



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

## Staff Report

File #:20-258

### REQUEST FOR DECISION

**DATE:** May 27, 2020

Report No. DEV-20-031

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

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

**SUBJECT:**

Request to Waive Public Hearing for Rezoning Application - 874 Fleming Street.

**RECOMMENDATION:**

That Council waive the Public Hearing pursuant to *Local Government Act*, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2988 attached as Appendix A to Staff Report No. DEV-20-031, which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District, Plan 25267], shown cross-hatched on Schedule 'A' of Bylaw No. 2988, from Multiple Family Residential [RM-4] to Comprehensive Development District No. 130 [CD. No.130].

**RELEVANT POLICY:**

Ministerial Order No. M139 - Order of the Provincial Health Officer *Mass Gathering Events*  
Declaration of a Climate Emergency  
*Local Government Act*

Official Community Plan Bylaw, 2018, No. 2922

Zoning Bylaw, 1992, No. 2050

Parking Bylaw, 1992, No. 2011

Development Application Procedures and Fees Bylaw, No. 2791, 2012

Advisory Planning Commission Bylaw, 2012, No. 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

**STRATEGIC RELEVANCE:**

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

**BACKGROUND:**

Appendix A: Bylaw No. 2988 - Zoning Amendment [CD130] - 874 Fleming Street

Appendix B: DRAFT Notice of Public Hearing Waived

Appendix C Architectural Drawings, BCLS, Landscape Plan

### **Purpose of the Application**

The purpose of Staff Report No. DEV-20-031 is to recommend to Council that the Public Hearing for the rezoning application for 874 Fleming Street be waived pursuant to *Local Government Act* Section 464(2).

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

1. Waiving the Public Hearing for rezoning applications that are consistent with the Official Community Plan (OCP). Section 464 (2) of the *Local Government Act* (LGA) already authorizes a Council to do this under normal circumstances, and the Province has recently encouraged local governments to consider this approach due to the Order of the Provincial Health Officer *Mass Gathering Events* that prevents the public from physically attending Public Hearings; or
2. Holding electronic Public Hearings, as per Ministerial Order 139 (M139) that was issued to local governments on May 1, 2020. Intended to be in effect during the period of the declaration of a state of emergency, M139 adds to existing LGA legislation by authorizing Councils to hold Public Hearings through electronic or other communication facilities. This enables the public to provide direct oral input to Council by way of participating before Council via tele-conference, in addition to written public input submissions, and does not require the public to be physically present before Council.

### **ISSUES:**

1. The *Local Government Act* has permitted the waiving of Public Hearings prior to this pandemic and in the interest of supporting continued economic activity within the Township, staff have identified the rezoning application for 874 Fleming Street as a reasonable rezoning application for waiving the Public Hearing.

The rationale for this includes:

1. The proposed rezoning to CD-130 Zone is consistent with both OCP land use policies and the Proposed Land Use Designation of Medium Density Residential identifying six storey Multiple Family Residential development as appropriate for the subject property and adjacent parcels in this area;
2. The applicant held a Community Open House on May 29, 2019 in the Esquimalt High School Library for which 308 notices were mailed to residents in the area surrounding the subject property. Twenty-seven people attended the meeting with four providing written comments all of which expressed support for the rezoning and the proposed design. One resident expressed reservations regarding the 6-storey height of the building.
3. The addition of desirable, affordable, family and senior oriented housing close to transit services (municipal pathway links site directly to Craigflower Road) and abutting a park would improve housing choice in the area and for the region;
4. The proposed rezoning application is slightly higher than the maximum density cited in the OCP for Medium Density Residential development, however, the applicant is offering to

provide all 137 units as affordable housing (via a Housing Agreement Bylaw) thereby achieving consistency with the OCP density bonus policy.

5. The proposed building height is similar to the maximum height for other recently approved Medium Density Residential applications in the Township and it is expected that abutting land is likely to be developed to a similar height and density in the foreseeable future; and
6. Waiving the Public Hearing on June 1, 2020 will enable Council to consider 3<sup>rd</sup> reading of Amendment Bylaw No. 2988 on or after June 22, 2020. This will facilitate a timely process for the applicant, who is motivated to complete this rezoning as a step toward undertaking construction.

**2. Organizational Implications**

This Request for Decision has no significant organizational implications.

**3. Financial Implications**

This Request for Decision has no significant financial implications.

**4. Sustainability & Environmental Implications**

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

**5. Communication & Engagement**

Should Council waive the public hearing, staff would undertake notification pursuant to *Local Government Act*, Section 467 including mailing out a Notice of Public Hearing Waived (see DRAFT version Appendix B) to tenants and owners of properties within 100m (328 ft) of the subject property. Signs indicating that the property is under consideration for a change in zoning have been placed on the Fleming Street frontage of the property and would be updated to reflect the date, time and location of the Council Meeting at which the application would be considered for 3<sup>rd</sup> reading. Additionally, Notice of Public Hearing Waived would be placed in two editions of the Victoria News.

**ALTERNATIVES:**

1. Council waive the Public Hearing pursuant to *Local Government Act*, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2988 which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 874 Fleming Street from Multiple Family Residential [RM-4] to Comprehensive Development District No. 130 [CD. No.130] and directs staff to return Amendment Bylaw No. 2988 for consideration of 3<sup>rd</sup> reading.

2. Council proceeds with a Public Hearing. Unless the Order of the Provincial Health Officer *Mass Gathering Events* changes this requires staff to develop an electronic Public Hearing process and then proceed to schedule the electronic Public Hearing. This alternative is not recommended.

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 2988

A Bylaw to amend Bylaw No. 2050, cited as the  
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF  
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2988"*.
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:
  - (1) by adding the following words and figures in Section 31, Zone Designations, in the appropriate alpha-numeric sequence:  
"Comprehensive Development No. 130 (874 Fleming Street) CD No. 130"
  - (2) by adding the following text as Section 67.117 (or as other appropriately numbered subsection within Section 67):

**67.117 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 130 [CD NO. 130]**

In that Zone designated as CD No. 130 [Comprehensive Development District No. 130] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Dwelling – Multiple Family
- (b) Home Occupation

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 3900 square metres.

(3) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a Parcel.

(4) **Number of Dwelling Units**

No more than one hundred thirty-seven (137) Dwelling Units shall be located on a Parcel

(5) **Floor Area Ratio**

(a) The Floor Area Ratio shall not exceed 2.0.

(b) The maximum Floor Area Ratio may be increased to 2.1 upon the owner entering into a Housing Agreement under Section 483 of the Local Government Act with the Township, securing all the dwelling units as affordable housing, restricting stratification of the building, and including provisions related to the administration, management and reporting in accordance with the Township's customary form.

(6) **Building Height**

No Principal Building shall exceed a Height of 22 metres.

(7) **Number of Storeys**

The maximum number of Stories shall be six (6).

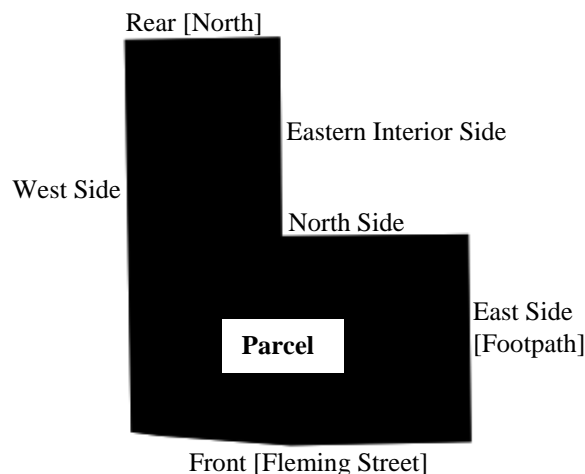
(8) **Lot Coverage**

(a) Principal Buildings shall not cover more than 70% of the Area of the Parcel including a parking structure.

(b) Notwithstanding 8(a), that portion of the Principal Building constructed at or above the First Storey shall not cover more than 50% of the Area of the Parcel.

(9) **Siting Requirements**

Within this CD-130 Zone, lot lines, setbacks and yards shall be determined in accordance with Figure 1 (below).



**Figure 1.**

**(a) Principal Building:**

- (i) Front Setback: A Principal Building shall be located as follows:
  - 1. No Principal Building shall be located within 6.9 metres of the Front Lot Line.
  - 2. That portion of the Principal Building defined by the canopy of the front entry area and associated support columns, located on the First Storey of the Principal Building and measuring not more than 7.5 metres in width along the front face of the Principal Building, must be setback a minimum of three (3) metres more from the Front Lot Line.
- (ii) East Side Setback: No Principal Building shall be located within 3.9 metres of the East Side Lot Line.
- (iii) North Side Setback: No Principal Building shall be located within 7.5 metres of the North Side Lot Line.
- (iv) Eastern Interior Side Setback: No Principal Building shall be located within 5.3 metres of the Eastern Interior Side Lot Line.
- (v) West Side Setback: A Principal Building shall be located as follows:
  - 1. No portion of the First Storey of the Principal Building shall be located within 4.7 metres of the West Side Lot Line.
  - 2. No portion of the Principal Building above the First Storey shall be located within 5.7 metres of the West Side Lot Line.
  - 3. The portion of the Principal Building above the First Storey must be setback a minimum of one (1) metre more from the West Side Lot Line than the First Storey.
  - 4. Notwithstanding all other requirements of Section 9(a)(v), no portion of a Principal Building at or above the First Storey, located within 15.5 metres of the Rear Lot Line, shall be located within 5.1 metres of the West Side Lot Line.
- (vi) Rear Setback: No Principal Building shall be located within 7.4 metres of the Rear Lot Line.

**(b) Accessory Buildings:**

No Accessory Buildings shall be permitted.

(10) **Siting Exceptions**(a) **Principal Building:**

- (i) The minimum distance to the Front Lot Line may be reduced by not more than 1.4 metres to accommodate building support columns located on the First Storey.
- (ii) The minimum distance to the Front Lot Line may be reduced by not more than 1.6 metres to accommodate that portion of the Principal Building located above the First Storey.
- (iii) The minimum distance to the North Side Lot Line may be reduced by not more than 0.7 metres to accommodate that portion of the Principal Building located above the First Storey.
- (iv) The minimum distance to the Eastern Interior Side Lot Line may be reduced by not more than 0.4 metres to accommodate that portion of the Principal Building located above the First Storey.
- (v) The minimum distance to a Lot Line may be reduced by not more than the following distances to accommodate the parking structure situated below the First Storey of a Principal Building:
  - 1. Front Lot Line: 5.0 metres
  - 2. East Side Lot Line: 3.1 metres
  - 3. North Side Lot Line: 4.7 metres
  - 4. Eastern Interior Side Lot Line: 1.2 metres
  - 5. West Side Lot Line: 2.8 metres
  - 6. Rear Lot Line: 6.5 metres
- (vi) Notwithstanding Section 10(v), the minimum distance to the Front Lot Line may be reduced to 0.0 metres to accommodate the portion of the underground parking structure designated for use as an electrical substation and electrical, mechanical, and water service rooms measuring not more than 18.5 metres in width along the Front Lot Line.
- (vii) The minimum distance to the Front Lot Line may be reduced by not more than 2.8 metres to accommodate the above ground structure at the parkade entrance.
- (viii) The minimum distance to the West Side Lot Line may be reduced by not more than 2.7 metres to accommodate the portion of the underground parking structure designated for a garbage and recycling room and the above ground structure at the parkade entrance.

(11) **Roof**

- (a) Roof Top Coverage: Notwithstanding Zoning Bylaw No. 2050, Section 15(4)(a), in the CD-130 zone Structures exceeding the maximum allowable Building Height must occupy less than 15% the area of the roof.
- (b) Roof Overhang: Notwithstanding Zoning Bylaw No. 2050, Section 16(1)(b), in the CD-130 zone the required setback may be reduced by not more than 1.3 meters to accommodate roof eaves.

(12) **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.

(13) **Usable Open Space**

Usable Open Space shall be provided in an amount not less than 6.0% of the Area of the Parcel.

(14) **Off-Street Parking**

- (a) Off street parking shall be provided in accordance with Parking Bylaw, 1992, No. 2011(as amended).
  - (b) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), off-street parking shall be provided in the minimum ratio of 0.48 spaces per dwelling unit.
  - (c) Notwithstanding Section 11(1) of Parking Bylaw, 1992, No. 2011(as amended), a minimum of 13 parking spaces shall be marked "Visitor".
  - (d) Notwithstanding Section 16 of Parking Bylaw, 1992, No. 2011(as amended), one parking space shall be provided in the surface parking area having dimensions of not less than 3.3 metres width and 6.3 metres length and shall be clearly designated as a Loading Area.
- (3) by changing the zoning designation of PID 002-900-246 Lot B, Section 10, Esquimalt District, Plan VIP25267 [874 Fleming Street], shown cross-hatched on Schedule "A" attached hereto, from RM-4 [Multiple Family Residential] to CD No. 130 [Comprehensive Development District No. 130].
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.



READ a first time by the Municipal Council on the 24<sup>th</sup> day of February, 2020.

READ a second time by the Municipal Council on the 24<sup>th</sup> day of February, 2020.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the \_\_\_\_ day of \_\_\_\_\_, 2020.

READ a third time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2020.

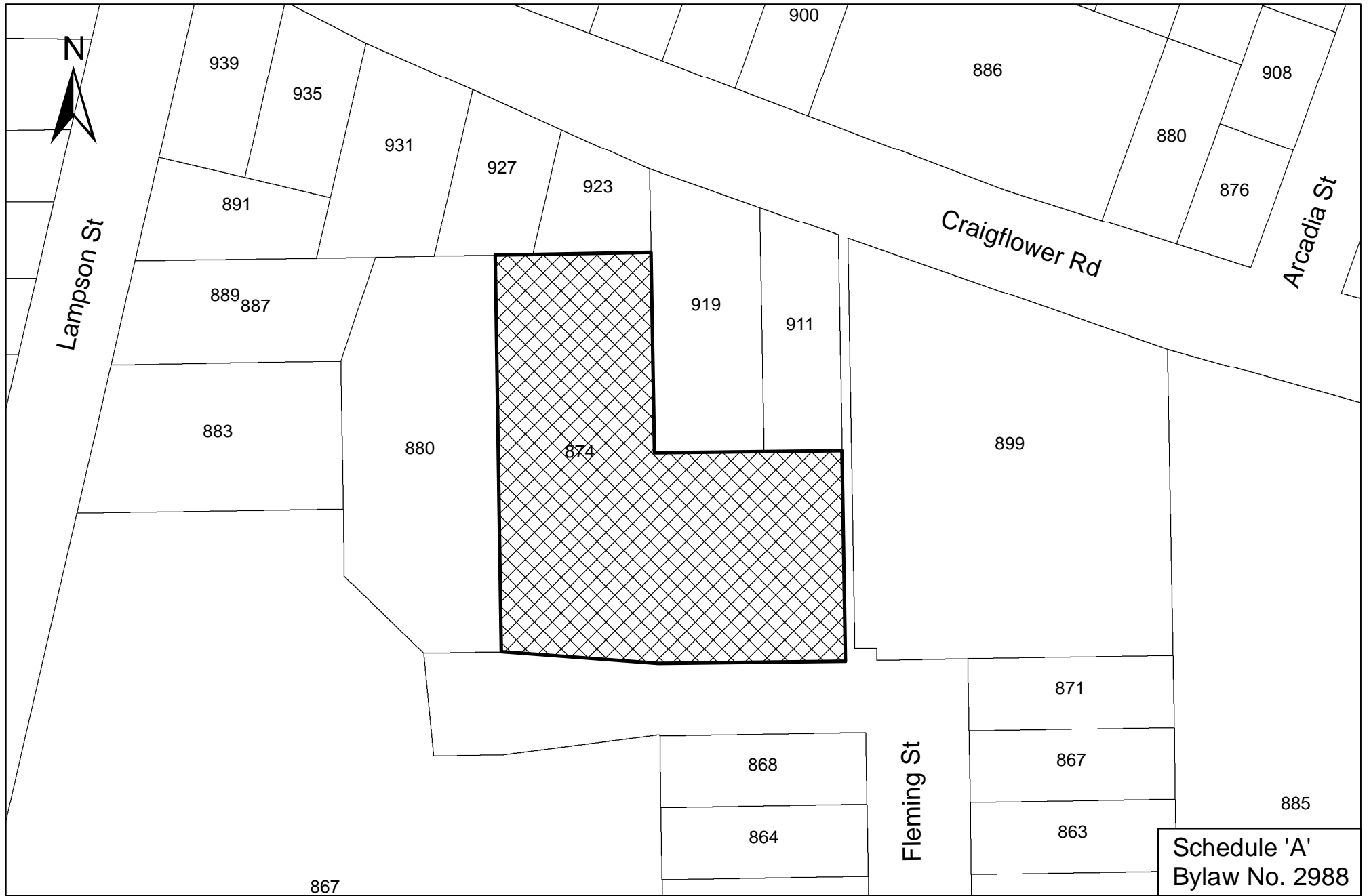
**ADOPTED** by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2020.

---

BARBARA DESJARDINS  
MAYOR

---

RACHEL DUMAS  
CORPORATE OFFICER



Schedule 'A'  
Bylaw No. 2988



May 27, 2020

## NOTICE OF WAIVED PUBLIC HEARING

### REZONING APPLICATION

#### Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2988

Dear resident,

There is an application for a Rezoning in your neighbourhood. The Township has received this application from the registered owner of 874 Fleming Street (see map below) to permit the replacement of the existing 77 unit building with a new 137 unit building consisting entirely of affordable housing units.

Notice is hereby given that the Council of the Township of Esquimalt has waived the holding of a public hearing in relation to the associated Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2988, in accordance with Section 464(2) and 467 of the *Local Government Act*. The *Local Government Act* does not require the holding of a public hearing in relation to zoning bylaw amendments that are consistent with the municipality's Official Community Plan.

#### Details:

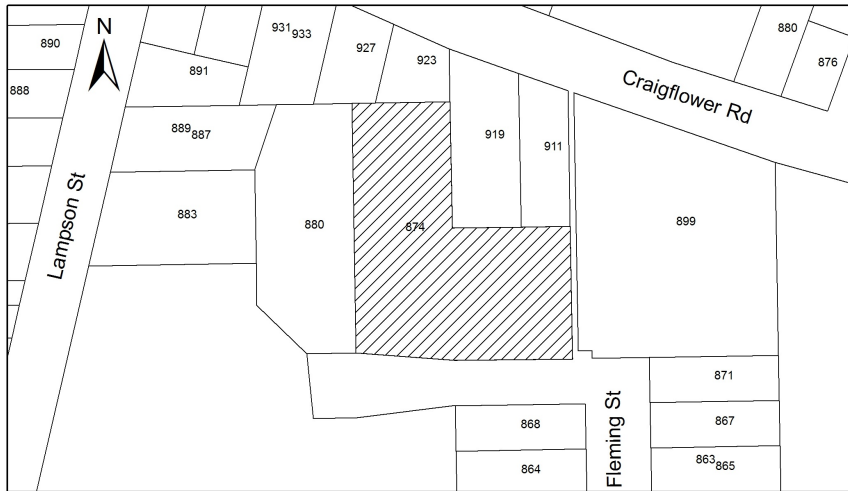
##### Purpose of the Application

Amendment Bylaw No. 2988 provides for the following change to Zoning Bylaw, 1992, No. 2050 with respect to the affected lands:

- change in zoning designation from Multiple Family Residential [RM-4] to Comprehensive Development District No. 130 [CD No. 130].

The general purpose of this change in zoning is to allow 137 new affordable housing residences, tailored to meet the needs of families and seniors, to be constructed in a six storey building on the subject property. The comprehensive development zone is written with specific permitted uses, density, setbacks, height, lot coverage and parking regulations for this proposal.

### Site Location:



### Description of Land: 1048 Tillicum Road

- Parcel Identifier (PID): 002-900-246
- Legal description: Lot B, Section 10, Esquimalt District, Plan 25267

### Where and When Further Information can be Obtained

Copies of **Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2988** may be inspected, and other information related to this application may be reviewed from **June XX until June XX, 2020**:

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

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

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

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



|      |   |
|------|---|
| D00  | SITE SURVEY                             |
| D01  | EXISTING SITE PLAN W/ PROPOSED BUILDING |
| D02  | AVERAGE GRADE CALCULATION               |
| D03  | OVERALL SITE PLAN                       |
| D04  | LEVEL PARKADE FLOOR PLAN                |
| D05  | LEVEL 1 FLOOR PLAN                      |
| D06  | LEVEL 2 FLOOR PLAN                      |
| D07  | LEVEL 3 to 5 FLOOR PLAN                 |
| D08  | LEVEL 6 FLOOR PLAN                      |
| D08b | ROOF PLAN                               |
| D09  | BUILDING ELEVATIONS                     |
| D10  | BUILDING ELEVATIONS                     |
| D11  | SUITE PLANS                             |
| D12  | SUITE PLANS                             |
| D13  | AREA SUMMARIES                          |
| D14  | RENDERINGS                              |
| D15  | EAST WEST SECTIONS                      |
| D16  | EAST WEST SECTIONS                      |
| D17  | EAST WEST SECTIONS                      |
| D18  | NORTH SOUTH SECTIONS                    |
| D19  | NORTH SOUTH SECTIONS                    |
| L01  | LANDSCAPE CONCEPT PLAN                  |





BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10,  
Esquimalt District, Plan 25267

Parcel Identifier: 002-900-246 in the Township of Esquimalt

SCALE 1 : 3 0 0

0 2 5 10 15 20

All distances are shown in metres.

Plot on C size sheet.

LEGEND

Elevations are to geodetic datum.

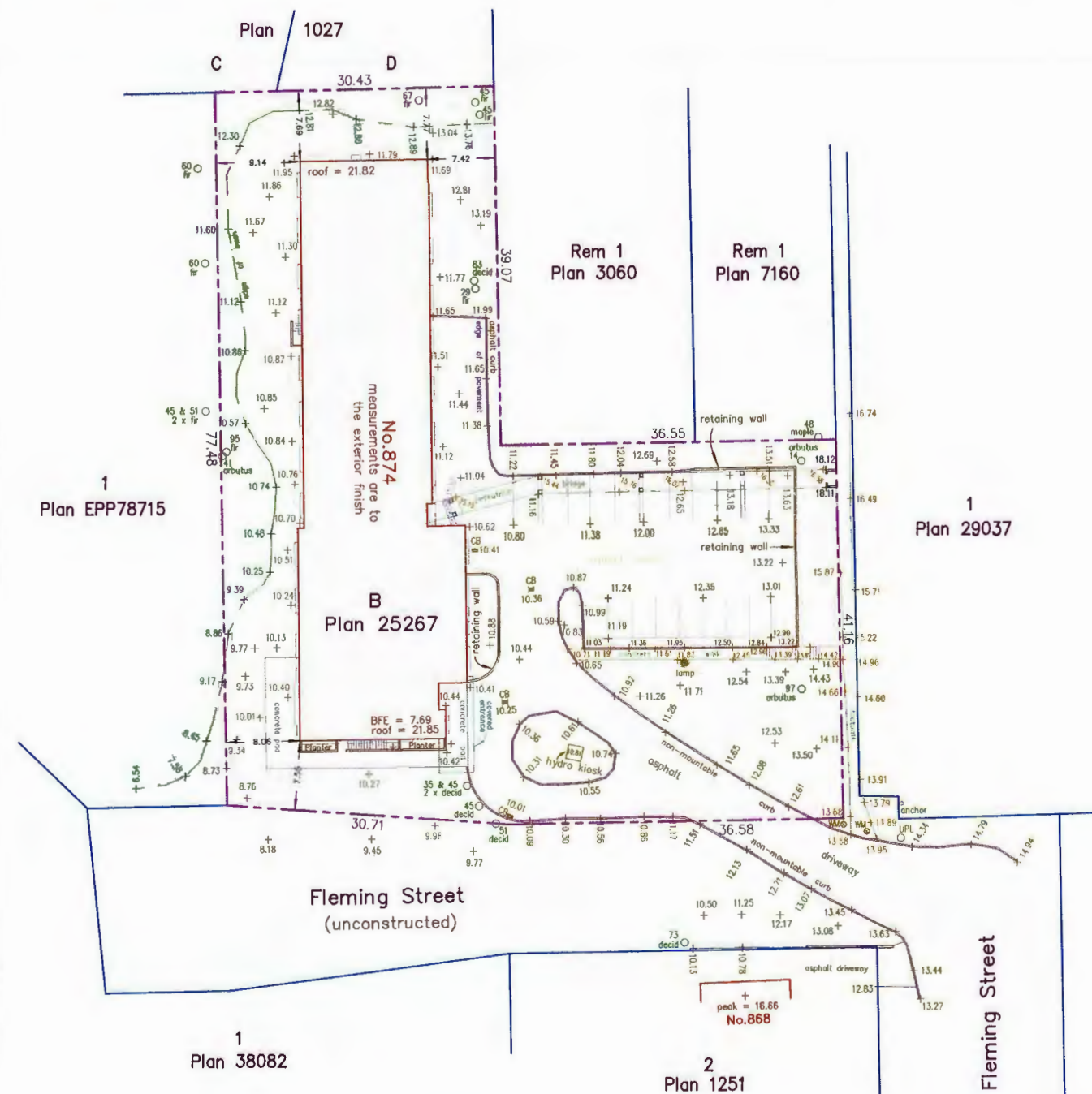
### + - denotes - existing elevation

Tree diameters are in centimetres.

Contour Interval = 1.0 metres

Contours have been derived by digital terrain  
modelling and any critical elevations must  
be verified by field survey.

Lot Area = 3909 m<sup>2</sup>



August 7, 2018

File : 12,826 - 23

POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Setbacks are derived from field survey.

Parcel dimensions shown hereon are  
derived from Land Title Office records.

This document shows the relative location  
of the surveyed features and shall not be  
used to define property boundaries.

The following non-financial charges are shown on  
the current title and may affect the property.

M76301 - Undersurface Rights  
1062806 - Undersurface Rights  
A64775 - Restrictive Covenant

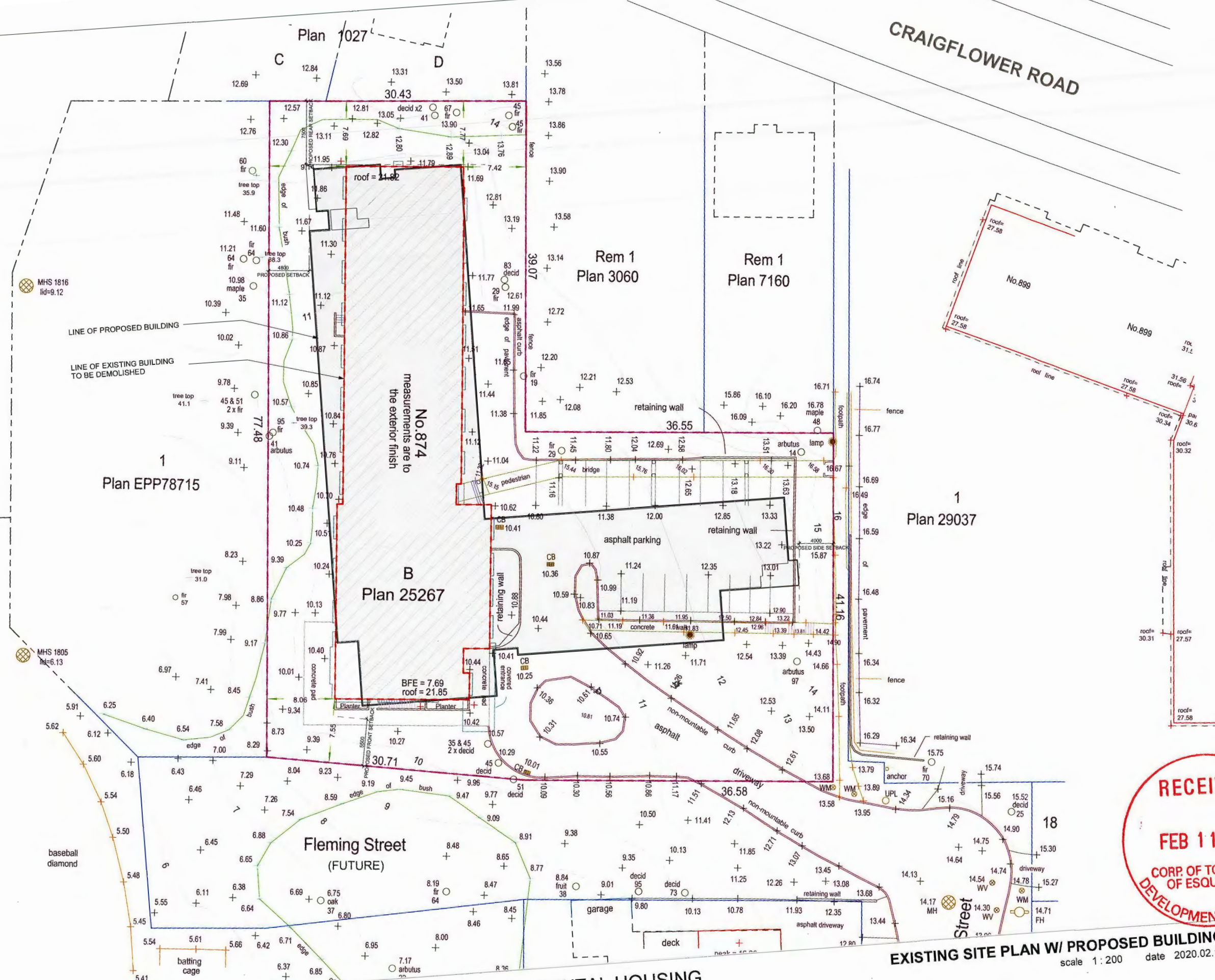
PRELIMINARY - NOT FOR CONSTRUCTION





PRELIMINARY - NOT FOR CONSTRUCTION

CRAIGFLOWER ROAD



RECEIVED  
FEB 11 2020  
CORP OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

EXISTING SITE PLAN W/ PROPOSED BUILDING D01  
scale 1:200 date 2020.02.11

LOW HAMMOND ROWE ARCHITECTS

GREATER VICTORIA  
HOUSING SOCIETY  
Since 1956

ESQUIMALT RENTAL HOUSING  
874 FLEMING STREET, ESQUIMALT, BC



PRELIMINARY - NOT FOR CONSTRUCTION



AVERAGE GRADE CALCULATION W/ BASEMENT PROTRUSION:  
ALL DATUMS IN GEOGETIC IN METRES

- A: NORTHEAST CORNER  
EXISTING 11.75m  
NEW 11.40m
- B: NORTHEAST OUTSIDE CORNER  
EXISTING 13.43m  
NEW 11.40m
- C: EAST INSIDE CORNER  
EXISTING 13.80m  
NEW 11.40m
- D: EAST OUTSIDE CORNER  
EXISTING 13.80m  
NEW 11.40m
- E: SOUTHEAST CORNER  
EXISTING 12.64m  
NEW 11.40m
- F: SOUTH CORNER  
EXISTING 16.43m  
NEW 11.40m
- G: SOUTH INSIDE CORNER  
EXISTING 16.36m  
NEW 11.40m
- H: SOUTHWEST CORNER  
EXISTING 16.60m  
NEW 11.40m
- I: WEST INSIDE CORNER  
EXISTING 9.50m  
NEW 11.40m
- J: NORTHWEST OUTSIDE CORNER  
EXISTING 11.93m  
NEW 11.40m

AVERAGE GRADE CALCULATION  
 $11.70 + 13.43 + 13.80 + 13.80 + 12.54 + 10.42$   
 $+ 10.35 + 10.00 + 9.50 + 11.93 =$   
 $117.47$   
 $117.47 / 10 = 11.75m$  GEO

AVERAGE GRADE:  
11.75m GEO





PRELIMINARY - NOT FOR CONSTRUCTION

#### RESIDENTIAL UNITS

\*Is measured from the centre line of party walls, the face of the exterior sheathing, and the centre line of the corridor walls

| # Units     | Area (m <sup>2</sup> ) | Area (sq ft)       |          |
|-------------|------------------------|--------------------|----------|
| Studio A1   | 24                     | 36 m <sup>2</sup>  | 382 sf   |
| Studio A2   | 4                      | 36 m <sup>2</sup>  | 388 sf   |
| Studio Acc. | 7                      | 36 m <sup>2</sup>  | 388 sf   |
| 1 BD B1a    | 34                     | 50 m <sup>2</sup>  | 533 sf   |
| 1 BD B1b    | 20                     | 53 m <sup>2</sup>  | 568 sf   |
| 1 BD B1c    | 4                      | 57 m <sup>2</sup>  | 608 sf   |
| 1 BD B2a    | 2                      | 50 m <sup>2</sup>  | 535 sf   |
| 1 BD B2b    | 4                      | 53 m <sup>2</sup>  | 571 sf   |
| 1 BD B3     | 3                      | 50 m <sup>2</sup>  | 536 sf   |
| 2 BD C1a    | 20                     | 73 m <sup>2</sup>  | 786 sf   |
| 2 BD C1b    | 4                      | 78 m <sup>2</sup>  | 838 sf   |
| 3 BD D      | 5                      | 91 m <sup>2</sup>  | 978 sf   |
| 4 BD E1     | 3                      | 129 m <sup>2</sup> | 1,387 sf |
| 4 BD E2     | 3                      | 129 m <sup>2</sup> | 1,387 sf |
| Total       | 137                    |                    |          |

RESIDENTIAL AREA 7,574 m<sup>2</sup>  
GROSS LIVABLE AREA 10,046 m<sup>2</sup>

OBE 76.3553 %

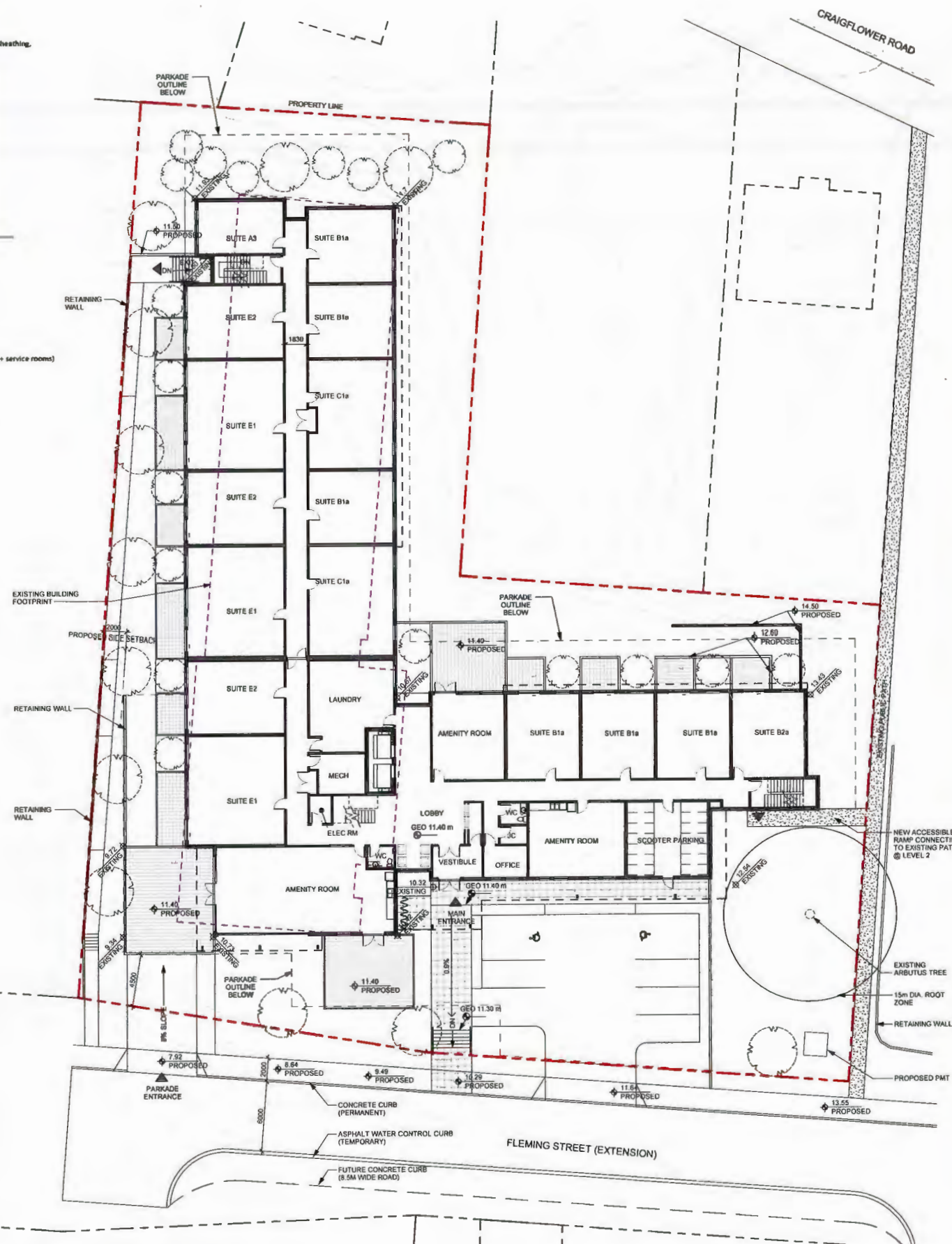
RESIDENTIAL AREA + AMENITY 8,005 m<sup>2</sup>  
GROSS LIVABLE AREA 10,046 m<sup>2</sup>

OBE 79.6897 %

OVERALL BUILDING EFFICIENCY  
\*Total Residential area / Gross Livable Area  
(Total Residential area + residents amenity + admin/support + circulation + service rooms)

UNITS PER ACRE 2 m<sup>2</sup>

NOTE:  
ROAD ELEVATIONS ARE PRELIMINARY AND MAY  
CHANGE PENDING FINAL FRONTAGE DESIGN.



#### PROJECT DATA - 874 Fleming St Esquimalt, BC

ZONING: RM-4  
LEGAL: Lot B Plan VIP25267 Section 10 Land District 21 Lot B Plan VIP25267 Section 10 Land District 21 PID: 002-900-246

|                        | Existing RM-4 | OCF | Proposed             | Notes                     |
|------------------------|---------------|-----|----------------------|---------------------------|
| SITE AREA:             | na            |     | 2,922 m <sup>2</sup> | 4,2076 sf                 |
| LOT COVERAGE:          | 80.0 %        |     | 80 %                 |                           |
| DENSITY (FAR)*:        | 1.0           | 2.0 | 2.10                 |                           |
| SETBACKS:              |               |     |                      |                           |
| (Building Front) South | 7.5 m         |     | 5.5 m                |                           |
| (Parkade) South        |               |     | 0.0 m                |                           |
| East                   | 6.0 m         |     | 4.0 m                |                           |
| (Inner) East           |               |     | 5.1 m                |                           |
| (Building) West        | 6.0 m         |     | 4.8 m                |                           |
| (Parkade) West         |               |     | 2.0 m                |                           |
| (Rear) North           | 7.5 m         |     | 7.5 m                |                           |
| HEIGHT:                | 11 m          |     | 20.6 m               | Average Grade: 11.75      |
|                        | 4 storeys     |     | 6 storeys            | T. O. Roof Surface: 32.35 |
| USABLE OPEN SPACE:     | 7.9 %         |     | 7.9 %                |                           |

| GROSS* FLOOR AREA: | *Area calculated to exterior face of exterior sheathing - for construction budget purposes |                     |
|--------------------|--|---------------------|
| LEVEL 1            | 1,643 m <sup>2</sup>   | 17,685 sf           |
| LEVEL 2            | 1,691 m <sup>2</sup>   | 18,199 sf           |
| LEVEL 3            | 1,691 m <sup>2</sup>   | 18,199 sf           |
| LEVEL 4            | 1,691 m <sup>2</sup>   | 18,199 sf           |
| LEVEL 5            | 1,691 m <sup>2</sup>   | 18,199 sf           |
| LEVEL 6            | 1,599 m <sup>2</sup>   | 17,212 sf           |
| Total              | 10,405 m <sup>2</sup>  | 107,692 sf          |
| PARKADE            | 2,488 m <sup>2</sup>   | 26,780 sf           |
| GIA* + Parkade     | 12,493 m <sup>2</sup>  | 134,471 sf          |
|                    |  | *Gross Livable Area |

| AUXILIARY SPACES  | Area (m <sup>2</sup> ) | Area (sq ft) |
|-------------------|------------------------|--------------|
| Care Taker Office | 11.60 m <sup>2</sup>   | 125 sf       |
| Mop Closet        | 3.44 m <sup>2</sup>    | 37 sf        |
| Tel./Security*    | 5.00 m <sup>2</sup>    | 54 sf        |
| Staff WC          | 4.90 m <sup>2</sup>    | 53 sf        |
| Laundry Rm        | 55.80 m <sup>2</sup>   | 601 sf       |
| Common Room       | 222.00 m <sup>2</sup>  | 2,390 sf     |
| Storage Room*     | 7.11 m <sup>2</sup>    | 76 sf        |
| Total             | 311.85 m <sup>2</sup>  | 3,366 sf     |

| LOT COVERAGE AREA:   | Area (m <sup>2</sup> ) | Area (sq ft) |
|--|------------------------|--------------|
| Typical Floor Plate Area +<br>Canopy + Parkade Protrusion + Roof | 1,960 m <sup>2</sup>   | 21,097 sf    |

| NET* TOTAL FLOOR AREA: | *Area calculated to interior face of exterior walls - per zoning definition (FAR calculation) and excludes stairs, elev, corridors, and laundry, amenity rooms, wc's |           |
|------------------------|--|-----------|
| LEVEL 1                | 1,150 m <sup>2</sup>   | 12,379 sf |
| LEVEL 2                | 1,430 m <sup>2</sup>   | 15,393 sf |
| LEVEL 3                | 1,430 m <sup>2</sup>   | 15,393 sf |
| LEVEL 4                | 1,430 m <sup>2</sup>   | 15,393 sf |
| LEVEL 5                | 1,430 m <sup>2</sup>   | 15,393 sf |
| LEVEL 6                | 1,350 m <sup>2</sup>   | 14,531 sf |
| Total                  | 8,220 m <sup>2</sup>   | 88,480 sf |

| SUITE BREAKDOWN: |                    | unit areas calculated to centre line of party wall and outside face of exterior sheathing |         |         |         |         |         | Total |     |
|------------------|--------------------|---|---------|---------|---------|---------|---------|-------|-----|
| Unit Type        | Unit Area          | Level 1   | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | Units | %   |
| Studio Type A1   | 36 m <sup>2</sup>  | 382 sf  | 6       | 6       | 6       | 6       |         | 24    | 18  |
| Studio Type A2   | 36 m <sup>2</sup>  | 388 sf  |         | 1       | 1       | 1       | 1       | 4     | 3   |
| Studio Type A3   | 36 m <sup>2</sup>  | 388 sf  | 1       | 2       | 1       | 1       | 1       | 7     | 5   |
| 1 BD Type B1a    | 50 m <sup>2</sup>  | 533 sf  | 6       | 2       | 5       | 5       | 5       | 34    | 25  |
| 1 BD Type B1b    | 53 m <sup>2</sup>  | 568 sf  |         | 5       | 5       | 5       |         | 20    | 15  |
| 1 BD Type B1c    | 57 m <sup>2</sup>  | 608 sf  |         | 1       | 1       | 1       | 1       | 4     | 3   |
| 1 BD Type B2a    | 50 m <sup>2</sup>  | 535 sf  | 1       |         |         |         |         | 2     | 1   |
| 1 BD Type B2b    | 53 m <sup>2</sup>  | 571 sf  |         | 1       | 1       | 1       | 1       | 4     | 3   |
| 1 BD Type B3     | 50 m <sup>2</sup>  | 536 sf  |         |         |         |         |         | 3     | 2   |
| 2 BD Type C1a    | 73 m <sup>2</sup>  | 786 sf  | 2       | 1       | 4       | 4       | 4       | 20    | 15  |
| 2 BD Type C1b    | 78 m <sup>2</sup>  | 838 sf  |         | 1       | 1       | 1       | 1       | 4     | 3   |
| 3 BD Type D      | 91 m <sup>2</sup>  | 978 sf  |         | 1       | 1       | 1       | 1       | 5     | 4   |
| 4 BD Type E1     | 129 m <sup>2</sup> | 1,387 sf  | 3       |         |         |         |         | 3     | 2   |
| 4 BD Type E2     | 129 m <sup>2</sup> | 1,387 sf  | 3       |         |         |         |         | 3     | 2   |
| Sub Total        |                    |   | 16      | 20      | 26      | 26      | 26      | 137   | 100 |

| PARKING BREAKDOWN: | Required   | Proposed   | Stalls /unit |
|--------------------|------------|------------|--------------|
| RM-4 & RM-5        | 1.3        | 178 stalls |              |
| Senior's Housing   | 0.5        | 69 stalls  | 0.49 /unit   |
| BICYCLE PARKING:   | 137 stalls | 137 stalls | 1.00 /unit   |
| SCOOTER PARKING:   |            | 14 stalls  |              |

RECEIVED

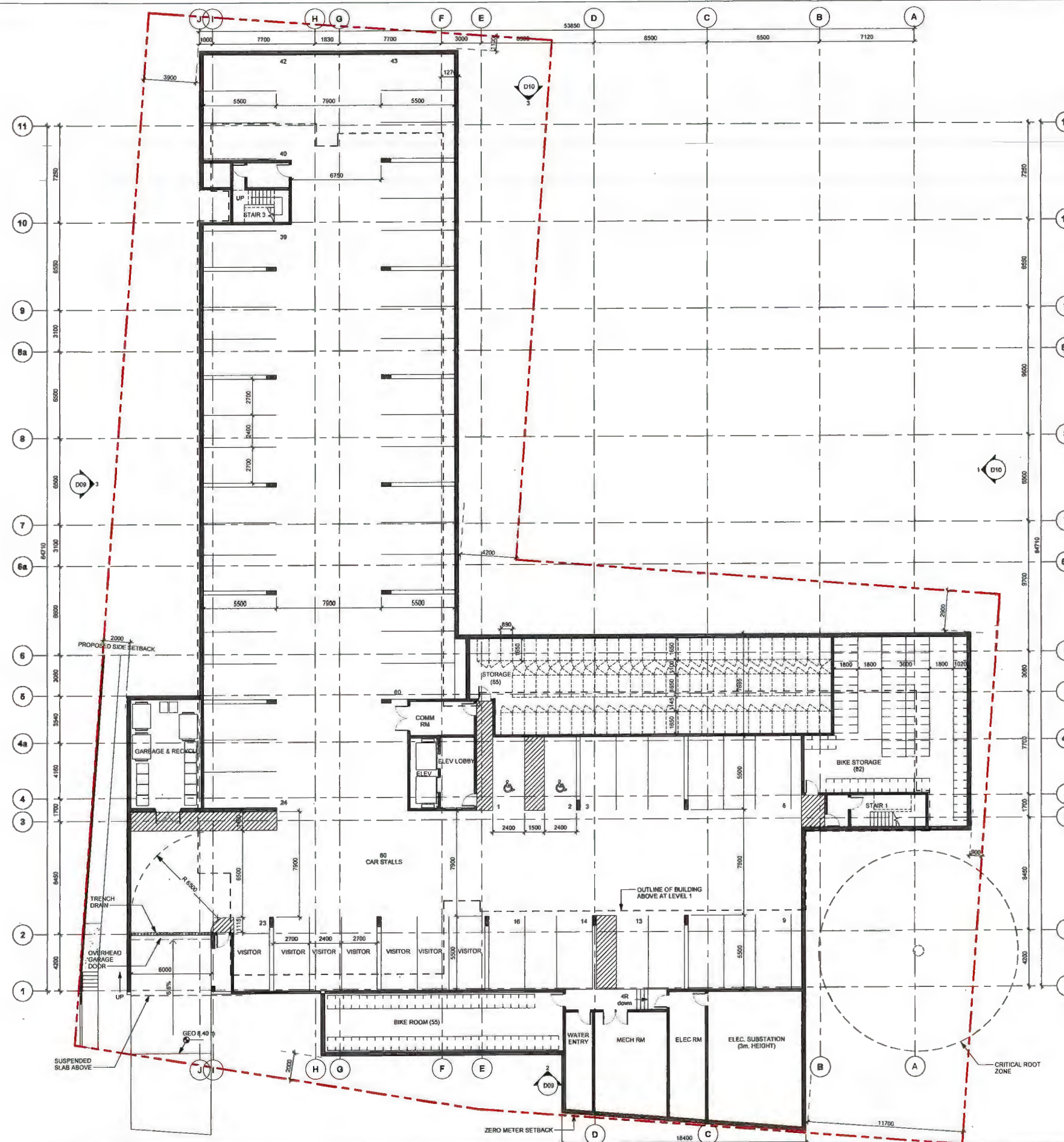
FEB 11 2020

CORP OF TOWNSHIP  
OF ESQUIMALT

OVERALL SITE PLAN  
scale 1:200 date 2020.02.11



PRELIMINARY - NOT FOR CONSTRUCTION







**LEVEL 1 FLOOR PLAN**  
scale 1 : 150      date 2020.02.11

D05

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES





PRELIMINARY - NOT FOR CONSTRUCTION



RECEIVED  
FEB 11 2020  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



GREATER VICTORIA  
HOUSING SOCIETY  
Since 1958

**LEVEL 3 to 5 FLOOR PLAN**  
scale 1 : 150      date 2020.02.11

D07





PRELIMINARY - NOT FOR CONSTRUCTION





GREATER VICTORIA  
HOUSING SOCIETY  
Since 1956

scale 1 : 150

**D08b**

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES







SOUTH ELEVATION.



WEST ELEVATION.



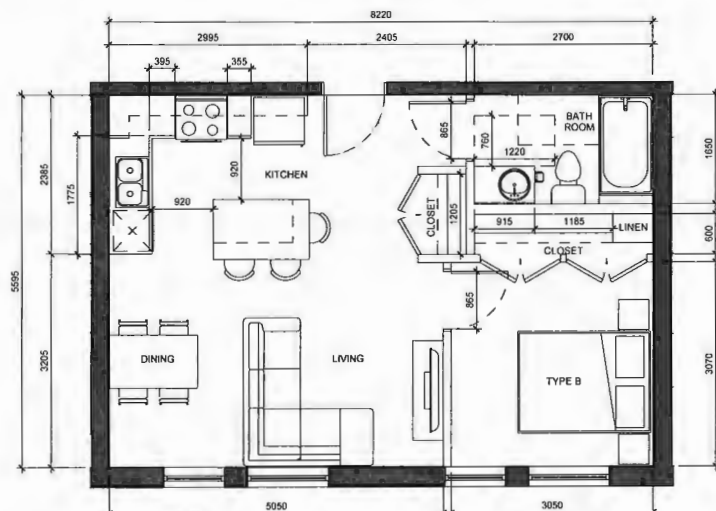
PRELIMINARY - NOT FOR CONSTRUCTION





PRELIMINARY - NOT FOR CONSTRUCTION





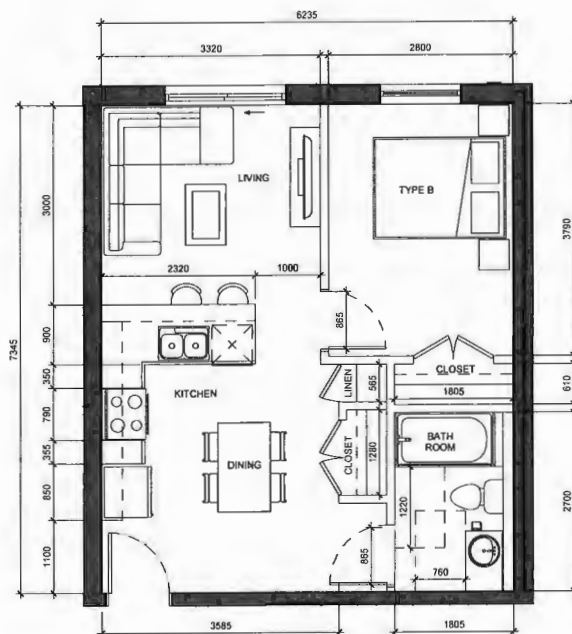
SUITE TYPE B3 49.8 m<sup>2</sup> (535.8 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 49 m <sup>2</sup> | YES      | 49.8 m <sup>2</sup>               |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1205 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 900 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | BR                                |
| 6.1.3   | Counter Frontage Recorrd.        | 2440 mm           | YES      | 2325 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 900 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm)            | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |

| SECTION | DESCRIPTION           | BCH                 | PROVIDED | VALUE/ COMMENTS     |
|---------|-----------------------|---------------------|----------|---------------------|
| 5.4.2   | Bedroom type 1 B      | YES                 | YES      | 9.30 m <sup>2</sup> |
|         | Type B: Min Area      | 9.30 m <sup>2</sup> | YES      | 9.30 m <sup>2</sup> |
|         | Type B: Min Dimension | 2800 mm             | YES      | 3050 mm             |
|         | Type B: Closet width  | 1500 mm             | YES      | 2100 mm             |



SUITE TYPE B2 49.7 m<sup>2</sup> (535.4 sf) & 53 m<sup>2</sup> (570.6 sf)

1 : 50

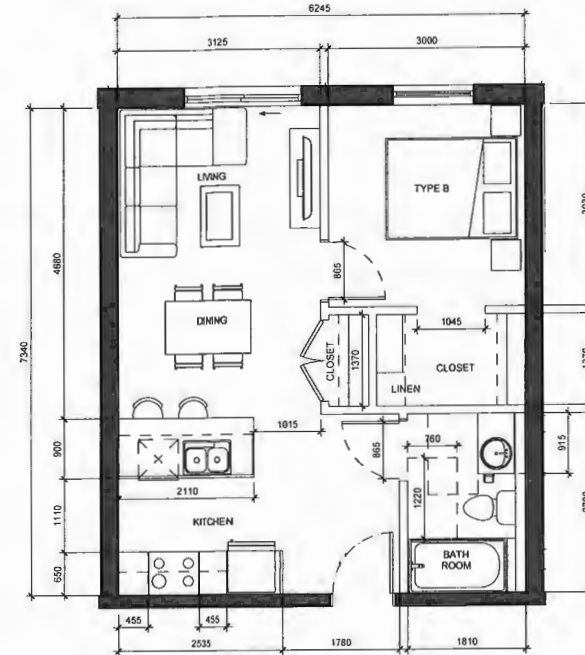
BCH DESIGN GUIDELINES - 1 BEDROOM

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 49 m <sup>2</sup> | YES      | 49.7 m <sup>2</sup>               |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1205 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 900 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | BR                                |
| 6.1.3   | Counter Frontage Recorrd.        | 2440 mm           | YES      | 2325 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 900 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm)            | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |

NOTE:  
UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMISING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS.

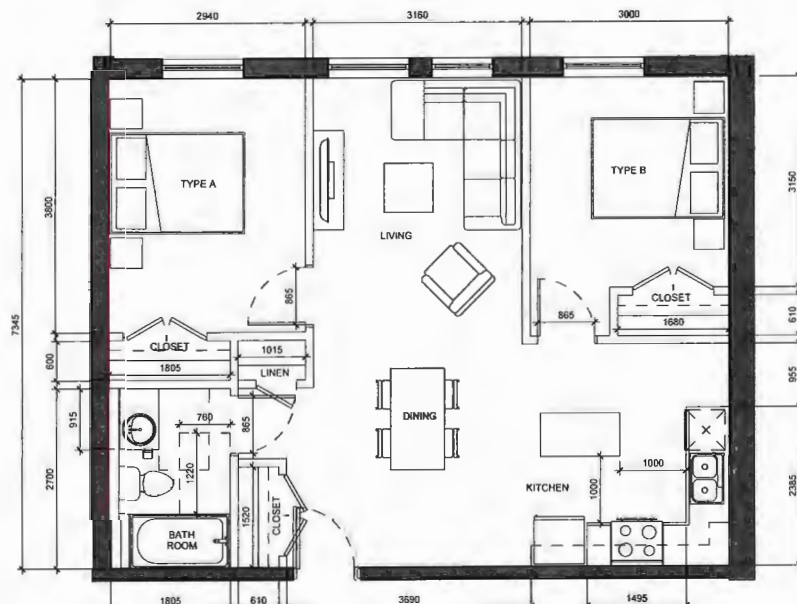
BCH DESIGN GUIDELINES - 1 BEDROOM

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 49 m <sup>2</sup> | YES      | 49.7 m <sup>2</sup>               |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1205 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 900 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | BR                                |
| 6.1.3   | Counter Frontage Recorrd.        | 2440 mm           | YES      | 2325 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 900 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm)            | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |



SUITE TYPE B1 50 m<sup>2</sup> (533 sf) & 52.8 m<sup>2</sup> (568 sf) & 56.6 m<sup>2</sup> (608 sf)

1 : 50

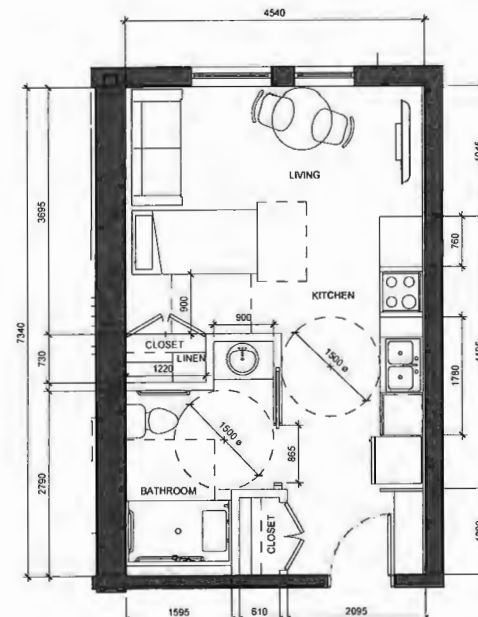


SUITE TYPE C 73 m<sup>2</sup> (786 sf) & 77.8 m<sup>2</sup> (837.9 sf)

1 : 50

BCH DESIGN GUIDELINES - 2 BEDROOM

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 67 m <sup>2</sup> | YES      | 72 m <sup>2</sup>                 |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1670 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 5 seats           | YES      | 5 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 920 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 4 seats           | YES      | 4 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | BR                                |
| 6.1.3   | Counter Frontage Recorrd.        | 2440 mm           | YES      | 2325 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 900 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm) or ST tub  | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |

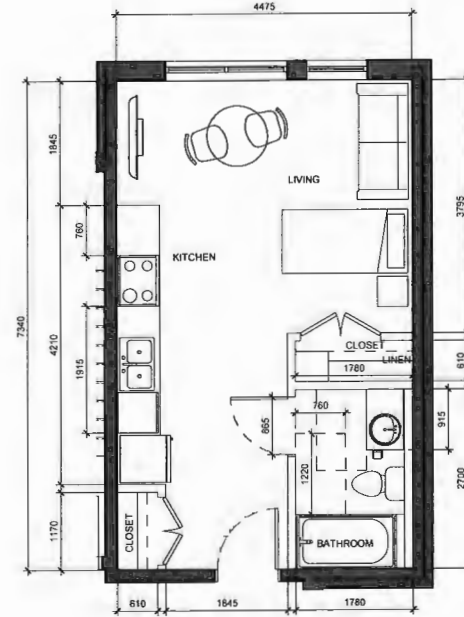


SUITE TYPE A3 (ACCESSIBLE) 36 m<sup>2</sup> (387.9 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO ACCESSIBLE

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 37 m <sup>2</sup> | YES      | 36 m <sup>2</sup>                 |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1170 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 2 seats           | YES      | 2 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 915 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1067 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 2 seats           | YES      | 2 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 6.1.3   | Counter Frontage Recorrd.        | 1800 mm           | YES      | 1800 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 800 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm)            | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |
| 6.2.2.1 | 1500 mm turning radius           | YES               | YES      | -                                 |
|         | Both sides of Entry Door         | YES               | YES      | -                                 |
|         | Inside Bedroom                   | YES               | YES      | -                                 |
|         | Inside Bathroom                  | YES               | YES      | -                                 |
|         | Inside Kitchen                   | YES               | YES      | -                                 |



SUITE TYPE A2 (STUDIO 02) 36 m<sup>2</sup> (387.9 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 33 m <sup>2</sup> | YES      | 36 m <sup>2</sup>                 |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1170 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 2 seats           | YES      | 2 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 920 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 2 seats           | YES      | 2 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | BR                                |
| 6.1.3   | Counter Frontage Recorrd.        | 1800 mm           | YES      | 1800 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 900 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm)            | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |



SUITE TYPE A1 (STUDIO 01) 35.5 m<sup>2</sup> (382.3 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO

| SECTION | DESCRIPTION                      | BCH               | PROVIDED | VALUE/ COMMENTS                   |
|---------|----------------------------------|-------------------|----------|-----------------------------------|
| 5.2     | Unit Area                        | 33 m <sup>2</sup> | YES      | 35.5 m <sup>2</sup>               |
| 5.3.1.1 | Suite Entry-Closet Min. Width    | 915 mm            | YES      | 1370 mm                           |
| 5.3.2.1 | Living Room seating capacity     | 2 seats           | YES      | 2 seats                           |
| 5.3.2.2 | Circulation spaces Min. Width    | 920 mm            | YES      | -                                 |
| 5.3.2.3 | Interior Corridor Recorrd. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1 | Dining Room seating capacity     | 2 seats           | YES      | 2 seats                           |
| 5.4.1.3 | Door open full                   | 110 degrees       | NO       | -                                 |
| 5.4.1.4 | Access bed - foot and 2 sides    | YES               | YES      | 1.5 m <sup>2</sup> in Parkade TBD |
| 5.5.1.1 | Provide 2.3 sm of storage        | YES               | YES      | BR                                |
| 6.1.3   | Counter Frontage Recorrd.        | 1800 mm           | YES      | 1800 mm                           |
| 6.2.2.2 | Lav. Countertop Min. Width       | 900 mm            | YES      | 915 mm                            |
| 6.2.2.3 | Towel Bar Min. Width             | 800 mm            | YES      | -                                 |
| 6.2.3.1 | 3 Piece Bathroom                 | 1                 | YES      | YES                               |
|         | Shower (914 x 1220mm)            | YES               | NO       | 815 x 1525 mm tub                 |
|         | Water Closet                     | YES               | YES      | 1                                 |
|         | Lav Basin with Vanity            | YES               | YES      | 1                                 |



LOW HAMMOND ROWE ARCHITECTS

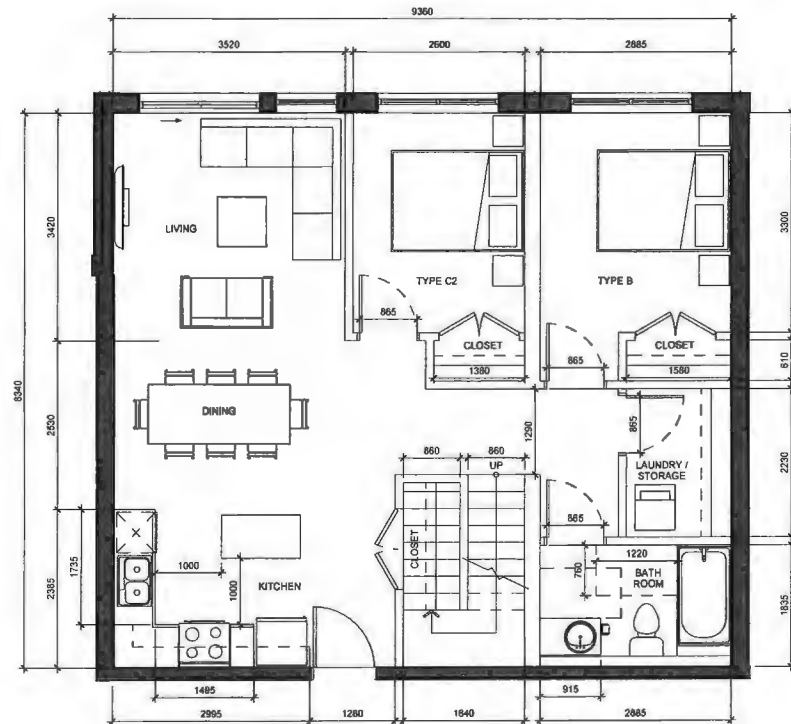


ESQUIMALT RENTAL HOUSING  
874 FLEMING STREET, ESQUIMALT, BC

scale As indicated

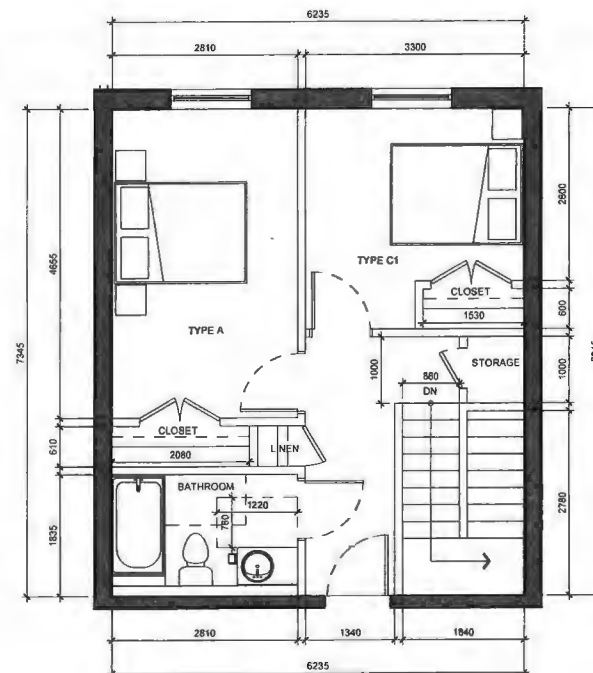
SUITE PLANS D11  
date 2020.02.11





SUITE TYPE E1 @ L1 128.9 m<sup>2</sup> (1387sf)

1:50



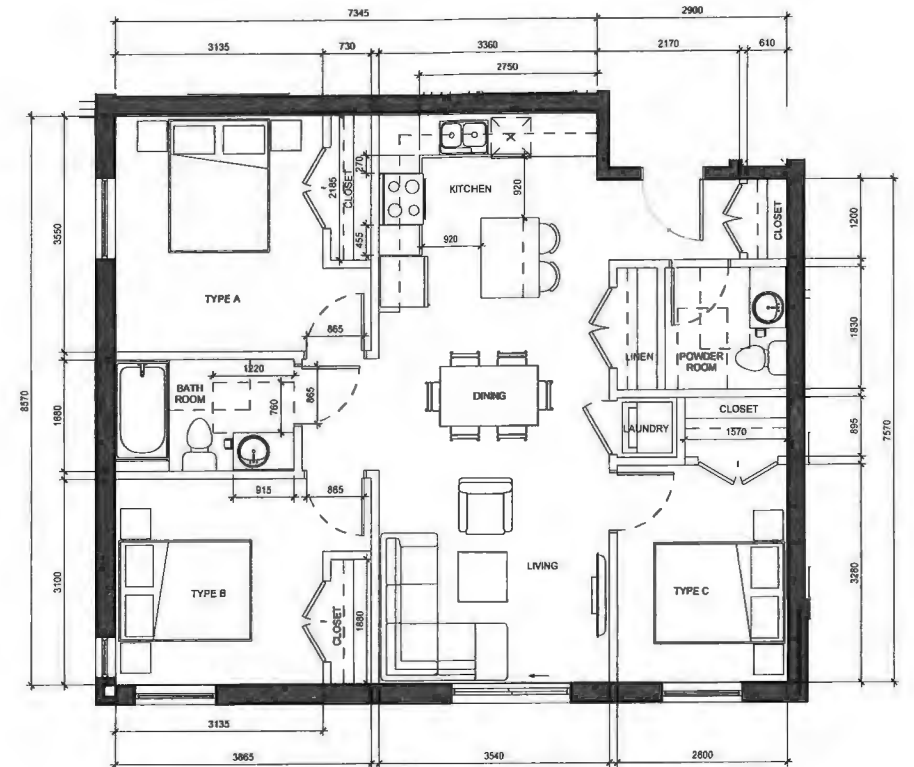
SUITE TYPE E1 @ L2

1:50

| BCH DESIGN GUIDELINES - 4 BEDROOM |                                 |                    |          |                      |
|-----------------------------------|---------------------------------|--------------------|----------|----------------------|
| SECTION                           | DESCRIPTION                     | BCH                | PROVIDED | VALUE/ COMMENTS      |
| 5.2                               | Unit Area                       | 112 m <sup>2</sup> | YES      | 128.9 m <sup>2</sup> |
| 5.3.1.1                           | Suite Entry-Closet Min. Width   | 915 mm             | YES      | 1800 mm              |
| 5.3.2.1                           | Living Room seating capacity    | 7 seats            | YES      | 7 seats              |
| 5.3.2.2                           | Circulation spaces Min. Width   | 920 mm             | YES      | -                    |
| 5.3.2.3                           | Interior Corridor Recirc. Width | 1015 mm            | YES      | -                    |
| 5.3.3.1                           | Dining Room seating capacity    | 8 seats            | YES      | 8 seats              |
| 5.4.1.3                           | Door open full                  | 110 degrees        | NO       | -                    |
| 5.4.1.4                           | Access bed - foot and 2 sides   | YES                | YES      | 2.3 m <sup>2</sup>   |
| 5.5.1.1                           | Provide 2.3 sm of storage       | YES                | YES      | -                    |
| 5.5.1                             | Provide Linen Closet            | YES                | YES      | 4665 mm              |
| 6.1.3                             | Counter Frontage Recirc.        | 2800 mm            | YES      | 915 mm               |
| 6.2.2.2                           | Lav. Countertop Min. Width      | 900 mm             | YES      | -                    |
| 6.2.2.3                           | Towel Bar Min. Width            | 800 mm             | YES      | -                    |
| 6.2.3.1                           | 3 Piece Bathroom                | 1                  | YES      | YES                  |
|                                   | Shower (914x1220mm) or ST tub   | 1                  | YES      | 815 x 1528 mm tub    |
|                                   | Water Closet                    | 1                  | YES      | 1                    |
| 6.2.5                             | Lav Basin with Vanity           | 1                  | YES      | 1                    |
|                                   | Powder Room                     | 1                  | YES      | 1                    |
|                                   | Water Closet                    | 1                  | YES      | 1                    |
|                                   | Lav Basin with Vanity           | 1                  | YES      | 1                    |

| SECTION 5.4.2          |                      |          |                      |  |
|------------------------|----------------------|----------|----------------------|--|
| DESCRIPTION            | BCH                  | PROVIDED | VALUE/ COMMENTS      |  |
| Bedroom type 1A/1B/2C  | YES                  | YES      | 13.68 m <sup>2</sup> |  |
| Type A: Min Area       | 11.15 m <sup>2</sup> | YES      | 2810 mm              |  |
| Type A: Min Dimension  | 2800 mm              | YES      | 2080 mm              |  |
| Type A: Closet width   | 1500 mm              | YES      | 2545 mm              |  |
| Type B: Min Area       | 9.30 m <sup>2</sup>  | YES      | 1580 mm              |  |
| Type B: Min Dimension  | 2800 mm              | YES      | 8.50 m <sup>2</sup>  |  |
| Type B: Closet width   | 1500 mm              | YES      | 2600 mm              |  |
| Type C1: Min Area      | 8.50 m <sup>2</sup>  | YES      | 1530 mm              |  |
| Type C1: Min Dimension | 2800 mm              | YES      | 8.50 m <sup>2</sup>  |  |
| Type C1: Closet width  | 1500 mm              | YES      | 2600 mm              |  |
| Type C2: Min Area      | 8.50 m <sup>2</sup>  | YES      | 1530 mm              |  |
| Type C2: Min Dimension | 2800 mm              | YES      | 8.50 m <sup>2</sup>  |  |
| Type C2: Closet width  | 1500 mm              | YES      | 1380 mm              |  |

NOTE:  
UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMISING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF BREASTING ON EXTERIOR WALLS.  
TOWNHOUSE INTERIOR STAIR AREAS ARE ONLY CALCULATED AT GROUND LEVEL.



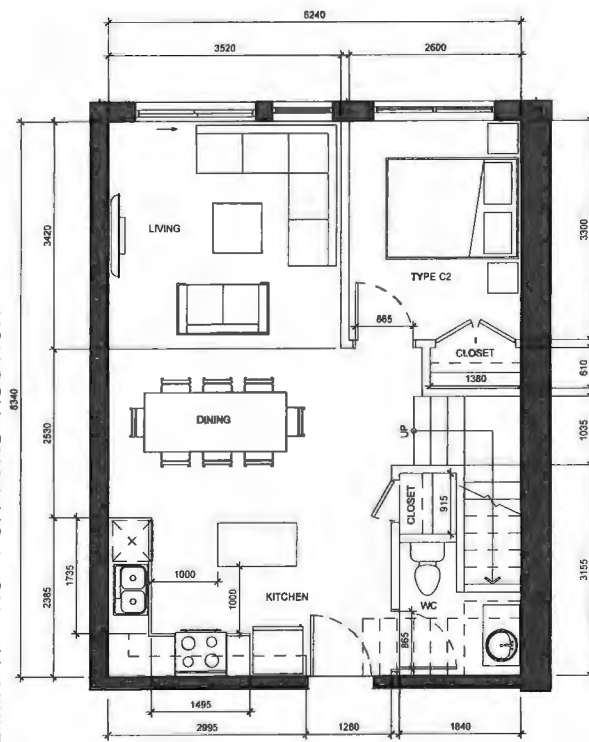
SUITE TYPE D

90.8 m<sup>2</sup> (977.6 sf)

1:50

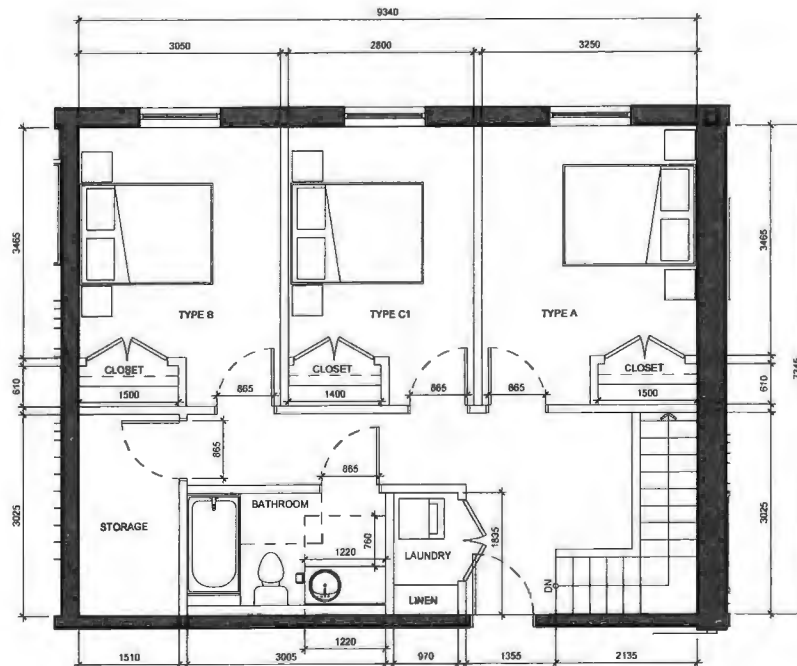
| BCH DESIGN GUIDELINES - 3 BEDROOM |                                 |                   |          |                                   |
|-----------------------------------|---------------------------------|-------------------|----------|-----------------------------------|
| SECTION                           | DESCRIPTION                     | BCH               | PROVIDED | VALUE/ COMMENTS                   |
| 5.2                               | Unit Area                       | 89 m <sup>2</sup> | YES      | 90.8 m <sup>2</sup>               |
| 5.3.1.1                           | Suite Entry-Closet Min. Width   | 915 mm            | YES      | 1800 mm                           |
| 5.3.2.1                           | Living Room seating capacity    | 8 seats           | YES      | 8 seats                           |
| 5.3.2.2                           | Circulation spaces Min. Width   | 920 mm            | YES      | -                                 |
| 5.3.2.3                           | Interior Corridor Recirc. Width | 1015 mm           | YES      | -                                 |
| 5.3.3.1                           | Dining Room seating capacity    | 8 seats           | YES      | 8 seats                           |
| 5.4.1.3                           | Door open full                  | 110 degrees       | NO       | -                                 |
| 5.4.1.4                           | Access bed - foot and 2 sides   | YES               | YES      | 1.5 m <sup>2</sup> in Parkade T80 |
| 5.5.1.1                           | Provide 2.3 sm of storage       | YES               | YES      | -                                 |
| 5.5.1                             | Provide Linen Closet            | YES               | YES      | 3475 mm                           |
| 6.1.3                             | Counter Frontage Recirc.        | 2800 mm           | YES      | 915 mm                            |
| 6.2.2.2                           | Lav. Countertop Min. Width      | 900 mm            | YES      | -                                 |
| 6.2.2.3                           | Towel Bar Min. Width            | 800 mm            | YES      | -                                 |
| 6.2.3.1                           | 3 Piece Bathroom                | 1                 | YES      | YES                               |
|                                   | Shower (914x1220mm) or ST tub   | 1                 | YES      | 815 x 1528 mm tub                 |
|                                   | Water Closet                    | 1                 | YES      | 1                                 |
| 6.2.5                             | Lav Basin with Vanity           | 1                 | YES      | 1                                 |
|                                   | Powder Room                     | 1                 | YES      | 1                                 |
|                                   | Water Closet                    | 1                 | YES      | 1                                 |
|                                   | Lav Basin with Vanity           | 1                 | YES      | 1                                 |

| SECTION 5.4.2         |                      |          |                      |  |
|-----------------------|----------------------|----------|----------------------|--|
| DESCRIPTION           | BCH                  | PROVIDED | VALUE/ COMMENTS      |  |
| Bedroom type 1A/1B/1C | YES                  | YES      | 11.13 m <sup>2</sup> |  |
| Type A: Min Area      | 11.15 m <sup>2</sup> | YES      | 3135 mm              |  |
| Type A: Min Dimension | 2800 mm              | YES      | 2185 mm              |  |
| Type A: Closet width  | 1500 mm              | YES      | 9.72 m <sup>2</sup>  |  |
| Type B: Min Area      | 9.30 m <sup>2</sup>  | YES      | 3100 mm              |  |
| Type B: Min Dimension | 2800 mm              | YES      | 1880 mm              |  |
| Type B: Closet width  | 1500 mm              | YES      | 8.53 m <sup>2</sup>  |  |
| Type C: Min Area      | 8.50 m <sup>2</sup>  | YES      | 2800 mm              |  |
| Type C: Min Dimension | 2800 mm              | YES      | 1570 mm              |  |



SUITE TYPE E2 @ L1 128.9 m<sup>2</sup> (1387sf)

1:50



SUITE TYPE E2 @ L2

1:50

| BCH DESIGN GUIDELINES - 4 BEDROOM |                                 |                    |          |                      |
|-----------------------------------|---------------------------------|--------------------|----------|----------------------|
| SECTION                           | DESCRIPTION                     | BCH                | PROVIDED | VALUE/ COMMENTS      |
| 5.2                               | Unit Area                       | 112 m <sup>2</sup> | YES      | 128.9 m <sup>2</sup> |
| 5.3.1.1                           | Suite Entry-Closet Min. Width   | 915 mm             | YES      | 1800 mm              |
| 5.3.2.1                           | Living Room seating capacity    | 7 seats            | YES      | 7 seats              |
| 5.3.2.2                           | Circulation spaces Min. Width   | 920 mm             | YES      | -                    |
| 5.3.2.3                           | Interior Corridor Recirc. Width | 1015 mm            | YES      | -                    |
| 5.3.3.1                           | Dining Room seating capacity    | 8 seats            | YES      | 8 seats              |
| 5.4.1.3                           | Door open full                  | 110 degrees        | NO       | -                    |
| 5.4.1.4                           | Access bed - foot and 2 sides   | YES                | YES      | 2.3 m <sup>2</sup>   |
| 5.5.1.1                           | Provide 2.3 sm of storage       | YES                | YES      | -                    |
| 5.5.1                             | Provide Linen Closet            | YES                | YES      | 4665 mm              |
| 6.1.3                             | Counter Frontage Recirc.        | 2800 mm            | YES      | 915 mm               |
| 6.2.2.2                           | Lav. Countertop Min. Width      | 900 mm             | YES      | -                    |
| 6.2.2.3                           | Towel Bar Min. Width            | 800 mm             | YES      | -                    |
| 6.2.3.1                           | 3 Piece Bathroom                | 1                  | YES      | YES                  |
|                                   | Shower (914x1220mm) or ST tub   | 1                  | YES      | 815 x 1528 mm tub    |
|                                   | Water Closet                    | 1                  | YES      | 1                    |
| 6.2.5                             | Lav Basin with Vanity           | 1                  | YES      | 1                    |
|                                   | Powder Room                     | 1                  | YES      | 1                    |
|                                   | Water Closet                    | 1                  | YES      | 1                    |
|                                   | Lav Basin with Vanity           | 1                  | YES      | 1                    |

| SECTION 5.4.2          |                      |          |                      |  |
|------------------------|----------------------|----------|----------------------|--|
| DESCRIPTION            | BCH                  | PROVIDED | VALUE/ COMMENTS      |  |
| Bedroom type 1A/1B/2C  | YES                  | YES      | 11.26 m <sup>2</sup> |  |
| Type A: Min Area       | 11.15 m <sup>2</sup> | YES      | 3250 mm              |  |
| Type A: Min Dimension  | 2800 mm              | YES      | 1590 mm              |  |
| Type A: Closet width   | 1500 mm              | YES      | 10.57 m <sup>2</sup> |  |
| Type B: Min Area       | 9.30 m <sup>2</sup>  | YES      | 3050 mm              |  |
| Type B: Min Dimension  | 2800 mm              | YES      | 1500 mm              |  |
| Type B: Closet width   | 1500 mm              | YES      | 9.70 m <sup>2</sup>  |  |
| Type C1: Min Area      | 8.50 m <sup>2</sup>  | YES      | 2800 mm              |  |
| Type C1: Min Dimension | 2800 mm              | YES      | 1400 mm              |  |
| Type C1: Closet width  | 1500 mm              | YES      | 8.58 m <sup>2</sup>  |  |
| Type C2: Min Area      | 8.50 m <sup>2</sup>  | YES      | 2600 mm              |  |
| Type C2: Min Dimension | 2800 mm              | YES      | 1380 mm              |  |
| Type C2: Closet width  | 1500 mm              | YES      | -                    |  |

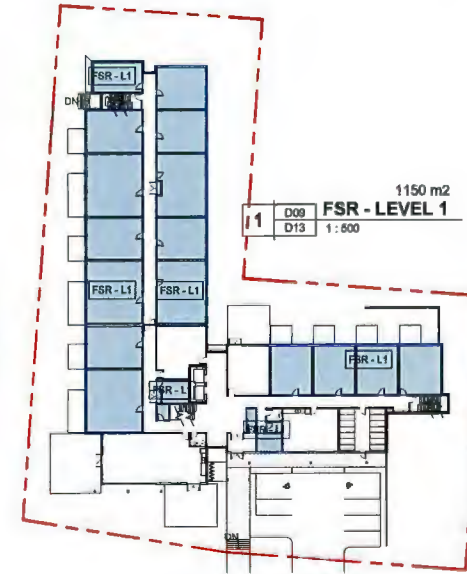
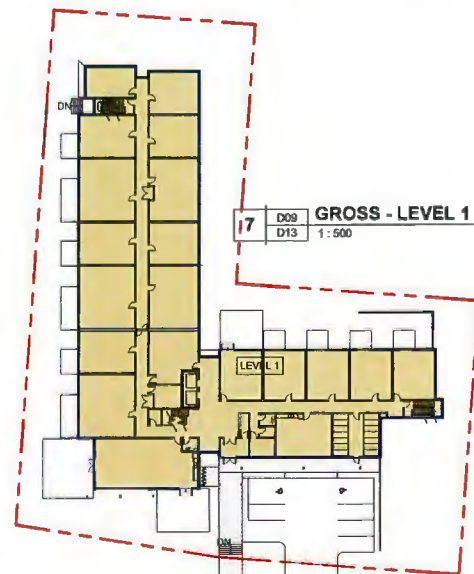
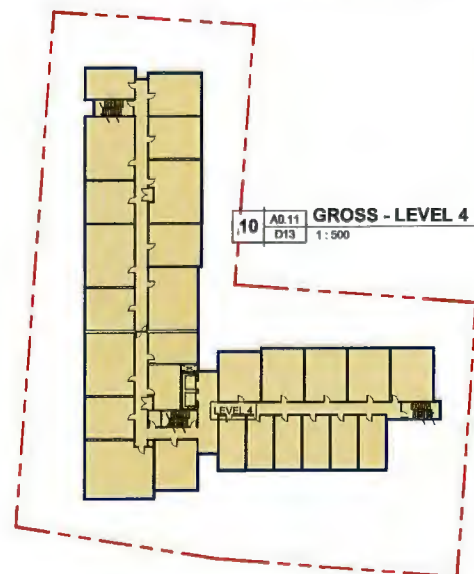
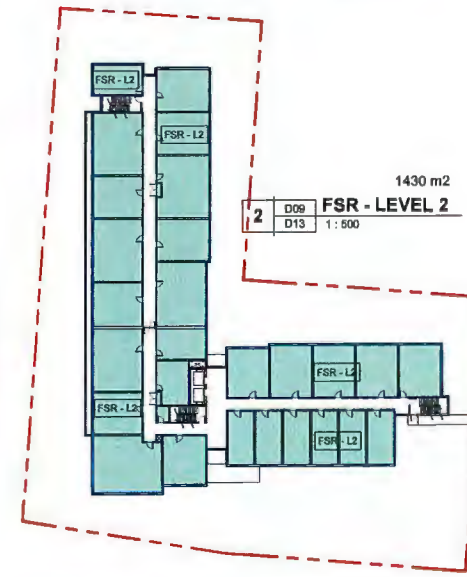
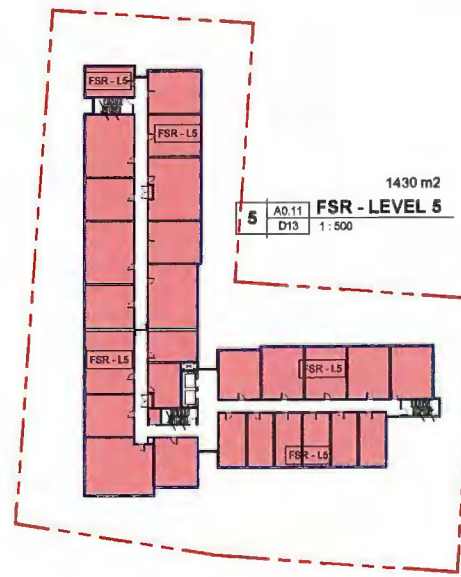
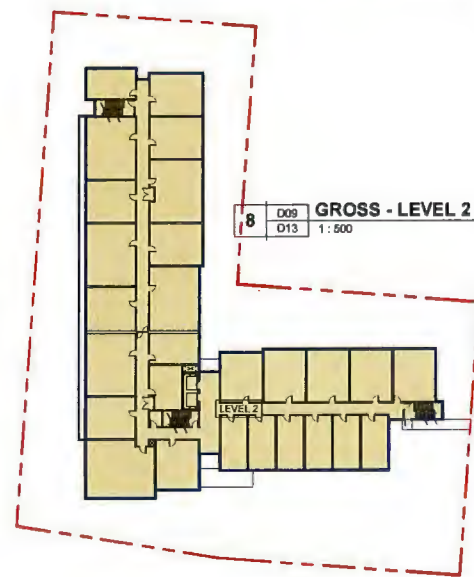
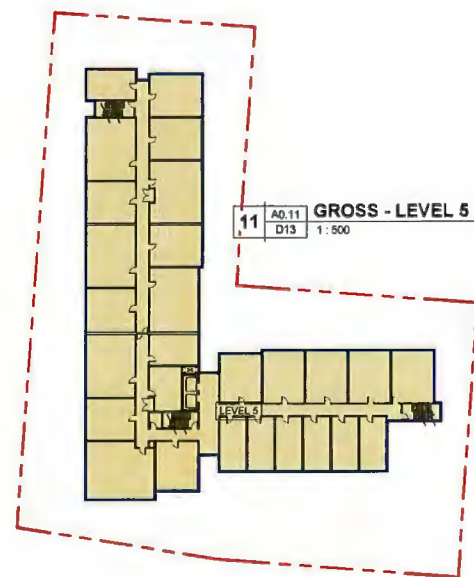
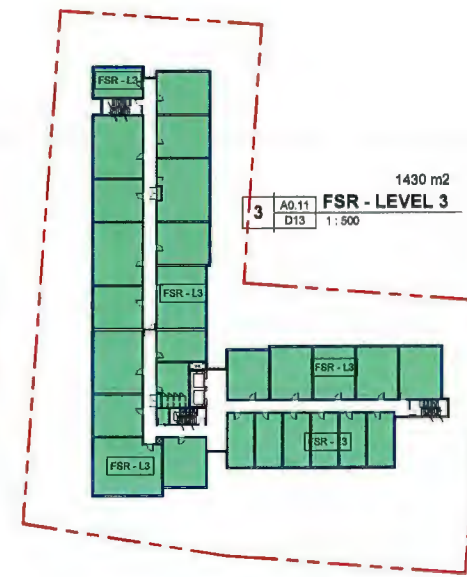
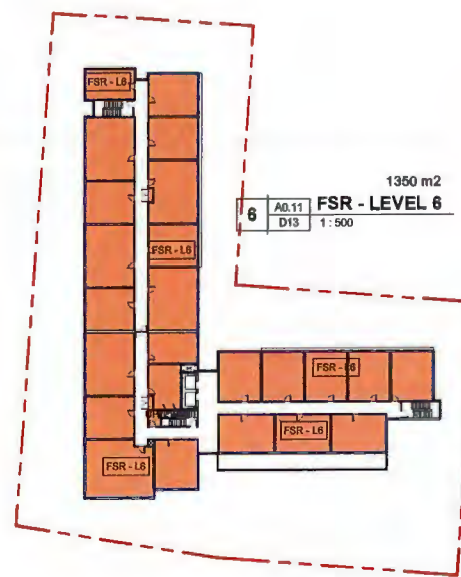
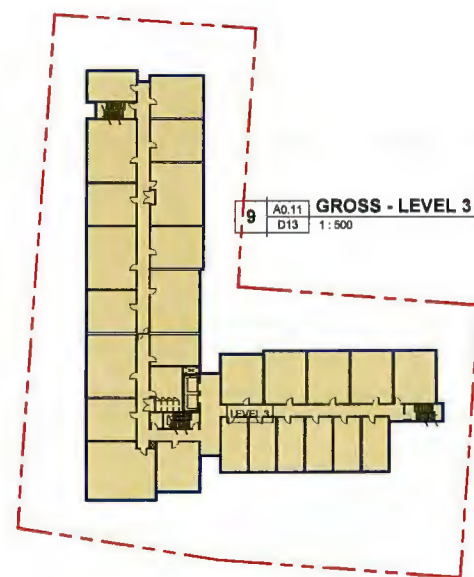
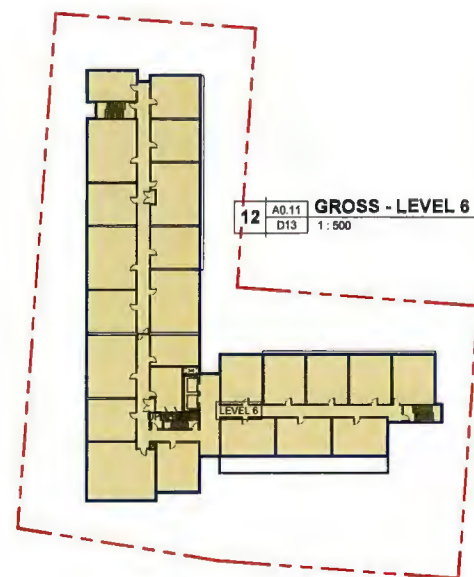




PRELIMINARY - NOT FOR CONSTRUCTION

| AREA SCHEDULE - GROSS BUILDING |                       |                        |
|--------------------------------|-----------------------|------------------------|
| Name                           | Area (sqm)            | AREA (sqft)            |
| LEVEL 1                        | 1642.5 m <sup>2</sup> | 17683 ft <sup>2</sup>  |
| LEVEL 2                        | 1690.7 m <sup>2</sup> | 18199 ft <sup>2</sup>  |
| LEVEL 3                        | 1690.7 m <sup>2</sup> | 18199 ft <sup>2</sup>  |
| LEVEL 4                        | 1690.7 m <sup>2</sup> | 18199 ft <sup>2</sup>  |
| LEVEL 5                        | 1690.7 m <sup>2</sup> | 18199 ft <sup>2</sup>  |
| LEVEL 6                        | 1599.3 m <sup>2</sup> | 17215 ft <sup>2</sup>  |
| Grand Total                    | 10005 m <sup>2</sup>  | 107863 ft <sup>2</sup> |

TOTAL AREA:  
8220 m<sup>2</sup>



NOTE:  
FAR IS CALCULATED FROM THE CENTRE LINE OF PARTY WALLS, CORRIDOR WALLS AND THE INSIDE FACE OF EXTERIOR WALL AND INCLUDE ALL INTERIOR STORAGE, AND EXCLUDE STAIRS, ELEVATOR SHAFT, CORRIDORS, LAUNDRY, AMENITY ROOMS AND WATER CLOSETS.  
GROSS AREA IS CALCULATED FROM FACE OF EXTERIOR SHEATHING.





AERIAL VIEW



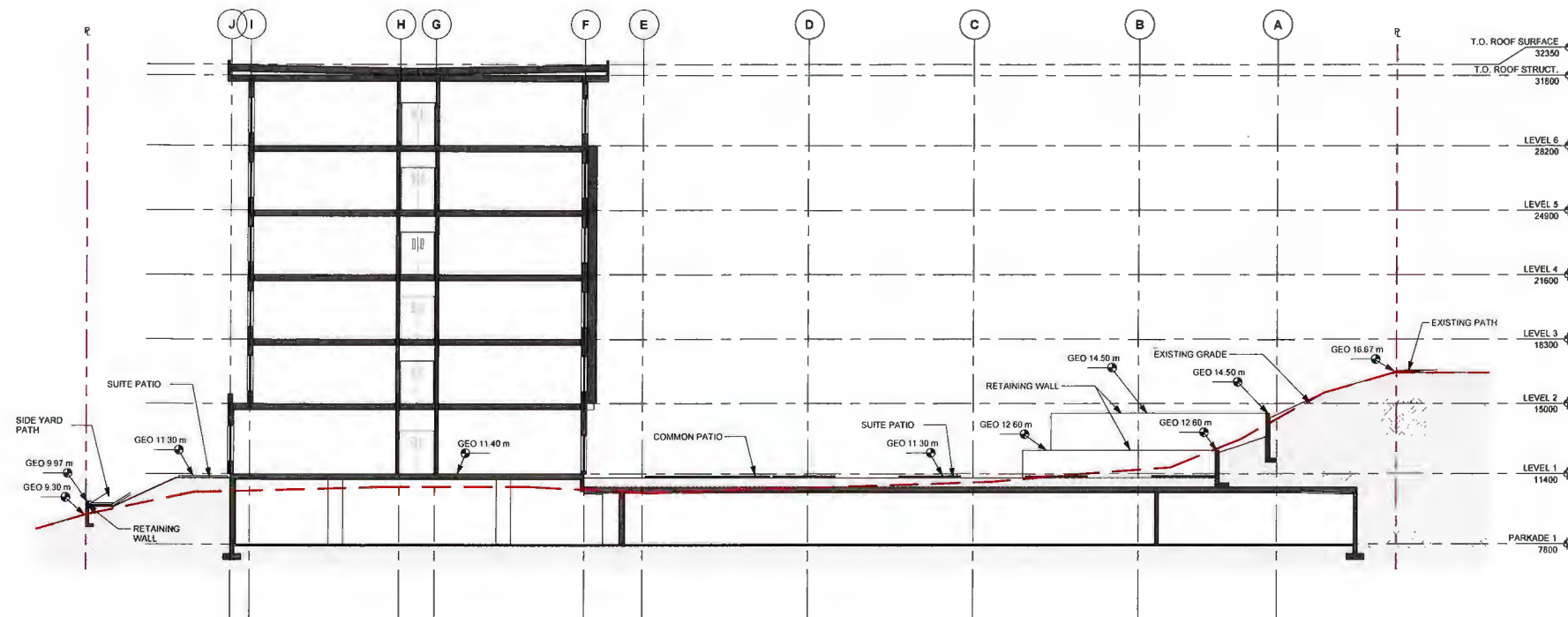
VIEW FROM FLEMING STREET

PRELIMINARY - NOT FOR CONSTRUCTION

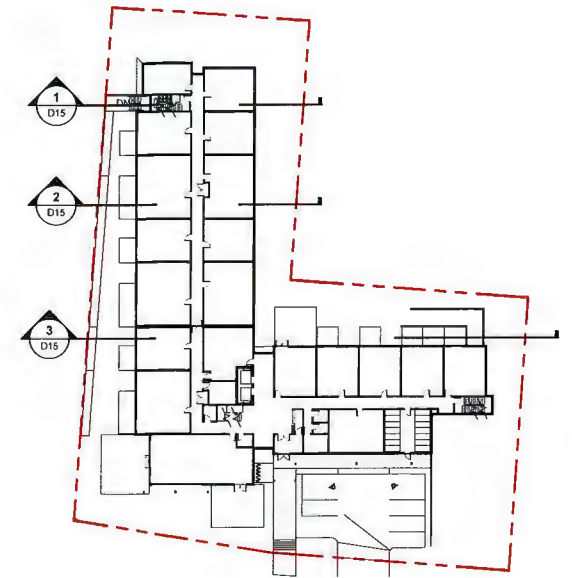




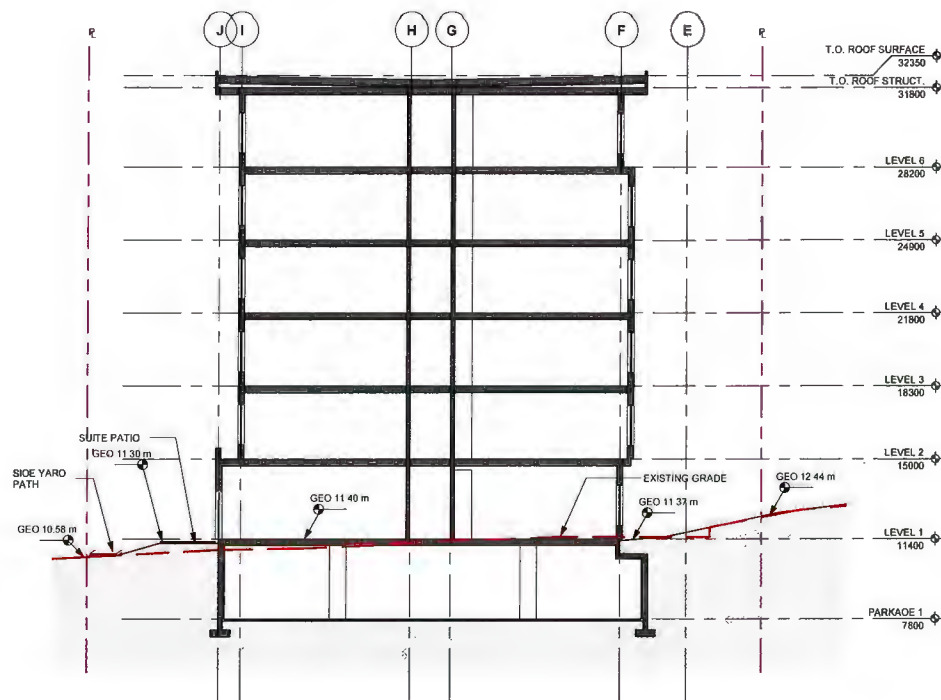
PRELIMINARY - NOT FOR CONSTRUCTION



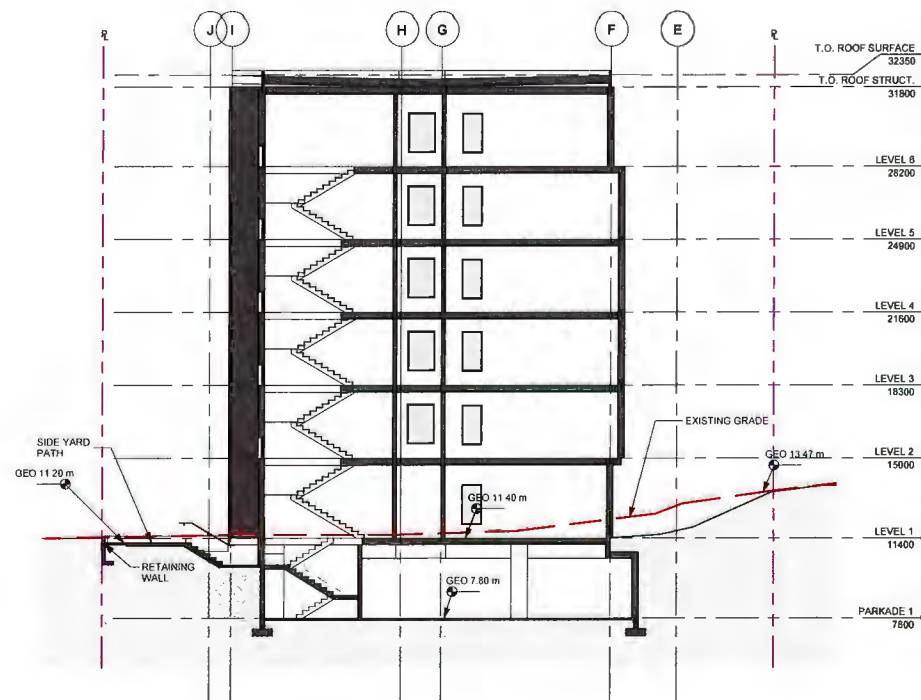
3 D15 EAST WEST SECTION 03  
D15 1:150



SECTION KEY PLAN



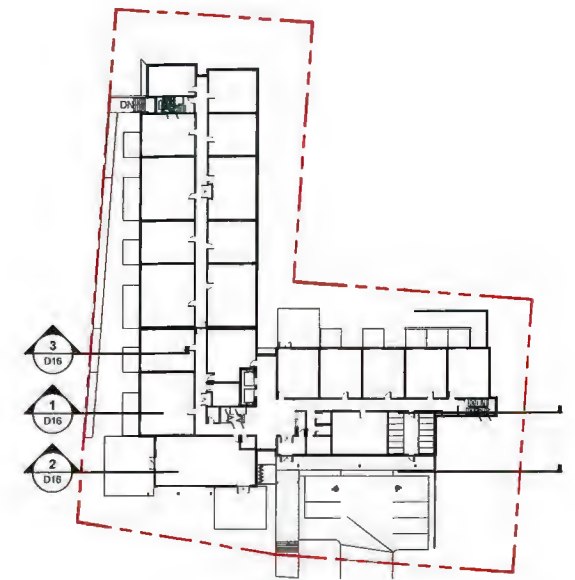
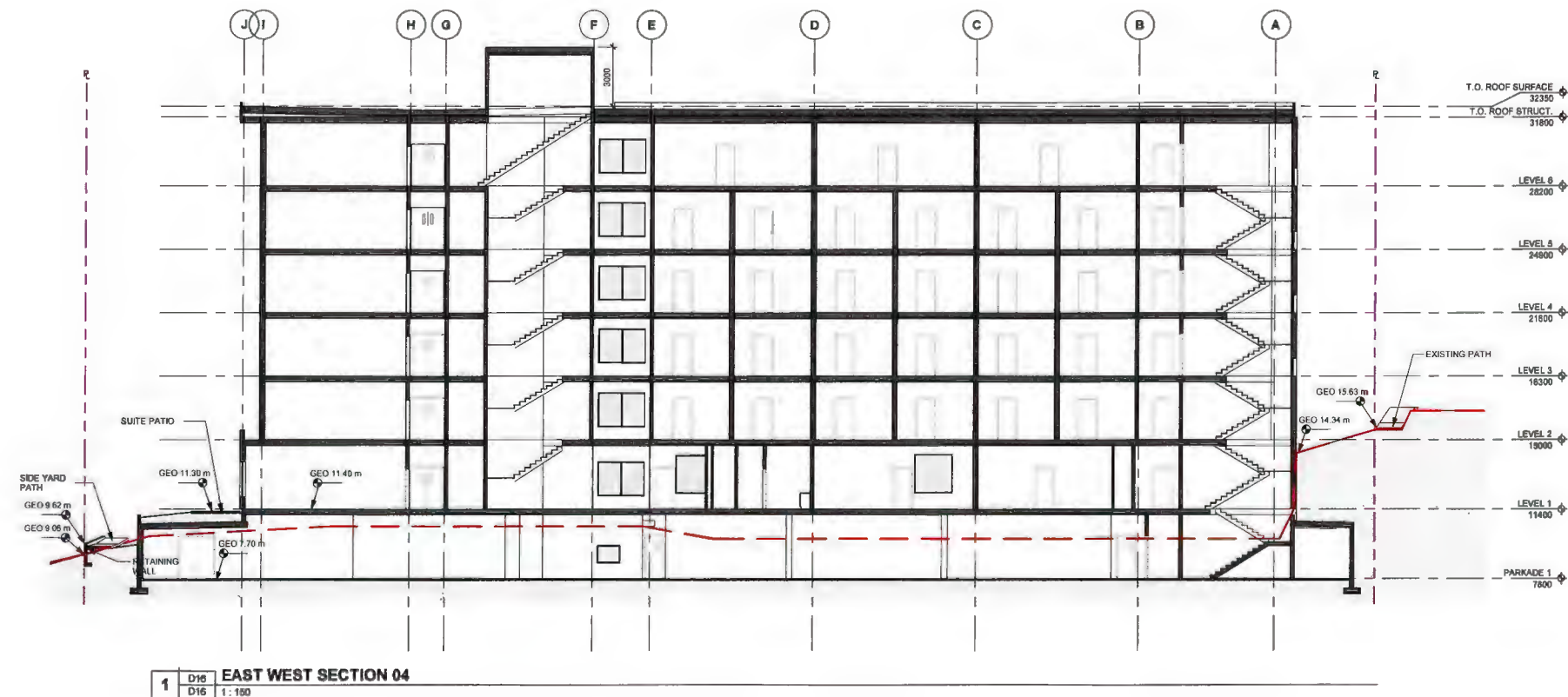
2 D15 EAST WEST SECTION 02  
D15 1:150



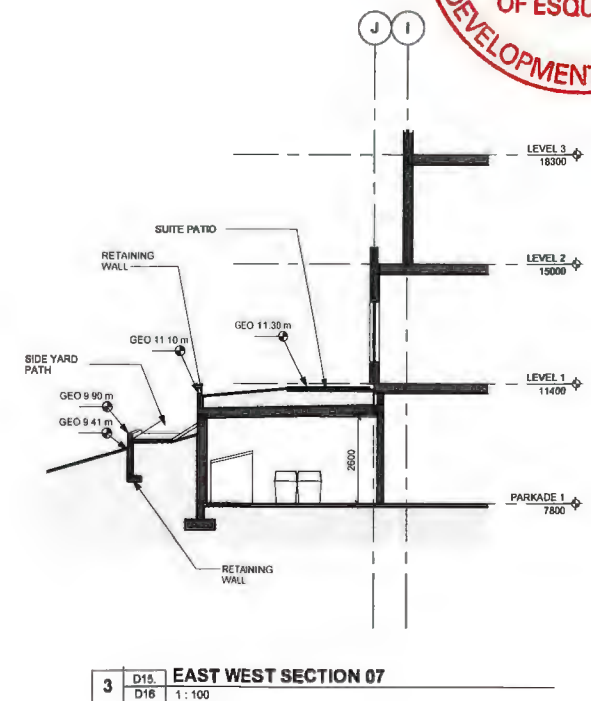
1 D15 EAST WEST SECTION 01  
D15 1:150



PRELIMINARY - NOT FOR CONSTRUCTION



SECTION KEY PLAN



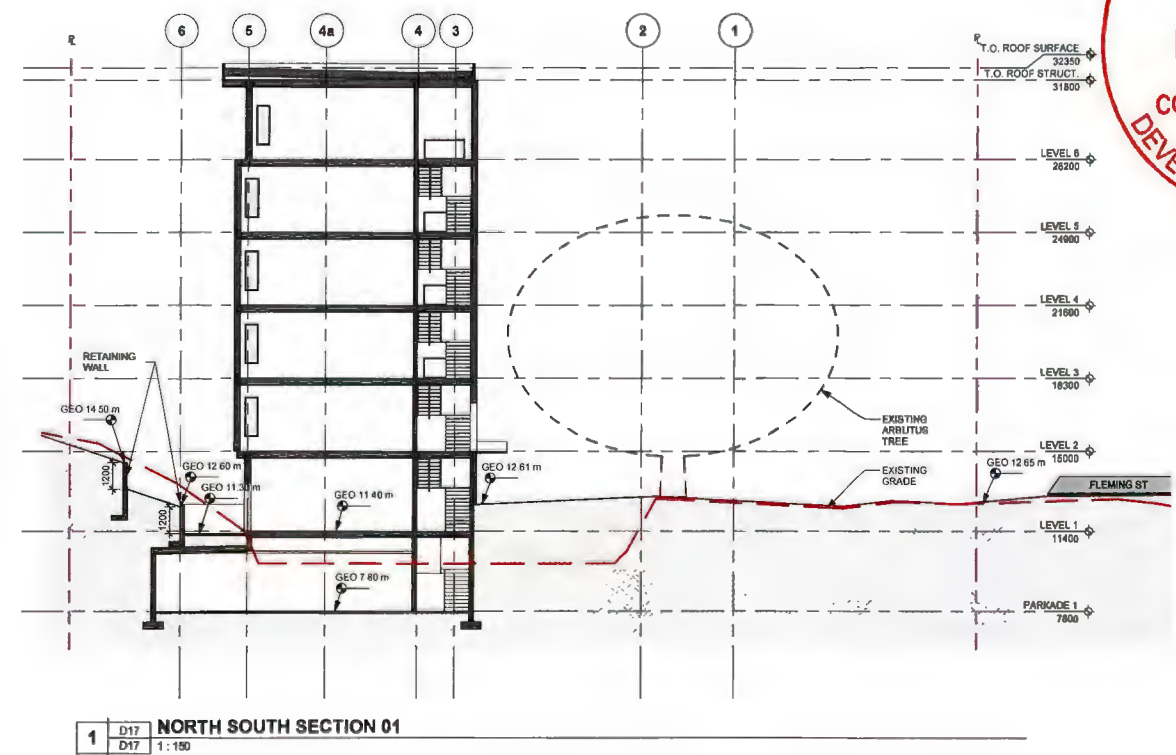
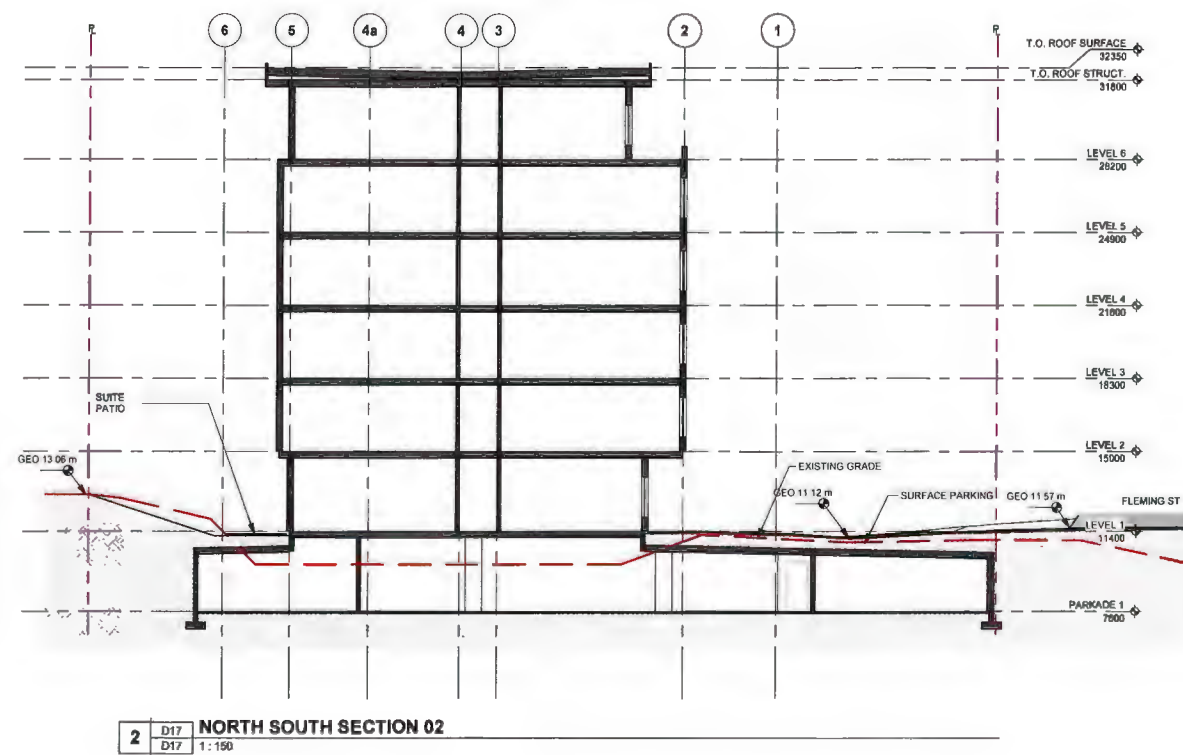
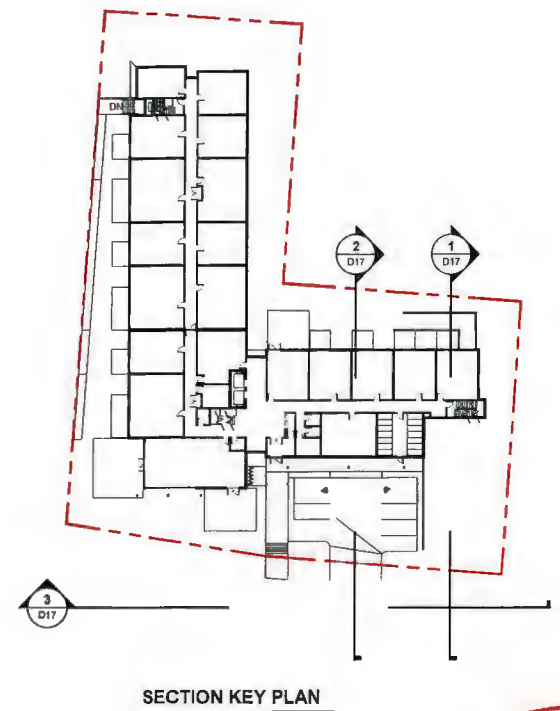
LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING  
874 FLEMING STREET, ESQUIMALT, BC

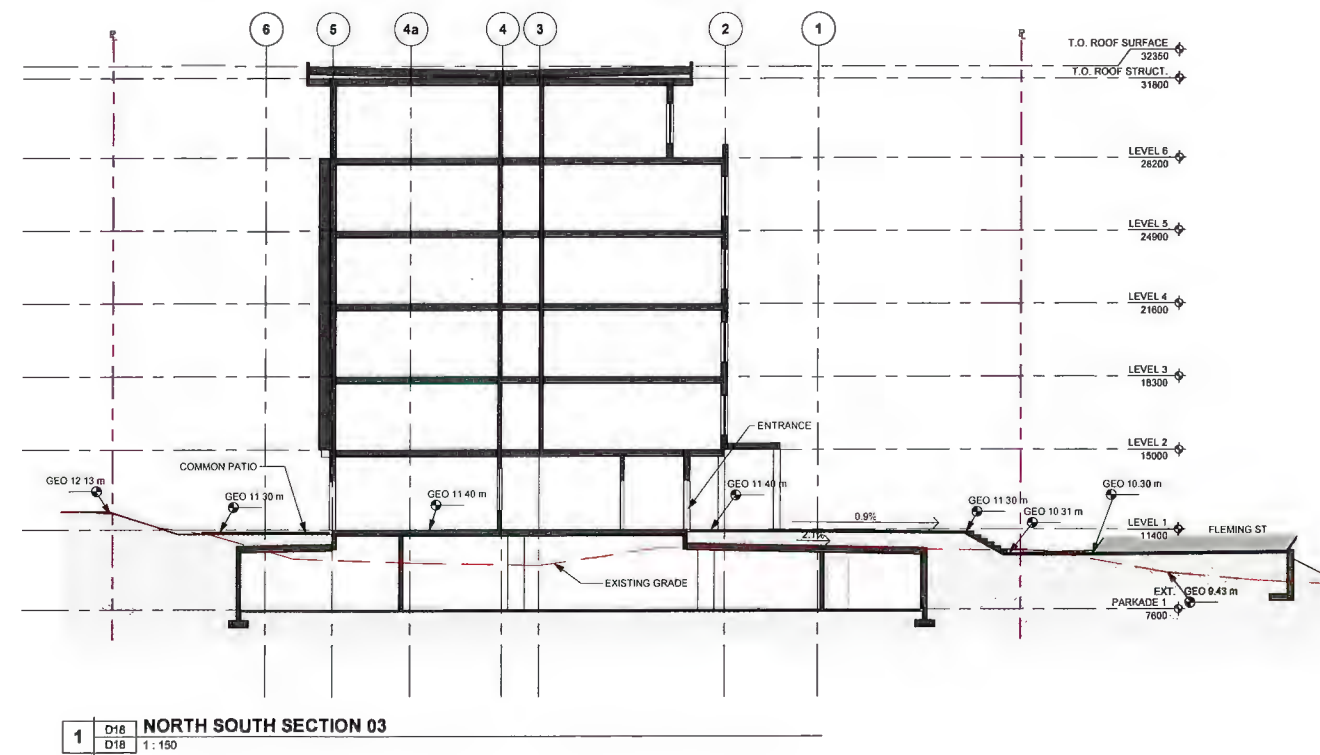
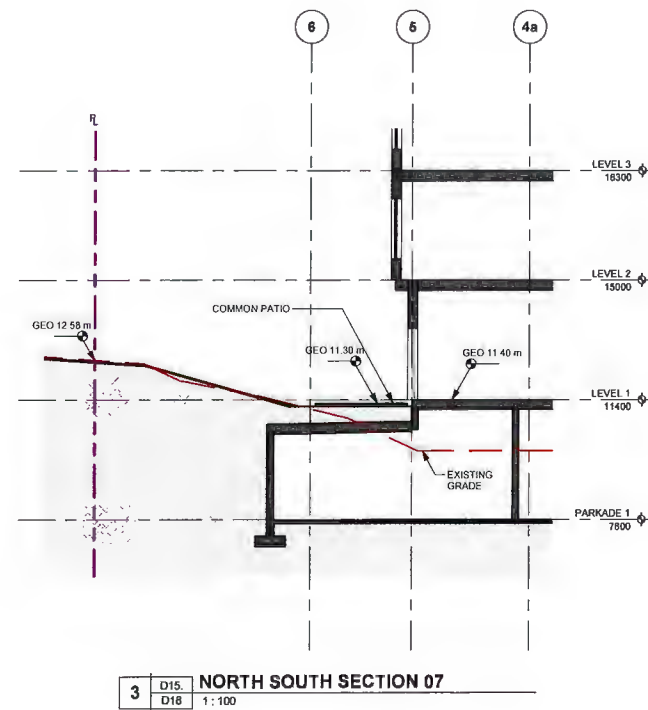
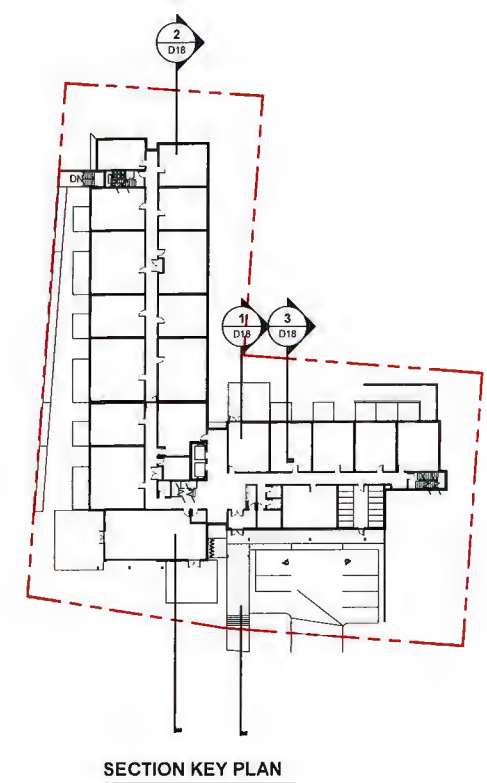
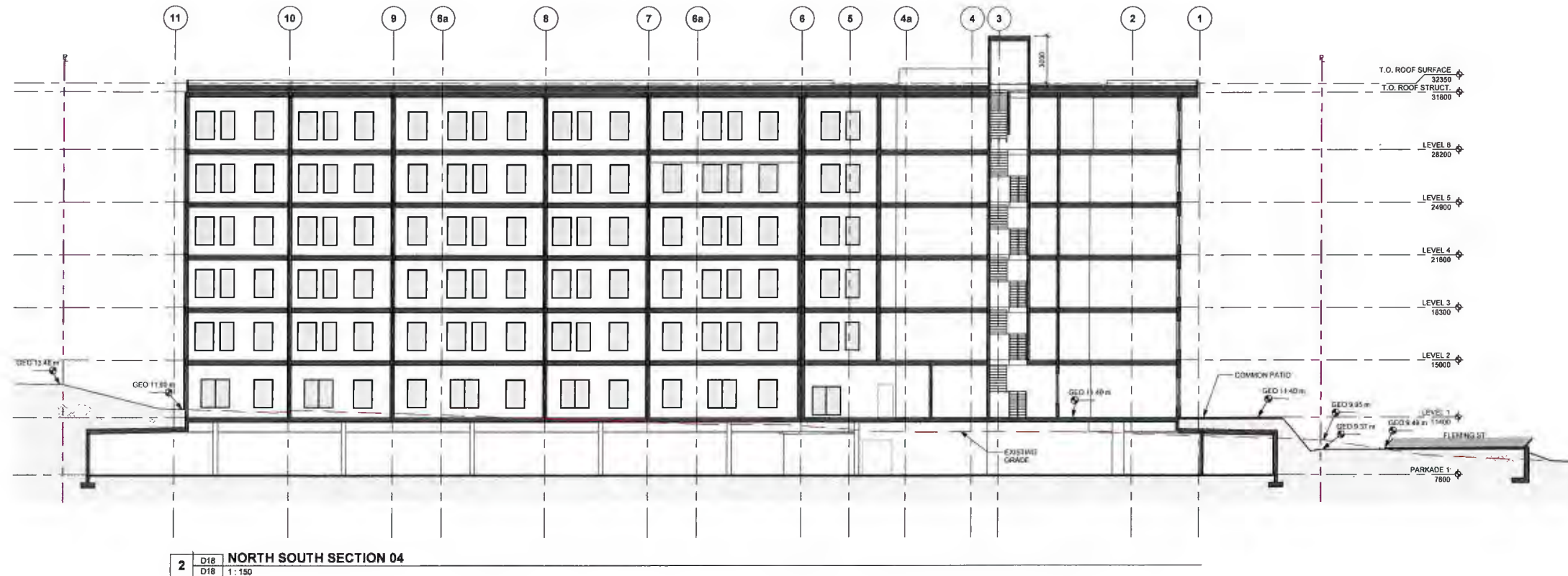
EAST WEST SECTIONS D16  
scale AS indicated date 2020.02.11



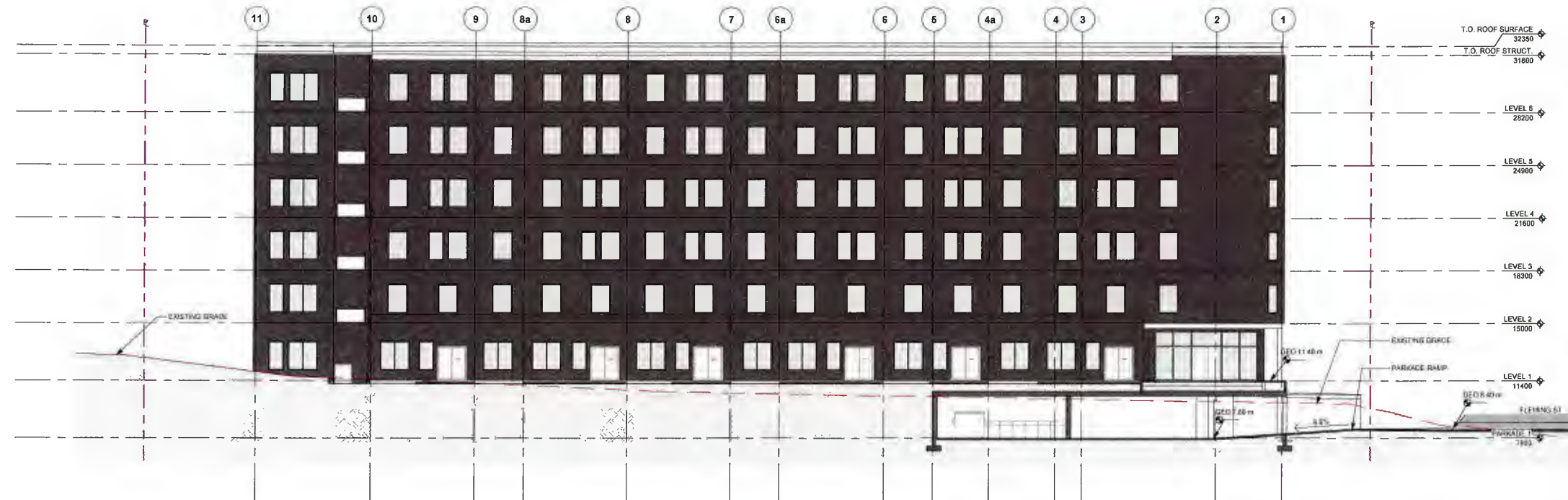


PRELIMINARY - NOT FOR CONSTRUCTION

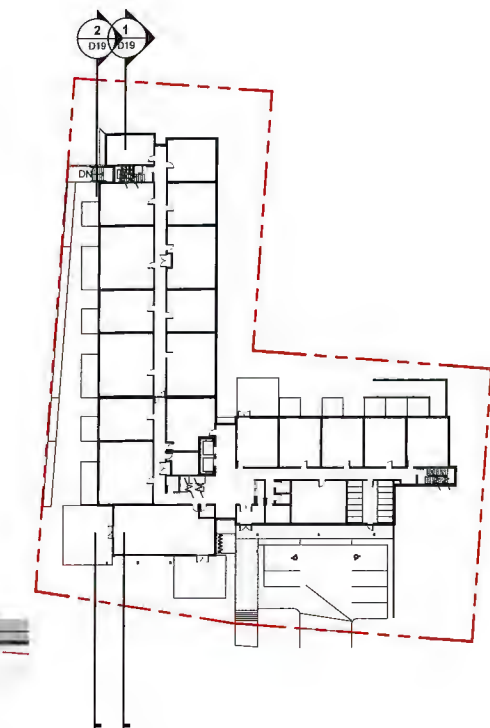




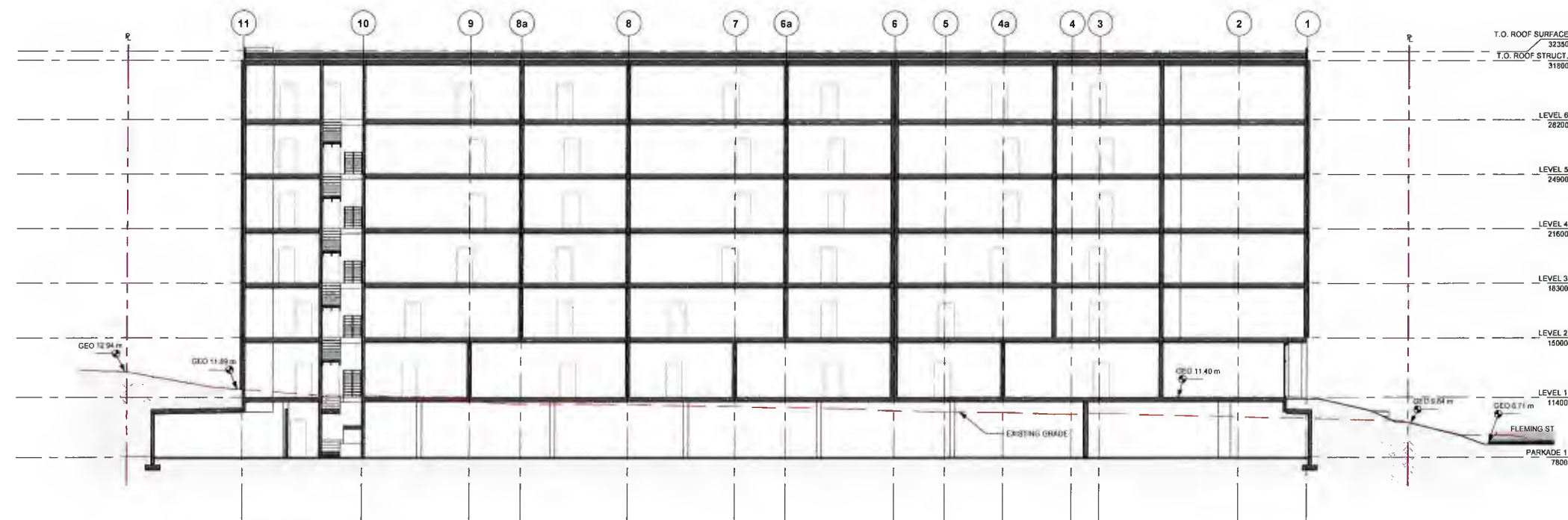
PRELIMINARY - NOT FOR CONSTRUCTION



2 D19 NORTH SOUTH SECTION 06  
D19 1:150



SECTION KEY PLAN



1 D19 NORTH SOUTH SECTION 05  
D19 1:150



PRELIMINARY - NOT FOR CONSTRUCTION



BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10, Esquimalt District, Plan 25267

Scale - 1 : 4 0 0 Distances are in metres.



The intended print size is 11" by 17".

LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

#000 - denotes tree & tag number

For full tree details refer to Construction Impact Assessment & Tree Preservation Plan provided by Talbot Mackenzie & Associates dated June 26, 2019

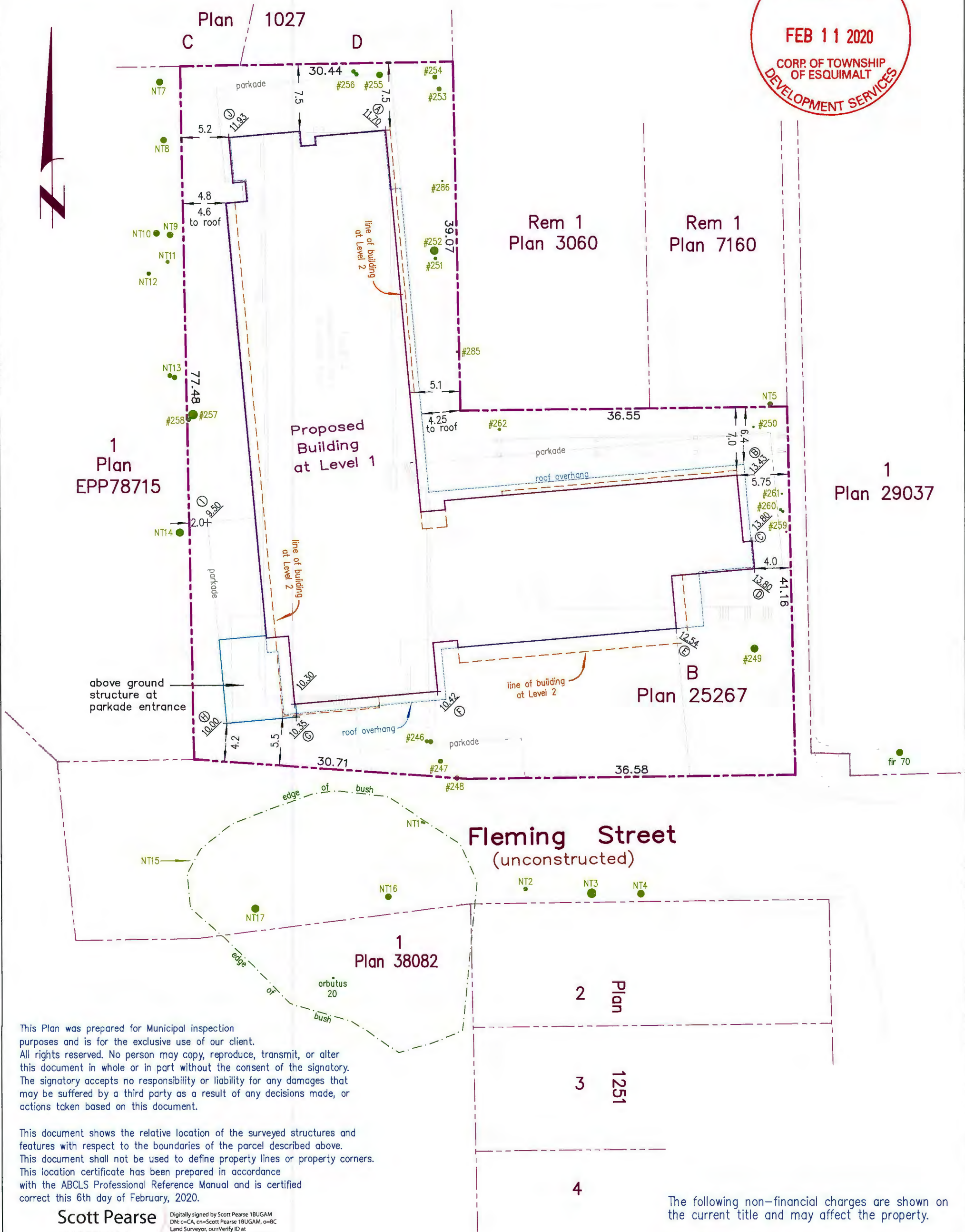
|                         |                  |
|-------------------------|------------------|
| Drawing                 | 2826 BCLS Site02 |
| File                    | 12,826 - 23      |
| POWELL & ASSOCIATES     |                  |
| B C Land Surveyors      |                  |
| 250-2950 Douglas Street |                  |
| Victoria, BC V8T 4N4    |                  |
| phone (250) 382-8855    |                  |

Lot Area = 3909m2

RECEIVED

FEB 11 2020

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



This Plan was prepared for Municipal inspection purposes and is for the exclusive use of our client. All rights reserved. No person may copy, reproduce, transmit, or alter this document in whole or in part without the consent of the signatory. The signatory 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.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This location certificate has been prepared in accordance with the ABCLS Professional Reference Manual and is certified correct this 6th day of February, 2020.

Scott Pearse  
1BUGAM  
Scott T. Pearse, B.C.L.S.

This document is not valid unless digitally signed and sealed.

The following non-financial charges are shown on the current title and may affect the property.

M76301 - Undersurface Rights  
106260G - Undersurface Rights  
A64775 - Restrictive Covenant





Image 1. Katsura Tree

### Recommended Nursery Stock

| Trees                         |          |                               |                            |
|-------------------------------|----------|-------------------------------|----------------------------|
| ID                            | Quantity | Botanical Name                | Common Name                |
| CeJa                          | 3        | Cercidiphyllum japonicum      | Katsura Tree               |
| MaGa                          | 7        | Magnolia galapensis           | Galaxy Magnolia            |
| Pin                           | 2        | Pinus nigra                   | Black pine                 |
| PaMe                          | 7        | Pseudotsuga menziesii         | Douglas Fir                |
| Large Shrubs                  |          |                               |                            |
| ID                            | Quantity | Botanical Name                | Common Name                |
| ChTe                          | 11       | Choisya ternata               | Mexican Orange Blossom     |
| CoCo                          | 6        | Cotinus coggygria             | Smoke Bush                 |
| Medium Shrubs                 |          |                               |                            |
| ID                            | Quantity | Botanical Name                | Common Name                |
| CoSt                          | 20       | Cornus stolonifera            | Redwing Dogwood            |
| RiSa                          | 33       | Ribes sanguineum              | Red Flowering Currant      |
| RoNu                          | 31       | Rosa nutkana                  | Nootka Rose                |
| RuSp                          | 29       | Rubus spectabilis             | Salmonberry                |
| SaRu                          | 121      | Sarcococca nuscifolia         | Sweet Box                  |
| Small Shrubs                  |          |                               |                            |
| ID                            | Quantity | Botanical Name                | Common Name                |
| GaSh                          | 254      | Gaultheria shallon            | Salal                      |
| SkJa                          | 31       | Skimmia japonica              | Skimmia                    |
| SpDo                          | 73       | Spiraea douglasii             | Hardhack                   |
| Perennials, Annuals and Ferns |          |                               |                            |
| ID                            | Quantity | Botanical Name                | Common Name                |
| AcMi                          | 85       | Achillea millefolium          | Common White Yarrow        |
| AsYo                          | 68       | Astilbe yonikue white         | Dwarf Astilbe              |
| EcPu                          | 241      | Echinacea purpurea            | Purple Coneflower          |
| MSi                           | 69       | Miscanthus sinensis           | Japanese Silver Grass      |
| PeAl                          | 71       | Pennisetum alopecuroides      | Fountain Grass             |
| PoMu                          | 113      | Polystichum munitum           | Sword Fern                 |
| RuFu                          | 201      | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan |

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
  2. All soft landscape to be irrigated with an automatic irrigation system



Image 2. Evergreen screen with Douglas fir

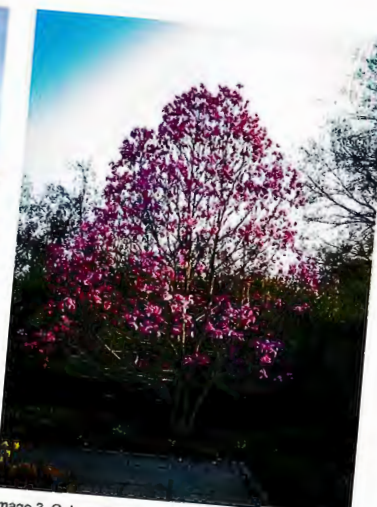


Image 3. Galaxy Magnolia Tree



Image 4. Vine Maple Tree

Copyright Reserved. These drawings are at all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.

**RECEIVED**  
**FEB 11 2020**  
 CORP. OF TOWNSHIP OF ESQUIMALT  
 DEVELOPMENT SERVICES

| REVISIONS |             |                               |
|-----------|-------------|-------------------------------|
| C.        | Feb 10, '20 | Rezoning Submission Revisions |
| B.        | Oct 22, '19 | Revised Rezoning Submission   |
| A.        | Aug 19, '19 | Rezoning Submission           |

**LADR LANDSCAPE ARCHITECTS**

#3-864 Queens Ave. Victoria B.C. V8T 1M5  
 Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT  
**874 Fleming St.**  
**Esquimalt, B.C.**

TITLE  
**Landscape Concept Plan**

SCALE  
**As shown**

PROJECT No. **1907**

DATE  
**Oct 22, 2019**

DRAWN **O.L.**  
 CHECKED **B.W.**

1 Landscape Concept Plan  
 Scale: 1:150

