



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Staff Report

File #:19-172

REQUEST FOR DECISION

DATE: April 30, 2019

Report No. DEV-19-041

TO: Laurie Hurst, Chief Administrative Officer

FROM: Alex Tang, Planner and Bill Brown, Director of Development Services

SUBJECT:

Official Community Plan Amendment Consultation List - 616/620 Constance Avenue, 619/623 Nelson Street and 1326 Miles Street

RECOMMENDATION:

That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Official Community Plan and Zoning Bylaw Amendment concept plan, attached as Appendix 'B' to Staff Report DEV-19-041, detailing the proposed development at 616 Constance Avenue [PID 000-713-465 Lot 95, Suburban Lot 44, Esquimalt District, Plan 2854], 620 Constance Avenue [PID 000-819-832 Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135], 619 Nelson Street [PID 006-393-608 Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854], 623 Nelson Street [PID 006-278-647 Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135], and 1326 Miles Street [PID 006-375-723 Lot 96, Suburban Lot 44, Esquimalt District, Plan 2854] + [PID 006-375-693 Lot 85, Suburban Lot 44, Esquimalt District, Plan 2854] to those persons, organizations, and authorities identified in Appendix 'A' of Staff Report DEV-19-041.

RELEVANT POLICY:

Sections 475 and 476 of the *Local Government Act*

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A: Official Community Plan Consultation List

Appendix B: Proposed Development Concept Plan

Purpose of the Application

The applicant is requesting a change in the Official Community Plan Proposed Land Use Designation from the current designation of High Density Residential to Commercial/Commercial Mixed-Use, and

a change in zoning from the current RM-1 [Multiple Family Residential] to a Comprehensive Development District zone. The change in Official Community Plan Proposed Land Use Designation is required to accommodate the commercial uses proposed. The change in zoning is required to accommodate the proposed 12 storey, commercial mixed use, multiple family residential building including 109 residential units, as detailed in the proposed development concept plan [Appendix B].

Currently, the subject property has a proposed land use designation of 'High Density Residential'. The proposed development is not consistent with this land use designation as the proposed development includes commercial uses. The plans show 3 retail commercial units on the ground floor and a daycare unit on the 2nd floor.

Therefore, the proposed amendment to the Official Community Plan would consist of an amendment to Schedule 'B' of the Official Community Plan Bylaw, 2018, No. 2922, being the Proposed Land Use Designations Map, changing the Land Use Designation for the subject site from a mix of 'High Density Residential' to 'Commercial/Commercial Mixed-Use'.

In areas designated 'Commercial/Commercial Mixed-Use', buildings with a floor area ratio of up to 3.0 for the residential portion of the building may be acceptable. As the FAR for the residential portion of this building is about 3.21 and exceeds 3.0, the applicant will have to provide community amenities deemed appropriate by Council as part of the density bonus of floor space.

The applicant has proposed the following as density bonus amenities:

- Group daycare for children
- Mass timber construction
- Passive House certification
- 8 affordable housing units
- 3 special needs housing units
- Right of way in the southeast corner to allow for privately owned publicly accessible open space

Section 475(1) of the Local Government Act states, "During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected."

Section 475(2)(b) provides the following list of organizations and authorities that Council must specifically consider whether consultation is required with:

- i. the Board of the Regional District in which the area covered by the plan is located
- 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. Board of education, greater boards and improvement District Boards
- vi. the Provincial and Federal government and their agencies.

Staff has reviewed the requirements of Section 475 of the Local Government Act and has provided a tentative list [Appendix A] of persons, organizations, and authorities that should be consulted

pursuant to Section 475 of the Local Government Act. In addition, Section 476 of the Local Government Act requires the mandatory consultation with any school districts that incorporate the subject property.

Furthermore, as per Section 475 (2)(a) of the Local Government Act, Council must “consider whether the opportunity for consultation with one or more of the persons, organizations and authorities should be early and ongoing”. The applicant has already made efforts in public consultation to neighbouring residents, and the recommendation of this report would provide for early efforts, specifically with respect to the Official Community Plan Amendment.

ISSUES:

1. Rationale for Selected Option

Council must consider who should be consulted and how they should be consulted, as per the Local Government Act.

2. Organizational Implications

The Request for Decision has no organizational implications.

3. Financial Implications

The Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

The Request for Decision has no sustainability or environmental implications.

5. Communication & Engagement

In addition to the consultation list provided in Appendix ‘A’, Council may decide to further consult persons, organizations, and authorities that it considers affected by the proposed amendment. Furthermore, a statutory public hearing will also be required.

ALTERNATIVES:

1. That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Official Community Plan and Zoning Bylaw Amendment concept plan, attached as Appendix ‘B’ to Staff Report DEV-19-041, detailing the proposed development for 616 Constance Avenue [PID 000-713-465 Lot 95, Suburban Lot 44, Esquimalt District, Plan 2854], 620 Constance Avenue [PID 000-819-832 Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135], 619 Nelson Street [PID 006-393-608 Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854], 623 Nelson Street [PID 006-278-647 Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135], and 1326 Miles Street [PID 006-375-723 Lot 96, Suburban Lot 44, Esquimalt District, Plan 2854] + [PID 006-375-693 Lot 85, Suburban Lot 44, Esquimalt District, Plan 2854] to those persons, organizations and authorities identified in Appendix ‘A’ of Staff Report DEV-19-041.

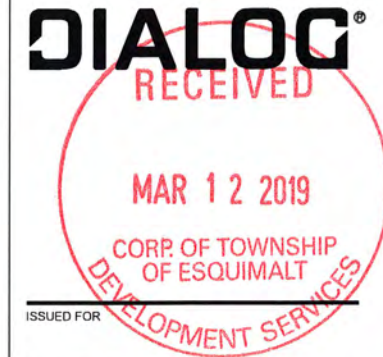
2. That Council amend the list in Appendix ‘A’ by adding or removing persons, organizations, and authorities that it considers affected by the proposed Official Community Plan Amendment prior to authorizing Alternative ‘1’.

Official Community Plan Amendment Consultation List:

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



DRAWINGS LIST - ARCHITECTURAL	
Sheet Number	Sheet Name
.A0.00	COVER SHEET
.A0.01	DIAGRAM SECTION
.A0.02	DIAGRAM SECTION
.A0.03	VIGNETTE
.A0.04	3D
18-061-BASE	EXISTING UTILITIES DRAWING
03680-V-2SP	TOPOGRAPHIC SURVEY PLAN
A1.01	SITE PLAN
A1.02	PERSPECTIVE VIEWS
A1.03	PERSPECTIVE VIEWS
A1.04	PERSPECTIVE VIEWS
A1.05	PERSPECTIVE VIEWS
A1.06	PERSPECTIVE VIEWS
A1.07	SUN AND SHADOW STUDY
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A2.02	FLOOR PLANS - B2 LEVEL
A2.03	OVERALL FLOOR PLANS - B1 LEVEL
A2.10	TYPICAL UNIT TYPES
A2.11	FLOOR PLANS - GROUND LEVEL
A2.12	FLOOR PLANS - 2ND LEVEL - TOWNHOME
A2.13	FLOOR PLANS - 2ND LEVEL - AMENITY
A2.14	FLOOR PLANS - 3RD LEVEL
A2.15	FLOOR PLANS - 4TH TO 11TH LEVEL TYPICAL
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A4.11	BUILDING SECTIONS
A4.12	BUILDING SECTIONS
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A4.14	BUILDING SECTIONS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN 2ND LEVEL
L1.03	LANDSCAPE SECTIONS A
L1.04	LANDSCAPE SECTIONS B
L1.05	LANDSCAPE VIEW



- ISSUED FOR
- 1 2018-11-23 REZONING
 - 2 2019-02-15 REZONING
 - 3 2019-03-08 REZONING

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SEAL



CONTEXT PLAN

SCALE: 1:1000

SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT

CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

COVER SHEET

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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

SITE PLAN

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- SITE PLAN LEGEND**
- PROPERTY LINE
 - BUILDING / STRUCTURE ABOVE
 - ▼ MAIN ENTRANCE TO RESIDENCE
 - ▽ PARKING / LOADING ENTRANCE
 - ▼ TOWNHOME ENTRANCE
 - HP DENOTES HIGH POINT AND SPOT ELEVATION
 - LP DENOTES LOW POINT AND SPOT ELEVATION

2019 03 08
 For Rezoning - Shoaling Heights
 All Dimensions SQM (unless noted otherwise)
SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT

FLOOR	FSR AREA (sqm)	GROSS AREA	COMMON AREA
12	515	598	83
11	734	840	106
10	734	840	106
9	734	840	106
8	734	840	106
7	734	840	106
6	734	840	106
5	734	840	106
4	734	840	106
3	734	840	106
TH 2	435	435	
2	627	835	208
GROUND	956	1,236	280
Total	9,135	10,661	1,526

Parking Area	FSR AREA (sqm)	GROSS AREA	COMMON AREA
83		1,258	
82		2,128	
81		2,128	
Total		5,514	

Parking Spaces (0.80/unit)	Count
Regular	80
Visitor	11
Daycare	3
Medical/Retail	9
Total	111

Bike Storage Spaces (1.25/unit)	Count
Bike Stalls	120
At Grade Bike Stalls	10
Total	130

Site Area	Count
FSR	2,627
Building Coverage area (Enclosed)	3,48
Total	1,431

Building Coverage area (not including walkways and stairs)%	Value
	54.5%

Building Height (above South Setback Line)[m]	Value
	44M
Building Height (above North Setback Line)[m]	Value
	46M

Setback (m)	Value
North	6
East	6
South	6
West	3

Net Floor Area	sqm
Retail Area (to mid wall)	276
Amenity	456
Townhome	864
Daycare	181
Total	109

Mix of Homes

UNIT TYPE	COUNT
Studio	18
1 BEDROOM	27
1 BEDROOM + DEN	9
2 BEDROOM	36
3 BEDROOM	9
2 BEDROOM PENTHOUSE	2
3 BEDROOM PENTHOUSE	1
3 BEDROOM + DEN PENTHOUSE	1
Townhome	
3 BEDROOM+DEN	6
Total	109



1 SITE PLAN
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**SHOALING HEIGHTS
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CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

PERSPECTIVE VIEWS

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1 PERSPECTIVE VIEW ALONG MILES STREET
 A1.02 SCALE:

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1 PERSPECTIVE VIEW FROM SOUTH EAST AT CONSTANCE AVENUE AND MILES STREET
A1.03 SCALE:

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PERSPECTIVE VIEWS

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1 PERSPECTIVE VIEW FROM SOUTH WEST AT NELSON STREET AND MILES STREET
A1.04 SCALE:

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1 PERSPECTIVE VIEW ALONG NELSON STREET
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1 PERSPECTIVE AERIAL VIEW
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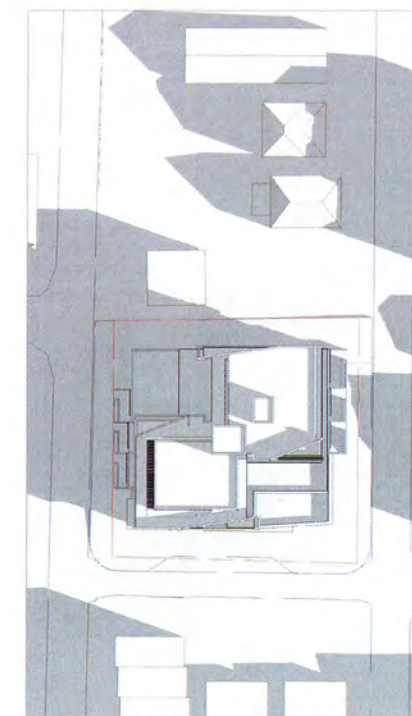
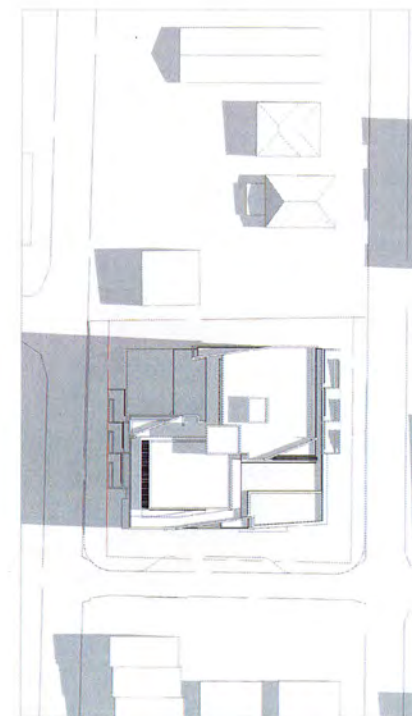
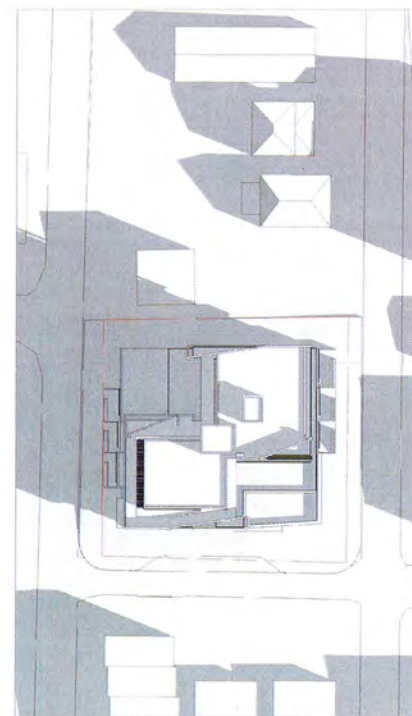
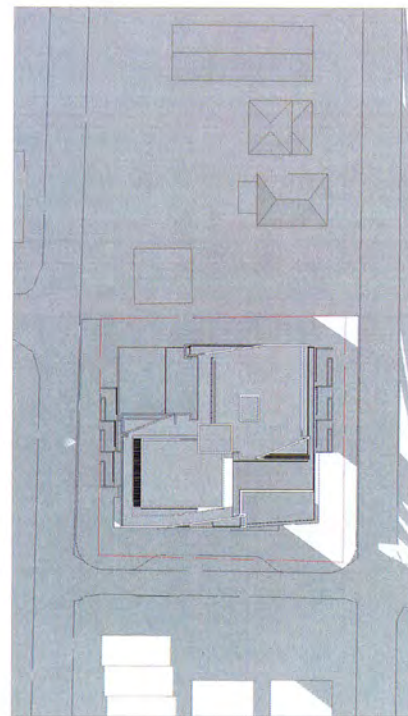
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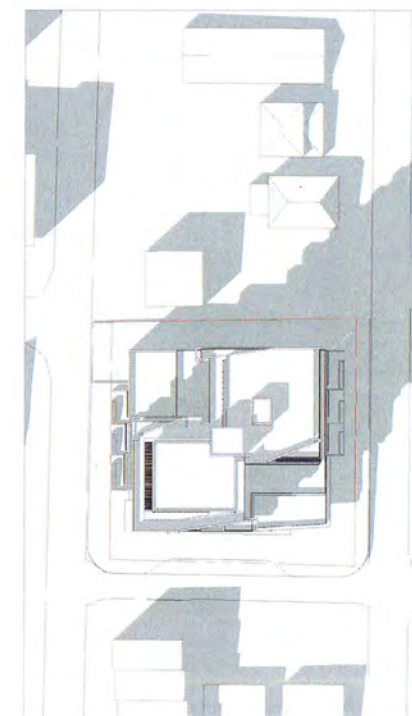
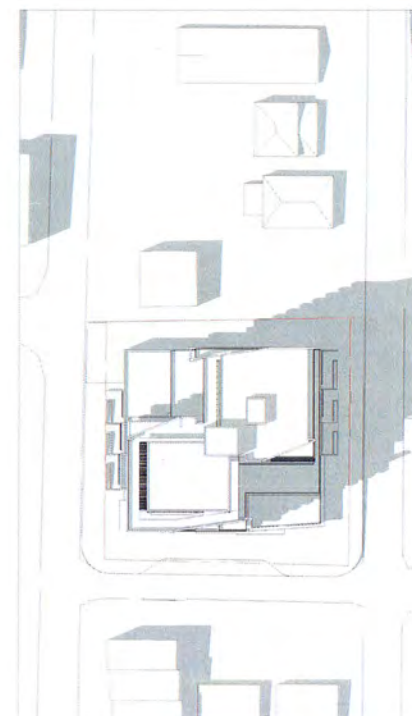
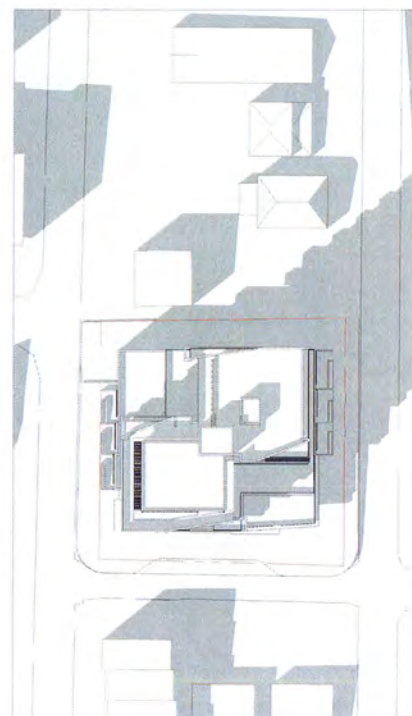
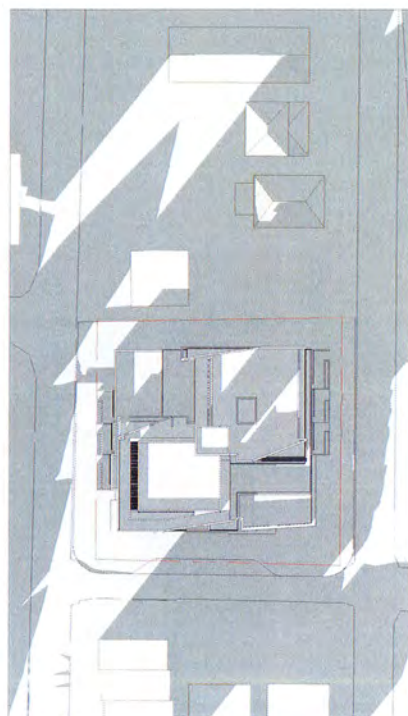
SEPTEMBER 21

JUNE 21

MARCH 21



9:00 AM



4:00 PM

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 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

SUN AND SHADOW STUDY

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 PLOT DATE: 08/03/2019 5:43:26 PM

A1.07



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 3 2019-03-08 REZONING

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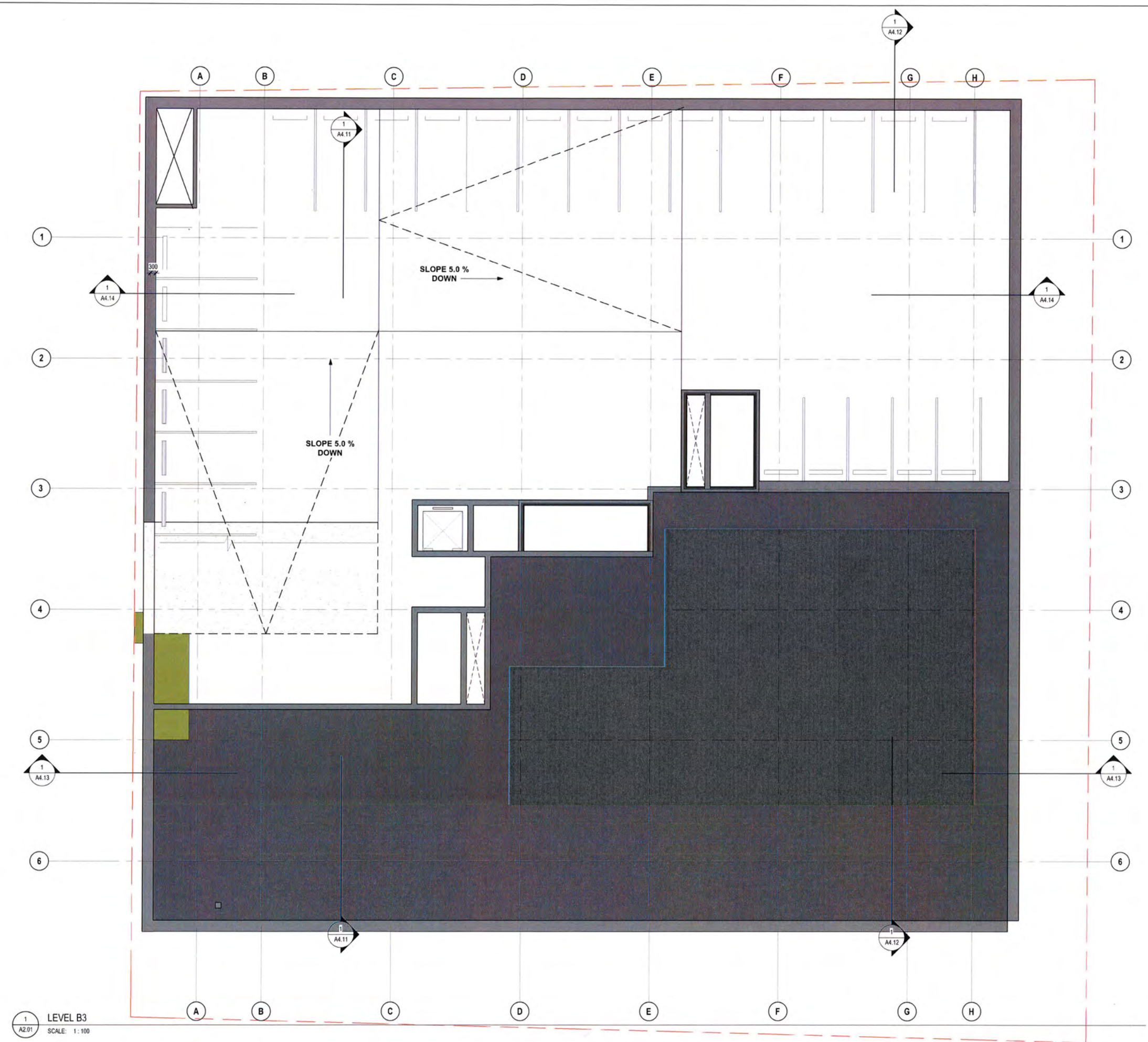
SEAL

**SHOALING HEIGHTS
 RESIDENTIAL
 DEVELOPMENT**
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**OVERALL FLOOR
 PLANS - LEVEL B3**

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 PLOT DATE: 08/03/2019 5:44:23 PM

A2.01



1 LEVEL B3
 A2.01 SCALE: 1:100

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MAR 12 2019

CORP OF TOWNSHIP
OF ESQUIMALT



NORTH

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DEVELOPMENT SERVICES
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SEAL

**SHOALING HEIGHTS
RESIDENTIAL
DEVELOPMENT**

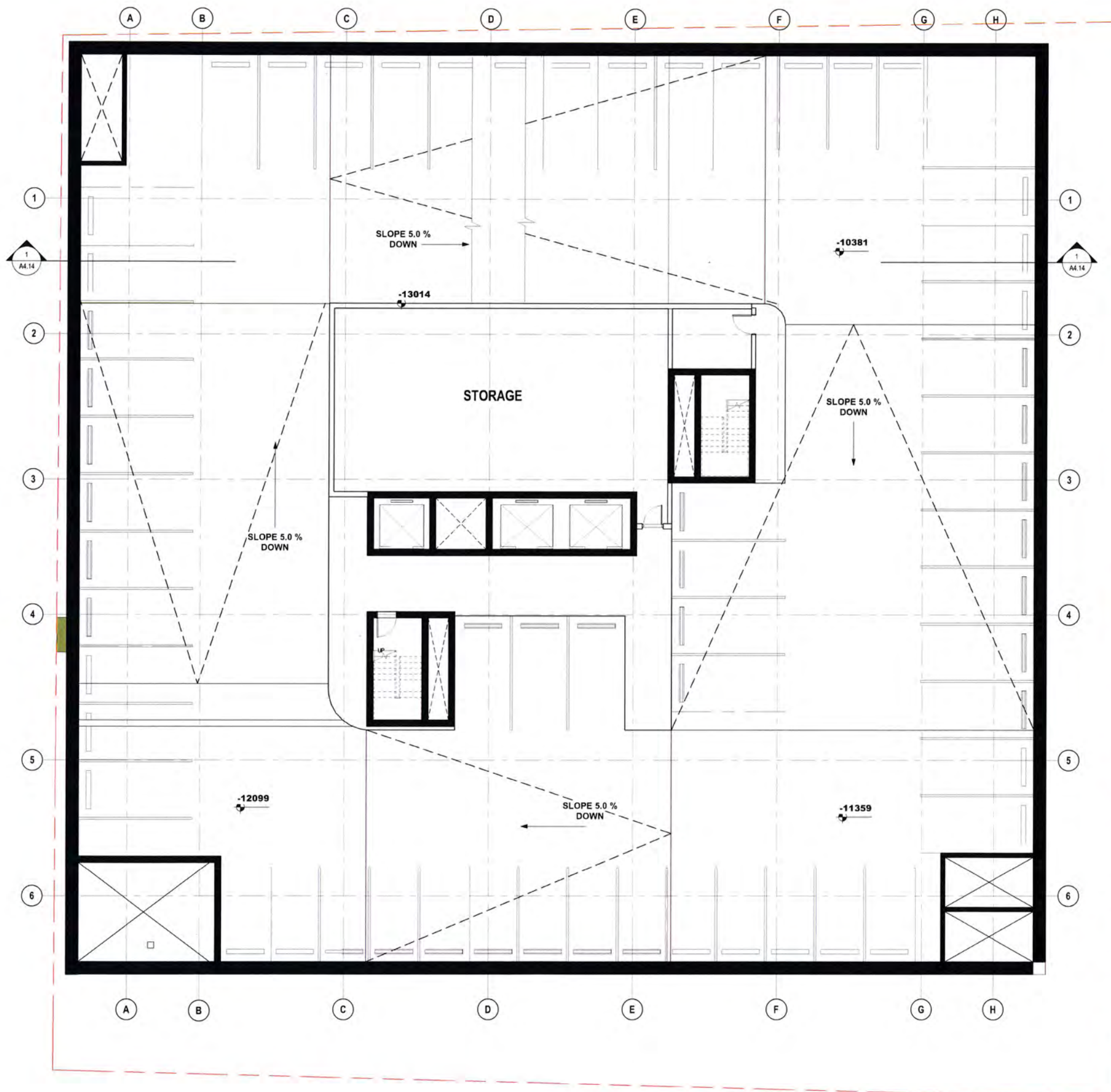
CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**FLOOR PLANS - B2
LEVEL**

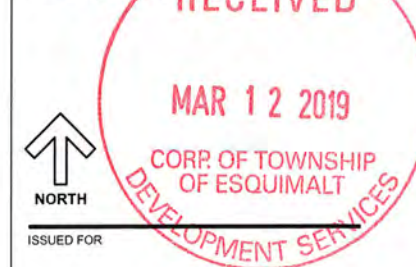
DRAWN: Author CHECKER: Checker
PLOT DATE: 08/03/2019 5:44:46 PM

A2.02

04849V



1 LEVEL B2
A2.02 SCALE: 1:100



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**SHOALING HEIGHTS
 RESIDENTIAL
 DEVELOPMENT**

CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**OVERALL FLOOR
 PLANS - B1 LEVEL**

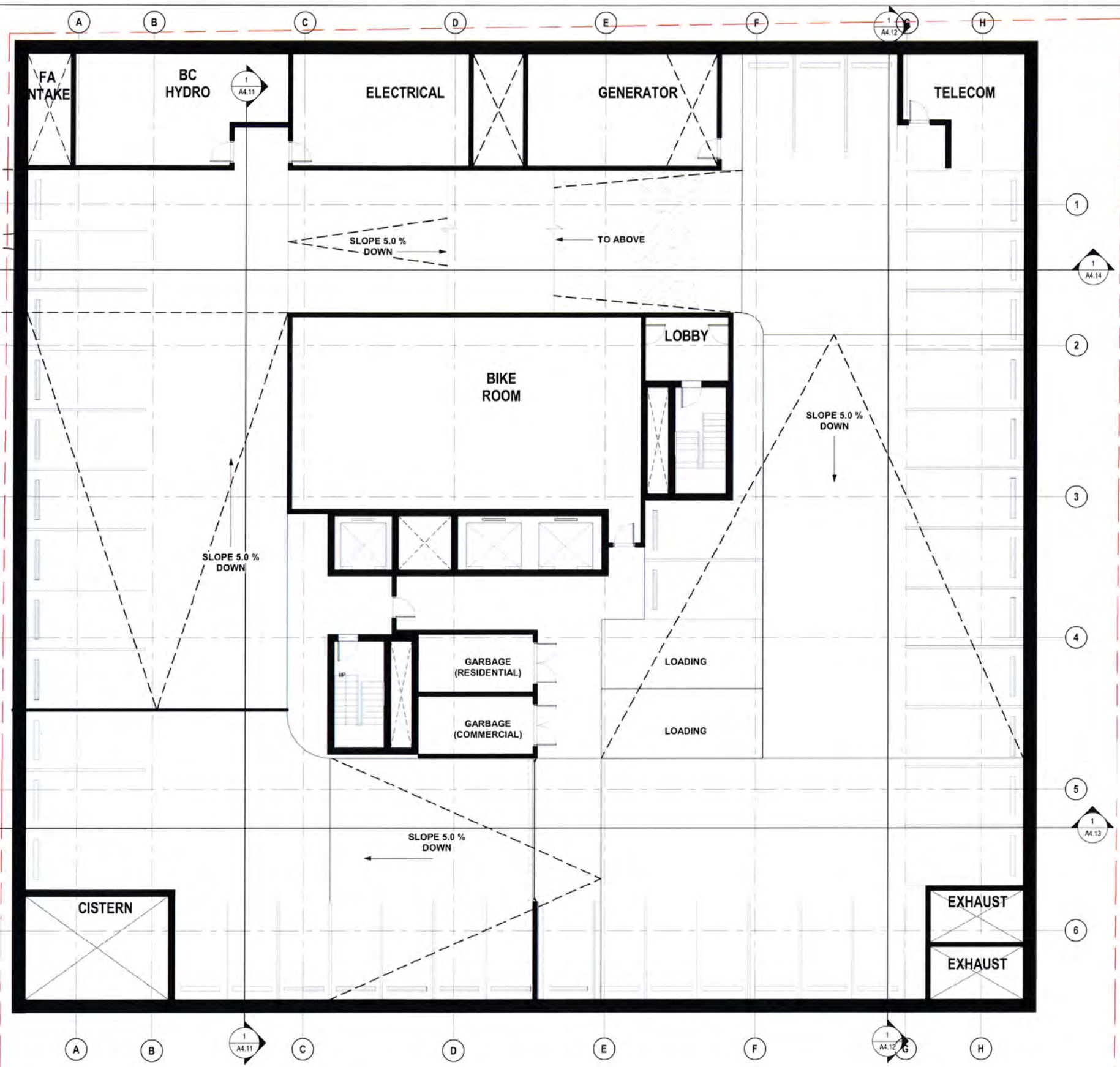
DRAWN: Author CHECKED: Checker
 PLOT DATE: 3/8/2019 5:48:37 PM

A2.03

PARKING ENTRANCE ABOVE

Parking Schedule		
Count	Family and Type	Level
17	PRK_Parking Stall_Vehicle_UH_3D: 4500 x 2400	LEVEL B1
26	PRK_Parking Stall_Vehicle_UH_3D: 5500 x 2750	LEVEL B1
17	PRK_Parking Stall_Vehicle_UH_3D: 4500 x 2400	LEVEL B2
32	PRK_Parking Stall_Vehicle_UH_3D: 5500 x 2750	LEVEL B2
5	PRK_Parking Stall_Vehicle_UH_3D: 4500 x 2400	LEVEL B3
14	PRK_Parking Stall_Vehicle_UH_3D: 5500 x 2750	LEVEL B3
111		

1 LEVEL B1
 A2.03 SCALE: 1:100





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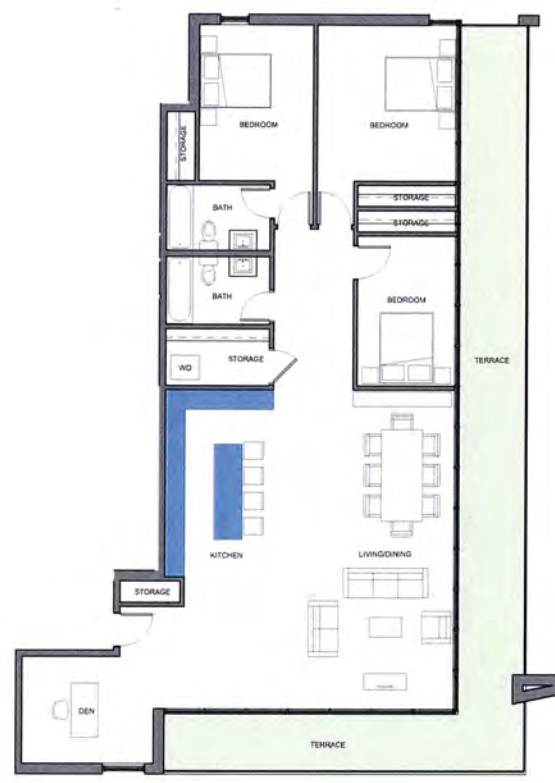
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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

TYPICAL UNIT TYPES

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 PLOT DATE: 09/03/2019 6:16:02 PM

A2.10



UNIT TYPE - 3BR+D - 184 SM
 SCALE: 1:100



UNIT TYPE - 3BR TYPE B - 119 SM
 SCALE: 1:100



UNIT TYPE - 2BR TYPE D - 98 SM
 SCALE: 1:100



UNIT TYPE - 2BR TYPE C - 117 SM
 SCALE: 1:100



UNIT TYPE - 2BR TYPE A - 60 SM
 SCALE: 1:100



UNIT TYPE - 2BR TYPE B - 78 SM
 SCALE: 1:100



UNIT TYPE - 2BR - 91 SM
 SCALE: 1:100



UNIT TYPE - 1 BR+D TYPE B - 71 SM
 SCALE: 1:100



UNIT TYPE - 3BR TYPE A - 114 SM
 SCALE: 1:100



UNIT TYPE - TH TYPE B LEVEL 2
 SCALE: 1:100



UNIT TYPE - TH TYPE A LEVEL 2
 SCALE: 1:100



UNIT TYPE - STUDIO A - 38 SM
 SCALE: 1:100



UNIT TYPE - STUDIO B - 36 SM
 SCALE: 1:100



UNIT TYPE - 1 BR - 48 SM
 SCALE: 1:100



UNIT TYPE - TH TYPE B LEVEL 1 - 154 SM
 SCALE: 1:100



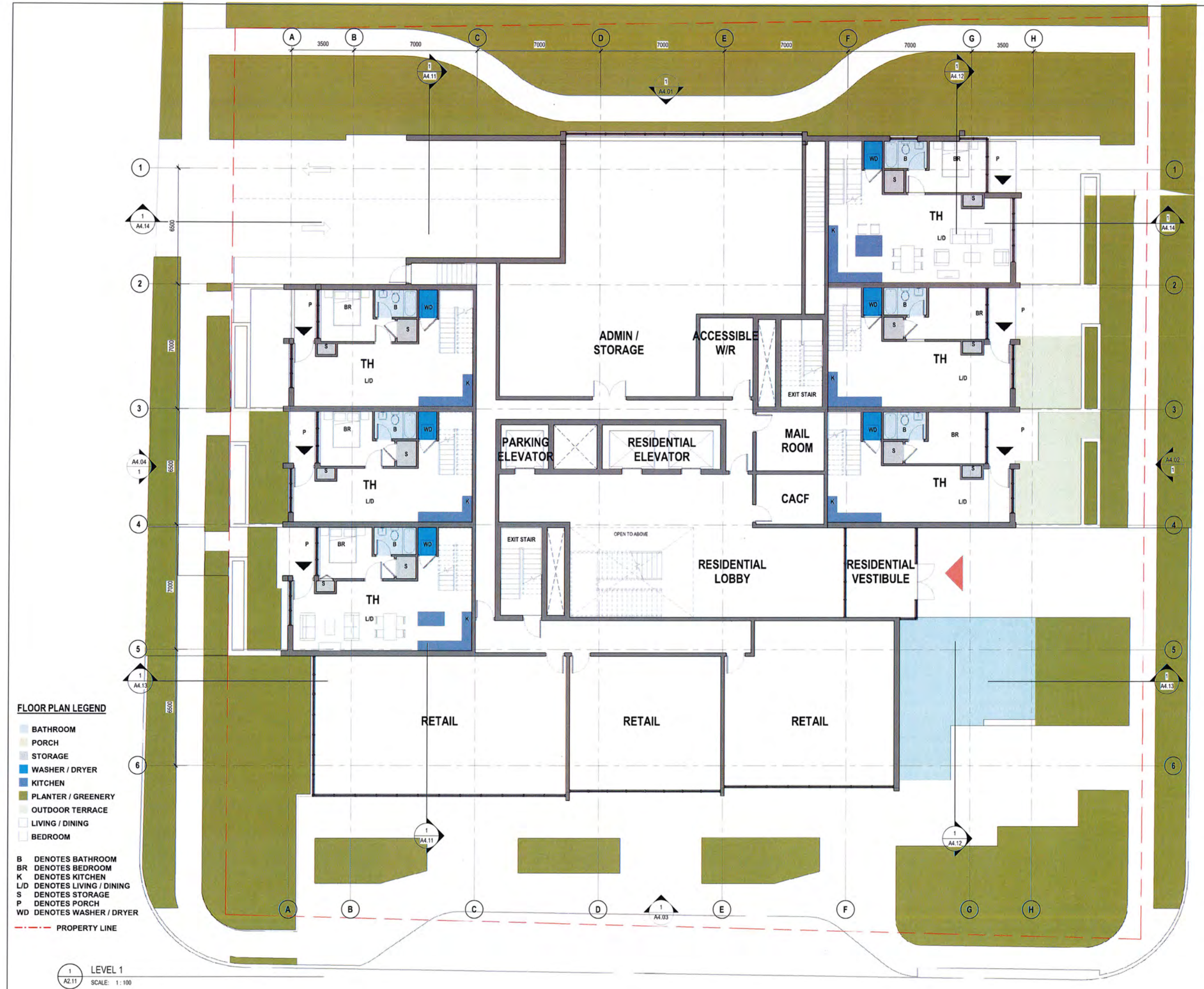
UNIT TYPE - TH TYPE A LEVEL 1 - 166 SM
 SCALE: 1:100

FLOOR PLAN LEGEND

- BATHROOM
- PORCH
- STORAGE
- WASHER / DRYER
- KITCHEN
- PLANTER / GREENERY
- OUTDOOR TERRACE
- LIVING / DINING
- BEDROOM

- B DENOTES BATHROOM
- BR DENOTES BEDROOM
- K DENOTES KITCHEN
- L/D DENOTES LIVING / DINING
- S DENOTES STORAGE
- P DENOTES PORCH
- WD DENOTES WASHER / DRYER

--- PROPERTY LINE



- FLOOR PLAN LEGEND**
- BATHROOM
 - PORCH
 - STORAGE
 - WASHER / DRYER
 - KITCHEN
 - PLANTER / GREENERY
 - OUTDOOR TERRACE
 - LIVING / DINING
 - BEDROOM
- B DENOTES BATHROOM
 BR DENOTES BEDROOM
 K DENOTES KITCHEN
 L/D DENOTES LIVING / DINING
 S DENOTES STORAGE
 P DENOTES PORCH
 WD DENOTES WASHER / DRYER
- PROPERTY LINE

1 LEVEL 1
A2.11 SCALE: 1:100

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**SHOALING HEIGHTS
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DEVELOPMENT**
CONSTANCE AVE/NELSON ST./MILES ST, ESQUIMALT, BC

**FLOOR PLANS -
GROUND LEVEL**

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A2.11

MAR 12 2019
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



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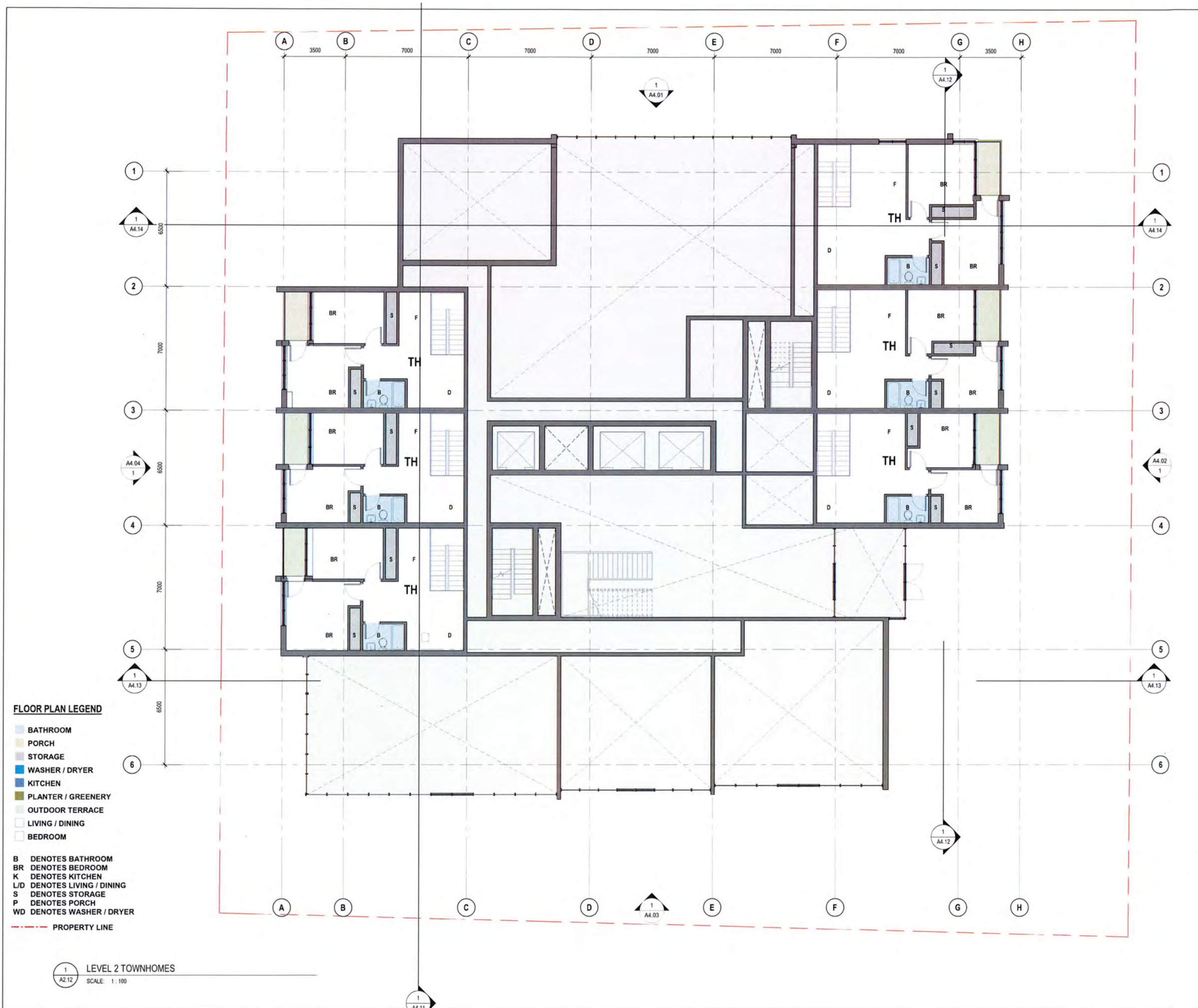
**FLOOR PLANS - 2ND
LEVEL - TOWNHOME**

DRAWN: Author CHECKER: Checker
PLOT DATE: 3/8/2019 5:47:28 PM

A2.12

04849V

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FLOOR PLAN LEGEND

- BATHROOM
- PORCH
- STORAGE
- WASHER / DRYER
- KITCHEN
- PLANTER / GREENERY
- OUTDOOR TERRACE
- LIVING / DINING
- BEDROOM

- B DENOTES BATHROOM
- BR DENOTES BEDROOM
- K DENOTES KITCHEN
- L/D DENOTES LIVING / DINING
- S DENOTES STORAGE
- P DENOTES PORCH
- WD DENOTES WASHER / DRYER

--- PROPERTY LINE

1 LEVEL 2 TOWNHOMES
A2.12 SCALE: 1:100



MAR 12 2019

CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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SEAL

**SHOALING HEIGHTS
RESIDENTIAL
DEVELOPMENT**

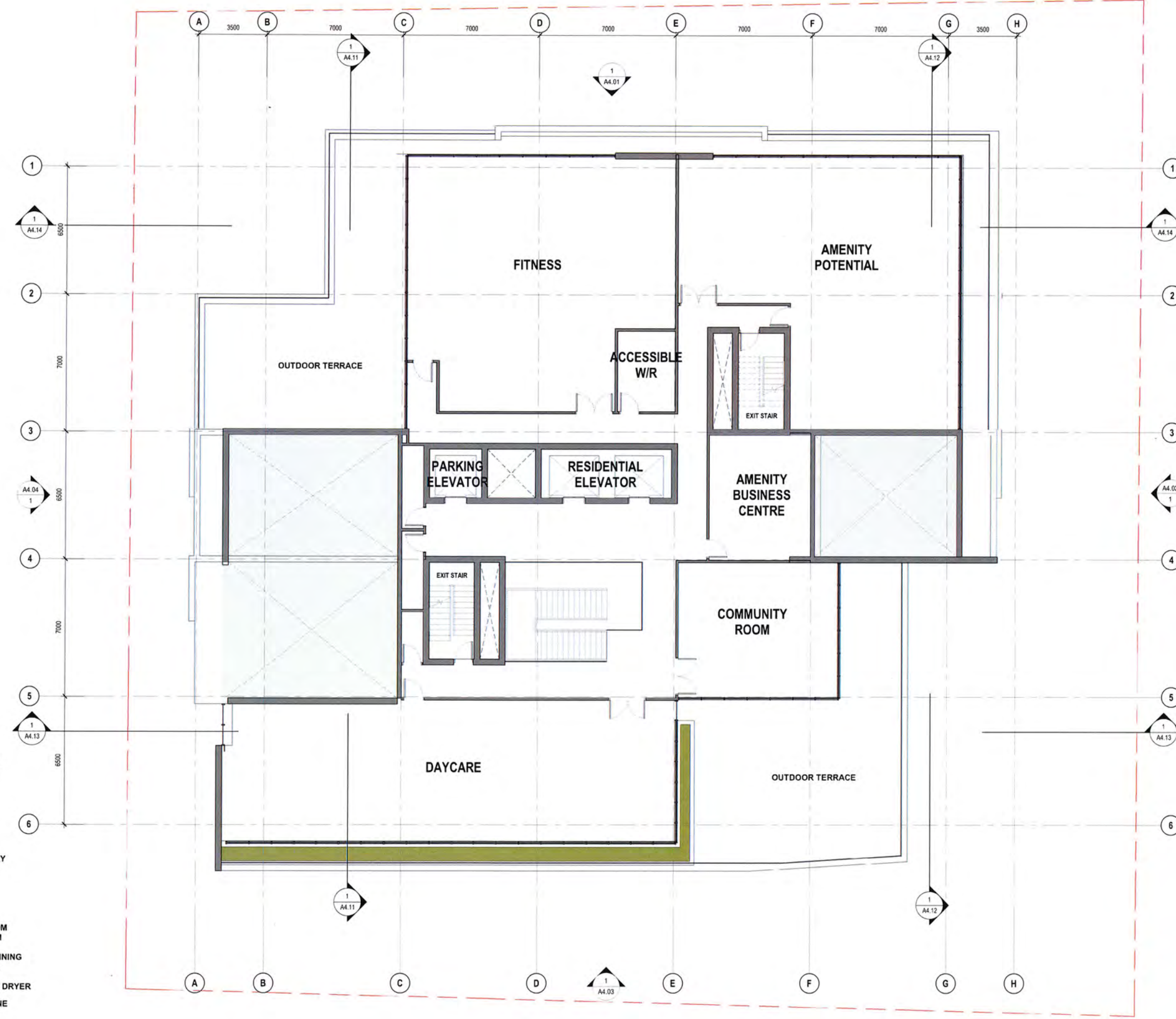
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**FLOOR PLANS - 2ND
LEVEL - AMENITY**

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PLOT DATE: 3/8/2019 5:43:55 PM

A2.13

04849V



FLOOR PLAN LEGEND

- BATHROOM
- PORCH
- STORAGE
- WASHER / DRYER
- KITCHEN
- PLANTER / GREENERY
- OUTDOOR TERRACE
- LIVING / DINING
- BEDROOM

- B DENOTES BATHROOM
- BR DENOTES BEDROOM
- K DENOTES KITCHEN
- L/D DENOTES LIVING / DINING
- S DENOTES STORAGE
- P DENOTES PORCH
- WD DENOTES WASHER / DRYER

--- PROPERTY LINE

1 LEVEL 2 AMENITY SPACE
A2.13 SCALE: 1:100

MAR 12 2019

CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

- 1 2018-11-23 REZONING
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**SHOALING HEIGHTS
RESIDENTIAL
DEVELOPMENT**

CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**FLOOR PLANS - 3RD
LEVEL**

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A2.14

04849V

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FLOOR PLAN LEGEND

- BATHROOM
- PORCH
- STORAGE
- WASHER / DRYER
- KITCHEN
- PLANTER / GREENERY
- OUTDOOR TERRACE
- LIVING / DINING
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- BR DENOTES BEDROOM
- K DENOTES KITCHEN
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- S DENOTES STORAGE
- P DENOTES PORCH
- WD DENOTES WASHER / DRYER

LEVEL 3
SCALE: 1:100



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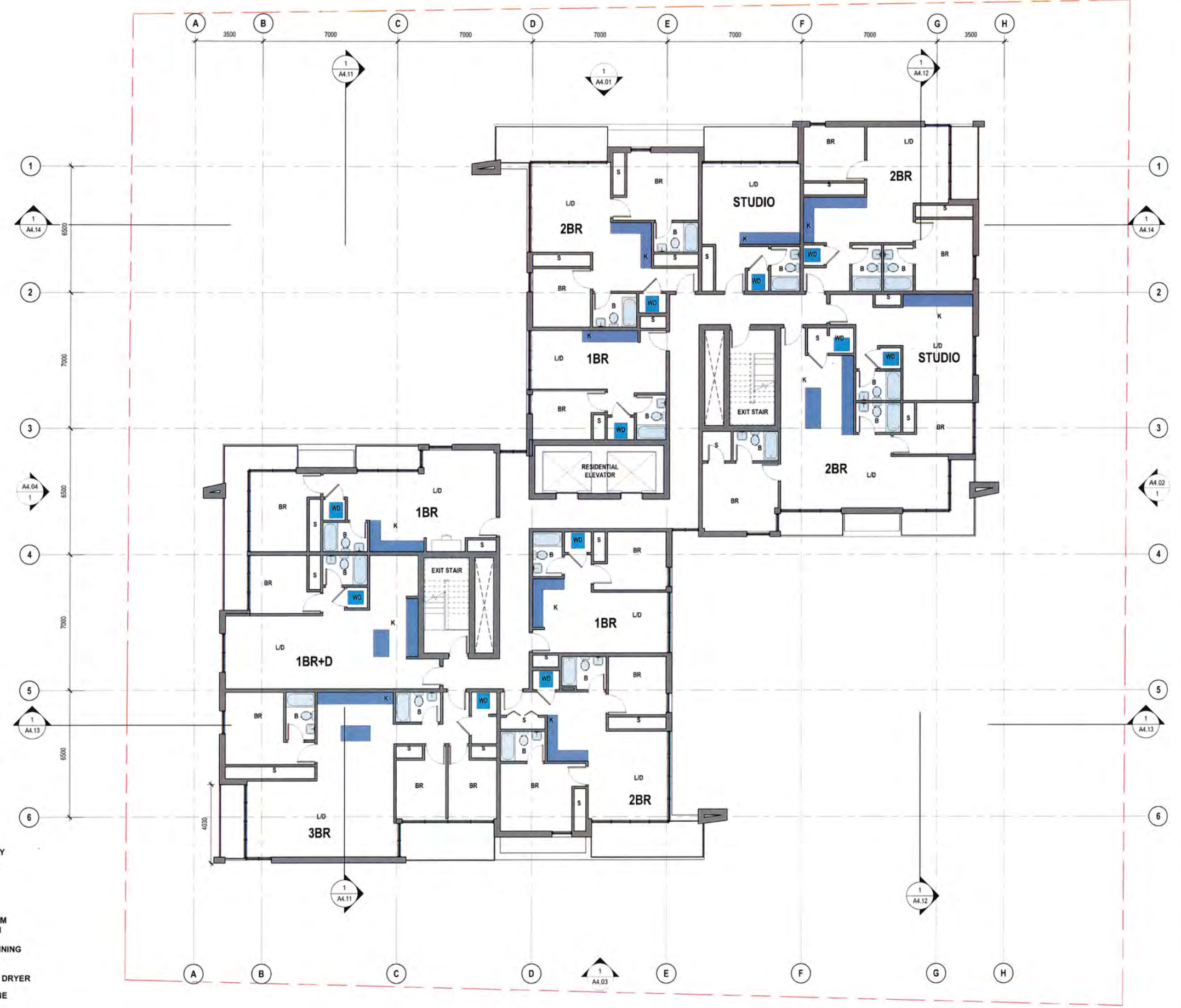
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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

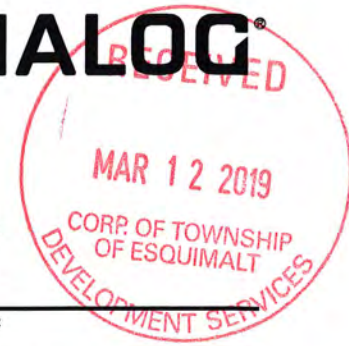
FLOOR PLANS - 4TH TO 11TH LEVEL TYPICAL
 DRAWN: Author CHECK: Checker
 PLOT DATE: 08/03/2019 9:09:51 PM

A2.15



- FLOOR PLAN LEGEND**
- BATHROOM
 - PORCH
 - STORAGE
 - WASHER / DRYER
 - KITCHEN
 - PLANTER / GREENERY
 - OUTDOOR TERRACE
 - LIVING / DINING
 - BEDROOM
- B DENOTES BATHROOM
 BR DENOTES BEDROOM
 K DENOTES KITCHEN
 L/D DENOTES LIVING / DINING
 S DENOTES STORAGE
 P DENOTES PORCH
 WD DENOTES WASHER / DRYER
- PROPERTY LINE

1 LEVEL 4 TO 11 TYPICAL
 SCALE: 1:100



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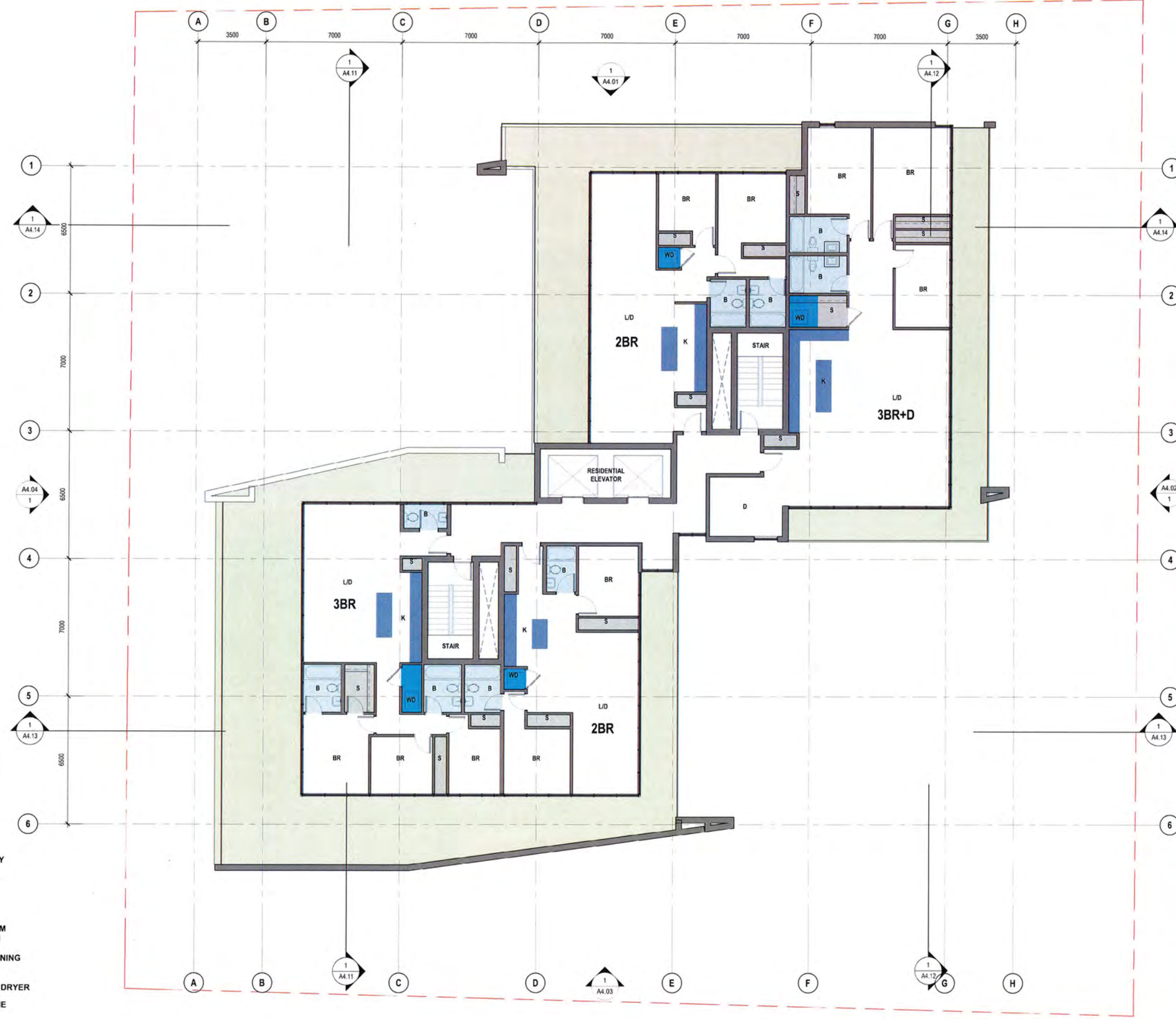
CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**FLOOR PLANS - 12TH
 LEVEL**

DRAWN: Author CHECKER: Checker
 PLOT DATE: 3/8/2019 5:44:53 PM

A2.16

04849V



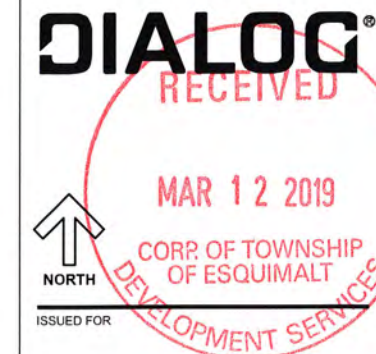
FLOOR PLAN LEGEND

- BATHROOM
- PORCH
- STORAGE
- WASHER / DRYER
- KITCHEN
- PLANTER / GREENERY
- OUTDOOR TERRACE
- LIVING / DINING
- BEDROOM

- B DENOTES BATHROOM
- BR DENOTES BEDROOM
- K DENOTES KITCHEN
- L/D DENOTES LIVING / DINING
- S DENOTES STORAGE
- P DENOTES PORCH
- WD DENOTES WASHER / DRYER

--- PROPERTY LINE

1 LEVEL 12
 A2.16 SCALE: 1:100



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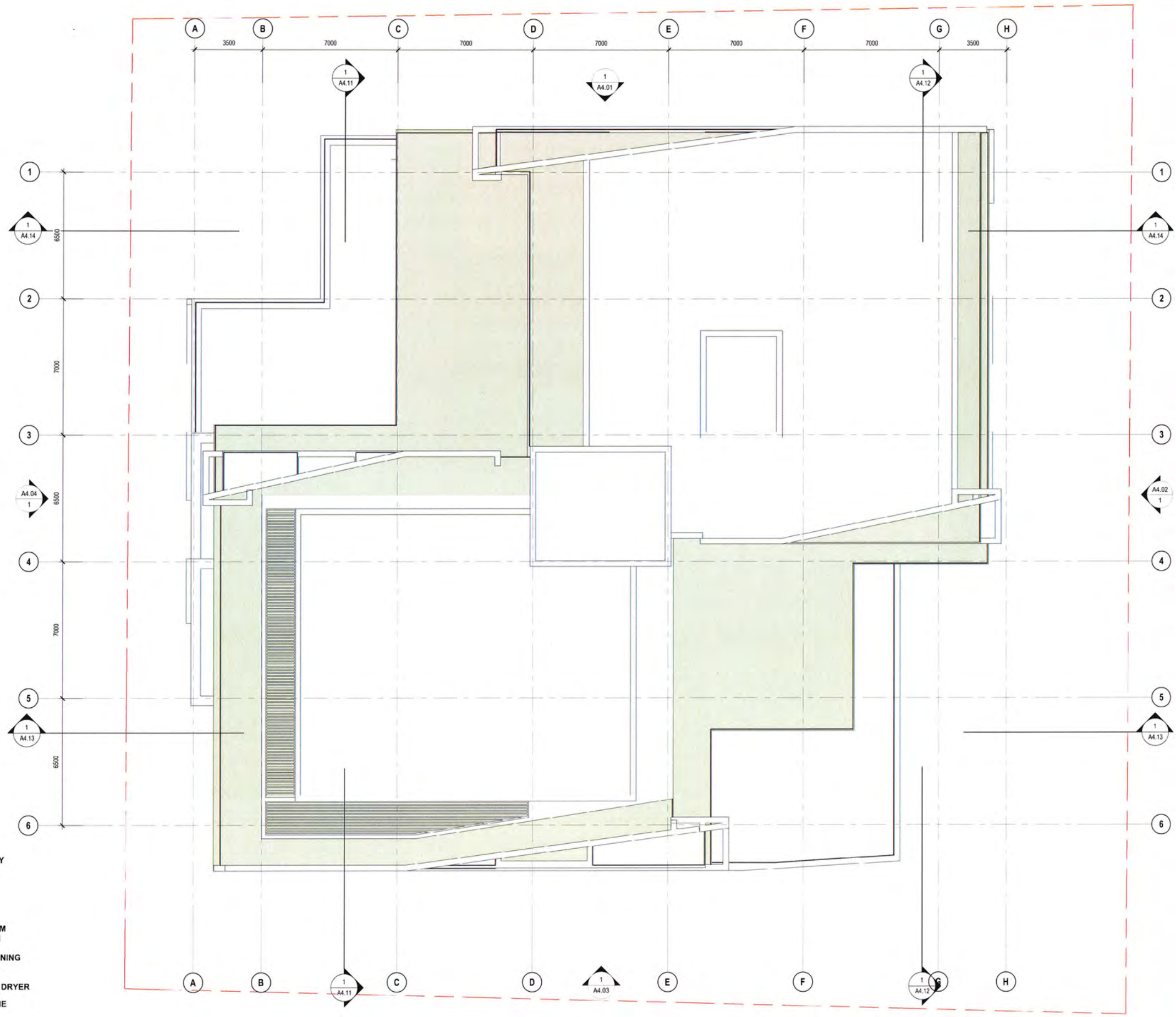
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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

ROOF PLAN

DRAWN: Author CHECK: Checker
 PLOT DATE: 3/8/2019 5:45:11 PM

A2.17



FLOOR PLAN LEGEND

- BATHROOM
- PORCH
- STORAGE
- WASHER / DRYER
- KITCHEN
- PLANTER / GREENERY
- OUTDOOR TERRACE
- LIVING / DINING
- BEDROOM

- B DENOTES BATHROOM
- BR DENOTES BEDROOM
- K DENOTES KITCHEN
- L/D DENOTES LIVING / DINING
- S DENOTES STORAGE
- P DENOTES PORCH
- WD DENOTES WASHER / DRYER

--- PROPERTY LINE

1 ROOF PLAN
 A2.17 SCALE: 1:100



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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

EXTERIOR ELEVATIONS

DRAWN: Author
PLOT DATE: 08/03/2019 9:11:35 PM
CHECK: Checker

A4.01

04849V
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1 NORTH ELEVATION
A4.01 SCALE 1:100



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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

EXTERIOR ELEVATIONS

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 PLOT DATE: 3/8/2019 5:37:27 PM

A4.02



1 EAST ELEVATION
 SCALE: 1:100



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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
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EXTERIOR ELEVATIONS

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A4.03



1 SOUTH ELEVATION
 SCALE 1:100



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 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

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3	2019-03-08	REZONING

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 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**EXTERIOR
 ELEVATIONS**

DRAWN: Author
 PLOT DATE: 3/8/2019 5:39:51 PM
 CHECK: Checker

A4.04

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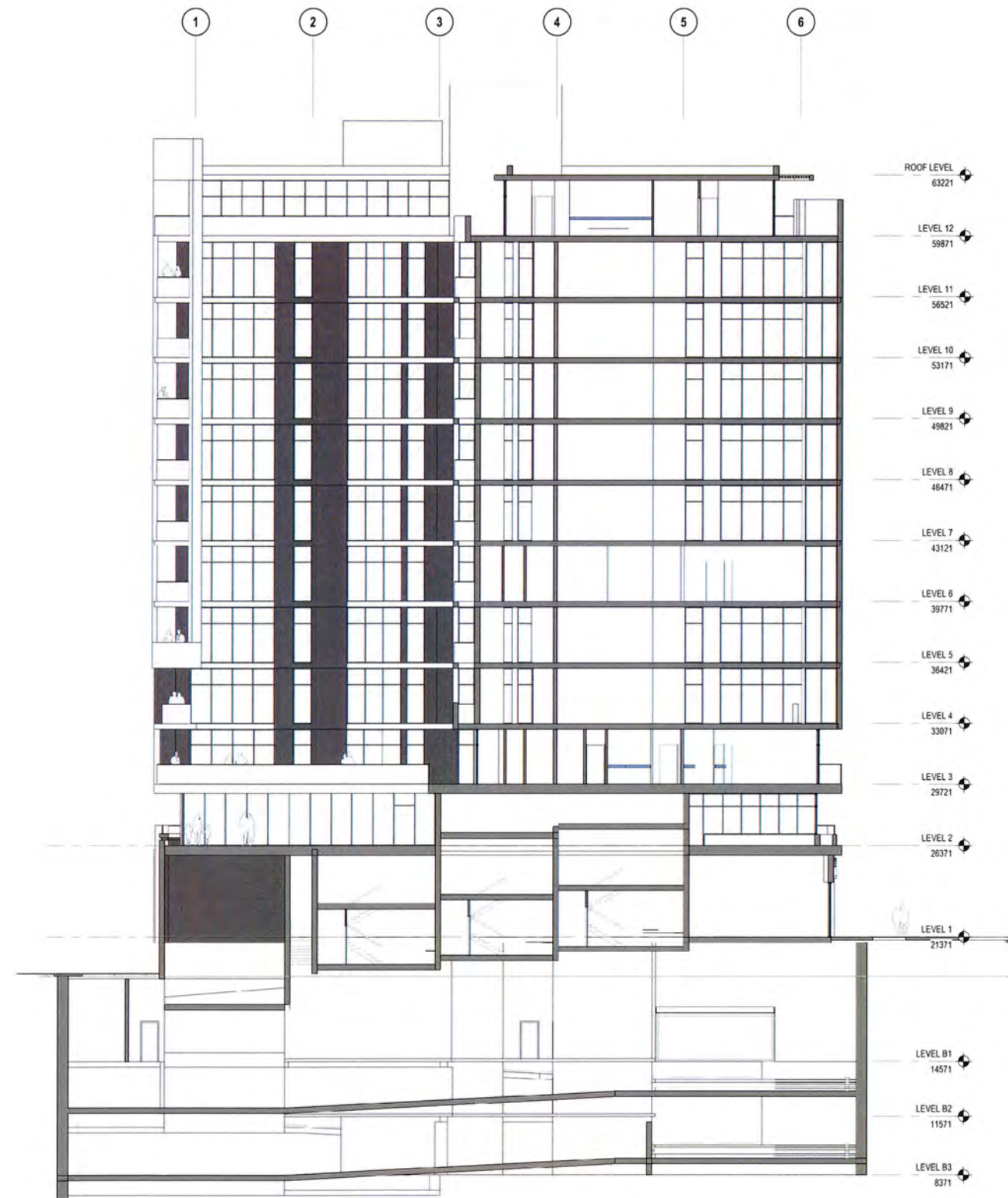
1 WEST ELEVATION
 SCALE 1:100



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 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

BUILDING SECTIONS

DRAWN: Author CHECKER: Checker
 PLOT DATE: 3/8/2019 5:40:11 PM

A4.11

1 BUILDING SECTION CUTTING NORTH SOUTH @ NELSON ST
 A4.11 SCALE: 1:150



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**SHOALING HEIGHTS
 RESIDENTIAL
 DEVELOPMENT**

CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

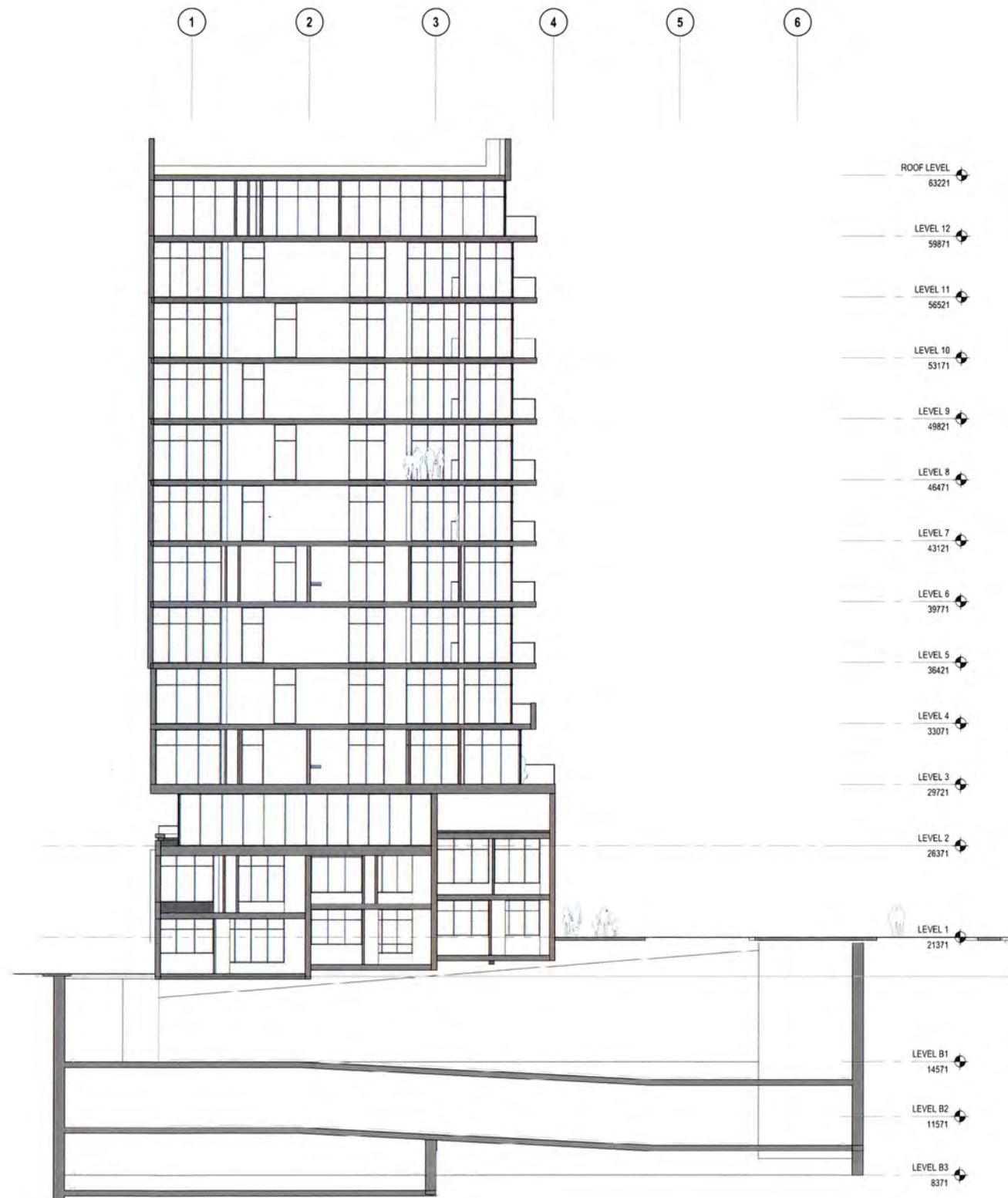
BUILDING SECTIONS

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 PLOT DATE: 3/8/2019 5:40:27 PM

A4.12

04849V

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1 BUILDING SECTION CUTTING NORTH SOUTH @ CONSTANCE AVE
 SCALE: 1:150



- ROOF LEVEL 63221
- LEVEL 12 59871
- LEVEL 11 56521
- LEVEL 10 53171
- LEVEL 9 49821
- LEVEL 8 46471
- LEVEL 7 43121
- LEVEL 6 39771
- LEVEL 5 36421
- LEVEL 4 33071
- LEVEL 3 29721
- LEVEL 2 26371
- LEVEL 1 21371
- LEVEL B1 14571
- LEVEL B2 11571
- LEVEL B3 8371

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 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

BUILDING SECTIONS

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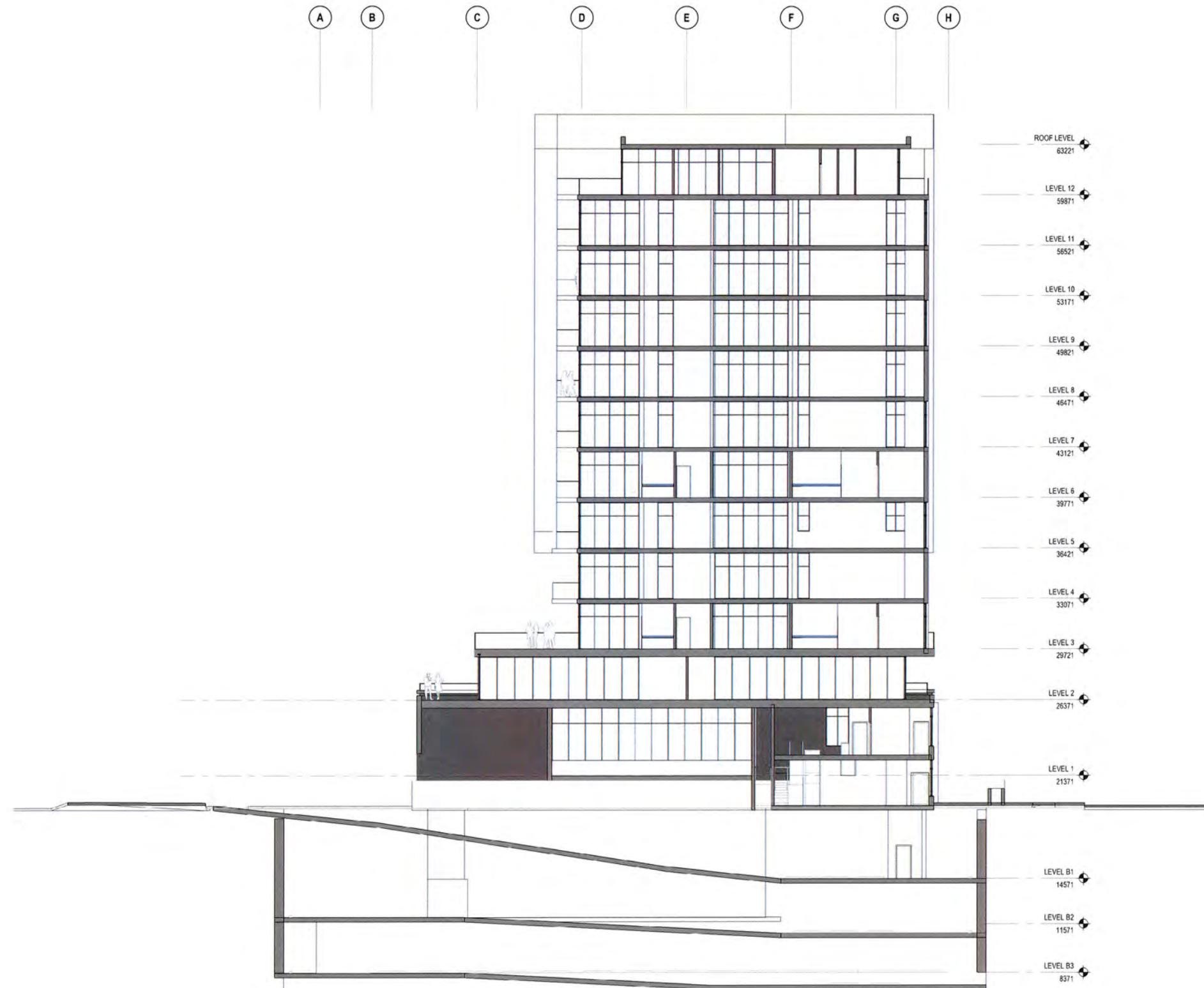
A4.13

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BUILDING SECTIONS
 DRAWN: Author CHECK: Checker
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A4.14

1 BUILDING SECTION CUTTING EAST WEST
 A4.14 SCALE: 1:150



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**SHOALING HEIGHTS
 RESIDENTIAL
 DEVELOPMENT**
 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT,
 BC
LANDSCAPE PLAN

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**LANDSCAPE PLAN
 2ND LEVEL**

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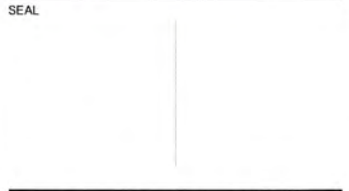


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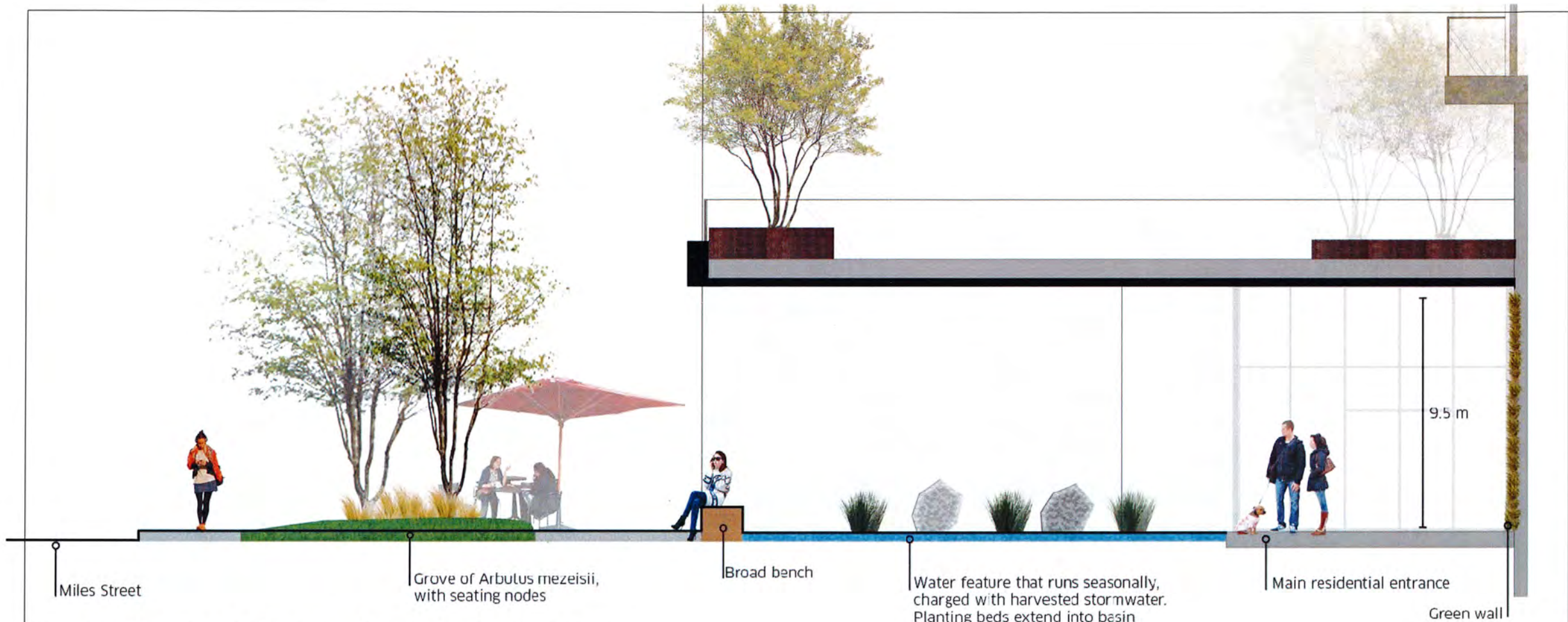


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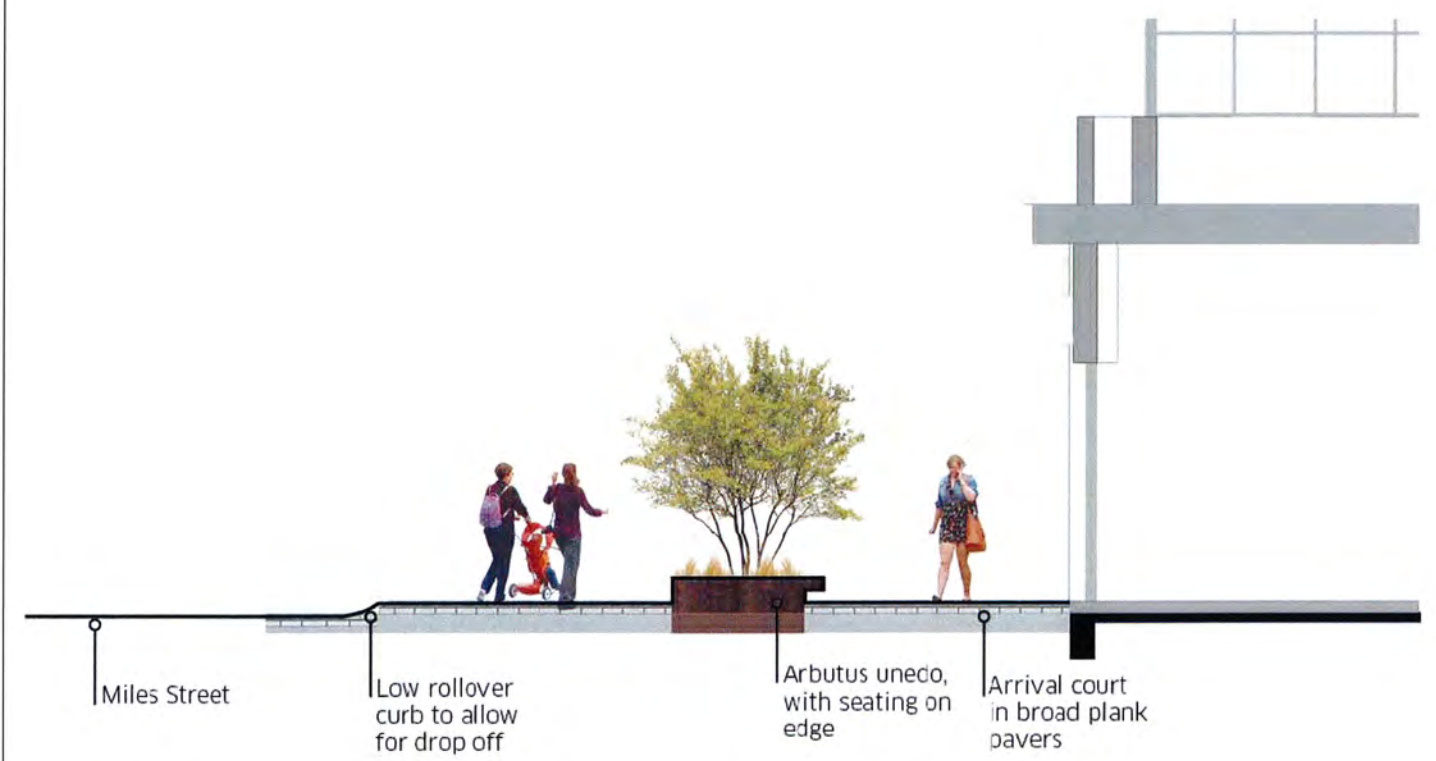
LANDSCAPE
SECTIONS A

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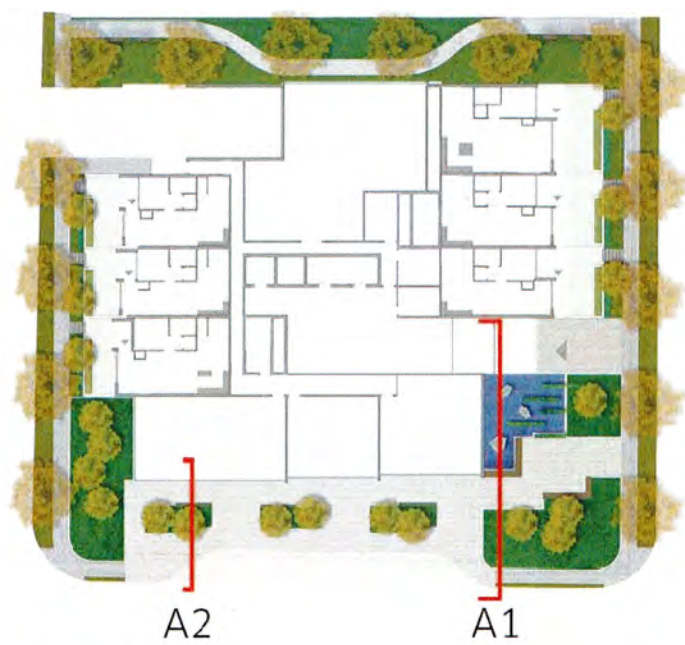
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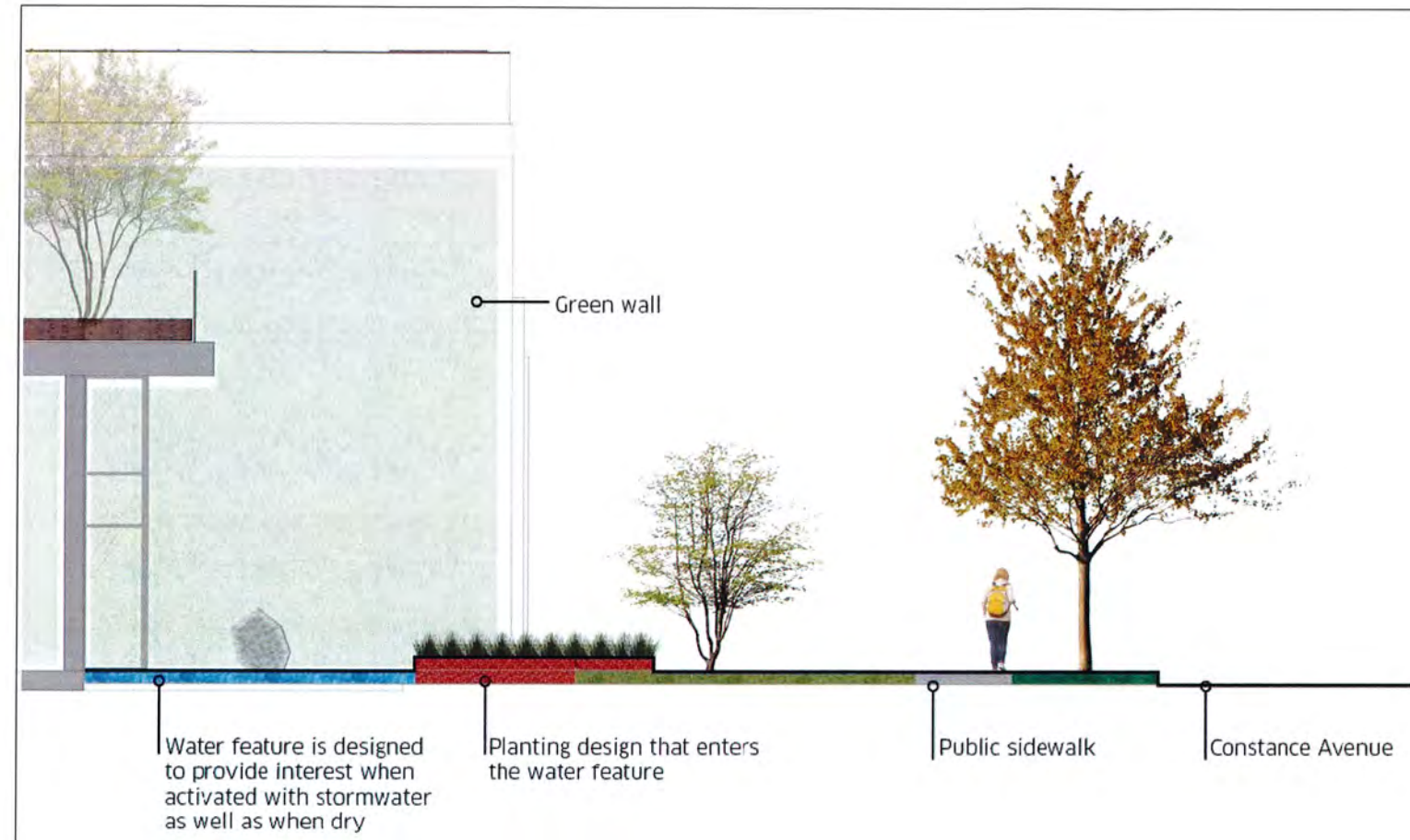


A1 - View West along Miles Street through the Arbutus Corner

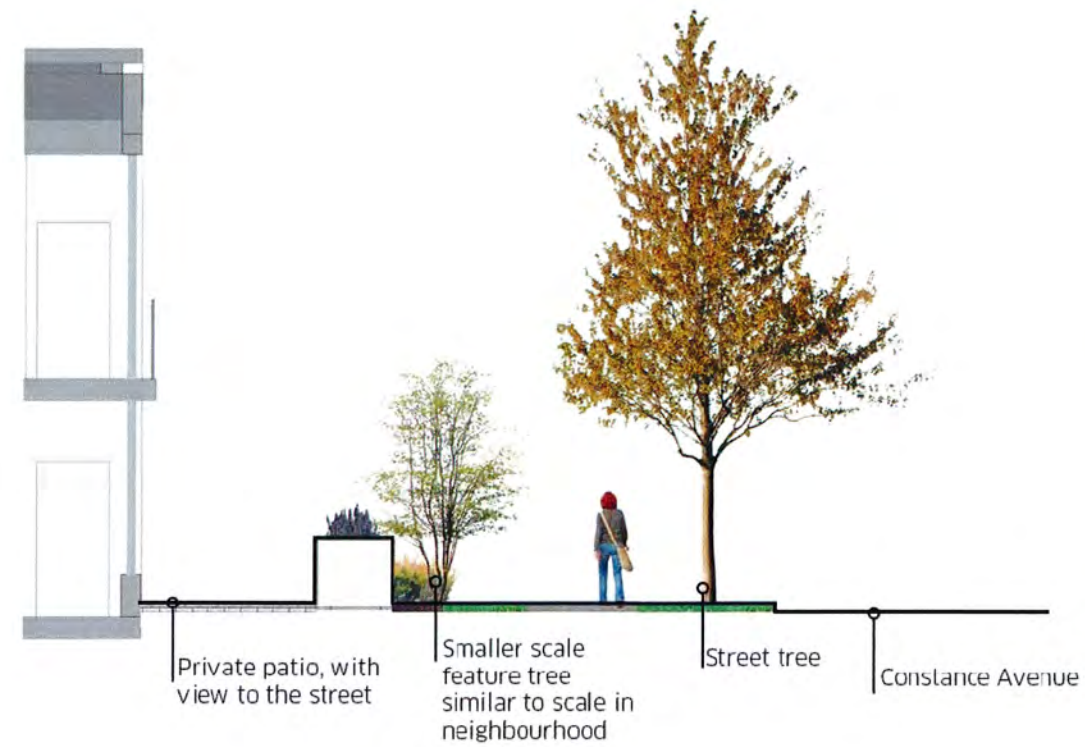


A2 - View West along Miles Street through the Arrival Court



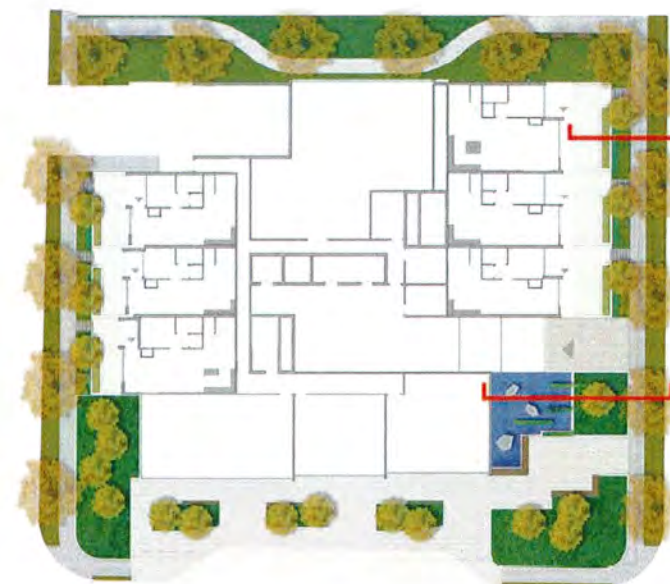


B1 - View North along Constance Avenue at building entrance



B2 - Typical section looking North through townhome on Constance Avenue

sections drawn at 1:50



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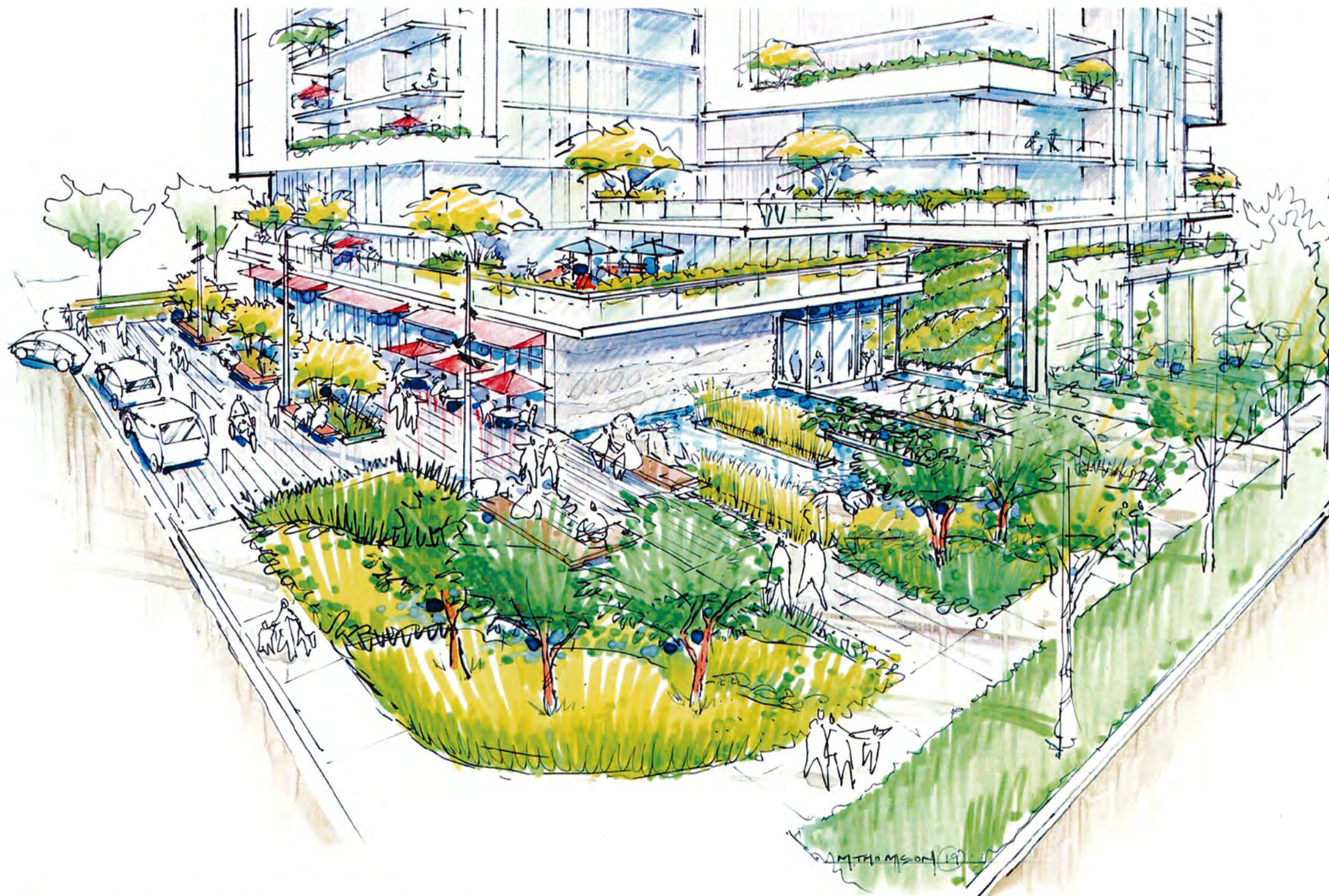
**LANDSCAPE
SECTIONS B**

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A view of Arbutus Corner at Shoaling Heights

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LANDSCAPE VIEW

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