



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

## Legislation Details

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**File created:** 4/9/2020      **In control:** Advisory Planning Commission  
**On agenda:** 4/21/2020      **Final action:** 4/21/2020  
**Title:** Rezoning Application - 842 Carrie Street  
**Sponsors:**  
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**Attachments:** 1. 842 Carrie Street - RZN - April apc - with attachments - op, 2. APC April 2020-Presentation-842 Carrie Street

Date	Ver.	Action By	Action	Result
4/21/2020	1	Advisory Planning Commission	approved	Pass



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: April 21, 2020

## STAFF REPORT

**DATE:** April 8, 2020

**TO:** Chair and Members of the Advisory Planning Commission

**FROM:** Karen Hay, Planner  
Bill Brown, Director of Development Services

**SUBJECT: REZONING APPLICATION**  
**842 Carrie Street** [PID 000-385-336, Lot 14, Section 10, Esquimalt District, Plan 276]

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### RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future subdivision of the subject property and the construction of an additional house to the west of the existing dwelling, as sited in accordance with the BCLS Site Plan prepared by Kenneth KC Ng, Explorer Land Surveying Inc., stamped "Received January 30, 2020", and incorporating the height and massing consistent with the architectural plans prepared by Xquimalt Developments, stamped "Received February 19, 2020" be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application; including reasons for the chosen recommendation.**

### BACKGROUND:

#### Purpose of the Application

The applicant is requesting a change in zoning from Single Family Residential [RS-1] to a Comprehensive Development District, to facilitate the future subdivision of the lot and the construction of a new house to the west of the existing principal dwelling. The Esquimalt Official Community Plan Bylaw, 2018, No. 2922 [OCP] 'Present' land use designation for this property is Low Density Residential and the 'Proposed' land use designation is Townhouse Residential.

This site is also located within the following OCP Development Permit Areas [DPA]: No. 1 – Natural Environment, No. 6 – Multi-Family Residential, No. 7 – Energy Conservation and Greenhouse Gas Reduction, and No. 8 – Water Conservation. Should this application proceed, an OCP amendment to the development permit areas will be required, from DPA No. 6 – Multi-Family Residential to DPA No. 3 - Enhanced Design Control Residential. If the rezoning application is approved by Council then, a Development Permit would be required to ensure that the application is generally consistent with the Development Permit Area guidelines, before a building permit could be issued for the construction of a structure.

**Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed uses, height, density, massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, parking, how the building relates to adjacent and surrounding sites and whether the proposal is generally appropriate and consistent with the overall direction contained within the Official Community Plan.**

### Context

**Applicant:** Janos Farkas, Xquimalt Developments

**Owners:** Janos Farkas and Xeniya Vins

**Architect:** Xeniya Vins, Xquimalt Developments

**Property Size:** Metric: 578.5 m<sup>2</sup> Imperial: 6226.9 ft<sup>2</sup>

**Existing Land Use:** Single Family Residential

#### **Surrounding Land Uses:**

North: Two Family Residential

South: Esquimalt High School

West: Single Family Residential

East: Single Family Residential

**Existing Zoning:** Single Family Residential [RS-1]

**Proposed Zoning:** Comprehensive Development District [CD]

**Existing Present OCP Designation:** Low Density Residential [No change proposed]

**Existing Proposed OCP Designation:** Townhouse Residential [No change proposed]

### Zoning

The subject property is an average size single family lot where the current zoning allows a single family residence and a secondary suite. The applicant is proposing to build a new four bedroom house and to renovate the existing house with a substantial increase to the floor area on the top floor. The proposal does not indicate secondary suites, though there is a history of a suite in the existing house and the proposed plans potentially could accommodate future suites in the basements of both buildings. Staff have suggested a covenant could be offered to assure Council that there would be no more than the two dwellings at this location in the future.

The proposed Comprehensive Development District zone would contain the following uses: single family residential, home occupation, boarding, and urban hens.

**F.A.R., Lot Coverage, Siting, Setbacks, etc.:** The following chart compares the requirements of the Single Family Residential Zone [RS-1] with the proposal.

	Single Family Residential [RS-1]	Proposed CD zone Current lot area = 578.5 m <sup>2</sup> Average FAR = 0.45	
		Lot A – East Existing house	Lot B – West Proposed house
<b>Minimum Parcel Size</b>	530 m <sup>2</sup>	322.17	256.0
<b>Floor area ratio (FAR)</b>	0.35	0.52	0.36
<b>Lot coverage</b>	30%	0.35	0.26

	<b>RS-1</b>	<b>Lot A – East Existing house</b>	<b>Lot B – West Proposed house</b>
<b>Building height</b>	7.3 m	7.86 m	7.3 m
<b>Setbacks</b>			
• <b>Front</b>	7.5 m	2.87 m (1.7 m to stairs)	3.05 m
• <b>Rear</b>	7.5 m	5.99 (4.79 m to landing)	3.05 m
• <b>Side (Exterior)</b>	3.6 m	3.26 m	na
• <b>Side (Interior)</b>	1.5 m	3.35 m	6.02 m
• <b>Side (Interior)</b>	1.5 m	na	2.60 m
<b>Off street parking</b>	1 space per dwelling unit	1 space	1 space

Floor Area Ratio [FAR] measures the size of a building (or for all buildings on a lot) as a ratio of the size of the lot on which the building(s) sit. The proposed average FAR for this development is 0.45 which is well above the 0.35 generally permitted in the RS-1 zone. The existing house with the proposed addition to the top floor (after subdivision) would have a FAR of 0.52. Many of the single unit infill developments in Esquimalt have been built with a FAR that does not exceed 0.35. The small size of the proposed lots contributes to the resulting FAR.

The existing home predates the Township so no original plans are available for this building. It is not included on the Community Heritage Register or the older heritage list though it does have some heritage value as a modest sized older home in the neighbourhood due to its age and corner location. The removal of the existing roof and the addition of the new top floor with the large dormer will significantly impact the character of this building. Staff have suggested a reduction to the size of the addition, particularly the size of the dormer.

### **Parking**

Parking Bylaw 1992, No. 2011 requires one parking space per dwelling unit, and that in residential zones the parking spaces shall be located no closer to the front lot line than the front face of the principal building. The plans show one parking space behind the front face of the principal building for each lot.

### **Official Community Plan (OCP)**

The proposed development of a subdivision of the existing lot to accommodate an additional single family dwelling is consistent with the OCP 'Present' Land Use Designation of 'Low Density Residential'. The Proposed Land Use Designation of 'Townhouse Residential' supports future townhouses in this area. It could be argued that this proposed development impedes future consolidation of lots and realization of townhouses in this location, and also that a detached accessory dwelling unit [garden suite] would be a more appropriate on this size of lot.

The following OCP objectives and policies are considered in the evaluation of this proposal.

#### **OCP Section 5.1 General: Anticipated Housing Needs in the Next Five Years**

Objective: Support expansion of housing types within Esquimalt while addressing concerns

such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

- Policy: Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.
- Policy - Support the inclusion of secondary suites within present and proposed low density residential land use designated areas.
- Policy - Support the inclusion of detached accessory dwelling units on appropriate low density residential land use designated areas where only one principal dwelling unit exists.
- Policy - Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.
- Policy - Encourage the development of rental accommodation designed for a variety of demographic household types, including young families.

#### 5.2 Low Density Residential Redevelopment

OBJECTIVE: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

- Policy - Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.
- Policy - Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

#### 5.4 Affordable Housing

OBJECTIVE: To encourage a range of housing by type, tenure and price so that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

- Policy - Encourage the provision of missing middle housing types such as two-unit dwellings (duplexes), townhouses and small lot infill as one avenue to address housing affordability.

#### Development Permit Guidelines

Though the Development Permit is not being considered at this time many of the DP guidelines require that the zoning issues (useable open space, lot coverage, height, density, massing, siting, setbacks, parking, how the building relates to adjacent homes) and natural area / tree protection be considered in order to be able to fulfill the guidelines.

This site is currently in the following Development Permit Areas:

- Development Permit Area No. 1 - Natural Environment
- Development Permit Area No. 6 - Multi-Family Residential
- Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8 - Water Conservation

As the applicant is proposing to build to the Present OCP designation [Low Density Residential] with a single-unit infill development, an OCP amendment to the development permit areas will be required, from Development Permit Area No. 6 – Multi-Family Residential to Development Permit Area No. 3 - Enhanced Design Control Residential. Therefore, the Single-unit Infill

Housing guidelines are presented here.

DPA No. 3 Enhanced Design Control Residential – is designated to establish objectives for the form and character of intensive residential development.

## 20.6 Guidelines - Single-unit Infill Housing

### 20.6.1 Relationship to Existing Houses

- Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to be complementary with the new construction.
- Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

### 20.6.2 Massing

- New structures should be designed so that the overall massing is in keeping with other single-unit residences in the immediate area. New structures for lots other than corner or double frontage lots should be limited to one and one half storeys.
- New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.

### 20.6.3 Privacy/Screening/Shadowing

- Proposed infill dwellings should have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features.
- Windows, decks and patios should be located so as to minimize intrusion on to the privacy of adjacent properties.
- Infill dwellings should be sited to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings.

### 20.6.4 Landscaping

- Retention and protection of trees and the natural habitat is encouraged wherever possible.

### 20.6.5 Private Open/Yard Space

- Any proposal for single-unit infill housing should provide for usable, private outdoor areas for each dwelling, at grade.

OCP Section 18 Development Permit Area No. 1 – Natural Environment - is designated for the purpose of establishing objectives for the protection of the natural environment, its ecosystems and biological diversity.

18.5.2 Natural Features - Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

- Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
- Preservation of natural topography is favoured over blasting or building of retaining walls.
- Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.

### 18.5.3 Biodiversity - Landscaping features that will protect restore and enhance biodiversity.

Where feasible:

- In residential locations plan for ‘nature out front’; for new landscaping in front and exterior side yards use a variety of site-appropriate, native species; thereby contributing positively to pedestrian friendly urban streets, future greenways and habitat enhanced corridors.

### 18.5.5 Drainage and Erosion - Measures to control drainage and shoreline erosion.

Where it is reasonable:

- Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
- Reduce the impact of surges in stormwater on shorelines by designing on-site stormwater retention systems to contain the first 3 centimetres [1.25 inches] of precipitation on site, per precipitation event; and incorporating rainwater collection systems into roof design and landscaping.
- Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off. Where paved surfaces are needed, intersperse with drought resistant vegetation and trees, to help absorb stormwater, provide shade and reduce the local heat island effect.

OCP Section 24 - Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction - is designated for the purposes of energy conservation and greenhouse gas reduction.

### 24.5.1 Siting of buildings and structures. - Where it is feasible:

- Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.
- Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent usable outdoor open spaces.
- Strategically site buildings to sustain and increase the community’s urban forest tree canopy cover.
- Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.

### 24.5.2 Form and exterior design of buildings and structures. - Where it is feasible:

- Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.
- Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.
- Use roof over-hangs, fixed-fins or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.

### 24.5.3 Landscaping - Where it is feasible:

- Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.
- Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.

- Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.

24.5.5 Special Features - Where it is feasible:

- Reuse of existing buildings and building materials is encouraged.

OCP Section 25 - Development Permit Area No. 8 – Water Conservation - is designated for the purpose of water conservation.

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping) - Where it is feasible:

- Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
- Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.

**Comments from Other Departments**

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

**Community Safety Services** (Building Inspection): Project will be subject to review for current BC Building Code and municipal bylaw compliance at the time of a Building Permit application.

**Engineering Services:** Engineering staff have completed a preliminary evaluation of the Works and Services that would be required for the proposed development. The preliminary review reveals that the subject property is only connected to the municipal sewer system, with the properties drain cross connected to the municipal sewer system.

The development (all future lots) is to have services as per Subdivision and Development Control Bylaw, 1997, No. 2175 (including all schedules), including, but not limited to, new sewer and drain connections, new catch basins, and underground H/T/C. New curb, gutter, and sidewalk along frontage will be required.

The applicant is responsible for retaining the services of a qualified professional for the design and construction supervision of all works and services, including construction costs, engineering fees, administrative costs and contingency allowance, as indicated in Bylaw 2175.

**Parks Services:** Tree protection fencing will need to be erected at the dripline for all trees, and possibly the neighbour's trees. Tree cutting permits are required for all trees that may be removed.

**Fire Services:** No concerns.

**Green Building Features**

The applicant has completed the Esquimalt Green Building Checklist [attached].

**Public Notification**

As this is a rezoning application, should it proceed to a Public Hearing, notice would be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. A sign indicating that the property is under consideration for a change in zoning has been placed on



the South Joffre Street frontage of the property and would be updated to reflect the date, time and location of the Public Hearing. Additionally, notice of the Public Hearing would be placed in two editions of the Victoria News.

**Applicant's submission**

As per the Development Application and Procedures and Fees Bylaw No. 2791, 2012, the applicant will need to consult with residents and owners of property within 100 metres of the subject parcel; to be completed prior to Council's consideration of this application.

**ALTERNATIVES:**

1. Forward the application for Rezoning to Council with a **recommendation of approval including reasons for the recommendation.**
2. Forward the application for Rezoning to Council with a **recommendation of approval including specific conditions and including reasons for the recommendation.**
3. Forward the application for Rezoning to Council with a **recommendation of denial including reasons for the recommendation.**



851

850

849

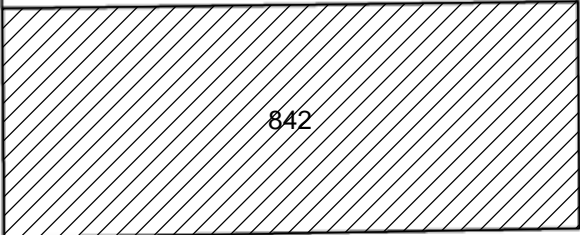
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Carrie St

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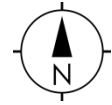
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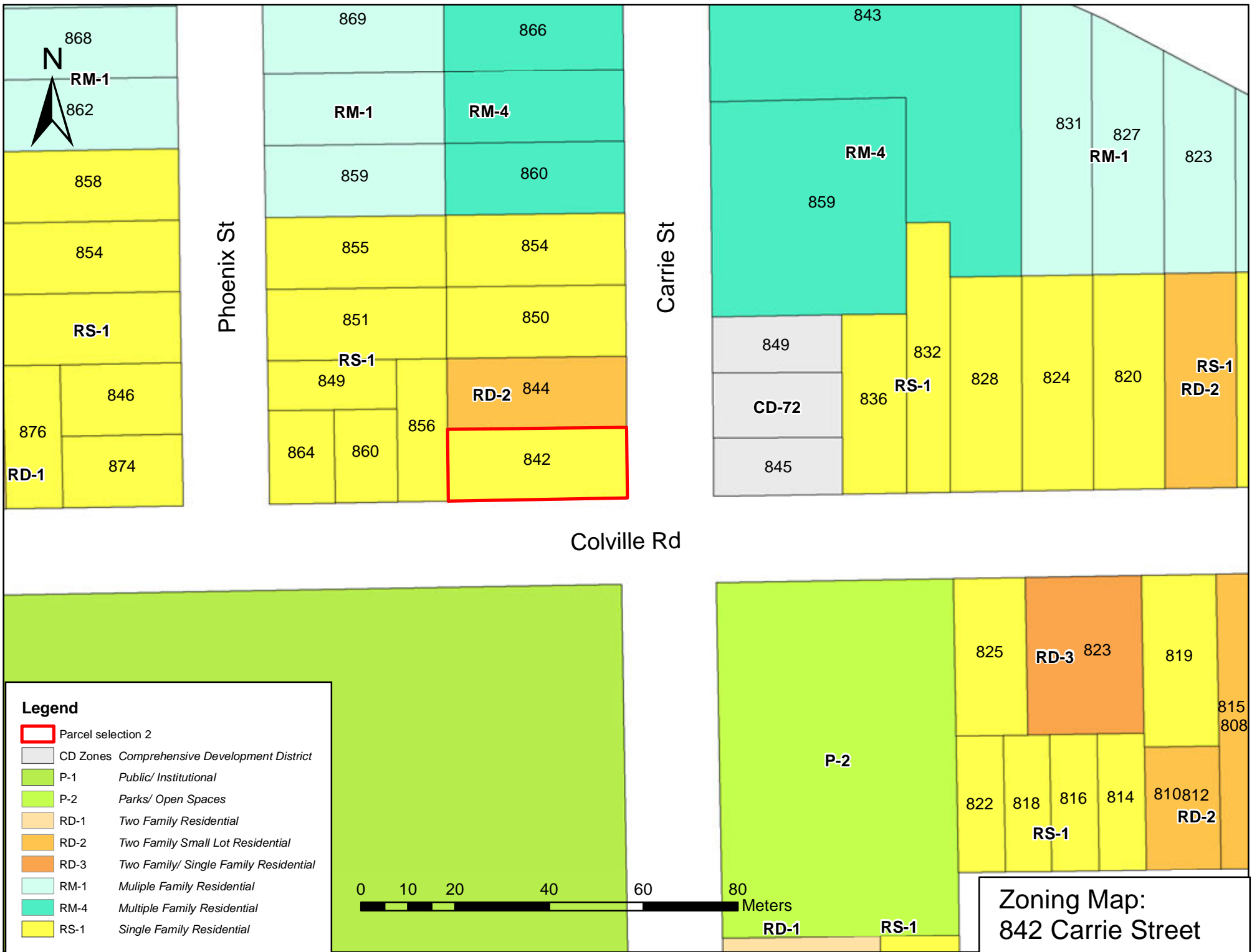
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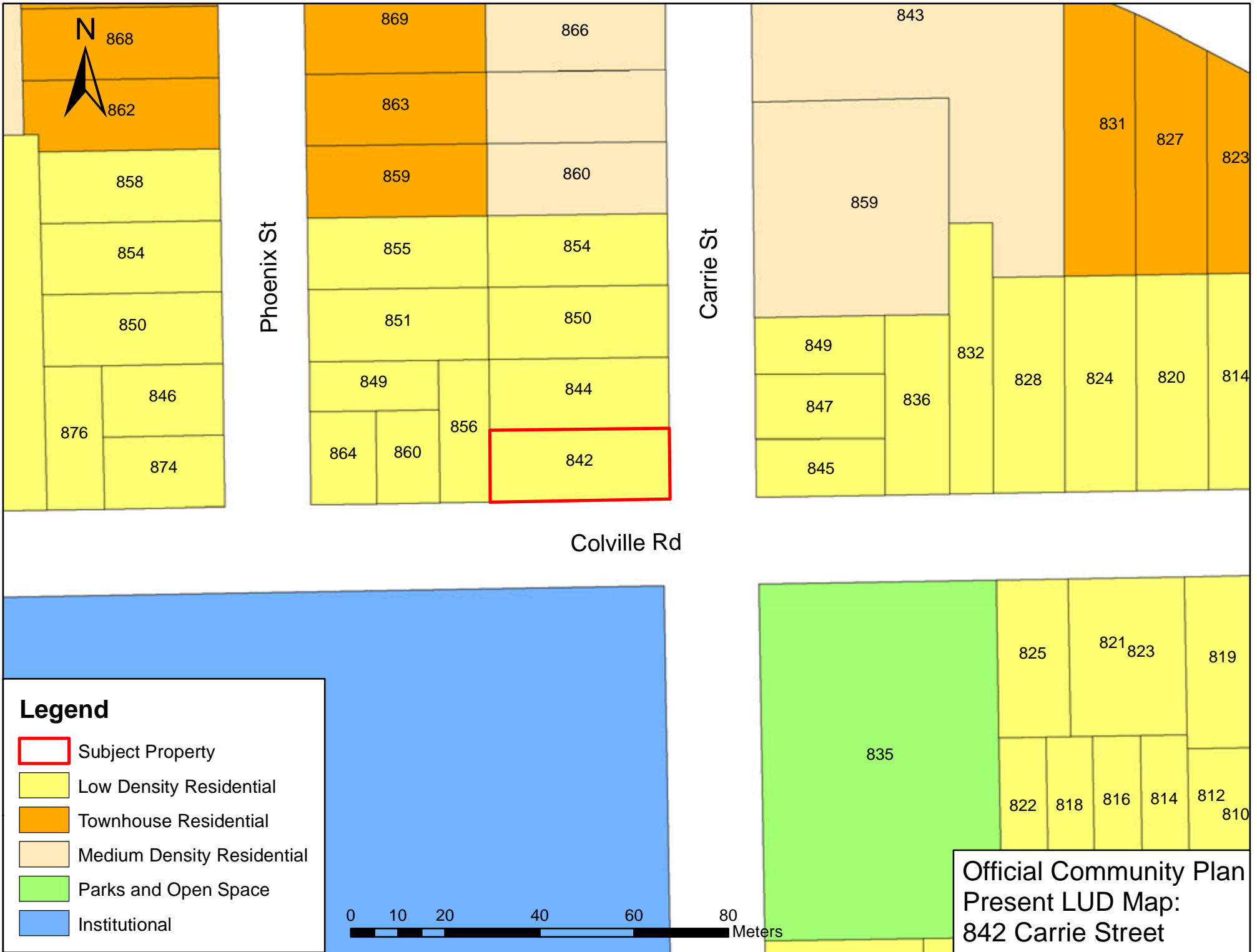
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Subject Property Map:  
842 Carrie Street

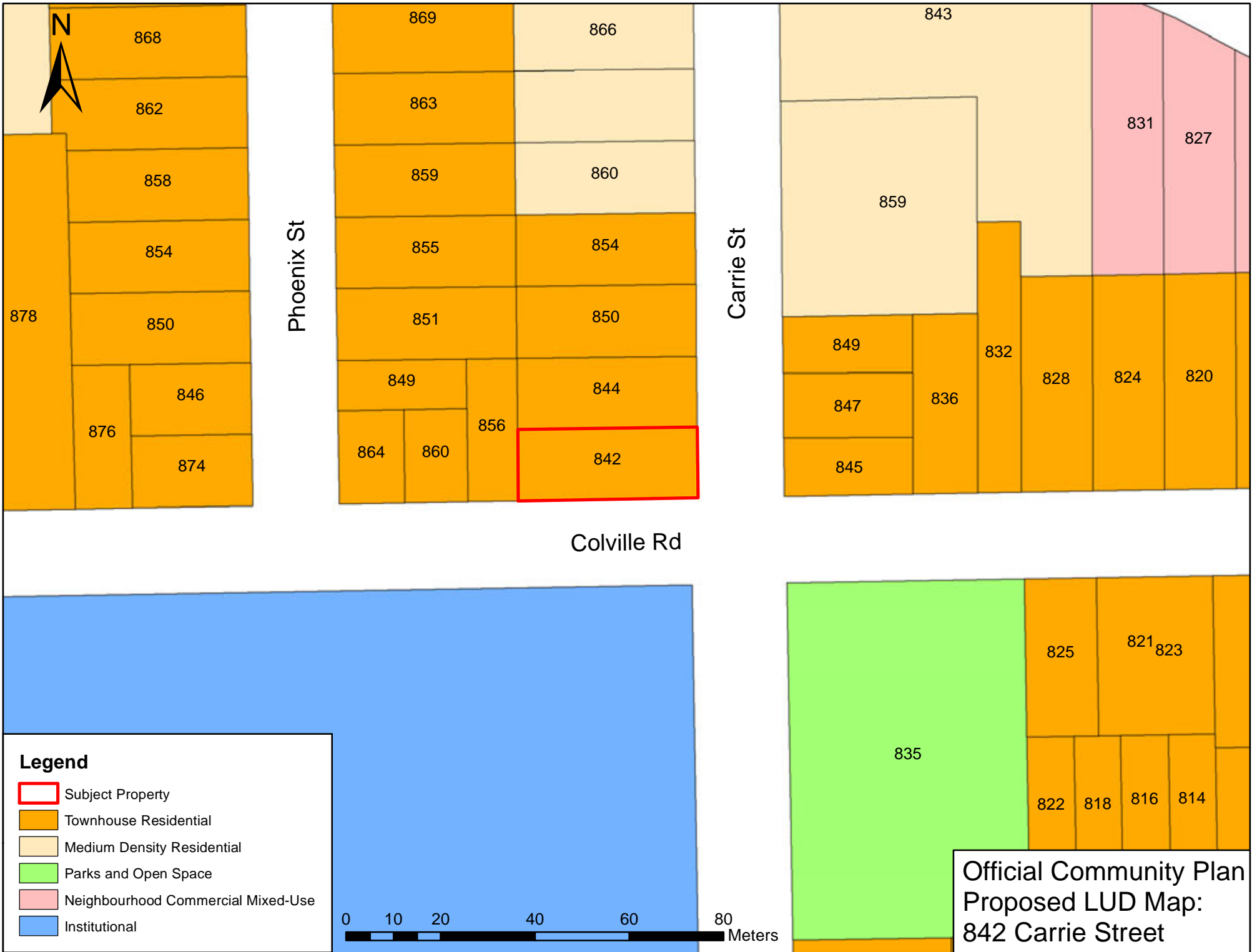
482 Carrie Street - air photo







Official Community Plan  
 Present LUD Map:  
 842 Carrie Street



## DIVISION 1 - RESIDENTIAL ZONES

### 34. SINGLE FAMILY RESIDENTIAL [RS-1]

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw
- (f) Group Children's Day Care Centre, located at Lot 16, Section 10, Esquimalt District, Plan 3060 [PID 001-543-547] [846 Phoenix Street].  
***[Amendment, 2018, Bylaw No. 2938]***

(2) **Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 530.0 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 16 metres measured at the Front Building Line.

(4) **Floor Area Ratio**

- (a) The Floor Area Ratio shall not exceed 0.35.
- (b) Notwithstanding Section (4) (a) the Floor Area Ratio for the Group Children's Day Care Centre shall not exceed 0.50. ***[Amendment, 2018, Bylaw No. 2938]***

(5) **Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

(6) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

(7) **Building Width**

The minimum width for any Single Family Dwelling shall be 7 metres.

(8) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures

combined, shall not cover more than 30% of the Area of a Parcel.

- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of Parcel.

(9) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(10) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) **Off Street Parking**

- (a) Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).
- (b) Notwithstanding Section 11(a) No parking space need be provided for a Group Children's Day Care Centre. ***[Amendment, 2018, Bylaw No. 2938]***



Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

**Applicant's Name** Janos Farkas  
**Site Address** 842 Carrie Street, Esquimalt



1.0 Certification		
1.1	Step Code (Please indicate level)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
1.2	EnerGuide rating	
1.3	LEED	
1.4	Passive House	
1.6	Living building	
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	
2.0 Siting		
2.1	New buildings > 10 m <sup>2</sup> are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m <sup>2</sup> are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	NA
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	NA
2.5	Buildings are located within disturbed or developed areas.	✓
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	/ NA
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	
3.5	Light from building and landscaping does not cast over water.	
3.6	Wildlife habitat has been incorporated into seawall design.	

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	
4.3	The project features a green roof.	
4.4	The total amount of impervious surface is not greater than 20%.	
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	
5.2	Waterless urinals will be used.	
5.3	Water features use re-circulating water systems.	✓
5.4	Rainwater will be collected for irrigation purposes.	✓
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	
5.6	An approved greywater reuse system will be installed.	
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	✓
6.2	There will be no net loss of trees.	✓
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	
6.4	At least 25% of replacement trees are large canopy trees.	
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	✓
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	✓
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	✓
7.2	Invasive species will be removed from landscaped areas.	✓
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	✓
8.4	Passive heating is supported via building orientation, window design and thermal mass.	✓
8.5	The building will have necessary structural support and conduit for Solar PV.	✓
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	
8.7	Heating uses a low carbon heating source, such as air source heat pump.	

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	NA
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	NA
9.3	Charging infrastructure for E-bikes will be provided.	NA
9.4	EV charging conduit supplied to 100% of residential parking units.	✓
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	✓
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	Maybe
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	NA
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	✓
10.2	Uses at least two materials which are certified for recycled content.	✓
10.3	Uses engineered structural material for two major applications (>10% of floor area).	✓
10.4	5 major building elements made from >50% recycled content.	
10.5	Use foundation, floor and >50% of walls from existing building.	✓
10.6	Deconstruct at least 50% of existing building for material salvage.	
10.7	Use at least five major materials or systems produced in BC.	maybe
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	
10.9	Eliminate use of wood from threatened trees.	✓
10.10	Recycling area provided within residential suites.	✓
10.11	Recycling collection area for multi-family buildings.	NA
10.12	Pickup of compostables provided in multi-family units.	NA
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

See intent letter for more info on this.

**Development Services**

**Township of Esquimalt**

**229 Esquimalt Road, Esquimalt, BC V9A 3P1**

**October 21<sup>th</sup>, 2019**

**Re-zoning application rationale letter.**

**RE: 842 Carrie Street, Esquimalt**

842 Carrie Street is an application for a lot subdivision, which proposes retaining and revitalizing an existing 1906 single family residence (on proposed Lot A), and building a new, energy efficient single family residence (on proposed Lot B.)

Existing Lot A will become 3,475 ft<sup>2</sup> in area, with a revitalized 2+2 bedroom, 2+1 bathroom, 1,836 ft<sup>2</sup> residence; Proposed new Lot B will be 2,750 ft<sup>2</sup> in area, and new building B will be a 2+2 bedroom, 1.5+1 bathroom, 1,019 ft<sup>2</sup> residence.

As mentioned in the current Esquimalt OCP, there is currently a 1.7% decline in applications for Single Family developments in Esquimalt. A combination of high land prices and large lot sizes in Esquimalt makes it prohibitive for an average family to buy land to build on. Smaller lots are virtually unavailable, as are new homes under \$1M. Large lots with run-down residences that are not up to current building code for safety, and frequently containing asbestos, are by far a predominant option for those looking to buy a detached home in Esquimalt.

Densification is required, and is recognized by the township, as stated in the direction and goals of the new OCP. Esquimalt is making progress in supplying new residences in the form of townhomes and condominiums, but there is still a lack of variety when it comes to detached single family options. Densification in the form of infill developments could solve this. Esquimalt would benefit from introducing more of the type of infill housing we are proposing for 842 Carrie Street. Two smaller (relative to average lots of Esquimalt,) but still sizable and highly functional lots, that would provide a family looking to buy in the area an incredible opportunity to own a detached single family lot, with a new residence large enough to support a 4-6 person family.

This corner lot is perfect for creating two smaller lots with one brand new, and one substantially renovated house. This would bring to market a highly desirable product, one that is currently hugely underrepresented (practically missing) in Esquimalt. This direction is in line with Esquimalt's overall vision of providing a variety of housing categories for all the various types of residents of Esquimalt.

**Siting:**

Sensitive to its' context, siting of new Building B will be such that its' base is compact, and provides for as much private usable space at ground level as possible. To the west of it, Building B will have a buffer of existing vegetation and proposed tandem 2 stall parking. Interior layout proposes a staircase on that side of the new residence, with minimal windows, as to not impose on its west neighbor. North neighbor is shielded from the new residence B by their existing accessory building, and as such, shadows and privacy will not be a concern, and will not change dramatically from the current condition. No major windows are facing towards north property line either, from any floors, again to ensure existing privacy is retained.

As this is a corner lot, there is a wide 18' boulevard surrounding both proposed properties, to be maintained by the residents, as per Esquimalt bylaw. This boulevard space creates a perception of a much larger "backyard" visually. As per the vision in the OCP, and Esquimalt Boulevard Bylaw, planting beds can be developed in this space, to enhance the streetscape and sidewalk experience for passersby, and to promote urban food production for the residents, as successfully demonstrated and practiced 2 doors down at 864 Colville Rd.

In addition, views from both residences would be onto the Anderson Community Park, with its established mature trees. This would visually alleviate the built-up city form, and create visual release from the 'city' life.

Where possible, established existing trees and hedges will be retained to preserve bird habitats (all existing trees and bushes on Lot A will be preserved, and as many as possible will be preserved on the proposed Lot B, with existing healthy plants re-planted, or new native landscaping provided.) In short, there would be no shortage of green space for either of the two residences. Did we mention stunning mountain views?

**Enhanced Design Considerations:**

Proposed infill residence takes into consideration its' sensitive context of a well-established neighborhood. This will be a street-oriented development, with an appealing façade, built out of high-end materials. It will largely improve and enhance the appearance of the existing street condition, and the community as a whole. New residence and the revitalized existing building will have complimenting building materials, to each other, and to the neighborhood as a whole.

**Sustainable Design:**

Proposed new residence will have several key design features that will follow proven sustainable design practices.

Compact form would allow for as much open green space as possible, minimizing the need for paved surfaces. Where hard surfaces need to be provided, permeable pavers will be used.

South facing façade with large windows for passive solar gain year round, with shading techniques for the summer months, and e-coating on the windows. North facade will have highly insulated, low 'U' value windows to prevent heat loss.

Passive ventilation will be provided via operable windows on all sides of the building. Energy efficient building techniques including, but not limited to, increased insulation, and an airtight building envelope construction that reduces unintentional air leakage will be utilized where possible. Energy efficient lighting and appliances will be used. Low-flow plumbing fixtures that decrease water consumption will be provided. With the roof facing directly south, this will be a perfect opportunity to make this residence 'solar-ready.' Xquimalt Development Ltd is a supporter of local. Local building materials, and North-American lumber will be used whenever possible and feasible.

**Our objectives and giving back to our community:**

Xquimalt Development Ltd is a family-run organization of retired and active professionals that are committed to high-quality, innovative design and building techniques. Work ethics is our outermost priority.

Giving back to the community is paramount. As part of this development, we would like to support the Township of Esquimalt in their goal to update Esquimalt parks' infrastructure, and sponsor an installation of additional play structures for Anderson Community Park.

We look forward to working with you on this project.

Janos Farkas

Owner

Co-founder of Xquimalt Developments Ltd.



## 842 CARRIE STREET - REZONING APPLICATION

B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY OF:  
 LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276

**RECEIVED**  
**FEB 19 2020**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

**LEGEND**

Elevations are geodetic based on Integrated survey monument 84H0253 in the Municipality of Esquimalt at elevation 13.214m. Geodetic datum (CGVD28)  
 Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species  
 Contours are descriptive, and only accurate to +/- 0.5m interval  
 Grade shots are taken at the point marked X

- denotes Signs
- denotes Deciduous Tree Type
- denotes Coniferous Tree Type
- denotes Water Meter
- denotes Water Valve
- denotes Utility Pole
- denotes Anchor
- denotes Unmarked Manhole
- Retaining Wall Elevation Labels (T=Top, B=Bottom)
- denotes Main Floor Elevation (Doorsill)
- denotes Lower Floor Elevation (Doorsill)
- denotes Catch Basin
- denotes Utility Pole with Light



All distances are in metres.  
 The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

**Parcel Identification Number (PID)**  
 000-385-336

**SITE AREA**  
 578.5 m<sup>2</sup>

**CIVIC ADDRESS**  
 842 CARRIE STREET  
 VICTORIA, BC

**ZONING**  
 RS-1

**MUNICIPALITY**  
 ESQUIMALT

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the written consent of the signatory

This document was prepared for the exclusive use of our client, Thomas Robert Child

\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

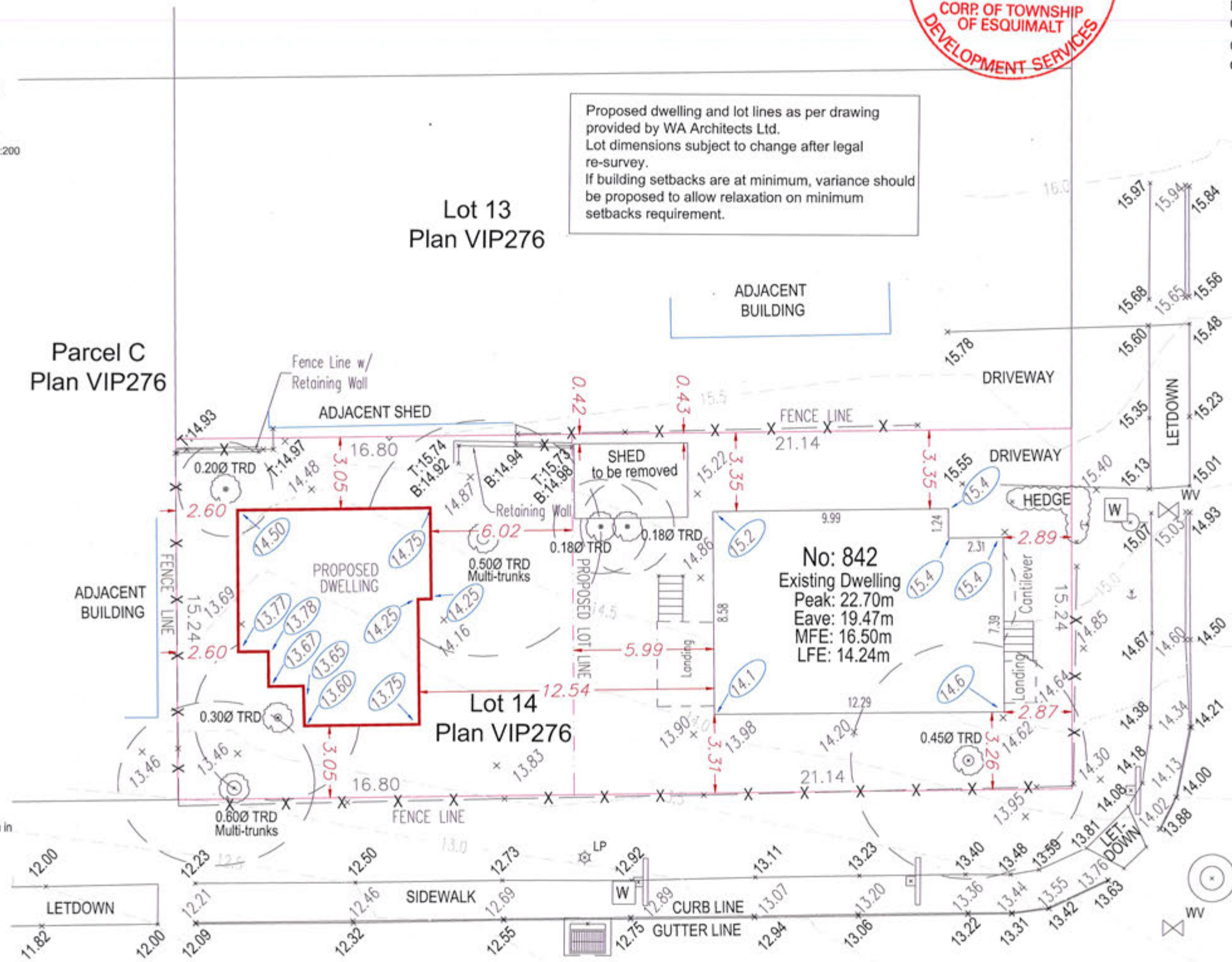
Undersurface charges and covenant will not be shown on this survey unless such documents are provided and can be shown in two dimensional view.

Explorer Land Surveying Inc., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE: 11659  
 DWG/DATE: 11659 - 842 Carrie St / 2020-1-21

**Explorer**

133 - 1335 Bear Mountain Pkwy  
 Victoria, BC V9B 6T9  
 Tel: (250) 381-3257  
 email: kenneth@explorersurvey.com



Proposed dwelling and lot lines as per drawing provided by WA Architects Ltd.  
 Lot dimensions subject to change after legal re-survey.  
 If building setbacks are at minimum, variance should be proposed to allow relaxation on minimum setbacks requirement.

**No: 842**  
 Existing Dwelling  
 Peak: 22.70m  
 Eave: 19.47m  
 MFE: 16.50m  
 LFE: 14.24m

CARRIE STREET

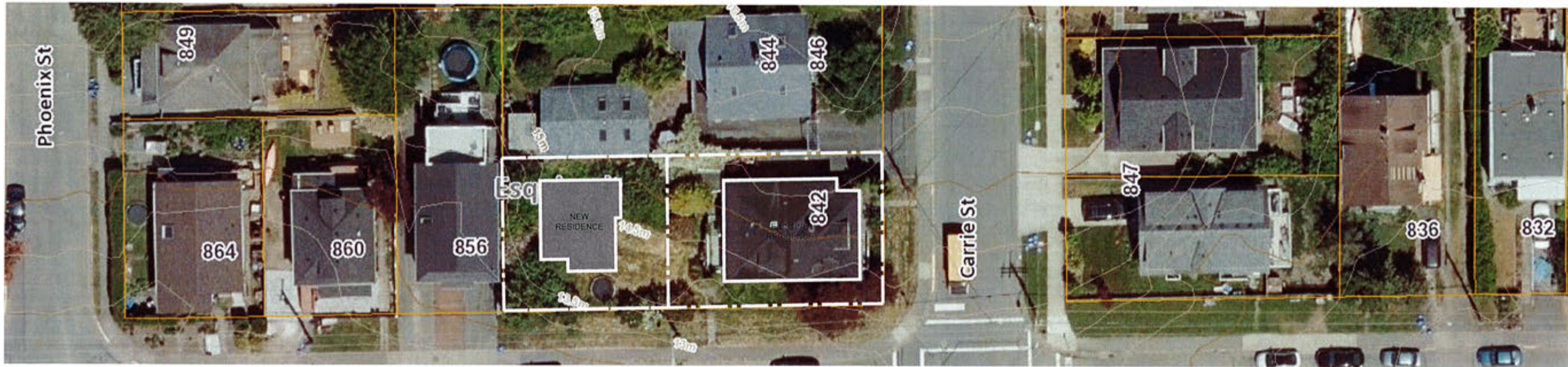
COLVILLE ROAD

**CERTIFIED CORRECT**  
 Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, BCLS  
 Field Survey - 24 April, 2019  
 Dated this 21st of January, 2020.  
 This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.  
 Info: <https://www.juricert.com>

# 842 CARRIE STREET

REISSUED FOR RE-ZONING & DEVELOPMENT PERMIT - JAN 30, 2020



AIRIAL VIEW - GOOGLE MAPS



STREETSCAPE - COLVILLE RD



**PROJECT DATA:**

LEGAL ADDRESS: LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276

CIVIC ADDRESS: 842 CARRIE ST, ESQUIMALT, BC

CURRENT ZONING: RS-1  
PROPOSED ZONING: CD

ORIGINAL LOT SIZE: 578.5m<sup>2</sup>/ 6,226ft<sup>2</sup>

SITE A AREA: 3,475 ft<sup>2</sup>  
BUILDING A FOOTPRINT: 1,123 ft<sup>2</sup>  
SITE A COVERAGE: 32.2 %  
SITE A FAR: 52 (0.024 FT<sup>2</sup>)  
BUILDING HEIGHT: EXISTING  
PARKING: 2 EXISTING

SITE B AREA: 2,751 ft<sup>2</sup>  
BUILDING B FOOTPRINT: 723 ft<sup>2</sup>  
SITE B COVERAGE: 26.28 %  
SITE B FAR: 0.31 (0.014 FT<sup>2</sup>)  
BUILDING HEIGHT: 7.3M  
PARKING: 2 (SURFACE)

OVERALL FAR FOR BOTH SITES: 0.456

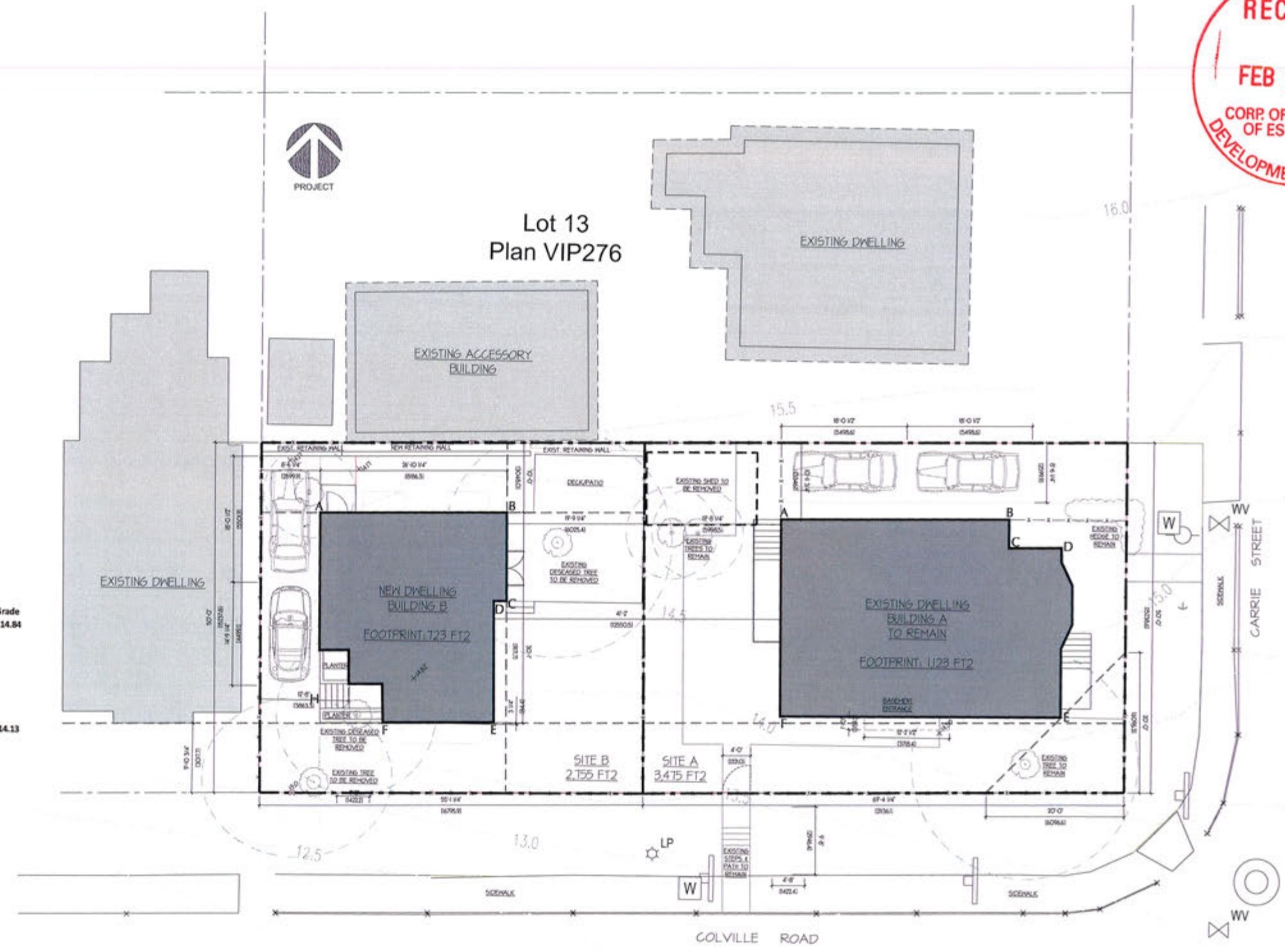
OVERALL SITE COVERAGE FOR BOTH SITES: 29.6%

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050

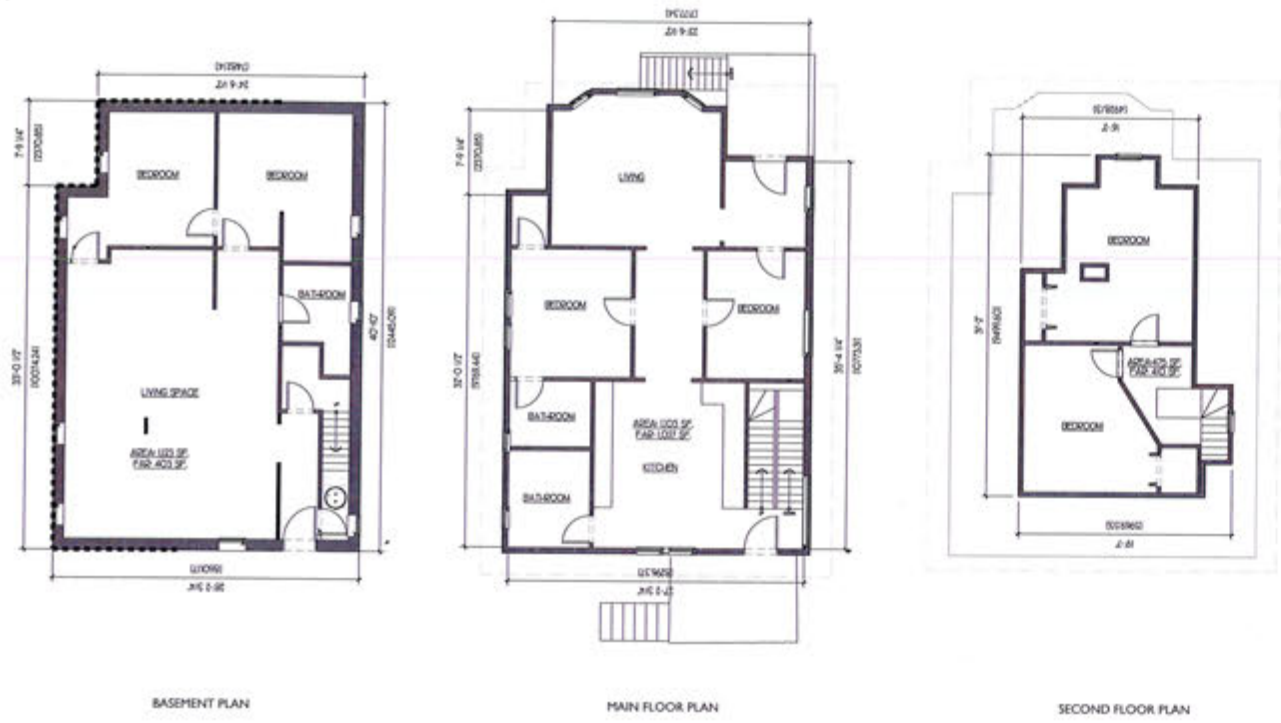
BUILDING A	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average Grade
AB	15.2	15.4	15.30	9.99	152.847	620.43	41.8	14.84
BC	15.4	15.4	15.40	1.24	19.096			
CD	15.4	15.4	15.40	2.31	35.574			
DE	15.4	14.6	15.00	7.39	110.85			
EF	14.6	14.1	14.35	12.29	176.3615			
FA	14.1	15.2	14.65	8.58	125.697			

BUILDING B	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average Grade
AB	14.5	14.75	14.63	8.19	119.7788	489.75	34.66	14.13
BC	14.75	14.25	14.50	3.85	55.825			
CD	14.25	14.25	14.25	0.56	7.98			
DE	14.25	13.75	14.00	5.29	74.06			
EF	13.75	13.6	13.68	4.88	66.734			
FG	13.6	13.65	13.63	1.22	16.6225			
GH	13.65	13.6	13.63	2.74	37.3325			
HA	13.6	14.5	14.05	7.93	111.4165			



SITE PLAN

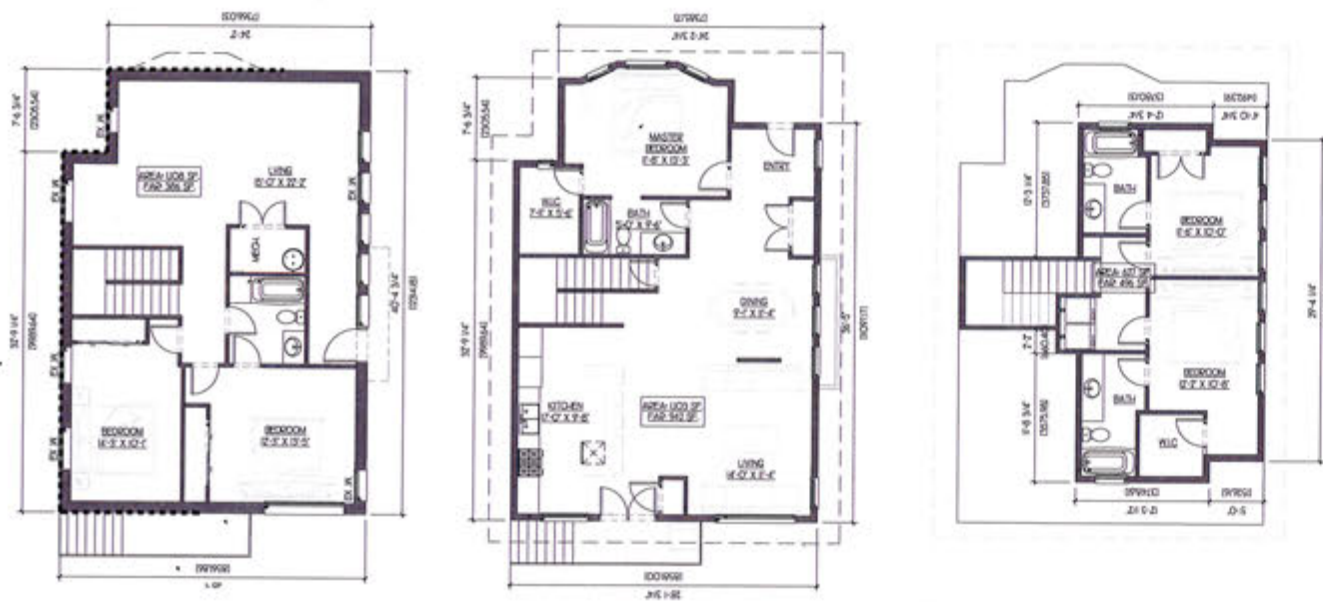


BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING A - EXISTING BUILDING PLANS

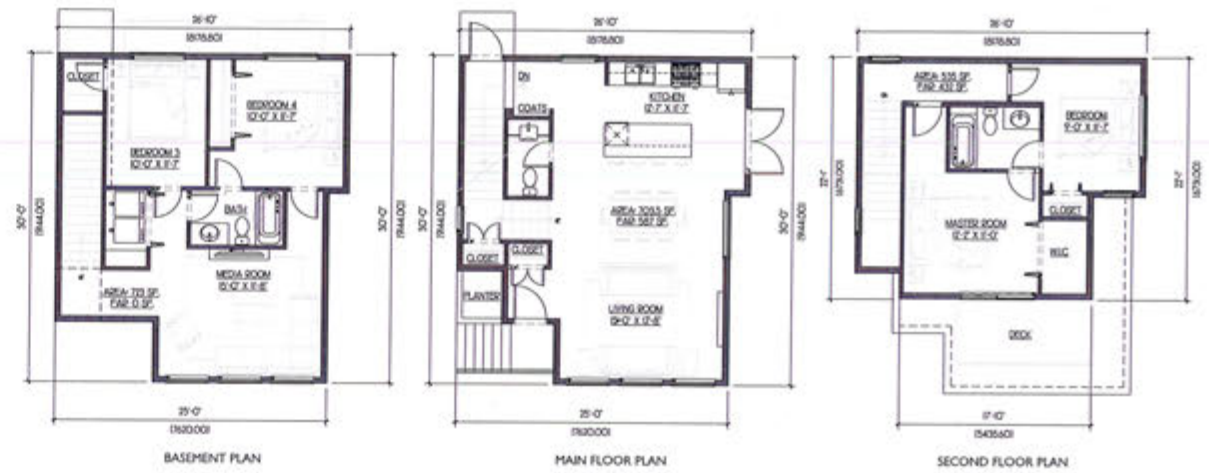


BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING A - PROPOSED BUILDING PLANS



BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING B - PROPOSED BUILDING PLANS



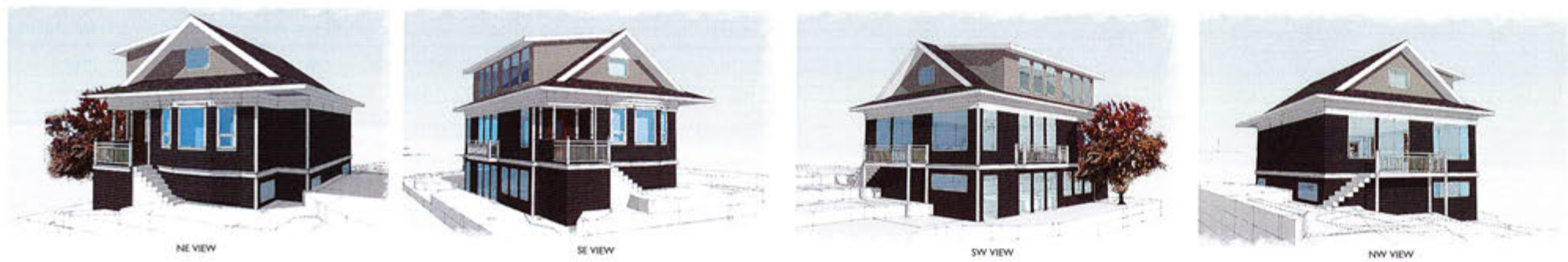
SW VIEW

SE VIEW

NE VIEW

NW VIEW

BUILDING B - PROPOSED BUILDING 3D VIEWS



NE VIEW

SE VIEW

SW VIEW

NW VIEW

BUILDING A - PROPOSED BUILDING 3D VIEWS



BRICK

HARDIE SHINGLE

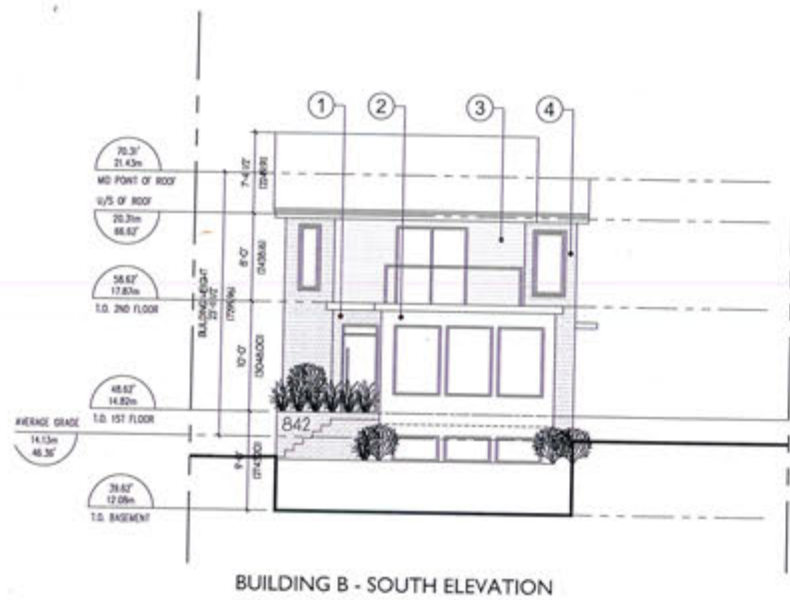
ACRYLIC STUCCO

HARDIE SIDING

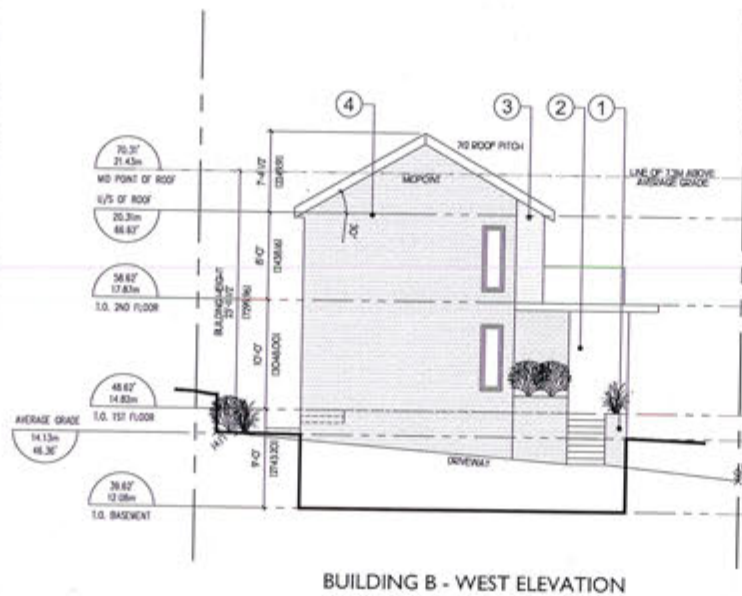
ASPHALT SHINGLES

COLOUR SCHEME

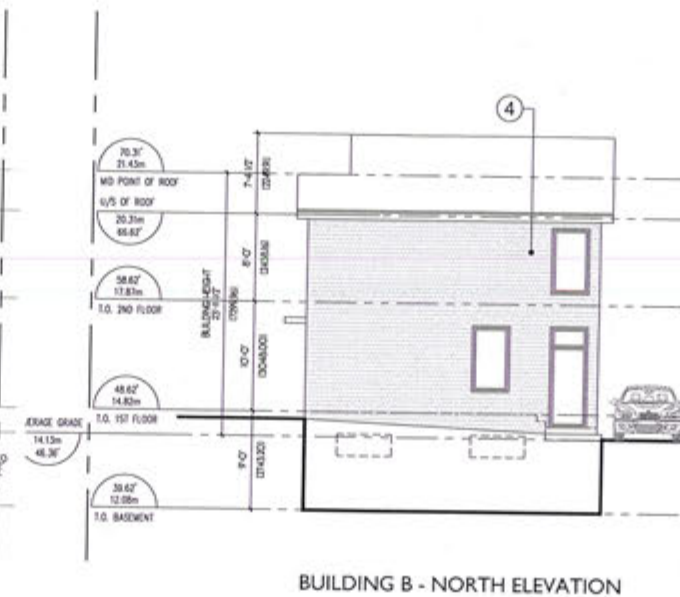




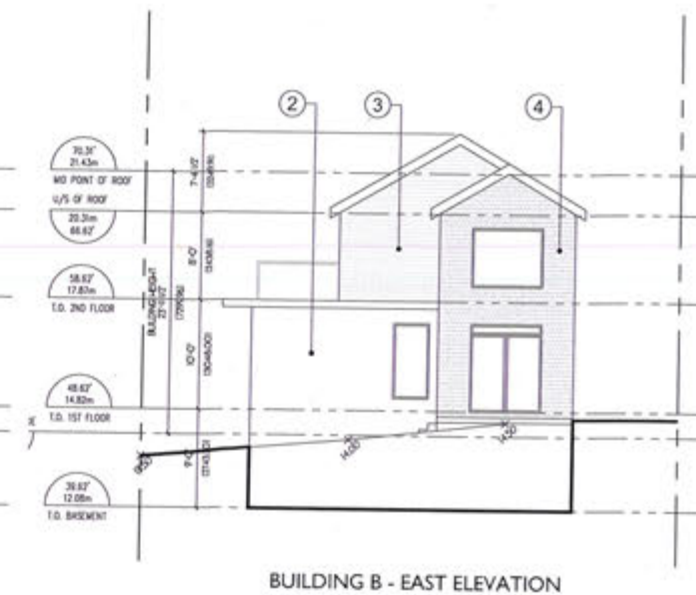
BUILDING B - SOUTH ELEVATION



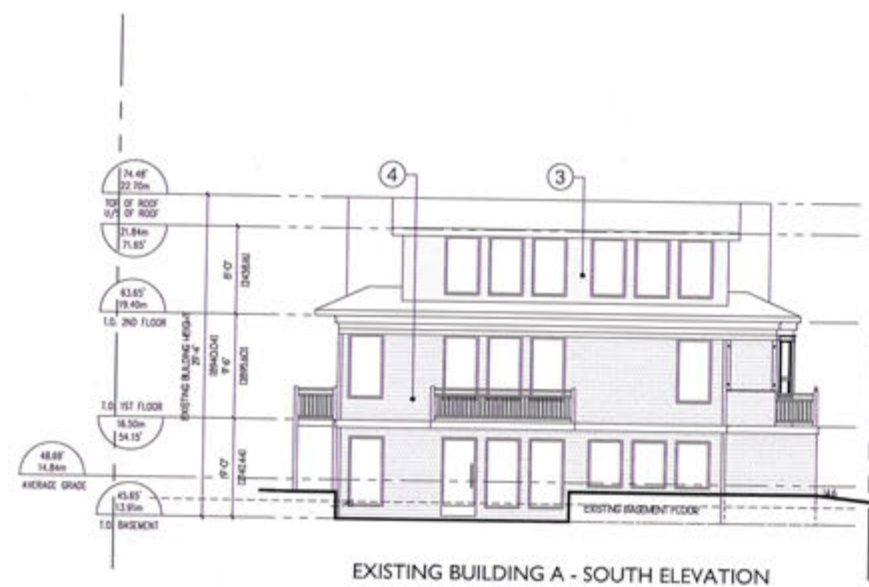
BUILDING B - WEST ELEVATION



BUILDING B - NORTH ELEVATION

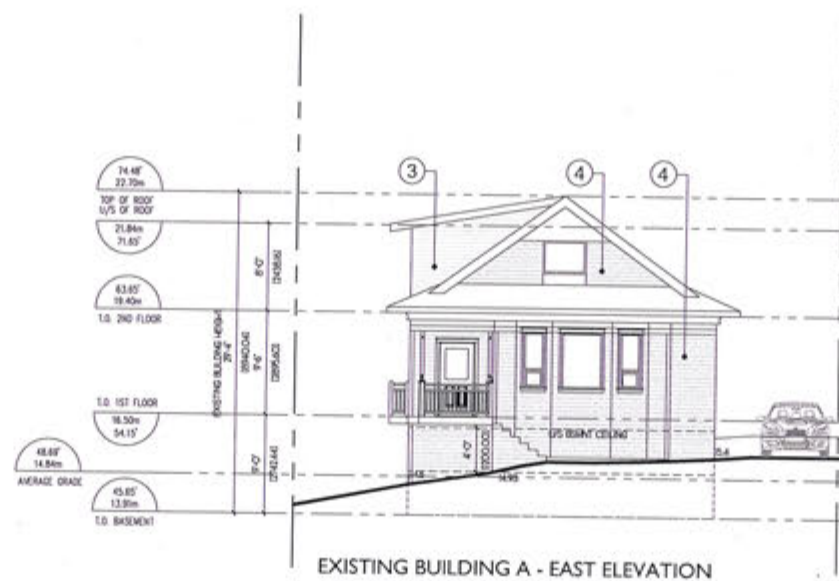


BUILDING B - EAST ELEVATION

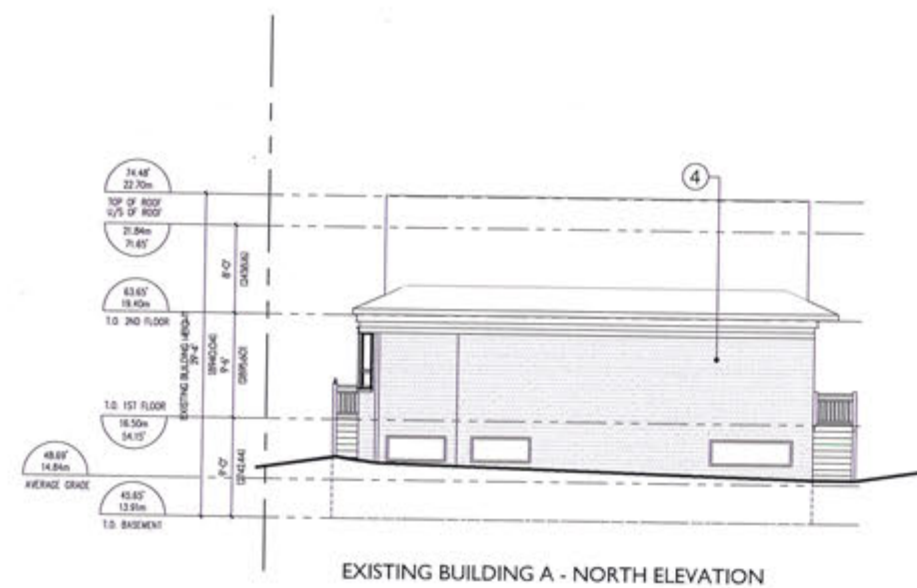


EXISTING BUILDING A - SOUTH ELEVATION

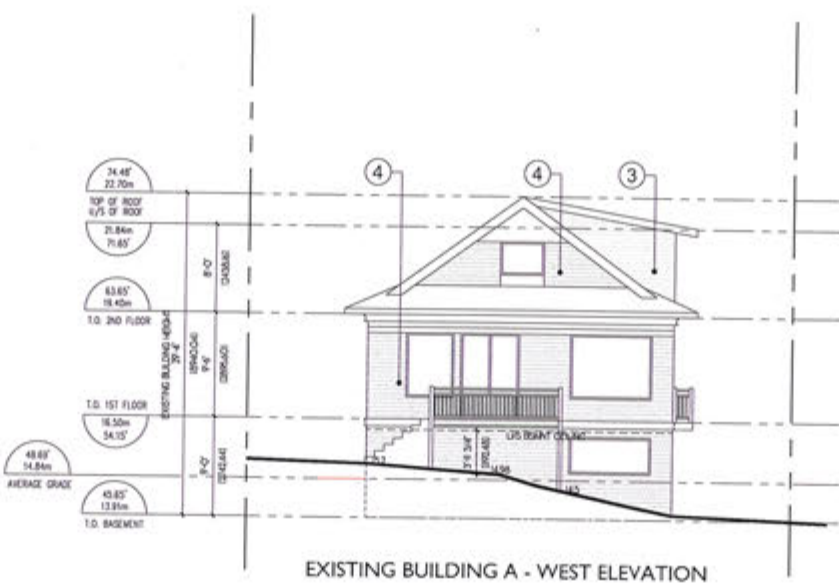
- 1 BRICK VENEER
- 2 ACrylic STUCCO
- 3 HARDY SIDING
- 4 HARDY SIDING



EXISTING BUILDING A - EAST ELEVATION



EXISTING BUILDING A - NORTH ELEVATION



EXISTING BUILDING A - WEST ELEVATION



CLIENT NAME  
Xquimalt Developments

ADDRESS  
842 Carrie St

DESIGNED BY  
Bianca Bodley

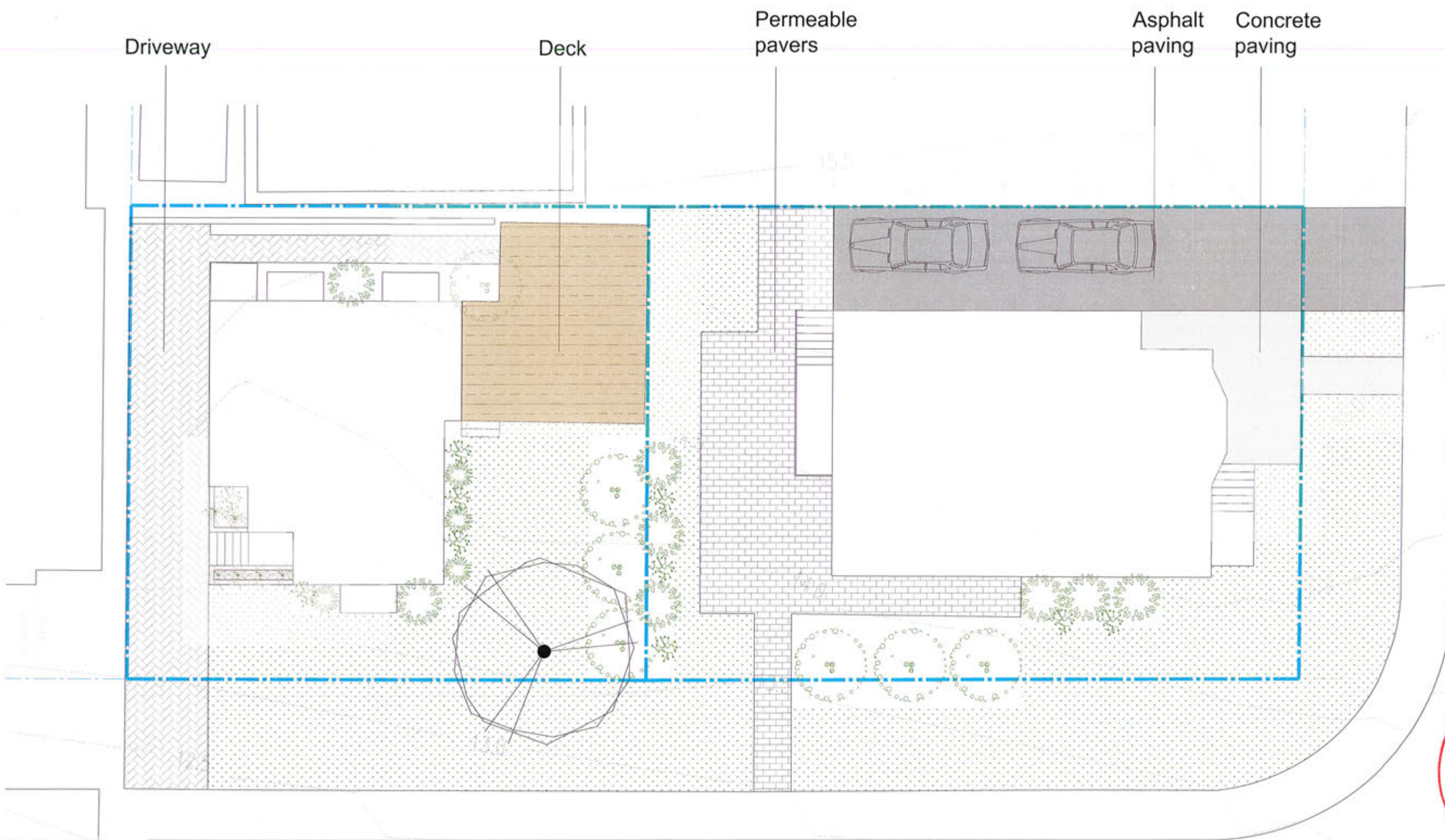
DRAWN BY  
KT



Scale: NTS

**L1** Landscape Site Plan

DATE

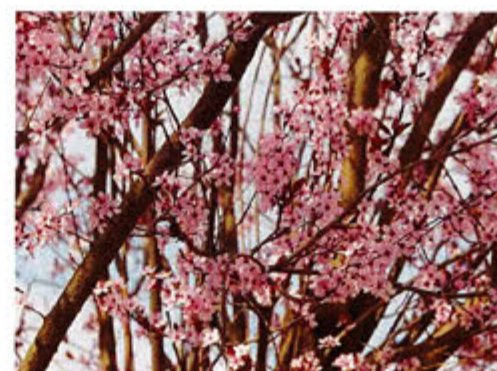



 Syringa vulgaris,  
 Common lilac

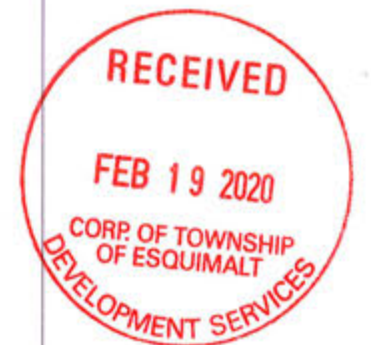
 Lavandula 'Hidcote blue',  
 English lavender

 Panicum virgatum 'Heavy metal',  
 Blue switch grass



 Rosmarinus 'Tuscan blue',  
 Tuscan blue rosemary

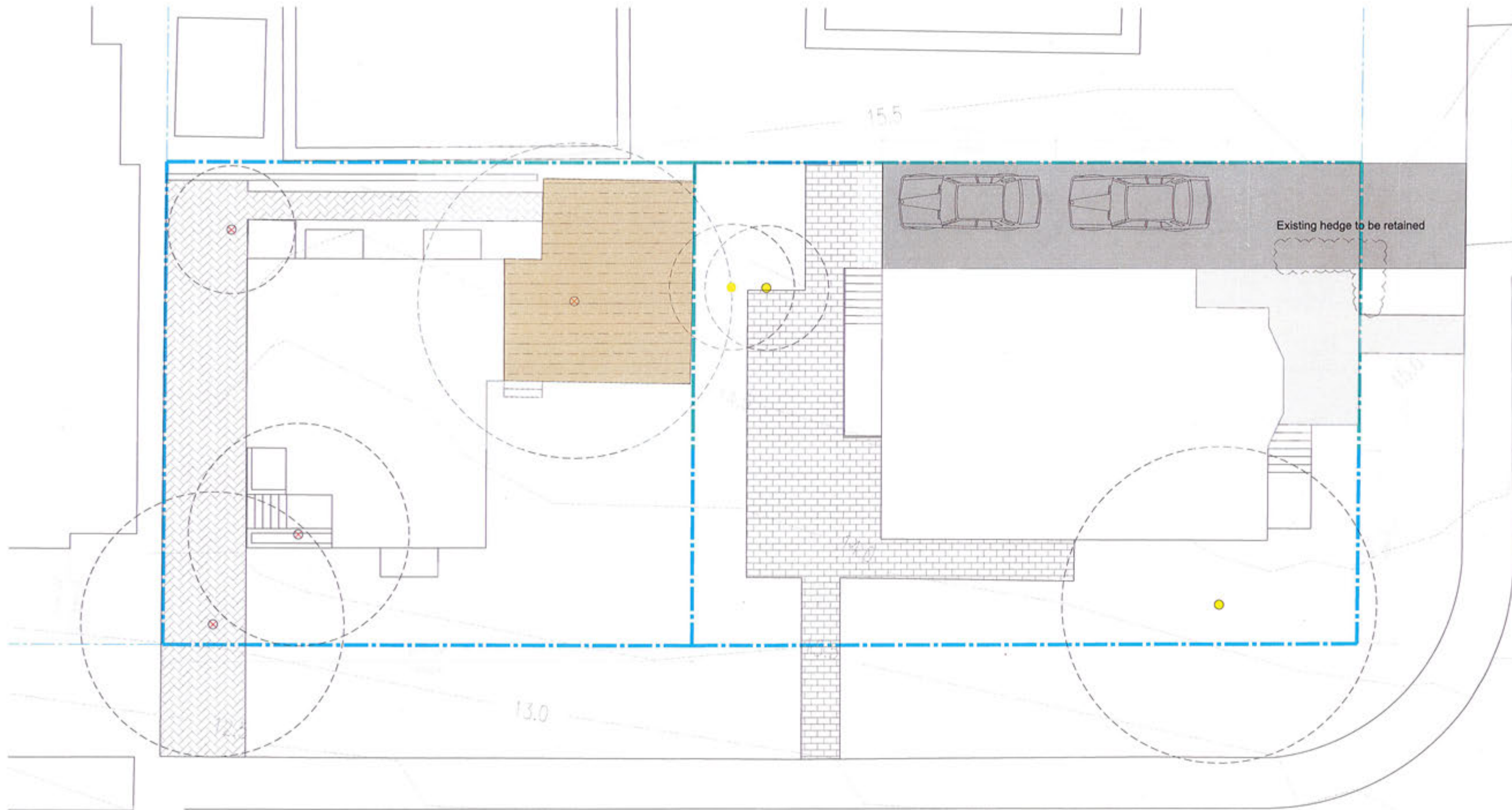
 Hydrangea paniculata,  
 Limelight hydrangea

 Prunus cerasifera pissardii nigra,  
 Black cherry plum

PLANT LIST					
ID	Latin name	Common name	Size	Category	Quantity
Pc	Prunus cerasifera pissardii nigra	Black cherry plum	12' B+B	Tree	1
Sv	Syringa vulgaris	Common lilac	10 Gallon	Shrub	7
Hp	Hydrangea paniculata	Limelight hydrangea	5 Gallon	Shrub	8
La	Lavandula 'Hidcote blue'	English lavender	1 Gallon	Perennials	18
Ro	Rosmarinus 'Tuscan blue'	Tuscan blue rosemary	2 Gallon	Perennials	4
Pw	Panicum virgatum 'Heavy metal'	Blue switch grass	1 Gallon	Grass	6



**LEGEND**

-  Existing tree to be retained
-  Existing tree to be removed



Scale: NTS

**L3** TREE RETENTION  
AND REMOVAL PLAN

DATE  
January 28, 2020



OUR HOUSE  
842 CARRIE STREET - REZONING APPLICATION

ESQUIMALT HIGHSCHOOL

WEST NEIGHBOUR

NORTH NEIGHBOUR

HOUSE



THE LOT PANORAMA  
842 CARRIE STREET - REZONING APPLICATION



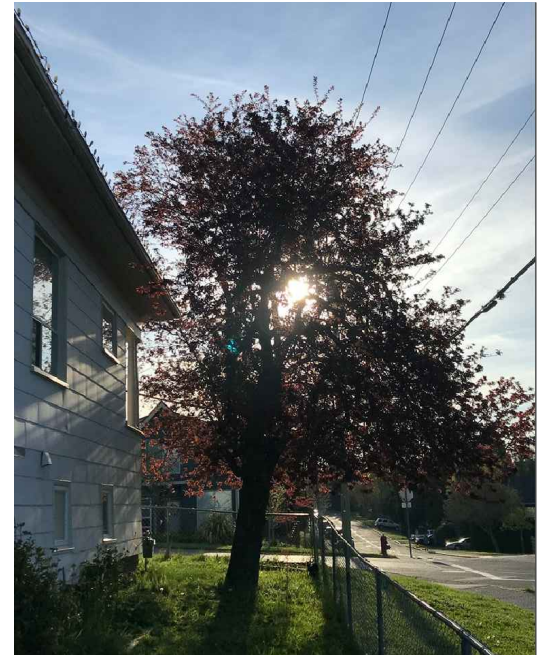
120 YEARS OF HISTORY



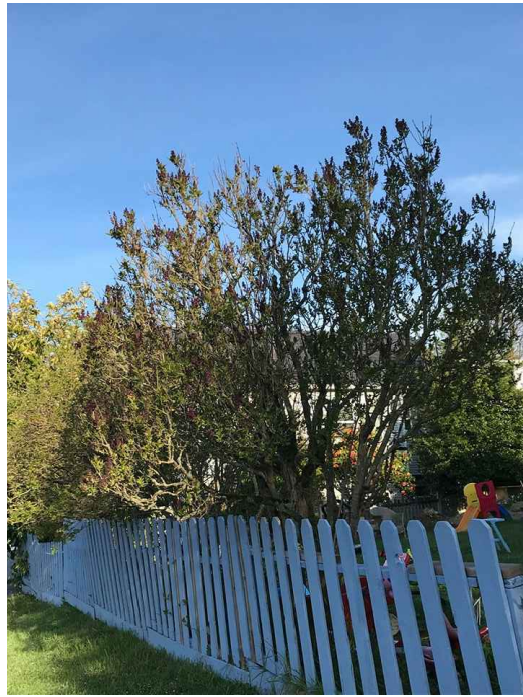
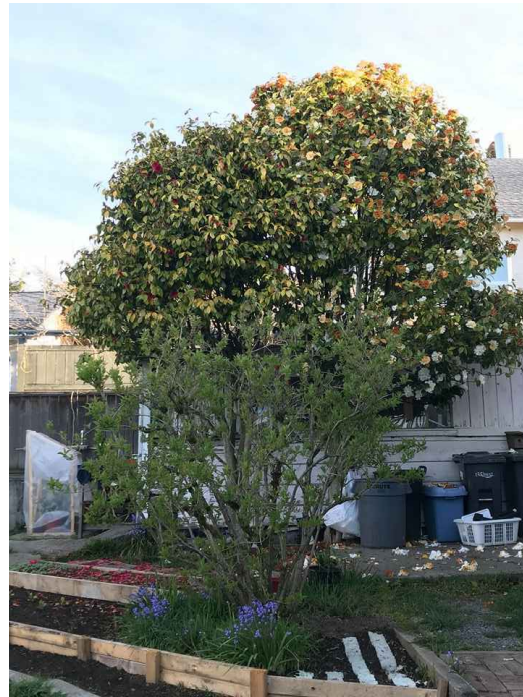
MOUNTAIN VIEWS ON A CLEAR DAY



ANDERSON PARK AT KITTY-CORNER



12' WIDE BOULEVARDS ON COLVILLE

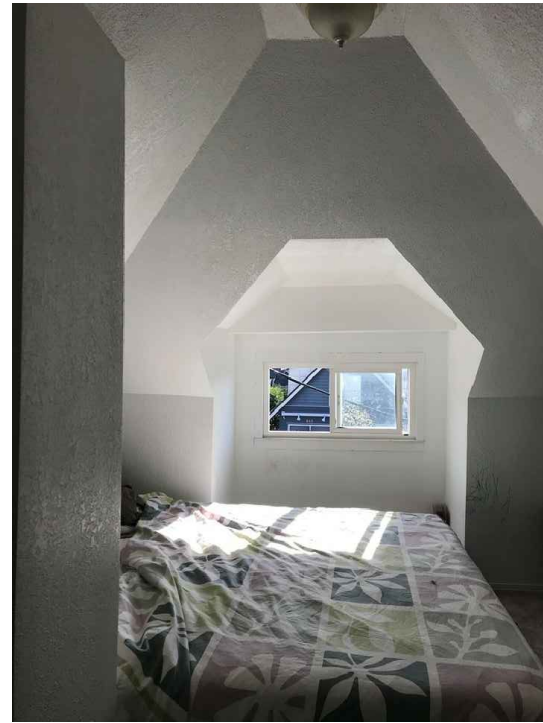


EXISTING ESTABLISHED TREES AND HEDGES

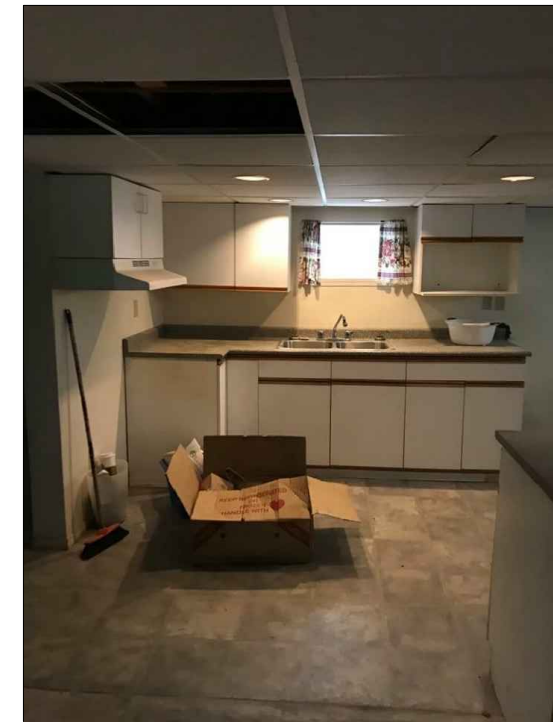
## EXISTING SITE CONDITIONS AND THINGS WE LOVE 842 CARRIE STREET - REZONING APPLICATION



THE ONLY TWO WINDOWS ON THE ENTIRE SECOND FLOOR



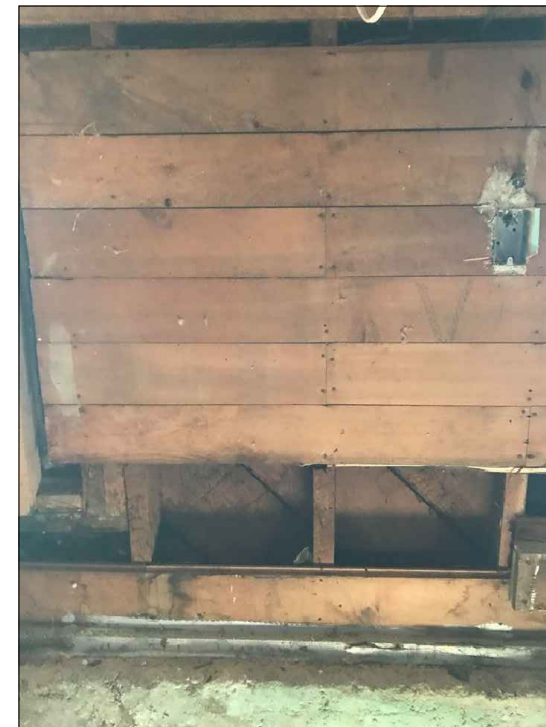
6'-6" BASEMENT CEILING HEIGHT



ASBESTOS SIDING



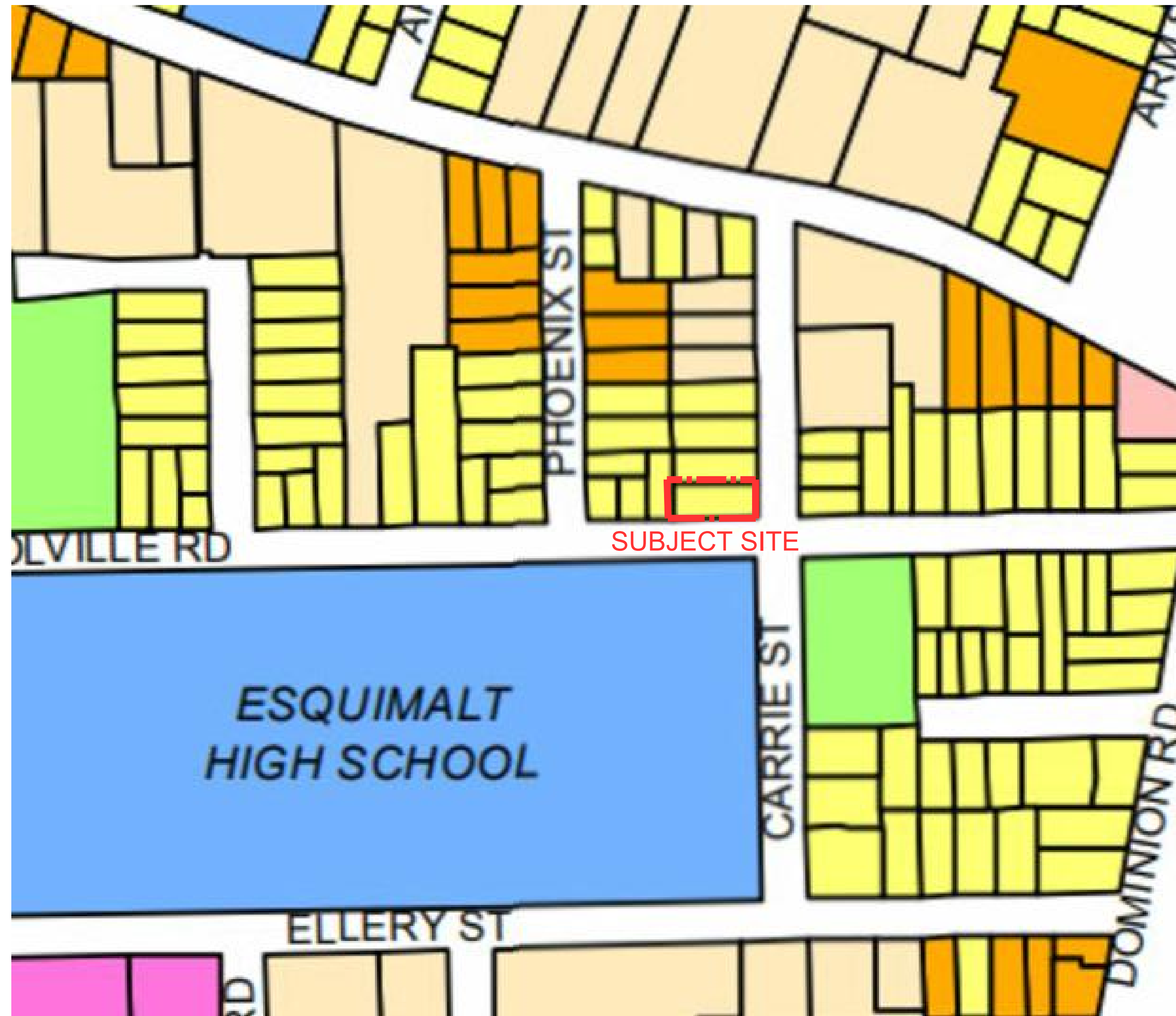
UNSAFE STAIRS



NO INSULATION IN WALLS OR ROOF

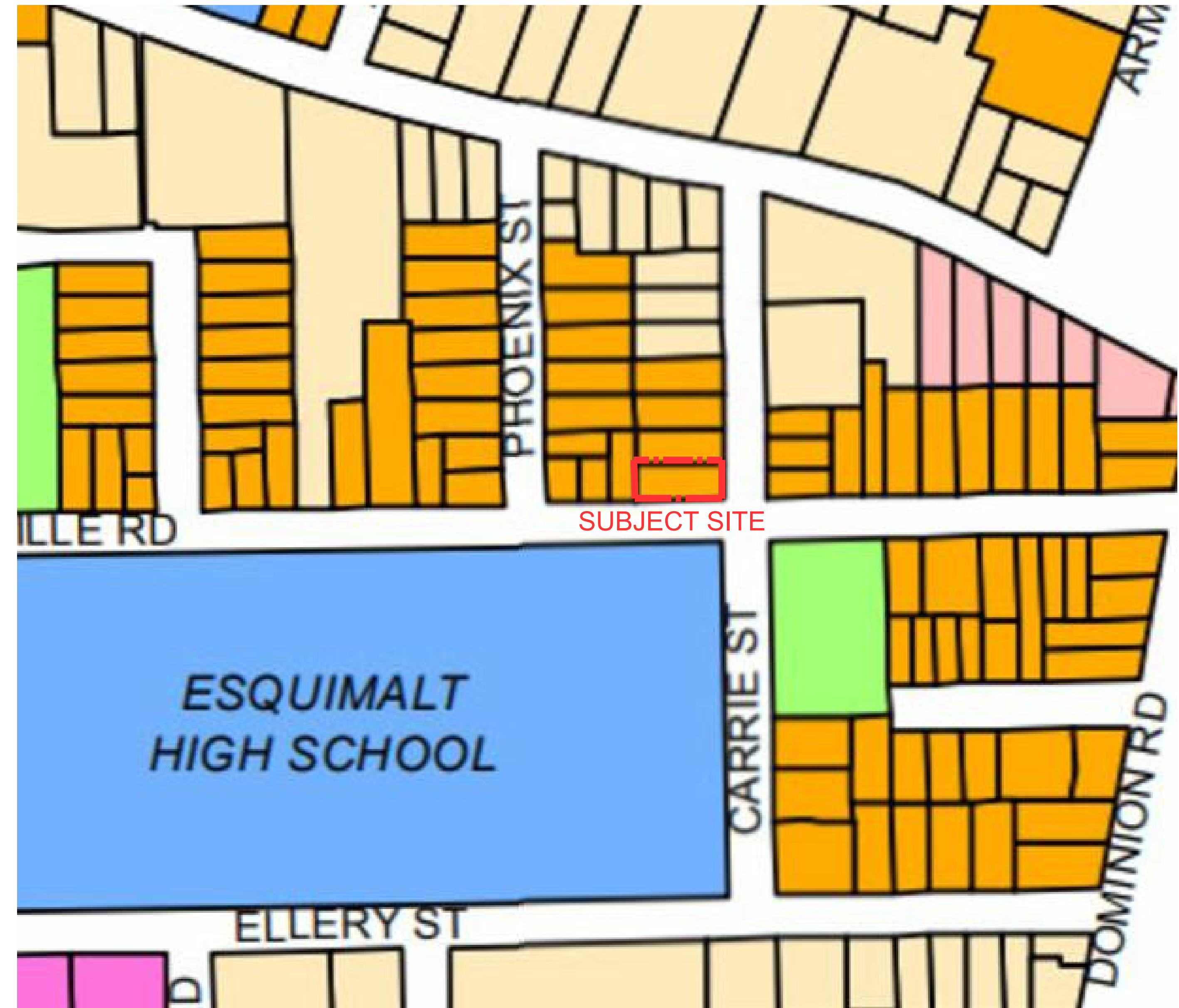
## EXISTING SITE CONDITIONS AND THINGS WE LOVE NOT SO MUCH 842 CARRIE STREET - REZONING APPLICATION





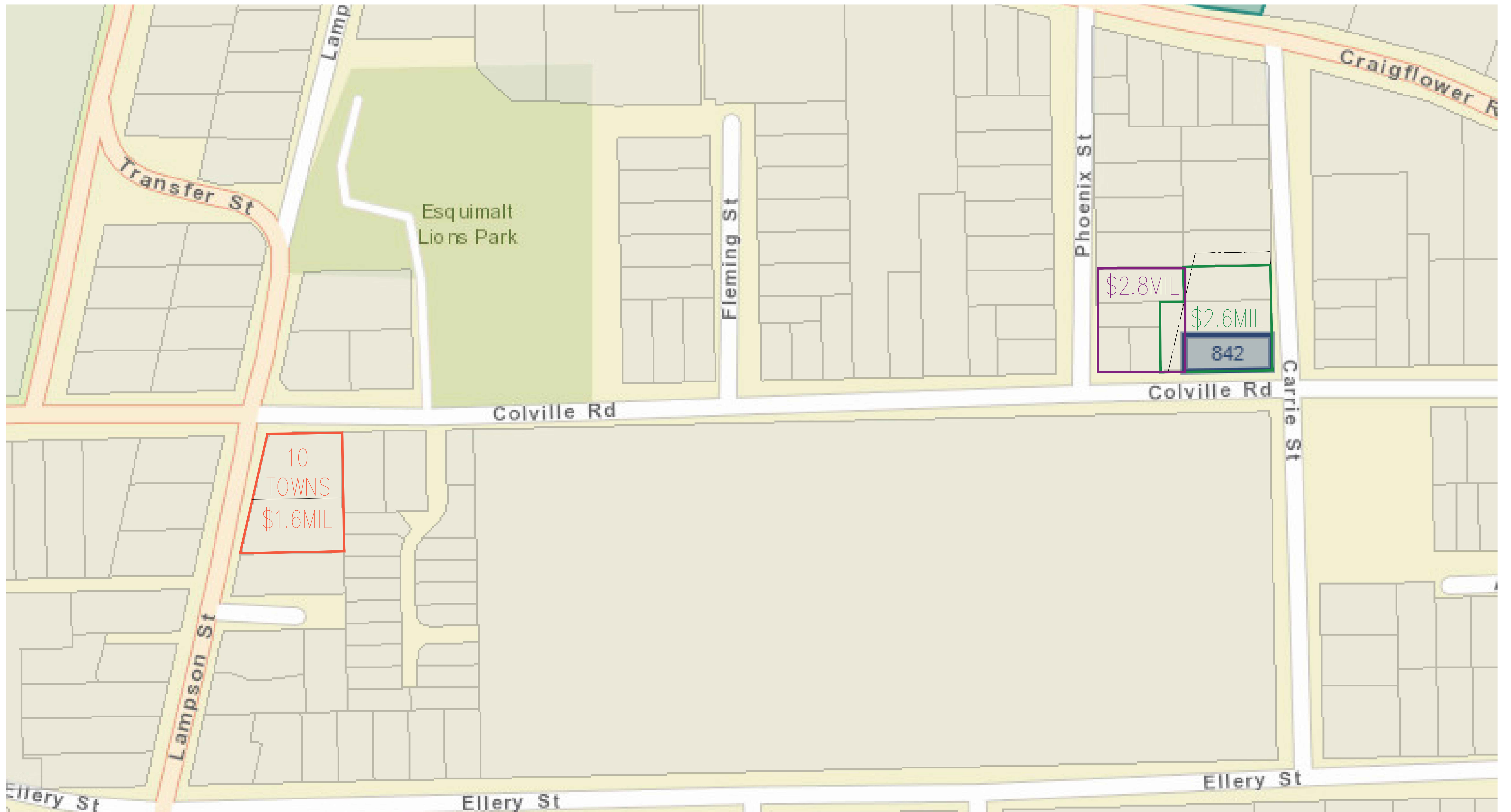
CURRENT ZONING

- SINGLE FAMILY RESIDENTIAL
- TOWNHOMES
- MIDRISE MULTIFAMILY



CURRENT OCP

## 842 CARRIE STREET - REZONING APPLICATION



SAMPLE TOWNHOUSE DEVELOPMENT

## 842 CARRIE STREET - REZONING APPLICATION



NEIGHBOURHOOD FABRIC -  
CURRENT

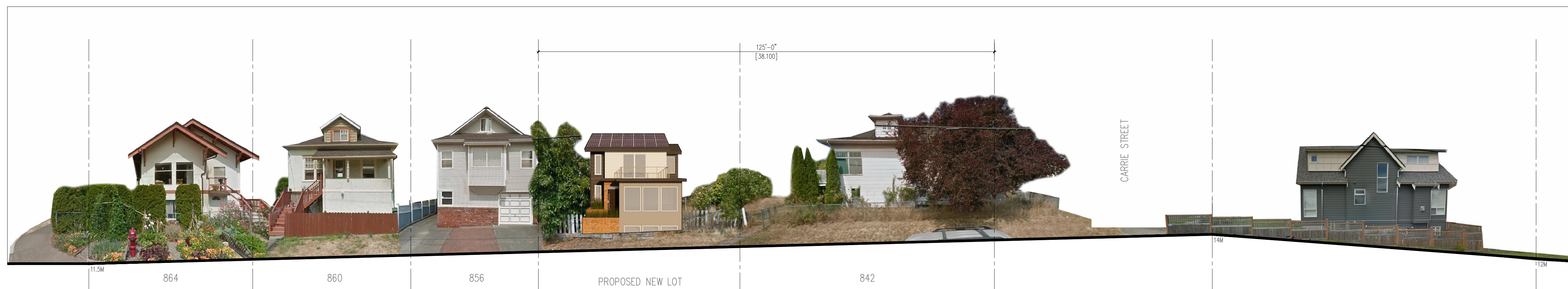


NEIGHBOURHOOD FABRIC -  
PROPOSED

## 842 CARRIE STREET - REZONING APPLICATION



AERIAL VIEW - GOOGLE MAPS



STREETSCAPE - COLVILLE RD

## 842 CARRIE STREET - REZONING APPLICATION

**PROJECT DATA:**

LEGAL ADDRESS: LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276  
 CIVIC ADDRESS: 842 CARRIE ST, ESQUIMALT, BC  
 CURRENT ZONING: R5-1  
 PROPOSED ZONING: CD  
 ORIGINAL LOT SIZE: 578.5m<sup>2</sup>/ 6,226ft<sup>2</sup>

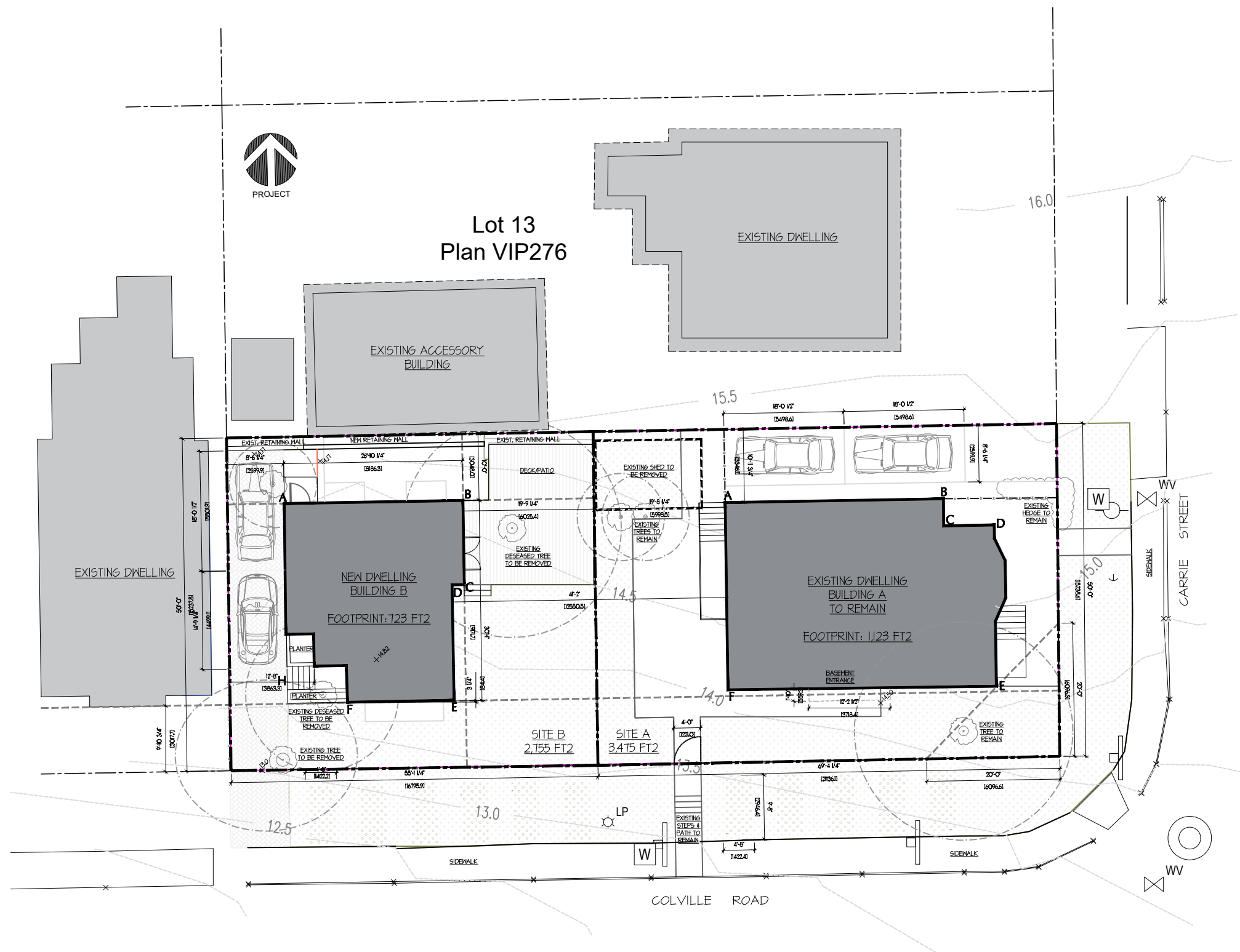
SITE A AREA: 3,475 ft<sup>2</sup>  
 BUILDING A FOOTPRINT: 1,123 ft<sup>2</sup>  
 SITE A COVERAGE: 32.2 %  
 SITE A FAR: .52 (1,824 FT<sup>2</sup>)  
 BUILDING HEIGHT: EXISTING  
 PARKING: 2 EXISTING

SITE B AREA: 2,751 ft<sup>2</sup>  
 BUILDING B FOOTPRINT: 723 ft<sup>2</sup>  
 SITE B COVERAGE: 26.2%  
 SITE B FAR: 0.31 (1,019 FT<sup>2</sup>)  
 BUILDING HEIGHT: 7.3M  
 PARKING: 2 (SURFACE)

OVERALL FAR FOR BOTH SITES: 0.456

OVERALL SITE COVERAGE FOR BOTH SITES: 29.6%

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050



**PROPOSED SITE PLAN  
 842 CARRIE STREET - REZONING APPLICATION**

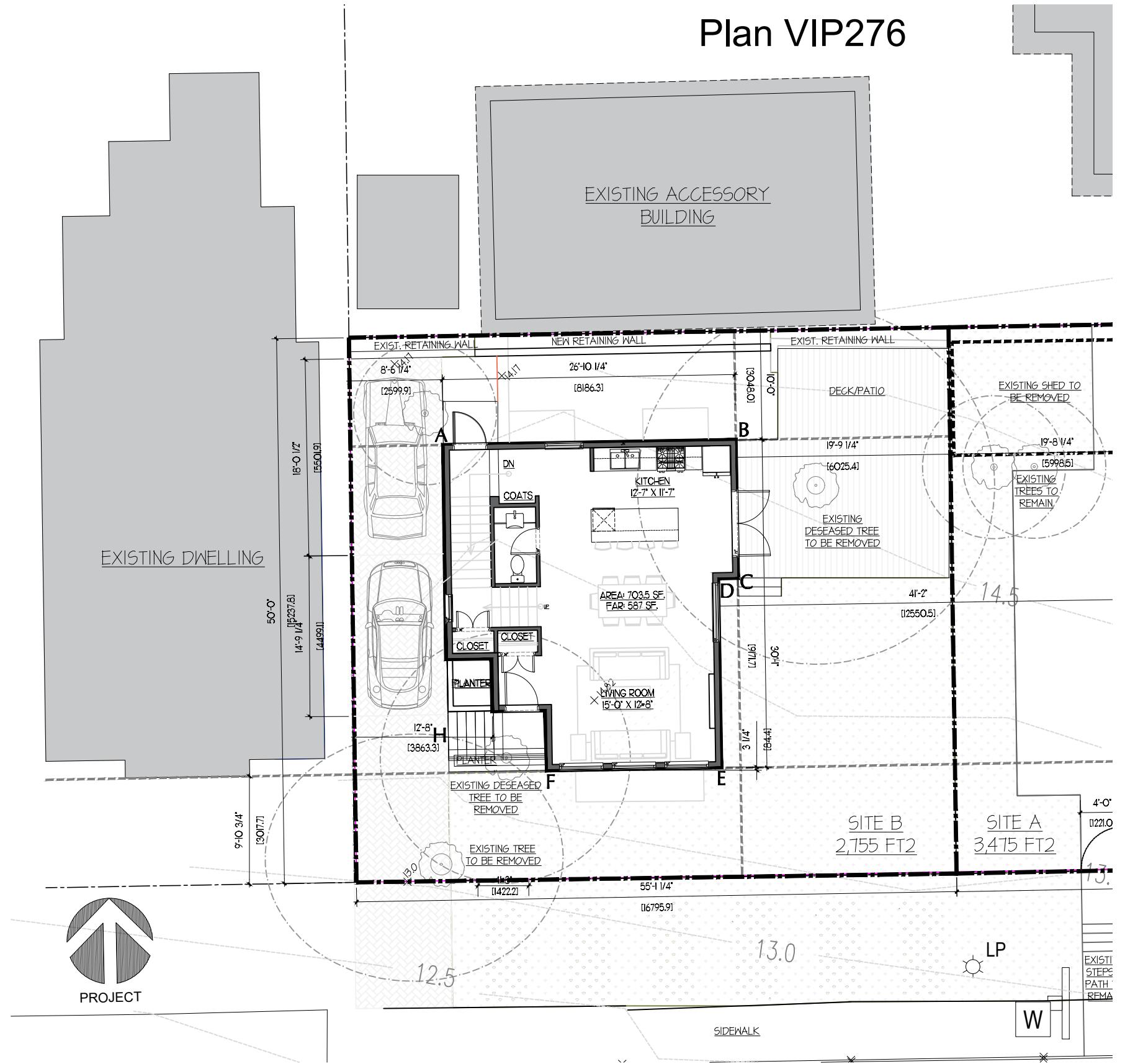


WEST NEIGHBOUR

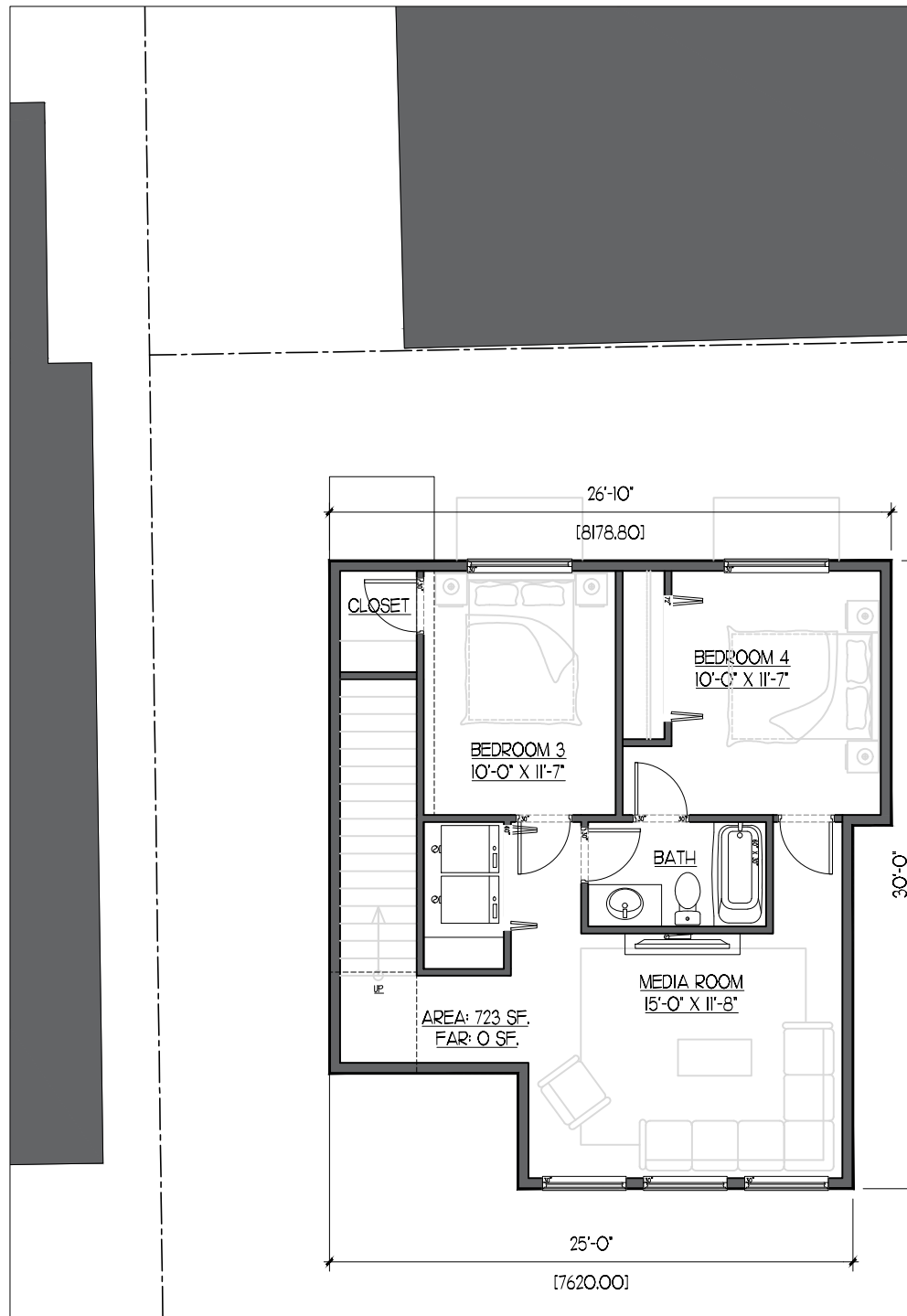


NORTH NEIGHBOUR

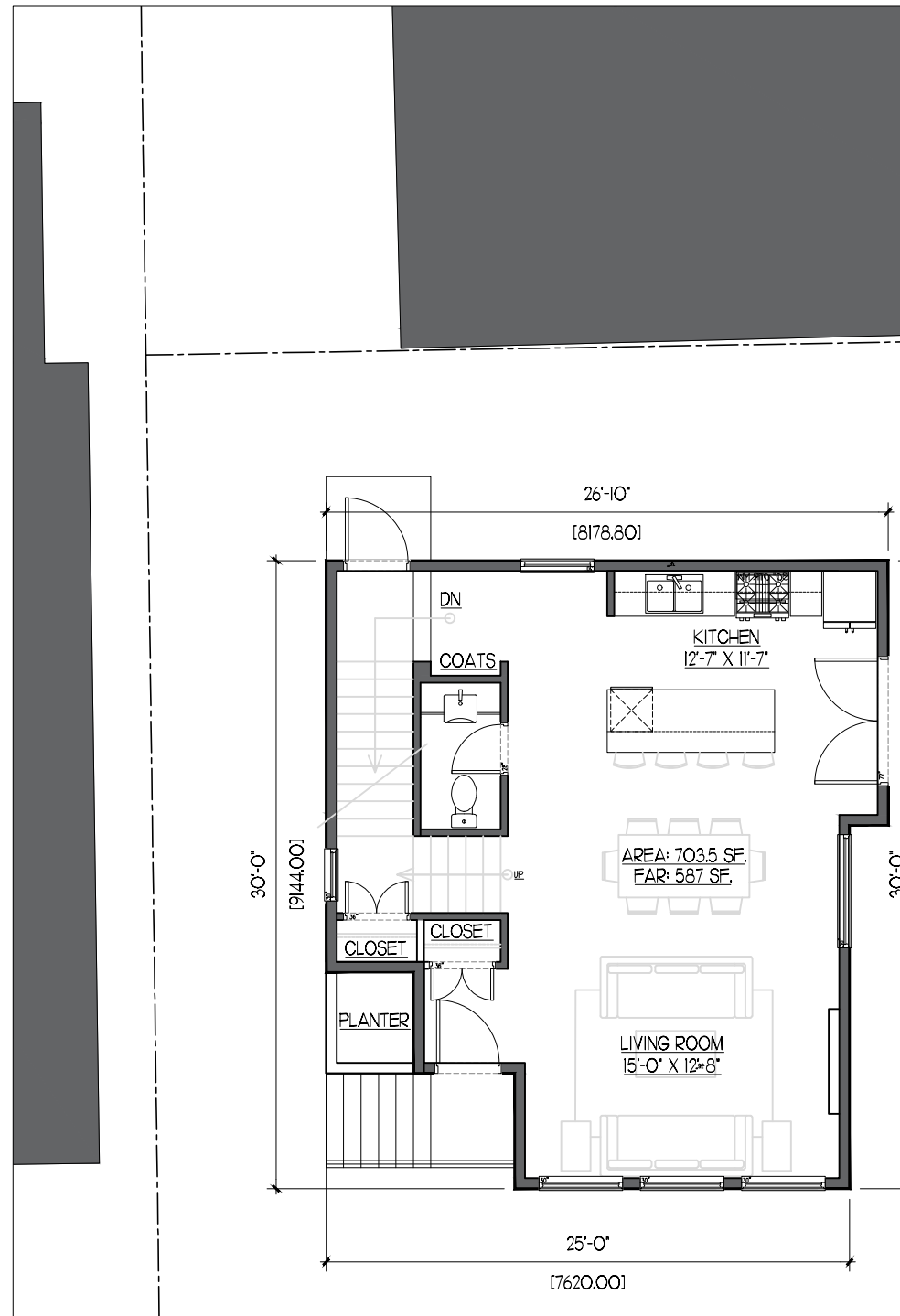
# Plan VIP276



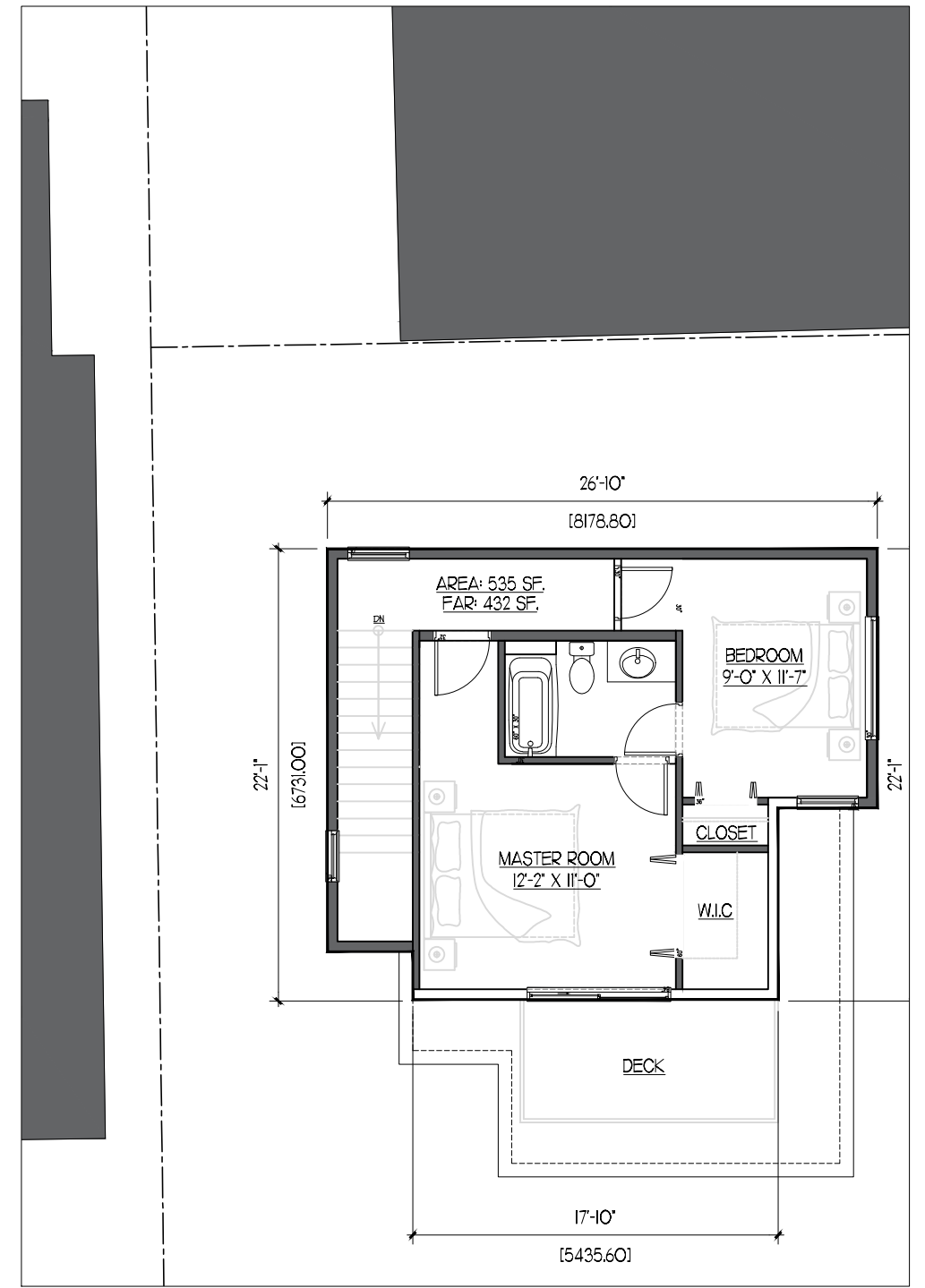
## PROPOSED CONDITION WITH WEST AND NORTH NEIGHBOUR 842 CARRIE STREET - REZONING APPLICATION



BASEMENT PLAN

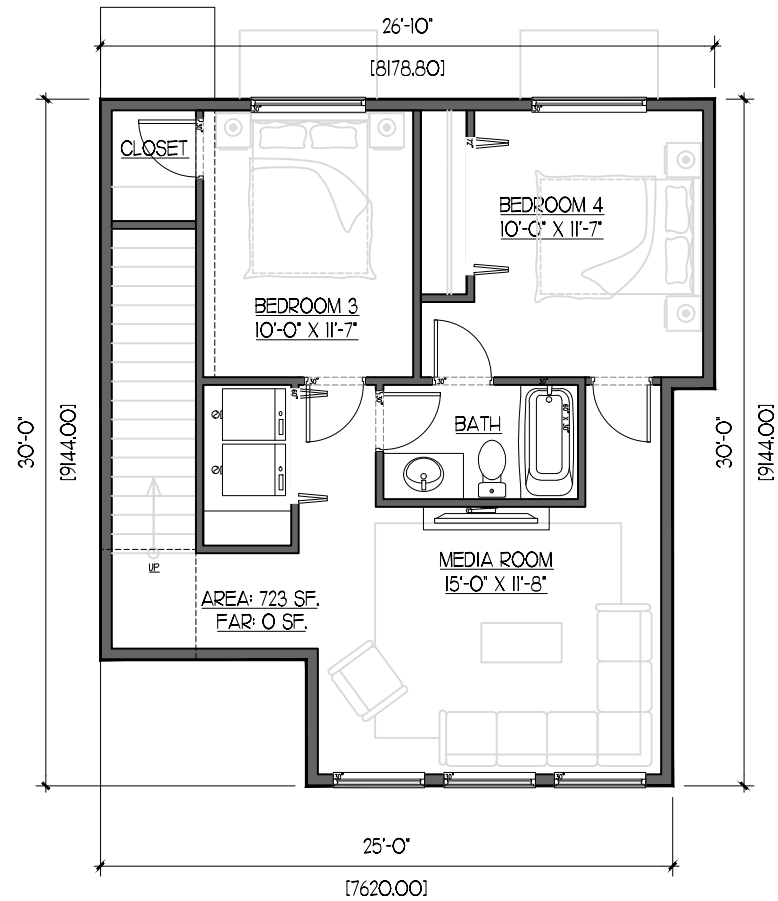


MAIN FLOOR PLAN

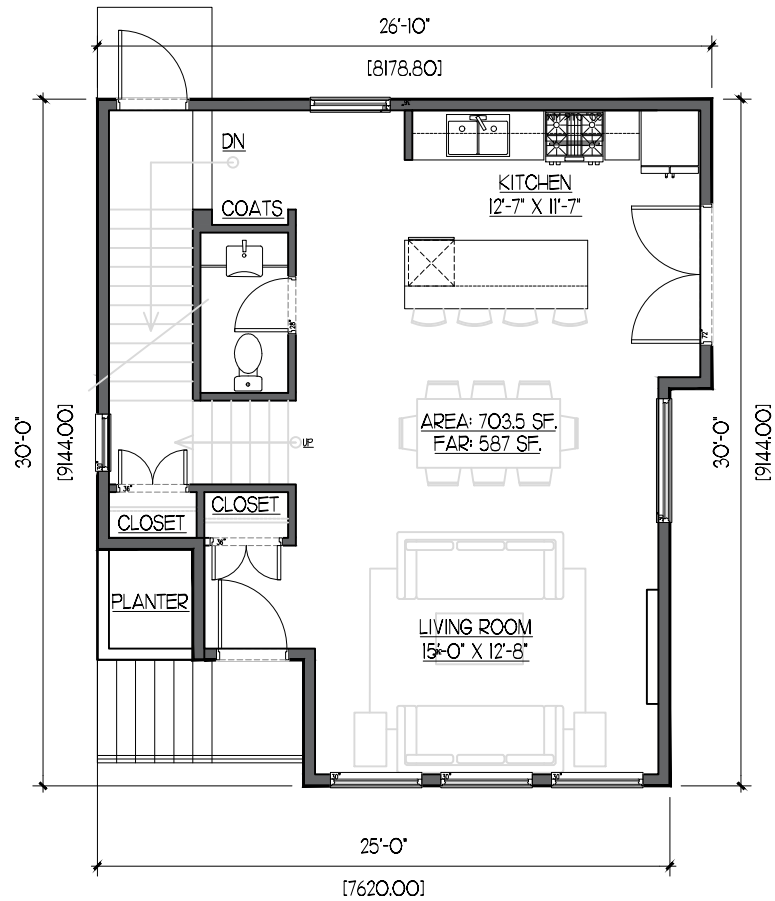


SECOND FLOOR PLAN

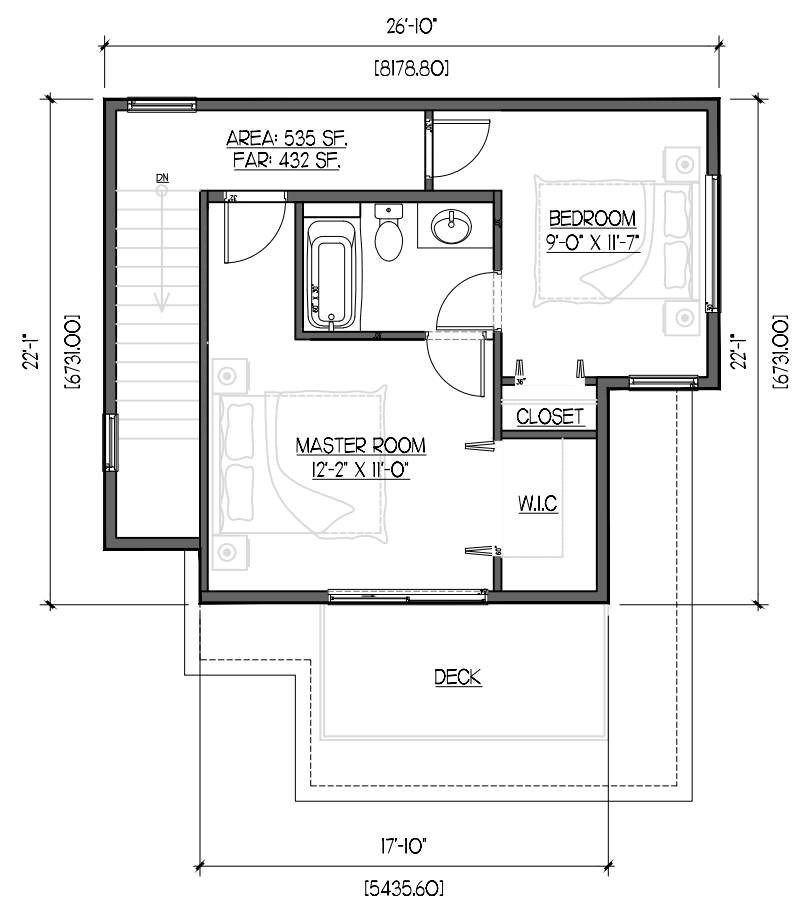
**BUILDING B - PLANS IN RELATIONSHIP TO NEIGHBOURS  
842 CARRIE STREET - REZONING APPLICATION**



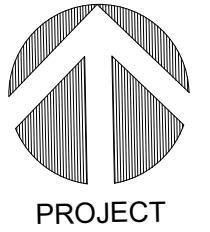
BASEMENT PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



SW VIEW



SE VIEW



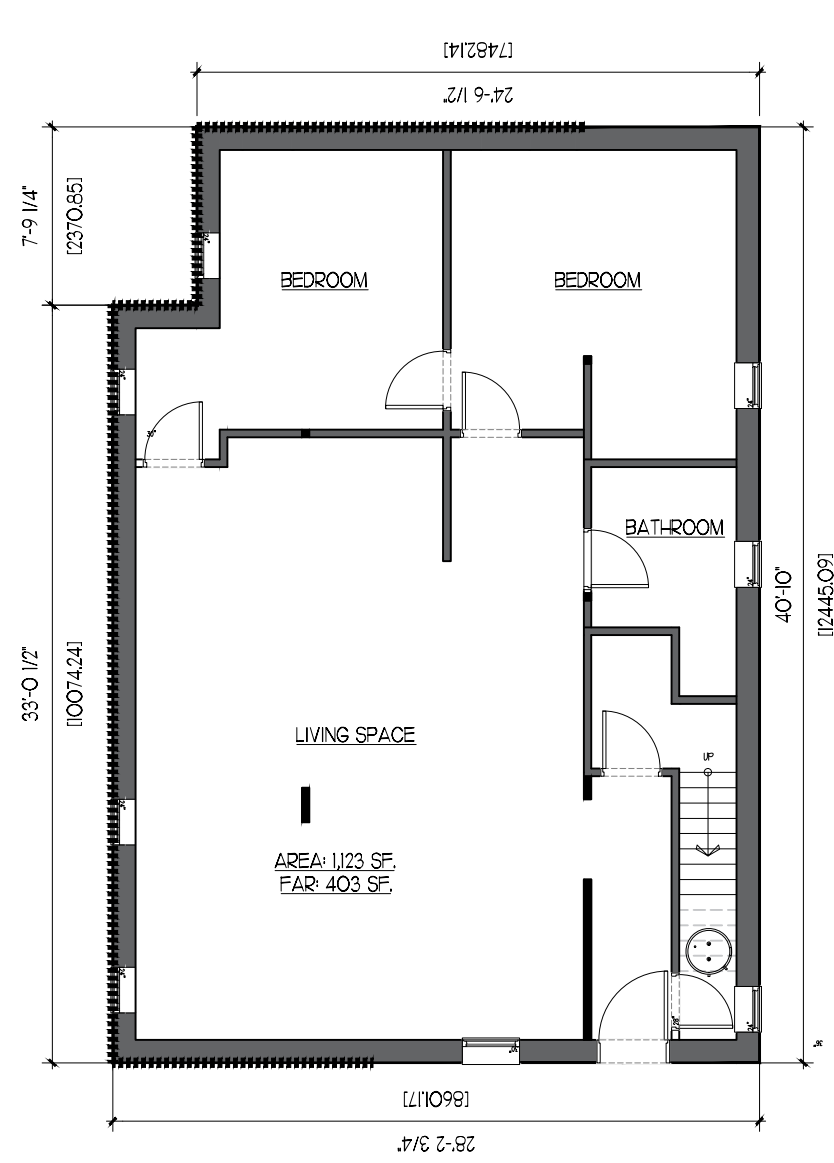
NE VIEW



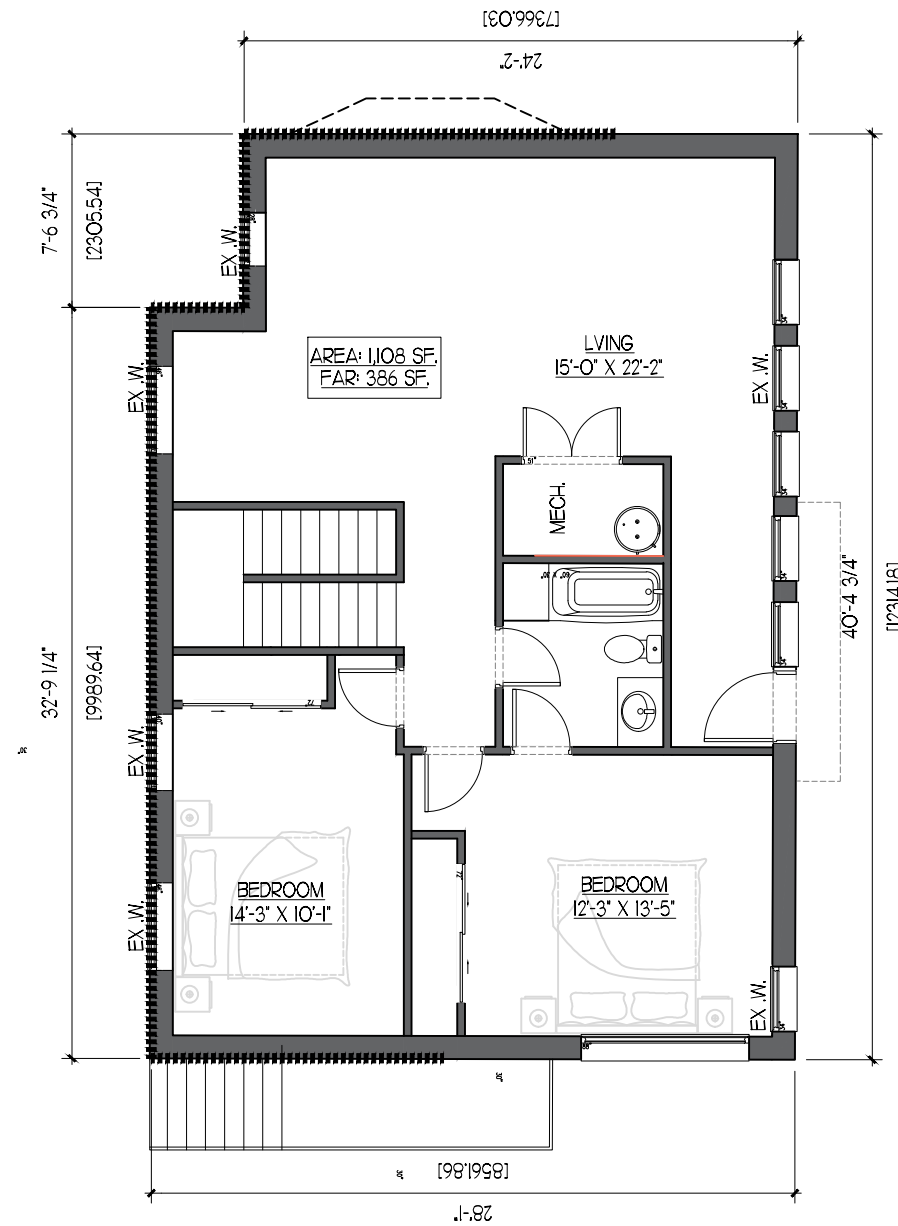
NW VIEW

## BUILDING B - PLANS AND 3D VIEWS 842 CARRIE STREET - REZONING APPLICATION



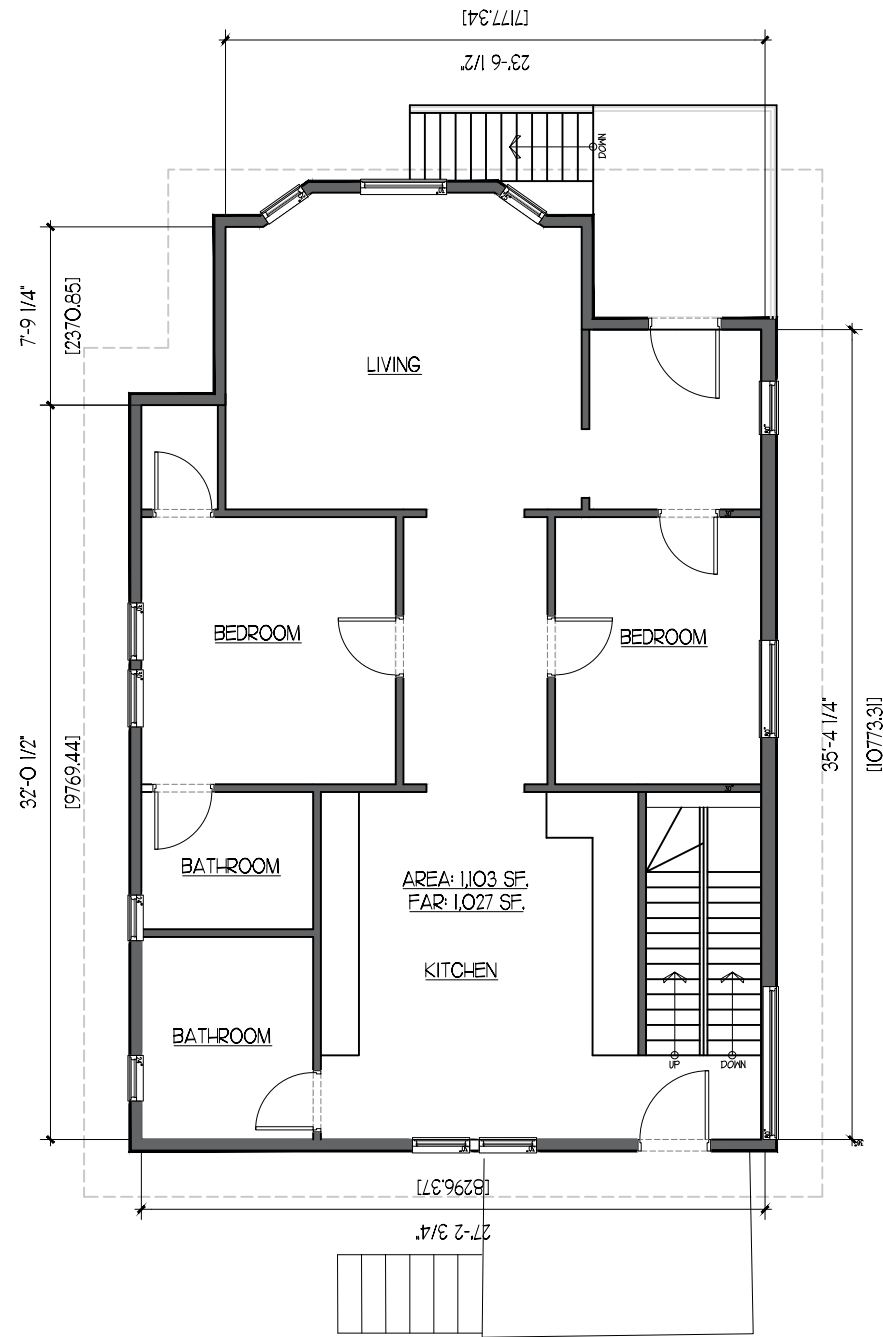


BASEMENT PLAN -  
EXISTING

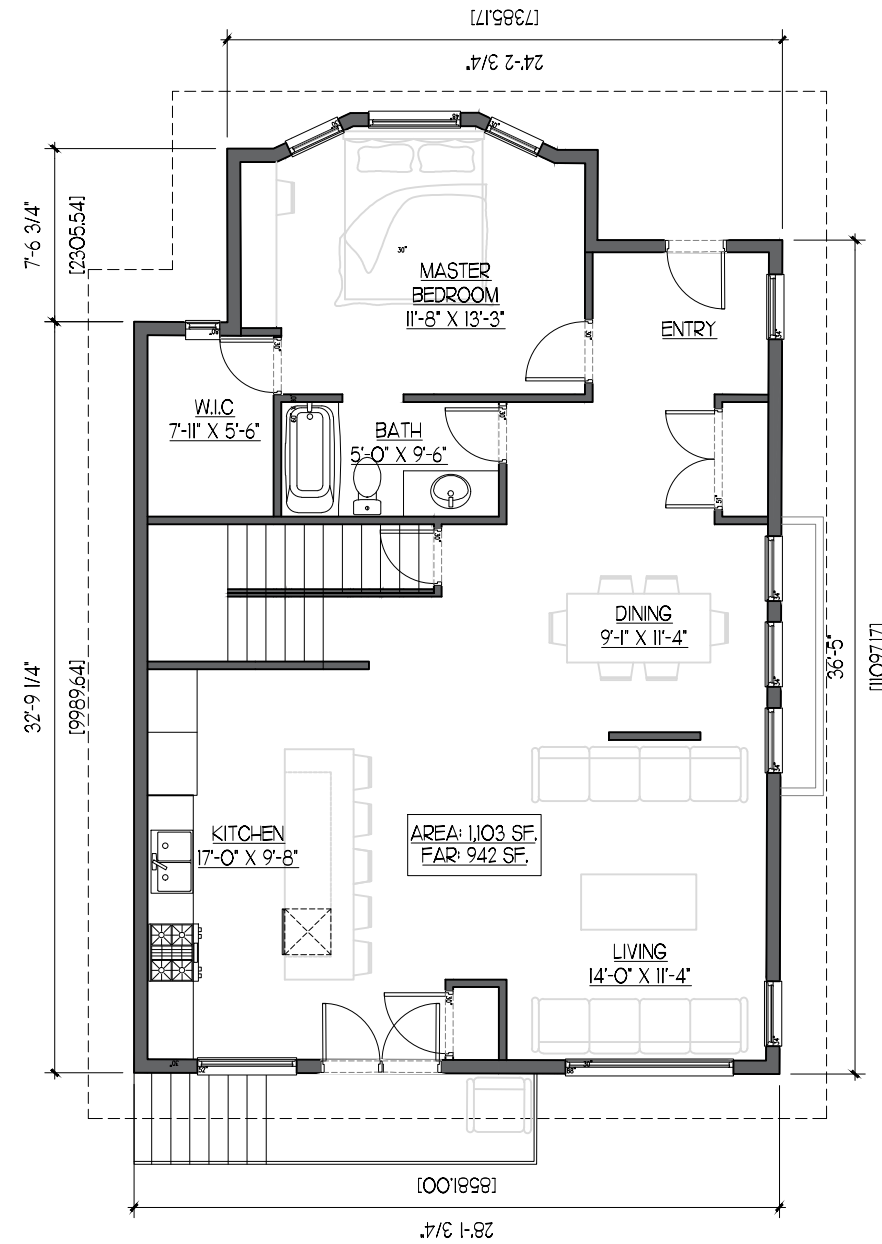


BASEMENT PLAN -  
PROPOSED

## BUILDING A - EXISTING VS PROPOSED PLANS - RENOVATION 842 CARRIE STREET - REZONING APPLICATION

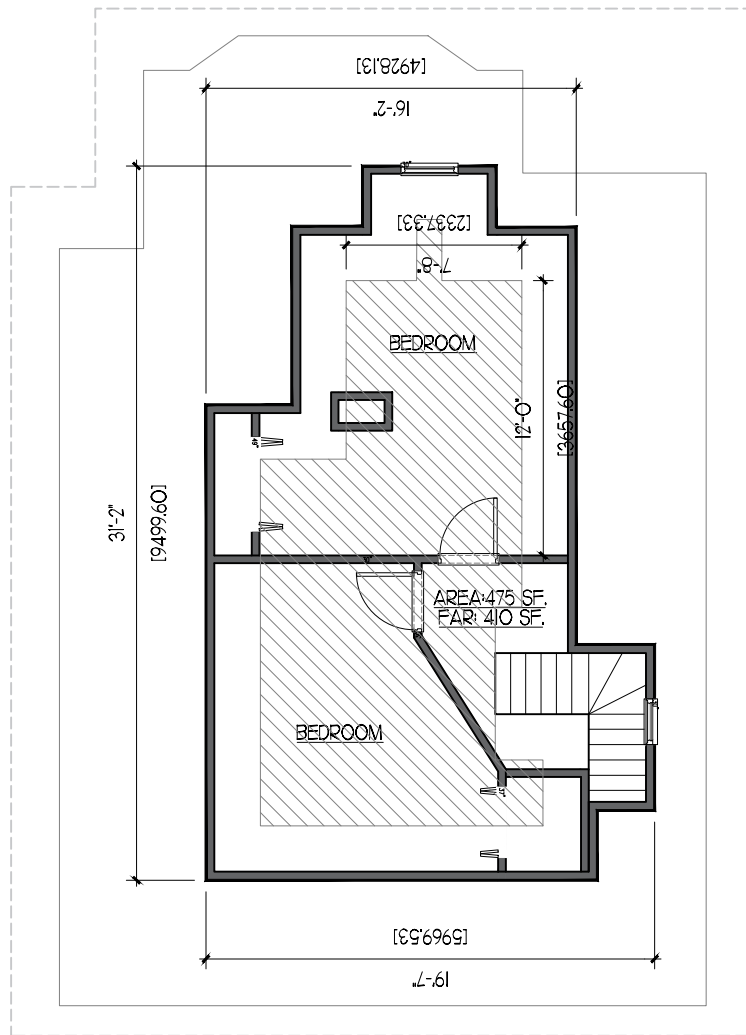


MAIN FLOOR PLAN -  
EXISTING

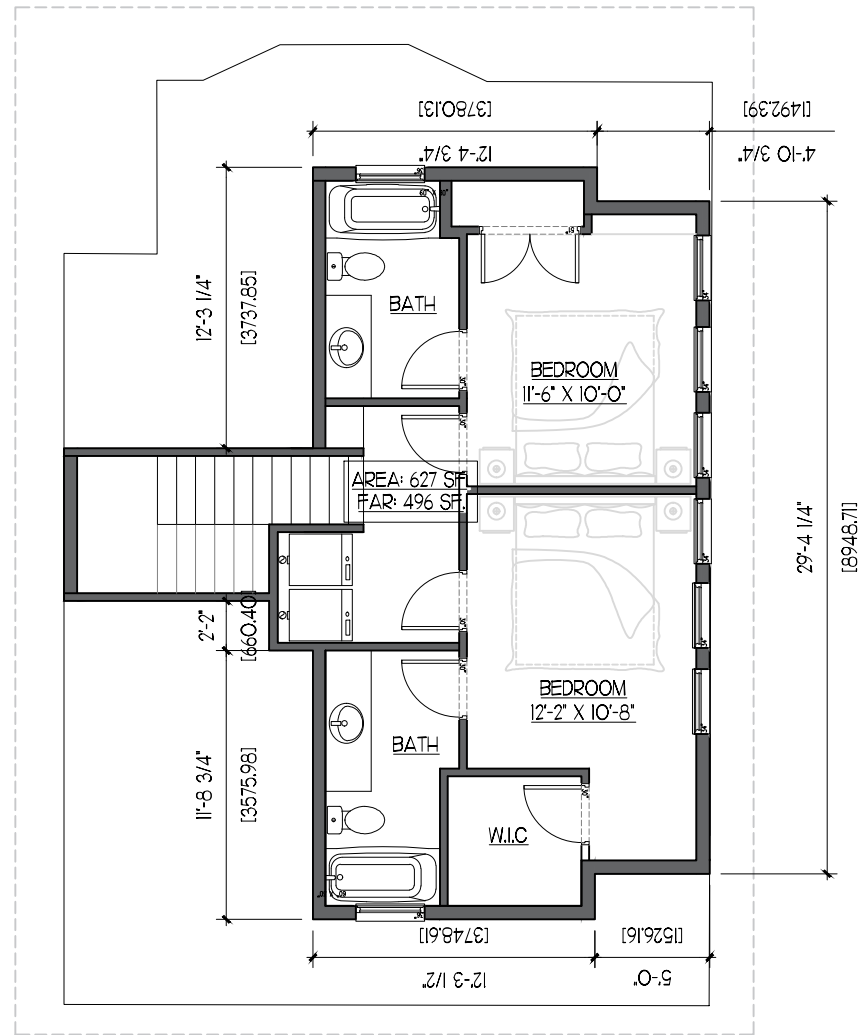


MAIN FLOOR PLAN -  
PROPOSED

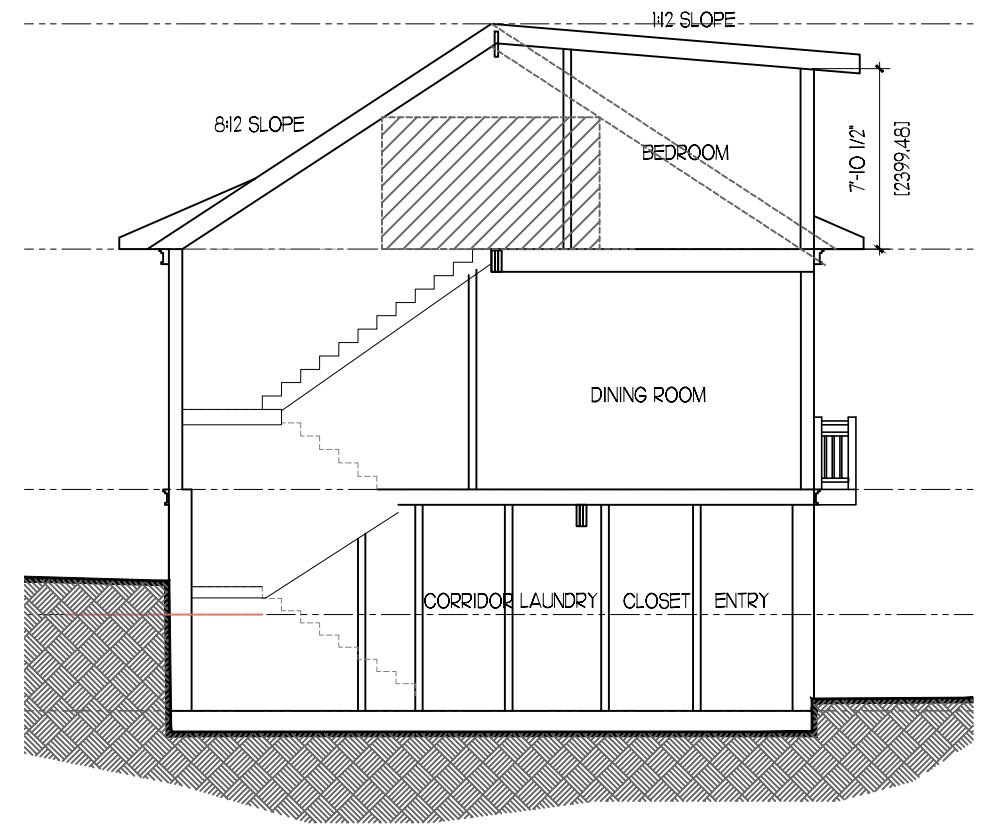
## BUILDING A - EXISTING VS PROPOSED PLANS - RENOVATION 842 CARRIE STREET - REZONING APPLICATION



2ND FLOOR PLAN - EXISTING



2ND FLOOR PLAN - PROPOSED



NORTH-SOUTH SECTION - PROPOSED

## BUILDING A - EXISTING VS PROPOSED PLANS - RENOVATION 842 CARRIE STREET - REZONING APPLICATION



NE VIEW- PROPOSED



SE VIEW



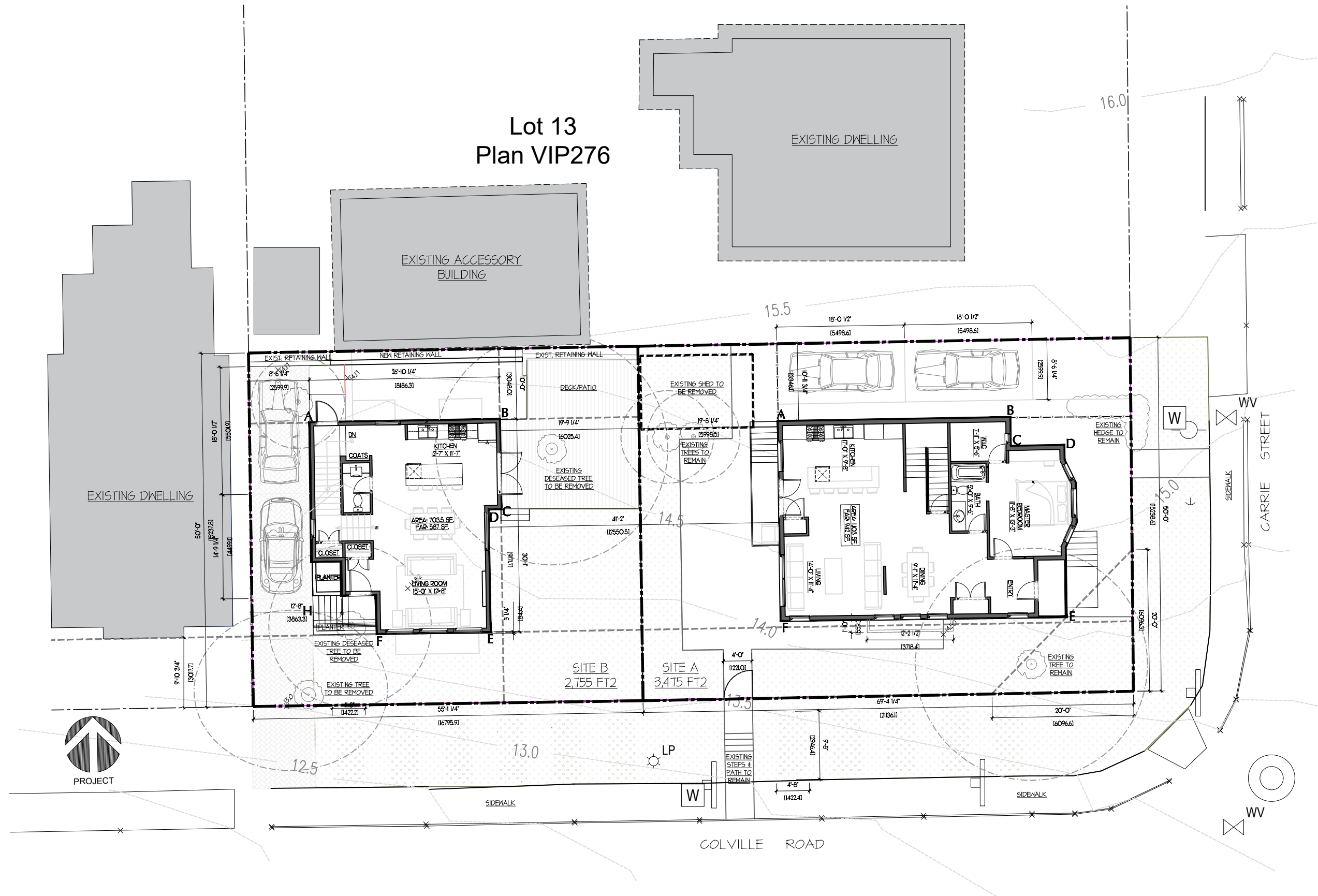
SW VIEW



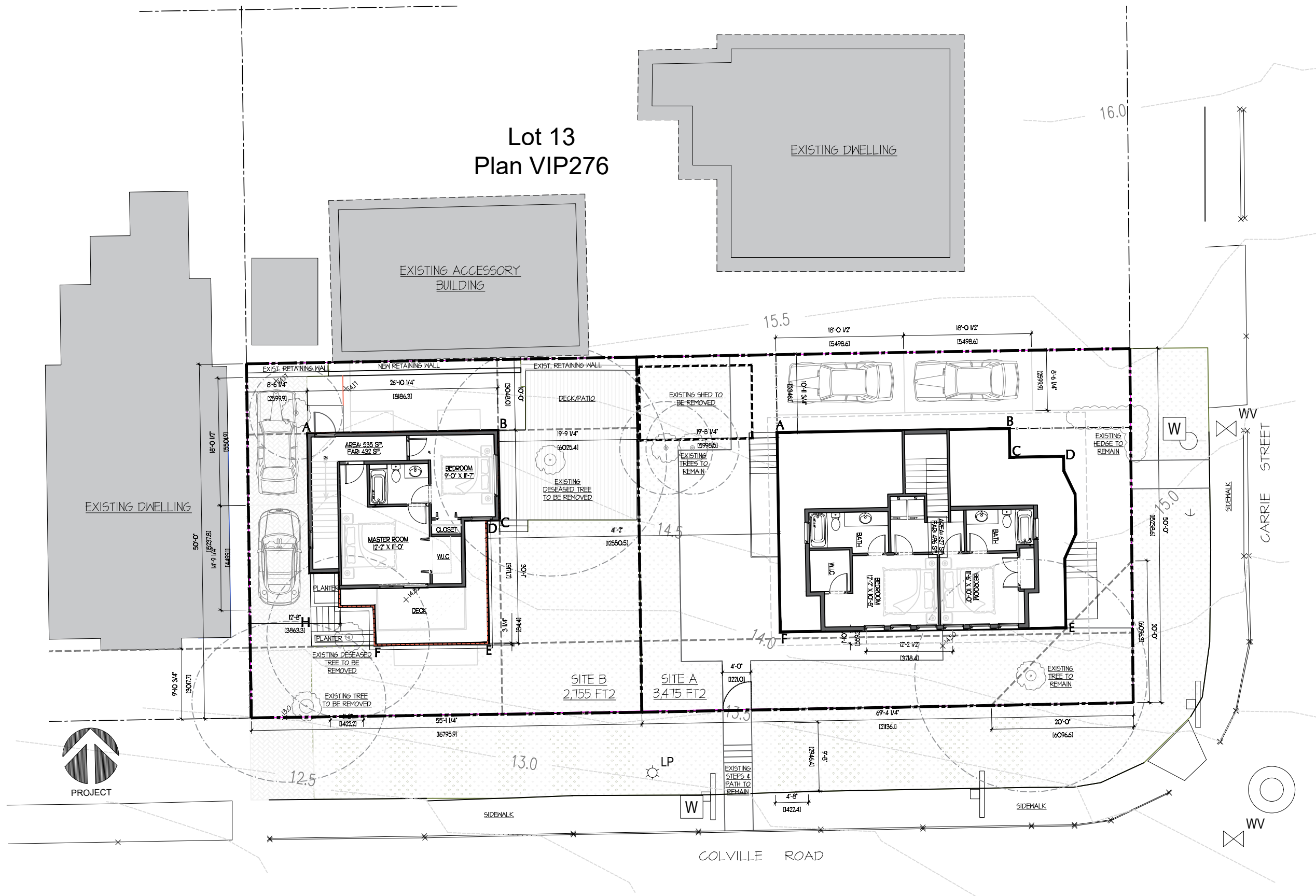
NW VIEW

**BUILDING A - PROPOSED BUILDING 3D VIEWS  
842 CARRIE STREET - REZONING APPLICATION**

Lot 13  
Plan VIP276



PLAN RELATIONSHIP BETWEEN HOUSES - MAIN FLOOR  
842 CARRIE STREET - REZONING APPLICATION



PLAN RELATIONSHIP BETWEEN HOUSES - SECOND FLOOR  
 842 CARRIE STREET - REZONING APPLICATION



Green Building Checklist

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

**Applicant's Name** Xquimalt Developments Ltd.  
**Site Address** 842 Carrie St

1.0 Certification		Please check
1.1	Step Code (Please indicate level) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
1.2	EnerGuide rating	
1.3	LEED	<input type="checkbox"/>
1.4	Passive House	<input type="checkbox"/>
1.6	Living building	<input type="checkbox"/>
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	<input type="checkbox"/>
2.0 Siting		
2.1	New buildings > 10 m <sup>2</sup> are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m <sup>2</sup> are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	<input type="checkbox"/>
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	<input type="checkbox"/>
2.5	Buildings are located within disturbed or developed areas.	<input checked="" type="checkbox"/>
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	<input type="checkbox"/>
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	<input type="checkbox"/>
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	<input type="checkbox"/>
3.5	Light from building and landscaping does not cast over water.	<input type="checkbox"/>
3.6	Wildlife habitat has been incorporated into seawall design.	<input type="checkbox"/>

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 Development Services / 250-414-7103 / [www.esquimalt.ca](http://www.esquimalt.ca)

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	<input type="checkbox"/>
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	<input type="checkbox"/>
4.3	The project features a green roof.	<input type="checkbox"/>
4.4	The total amount of impervious surface is not greater than 20%.	<input checked="" type="checkbox"/>
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	<input type="checkbox"/>
5.2	Waterless urinals will be used.	<input type="checkbox"/>
5.3	Water features use re-circulating water systems.	<input type="checkbox"/>
5.4	Rainwater will be collected for irrigation purposes.	<input checked="" type="checkbox"/>
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	<input type="checkbox"/>
5.6	An approved greywater reuse system will be installed.	<input type="checkbox"/>
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	<input type="checkbox"/>
6.2	There will be no net loss of trees.	<input checked="" type="checkbox"/>
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	<input type="checkbox"/>
6.4	At least 25% of replacement trees are large canopy trees.	<input checked="" type="checkbox"/>
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	<input checked="" type="checkbox"/>
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	<input type="checkbox"/>
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	<input checked="" type="checkbox"/>
7.2	Invasive species will be removed from landscaped areas.	<input checked="" type="checkbox"/>
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	<input checked="" type="checkbox"/>
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	<input type="checkbox"/>
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	<input checked="" type="checkbox"/>
8.4	Passive heating is supported via building orientation, window design and thermal mass.	<input checked="" type="checkbox"/>
8.5	The building will have necessary structural support and conduit for Solar PV.	<input checked="" type="checkbox"/>
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	<input type="checkbox"/>
8.7	Heating uses a low carbon heating source, such as air source heat pump.	<input checked="" type="checkbox"/>

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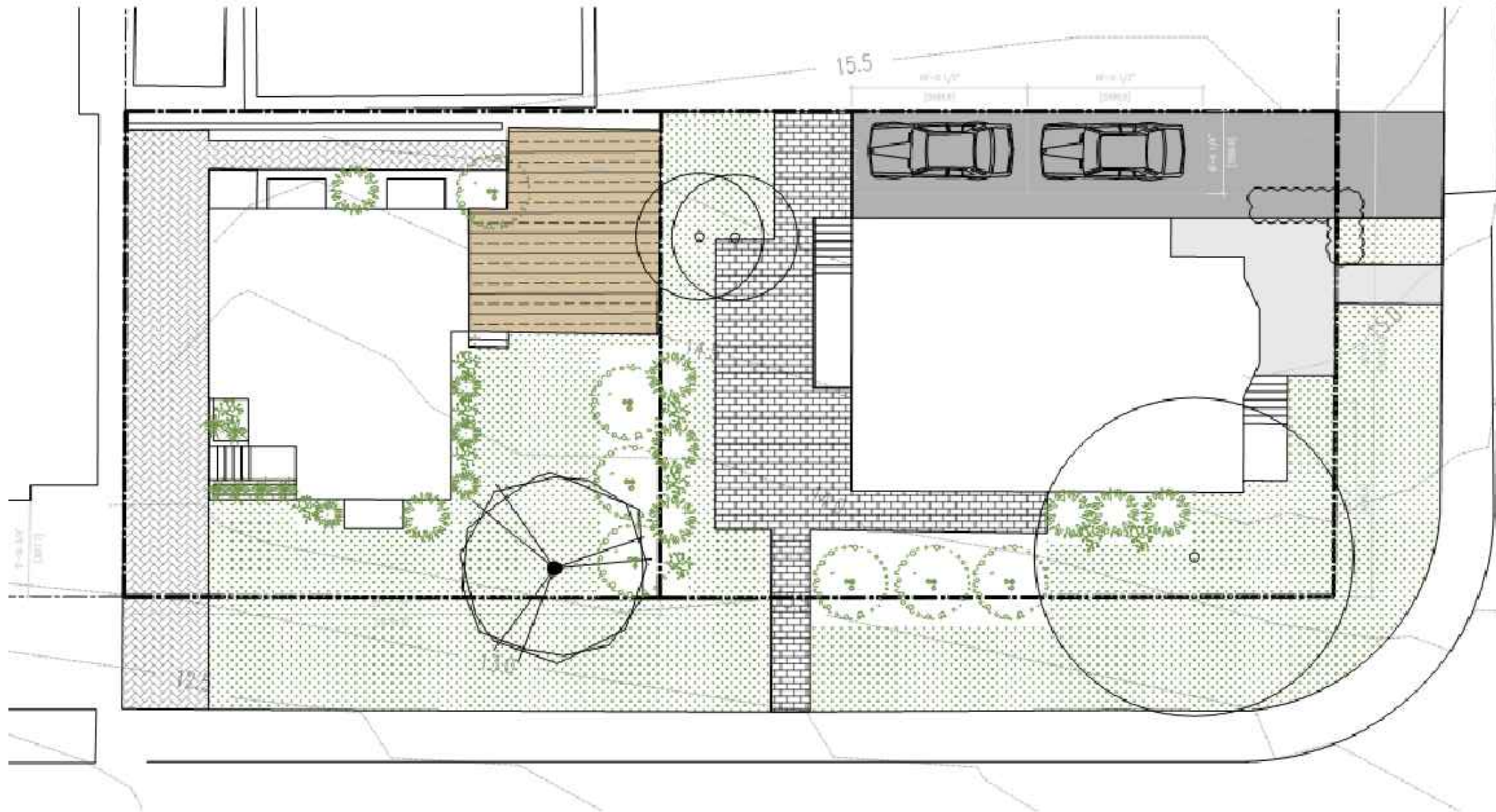
9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	<input type="checkbox"/>
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	<input type="checkbox"/>
9.3	Charging infrastructure for E-bikes will be provided.	<input type="checkbox"/>
9.4	EV charging conduit supplied to 100% of residential parking units.	<input checked="" type="checkbox"/>
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	<input checked="" type="checkbox"/>
9.8	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	<input checked="" type="checkbox"/>
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	<input type="checkbox"/>
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	<input checked="" type="checkbox"/>
10.2	Uses at least two materials which are certified for recycled content.	<input checked="" type="checkbox"/>
10.3	Uses engineered structural material for two major applications (>10% of floor area).	<input checked="" type="checkbox"/>
10.4	5 major building elements made from >50% recycled content.	<input type="checkbox"/>
10.5	Use foundation, floor and >50% of walls from existing building.	<input checked="" type="checkbox"/>
10.6	Deconstruct at least 50% of existing building for material salvage.	<input type="checkbox"/>
10.7	Use at least five major materials or systems produced in BC.	<input type="checkbox"/>
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	<input type="checkbox"/>
10.9	Eliminate use of wood from threatened trees.	<input checked="" type="checkbox"/>
10.10	Recycling area provided within residential suites.	<input checked="" type="checkbox"/>
10.11	Recycling collection area for multi-family buildings.	<input type="checkbox"/>
10.12	Pickup of compostables provided in multi-family units.	<input type="checkbox"/>
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	<input checked="" type="checkbox"/>

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

Both the existing home, and the new single family house will go through energy modelling, we are hoping to achieve Step Code Level 2 with the existing home and Step Code Level 3 with the new SFH. Both homes will be "solar ready", and could be fitted out with PV solar panels. Both homes will be energy efficient to modern standards. A modest size PV solar system will be able to upset the energy requirement of the home and produce a carbon neutral whole-house system.

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PLAY STRUCTURE FOR ANDERSON PARK  
 GREEN CHECK LIST AND COMMUNITY CONTRIBUTION  
 842 CARRIE STREET - REZONING APPLICATION



LEGEND			
	BRICK		WHEEL
	WOOD		PLANT
	GRAVEL/STONE		PLANT
	PROPERTY LINE		PLANT
	SCULPTURE		PLANT
	PERFORATED		PLANT

PROPOSED LANDSCAPE PLAN  
 842 CARRIE STREET - REZONING APPLICATION