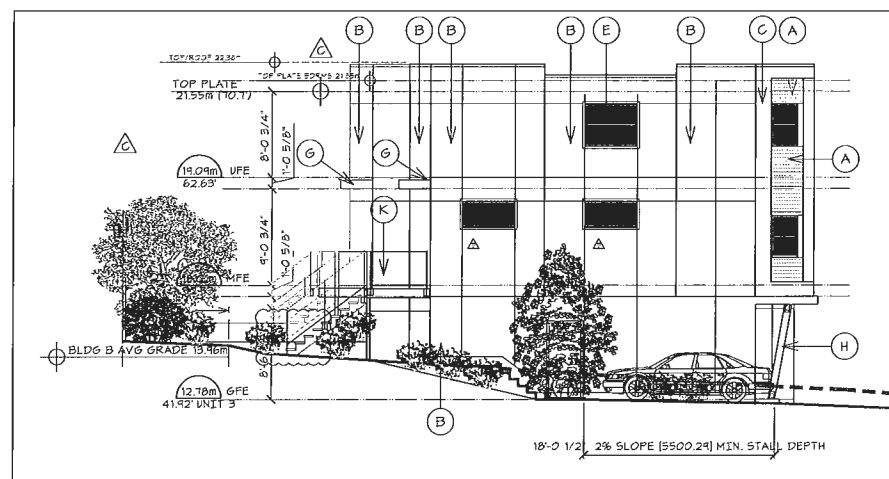
1 GROUND FLOOR PLAN  
SK-3 SCALE= 1/8"=1'-0" FLR. AREAS: REFER TO SUPP-2



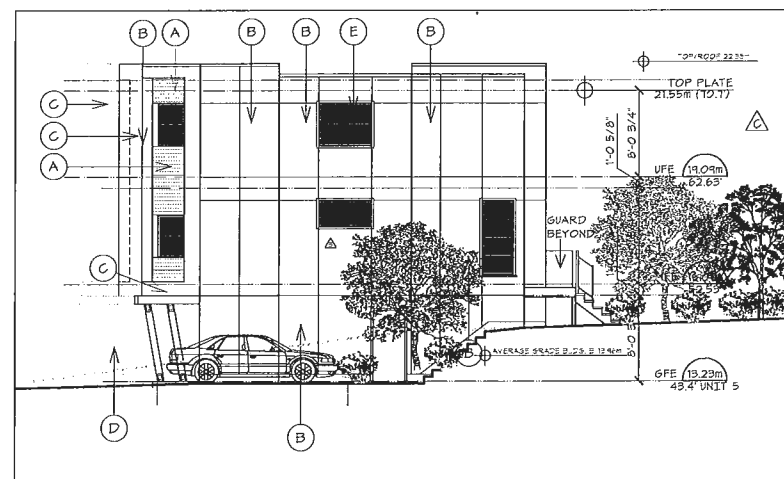
2 MAIN FLOOR PLAN  
SK-3 SCALE= 1/8"=1'-0" 160.59 sqm



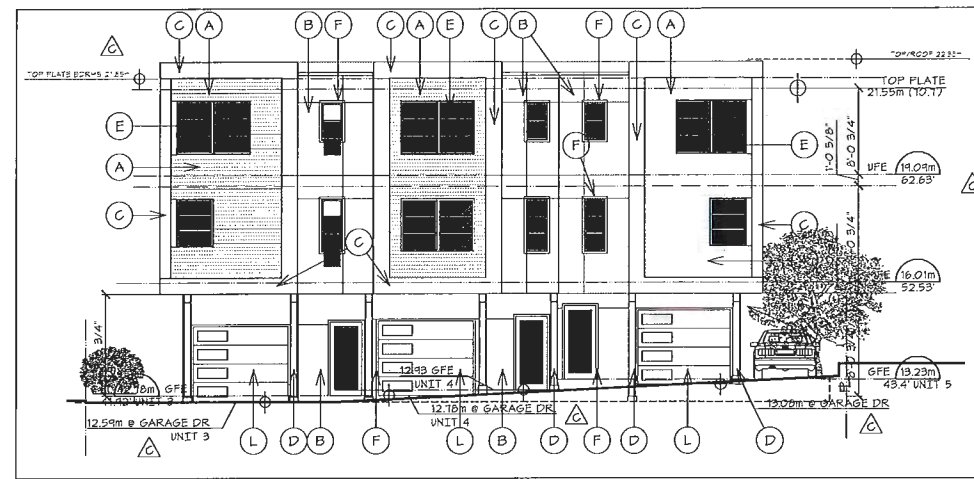
3 UPPER FLOOR PLAN  
SK-3 SCALE= 1/8"=1'-0" 162.98 sqm



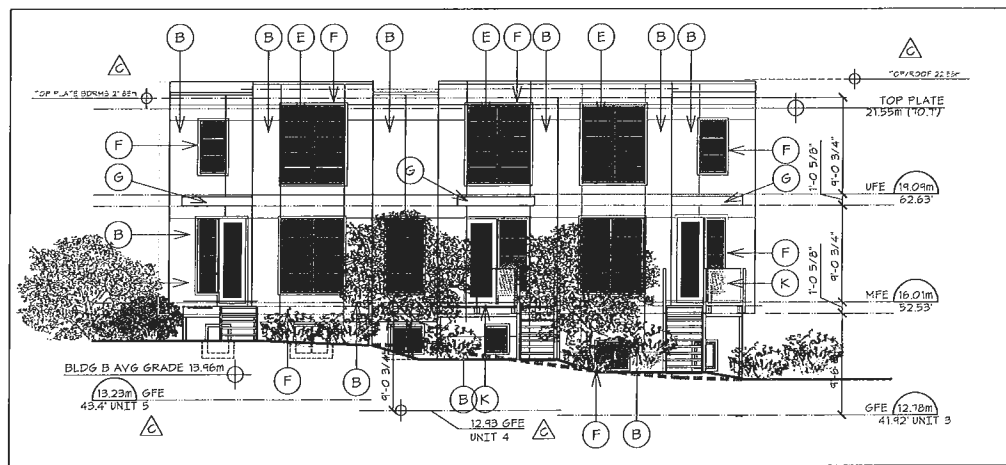
4 SOUTH ELEVATION  
SK-3 SCALE= 1/8"=1'-0"



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"

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

REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	REDUCE SOUTH FACING LIVING & DINING RM WINDOWS	05.14.19
C	ALTER DRIVE TABLE GRADE RANGE BUILDING HEIGHTS	03.13.20
D	ALTER DRIVE TABLE GRADE RANGE BUILDING HEIGHTS	03.13.20
E	ADJUSTED FLOOR AREAS - FSR INCREASED	04.17.20
F	INDICATE FLEX RM STORAGE	04.17.20

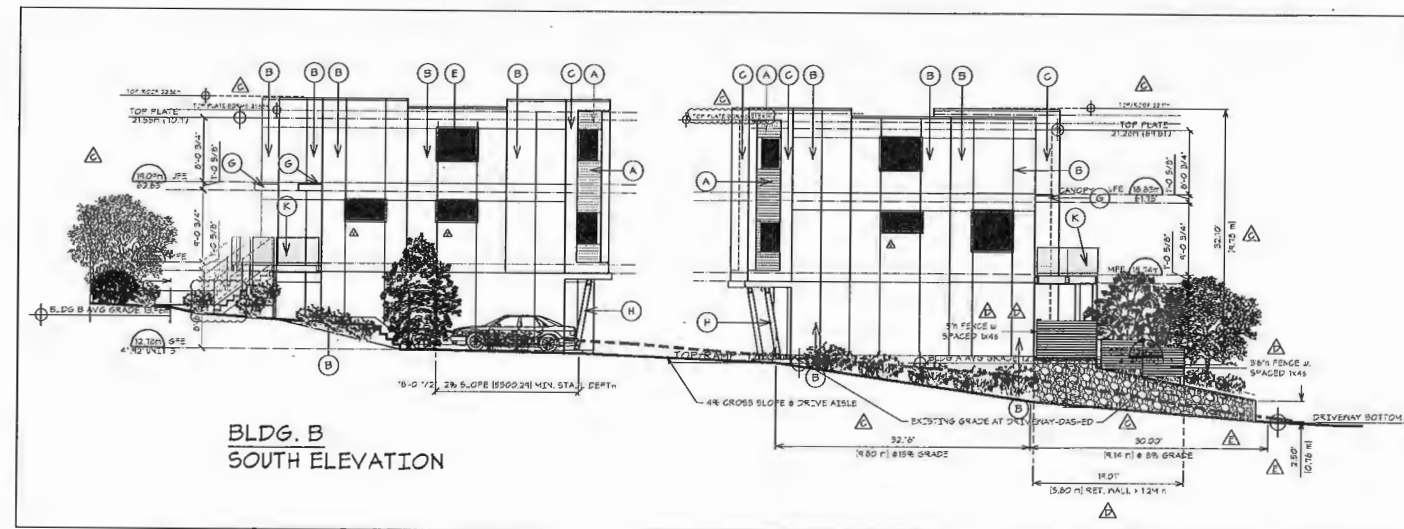
BUILDING B  
PLANS AND ELEVATIONS  
PROPOSED REZONING AT  
1048-1050 TILlicUM RD.  
ESQUIMALT B.C

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

REV E  
**SK-3**

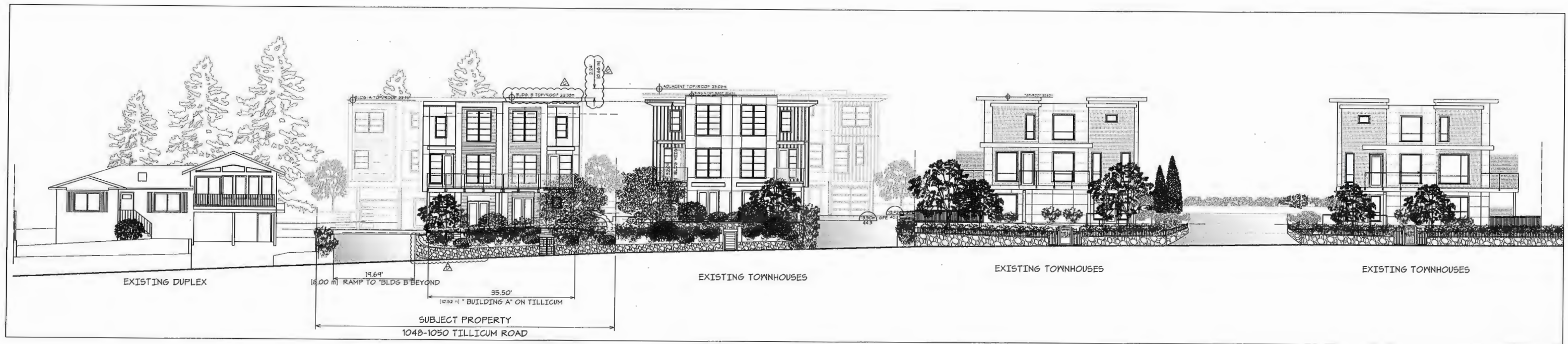
**ZEBRADESIGN**

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



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"

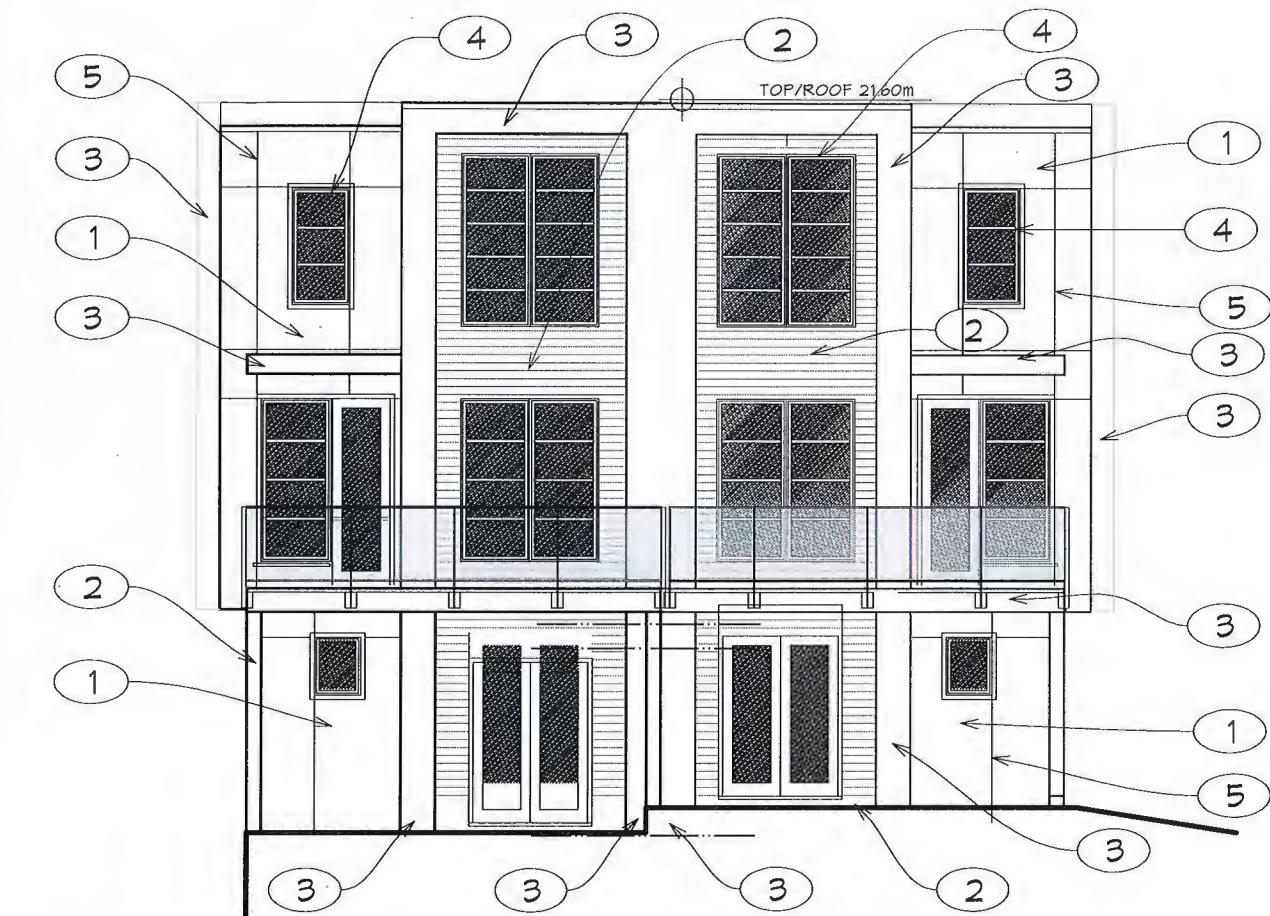
STREETSCAPE & SITE SECTION  
PROPOSED REZONING AT  
1048-1050 TILlicUM RD.  
ESQUIMALT B.C. SCALE = 3/32"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	09.07.18
B	SUBMIT FOR DP	08.20.18
C	RAISE BLDG A BY .52m (1.64), RAISE BLDG B BY .49 m (1.61)	02.12.20
D	SHOW RETAINING WALL CURVATURE & NORTH CORNER OF DRIVEWAY ENTRY	03.04.20

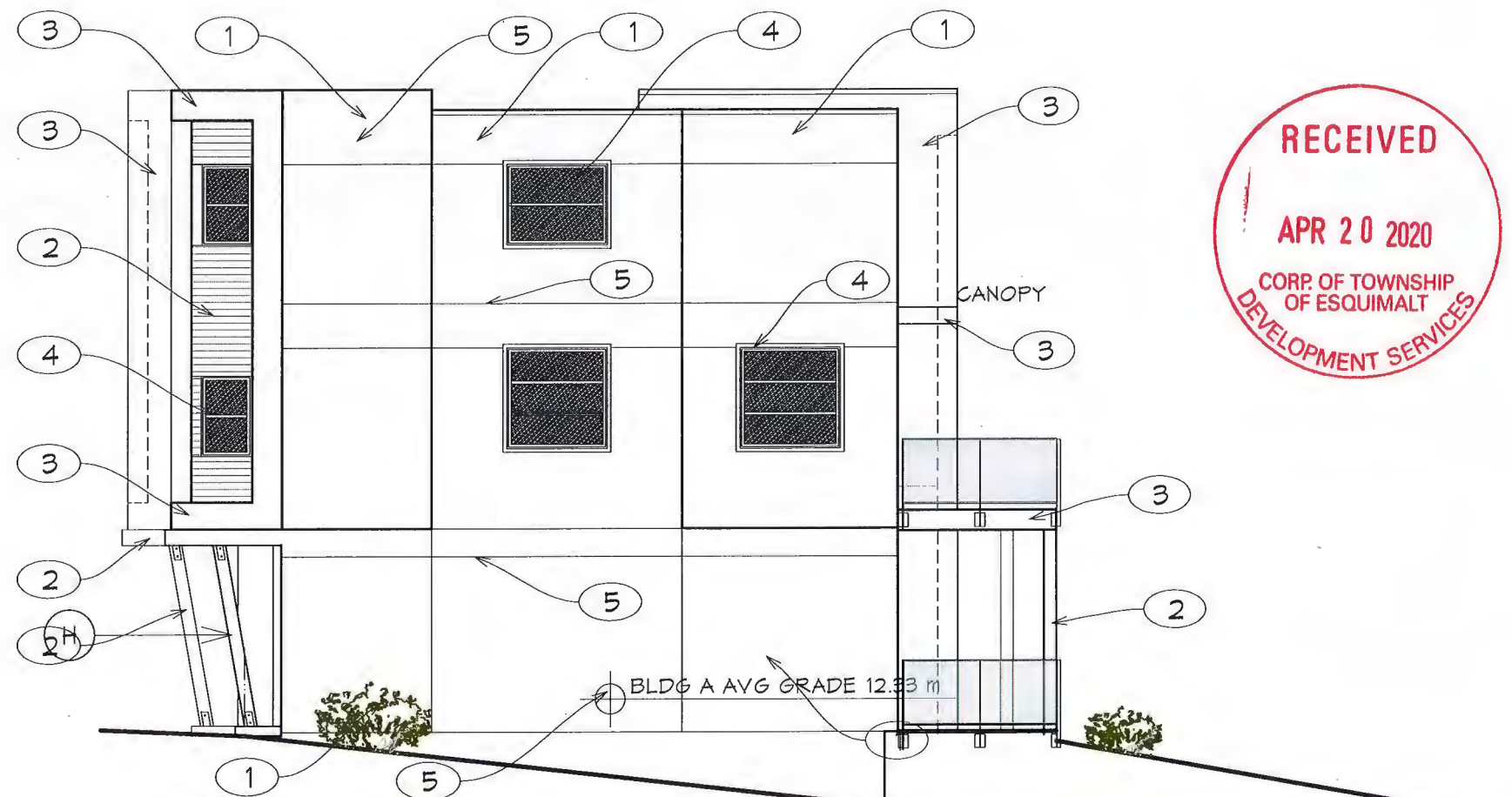


REV B, DP  
**SK-4**





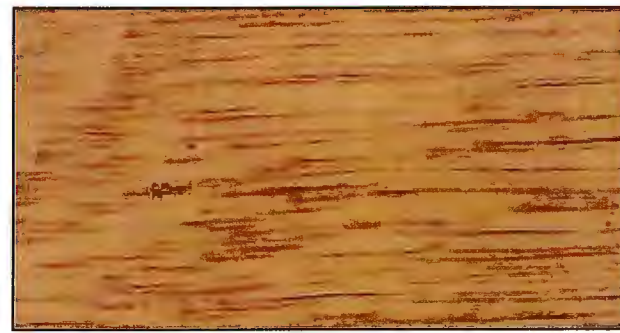
**BLDG. A**  
**EAST ELEVATION/STREET**



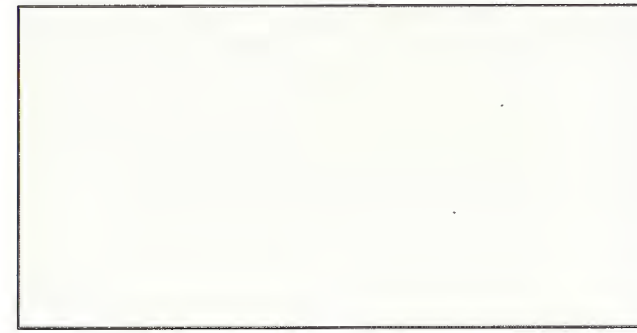
**BLDG. A**  
**SOUTH ELEVATION**



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

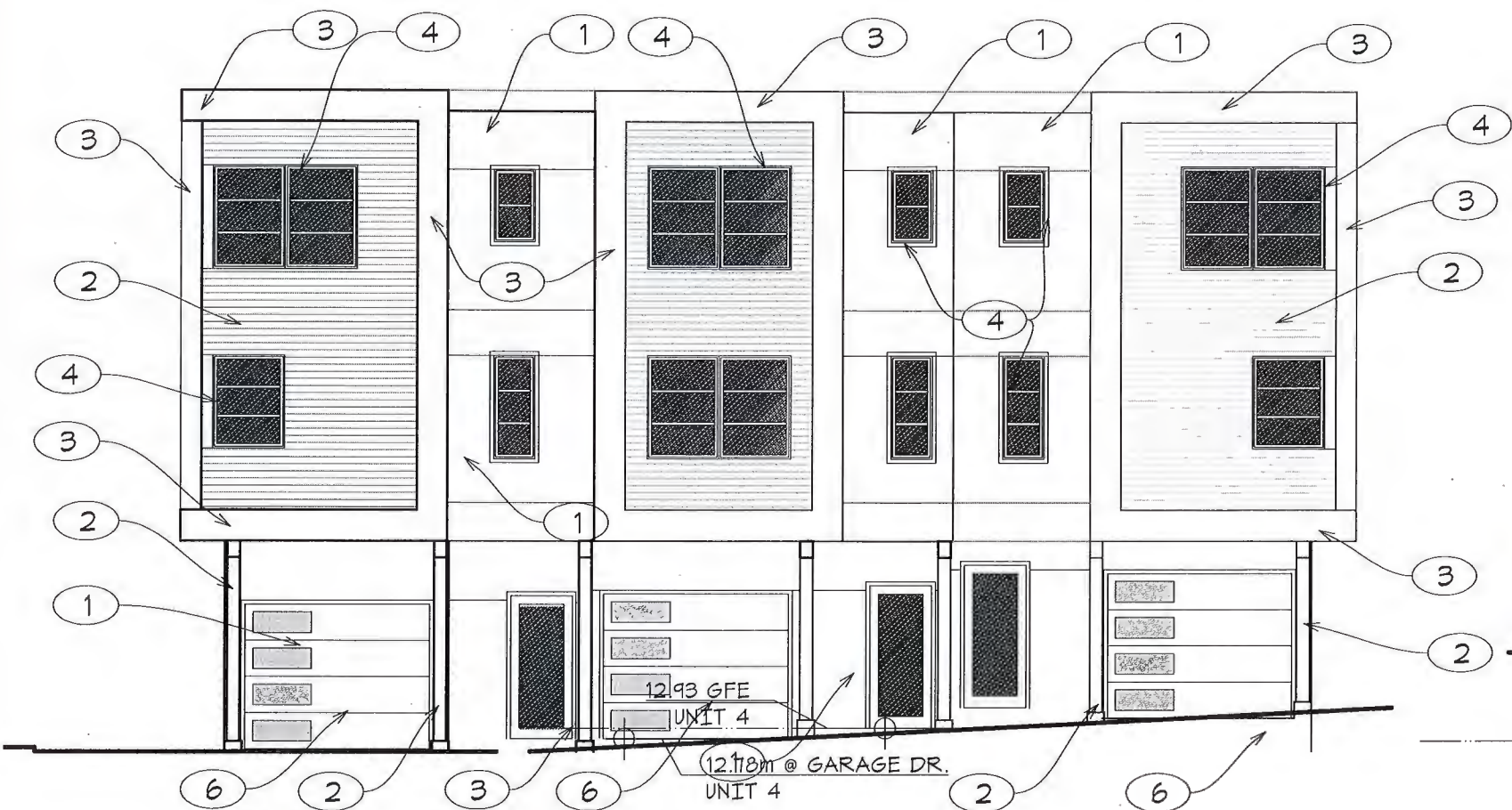
**COLOUR SCHEME BUILDING A**  
**PROPOSED REZONING AT**  
**1048-1050 TILlicUM RD.**  
**ESQUIMALT B.C**

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

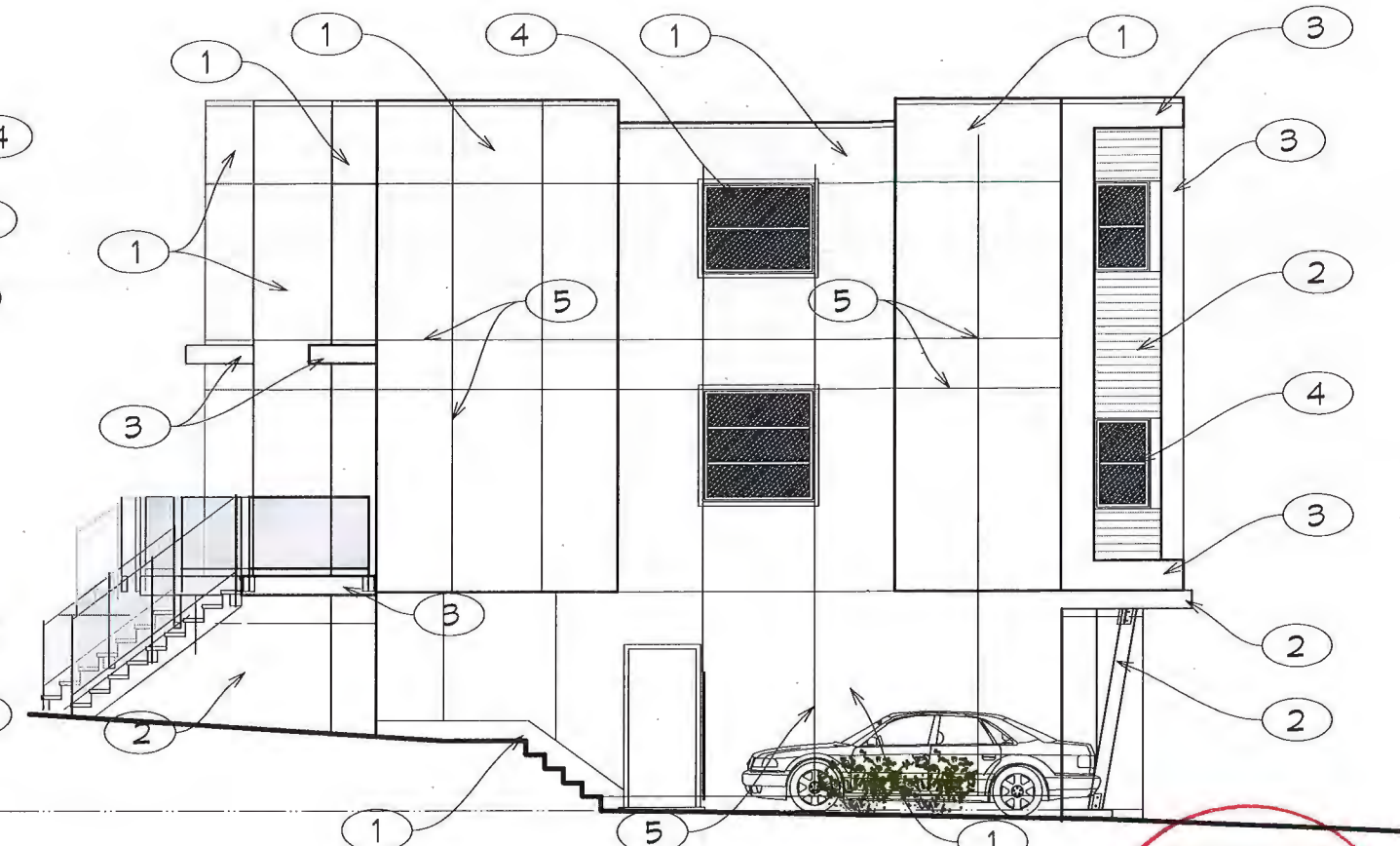
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	REZONING APPLICATION	05.07.19
B	SUBMIT FOR DP	08.28.19

REV B, DP **SK-5**





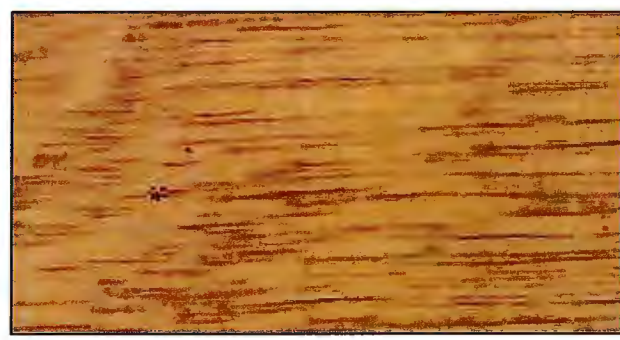
**BLDG. B**  
**EAST ELEVATION**



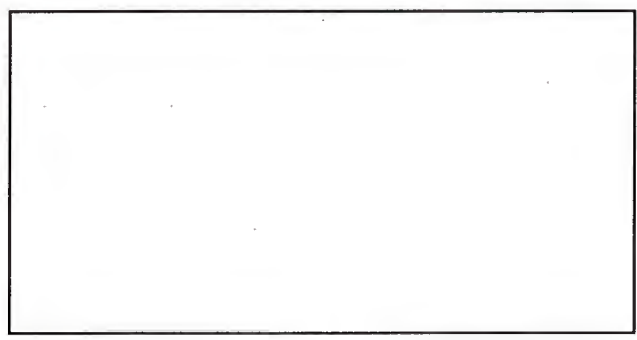
**BLDG. B**  
**SOUTH ELEVATION**



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**



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

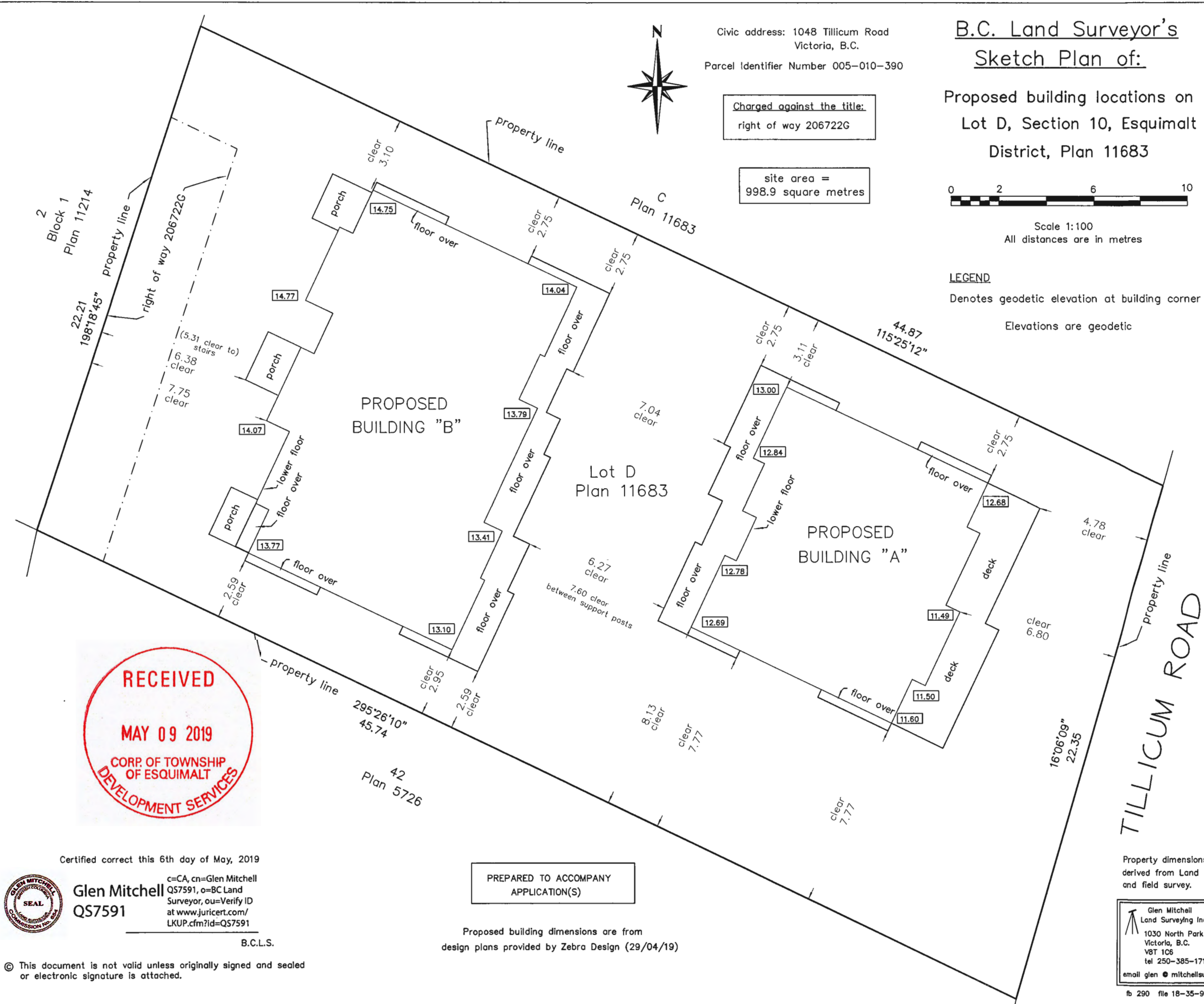
Charged against the title:  
right of way 206722G

site area =  
998.9 square metres



Scale 1:100  
All distances are in metres

**LEGEND**  
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)

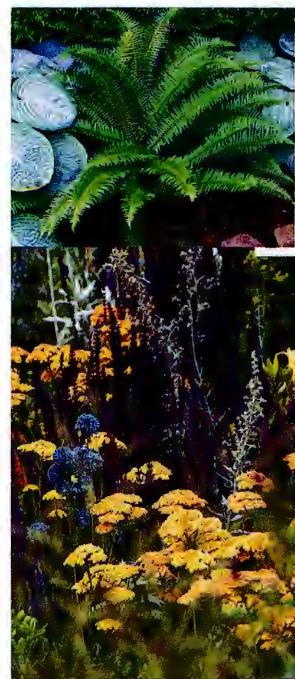
Property dimensions are  
derived from Land Title Plans  
and field survey.

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

fb 290 file 18-35-9125

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or electronic signature is attached.

LANDSCAPE CONCEPT PLAN

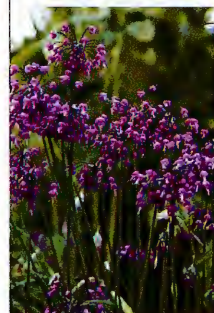


POLYSTICHUM MUNITUM

ACHILLEA, SALVIA, HEMEROCALLIS

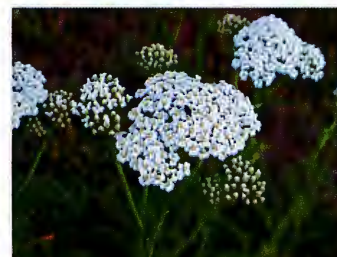


6X POPULUS TREMULA 'ERECTA'  
WOODEN FENCES ON RETAINING WALLS TO RIGHT OF WAY  
STAINED BLACK TOTAL HEIGHT AT 1800MM



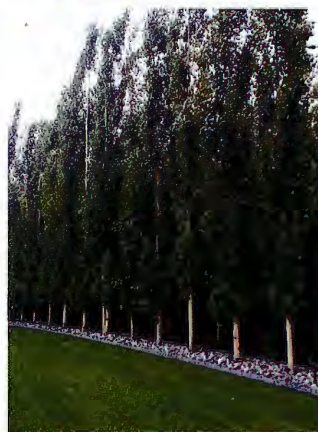
ALLIUM CERNUUM

LAVANDULA ANGUSTIFOLIA



ACHILLEA MILLEFOLIUM

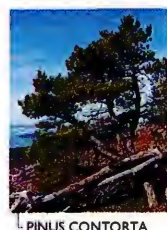
QUERCUS GARRYANA



POPULUS TREMULA 'ERECTA'



ROSMARINUS 'HUNTINGTON CARPET'



PINUS CONTORTA

PLANTED RAIN SWALE

WOODEN FENCES ON RETAINING WALLS TO RIGHT OF WAY  
STAINED BLACK TOTAL HEIGHT AT 1800MM

1X CORNUS 'EDDIE'S WHITE WONDER'

BACK YARD FENCING

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'

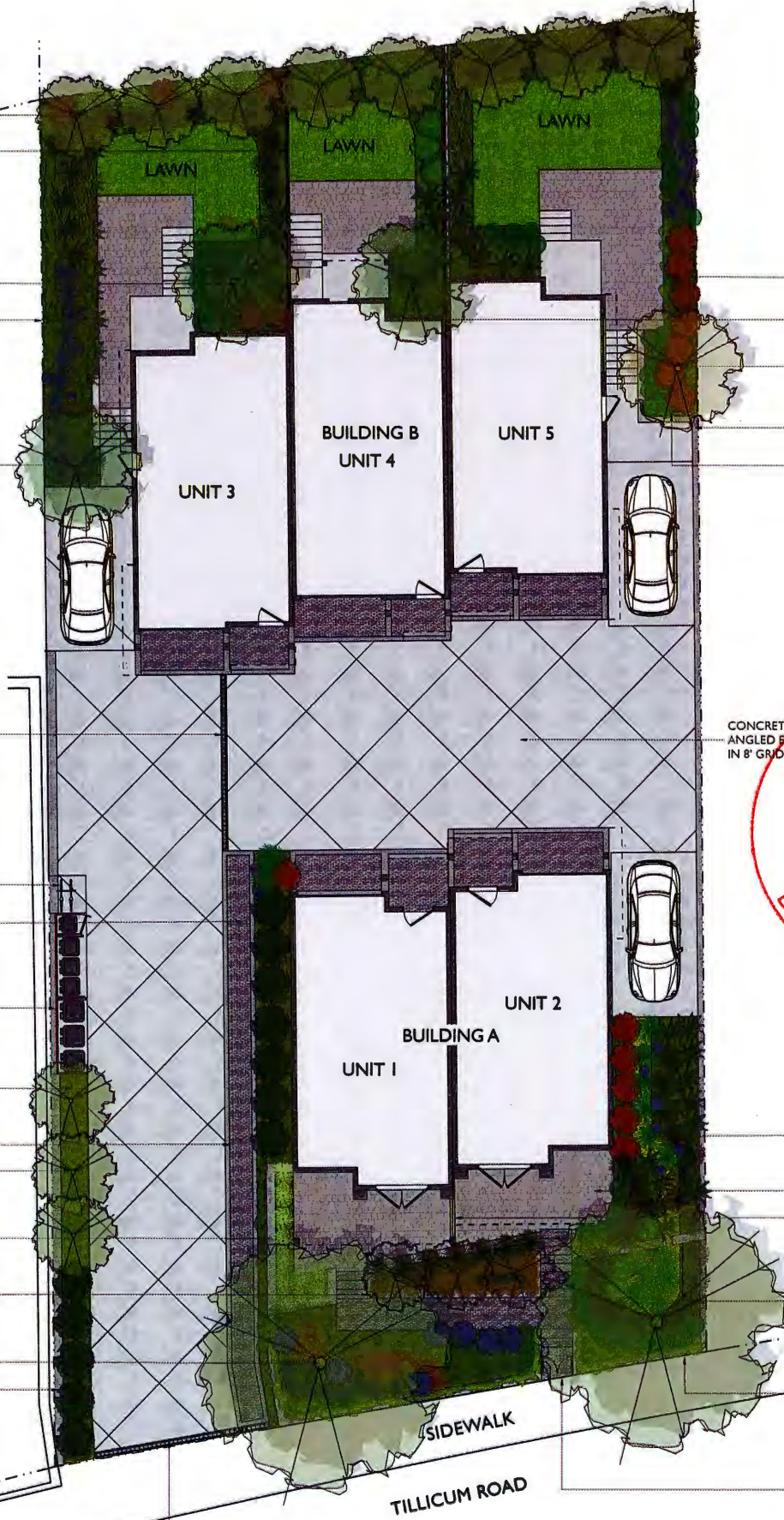
BLAST ROCK WALL  
TOP OF WALL AT PATIO GRADE  
BOTTOM OF WALL AT NATURAL GRADE

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 JOINT  
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 PAVES PATIOS

1800MM PRIVACY SCREEN



**Greenspace Designs**  
Sustainable Landscape Design

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

PAGE TITLE ::  
LANDSCAPE CONCEPT PLAN

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

SCALE ::  
1:96

