



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Staff Report

File #:20-281

REQUEST FOR DECISION

DATE: October 26, 2020

Report No. DEV-20-074

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Housing Agreement (*874 Fleming Street*) Bylaw, 2020, No. 2993.

RECOMMENDATION:

That Council resolves that Housing Agreement (*874 Fleming Street*) Bylaw, 2020, No. 2993, attached as Appendix A of Staff Report DEV-20-074, be given first, second, and third readings.

RELEVANT POLICY:

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

STRATEGIC RELEVANCE:

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

BACKGROUND:

Purpose of the Application

The applicant is requesting a change in zoning from the current zone of Multiple Family Residential [RM-4], to create a new Comprehensive Development District [CD-130]. This change is required to accommodate the proposed 6-storey, 137 unit, purpose built affordable rental and multiple family residential building including a 60 space underground parking garage and 7 surface parking stalls.

Under Section 483 of the *Local Government Act* the Township may, by bylaw, enter into a Housing Agreement including terms and conditions agreed to by the local government and the owner regarding the occupancy of the housing units identified in the agreement.

The property owner and the Township wish to enter into a Housing Agreement that would include the following provisions:

The Owner covenants and agrees that:

- (a) All of the 137 dwelling units on the Lands must be Affordable Units;
- (b) the Affordable Units must be of the following types:
 - (1) 35 Studio Units;
 - (2) 67 One-bedroom Units;
 - (3) 24 Two-bedroom Units;
 - (5) 5 Three-bedroom Units;
 - (6) 6 Four-bedroom Units; and
- (c) each of the Affordable Units must have an occupancy consistent with the Occupancy Standard.
- (d) Approximately 30% of Affordable Units shall be designated as Affordable Market Rent Units for Moderate Income renters;
- (e) Approximately 50% of Affordable Units shall be designated as Rent Geared to Income Units for Low Income renters;
- (f) Approximately 20% of Affordable Units shall be designated as Deep Subsidy Units for Deep Subsidy Income renters.

For greater certainty, the parties acknowledge and agree:

- (a) The parties may agree, in writing but with or without modification of this Agreement, to adjust the unit type allocation;
- (b) The Affordable Rents may change on an annual basis subject to compliance with provincial residential tenancy legislation;

The parties acknowledge and agree the aforementioned provisions are only intended to be operative for twenty (20) years from the date that the building in which the Affordable Units are located, are granted an Occupancy Certificate.

Should this Housing Agreement Bylaw be adopted, Township representatives will execute the document and register a Notice of the Housing Agreement on the title of the subject property.

Appendices

Appendix A: Housing Agreement (*874 Fleming Street*) Bylaw, 2020, No. 2993

Appendix B: Site Plan, Air Photo, OCP and Zoning Maps

Appendix C: 874 Fleming Street - Drawings, BCLS Site Plan, Concept Landscape Plan

ISSUES:

1. Rationale for Selected Option
Registration of the Housing Agreement would ensure that 137 units would be rented as affordable housing units for not less than 20 years.
2. Organizational Implications
This Request for Decision has no organizational implications.
3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

Increasing residential density in existing neighbourhoods is believed to make a community more sustainable. The applicant has indicated willingness to construct the building to Step 4 of the BC Energy Step Code, provide electric car charging for 7 spaces as well as charging opportunities for mobility scooters and electric bikes, implement tree protection for the significant Arbutus tree located on the southeast portion of the site and provide amenity spaces as detailed in the architectural plans attached as Appendix C of Staff Report DEV-20-074.

5. Communication & Engagement

A Housing Agreement to secure the rental and affordable housing units is required as part of this rezoning application. The *Local Government Act* does not require that notification be provided when a municipality is considering approval of a Housing Agreement Bylaw.

ALTERNATIVES:

1. That Council give first, second and third readings to Housing Agreement (*874 Fleming Street*) Bylaw, 2020, No. 2993 attached as Appendix A of Staff Report DEV-20-074.
2. That Council defeat Housing Agreement (*874 Fleming Street*) Bylaw, 2020, No. 2993 attached as Appendix A of Staff Report DEV-20-074.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2993

A Bylaw to authorize a Housing Agreement
under section 483 of the *Local Government Act*

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

1. This bylaw may be cited as the *"HOUSING AGREEMENT (874 Fleming Street) BYLAW, 2020, NO. 2993"*.
2. The Mayor and the City's Corporate Officer are authorized to execute the Housing Agreement:
 - (a) set out in Schedule A,
 - (b) between the Township and GREATER VICTORIA HOUSING SOCIETY, INC.NO. S-0005025, and
 - (c) that applies to the land known as 874 Fleming Street legally described as:

PID: 002-900-246, Lot B, Section 10, Esquimalt District, Plan 25267

READ a first time by the Municipal Council on the ____ day of _____, 2020.

READ a second time by the Municipal Council 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 to Bylaw No. 2993
HOUSING AGREEMENT**

HOUSING AGREEMENT

(Pursuant to Section 483 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 2020.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT

1229 Esquimalt Road
Esquimalt, BC V9A 3P1

(the “**TOWNSHIP**”)

AND

GREATER VICTORIA HOUSING SOCIETY, INC.NO. S-0005025

2326 Government Street
Victoria, BC V8T 5G5
Upon Condition, DD A45776

(the “**OWNER**”)

RECITALS:

- A. Under Section 483 of the *Local Government Act*, R.S.B.C. 2015 c.1 (“*LGA*”) the Township may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the Agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee-simple of those lands with a current civic address of 874 Fleming Street in the Township of Esquimalt in the Province of British Columbia, and legally described as:

PID: 002-900-246, Lot B, Section 10, Esquimalt District, Plan 25267
(the “**Lands**”).

- C. The Owner has submitted an application to the Township to rezone the Lands to Comprehensive Development District No. 130 (874 Fleming Street) CD No. 130 further to ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2988, (the “**Amendment Bylaw**”) to authorize the development of 137 rental apartment residences as affordable dwelling units (secured by Housing Agreement for 20 years), to be constructed in

one 6-storey building on the Lands, with a 60 space underground parking garage and 7 surface parking spaces (the “**Development**”), and acknowledging that the restrictions and requirements contained herein are in the public interest, the Owner has offered and voluntarily provided this agreement to the Township, and the Township has accepted this agreement as a condition of the Amendment Bylaw.

- D. The Owner and the Township wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act*, to secure the agreement of the Owner with respect to the matters noted herein (the “**Agreement**” or “**Housing Agreement**”), the parties acknowledging that Notice of this Housing Agreement shall be placed on title to the Lands and shall be binding on future owners in accordance with LGA s.483(6).

NOW THIS AGREEMENT WITNESSES that pursuant to Section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1. DEFINITIONS

- 1.1. Unless otherwise stated, the definitions of the Township’s ZONING BYLAW, 1992, NO. 2050 (“**Zoning Bylaw**”), apply to this Agreement, as amended and replaced from time to time.
- 1.2. The following words and terms have the following meanings:
- (a) “**Affordable Units**” means dwelling units occupied by households paying Affordable Rent.
 - (b) “**Affordable Rent**” means, either Affordable Market Rent, Rent Geared to Income Rent or Deep Subsidy Income Rent contributions applied based on the income of the renter.
 - (c) “**Affordable Market Rent Unit**” means a unit where the rent contribution is not less than the average market rent, as determined by BC Housing from time to time based on the most recent, applicable Canada Mortgage and Housing Corporation rental market or housing report.
 - (d) “**Rent Geared to Income Unit**” means a unit where the rent contribution represents 30% of gross household income.
 - (e) “**Deep Subsidy Unit**” means a unit where the rent contribution does not exceed a set percentage of the income of the resident. This percentage will be established by BC Housing from time to time. The percentage of income established for 2020 is 30%.
 - (f) “**Deep Subsidy Income**” represents the low income threshold established for the Deep Subsidy Units from time to time, including households in receipt of Income Assistance and means:

- For residential units with less than two (2) bedrooms, the Deep Subsidy Income Threshold for 2020 is \$18,644/year.
 - For residential units with two (2) or more bedrooms, the Deep Subsidy Income Threshold for 2020 is \$26,400/year
- (g) **“Low Income”** means income at or below the Housing Income Limits (HILs) which represent the maximum income for eligibility for a Rent Geared to Income Unit. This maximum will be established by BC Housing from time to time.
- (h) **“Moderate Income”** represents the maximum income for eligibility to occupy an Affordable Market Rent Unit and means:
- For residential units with less than two (2) bedrooms, a gross household income that does not exceed the median income for families without children, as determined by BC Housing from time to time. For 2020 this figure is \$74,150.
 - For residential units with two (2) or more bedrooms, a gross household income that does not exceed the median income for families with children, as determined by BC Housing from time to time. For 2020 this figure is \$113,040.
- (i) **“Occupancy Standard”** means a private household is living in suitable accommodations that have enough bedrooms for the size and composition of the household as defined by the standards prescribed by BC Housing under their Operating Agreement with the Greater Victoria Housing Society.

2. RENTAL UNITS ONLY

- 2.1. The Owner covenants and agrees that the building it constructs upon the Lands will contain rental residential dwelling units which:
- (a) must only be used and occupied for residential purposes in accordance with Township zoning;
 - (b) must not be restricted as to their availability for rent by non-owners;
- 2.2. The Owner presented the proposed Development as a purpose-built rental apartment-style building where all units are owned by a single entity, and acknowledges that the Lands and building cannot be subdivided or stratified, as further secured by Covenant under Section 219 of the *Land Title Act*, and therefore the Owner cannot and will not make application to deposit a strata plan for the building that is to be constructed on the Lands, or undertake other ownership structure that would restrict or compromise the rental of the residential units.

3. AFFORDABLE HOUSING UNITS (137) FOR 20 YEARS

3.1. The Owner covenants and agrees that:

- (a) All of the 137 dwelling units on the Lands must be Affordable Units;
- (b) the Affordable Units must be of the following types:
 - (1) 35 Studio Units;
 - (2) 67 One-bedroom Units;
 - (3) 24 Two-bedroom Units;
 - (4) 5 Three-bedroom Units;
 - (5) 6 Four-bedroom Units; and
- (c) each of the Affordable Units must have an occupancy consistent with the Occupancy Standard.
- (d) Approximately 30% of Affordable Units shall be designated as Affordable Market Rent Units for Moderate Income renters;
- (e) Approximately 50% of Affordable Units shall be designated as Rent Geared to Income Units for Low Income renters;
- (f) Approximately 20% of Affordable Units shall be designated as Deep Subsidy Units for Deep Subsidy Income renters.

3.2. For greater certainty, the parties acknowledge and agree:

- (a) The parties may agree, in writing but with or without modification of this Agreement, to adjust the unit type allocation;
- (b) The Affordable Rents may change on an annual basis subject to compliance with provincial residential tenancy legislation;

3.3. The parties acknowledge and agree the provisions of this Part 3 are only intended to be operative for twenty (20) years from the date that the building in which the Affordable Units are located, are granted an Occupancy Certificate.

4. ADMINISTRATION & MANAGEMENT - REPORTING

4.1. Within thirty (30) days of receipt of request from the Township, the Owner must provide a report in writing that identifies the following for the Proposed Development, or portions thereof, respectively:

- (a) The number, type (e.g. 1-bedroom, 2-bedroom), and location, by suite number, of each of the Affordable Units;
- (b) The date each Affordable Unit was first occupied in accordance with this Agreement, respectively;
- (c) By each Affordable Unit, the number of individuals occupying such unit and the monthly rent charged;

- (d) The most recent, applicable Canada Mortgage and Housing Corporation rental market or housing report used to determine Affordable Rent;
 - (e) The number, type (e.g. one bedroom, two bedroom), and location by suite number, of units that are vacant and the reason for vacancy;
 - (f) Location and use of other units and rooms on the Lands;
 - (g) The name of the property management company(ies) managing the dwelling units;
 - (h) A copy of the standard form(s) of tenancy or occupancy agreement for the dwelling units, including the terms of that agreement (but without the personal information of each individual agreement);
 - (i) Such further information identified in the request from the Township, provided such is relevant to the interpretation, administration or enforcement of this Housing Agreement.
- 4.2. The parties acknowledge that reporting requirements will not be imposed more than once per year, unless there are reasonable grounds to believe that there may be a breach, in fact or in spirit, of this Housing Agreement (as determined in the Township's sole discretion, for the purposes of reporting).
- 4.3. For greater certainty, there are no reporting requirements unless the Township so requests, but when the Township requests a report the Township may request the information for the year in which such report is requested and for previous years not previously reported.

5. NOTICE IN LAND TITLE OFFICE

- 5.1. Notice of this Agreement will be filed in the Land Title Office by the Township at the cost of the Owner in accordance with Section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after filing of the Notice.
- 5.2. The parties agree that the provisions of Part 3 are intended only for 20 years, as determined in accordance with that Part, and that this Agreement or the Notice on Title need not be amended or modified for such expiration to be effective for that part only. The remainder of the provisions are intended to be effective for the life of the building constructed on the Lands in accordance with the Amendment Bylaw.

6. RELEASE AND INDEMNITY

- 6.1. The Owner covenants and agrees to indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use, occupancy and tenure of the Lands contemplated under this Agreement, but the Owner is not responsible for claims arising from dishonesty, gross negligence or malicious or willful misconduct of Township officials.
- 6.2. The Owner releases and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Owner can or may have against the Township for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use, occupancy and tenure of the Lands contemplated under this Agreement, but the Owner is not responsible for claims arising from dishonesty, gross negligence or malicious or willful misconduct of Township officials.

7. GENERAL PROVISIONS

- 7.1. **NOTICE:** Any notice permitted or required by this Agreement to be given to either party must be given to that party at the address set out above, or to any other address of which the party has given the other party notice in writing expressly for the purposes of this Agreement.
- 7.2. **CONFLICT:** In the event of a conflict between the terms of this Agreement and the provisions of Township Bylaws in relation to use or density, the bylaws will prevail in accordance with Section 483(3) of the *Local Government Act*.
- 7.3. **BINDING EFFECT:** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees, and in accordance with Section 483(6) of the *Local Government Act*, this Agreement is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.
- 7.4. **TIME:** Time is to be the essence of this Agreement.
- 7.5. **WAIVER:**
 - (a) No provision of this Housing Agreement is to be waived by a party unless the waiver is expressed in writing by the party.

- (b) The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 7.6. **HEADINGS:** the headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.
- 7.7. **LANGUAGE:** Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 7.8. **CUMULATIVE REMEDIES:** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.9. **RELATIONSHIP OF PARTIES:**
 - (a) No provision of this Agreement may be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant, or a principal-agent relationship.
 - (b) The Owner is solely responsible for all costs and expenditures required to fulfill its obligations under this Agreement, whether those costs and expenses are specifically referred to in this Agreement.
- 7.10. **FURTHER ASSURANCES:** The Owner will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Housing Agreement.
- 7.11. **ENTIRE AGREEMENT:**
 - (a) This Agreement contains the entire agreement and understanding of the parties with respect to the matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between them with respect to such matters.
 - (b) No representations, warranties or conditions, express or implied, oral or otherwise, have been made other than those expressed in this Agreement.
- 7.12. **NO RESTRICTION ON TOWNSHIP AUTHORITY:** Except as required by Section 483 of the *Local Government Act*, nothing contained or implied in this Agreement:
 - (a) prejudices or affects the rights, powers or discretion of the Township in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and

effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Owner;

- (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or
- (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Township with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity.

7.13. **SEVERABILITY:** Each article of this Agreement is severable. If any provision of this Agreement is held to be illegal or invalid by a Court of competent jurisdiction, the provision may be severed and the illegality or invalidity must not affect the validity of the remainder of this Agreement.

7.14. **ACKNOWLEDGEMENT:** The Owner acknowledges having been directed to obtain independent legal advice and having read and fully understood all the terms and conditions of this Agreement. The Owner confirms that this Agreement has been entered into voluntarily. The Owner acknowledges and agrees that any information submitted to the Township is subject to the *BC Freedom of Information and Protection of Privacy Act*.

7.15. **COUNTERPARTS:** This Agreement may be executed and delivered in counterparts with the same effect as if both parties had signed the same document. Each counterpart is deemed to be an original. All counterparts are construed together and constitute one and the same Agreement.

7.16. **AMENDMENT:**

- (a) This Agreement may be amended from time to time upon terms and conditions acceptable to the parties.
- (b) The Owner acknowledges that it is within the Township's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

7.17. **APPLICABLE LAW:** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

IN WITNESS WHEREOF the parties have set their hands and seals as of the day and year first above written.

TOWNSHIP OF ESQUIMALT

by its authorized signatories

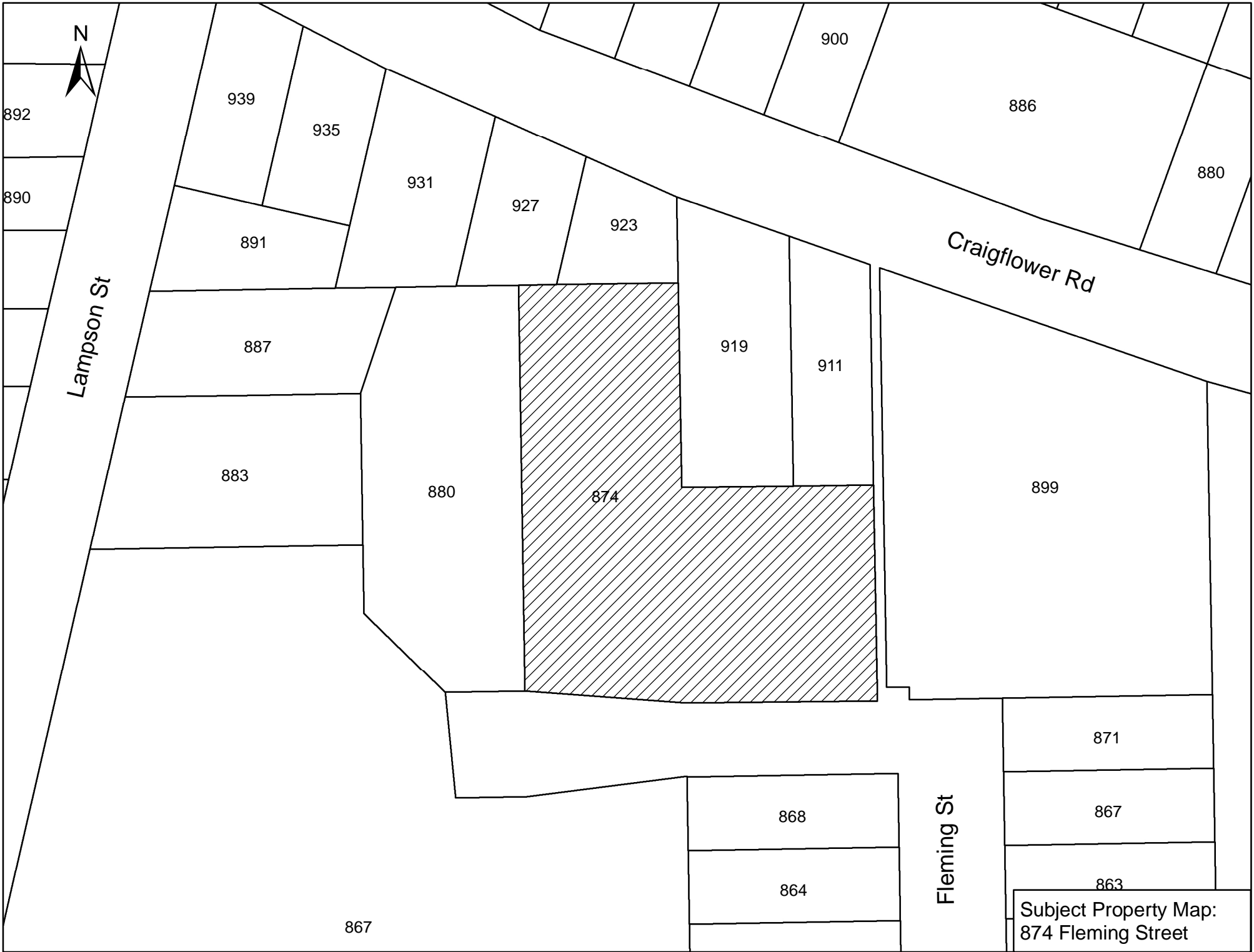
)
)
)

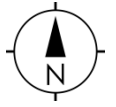
)

Mayor)
)
)
_____)
Chief Administrative Officer)

GREATER VICTORIA HOUSING SOCIETY, INC.NO. S-0005025,
by its authorized signatories)

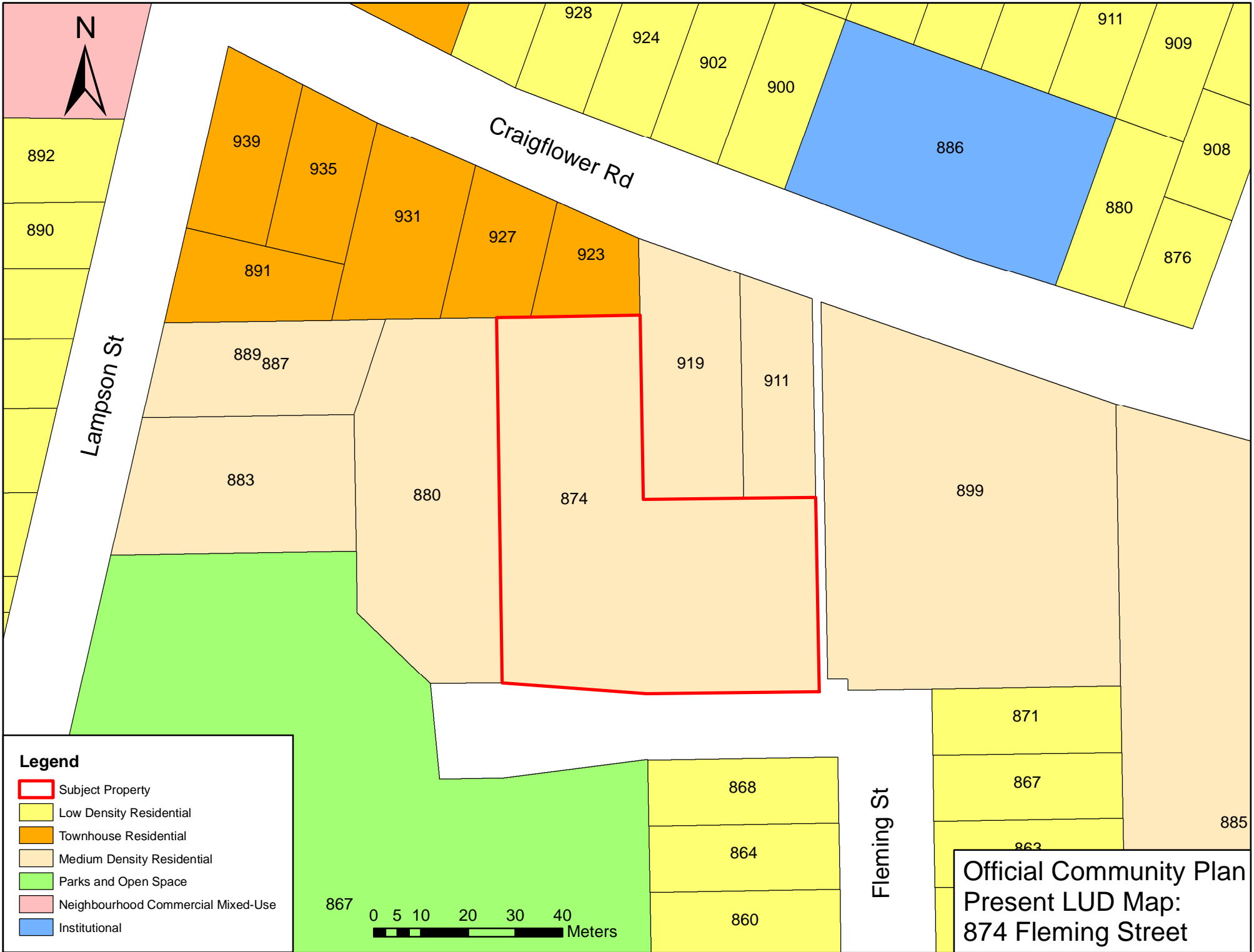
)
_____)
Name:)
)
_____)
Name:)

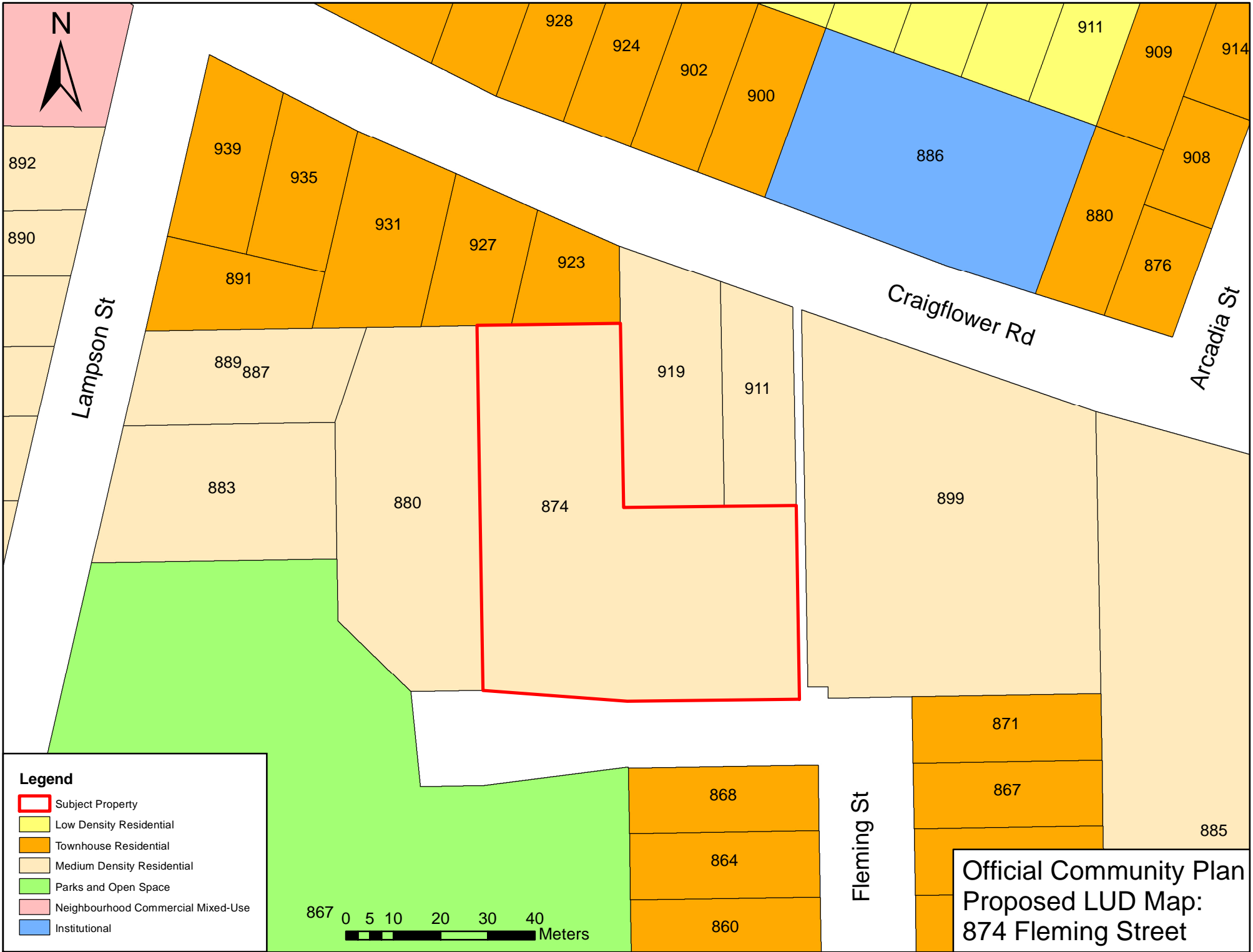


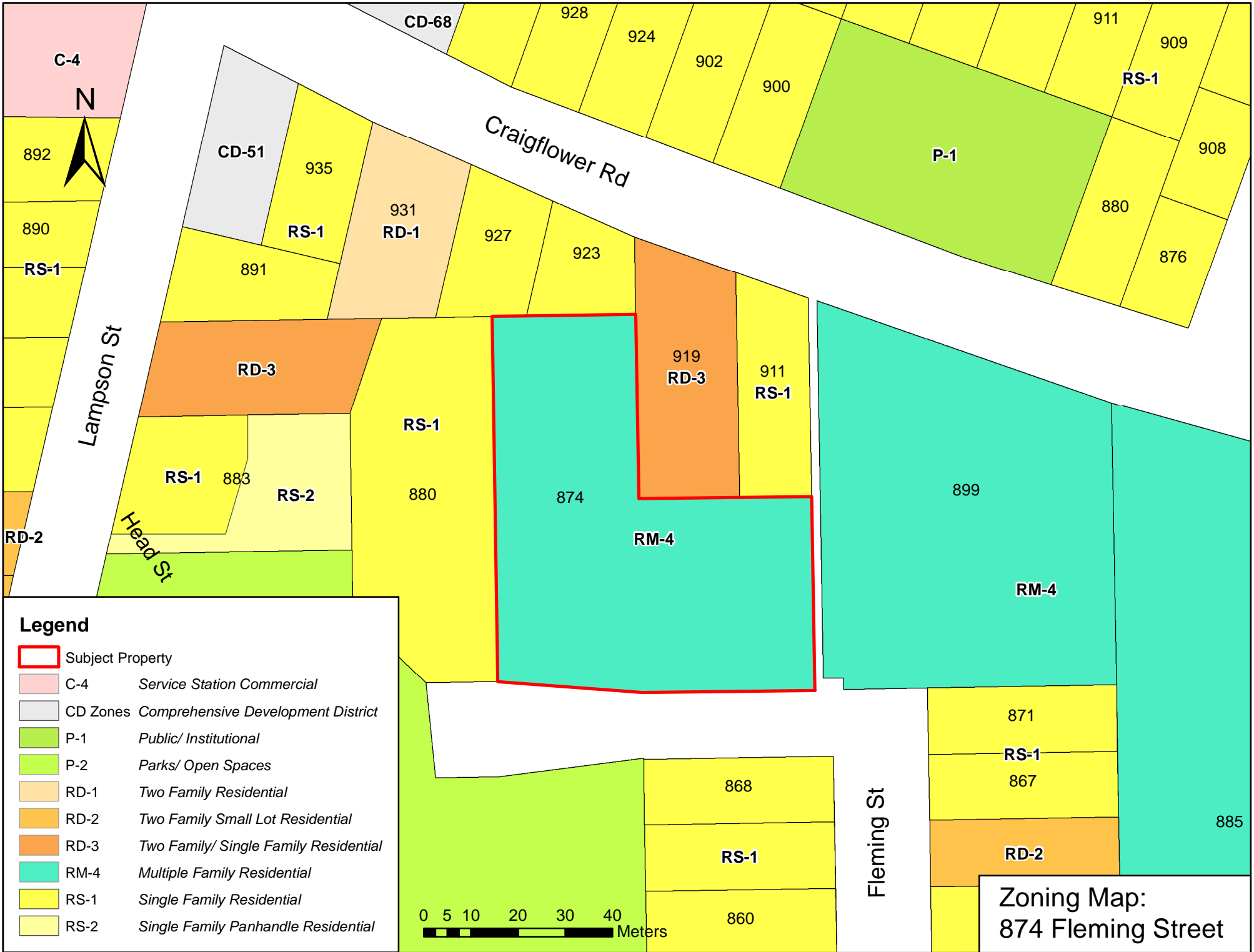


874 Fleming Street - 2017 Air Photo









Zoning Map:
874 Fleming Street

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



RECEIVED
JUN 19 2020
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



LOW HAMMOND ROWE ARCHITECTS

ESQUIMALT RENTAL HOUSING

874 FLEMING STREET, ESQUIMALT, BC

ISSUED FOR REZONING RESUBMISSION
2020.06.17



PRELIMINARY - NOT FOR CONSTRUCTION



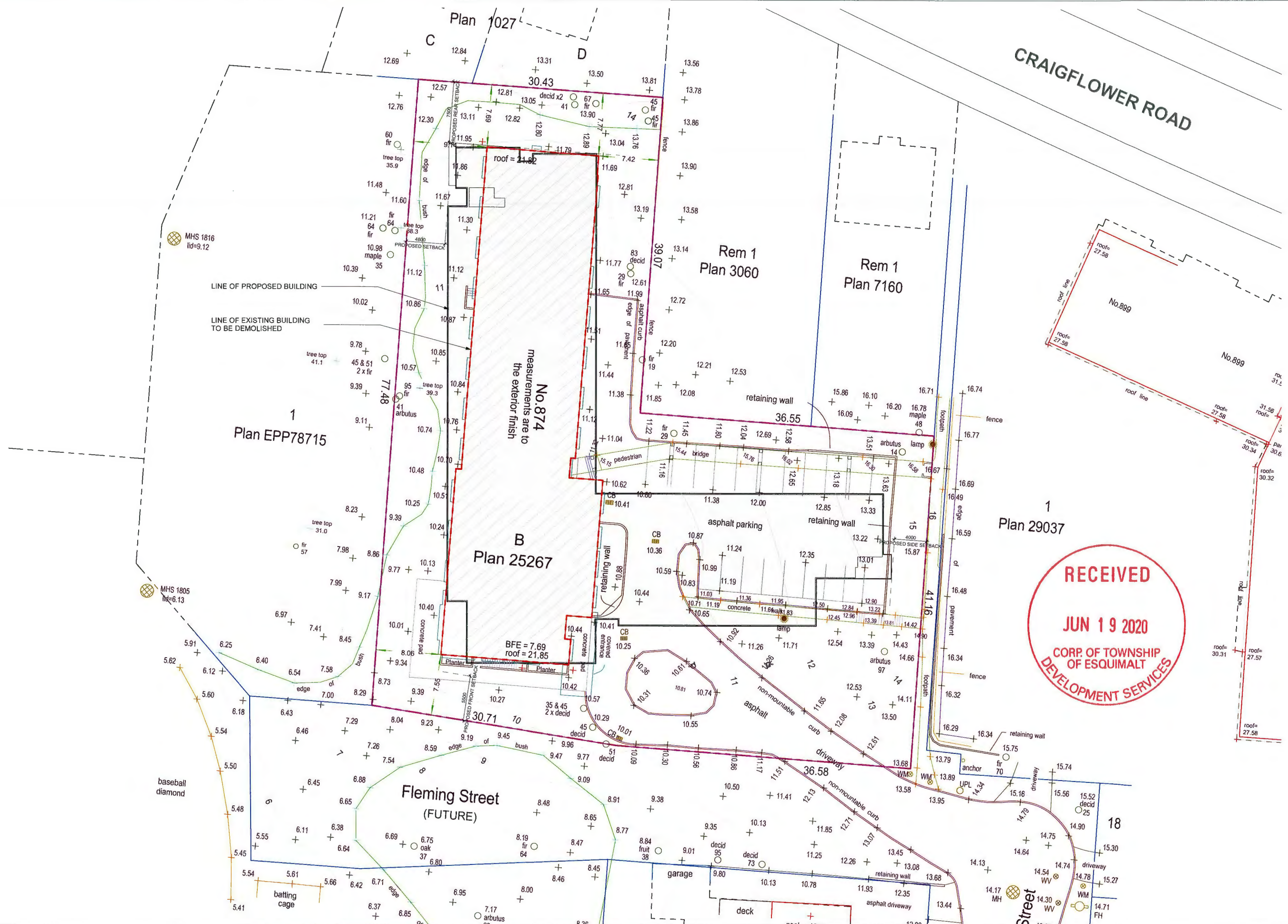
LOW HAMMOND ROWE ARCHITECTS



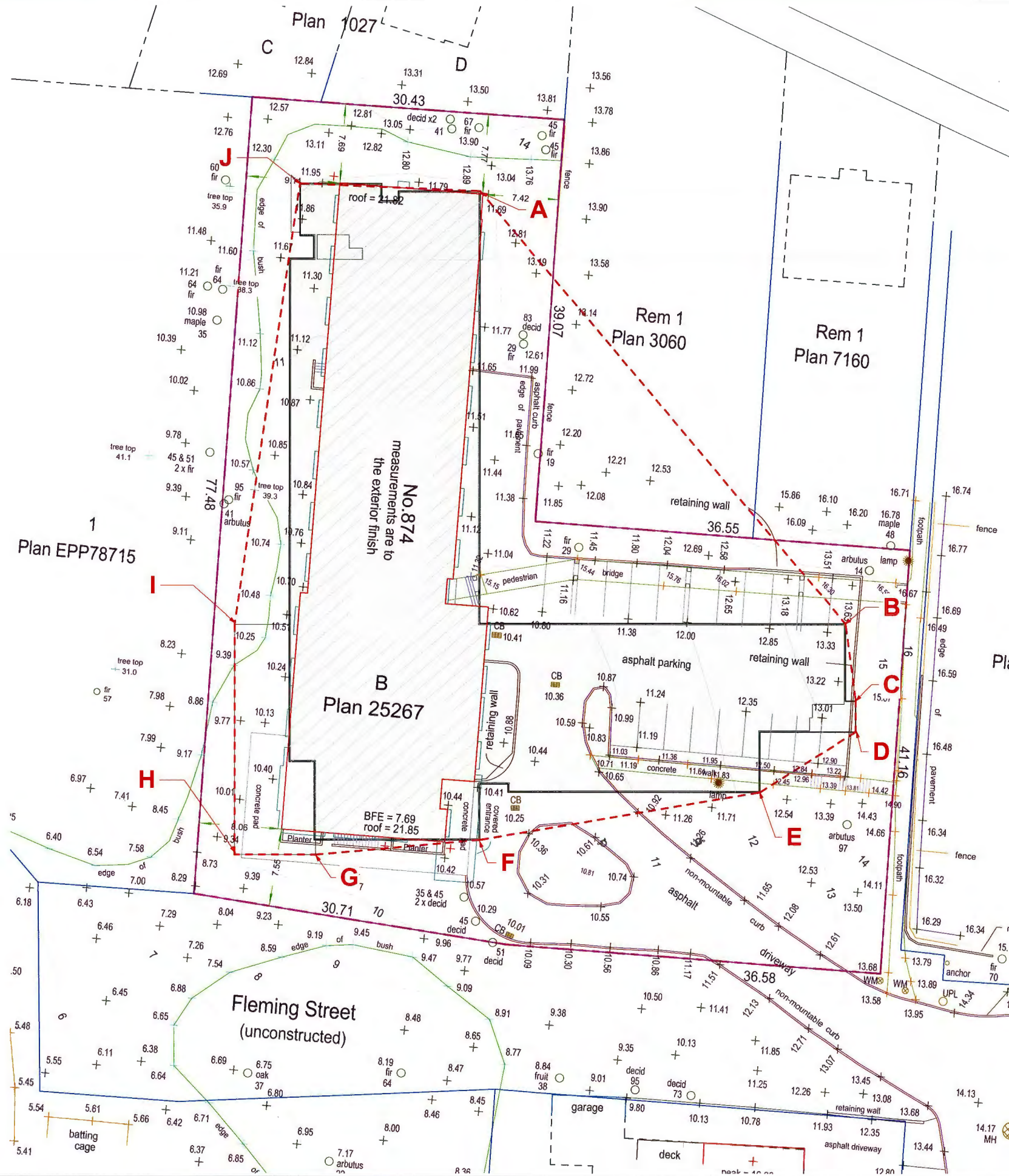
ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

EXISTING SITE PLAN W/ PROPOSED BUILDING
scale 1:200 date 2020.06.17

D01



PRELIMINARY - NOT FOR CONSTRUCTION



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

- A:** NORTHEAST CORNER
EXISTING 11.70m
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 12.54m
NEW 11.40m
- F:** SOUTH CORNER
EXISTING 10.42m
NEW 11.40m
- G:** SOUTH INSIDE CORNER
EXISTING 10.35m
NEW 11.40m
- H:** SOUTHWEST CORNER
EXISTING 10.00m
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
 $11.70 + 13.43 + 13.80 + 12.54 + 10.42 + 10.35 + 10.00 + 9.50 + 11.93 = 117.47$
 $117.47 / 10 = 11.75m$ GEO

AVERAGE GRADE:
11.75m GEO



LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

AVERAGE GRADE CALCULATION
scale 1 : 200 date 2020.06.17

D02

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 ²)	Area (sf)	
Studio A1	24	36 m ²	382 sf	852 m ²
Studio A2	4	36 m ²	388 sf	144 m ²
Studio Acc.	7	36 m ²	388 sf	252 m ²
1 BD B1a	34	50 m ²	533 sf	1,684 m ²
1 BD B1b	20	53 m ²	568 sf	1,055 m ²
1 BD B1c	4	57 m ²	608 sf	226 m ²
1 BD B2a	2	50 m ²	535 sf	99 m ²
1 BD B2b	4	53 m ²	571 sf	212 m ²
1 BD B3	3	50 m ²	535 sf	149 m ²
2 BD C1a	20	73 m ²	786 sf	1,460 m ²
2 BD C1b	4	78 m ²	838 sf	311 m ²
3 BD D	5	91 m ²	978 sf	454 m ²
4 BD E1	3	129 m ²	1,387 sf	387 m ²
4 BD E2	3	129 m ²	1,387 sf	387 m ²
Total	137			7,674 m ²

RESIDENTIAL AREA
GROSS LIVABLE AREA
OBE 76.88553 %

RESIDENTIAL AREA + AMENITY
GROSS LIVABLE AREA
OBE 79.68037 %

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

UNITS PER ACRE
2 m²

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	OCP	Proposed	Notes
SITE AREA:	na		3909 m ²	42076 sf
LOT COVERAGE:	30.0 %		50 %	
DENSITY (FAR)*:	1.0	2.0	2.00	
SETBACKS:				
(Building Front) South	7.5 m		5.5 m	
(Parkade) South			0.0 m	
(Inner) East	6.0 m		3.9 m	
(Building) West	6.0 m		4.9 m	
(Parkade) West			4.7 m	
(Rear) North	7.5 m		7.4 m	
HEIGHT:	11 m	20.6 m	20.6 m	Average Grade: 11.75
	4 storeys	6 Storeys	6 storeys	T. O. Roof Surface: 32.35
USABLE OPEN SPACE:	7.5 %		7.5 %	

GROSS* FLOOR AREA: *Area calculated to exterior face of exterior sheathing - for construction budget purposes

	Area (m ²)	Area (sq ft)
LEVEL 1	1,643 m ²	17,685 sf
LEVEL 2	1,691 m ²	18,199 sf
LEVEL 3	1,691 m ²	18,199 sf
LEVEL 4	1,691 m ²	18,199 sf
LEVEL 5	1,691 m ²	18,199 sf
LEVEL 6	1,599 m ²	17,212 sf
Total	10,005 m ²	107,692 sf
PARKADE	2,488 m ²	26,780 sf
GLA* + Parkade	12,493 m ²	134,471 sf
		*Gross Livable Area

AUXILIARY SPACES	Area (m ²)	Area (sq ft)
Care Taker Office	11.60 m ²	125 sf
Mop Closet	3.44 m ²	37 sf
Tele/Security*	5.00 m ²	54 sf
Staff WC	4.90 m ²	53 sf
Laundry Rm	55.80 m ²	601 sf
Common Room	222.00 m ²	2,390 sf
Storage Room*	201.61 m ²	2,170 sf
Total	504 m ²	5,429 sf

LOT COVERAGE AREA:	Area (m ²)	Area (sq ft)
Typical Floor Plate Area + Canopy + Parkade Protrusion + Roof	1,960 m ²	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

	Area (m ²)	Area (sq ft)
LEVEL 1	987 m ²	10,623 sf
LEVEL 2	1,384 m ²	14,898 sf
LEVEL 3	1,384 m ²	14,898 sf
LEVEL 4	1,384 m ²	14,898 sf
LEVEL 5	1,384 m ²	14,898 sf
LEVEL 6	1,295 m ²	13,934 sf
Total	7,818 m ²	84,151 sf

SUITE BREAKDOWN:

unit areas calculated to centre line of party wall and outside face of exterior sheathing		Level 1 Level 2 Level 3 Level 4 Level 5 Level 6						Total Units	%
Unit Type	Unit Area								
Studio Type A1	36 m ²	382 sf		6	6	6	6	24	18
Studio Type A2	36 m ²	388 sf			1	1	1	4	3
Studio Type A3	36 m ²	388 sf	1	2	1	1	1	7	5
1 BD Type B1a	50 m ²	533 sf	6	2	5	5	5	34	25
1 BD Type B1b	53 m ²	568 sf		5	5	5	5	20	15
1 BD Type B1c	57 m ²	608 sf		1	1	1	1	4	3
1 BD Type B2a	50 m ²	535 sf							
1 BD Type B2b	53 m ²	571 sf	1	1	1	1	1	5	4
1 BD Type B3	50 m ²	536 sf							
2 BD Type C1a	73 m ²	786 sf	2	1	4	4	4	20	15
2 BD Type C1b	78 m ²	838 sf		1	1	1	1	4	3
3 BD Type D	91 m ²	978 sf		1	1	1	1	5	4
4 BD Type E1	129 m ²	1387 sf	3					3	2
4 BD Type E2	129 m ²	1387 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
------------------	------------	------------	------------

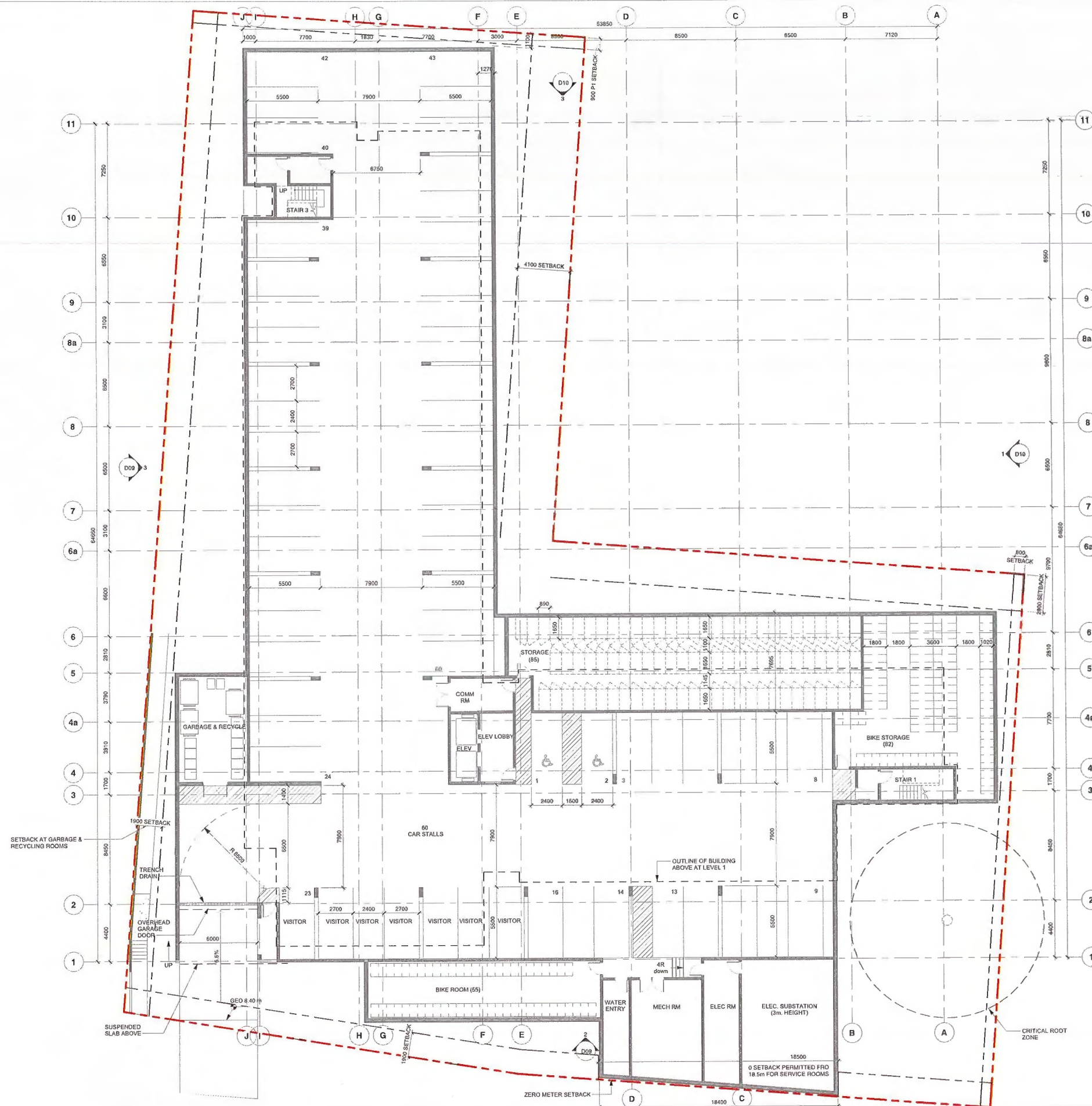
SCOOTER PARKING:		14 stalls	
------------------	--	-----------	--

RECEIVED
JUN 19 2020
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION





LEVEL 1 FLOOR PLAN
scale 1 : 150 date 2020.06.17

D05

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



PRELIMINARY - NOT FOR CONSTRUCTION





LEVEL 3 to 5 FLOOR PLAN
scale 1 : 150 date 2020.06.17

D07



CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



 LOW HAMMOND ROWE ARCHITECTS

D08





GREATER VICTORIA
HOUSING SOCIETY
Since 1958

scale 1 : 150

D08b





SOUTH ELEVATION.



WEST ELEVATION.

RECEIVED
JUN 19 2020
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PRELIMINARY - NOT FOR CONSTRUCTION

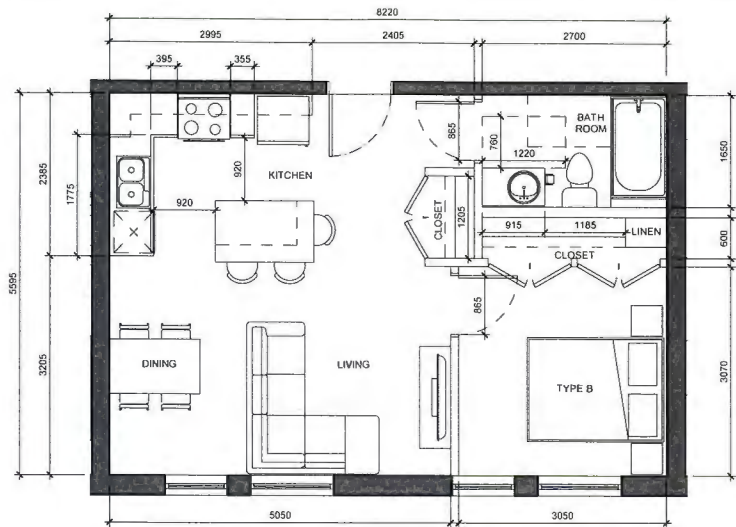


NORTH ELEVATION.



EAST ELEVATION.

PRELIMINARY - NOT FOR CONSTRUCTION



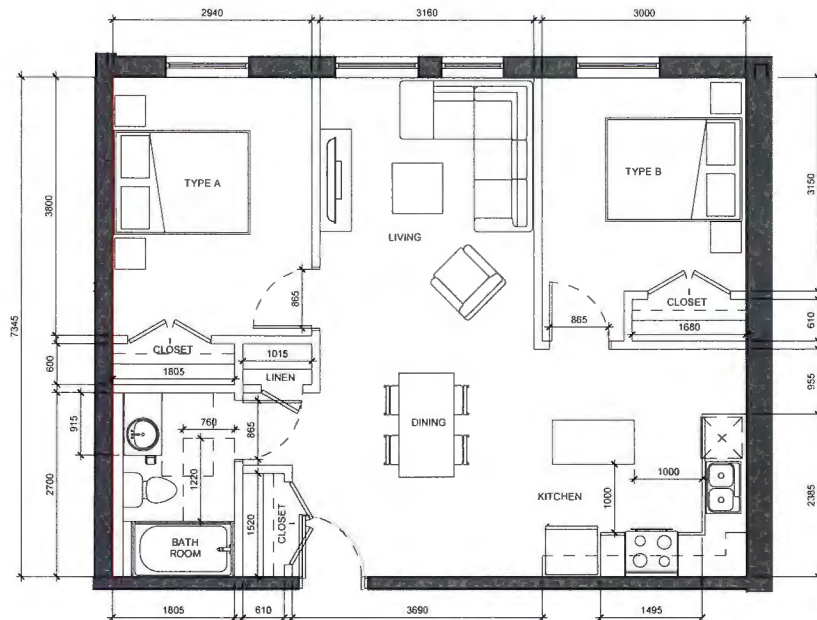
SUITE TYPE B3 49.8 m² (535.8 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m ²	YES	49.8 m ²
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	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. 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	-
5.4.2	Bedroom type	1 Type B	YES	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	BIT
6.1.3	Counter Frontage Recomb.	2440 mm	YES	2525 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm)	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

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

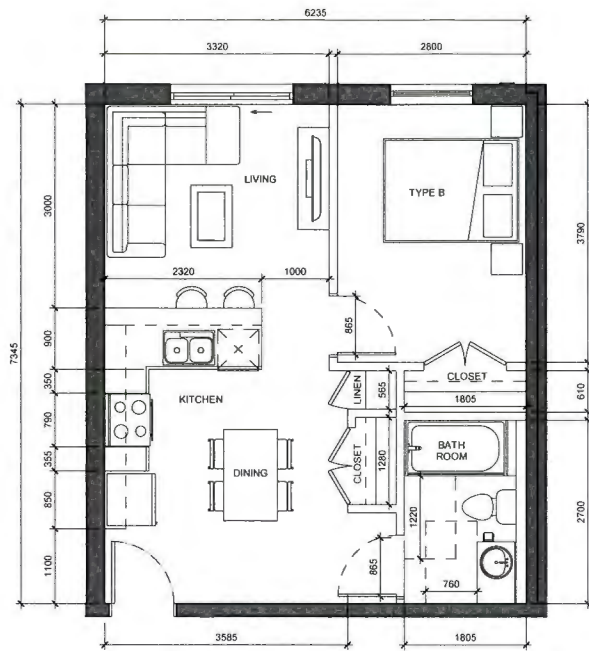


SUITE TYPE C 73 m² (786 sf) & 77.8 m² (837.6 sf)

1 : 50

BCH DESIGN GUIDELINES - 2 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	67 m ²	YES	72 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1570 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 Recomb. 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	-
5.4.2	Bedroom type	1 A / 1 B	YES	-
	Type A Min Area	11.15 m ²	YES	11.17 m ²
	Type A Min Dimension	2800 mm	YES	2940 mm
	Type A Closet width	1500 mm	YES	1805 mm
	Type B Min Area	9.30 m ²	YES	9.45 m ²
	Type B Min Dimension	2050 mm	YES	3050 mm
	Type B Closet width	1500 mm	YES	1680 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	YES
6.1.3	Counter Frontage Recomb.	2440 mm	YES	3020 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914x1220mm) or ST tub	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

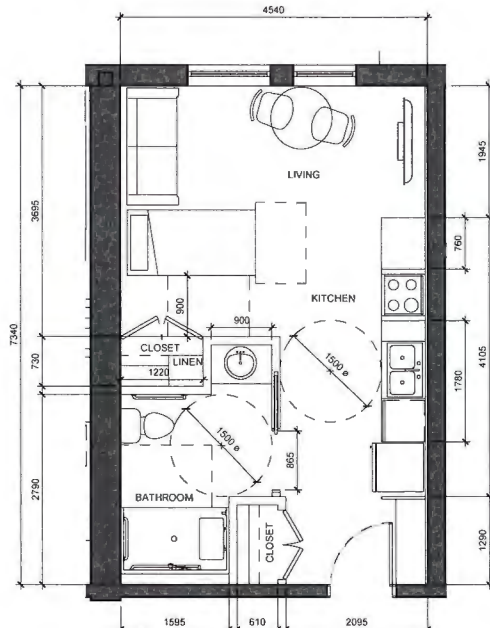


SUITE TYPE B2 49.7 m² (535.4 sf) & 53 m² (570.6 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m ²	YES	50 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1370 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4/5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. 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	-
5.4.2	Bedroom type	1 Type B	YES	-
	Type B Min Area	9.30 m ²	YES	9.30 m ²
	Type B Min Dimension	2800 mm	YES	3000 mm
	Type B Closet width	1500 mm	YES	1370 mm + 868 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Bedroom Closet
6.1.3	Counter Frontage Recomb.	2440 mm	YES	3020 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

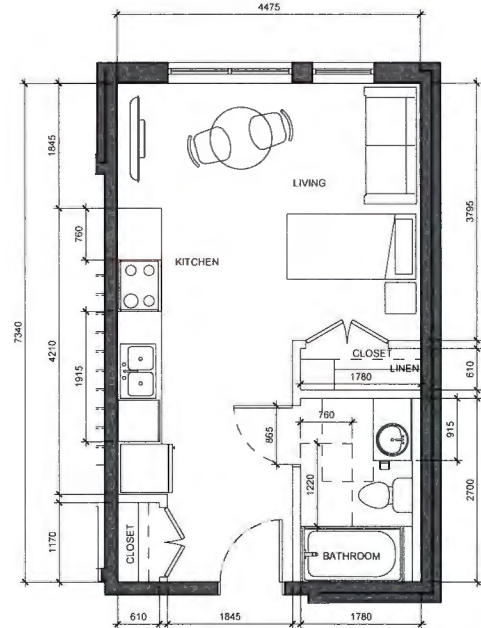


SUITE TYPE A3 (ACCESSIBLE) 36 m² (387.9 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO ACCESSIBLE

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	37 m ²	YES	36 m ²
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 Recomb. 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	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	YES
6.1.3	Counter Frontage Recomb.	1860 mm	YES	2540 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	YES	1
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-
8.2.2.1	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	-

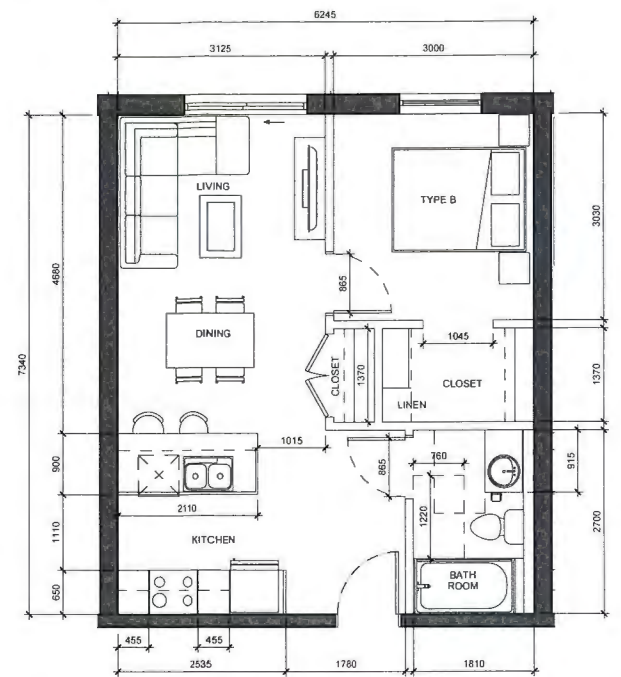


SUITE TYPE A2 (STUDIO 02) 36 m² (387.9 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m ²	YES	36 m ²
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 Recomb. 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	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	YES
6.1.3	Counter Frontage Recomb.	1860 mm	YES	2675 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 Bathub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

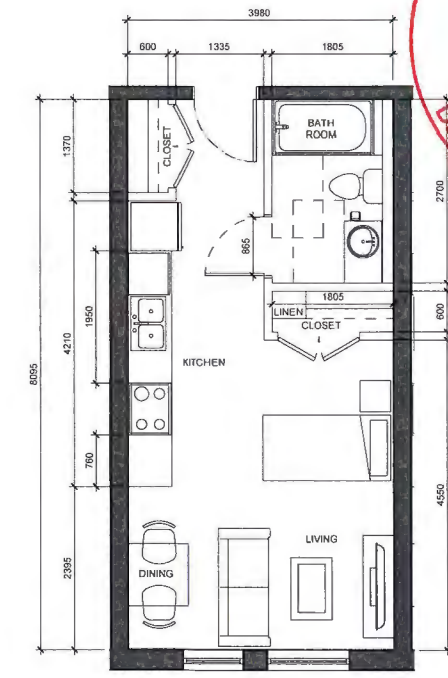


SUITE TYPE B1 50 m² (533 sf) & 52.8 m² (568 sf) & 56.5 m² (608 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m ²	YES	50 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1370 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4/5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. 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	-
5.4.2	Bedroom type	1 Type B	YES	-
	Type B Min Area	9.30 m ²	YES	9.30 m ²
	Type B Min Dimension	2800 mm	YES	3000 mm
	Type B Closet width	1500 mm	YES	1370 mm + 868 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Bedroom Closet
6.1.3	Counter Frontage Recomb.	2440 mm	YES	3020 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-



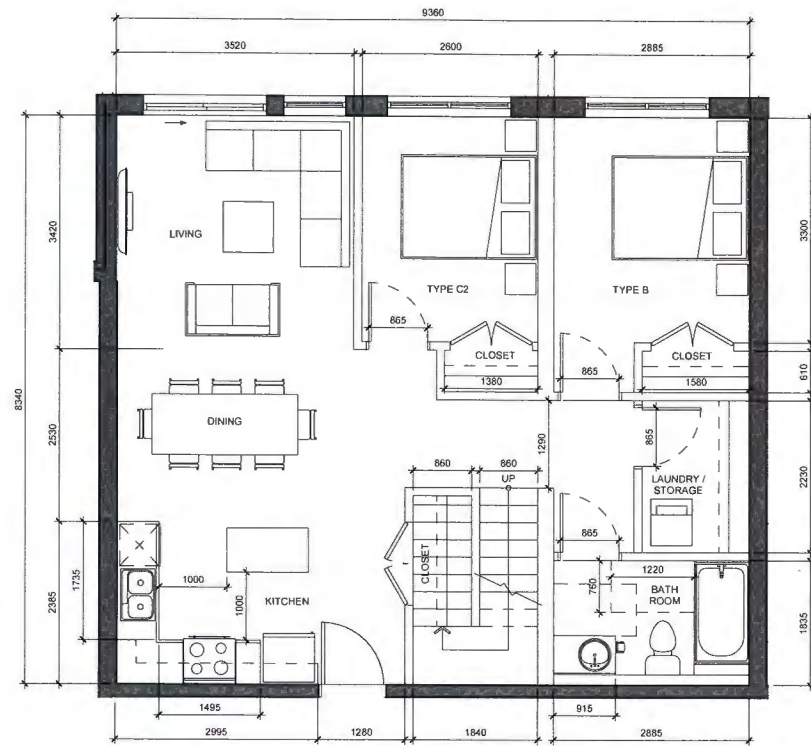
SUITE TYPE A1 (STUDIO 01) 35.5 m² (382.3 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO

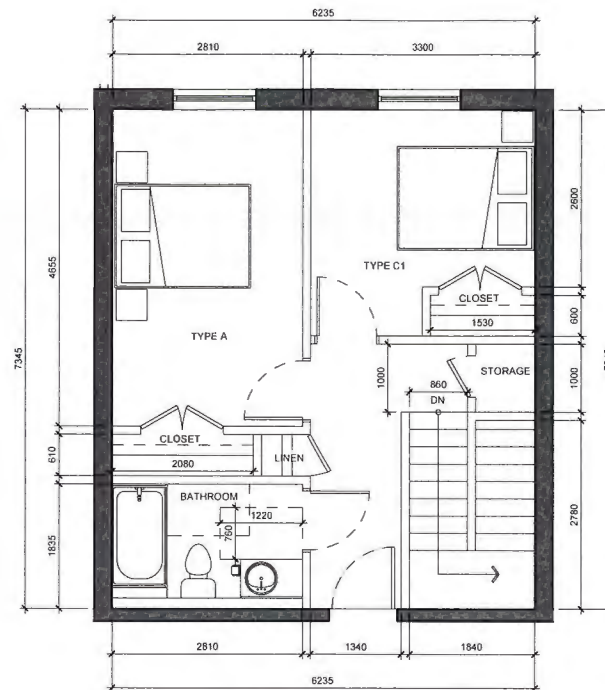
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m ²	YES	35.5 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1170 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
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	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	YES
6.1.3	Counter Frontage Recomb.	1860 mm	YES	2710 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 Bathub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-





SUITE TYPE E1 @ L1 128.9 m² (1387sf)

1 : 50



SUITE TYPE E1 @ L2

1 : 50

BCH DESIGN GUIDELINES - 4 BEDROOM

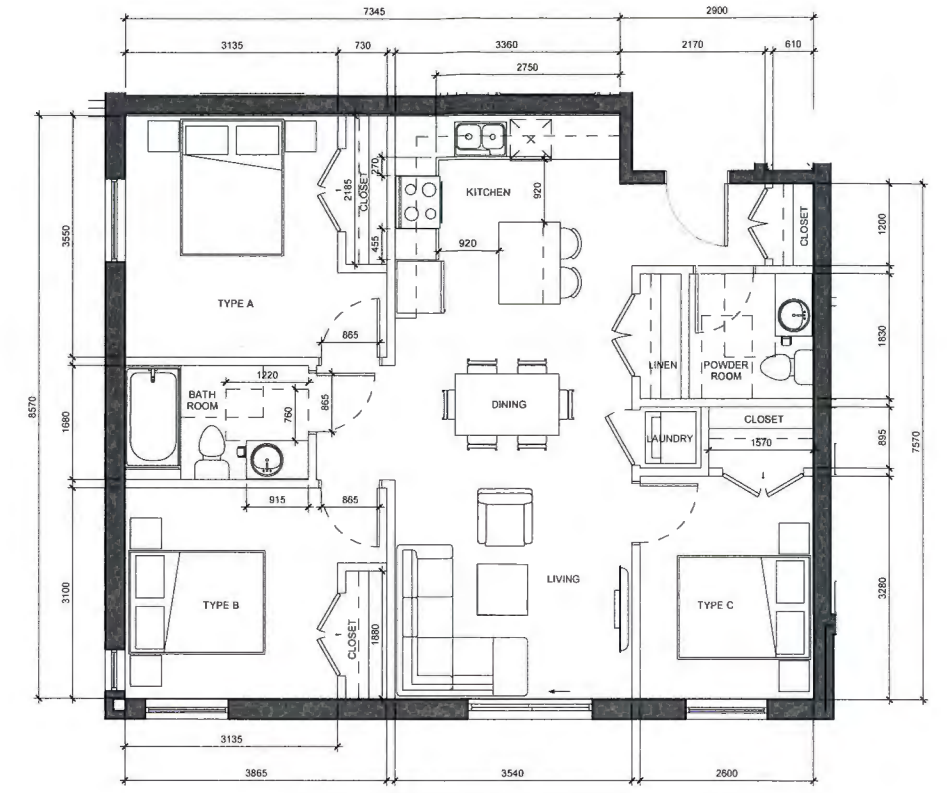
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m ²	YES	125.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1800 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
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	-
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.3 m ²
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recomb.	2800 mm	YES	4685 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub	YES	YES	615 x 1525 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 1 A / 1 B / 2 C	YES	YES	-
Type A: Min Area	11.15 m ²	YES	13.08 m ²
Type A: Min Dimension	2800 mm	YES	2810 mm
Type A: Closet width	1500 mm	YES	2080 mm
Type B: Min Area	9.30 m ²	YES	9.52 m ²
Type B: Min Dimension	2800 mm	YES	2885 mm
Type B: Closet width	1500 mm	YES	1580 mm
Type C1: Min Area	8.50 m ²	YES	8.58 m ²
Type C1: Min Dimension	2600 mm	YES	2600 mm
Type C1: Closet width	915 mm	YES	1530 mm
Type C2: Min Area	8.50 m ²	YES	8.58 m ²
Type C2: Min Dimension	2600 mm	YES	2600 mm
Type C2: Closet width	915 mm	YES	1380 mm

NOTE:

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



SUITE TYPE D

90.8 m² (977.6 sf)

1 : 50

BCH DESIGN GUIDELINES - 3 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	86 m ²	YES	80.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1000 mm
5.3.2.1	Living Room seating capacity	6 seats	YES	6 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	6 seats	YES	6 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recomb.	2800 mm	YES	3475 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub	YES	YES	615 x 1525 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

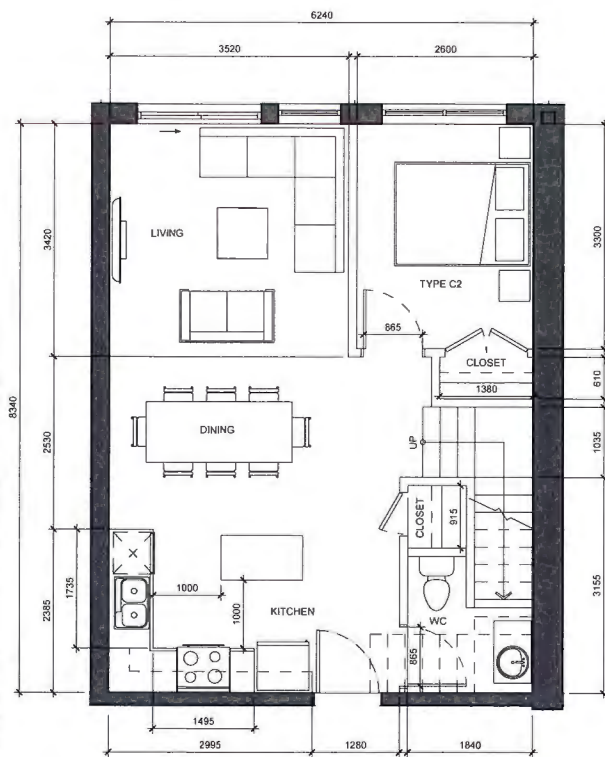
DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
Bedroom type 1 A / 1 B / 1 C	YES	YES	-
Type A: Min Area	11.15 m ²	YES	11.13 m ²
Type A: Min Dimension	2800 mm	YES	3135 mm
Type A: Closet width	1500 mm	YES	2185 mm
Type B: Min Area	9.30 m ²	YES	9.72 m ²
Type B: Min Dimension	2800 mm	YES	3100 mm
Type B: Closet width	1500 mm	YES	1880 mm
Type C: Min Area	8.50 m ²	YES	8.53 m ²
Type C: Min Dimension	2600 mm	YES	2600 mm
Type C: Closet width	915 mm	YES	1570 mm

BCH DESIGN GUIDELINES - 4 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m ²	YES	122.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	915 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 Recomb. 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	-
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.3 m ²
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recomb.	2800 mm	YES	4685 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914x1220mm) or ST tub	YES	YES	615 x 1525 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

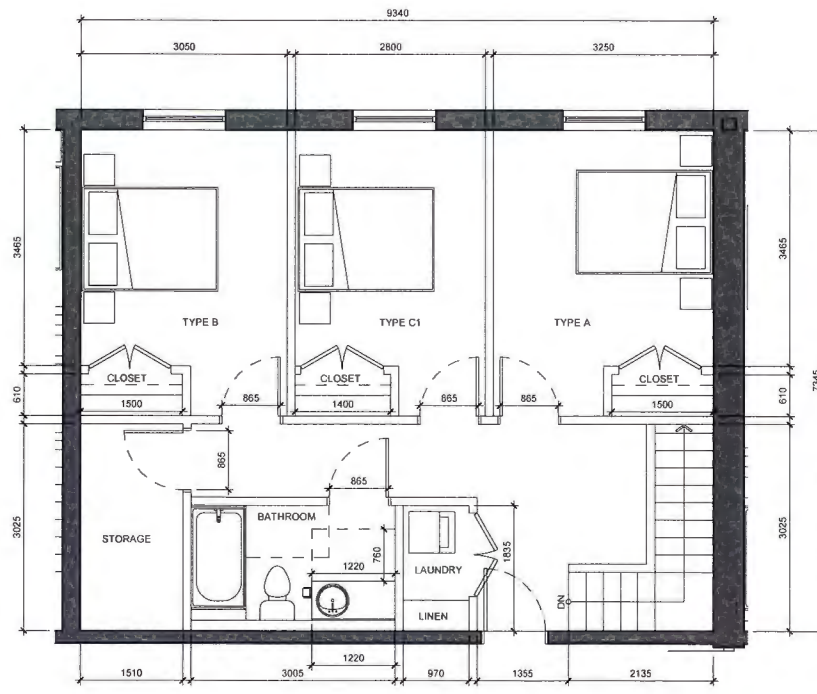
SECTION 5.4.2

DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
Bedroom type 1 A / 1 B / 2 C	YES	YES	-
Type A: Min Area	11.15 m ²	YES	11.26 m ²
Type A: Min Dimension	2800 mm	YES	3250 mm
Type A: Closet width	1500 mm	YES	1500 mm
Type B: Min Area	9.30 m ²	YES	10.57 m ²
Type B: Min Dimension	2800 mm	YES	3050 mm
Type B: Closet width	1500 mm	YES	1500 mm
Type C1: Min Area	8.50 m ²	YES	9.70 m ²
Type C1: Min Dimension	2600 mm	YES	2800 mm
Type C1: Closet width	915 mm	YES	1400 mm
Type C2: Min Area	8.50 m ²	YES	9.58 m ²
Type C2: Min Dimension	2600 mm	YES	2600 mm
Type C2: Closet width	915 mm	YES	1380 mm



SUITE TYPE E2 @ L1 128.9 m² (1387sf)

1 : 50



SUITE TYPE E2 @ L2

1 : 50

PRELIMINARY - NOT FOR CONSTRUCTION



LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

scale As indicated

SUITE PLANS
date 2020.06.17

D12



AREA SCHEDULE - GROSS BUILDING		
Name	Area (sqm)	AREA (sqft)
LEVEL 1	1642.8 m²	17683 ft²
LEVEL 2	1690.7 m²	18199 ft²
LEVEL 3	1690.7 m²	18199 ft²
LEVEL 4	1690.7 m²	18199 ft²
LEVEL 5	1690.7 m²	18199 ft²
LEVEL 6	1599.3 m²	17215 ft²
Grand total	10005 m²	107693 ft²

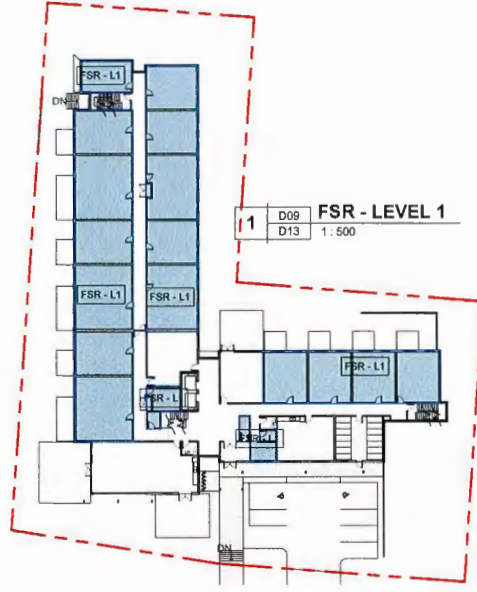
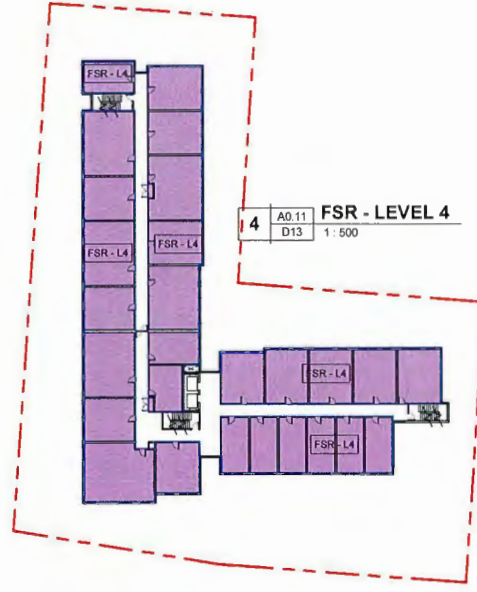
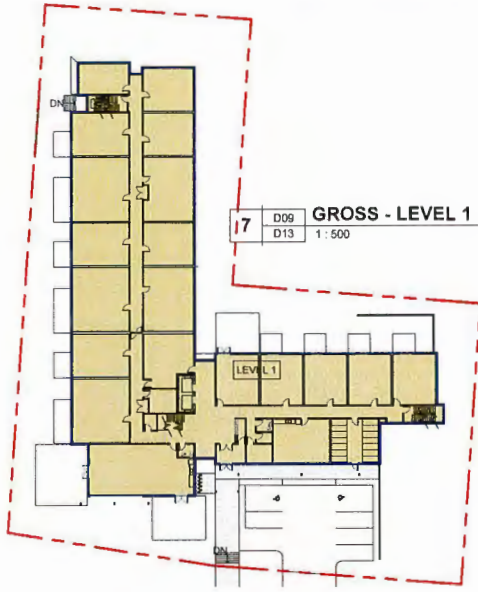
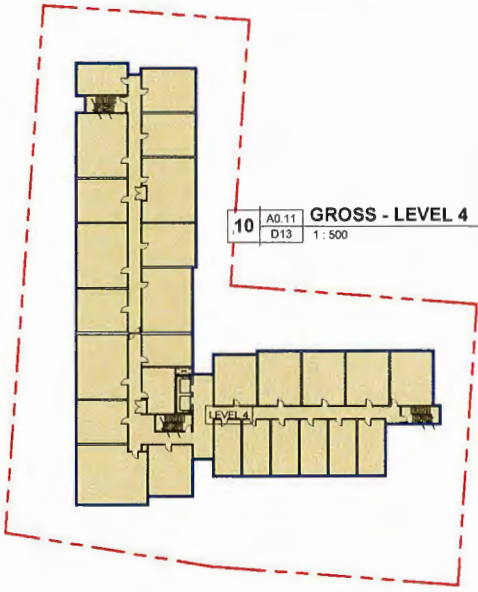
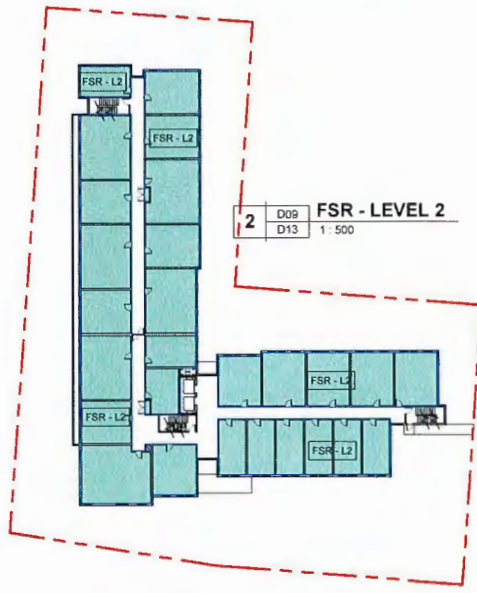
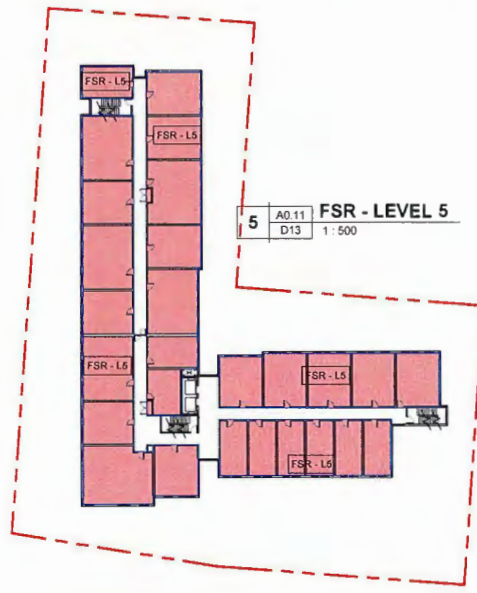
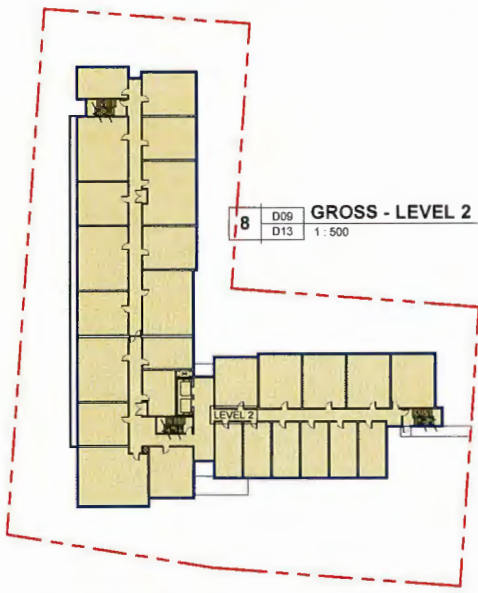
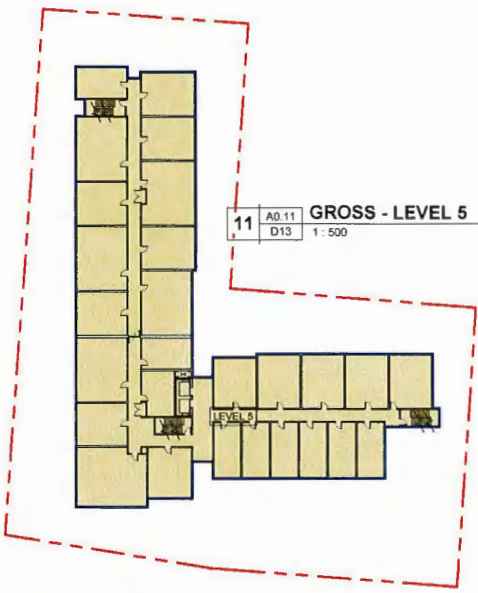
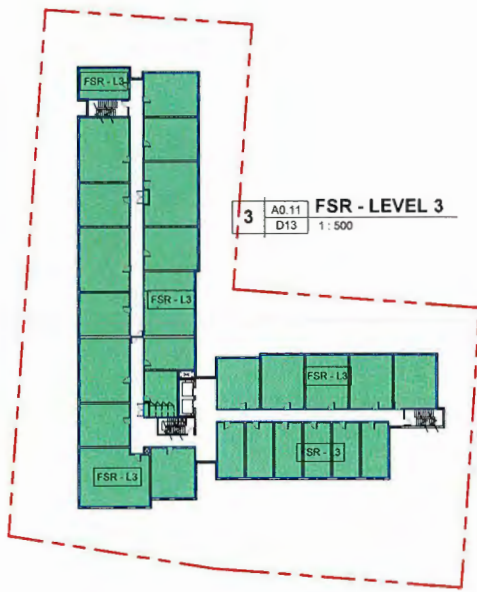
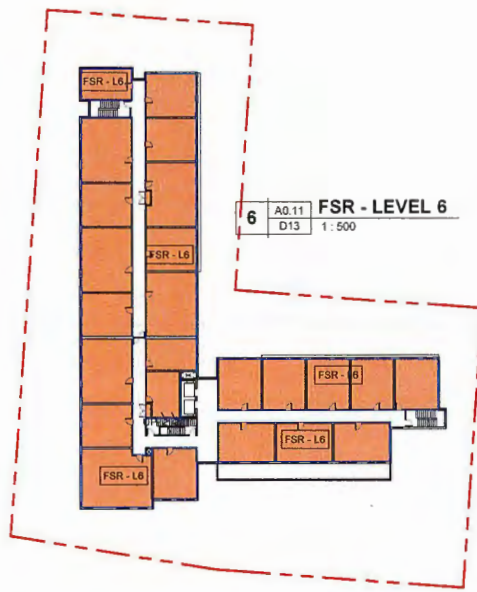
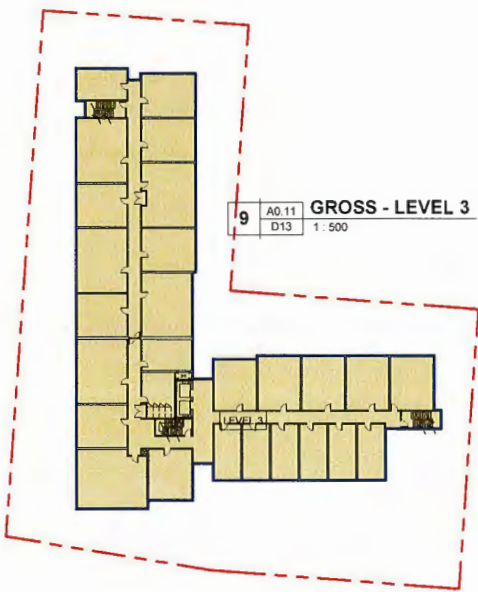
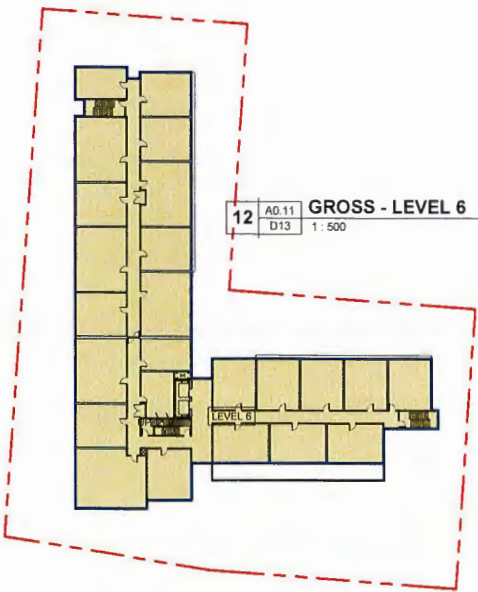
AREA SCHEDULE - FAR		
Level	Area (sqm)	AREA (sqft)
LEVEL 1	23.1 m²	249 ft²
LEVEL 1	25.8 m²	277 ft²
LEVEL 1	34.5 m²	372 ft²
LEVEL 1	196.1 m²	2110 ft²
LEVEL 1	293.3 m²	3154 ft²
LEVEL 1	414.4 m²	4481 ft²
LEVEL 2	34.5 m²	372 ft²
LEVEL 2	209.6 m²	2256 ft²
LEVEL 2	256.9 m²	2765 ft²
LEVEL 2	380.2 m²	4093 ft²
LEVEL 2	502.9 m²	5413 ft²
LEVEL 3	1384.1 m²	14899 ft²
LEVEL 3	34.5 m²	372 ft²
LEVEL 3	209.6 m²	2256 ft²
LEVEL 3	256.9 m²	2765 ft²
LEVEL 3	380.2 m²	4093 ft²
LEVEL 3	502.9 m²	5413 ft²
LEVEL 4	34.5 m²	372 ft²
LEVEL 4	209.6 m²	2256 ft²
LEVEL 4	256.9 m²	2765 ft²
LEVEL 4	380.2 m²	4093 ft²
LEVEL 4	502.9 m²	5413 ft²
LEVEL 4	1384.1 m²	14899 ft²
LEVEL 5	34.5 m²	372 ft²
LEVEL 5	209.6 m²	2256 ft²
LEVEL 5	256.9 m²	2765 ft²
LEVEL 5	380.2 m²	4093 ft²
LEVEL 5	502.9 m²	5413 ft²
LEVEL 5	1384.1 m²	14899 ft²
LEVEL 6	34.5 m²	372 ft²
LEVEL 6	146.7 m²	1579 ft²
LEVEL 6	244.5 m²	2632 ft²
LEVEL 6	365.9 m²	3938 ft²
LEVEL 6	502.9 m²	5413 ft²
LEVEL 6	1294.5 m²	13934 ft²
Grand total	7817.9 m²	84152 ft²

FAR : 7817.9 m² / 3909 m² = 2.00%



NOTE:
FAR IS CALCULATED FROM THE INSIDE FACE OF EXTERIOR WALL AND INCLUDES ALL INTERIOR STORAGE AND SERVICE ROOMS ABOVE GRADE, AND EXCLUDES STAIRS, ELEVATOR SHAFTS, CORRIDORS, LAUNDRY, AMENITY ROOMS AND WATER CLOSETS. EXCLUSIONS ARE MEASURED TO THE INSIDE FACE OF THE BOUNDING WALL.
GROSS AREA IS CALCULATED FROM FACE OF EXTERIOR SHEATHING.

PRELIMINARY - NOT FOR CONSTRUCTION





USABLE OPEN SPACE
A: 732.07 ft2 (68.01 m2)
B: 635.64 ft2 (59.05 m2)
C: 417.02 ft2 (38.74 m2)
D: 1620.96 ft2 (150.59 m2)

TOTAL USABLE OPEN SPACE: A + B + C + D = 3405.69 ft2 (316.4 m2) /
LOT AREA: 42076 ft2 (3909 m2)
= USABLE OPEN SPACE: 8%

AREA OF PARKADE
28454.09 ft2 (2643.47m2)

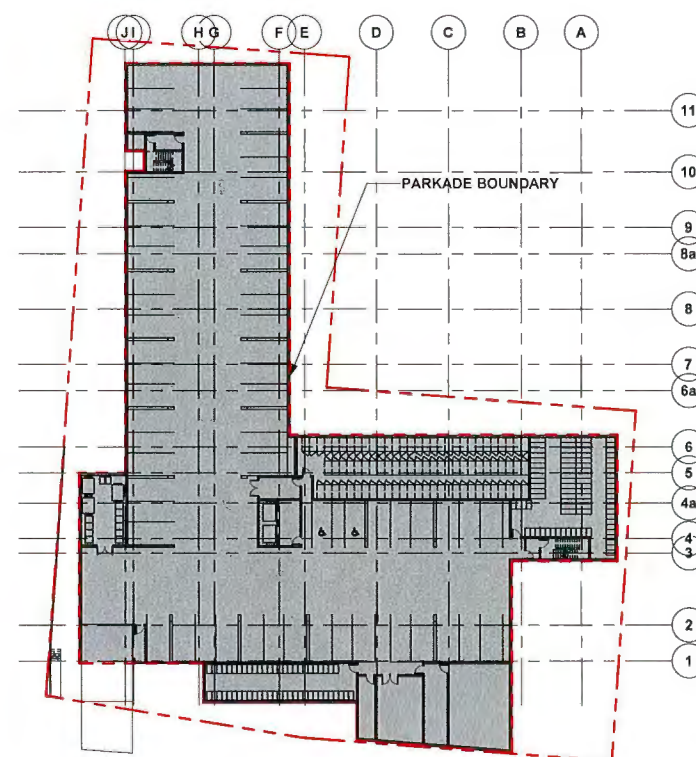
PARKADE PROJECTION 28454.09 ft2 (2643.47 m2) / LOT AREA: 42076 ft2 (3909 m2)
= LOT COVERAGE: 67.6%

AREA OF BUILDING PROJECTION
20286.22 ft2 (1884.65m2)

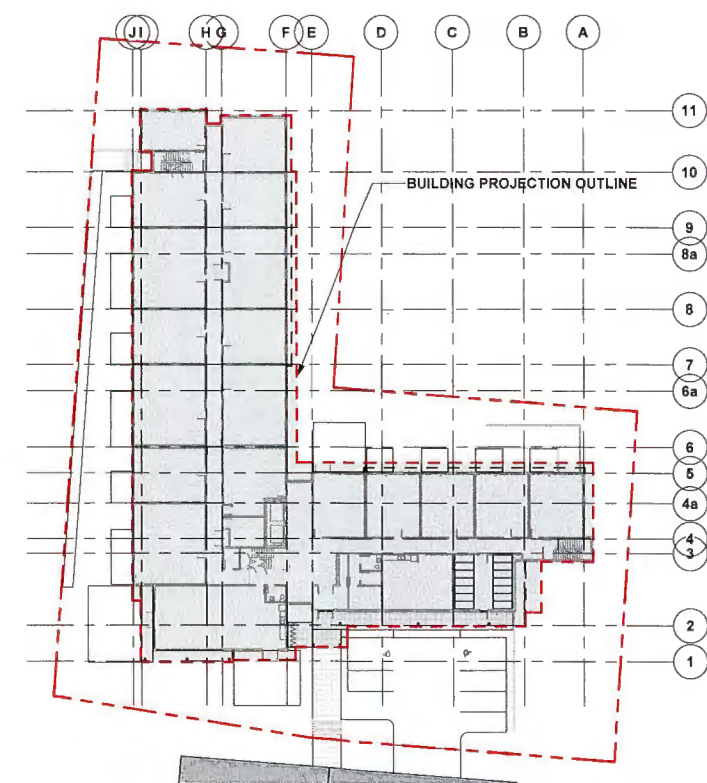
BUILDING PROJECTION 20286.22 ft2 (1884.65 m2) / LOT AREA: 42076 ft2 (3909 m2)
= LOT COVERAGE: 48.2%



3 D09 D13b USABLE AREA PLAN
1: 400



2 D09 D13b PARKADE AREA
1: 400



1 D13b LOT COVERAGE AREA PLAN
1: 400

PRELIMINARY - NOT FOR CONSTRUCTION



AERIAL VIEW



VIEW FROM FLEMING STREET

PRELIMINARY - NOT FOR CONSTRUCTION



LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

scale

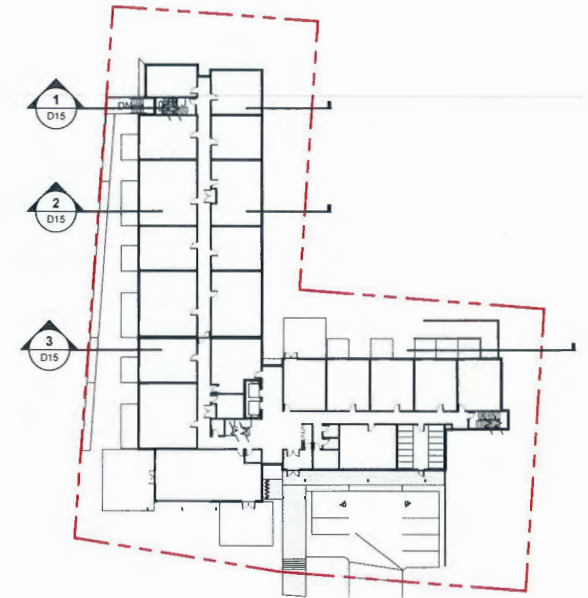
RENDERINGS
date 2020.06.17

D14

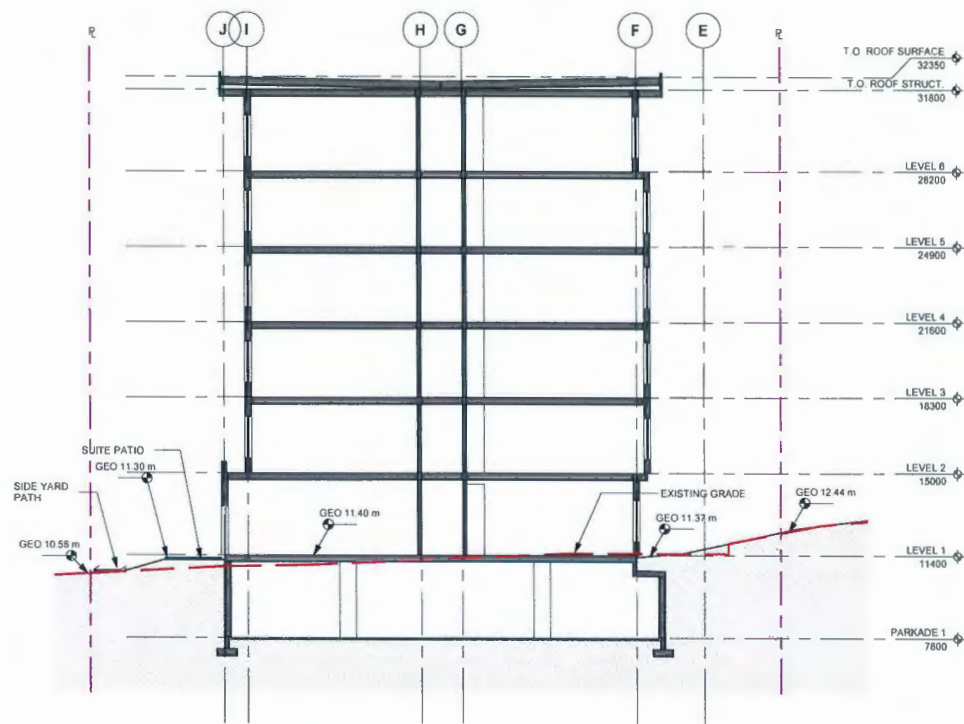
PRELIMINARY - NOT FOR CONSTRUCTION



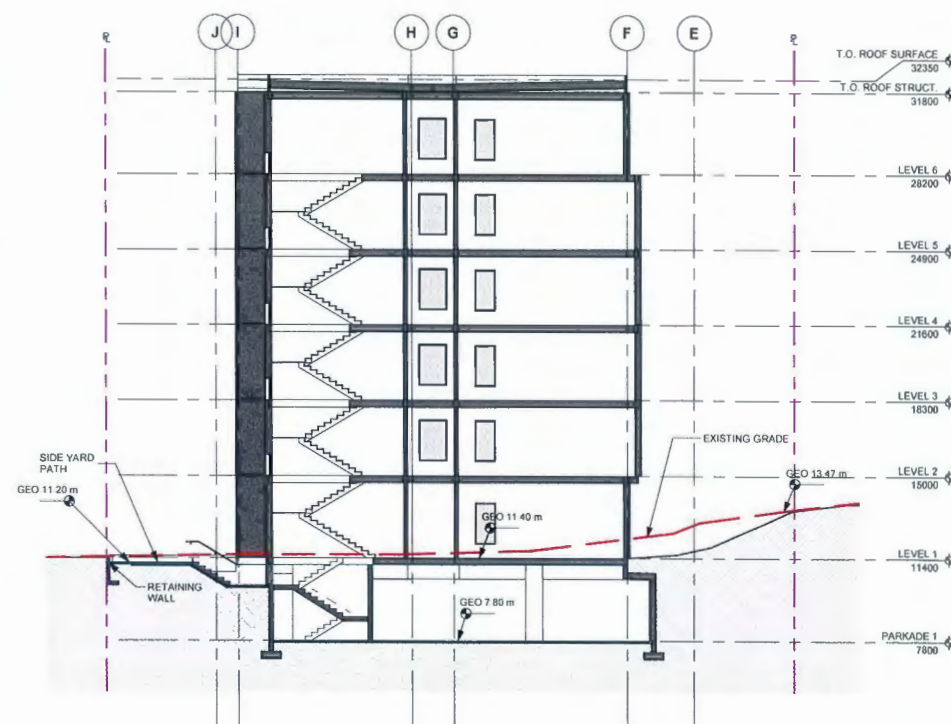
3 EAST WEST SECTION 03
D15
D15 1:150



SECTION KEY PLAN

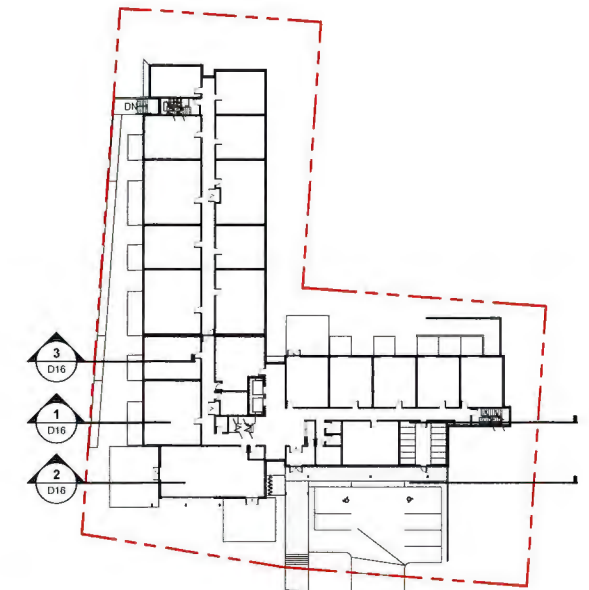
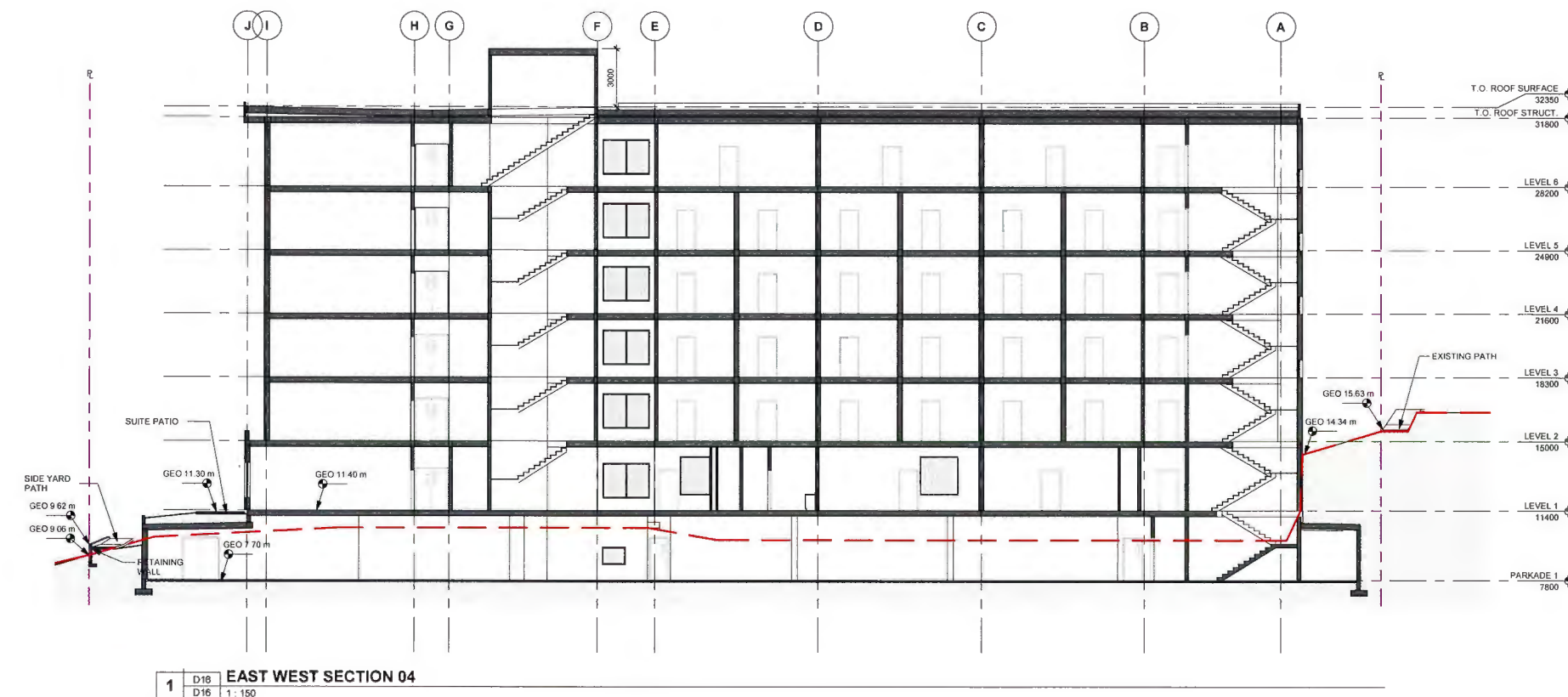


2 EAST WEST SECTION 02
D15
D15 1:150

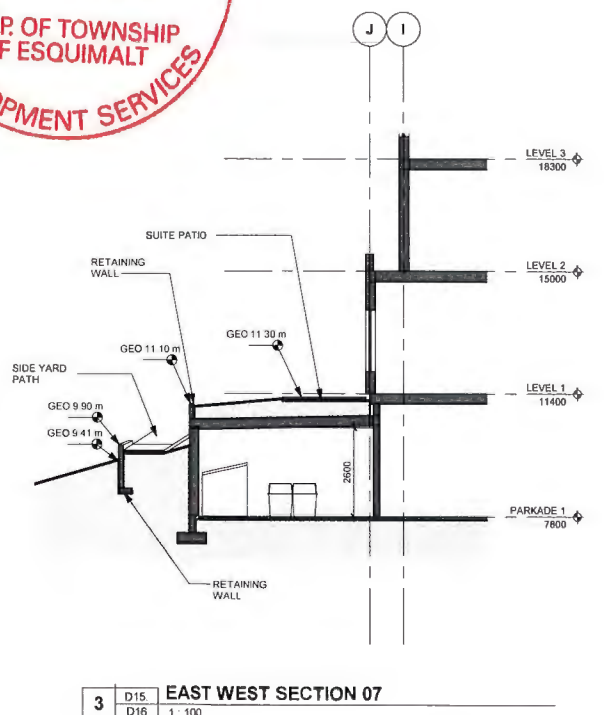


1 EAST WEST SECTION 01
D15
D15 1:150

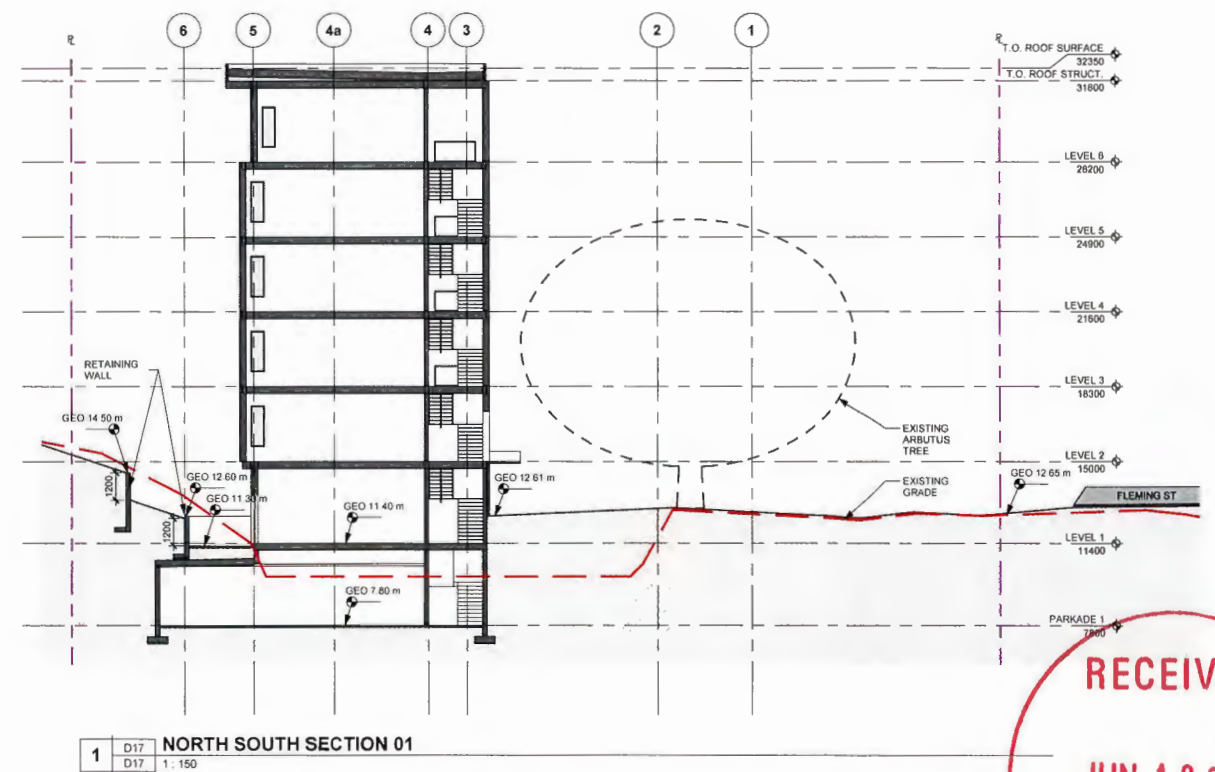
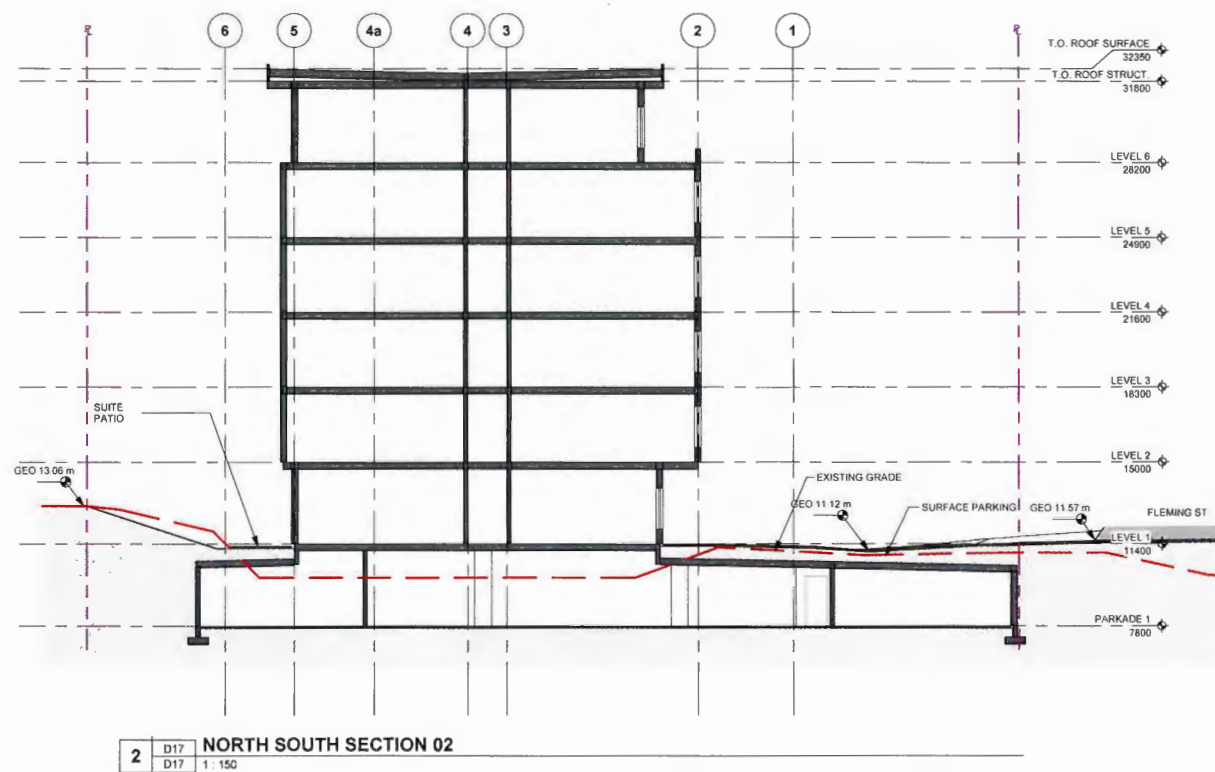
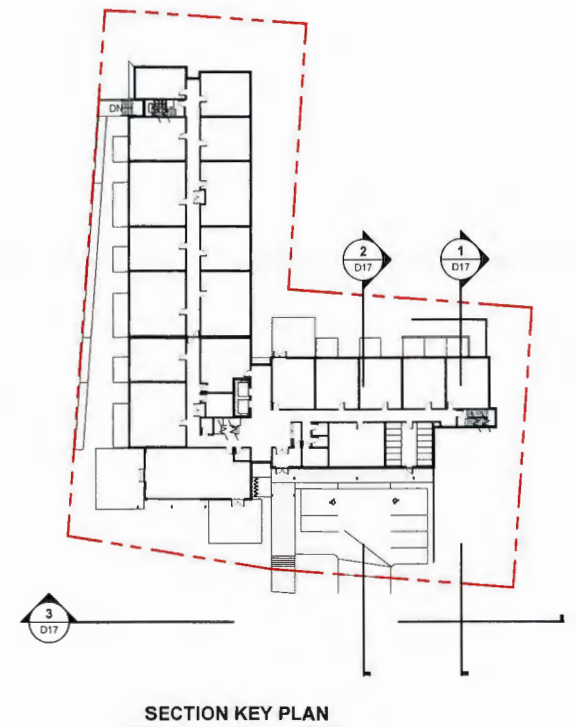




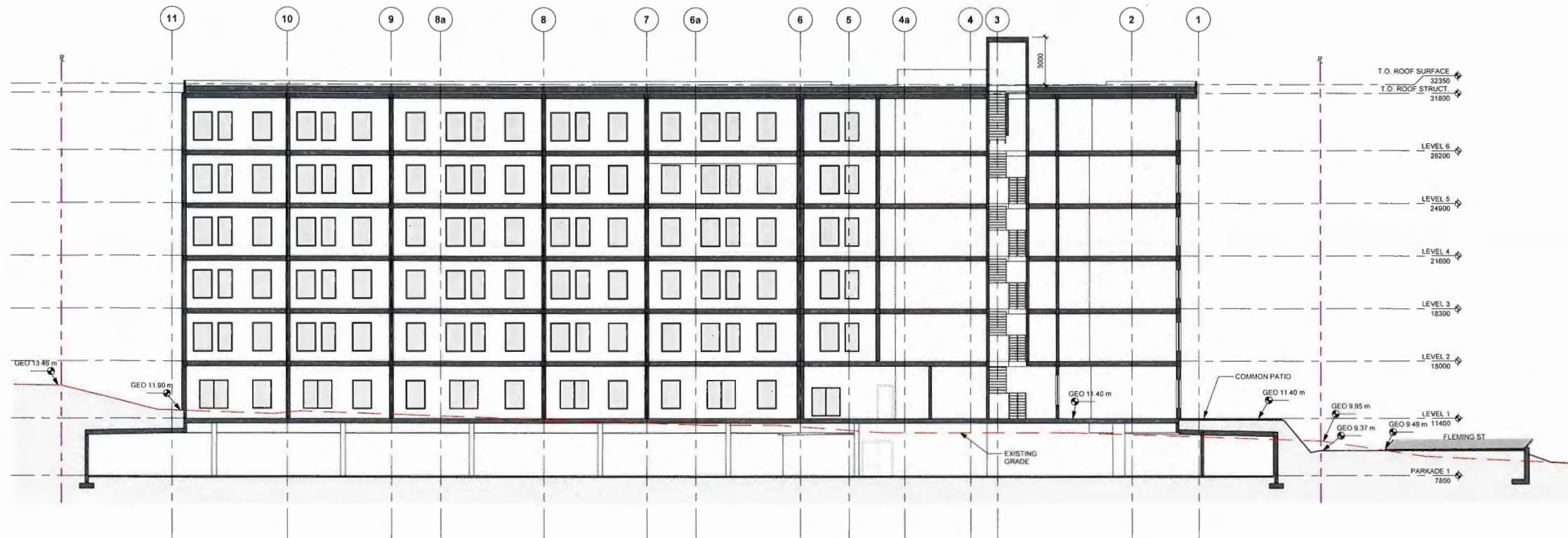
RECEIVED
JUN 19 2020
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



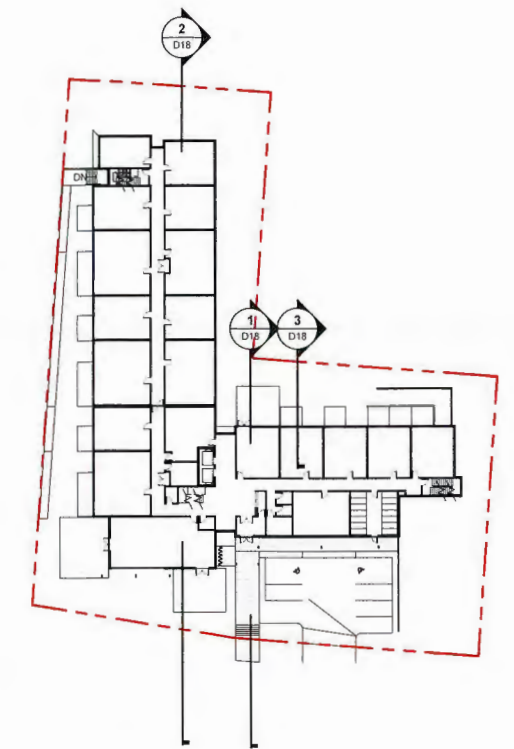
PRELIMINARY - NOT FOR CONSTRUCTION



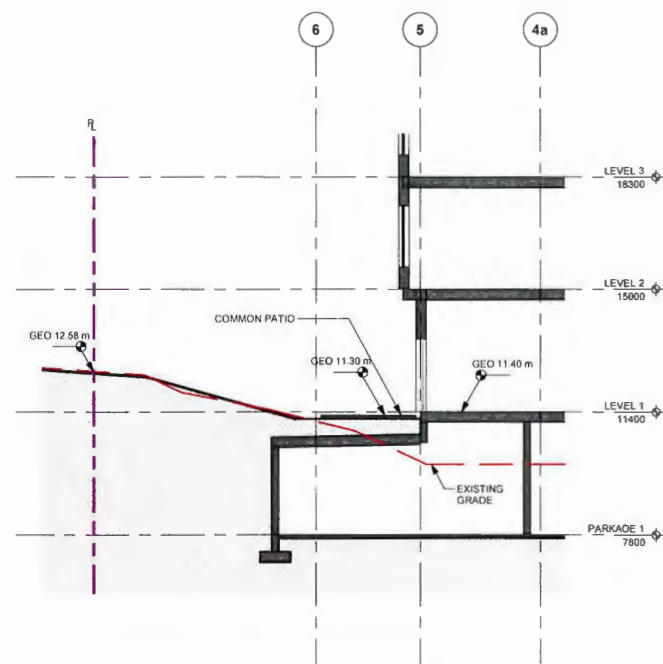
PRELIMINARY - NOT FOR CONSTRUCTION



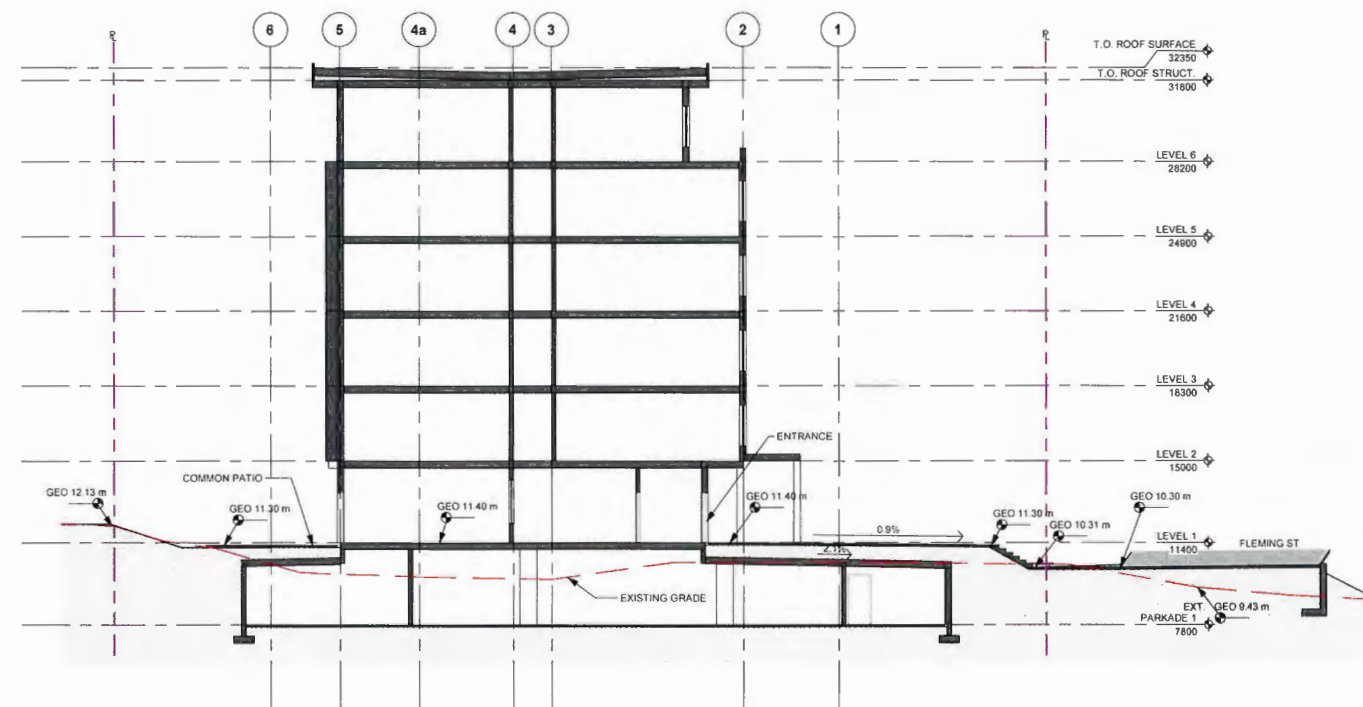
2 D18 NORTH SOUTH SECTION 04
D18 1:150



SECTION KEY PLAN



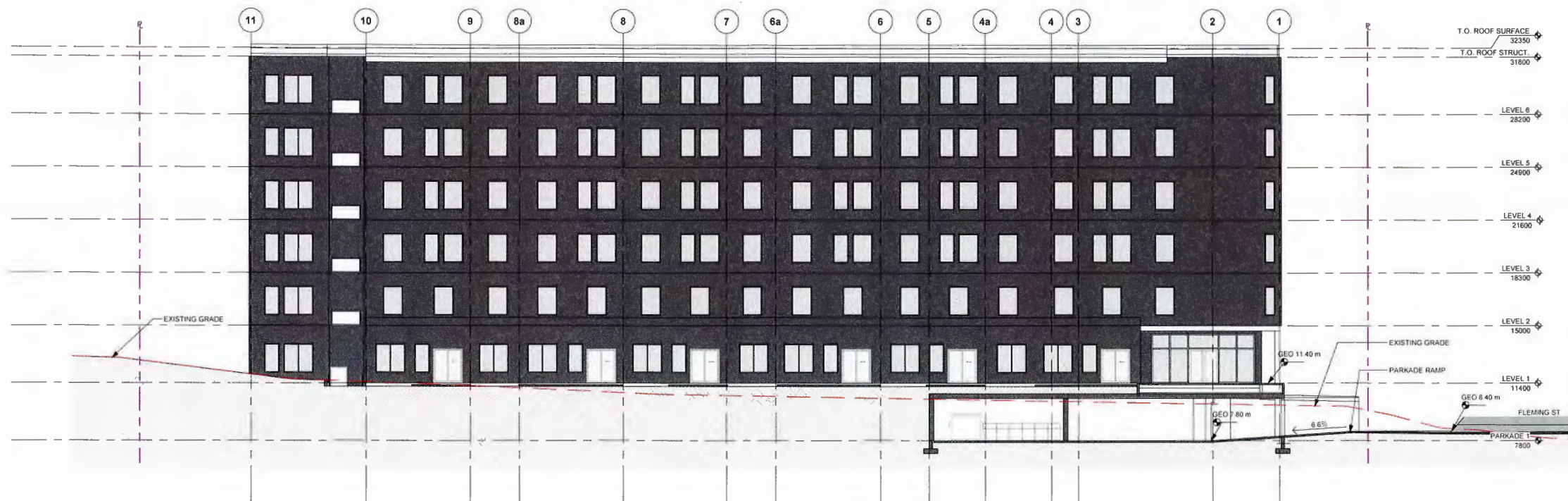
3 D15 NORTH SOUTH SECTION 07
D18 1:100



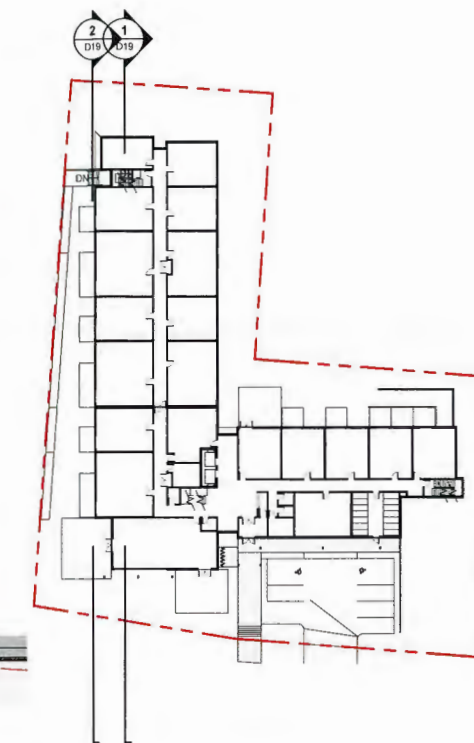
1 D18 NORTH SOUTH SECTION 03
D18 1:150



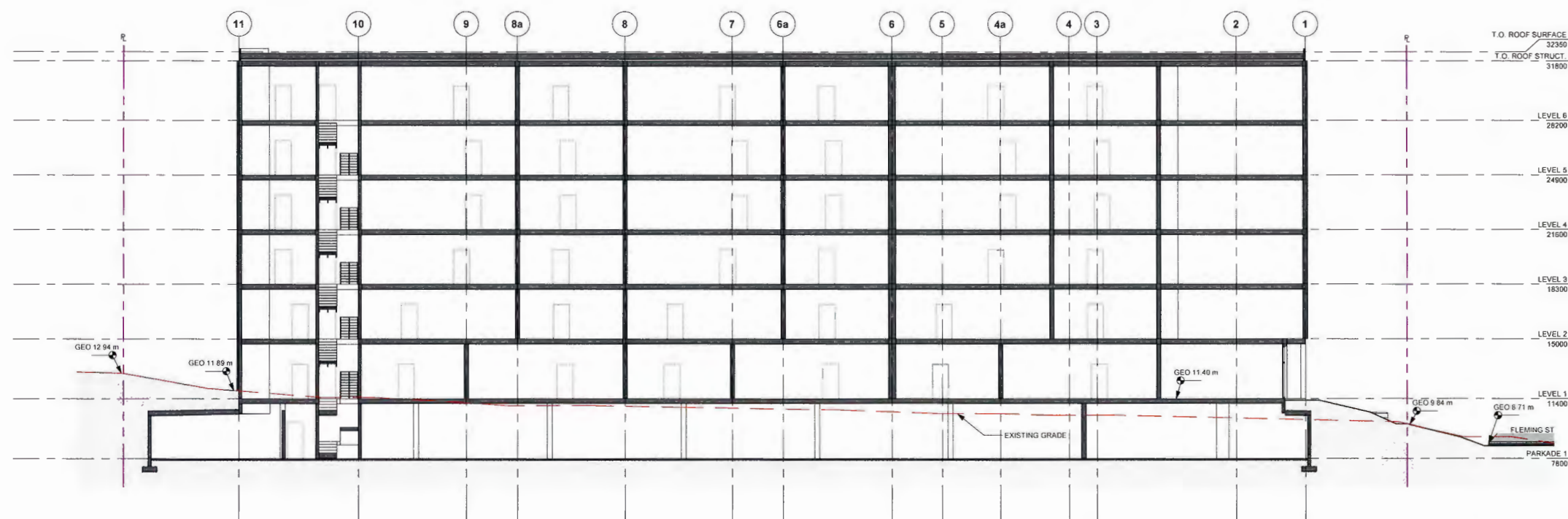
PRELIMINARY - NOT FOR CONSTRUCTION



2 D19 NORTH SOUTH SECTION 06
D19 1:150



SECTION KEY PLAN



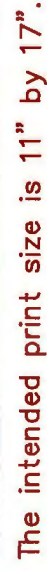
1 D19 NORTH SOUTH SECTION 05
D19 1:150



PRELIMINARY - NOT FOR CONSTRUCTION

Civic: 874 Fleming Street

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



Elevations are to geodetic datum.

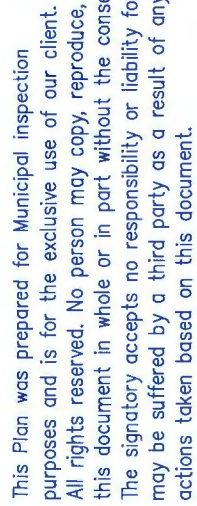
For full tree details refer to Construction Plan provided by Assessment & Tree Preservation Plan provided by Talbot Mackenzie & Associates dated June 26, 2019

Lot Area = 3909m²

RECEIVED

JUN 19 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



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 8th day of June, 2020.

Scott Pearse
1BIIGAM

Scott T. Pearce, 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	Size
CeJa	3	Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
MaGa	7	Magnolia Galaxy	Galaxy Magnolia	6 cm cal.
PsNi	2	Pinus nigra	Black pine	6 cm cal.
PsMe	7	Pseudotsuga menziesii	Douglas Fir	3 m ht.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ChTe	11	Choisya ternata	Mexican Orange Blossom	# 5 pot
CoCo	6	Cotinus coggygia	Smoke Bush	# 7 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoSt	20	Cornus stolonifera	Redtwig Dogwood	# 5 pot
RiSa	33	Ribes sanguineum	Red Flowering Currant	# 5 pot
RoNu	31	Rosa nutkana	Nootka Rose	# 2 pot
RuSp	29	Rubus spectabilis	Salmonberry	# 2 pot
SaRu	121	Sarcococca ruscifolia	Sweet Box	# 1 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	264	Gaultheria shallon	Salal	# 1 pot
SkJa	31	Skimmia japonica	Skimmia	# 1 pot
SpDo	73	Spirea douglasii	Hardhack	# 1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AcMi	65	Achillea millefolium	Common White Yarrow	# 1 pot
AsYo	68	Astilbe younique white	Dwarf Astilbe	# 1 pot
EcPu	241	Echinacea purpurea	Purple Coneflower	SP4
MsSi	69	Miscanthus sinensis	Japanese Silver Grass	# 5 pot
PeAl	71	Pennisetum alopecuroides	Fountain Grass	# 1 pot
PolMu	113	Polystichum munitum	Sword Fern	SP4
RuFu	201	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	SP4

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

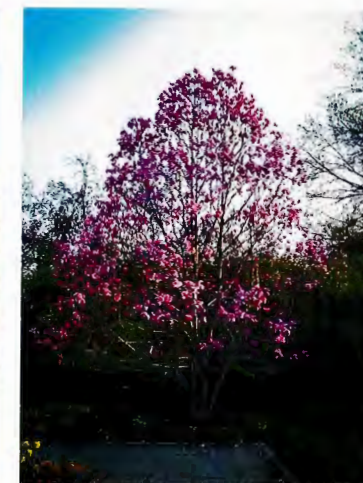


Image 3. Galaxy Magnolia Tree



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.



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

REVISIONS



#3-884 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 DRAWN O.L.
CHECKED B.W.

PROJECT No. 1907

DATE Oct 22, 2019 1 of 1
SHEET