



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Staff Report

File #:21-071

REQUEST FOR DECISION

DATE: January 26, 2021 Report No. DEV-21-008
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 - 819, 821, and 823 Esquimalt Road.

RECOMMENDATION:

That Council, having considered Sections 475 and 476 of the *Local Government Act*, authorize staff to circulate the Official Community Plan and Zoning amendment application, Proposed Development Concept Plan, attached as Appendix B to Staff Report DEV-21-008, detailing a proposal requiring a change to Official Community Plan, Schedule B - Proposed Land Use Designations, for the parcels identified as 819 Esquimalt Road [PID 009-205-292; Lot 20, Section 11, Esquimalt District, Plan VIP265], 821 Esquimalt Road [PID 009-205-276; Lot 19, Section 11, Esquimalt District, Plan VIP265], and 823 Esquimalt Road [PID 006-854-940; Lot 18, Section 11, Esquimalt District, Plan VIP265], from 'Neighbourhood Commercial Mixed-Use' to 'High Density Residential', for Council to consider approval of the concurrent rezoning application for the subject property to permit the use of the parcel as one-hundred and four (104) seniors oriented multi-family residential units, to those persons, organizations, and authorities identified in Appendix A of Staff Report DEV-21-008.

RELEVANT POLICY:

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, 2012, No. 2791

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A - Official Community Plan Consultation List - 819, 821, and 823 Esquimalt Road

Appendix B - Proposed Redevelopment Concept Plan - Architectural Drawings and Shadow Analysis

Purpose of the Application

The applicant is requesting a change in the Official Community Plan - Schedule B 'Proposed Land Use Designation' from the current designation of 'Neighbourhood Commercial Mixed-Use' to 'High Density Residential', and a change in zoning from the current mix of C-1 [Convenience Commercial] and RM-4 [Multiple Family Residential] zoning to a Comprehensive Development District zone [CD]. The proposed OCP amendment and change in zoning are required to accommodate the proposed one hundred and four (104) senior oriented multi-family residential units, to be constructed in a ten (10) storey building, at a Floor Area Ratio of 3.65, on the subject properties.

It is noteworthy that the applicant's original submission to the Township, stamped "Received October 13, 2020" detailed an 8 storey building proposal for the lands including 110 units at a Floor Area Ratio of 3.4.

Development Services staff reviewed this proposal against the relevant objectives, policies and development guidelines contained in the OCP as well as giving careful consideration to the context of the site on Esquimalt Road. This review yielded recommendations including increasing building setbacks, stepping the building inward above the 4th storey, consideration of planting areas for trees in front and along the side of the parcel to enhance screening of the parking area access and the frontage along Esquimalt Road. The applicant reviewed these comments and responded with the Development Concept Plan [Appendix B].

Should the OCP Amendment and rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

Official Community Plan [OCP] Consultation

The current OCP Proposed Land Use Designation for the property does not support development of high density residential use, being a residential building constructed higher than six (6) storeys, with a Floor Area Ratio exceeding 2.0. Accordingly, the proposed amendment to Schedule 'B' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Proposed Land Use Designations' map, changing the designation for the three subject properties to 'High Density Residential' is required.

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, 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; and

(vi) The Provincial and Federal governments and their agencies.

Staff have reviewed the requirements of Section 475 of the *Local Government Act* and have provided a tentative list [Appendix A] of persons, organizations, and authorities that it feels 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. The boards of both School District No. 61 and School District No. 93 have been included in the list to address this requirement.

Under Section 475(2)(a) of the *Local Government Act*, Council must also ‘consider whether the opportunities for consultation ... should be early and ongoing.’ There have already been consultation efforts by the applicant with local residents, and the recommendation of this report would provide for early efforts specifically with respect to the OCP amendment.

ISSUES:

1. Rationale for Selected Option

The *Local Government Act* requires Council to consider who should be consulted and how they should be consulted for all Official Community Plan amendments.

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

OCP Amendment Consultation

In addition to the consultation list provided in Appendix A, Council may decide to further consult persons, organizations, and authorities that it considers will be affected by the proposed amendment.

Public Notification

As this is an OCP amendment and a rezoning application, should it proceed to a Public Hearing, a notice would be mailed to tenants and owners of properties within 100 metres (328 feet) of the subject properties. Signs indicating that the properties are under consideration for a change to OCP Proposed Land Use Designation and to zoning have been placed on the Esquimalt Road frontage of each of the three parcels 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 Neighbourhood Consultation Submission

The applicant has undertaken an online communication effort in order to comply with the public consultation procedures of Development Application Procedures and Fees Bylaw, 2012, No. 2791, while still respecting Public Health Orders restricting personal interaction at this time. Notices were mailed to parcels located within 100m of the subject properties on October 19, 2020 soliciting feedback from local residents.

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 detailed in Appendix A of Staff Report DEV-21-008.
- 2) That Council amend the list in Appendix A of Staff Report DEV-21-008 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);
- 7) Department of National Defence (Base Commander, CFB Esquimalt);
- 8) BC Transit;
- 9) City of Victoria; and
- 10 West Bay Resident's Association.



1 SITE - AERIAL PHOTO
1 : 500

ZONING & PROJECT INFORMATION (EXISTING / PROPOSED):

MUNICIPAL ADDRESS: 819 - 821 - 823 ESQUIMALT ROAD, VICTORIA B.C.
LEGAL DESCRIPTION: LOTS 18-20, SECTION 11, ESQUIMALT DISTRICT, PLAN 265
TOTAL SITE AREA: 2,031 m² (21,862 ft²) (0.50 Acres) (0.203 ha)
ZONING LAND USE BYLAW: TOWNSHIP OF ESQUIMALT ZONING BYLAW, 1992, NO. 2050
 TOWNSHIP OF ESQUIMALT PARKING BYLAW, 1992, NO. 2011
EXISTING ZONING: 819 ESQUIMALT ROAD = C-1 CONVENIENCE COMMERCIAL
 821 ESQUIMALT ROAD = RM-4 MULTIPLE FAMILY RESIDENTIAL
 823 ESQUIMALT ROAD = RM-4 MULTIPLE FAMILY RESIDENTIAL
PROPOSED ZONING: SITE SPECIFIC ZONING
EXISTING MAXIMUM BUILDING HEIGHT: C-1 = 7.5m
 RM-4 = 11.0m
PROPOSED MAXIMUM BUILDING HEIGHT: 36.0m
EXISTING MAXIMUM F.A.R.: C-1 = 275% MAX. FLOOR AREA
 RM-4 = 1.0 MAX. F.A.R.
PROPOSED F.A.R.: 3.65
TARGET NUMBER OF UNITS: 110
EXISTING MAX. LOT COVERAGE: C-1 = 30% (609.3 m²)
 RM-4 = 30% (609.3 m²)
PROPOSED SITE COVERAGE: 50%

	RESIDENTIAL - NO OF UNITS	RESIDENTIAL AREA	AMENITY AREA	COMMUNICATION / SERVICE AREA	FLOOR AREA
		m2	m2	m2	m2
LEVEL 1	6	453.50	323.90	222.00	999.40
LEVEL 2	12	901.60	97.80	97.80	999.40
LEVEL 3	12	901.60	97.80	97.80	999.40
LEVEL 4	12	901.60	97.80	97.80	999.40
LEVEL 5	11	774.63	84.17	84.17	858.80
LEVEL 6	11	774.63	84.17	84.17	858.80
LEVEL 7	11	774.63	84.17	84.17	858.80
LEVEL 8	11	774.63	84.17	84.17	858.80
LEVEL 9	9	582.78	76.05	76.05	660.83
LEVEL 10	9	582.78	76.05	76.05	660.83
SUBTOTAL	104.00	7,422.38	323.90	1,008.18	8,754.44
ROOF 1			322.00	69.55	391.55
TOTAL	104.00	7,422.38	645.90	1,077.73	9,146.01
				SITE AREA	2,031.00
				FLOOR AREA RATIO	3.65
				SITE COVERAGE	49.21%

EXISTING BUILDING SETBACKS: C-1: FRONT: 7.5m
 SIDE: 1.5m-3.0m
 REAR: 7.5m
 RM-4: FRONT: 7.5m
 SIDE: 6.0m
 REAR: 7.5m
PROPOSED BUILDING SETBACKS: FRONT: 6.0m
 SIDE: 5.0m (TO FACE OF BUILDING)
 SIDE: 3.0m (TO FACE OF BALCONIES @ FLOORS 2-4)
 REAR: 7.0m
EXISTING USABLE OPEN SPACE: MINIMUM 7.5% OF SITE AREA
 = 152.3 m²
PROPOSED USABLE OPEN SPACE: = 10% OF SITE AREA
 = 223 m² (NOT INCLUDING ROOFTOP PATIO)
PARKING:
REQUIRED OFF-STREET PARKING SPACES: 0.5 STALLS / DWELLING UNIT (SENIOR CITIZENS APARTMENTS)
 = 0.5 x 104 DWELLING UNITS
 = 52 PARKING STALLS



ZEIDLER ARCHITECTURE
 536 Broughton St, 2nd Flr
 Victoria, BC V8W 1C6
 T +1 250 388 9494



consultants

This drawing must not be scaled.
 The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
 This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
 © Zeidler Architecture



Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment

client

project title
 NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

drawing title

PROJECT DATA

scale: 1 : 500
 drawn by: MP
 checked by: JB
 project no: 219P-141
 date issued: Jan. 25, 2021

re-issue no: 1 sheet no: A0.1



- ARCHITECTURAL**
- A0.1 PROJECT DATA
 - A0.2 SURVEY PLAN (BY OTHERS) AND PROJECT DATA
 - A0.3 FLOOR PLANS
 - A0.4 FLOOR PLANS
 - A0.5 ELEVATIONS
 - A0.6 SECTIONS AND 3D VIEWS
 - A0.7 SHADOW STUDIES
 - A0.8 SHADOW STUDIES

0 1.5 3 6 9 12 15
 The intended plot size of this plan is 560mm in width by 432mm in height. (C size), when plotted at a scale of 1:150.

This sketch does not constitute a redefinition of the legal boundaries herein described and is not to be used in any matter which would assume same. Lot dimensions and area are subject to verification by the registration of a legal survey. J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document. Subject to charges, legal notations, and interests shown on:

Lot 18 Title No. CA629286 (P.L.D. 006-854-840)
 Lot 19 Title No. CA6295614 (P.L.D. 009-205-276)
 Lot 20 Title No. CA6292194 (P.L.D. 009-205-282)

Distances and elevations are in metres
 Elevations are geodetic based on control monument 84HD172
 Elevations are at natural grade unless noted otherwise

- LEGEND**
- Denotes Standard Iron Post Found
 - Denotes Lead Plug Found
 - ▲ Denotes Traverse Station Placed
 - ⊙ Denotes Water Meter Manhole
 - ⊕ Denotes Sewer Manhole
 - ⊖ Denotes Utility Pole
 - ⊞ Denotes Catch Basin
 - ⊗ Denotes Deciduous Tree
 - ⊘ Denotes Typical Spot Elevation
 - ⊙ Denotes Sewer Inspection Chamber
 - Denotes Street Sign



SITE PLAN

Avenir Construction

Lots 18-20, Section 11,
Esquimalt District,
Plan 285

ADDRESS : 819-825 Esquimalt Road
 PROJECT SURVEYOR : RPH
 DRAWN BY : CRS DATE : Feb 12/20
 OUR FILE : 32427 REVISION : 1st

JEA J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
 TEL: 250-727-0214 FAX: 250-727-0380
 E-MAIL: info@jea.ca
 VICTORIA-MANANOS-PARKVILLE-CAMPBELL RIVER
 V:_Projects\32427\32427.dwg



NOTE: ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY J.E. ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS, IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT. SURVEY COMPLETED 12th FEBRUARY 2020. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. ZEIDLER ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN



ZEIDLER ARCHITECTURE
 536 Broughton St, 2nd Flr
 Victoria, BC V8W 1C6
 T +1 250 388 9494



consultants

This drawing must not be scaled.
 The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
 This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
 © Zeidler Architecture



Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment

client

project title
NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

drawing title
SURVEY PLAN (BY OTHERS) AND PROJECT DATA

scale:

drawn by: MP
 checked by: JB
 project no.: 219P-141
 date issued: Jan. 25, 2021

re-issue no.: 1 sheet no.: A0.2



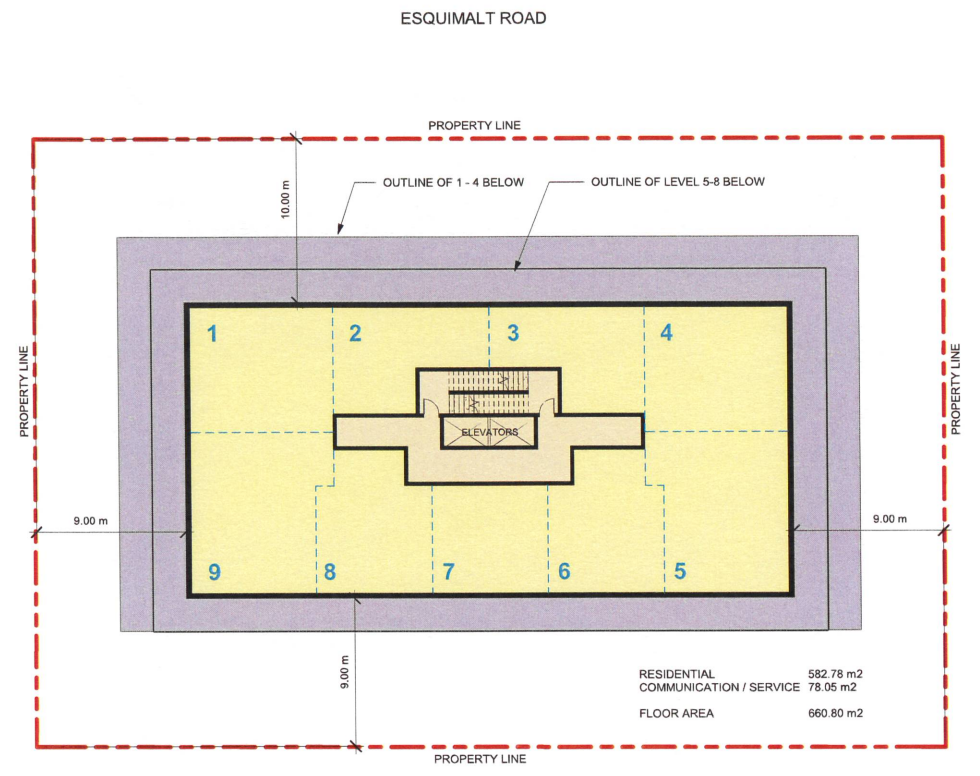
consultants

This drawing must not be scaled.
 The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
 This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
 © Zeidler Architecture

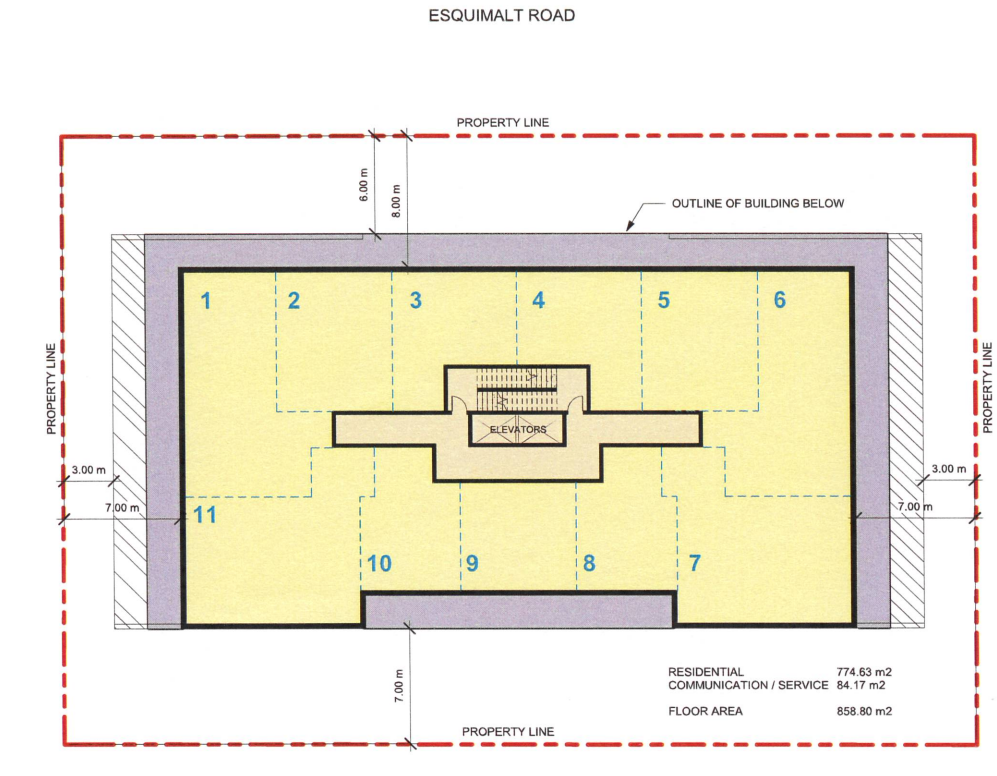


Issue No.	Date	Description
1	Jan. 25, 2021	OCF Amendment

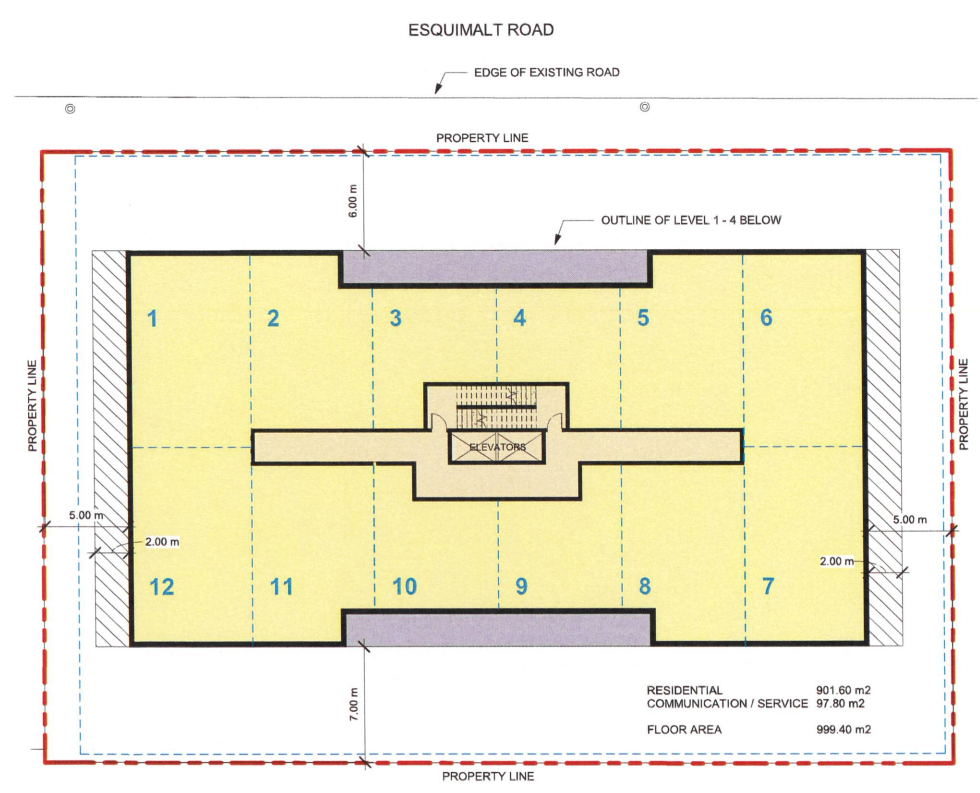
client



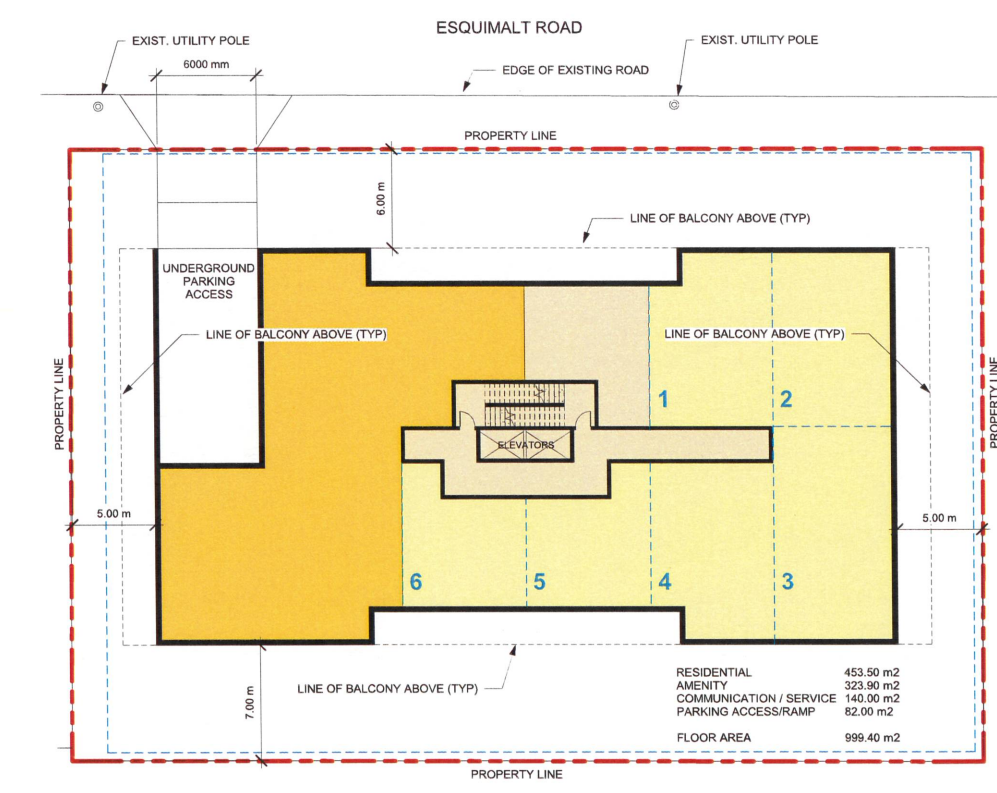
④ Level 9 - 10
 1 : 200



③ Level 5 - 8
 1 : 200



① Level 2 - 4
 1 : 200



② Level 1
 1 : 200

LEGEND

BALCONIES ARE TO BE RESOLVED - SHOWN TO DETERMINE PROPOSED SETBACKS ONLY

- RESIDENTIAL
- COMMUNICATION
- AMENITY
- PROPOSED BALCONIES
- PROPOSED BALCONIES (WITHIN BUILDING FOOTPRINT)
- OPEN / LANDSCAPED AREAS
- 1** RESIDENTIAL UNIT NO.

① LEGEND
 1 : 200

project title
NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

drawing title
FLOOR PLANS

scale: 1 : 200
 drawn by: IMP
 checked by: JB
 project no: 219P-141
 date issued: Jan. 25, 2021

re-issue no: 1 sheet no: **A0.3**



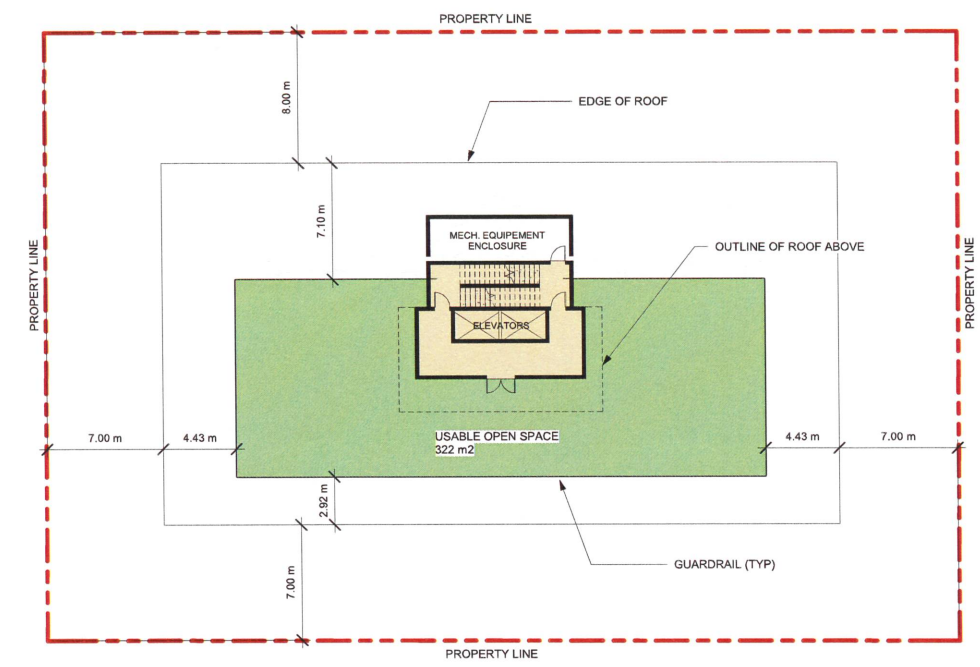
consultants

This drawing must not be scaled.
 The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
 This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
 © Zeidler Architecture

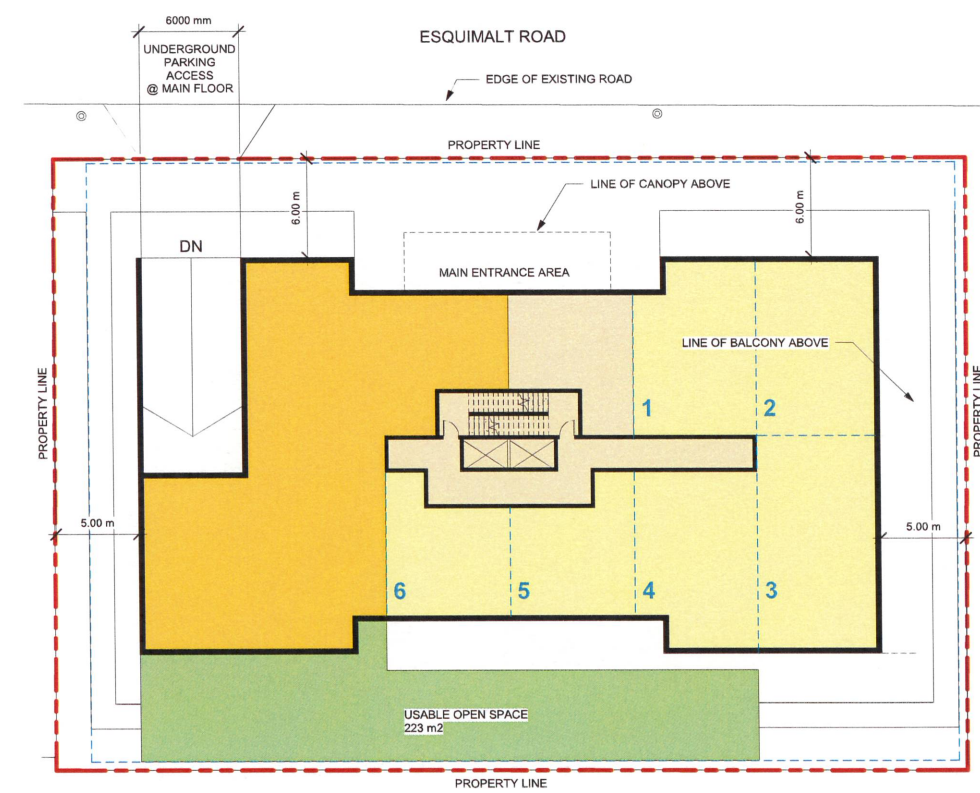


Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment

client



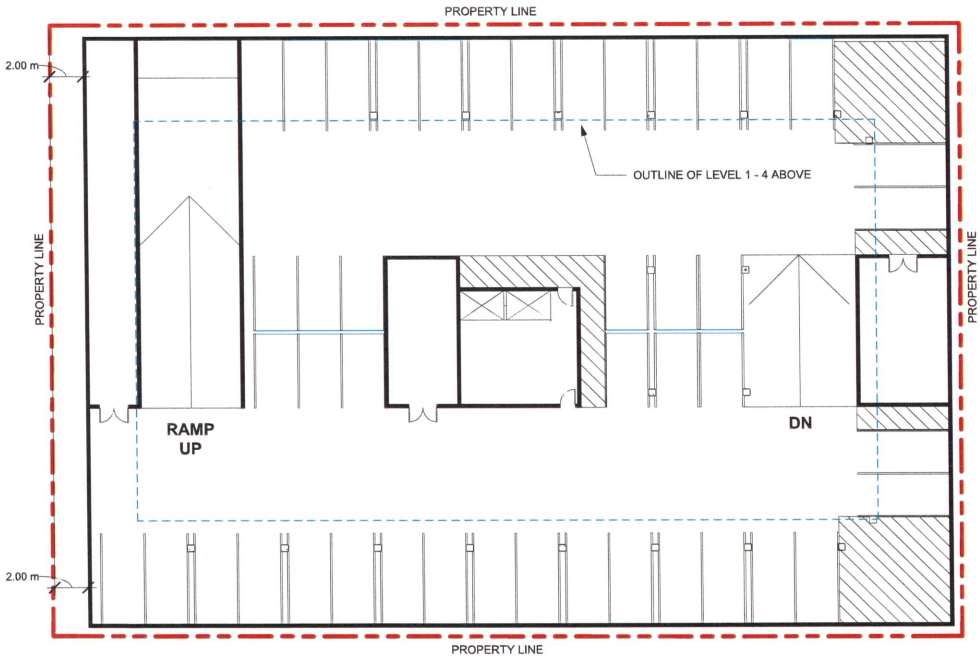
3 ROOF 1
1 : 200



1 Level 1 / Site
1 : 200

LEGEND
 BALCONIES ARE TO BE RESOLVED - SHOWN TO DETERMINE PROPOSED SETBACKS ONLY

- RESIDENTIAL
- COMMUNICATION
- AMENITY
- PROPOSED BALCONIES
- PROPOSED BALCONIES (WITHIN BUILDING FOOTPRINT)
- OPEN / LANDSCAPED AREAS
- 1 RESIDENTIAL UNIT NO.



2 PARKING 2
1 : 200

project title
NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

drawing title
FLOOR PLANS

scale: 1 : 200
 drawn by: MP
 checked by: JB
 project no.: 219P-141
 date issued: Jan. 25, 2021

re-issue no. 1 sheet no. **A0.4**



This drawing must not be scaled.
 The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
 This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
 © Zeidler Architecture



Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment

client _____

project title
NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

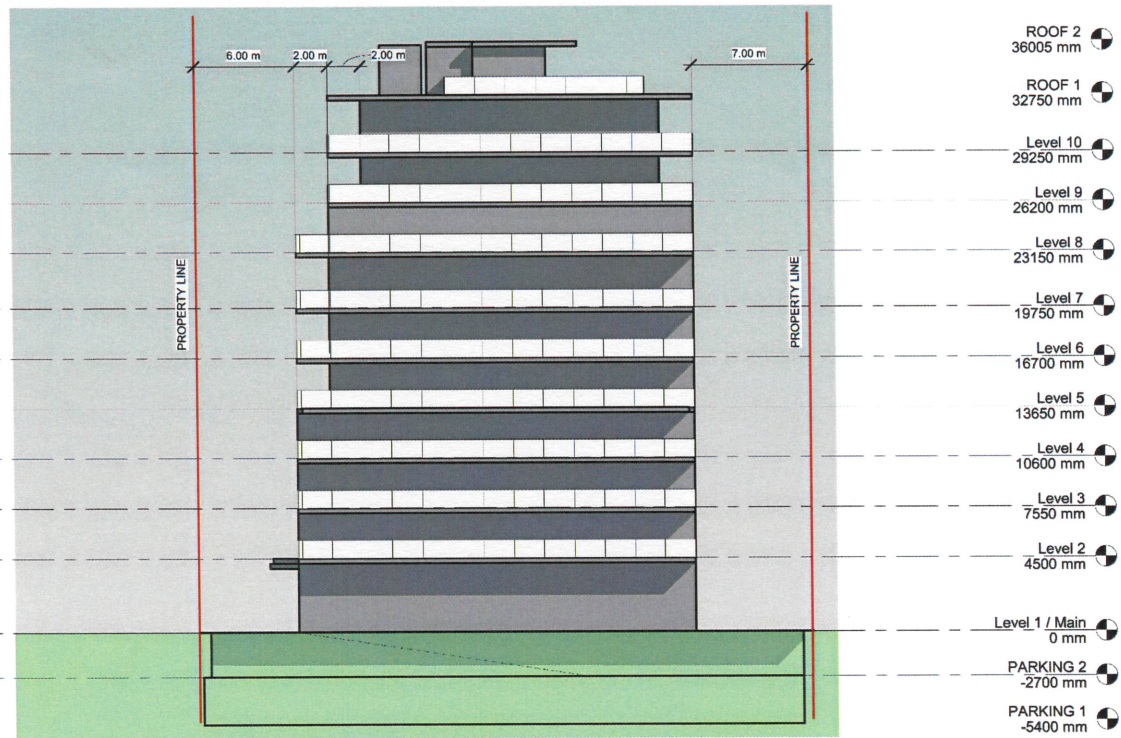
drawing title

ELEVATIONS

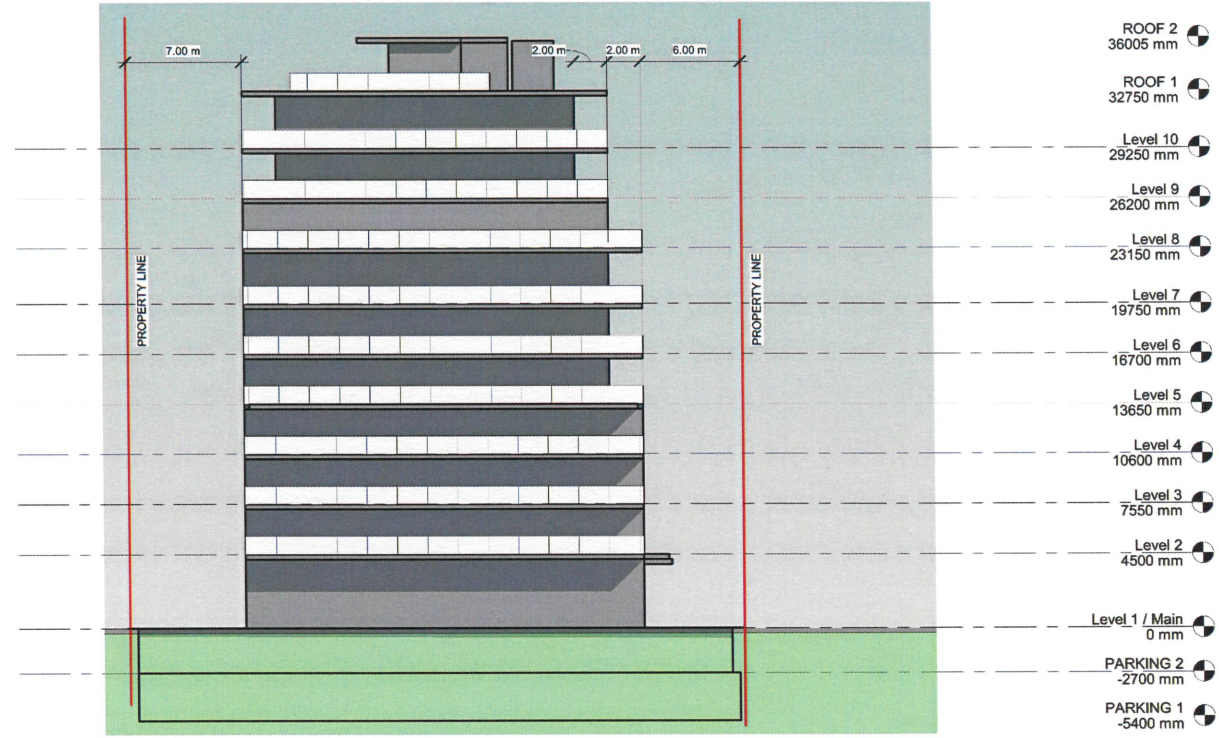
scale: 1 : 200
 drawn by: MP
 checked by: JB
 project no: 219P-141
 date issued: Jan. 25, 2021

re-issue no: **1** sheet no: **A0.5**

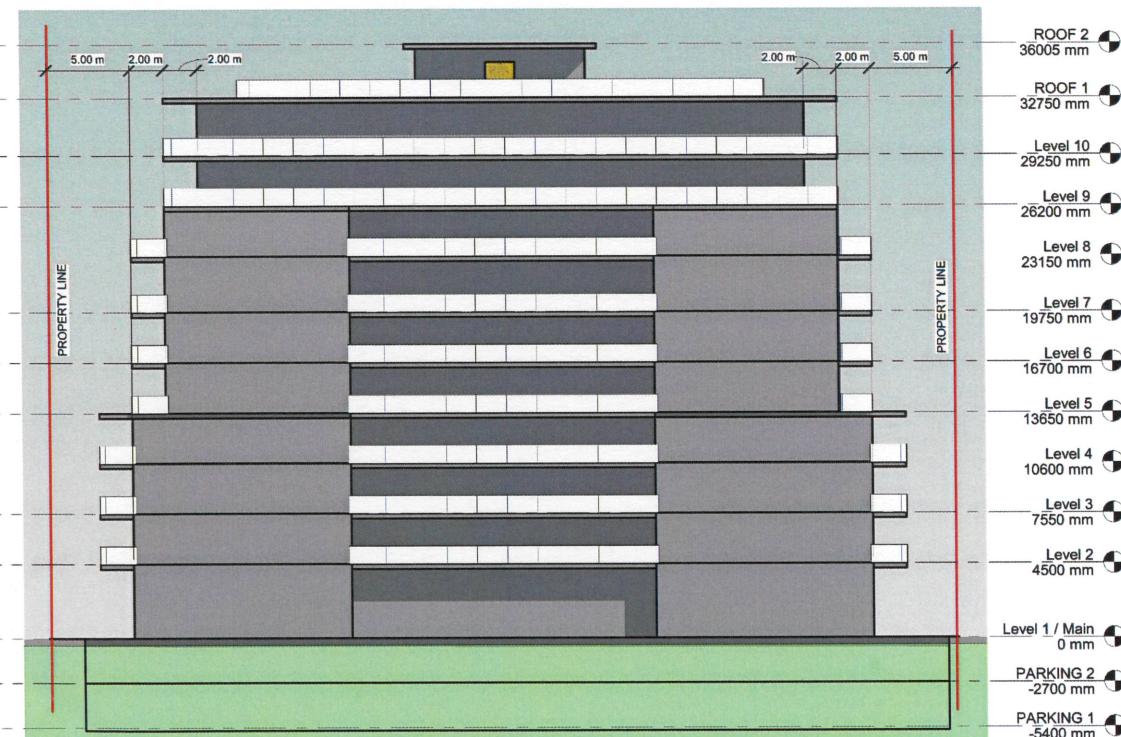
C:\Revit\Projects\219-141 Esquimalt Road_2021_Menasha\Proposhy.rvt



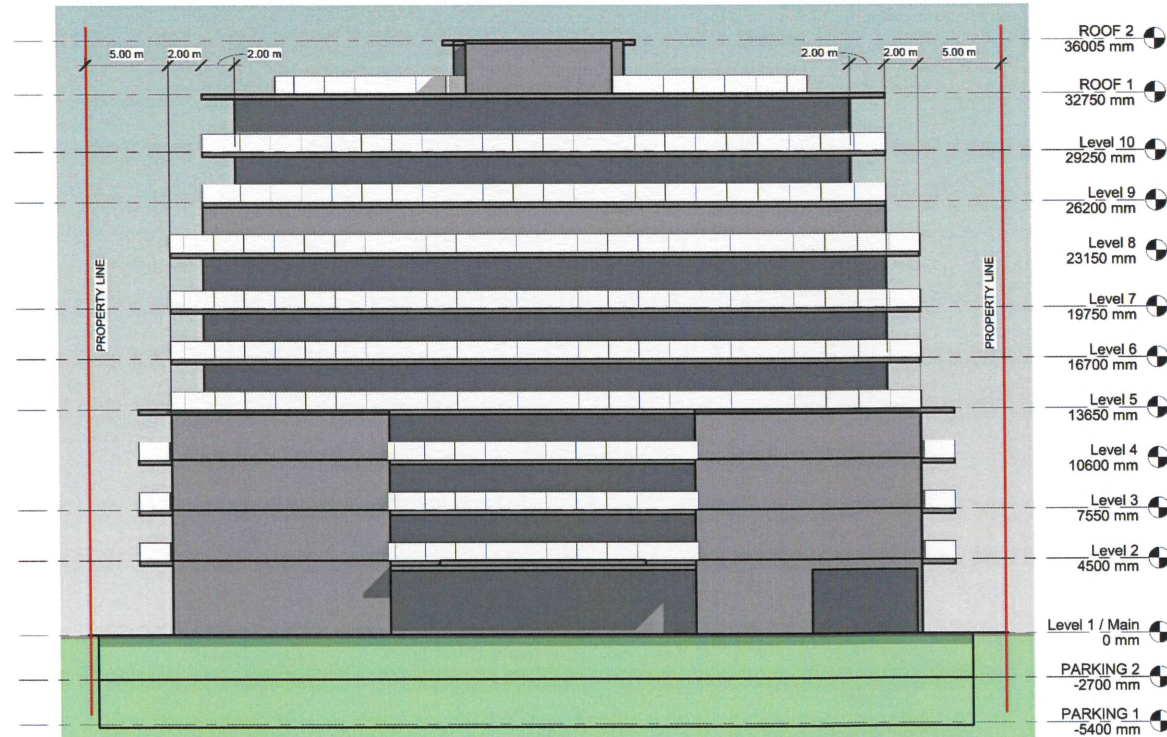
④ West
 1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



③ East
 1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



② South
 1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



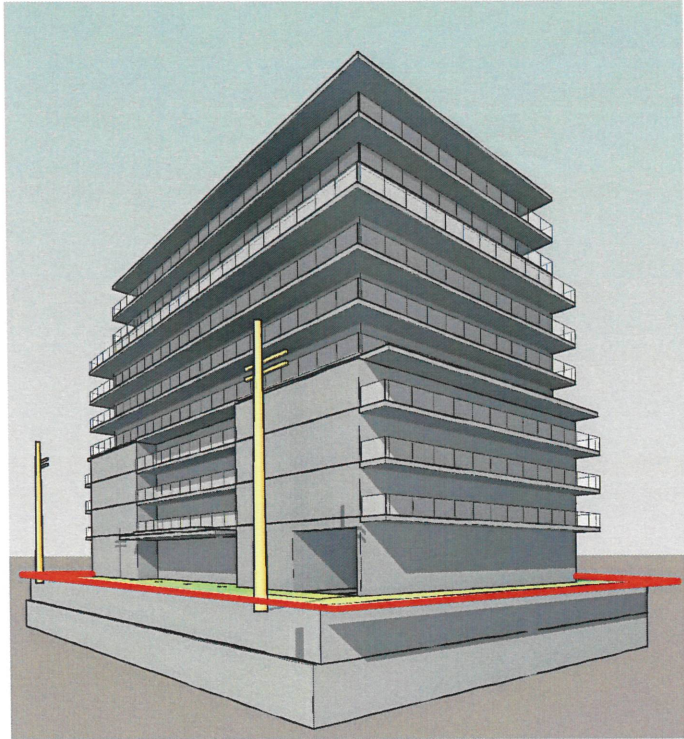
① North
 1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY

- ROOF 2 36005 mm
- ROOF 1 32750 mm
- Level 10 29250 mm
- Level 9 26200 mm
- Level 8 23150 mm
- Level 7 19750 mm
- Level 6 16700 mm
- Level 5 13650 mm
- Level 4 10600 mm
- Level 3 7550 mm
- Level 2 4500 mm
- Level 1 / Main 0 mm
- PARKING 2 -2700 mm
- PARKING 1 -5400 mm

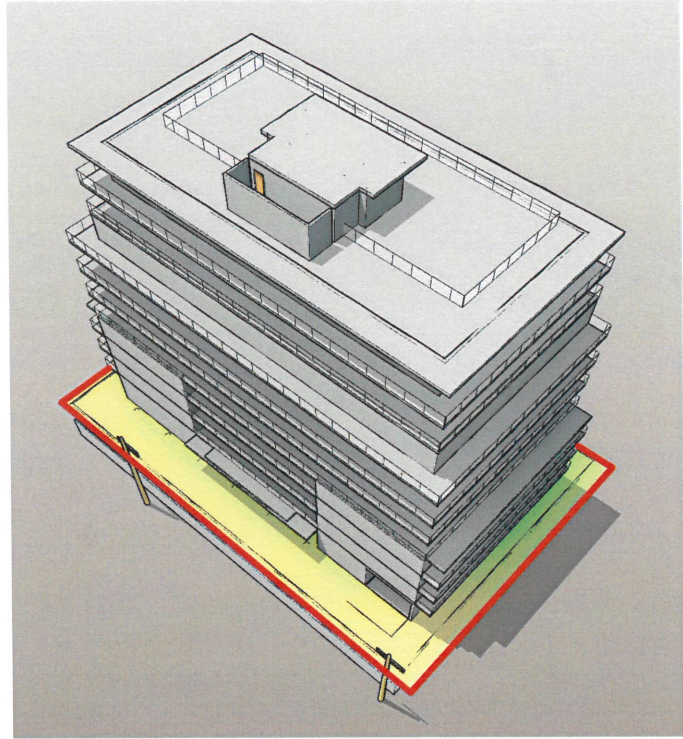
- ROOF 2 36005 mm
- ROOF 1 32750 mm
- Level 10 29250 mm
- Level 9 26200 mm
- Level 8 23150 mm
- Level 7 19750 mm
- Level 6 16700 mm
- Level 5 13650 mm
- Level 4 10600 mm
- Level 3 7550 mm
- Level 2 4500 mm
- Level 1 / Main 0 mm
- PARKING 2 -2700 mm
- PARKING 1 -5400 mm

- ROOF 2 36005 mm
- ROOF 1 32750 mm
- Level 10 29250 mm
- Level 9 26200 mm
- Level 8 23150 mm
- Level 7 19750 mm
- Level 6 16700 mm
- Level 5 13650 mm
- Level 4 10600 mm
- Level 3 7550 mm
- Level 2 4500 mm
- Level 1 / Main 0 mm
- PARKING 2 -2700 mm
- PARKING 1 -5400 mm

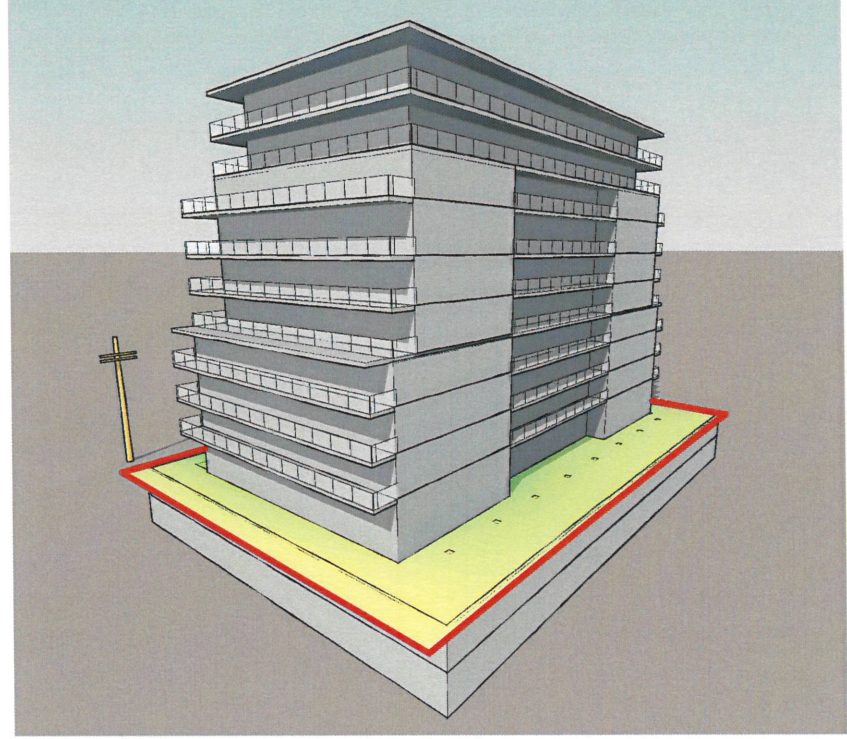
- ROOF 2 36005 mm
- ROOF 1 32750 mm
- Level 10 29250 mm
- Level 9 26200 mm
- Level 8 23150 mm
- Level 7 19750 mm
- Level 6 16700 mm
- Level 5 13650 mm
- Level 4 10600 mm
- Level 3 7550 mm
- Level 2 4500 mm
- Level 1 / Main 0 mm
- PARKING 2 -2700 mm
- PARKING 1 -5400 mm



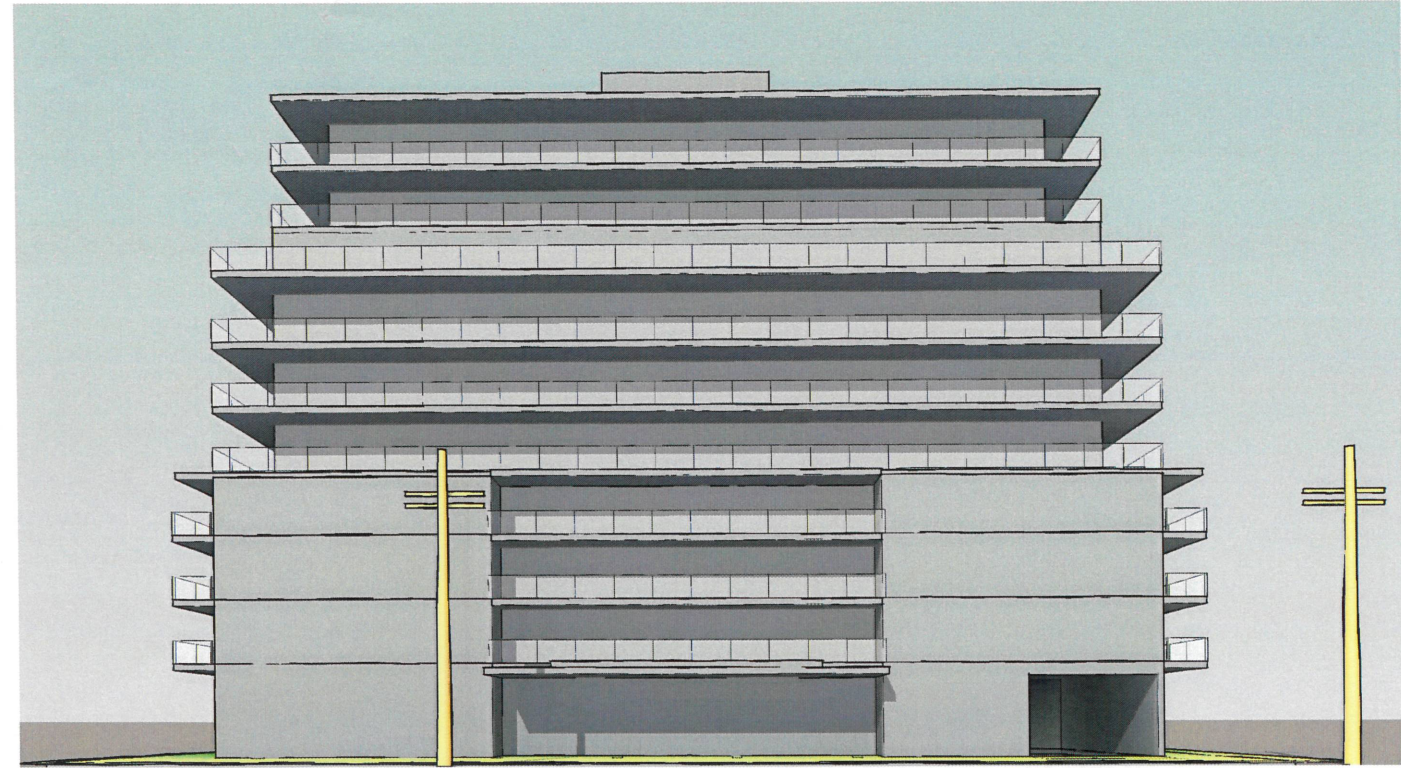
② 3D View 1
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



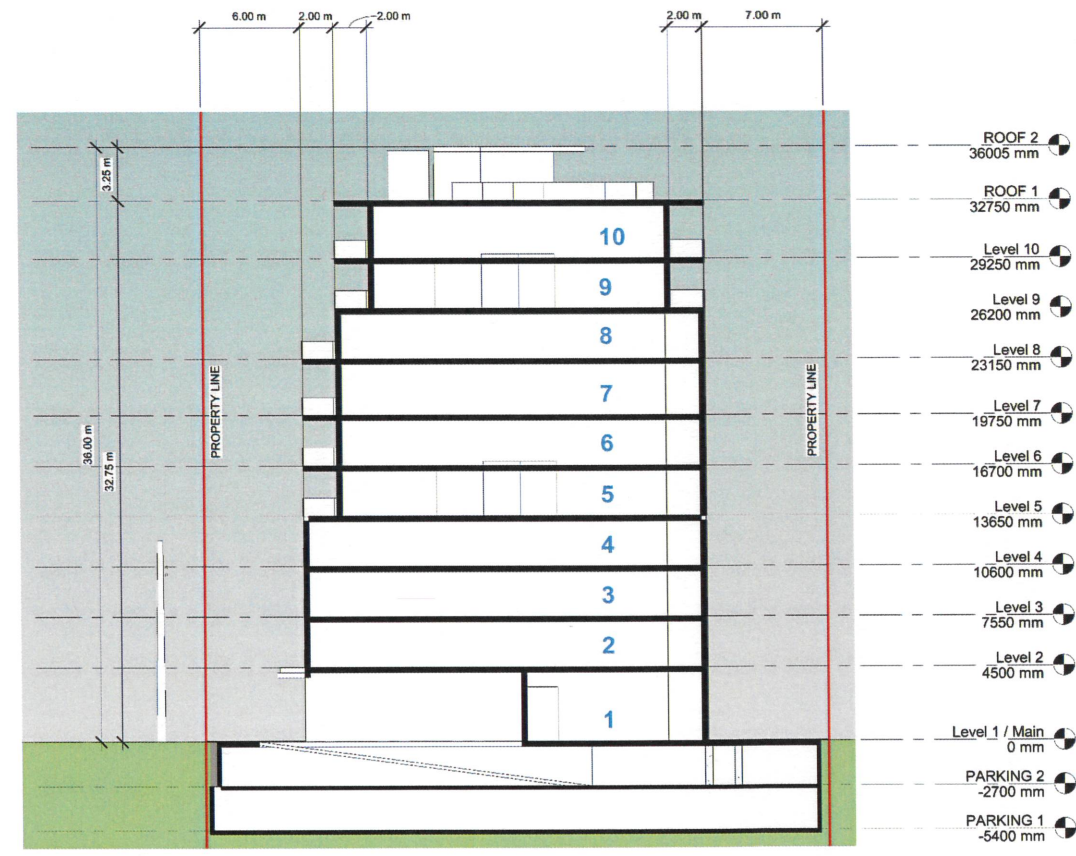
⑤ 3D View 2
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



③ 3D View 7
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



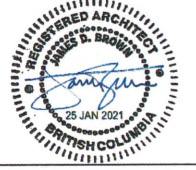
④ 3D View 3
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



① Section 1
1 : 200



ZEIDLER ARCHITECTURE
536 Broughton St, 2nd Flr
Victoria, BC V8W 1C6
T +1 250 388 9494



consultants

This drawing must not be scaled.
The contractor shall verify all levels, details, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
© Zeidler Architecture



Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment



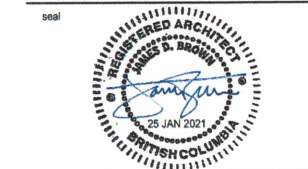
client
JAN 25 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

project title
NEW MULTIFAMILY RESIDENTIAL BUILDING
819-821-823 ESQUIMALT ROAD

drawing title
SECTIONS AND 3D VIEWS

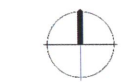
scale: 1 : 200
drawn by: MP
checked by: JB
project no: 219P-141
date issued: Jan. 25, 2021

re-issue no: 1 sheet no: A0.6

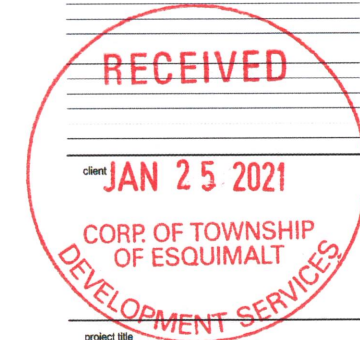


consultants

This drawing must not be scaled.
 The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
 This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
 © Zeidler Architecture



Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment



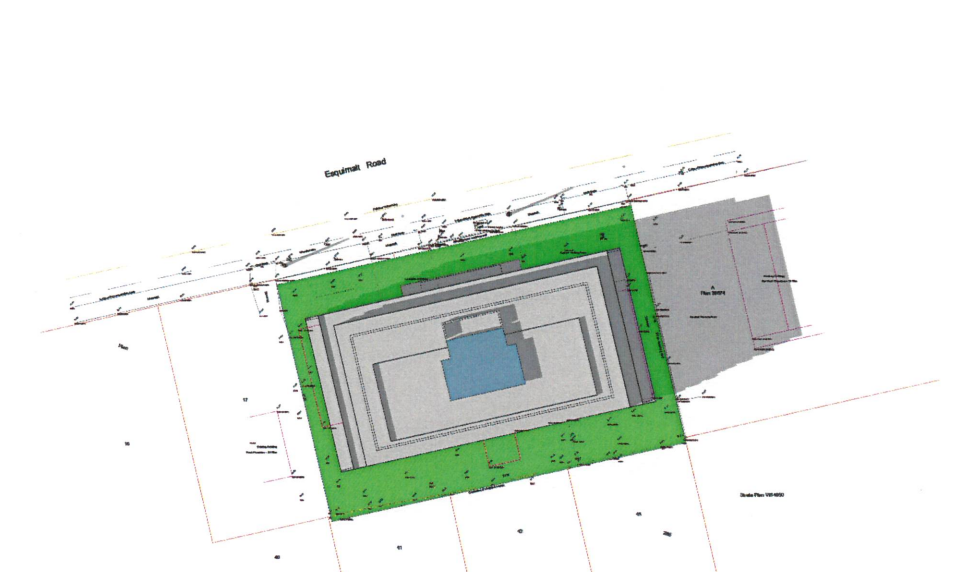
client **JAN 25 2021**
 CORP OF TOWNSHIP OF ESQUIMALT
 DEVELOPMENT SERVICES

project title
 NEW MULTIFAMILY RESIDENTIAL BUILDING
 819-821-823 ESQUIMALT ROAD

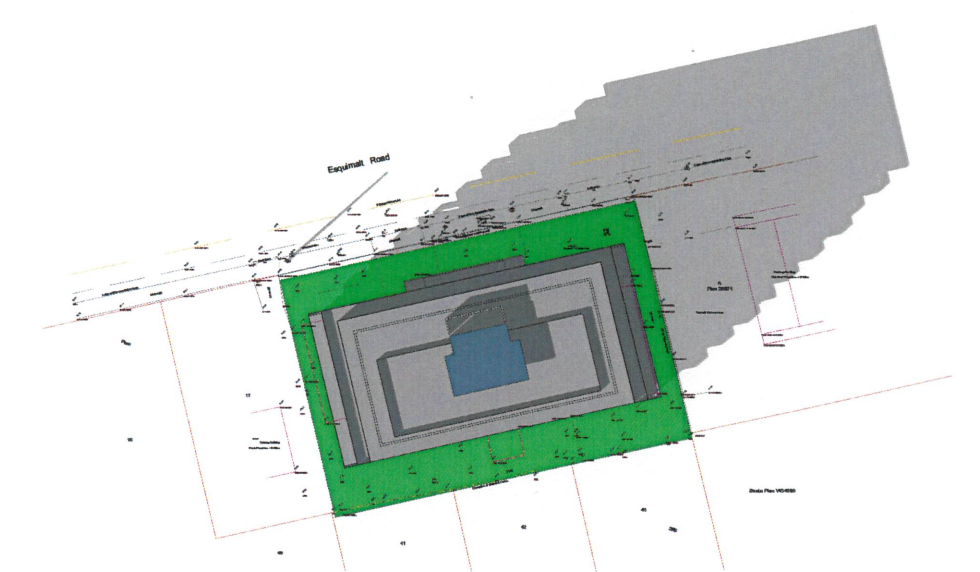
drawing title
 SHADOW STUDIES

scale: 1 : 500
 drawn by: MP
 checked by: JB
 project no: 219P-141
 date issued: Jan. 25, 2021

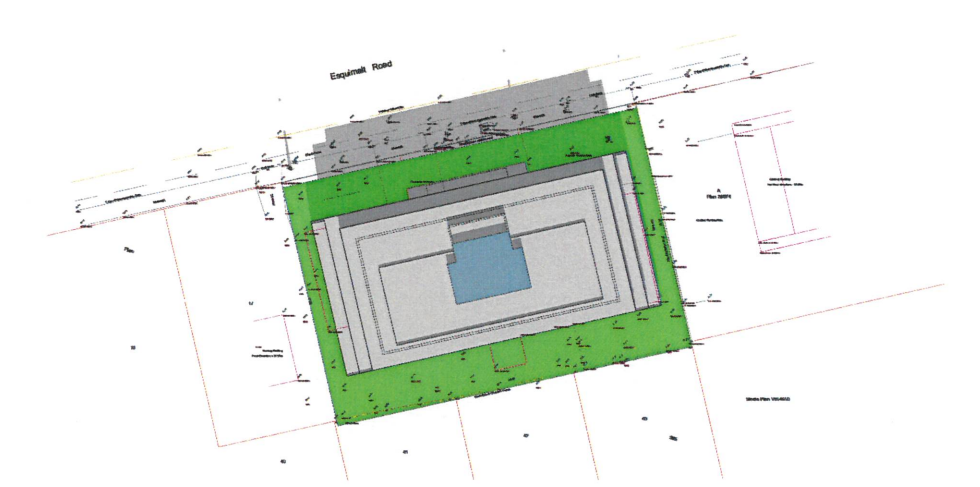
re-issue no: 1 sheet no: A0.7



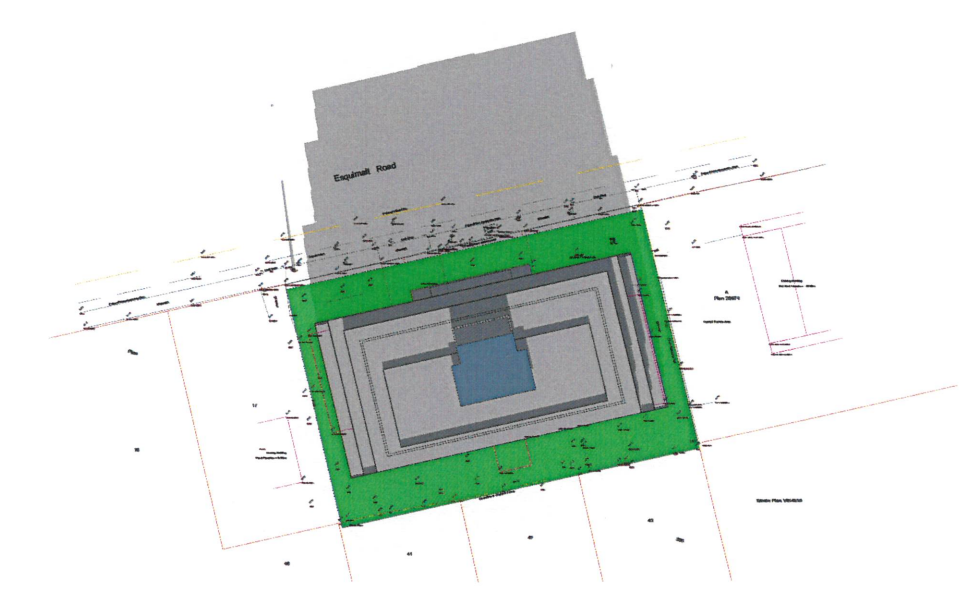
⑥ Shadow Studies June 21 03PM
 1 : 500



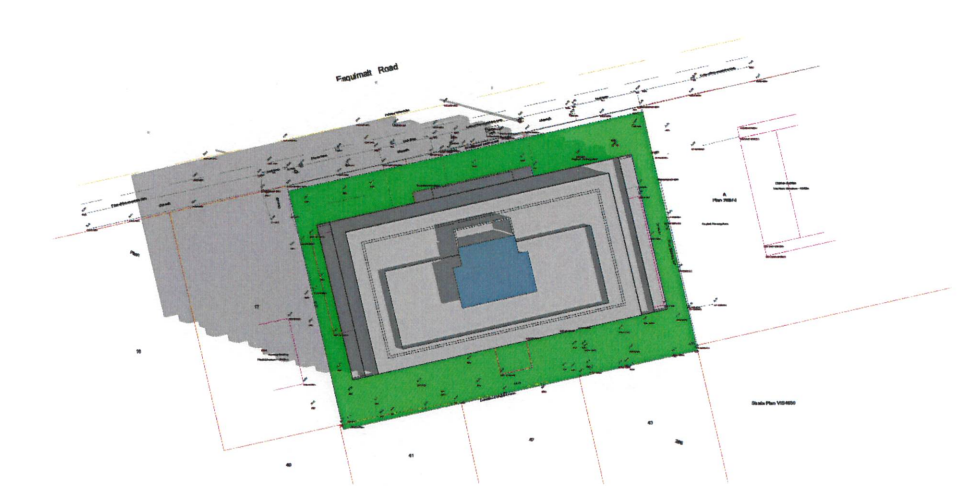
⑤ Shadow Studies March 21 03PM
 1 : 500



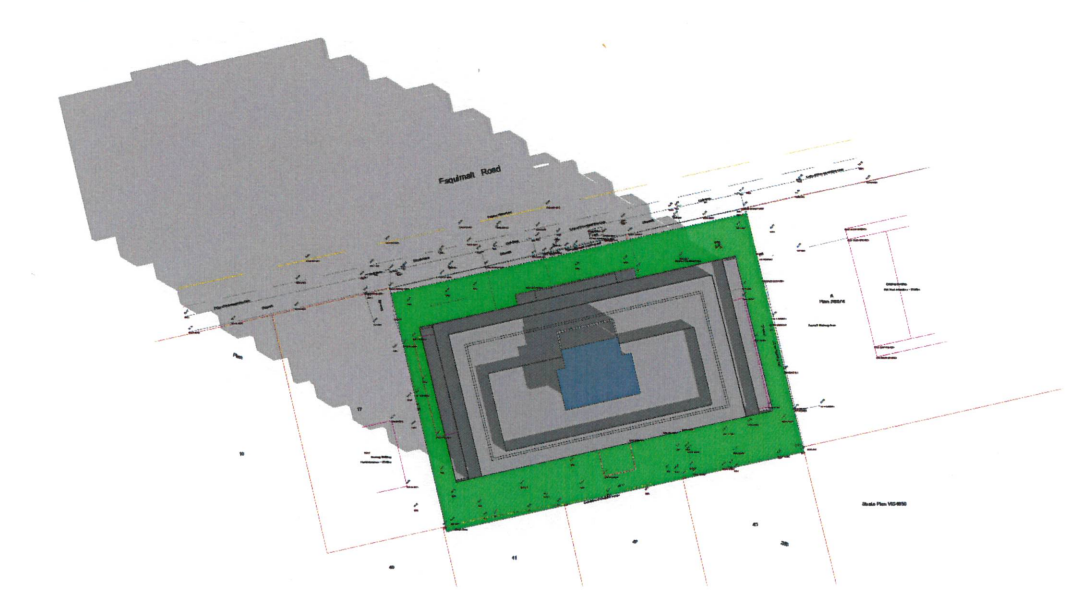
④ Shadow Studies June 21 12PM
 1 : 500



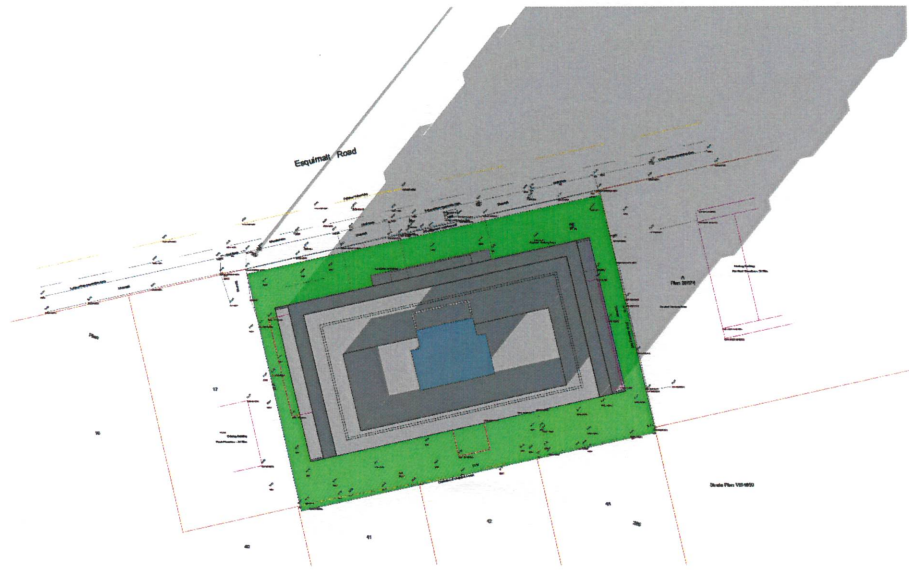
③ Shadow Studies March 21 12PM
 1 : 500



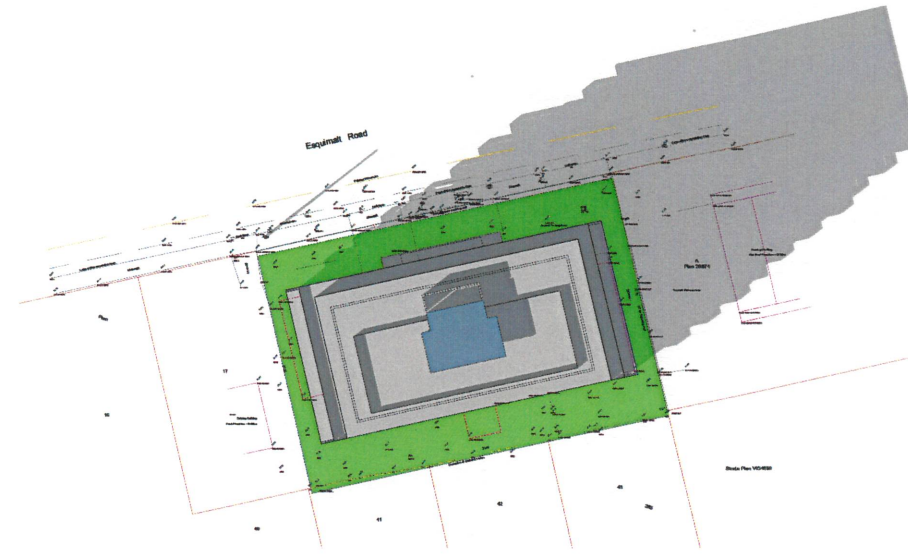
② Shadow Studies June 21 09AM
 1 : 500



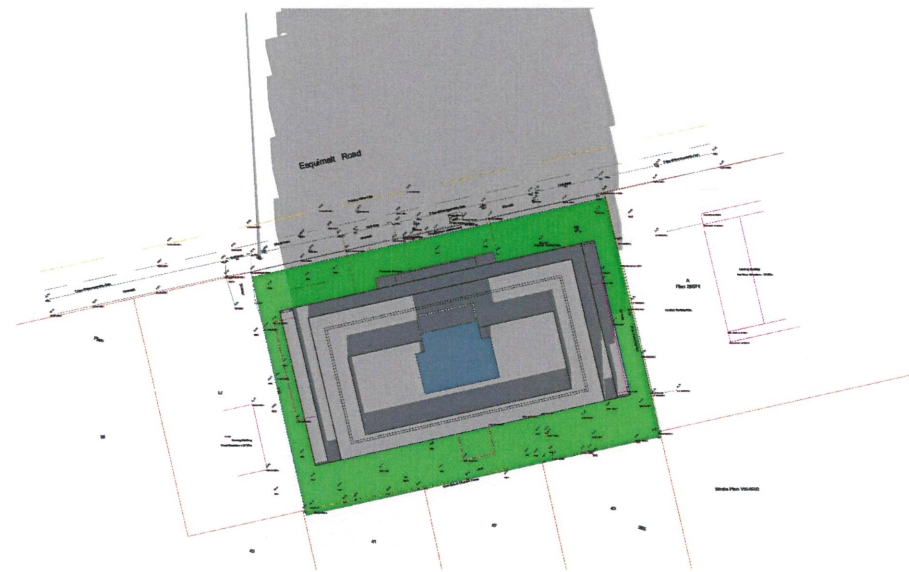
① Shadow Studies March 21 09AM
 1 : 500



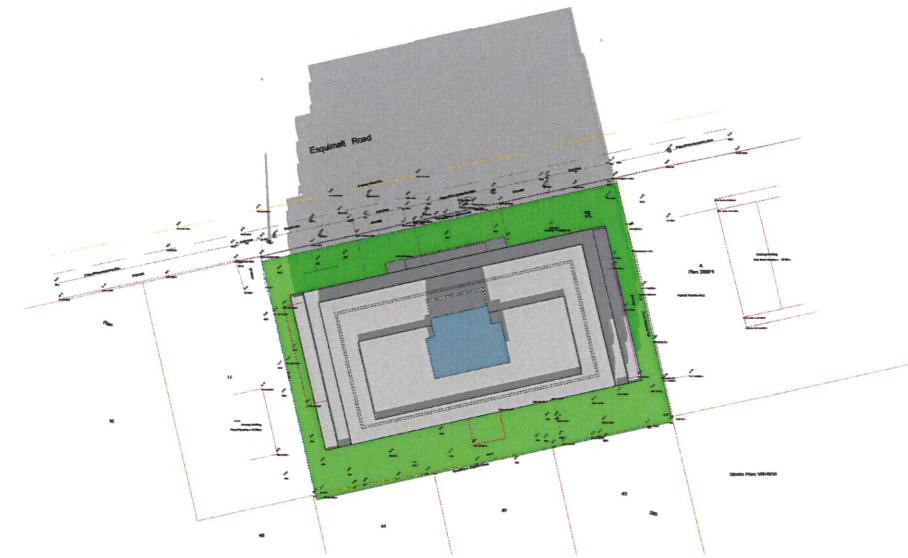
6 Shadow Studies December 21 03PM
1 : 500



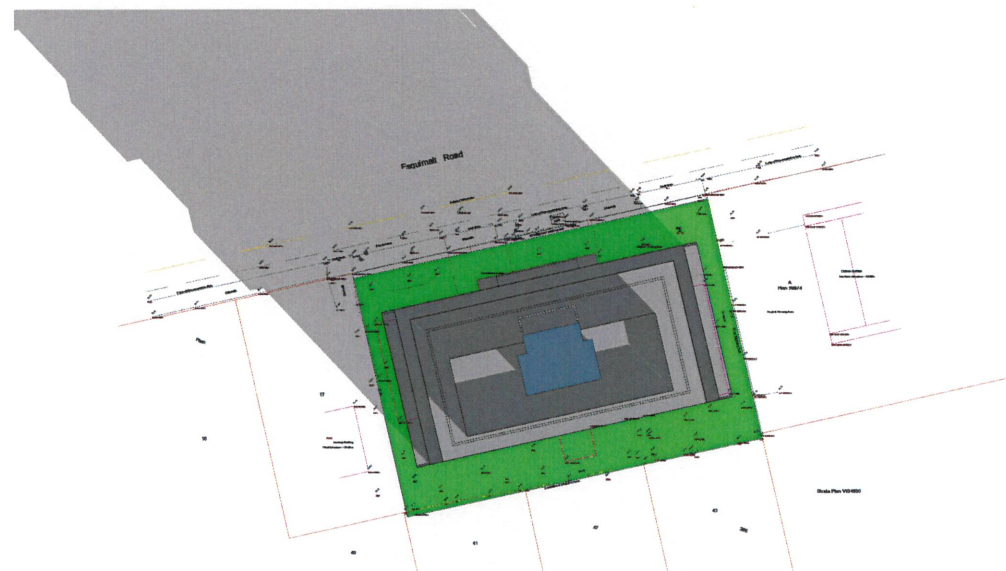
3 Shadow Studies September 21 03PM
1 : 500



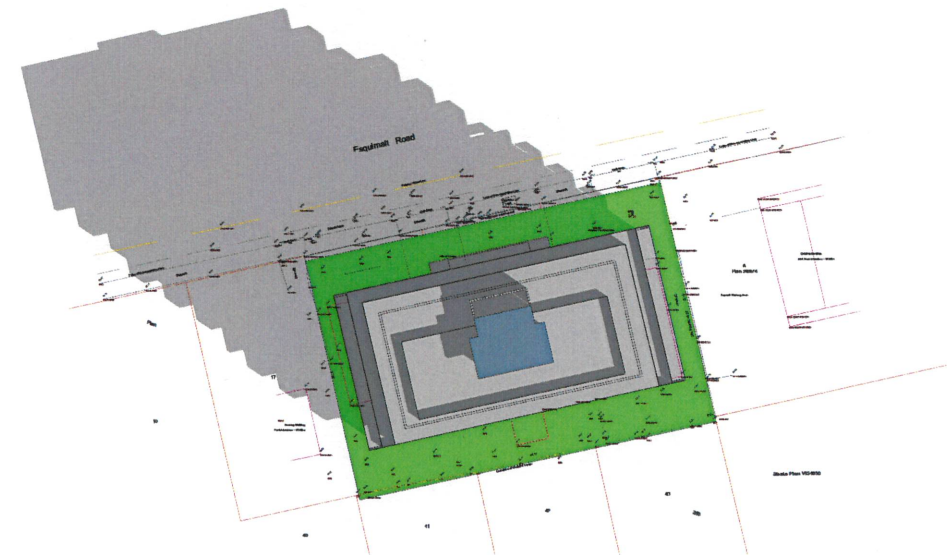
5 Shadow Studies December 21 12PM
1 : 500



2 Shadow Studies September 21 12PM
1 : 500



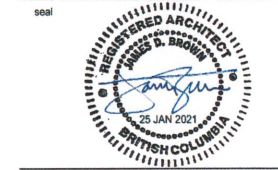
4 Shadow Studies December 21 09AM
1 : 500



1 Shadow Studies September 21 09AM
1 : 500



ZEIDLER ARCHITECTURE
536 Broughton St, 2nd Flr
Victoria, BC V8W 1C6
T +1 250 388 9494



consultants

This drawing must not be scaled.
The contractor shall verify all levels, datums, and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.
This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.
© Zeidler Architecture



Issue No.	Date	Description
1	Jan. 25, 2021	OCP Amendment



client
NEW MULTIFAMILY RESIDENTIAL BUILDING
819-821-823 ESQUIMALT ROAD

drawing title
SHADOW STUDIES

scale: 1 : 500
drawn by: MP
checked by: JB
project no: 219P-141
date issued: Jan. 25, 2021

re-issue no: 1 sheet no: A0.8