



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

# A G E N D A

### REGULAR COMMITTEE OF THE WHOLE

Monday, March 9, 2009

7:00 p.m.

Esquimalt Council Chambers

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**1. CALL TO ORDER**

**2. LATE ITEMS**

**3. APPROVAL OF THE AGENDA**

**4. MINUTES**

- (1) Minutes of the Regular Committee of the Whole, February 9, 2009 Pg. 1 – 3
- (2) Minutes of the Special Committee of the Whole, February 11, 2009 Pg. 4 – 6

**5. STAFF REPORTS**

***Development Services***

- (1) Development Permit with Variances, 1405 Esquimalt Road [Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731], Staff Report No. DEV-09-014 Pg. 7 – 27
- (2) Rezoning and Development Permit, 934 and 936 Craigflower Road [Lot B, Section 10, Esquimalt District, Plan 326], [Lot PT 8, Section 10, Esquimalt District Plan 6650, lying southerly of a boundary parallel to and perpendicularly distant 120 feet from the northerly boundary of said lot.], Staff Report No. DEV-09-015 Pg. 28 – 61

**6. ADJOURNMENT**



Corporation of the Township of Esquimalt

**COMMITTEE OF THE WHOLE**

Monday, February 9, 2009

Esquimalt Municipal Hall – Council Chambers

7:00 p.m.

**MINUTES**

**PRESENT:** Mayor Barbara Desjardins (Chair), Councillor Meagan Brame, Councillor Randall Garrison, Councillor Bruce McIldoon, Councillor Alison Gaul, Councillor Lynda Hundleby, Councillor Don Linge

**STAFF:** Tom Day, Chief Administrative Officer, Gilbert Coté, Director of Engineering and Public Works, Barbara Snyder, Director of Development Services, Larry Randle, Manager of Corporate Services (recorder), Marlene Lagoa, Manager of Communications and Sustainability

**1. CALL TO ORDER**

Mayor Desjardins called the meeting to order at 7:00 p.m.

**2. LATE ITEMS**

- 1) Pertaining to Agenda Item 6 (1), Rezoning Application, 1191 Munro Street, [Lot AM5, Section 11, Esquimalt District, Plan 5391], Staff Report No. DEV-09-012
  - Letter from Richard and Kim Fisher, received February 9, 2009
  - Letter from Valerie Nathan and Edris Seale, received February 9, 2009

**3. APPROVAL OF AGENDA**

Moved by Councillor Garrison, seconded by Councillor McIldoon that the agenda as amended be approved.  
The motion **CARRIED**.

**4. MINUTES**

- (1) Minutes of the Regular Committee of the Whole, January 12, 2009
- (2) Minutes of the Special Committee of the Whole, January 26, 2009

Moved by Councillor Linge, seconded by Councillor Brame that the minutes of the Regular Committee of the Whole meeting held January 12, 2009 and the minutes of the Special Committee of the Whole meeting held January 26, 2009 be adopted.  
The motion **CARRIED**.

**5. DELEGATIONS**

- (1) Valerie Nathan, Presentation of Petition Opposing Rezoning Application at 1191 Munro Street  
Ms. Nathan stated that a letter submitted on February 3, 2009 in

support of the application is not accurate. She also said that just because people apply to rezone their property doesn't mean the application should always proceed. She read a prepared statement which included a statement that residents don't want panhandle lots.

Moved by Councillor Gaul, seconded by Councillor Hundleby that members of the public who wish to address Council on the matter at hand be given the opportunity.

The motion **CARRIED**.

Ms. Colleen Mathews of 1195 Munro stated she is opposed to the rezoning of 1191 Munro that would lead to the creation of a panhandle lot. She said that rezoning is a privilege, not a right.

Mr. Richard Fisher of 678 Fernhill Road is strongly opposed to the rezoning. He fears that if it is approved it will set a bad precedent. It will increase noise, traffic and congestion in the area. The property is near Saxe Point Park and should not proceed at the expense of the community.

Mr. Andrew Holenchuk of 629B Fernhill Road says that 4 out of 5 homes to the east are panhandle lots and that the subject property is very large. He says rezoning to allow the creation of another panhandle lot would suit the area if the development is done correctly.

Ms. Penny Campbell of 329 Plaskett Place says that some panhandle lots are very appropriate and is in favour of the proposed rezoning. She feels that two homes on the property is the best use of the land.

Ms. Donna Humphries, daughter of the property owner and applicant says that two lots are better than one large lot and that if done tastefully, it will be a great advantage to the area.

Filippo Ferri of 1162 Hadfield Avenue is opposed to the proposed rezoning and subdivision of the property as it will negatively affect privacy. Once approved, he says there is no control as to what is tasteful development.

6.

**STAFF REPORTS**

***Development Services***

- (1) Rezoning Application, 1191 Munro Street, [Lot AM5, Section 11, Esquimalt District, Plan 5391], Staff Report No. DEV-09-012

Moved by Councillor Linge, seconded by Councillor Hundleby that the application for Rezoning, authorizing the creation of a new Single Family Panhandle Residential [RS-2] lot, as shown on the survey plan prepared by John Motherwell & Associates stamped "Received October 21, 2008" for Lot AM5, Section 11, Esquimalt

District, Plan 5391 [1191 Munro Street] be forwarded to Council with a recommendation of approval.  
The motion **CARRIED**.

**Finance**

- (2) Police Budget Discussion as Requested By Council  
(Kathy Mick in Attendance)

Ms. Mick noted that she is not closely involved in the Police budget process. She explained that since July, 2006 she has been the Esquimalt representative on the Victoria Police Board and attends their monthly meetings. She summarized her involvement with the Board and other sub-committees and groups associated with it.

It was suggested that Mayor Fortin of the City of Victoria who is the Police Board Chair, Police Chief Graham and Controller Scott Seivewright be invited to speak to Council in March some time and for them present some options for the police budget (i.e. 5%, increase, 10% increase etc.).

**Administration**

- (3) Proposed Council Procedures Bylaw Revisions, Staff Report No. ADM-09-001

Council will send their comments and suggestions about the proposed Council Procedures Bylaw revisions to the Manager of Corporate Services who will then report back to Council on the feedback received.

- (4) Twinning Opportunities, Staff Report No. ADM-09-003

Moved by Councillor Brame, seconded by Councillor Linge that Council not review twinning opportunities at this time due to limited resources and indeterminate benefits related to twinning due to today's economic environment.  
The motion **CARRIED**.

6. **ADJOURNMENT**

Moved by Councillor McIldoon, seconded by Councillor Brame that the meeting adjourn at 8:45 p.m.  
The motion **CARRIED**.

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MAYOR OF THE CORPORATION  
OF THE TOWNSHIP OF ESQUIMALT  
THIS DAY OF , 2009

CERTIFIED CORRECT:

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LARRY RANDLE  
CORPORATE OFFICER





Corporation of the Township of Esquimalt

**SPECIAL COMMITTEE OF THE WHOLE**

Wednesday, February 11, 2009

Esquimalt Municipal Hall – Council Chambers

5:30 p.m.

**MINUTES**

**PRESENT:** Mayor Barbara Desjardins (Chair), Councillor Meagan Brame, Councillor Randall Garrison (arrived at 5:37 p.m.), Councillor Bruce McIldoon (arrived at 6:10 p.m.), Councillor Alison Gaul, Councillor Lynda Hundleby, Councillor Don Linge

**STAFF:** Tom Day, Chief Administrative Officer, Gilbert Coté, Director of Engineering and Public Works, Barbara Snyder, Director of Development Services, Laurie Hurst, Director of Financial Services, Larry Randle, Manager of Corporate Services (Recorder), Paul Nelson, Fire Chief, Pat Mulcahy, Manager of Human Resources, Jeff Byron, Manager of Recreation, Les Sylven, Police Inspector

**1. CALL TO ORDER**

Mayor Desjardins called the meeting to order at 5:30 p.m.

**2. LATE ITEMS**

There were no late items.

**3. APPROVAL OF AGENDA**

Moved by Councillor Brame, seconded by Councillor Gaul that the agenda be approved.  
The motion **CARRIED**.

**4. DEPARTMENTAL REPORTS – 3<sup>rd</sup> PERIOD (Sept. – Dec.) and ANNUAL REPORTS**

- (1) CAO's Third Period Report, Staff Report No. ADM-09-012
- (2) CAO's Annual Report, Staff Report No. ADM-09-013
- (3) Financial Services Third Period Report, Staff Report No. FIN-09-002
- (4) Financial Services Annual Report, Staff Report No. FIN-09-003
- (5) Corporate Services Third Period Report, Staff Report No. ADM-09-010
- (6) Corporate Services Annual Report, Staff Report No. ADM-09-011
- (7) Development Services Third Period Report, Staff Report No. DEV-09-006

- (8) Development Services Annual Report, Staff Report No. DEV-09-007
- (9) Engineering and Public Works Third Period Report, Staff Report No. EPW-09-008
- (10) Engineering and Public Works Annual Report, Staff Report No. EPW-09-009
- (11) Parks Services Third Period Report, Staff Report No. P&R-09-004
- (12) Parks Services Annual Report, Staff Report No. P&R-09-002
- (13) Recreation Services Third Period Report, Staff Report No. P&R-09-007
- (14) Recreation Services Annual Report, Staff Report No. P&R-09-008
- (15) Esquimalt Fire Rescue Third Period Report, Staff Report No. FIRE-09-002
- (16) Esquimalt Fire Rescue Annual Report, Staff Report No. FIRE-09-003
- (17) Victoria Police Department, West Division Third Period and Annual Report

Staff responded to questions on the 2008 third period and annual departmental reports.

Mayor Desjardins extended a special thank you to Christina Moog, Aquatic Fitness Coordinator, for her efforts on Esquimalt's new website launched October 1, 2008.

Inspector Sylven was asked if he could provide crime statistics for the City of Victoria and provide them to Council for comparison purposes with Esquimalt's statistics.

Moved by Councillor Brame, seconded by Councillor Hundleby that the 2008 third period and annual departmental reports be received.

The motion **CARRIED**.

**5. MOTION TO GO IN CAMERA**

Motion to go *In Camera* pursuant to Section 90 of the *Community Charter* to discuss labour relations and other employee relations pursuant to Sections 90 (1) (c) and that the general public be excluded.

Moved by Councillor Hundleby, seconded by Councillor Linge. The motion **CARRIED**.

6. ADJOURNMENT

The Special Committee of the Whole meeting adjourned at 6:32 p.m.

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MAYOR OF THE CORPORATION  
OF THE TOWNSHIP OF ESQUIMALT  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009

CERTIFIED CORRECT:

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LARRY RANDLE  
CORPORATE OFFICER

## STAFF REPORT

**DATE:** March 2, 2009 **REPORT NO.** DEV-09-014  
**TO:** Tom Day, Chief Administrative Officer  
**FROM:** Barbara Snyder, Director of Development Services  
Trevor Parkes, Senior Planner  
**Subject:** **Development Permit with Variances**  
**1405 Esquimalt Road**  
**[Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731]**

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### RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural and landscape plans prepared by Praxis Architects Inc., stamped "Received January 15, 2009", and including the following variances to Zoning Bylaw No. 2050 and Parking Bylaw No. 2011, for the proposed 41 unit multi-family residence located on Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731 [1405 Esquimalt Road], be forwarded to Council with a recommendation of approval.

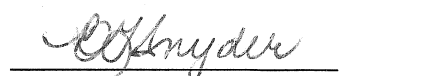
**Zoning Bylaw No. 2050, Section 44.2(3) – Building Height** – a 2.5 metre increase in the permitted Height, from 11 metres to 13.5 metres.

**Zoning Bylaw No. 2050, Section 44.2(6) – Useable Open Space** – a waiver from the requirement that 7.5% of the parcel area be provided for the use of the residents for outdoor leisure activities.

**Parking Bylaw No. 2011, Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces** – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 1.17 spaces per dwelling unit [i.e. from a total of 54 spaces to 48 spaces].

**Parking Bylaw No. 2011, Section 11(1) – Visitor Parking** – a reduction in the required number of dedicated visitor parking spaces from 1 of every 4 to 1 of every 7 [i.e. from a total of 12 visitor spaces to 7 visitor spaces]

  
Trevor Parkes  
Senior Planner

  
Barbara Snyder  
Director, Development Services

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### SUMMARY

A similar application was presented to the APC in March 2003 and was approved by Council in December 2003. Construction on the foundations began in July 2004 however the project ran into financial difficulties and no further work was completed. New owners have purchased the property and the applicant is proposing to build a 41 unit, strata condominium building using the existing foundations. This site is located within Development Permit Area No. 1 – Multi-Unit Residential therefore a development permit is required to ensure the application meets the intent of the guidelines contained in Chapter 9 of the Township's Official Community Plan.

## **BACKGROUND**

**Applicant:** Praxis Architects Inc. [Michael Levin]

**Owner:** 0835967 BC Ltd, Inc. No. BC0835967 [Jill Plasteras]

**Property Size:** Metric: 1946.5 m<sup>2</sup> Imperial: 20,952 ft<sup>2</sup>

**Existing Land Use:** Construction Site [Derelict foundations of previously approved building]

### **Surrounding Land Uses:**

North: Esquimalt Public Works Yard  
South: Municipal Parkland  
East: Esquimalt Lions Seniors Apartments  
West: DND Parking Lot

**Existing Zoning:** RM-4-CP [Multiple Family Residential – Congregate Care] - No change required

**Existing OCP Designation:** Multi-Unit Low Rise Residential - No change required

**Purpose of the Application:** To acquire a Development Permit authorizing the construction of a new 41 unit multi-family development as permitted within the RM-4-CP zone.

## **COMMENTS FROM OTHER DEPARTMENTS**

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

**Engineering Services:** Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the proposed 4 storey strata building located at 1405 Esquimalt Road.

The plans submitted with the application were reviewed for their impact on servicing and their impact on the adjacent properties which are owned by the municipality (506 Grafton and 1406 Lyall Street).

1. The sewer and storm drain services were never installed and will have to be provided by the new owner. The storm connection is simply to an existing pipe on Esquimalt Road. The sewer connections will require a new sewer line to Canteen Road. A site meeting was held with a representative of the new owner and they are aware of the servicing requirements.
2. The ramp to the underground parking for the new building is located on the south-east corner of the property adjacent to the senior's building at 506 Grafton Street. The underside of the footings for the senior's building is at elevation 14.28 m. The elevation of the ramp is as follows:
  - a. Top of ramp 14.9 m
  - b. Middle of ramp 13.43 m
  - c. Bottom of ramp 12.56 m

As indicated above, the ramp is lower than the underside of the footings of the senior's building. The proposed ramp is adjacent to the senior's building and cannot be constructed as shown on the drawings because it will cause under mining of the footings of the building at 506 Grafton Street. The ramp into the underground parking garage of the building will

have to be re-designed and this may affect the site plan. As the municipality owns the land at 506 Grafton Street a meeting was held with the architect on January 23, 2009 and they are aware of this design issue. If this application is approved by Council, this issue will be resolved between the architect and staff prior to the issuance of a building permit.

3. The existing excavation has eroded a corner of the garden at the senior's building. A storm drain manhole is also at risk of sliding into the hole. A site meeting was held on January 14, 2009 with a representative of the new owner and they are aware of this urgent matter. Measures should be undertaken as soon as possible to prevent further damage to the property at 506 Grafton Street. This situation could present a danger to the occupants of the senior's building if they inadvertently walk into the cordoned off portion of the garden.

**Fire Services:**

- a) Fire Department connection is to face Esquimalt Road or be clear of open doors.
- b) Key Vault providing Fire Department access keys is to be mounted near the Fire Department connection.
- c) Type 1 standpipe connection in basement stairwell to access fires in underground parkade.

**Parks and Recreation:** Landscape design is attractive and well done. Suggest applicant substitute the Betula Pendula with another tree species as there is a high incidence of Birch Borer in Esquimalt.

**Development Services:** The variances required for this project are supportable.

*Note:* All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.

**ZONING CONSIDERATIONS**

This application meets many of the requirements of the RM-4-CP [Multiple Family Residential – Congregate Care] zone, however variances are required for parking, useable open space and to increase the permitted height of the building.

**Siting Requirements:** The siting of the building meets all setback requirements of the RM-4-CP zone

**Building Height:** Staff are supportive of this variance as the increase facilitates the inclusion of the roof top trellis which enhances the aesthetic appeal of the structure and would provide needed shade on the expansive roof top patio which is the residents' outdoor amenity area.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

**Section 44.2(3) – Building Height** – a 2.5 metre increase in the permitted Height, from 11 metres to 13.5 metres.

**Useable Open Space:** Multiple Family Residential zones have a requirement for an outdoor amenity area for the residents. In the RM-4-CP zone this requirement is 7.5% of the parcel area. The applicant has requested an exemption from this requirement noting that the design provides patios or decks for all the proposed units, provides a common roof top patio for use by the residents and the development is located adjacent to an undeveloped park. Staff are

supportive of this position as the building design accommodates the needs of the residents thereby meeting the intent of this section of the bylaw.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

**Section 44.2(6) – Useable Open Space** – a waiver from the requirement that 7.5% of the parcel area be provided for the use of the residents for outdoor leisure activities.

**Lot Coverage:** The total lot coverage would be 30%, equaling the 30% allowed within the RM-4-CP zone.

**Floor Area:** The maximum Floor Area allowed on this site is 2950m<sup>2</sup>. This application represents only 2482m<sup>2</sup> of liveable floor area.

**Parking:** A total of 48 parking stalls have been provided where 54 are required by Parking Bylaw No. 2011. Of the 48 spaces, 21 would be located under ground while the remaining 27 spaces would be surface parking, many of which would be covered by the upper floors of the building. Each unit will have a dedicated parking stall for use by the residents. Visitor spaces would be located on the surface level and would be limited to a total of 7 spaces including the 1 disabled persons' space. Additionally, bicycle parking/storage space will be provided on the surface level adjacent to the garbage area and in a secured compound on the underground parking level.

Staff are supportive of this proposal as the site is located on transit route, is relatively close to commercial and recreational amenities and is located in a pedestrian/cycling friendly area of the community. As such, it is plausible that some residents may choose not to own a car.

Approval of this parking proposal requires the following relaxations of Parking Bylaw No. 2011:

**Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces** – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 1.17 spaces per dwelling unit [i.e. from a total of 54 spaces to 48 spaces].

**Section 11(1) – Visitor Parking** – a reduction in the required number of dedicated visitor parking spaces from 1 of every 4 to 1 of every 7 [i.e. from a total of 12 visitor spaces to 7 visitor spaces]

## **OFFICIAL COMMUNITY PLAN CONSIDERATIONS**

This proposal is subject to Section 9 of the Official Community Plan and the Design Guidelines of Section 9.3.5 apply. The overall form and character of the site including landscaping and the exterior design of the building would be controlled by a Development Permit.

### **Building Design:**

The building design is a 4 storey, 41 unit multi-family structure having 13 units on the first and second floor and 14 units per floor on the third and fourth floors. It consists of 10 bachelor suites, 14 one bedroom suites, and 17 two bedroom units. Exterior features include a large covered entrance, a combination of hardi-board siding, galvanized steel siding, board and batten siding, acrylic stucco and painted concrete cladding the building. Additionally, the huge roof top patio features a 23 metre long wood trellis and is surrounded by a glass panel railing. Further notable features include patios or decks provided for each unit, large landscaping beds at the front of the building and the majority of parking spaces located either underground or covered by

the building and screened from the street. This variety of surface treatments and architectural features serve to effectively break up the massing of the building while simultaneously providing an appealing addition to the Esquimalt Road streetscape.

**Fit with Neighbourhood:**

The proposed building would be located across from the Municipal Public Works Yard, immediately adjacent to a 39 unit senior's apartment complex located at 506 Grafton Street, west of a 26 unit apartment building located at 520 Foster Street and northwest of a 26 unit multiple family building located at 1378 Lyall Street. The proposed height and massing is consistent with those structures already present in the area. This location also has excellent access to transit [a transit shelter is proposed to be located in front of the building] and is less than a kilometre away from commercial services located in the Esquimalt Village.

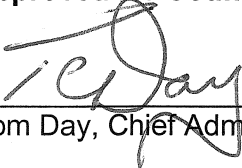
**Landscaping:**

The attached landscape plan indicates the presence of a narrow grass boulevard separating the plantings from the public sidewalk and ornamental paver walkways leading to the front door, and to each of the 3 two storey units located at the front of the building. Additionally there would be expansive landscaping located within the front setback, including large beds of shrubs and a pair of specimen trees, adding an organic contrast to the modern, industrial feel of the building. Finally, the addition of a 1.8 metre lattice fence on western property line serves to screen the parking area, enhancing the view of the building from the west and defining the property from the adjacent DND parking lot.

**PUBLIC NOTIFICATION**

As this proposal involves variances, notices would be mailed to owners and tenants of properties within 50 metres [164 ft.] of the subject property advising them of the date on which Council will consider the application.

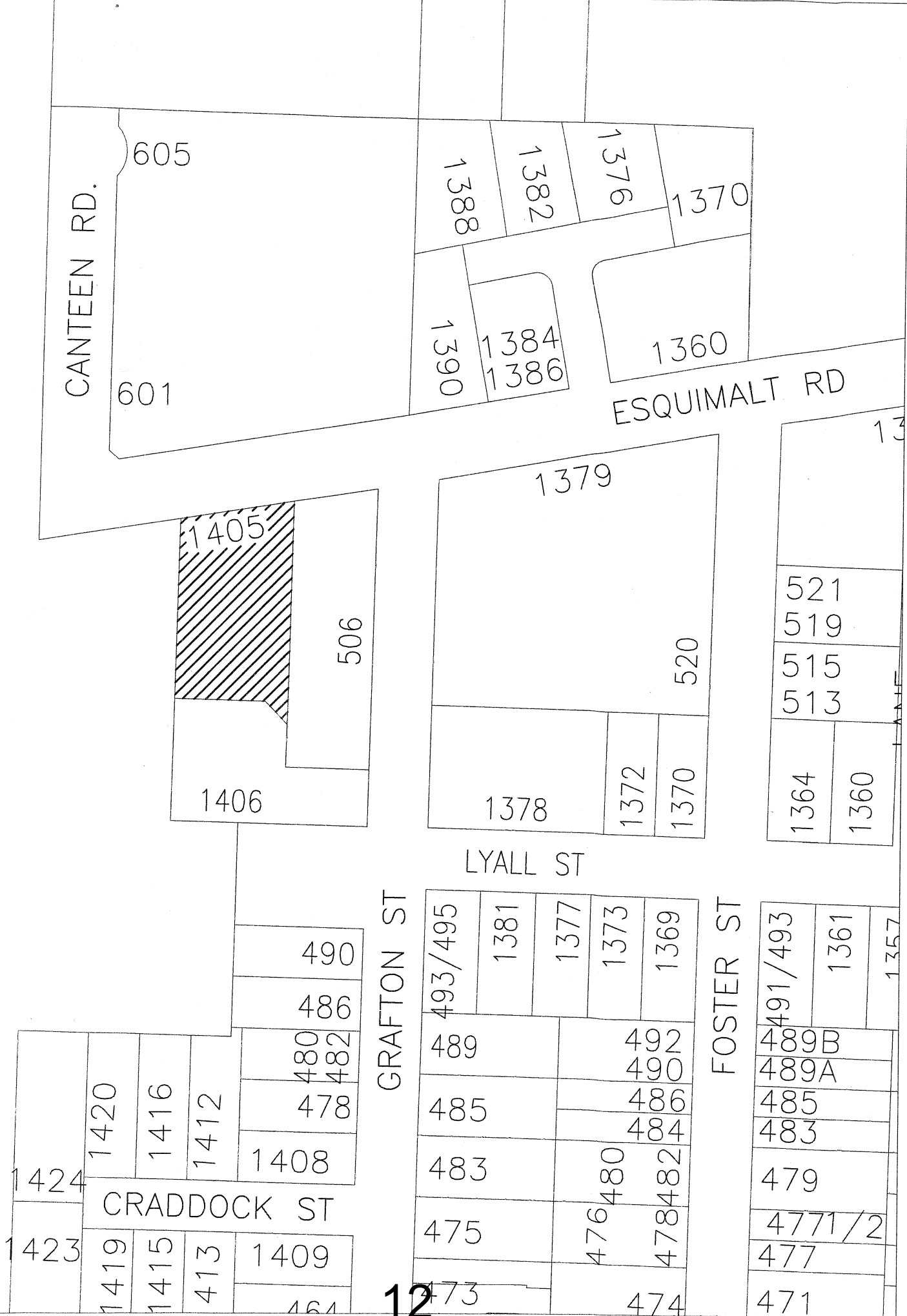
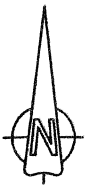
**Approved for Council's consideration:**



Tom Day, Chief Administrative Officer

Dated: March 5/09





## Development Permit Area No. 1 – Multi-Unit Residential

### 9.3.1 Scope

All land designated Multi-Unit Residential on Schedule “C” are part of DPA No. 1.

### 9.3.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, multi-family residential.

### 9.3.3 Justification

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new development. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 1 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.

### 9.3.4 Requirements of Owners of Land within the Development Permit Area

a) Owners of land within Development Permit Area No. 1 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:

- i) subdivide lands; or
- ii) construct or alter a building or structure;

without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.

b) Exemptions:

The following do not require a development permit:

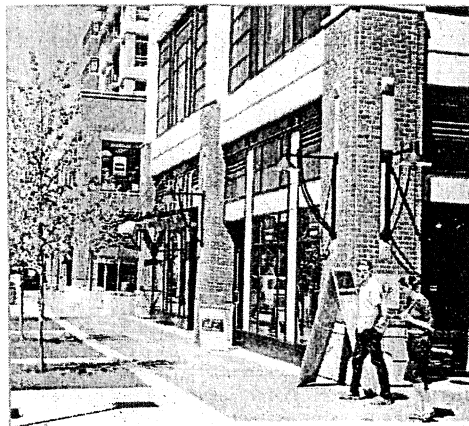
- i) construction of buildings or structures less than 10 square metres in area;
- ii) minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted upon application under the municipal tree protection bylaw; and
- vi) placement of signs less than 1.5 sq. metres in area.

### 9.3.5 Guidelines for Owners of Land within the Development Permit Area

a) The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.

- b) New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.

- c) High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas with a zero front setback should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front.



- d) Landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.
- e) Surface parking areas in multi-unit residential developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
- f) Underground parking will be provided for any multi-unit residential buildings exceeding four storeys.
- g) The retention of public view corridors particularly views to the water should be encouraged wherever possible.
- h) To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.
- j) Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.
- k) Site lighting in multi-unit residential developments should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spill over of light onto adjacent residential sites.
- l) Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.
- m) For waterfront sites, retention of natural features and existing trees should be a priority in site planning considerations.
- n) When any existing single-unit residence or duplex residence is being redeveloped to a multi-unit residential use by adding on of one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:
  - i) both, the existing and proposed structures will be in the same architectural style;
  - ii) variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;

- iii) roof styles and pitches must be complementary;
- iv) architectural features such as sloping roofs and dormers should be incorporated into the design to unite the various parts of the structure; and
- v) the existing and proposed structure will be constructed using the same or complimentary exterior finishes including roofing materials, window treatments, door styles and other finishing details.
- o) Within the area bounded by Tillicum, Craigflower, Lampson and Transfer Streets, redevelopment to multi-unit residential use will require that vehicular access to these sites be off Lampson Street rather than Tillicum, in recognition of the high levels of traffic currently using Tillicum Road.
- p) To create a more aesthetic and functional design that links each multi-unit residential project with the streetscape, the following guidelines are recommend:
  - i) Avoid long, narrow parcels with minimal road frontage (consolidate one or more parcels where necessary);
  - ii) Place parking areas away from the street; and
  - iii) Design porches and windows overlooking the street to increase personal interaction and safety.

#### 44.2 MULTIPLE FAMILY RESIDENTIAL – CONGREGATE CARE [RM-4 – CP]

The intent of this Zone is to accommodate medium density seniors Apartment development.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Apartment Residential
- (b) Congregate Care Senior Citizens Apartments
- (c) Food service for Congregate Care residents

(2) **Floor Area Ratio**

The maximum Floor Area for the proposed Lot 1 [previously Lot A and part of Lot B, Plan 13654] shall be 2950 square metres.

(3) **Building Height**

- (a) No Principal Building shall exceed a Height of 11 metres.
- (b) No Accessory Building shall exceed a Height of 4.0 metres.

(4) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.
- (b) Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

For the purpose of calculating Lot Coverage, the Area of the Parcel shall be considered as the combined area of Lots A and B, Suburban Lot 26, Esquimalt District, Plan 13654 as it was before the dedication of park land.

(5) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 4.5 metres of an Interior Side Lot Line or within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7 metres of a Rear Lot Line.

(b) **Accessory Buildings:**

PART 5 - 41

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line or any Rear Lot Line
- (iii) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(6) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(7) **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.

(8) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw No. 2011.



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
ADVISORY PLANNING COMMISSION  
MINUTES  
HELD ON  
FEBRUARY 17, 2009  
COUNCIL CHAMBERS**

---

<b>MEMBERS PRESENT:</b>	Paulette Flannagan, Chairperson Terry Eckstein Brian Gordon Gerald Froese Ramona Scott
<b>TECHNICAL STAFF:</b>	Trevor Parkes, Senior Planner
<b>COUNCIL LIAISON:</b>	Randall Garrison
<b>SECRETARY:</b>	Marie Letham

---

There were no members of the public in attendance

**I. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. and outlined the meeting procedures and the advisory role of the Advisory Planning Commission.

**II. ADOPTION OF AGENDA**

Moved by Ramona Scott, seconded Brian Gordon that the agenda be adopted as distributed.  
The motion **CARRIED**.

**III. ADOPTION OF MINUTES**

Moved by Ramon Scott, seconded by Brian Gordon that the minutes of the regular meeting of January 20, 2009 be adopted as amended.  
(Amendment Page 2 – add “*painted*” split face)  
The motion **CARRIED**.

**III. STAFF REPORT**

- (1) **Development Permit with Variance**  
Praxis Architects on behalf of M.F.G. Properties Ltd.  
1405 Esquimalt Road

Mike Levin, Architect, representing the owners outlined the proposal and the history for the 41 unit condominium building. He stated that the proposal was very similar to the previous one. The colour scheme, and roof line have been updated.

He informed the Commission members that the units are small and are aimed investors purchasing and renting the units and first time home buyers.

Mike Levin explained that the site access to this lot was created by subdivision. There is a shared easement between the proposed building and the building at 506 Grafton Street to allow access to the underground parking.

Brian Gordon asked Mike Levin about the undermining the adjacent building caused by the ramp.

Mike Levin responded that there are some issues and a Geotechnical Engineer was called in and it will be remedied by either a retaining wall or underpinning.

Brian Gordon asked Trevor Parkes about green roofs.

Trevor Parkes commented that there have been no further discussions regarding green roofs. There are disagreements with the Province and insurance companies on wood frame buildings.

In response to a question from Ramona Scott regarding railings, Mike Levin responded that there would be metal railings with inset glass panels.

Ramona Scott commented that she liked the new colour scheme.

Terry Eckstein commented that he had no questions but liked the changes to the colour scheme and roof and likes the idea of the roof patio being a communal amenity.

Gerald Froese wondered about the site lines for the adjacent building. He expressed some concern about the variance - expectation from neighbouring residents.

Mike Levin commented that the arbour is triggering the increase in height and is not a solid feature like a fence.

Gerald Froese inquired about the parking variance and inquired if this building would be rental.



Trevor Parkes, Senior Planner, advised that the parking bylaw does not differentiate between condominiums and rental apartments.

Paulette Flannagan asked Mike Levin to explain the view corridors out to the water.

Mike Levin stated that from the building you will be able to see the Base, to the north east the Graving Dock, south looking at rock, and from the north and west side there are good views.

Paulette Flannigan commented that she had concerns regarding ramp noise from the shared access lane.

Mike Levin commented that most of the ramp is underground and that there might be an echo, but the variances in surface materials will help with the noise abatement.

#### **Public Input**

No public in attendance.

In response to a question regarding improvements to the southern property, Mike Levin stated none are planned, and that the property is municipally owned land.

#### **RECOMMENDATION**

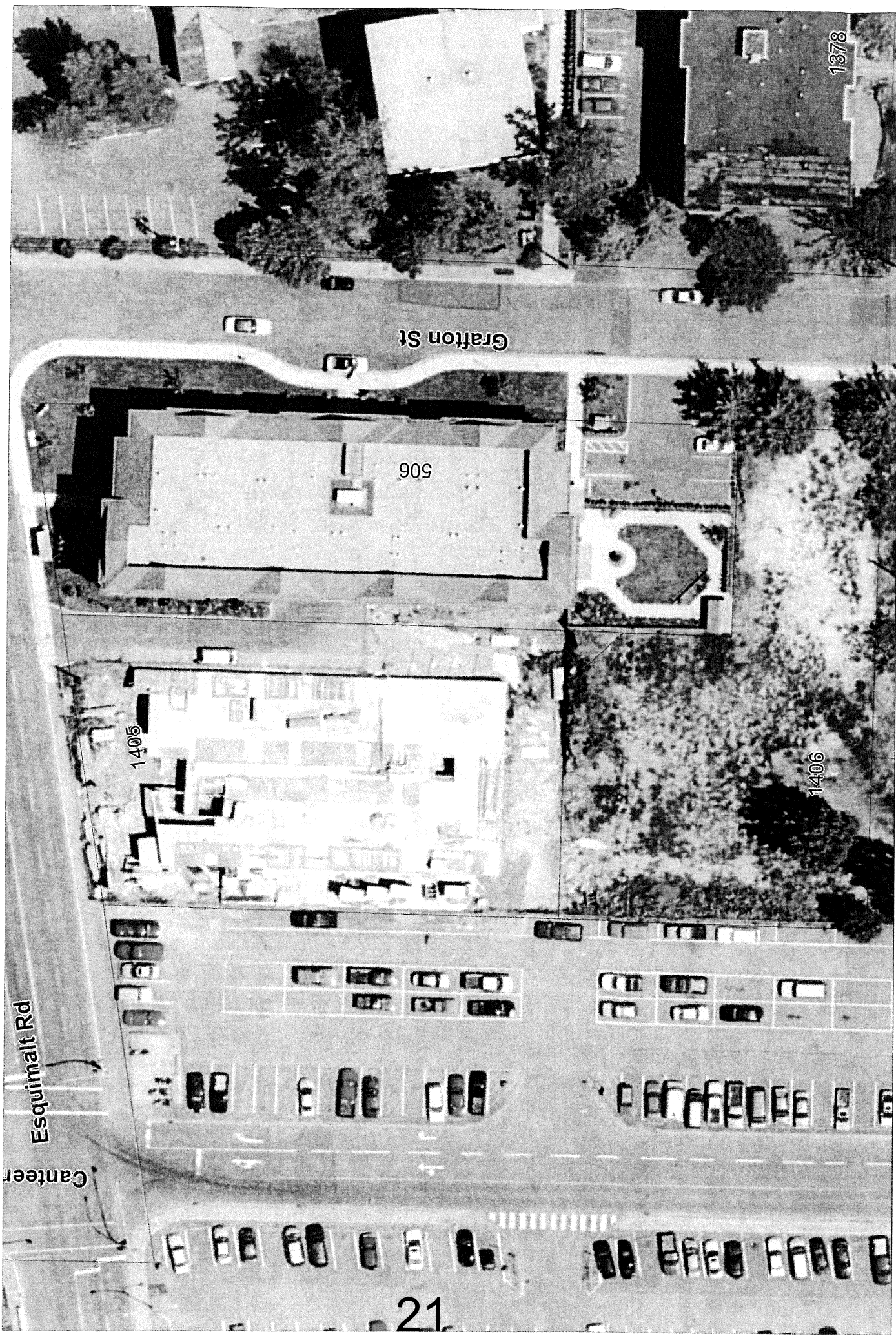
Moved by Terry Eckstein, seconded by Brian Gordon that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit with Variances for Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731 [1405 Esquimalt Road], including the variance listed below be forwarded to Council with a **recommendation of approval**

**Zoning Bylaw No. 2050, Section 44.2(3) – Building Height** – a 2.5 metre increase in the permitted Height, from 11 metres to 13.5 metres.

**Zoning Bylaw No. 2050, Section 44.2(6) – Useable Open Space** – a waiver from the requirement that 7.5% of the parcel area be provided for the use of the residents for outdoor leisure activities.

**Parking Bylaw No. 2011, Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces** – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 1.17 spaces per dwelling unit [i.e. from a total of 54 spaces to 48 spaces].

# 1405 Esquimalt Road



Esquimalt Rd

Centre

Grafton St

1405

509

1406

1378

21

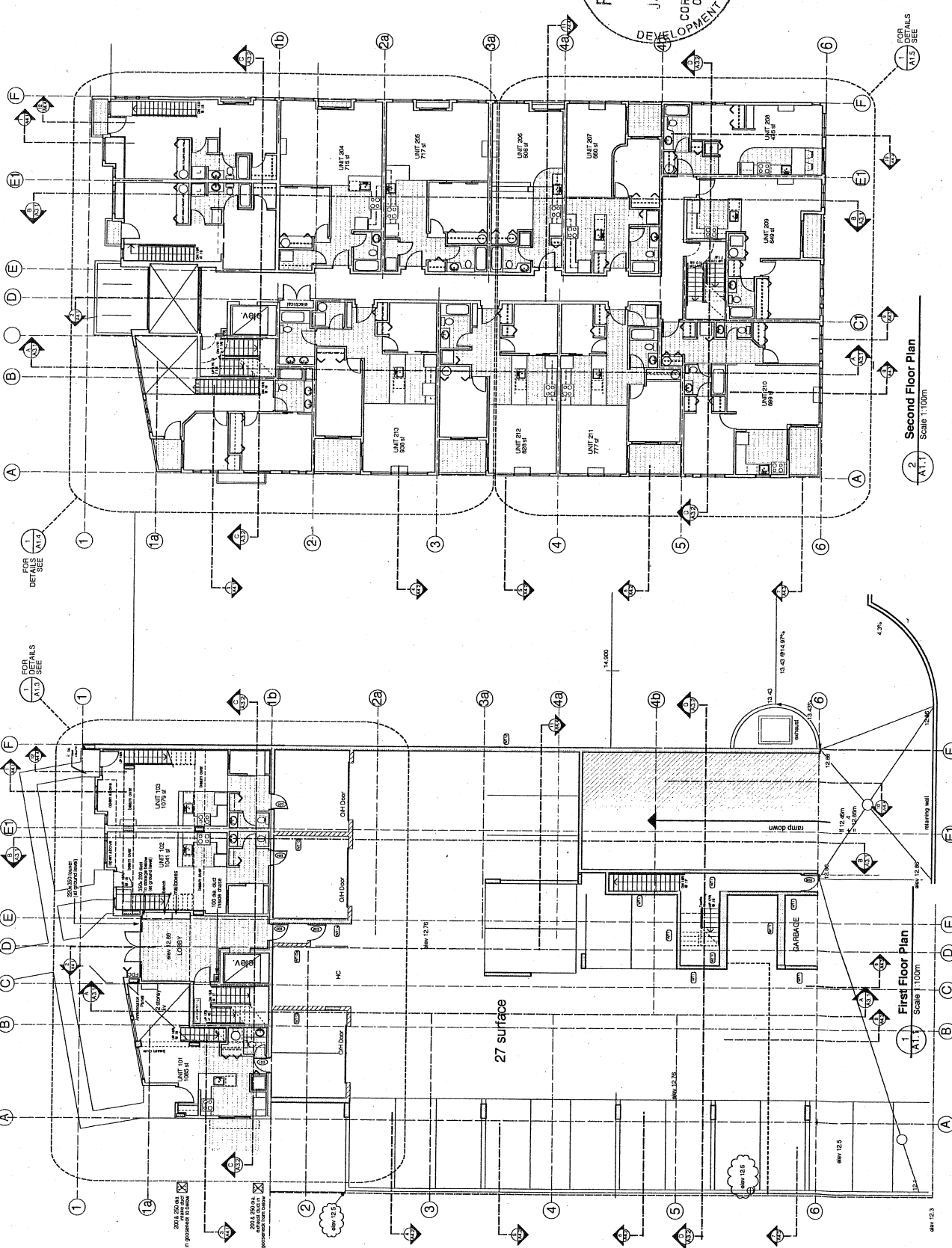


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 DEVELOPMENT & ENGINEERING SERVICES

W. R. AXLES  
 ENGINEER  
 41 UNIT APARTMENT BLOCK  
 1402 ESCQUIMALT ROAD  
 ESCQUIMALT, B.C.

SHEET NO.  
 DRAWN  
 ML/JAM  
 PROJECT NO.  
 DB125  
**A1.1**



2 Second Floor Plan  
 A1.1 Scale 1:100mm

1 First Floor Plan  
 A1.1 Scale 1:100mm

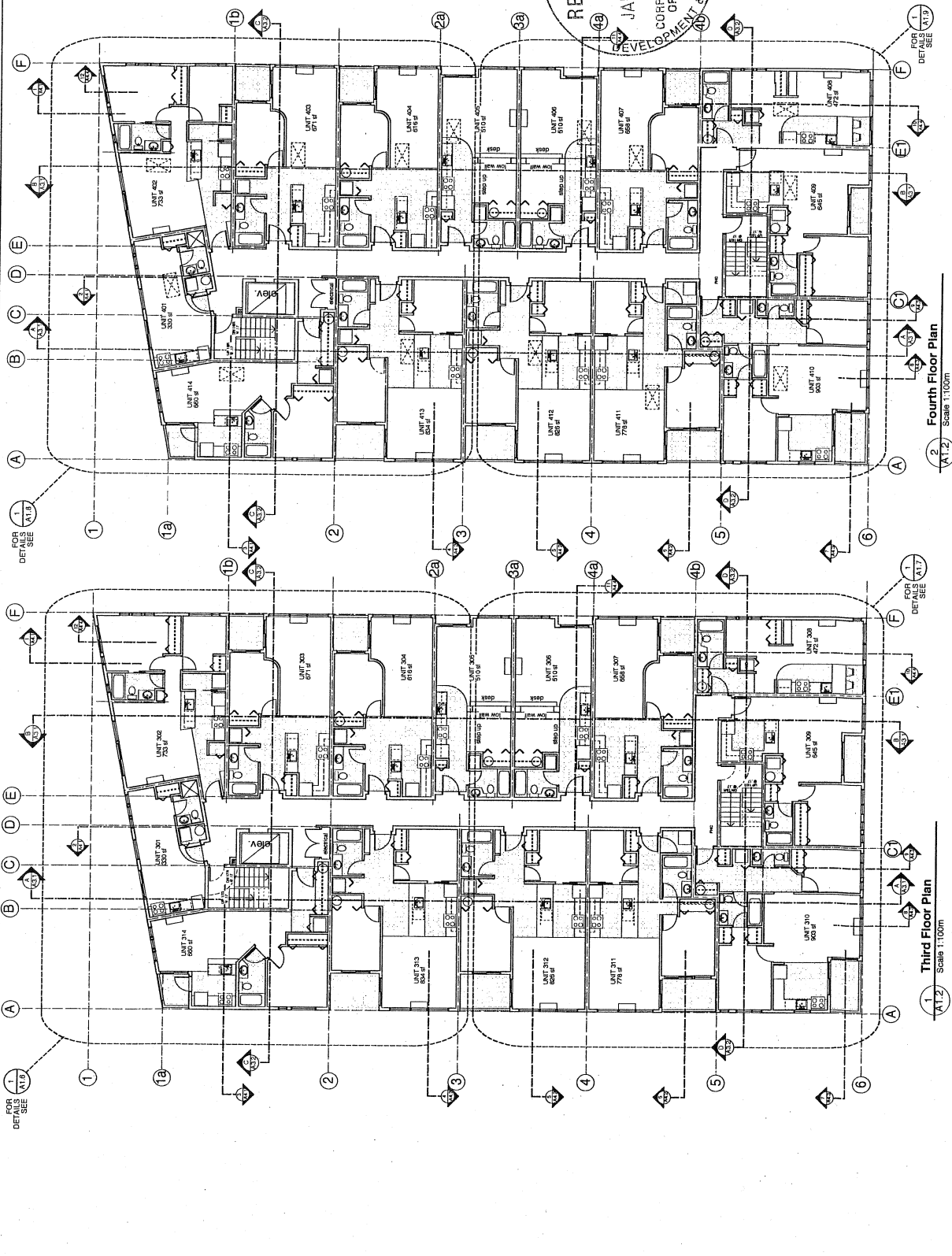
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PRAXIS ARCHITECTS INC.  
 1405 ESQUIMALT ROAD  
 ESQUIMAULT, B.C.  
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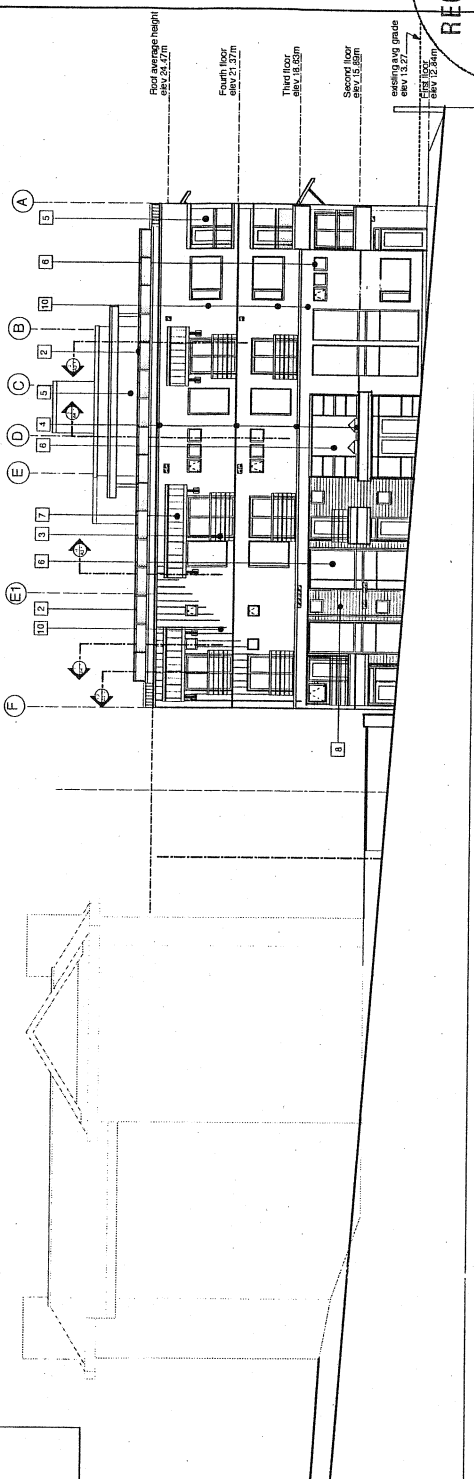
THIRD & FOURTH FLOOR PLANS  
 SHEET NO. A1.2  
 SCALE 1:100  
 DATE 05/20/09  
 PROJECT NO. 090725  
 UNIT/25





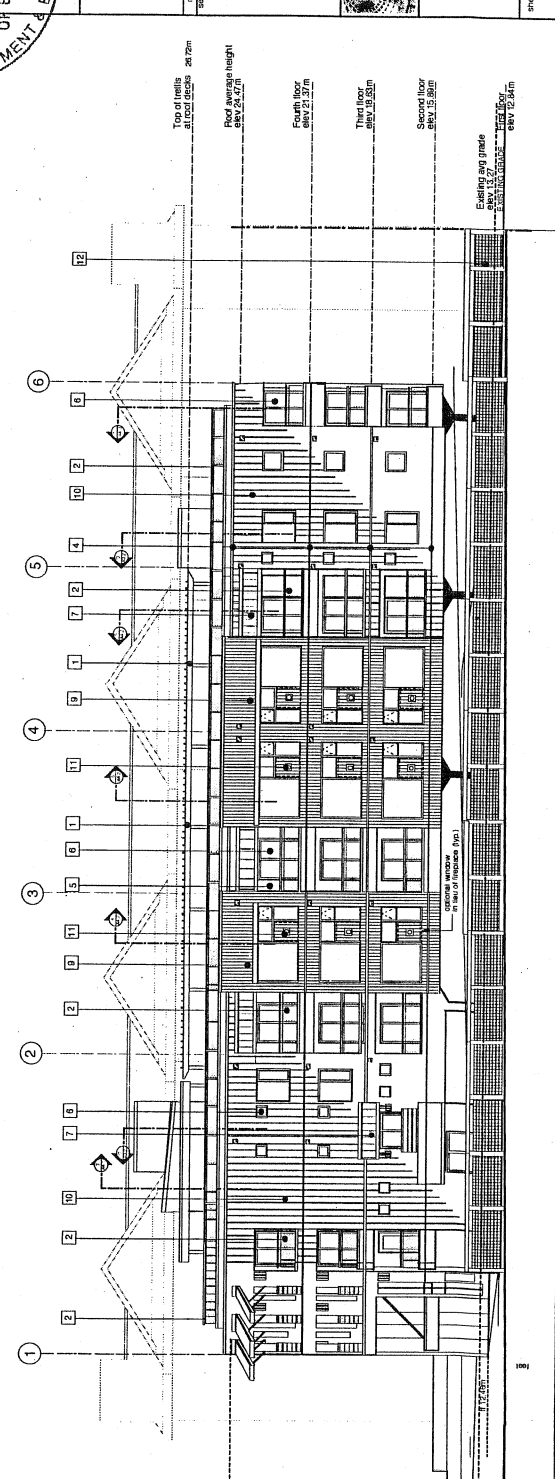
**MATERIALS**

1. galvalume metal roof
2. glass balustrade with stainless steel handrail
3. galvalume metal balustrade with stainless steel mesh
4. stainless steel balustrade with stainless steel mesh
5. coloured acrylic facade
6. stainless steel mesh on metal supports
7. stainless steel mesh on metal supports
8. composite aluminium mesh siding
9. composite aluminium mesh siding
10. fibreglass with halterne (beams and batten)
11. fibreglass with halterne (beams and batten)
12. woodfence



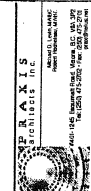
1 North Elevation  
Scale 1:100m

**RECEIVED**  
**JAN 15 2009**  
**COBORO TOWNSHIP**  
**DEVELOPMENT SERVICES**



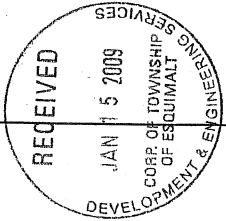
2 West Elevation  
Scale 1:100m

NO	DATE	REVISION
1	12 JAN 09	Revised for D.P.



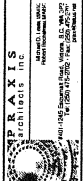
41 UNIT APARTMENT BLOCK  
 1405 ESCUWALT ROAD  
 ESCUWALT, BC

DATE	SCALE	DRAWN	CHECKED	SHEET NO.
12 JAN 09	1:100	BRW	BRW	A2.1



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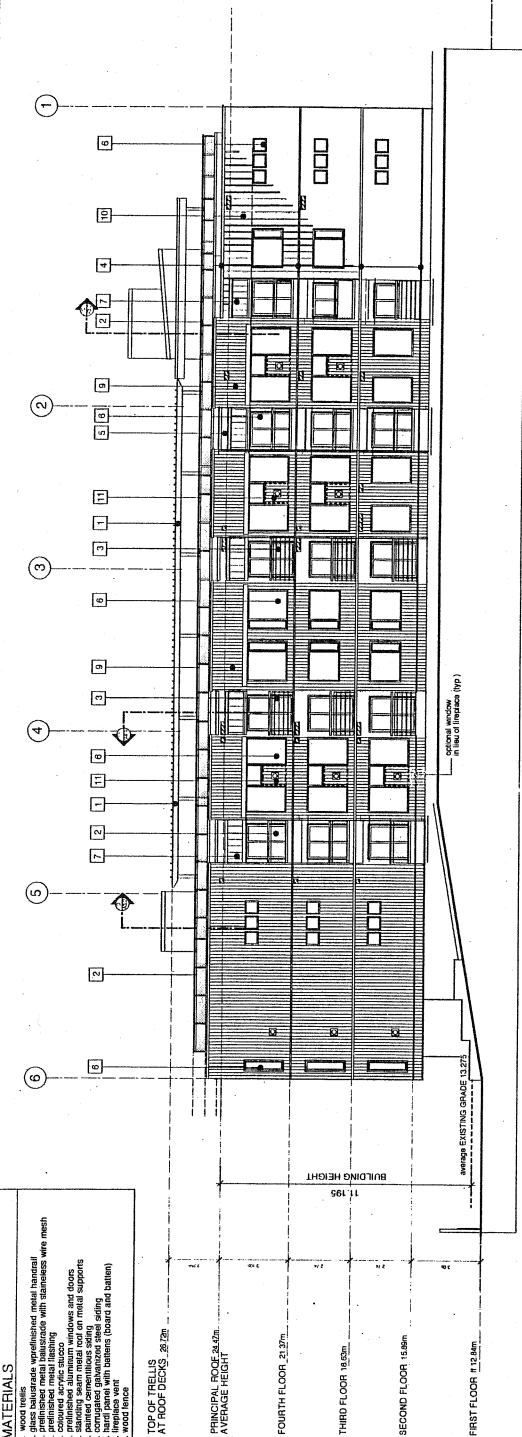
NO.	DATE	ISSUED FOR D.P.
1	12/2/2008	REVISION



41 UNIT APARTMENT BLOCK  
185 BURNHAM ROAD  
EQUIWALT, B.C.

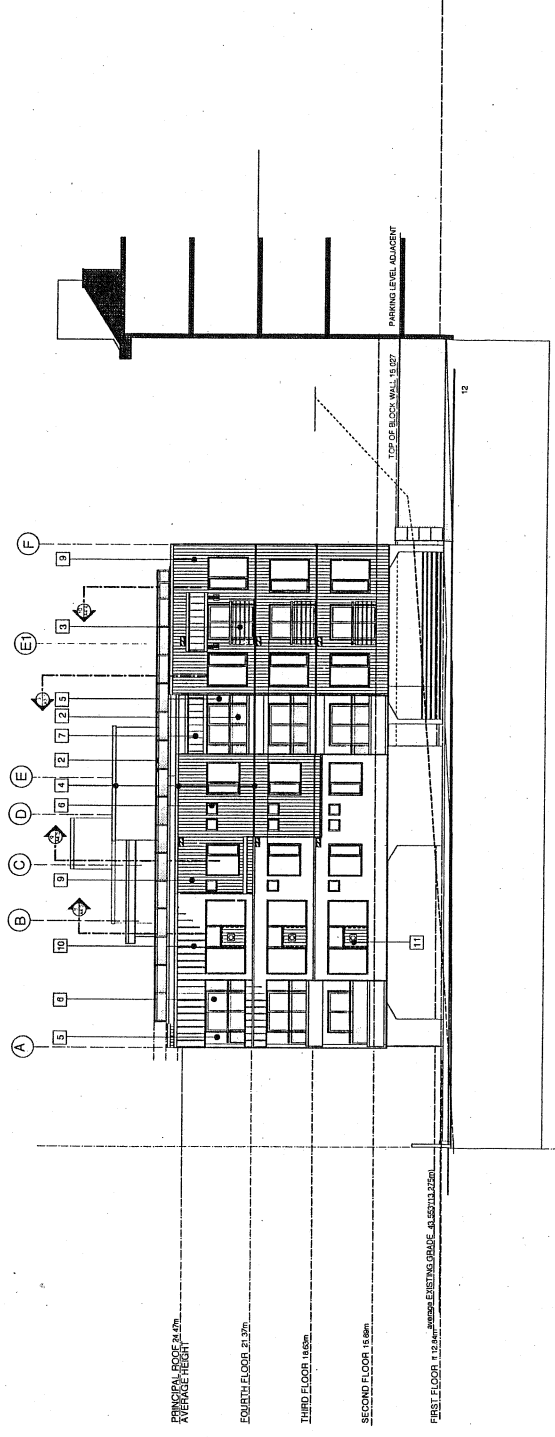
PROJECT NAME  
**SOUTH & EAST  
ELEVATIONS**

Scale	Sheet No.
1:100	A2.2
Date	Project No.
12 Jan 09	08-125



1.	wood trim
2.	wood window and door casings
3.	primed metal transoms with stainless steel mesh
4.	primed metal transoms with stainless steel mesh
5.	concrete structure
6.	aluminum window and door frames
7.	aluminum window and door frames
8.	aluminum window and door frames
9.	aluminum window and door frames
10.	aluminum window and door frames
11.	aluminum window and door frames
12.	wood trim

1 East Elevation  
Scale 1:100m



2 South Elevation  
Scale 1:100m





## STAFF REPORT

**DATE:** March 2, 2009 **REPORT NO.** DEV-09-015  
**TO:** Tom Day, Chief Administrative Officer  
**FROM:** Barbara Snyder, Director of Development Services  
Trevor Parkes, Senior Planner  
**Subject:** **REZONING AND DEVELOPMENT PERMIT**  
**934 and 936 Craigflower Road**  
**[Lot B, Section 10, Esquimalt District, Plan 326]**  
**[Lot PT 8, Section 10, Esquimalt District Plan 6650, lying southerly of**  
**a boundary parallel to and perpendicularly distant 120 feet from the**  
**northerly boundary of said lot.]**

---

### RECOMMENDATION

That the application for the rezoning of 934 and 936 Craigflower Road and a Development Permit limiting the form and character of the proposed development as shown on the architectural plans prepared by Herbert H. Kwan Architect and stamped "Received August 21, 2008"; and landscape plan prepared by Lombard North Group, stamped "Received August 21, 2008", be forwarded to Council with a recommendation for approval.



Trevor Parkes  
Senior Planner



Barbara Snyder  
Director, Development Services

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### SUMMARY

The applicant is requesting a change in zoning from RD-3 [Two Family/Single Family Residential] to a Comprehensive Development Zone to permit the assembly of two land parcels and the construction of a 13 unit townhouse development.

### BACKGROUND

**Applicant:** Herbert Kwan [Architect]

**Owner:** Stratford Business Group Ltd.

**Property Size:** Metric: 2122 m<sup>2</sup> Imperial: 22,841 sq. ft.

**Existing Land Uses:** Two Single Family Dwellings located on two fee simple lots.

**Surrounding Land Uses:**

South: Single Family Residences  
East: Single Family Residence  
North: Two Family Residences on three RD-1 zoned properties  
West: Service/Fuel Station

**Existing Zoning:** RD-3 [Two Family/Single Family Residential]

**Proposed Zoning:** Comprehensive Development District

**Existing OCP Designation:** Townhouse Residential [No change required]

**Purpose of the Application:** To rezone the subject properties to a Comprehensive Development Zone to permit the construction of thirteen townhouse units.

### **COMMENTS FROM OTHER DEPARTMENTS**

The plans for this proposal have been circulated to other departments and the following comments were received:

**Parks:** Tree permit required for the removal of 3 trees within the proposed building envelope. Landscaping plan is well done and selections are suitable. Staff recommends altering plan to replace Trembling Aspen (*Populus Tremuloides*) as it has a tendency to sucker.

**Fire:** No concerns with this application.

**Engineering:** Engineering Services staff have completed a preliminary review of the servicing requirements for the Rezoning and Development Permit application for a 13-unit townhouse development at 934 and 936 Craigflower Road.

#### 1. Sanitary Sewer

There is a sanitary sewer on Craigflower Road. The sanitary sewer is approximately 2.9 m deep with inverts ranging in elevation from 9.06 m to 9.46 m. The lowest floor elevation for the proposed development is 11.0 m. Therefore gravity flow for the sanitary sewer is possible.

#### 2. Storm drain

The two properties are serviced by a 71 m long drain line located in a right-of-way along the north property line of the properties from 924 to 934 Craigflower Road. It appears that the storm drain is deep enough to service the site by gravity. It will, however, be necessary for the municipality to excavate and expose the existing storm drain line in order to confirm elevations. If the pipe is more shallow than anticipated, it may be necessary to install a new storm drain line for a distance of 60 m. The cost for this would be borne by the applicant.

#### 3. Storm Water Management

The storm drain system in this area is designed to accommodate runoff generated from a maximum impervious lot coverage of 60% and a storm with a 10 year return period. The impervious lot coverage for the proposed development is 71%. A stormwater management plan will be required to reduce runoff to 60% impervious lot coverage.

#### 4. Sidewalk

New curb and gutter and sidewalks will be required along the 60.5 m frontage of the properties on Craigflower Road.

5. Street Lighting

Street lighting is provided by luminaires that are mounted on BC Hydro poles. These luminaires have reached the end of their lifespan and should be replaced. The Applicant should provide a contribution to replace two luminaires on the section of Craigflower Road adjacent to the proposed entrance to the site.

6. Lot Grading

The slope of the driveway along the east side of the building should be reduced from 12% to 8% and a 5 m long platform with a maximum slope of 2% should be provided behind the sidewalk. This will allow vehicles to safely stop and will improve visibility before vehicles enter onto Craigflower Road which is major road with high traffic volumes.

Note: All projects are subject to compliance with the building, electrical and plumbing codes; Subdivision and Development Control Bylaw No. 2175; and fire and safety standards.

**ZONING CONSIDERATIONS**

The proposed 13 townhouse units are sited to face south along Craigflower Road and north toward existing duplexes. All parking is accessed by a common driveway off Craigflower Road located at the southeast corner of the subject properties.

**Siting and Setbacks:**

The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the existing high density Townhouse zone (RM-3).

	<b>RM-3</b> (Townhouse)	<b>Proposed CD Zone</b>
<b>Floor Area Ratio</b>	.60	0.80
<b>Lot Coverage</b>	25%	43%
<b>Setbacks</b>		
• <b>Front</b>	7.5 m	0.0 m
• <b>Rear</b>	7.5 m	4.3 m
• <b>Interior Side</b>	4.5 m	East = 7.1 m Other Side Yard = 1.5
<b>Building Height</b>	9.0 m	Max. Height = 10.1 m
<b>Off Street Parking</b>	26 Total Spaces	30 Total Spaces
♦ <b>Resident</b>	19	22 spaces
♦ <b>Visitor</b>	7	8 spaces

**Site Parking and Traffic:** The applicants are proposing 30 parking stalls (1 or 2 car enclosed garages for each unit) and 8 dedicated visitor parking spaces, all of which would be accessed from a driveway off of Craigflower Road.

**Construction Parking and Traffic:** The applicants will be asked to provide a traffic and parking plan to clarify how truck traffic, access and parking during the proposed construction phase would be managed to mitigate the impacts of construction on the surrounding neighbourhood.

## **OFFICIAL COMMUNITY PLAN CONSIDERATIONS**

The subject property consists of two legal lots, both zoned RD-3 (Two Family/Single Family Residential). Currently, two duplex homes for a total of four units could be legally built on the parcels. The Official Community Plan designates this area as Townhouse Residential. This proposal is subject to Section 9.0 of the Official Community Plan and the design Guidelines of Section 9.3.5 are applicable.

**Design and Fit with Neighbourhood:** This townhouse proposal incorporates the following notable features:

- ♦ 13 3-bedroom units predominantly geared towards families;
- ♦ 2 car garages for 9 of the units and 1 car garages for the other 4 units;
- ♦ 8 dedicated visitor parking spaces
- ♦ Detailed façade with varied architectural features including bay windows, porches, alternate window styles, and balconies that serve to break up the massing of the structure to create a diverse building overlooking Craigflower Road; and
- ♦ Complementary exterior finishes to the surrounding single family homes including brick veneer, stucco, metal roofing and concrete stairs and railings

Each unit in the proposed 3 storey townhouse development would be equipped with a garage, multiple bathrooms, 3 bedrooms and generous living spaces. All parking for the development, including visitor spaces, would be located to the rear of the building thereby presenting a pedestrian oriented, human scaled façade along the Craigflower Road frontage.

Ten of the proposed townhouses front directly onto Craigflower Road with clearly defined entrances accessed via tall concrete stairwells, while the other three units would have entrances off the common driveway in the rear of the complex. The generous stairwells create a strong relationship between the development and the street while providing a sense of vertical separation and privacy for residents.

The applicant altered the design of units 12 and 13 to present a north facing height of 6.3m above average grade. These two units also appear like a more traditional duplex which is consistent with the architectural design of adjacent properties. This is desirable as these units act as a transition from the taller 10.1m units facing Craigflower Road and the existing Two Family Dwellings located to the north of the site.

This proposal meets the intent of the Multi-Unit Residential Development Guidelines contained in the Township of Esquimalt Official Community Plan.

**Landscaping:** The landscape plan proposes a combination of medium shrubs and large deciduous and coniferous trees be used as privacy screening along the western and northern perimeter of the properties. Greater focus was directed to the significant plantings along the Craigflower Road frontage. The plan proposes to install 6 large deciduous street trees complimented by smaller shrubs which serve to define the individual units open spaces while softening the brick, stucco and concrete facing materials.

The applicant proposes to retain some of the existing fencing while adding new solid board fencing where needed to enclose the development and as well as the garbage compound located on the northeast corner of the site.



A landscape bond of 125% of the estimated value of all landscaping will be required if this application is approved.

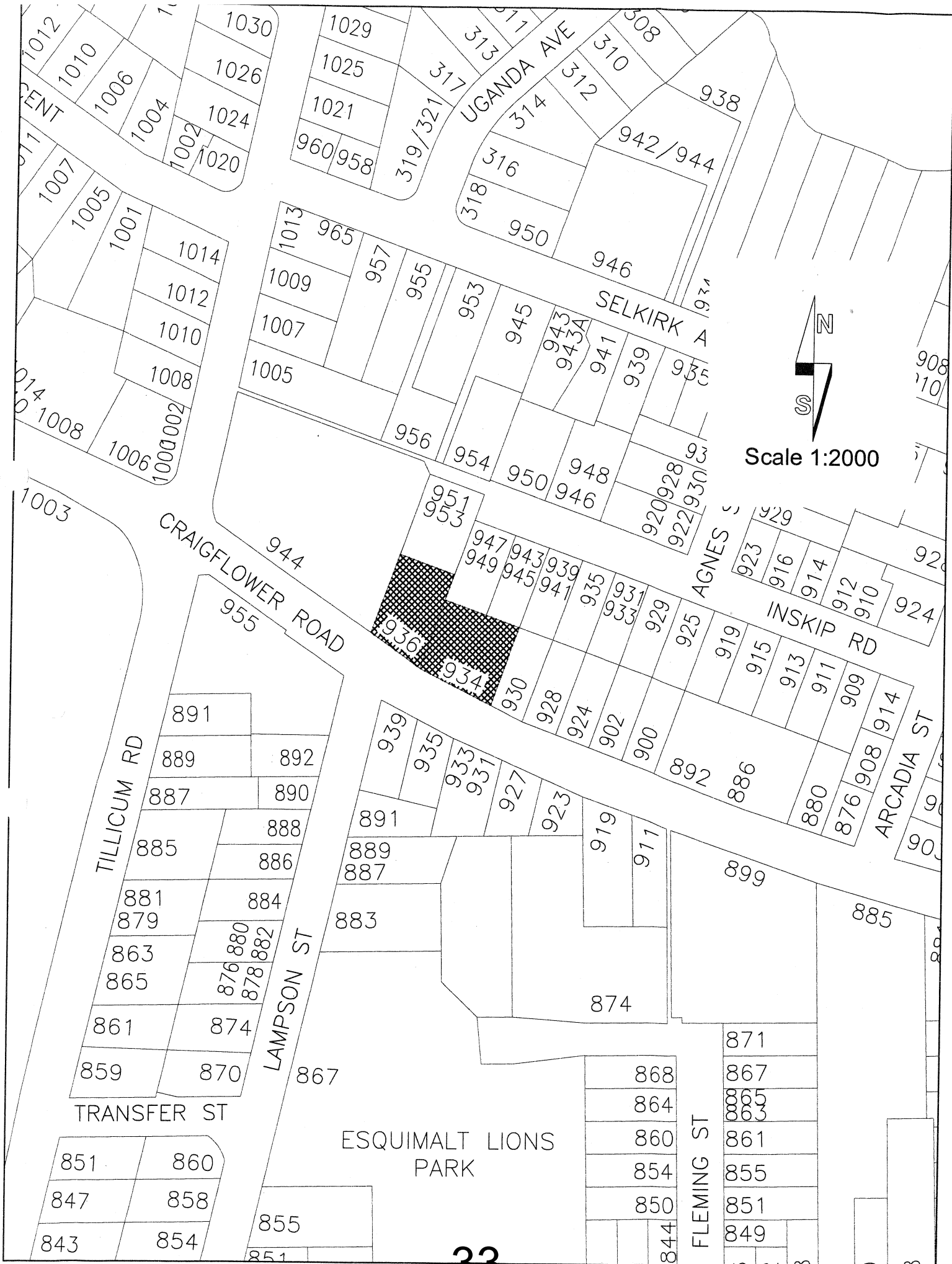
**PUBLIC NOTIFICATION**

In accordance with Council Policy PLAN-25 the applicants were required to consult with the affected neighbourhood residents. The purpose of this preliminary consultation is to solicit input and public opinion and, where practical, to incorporate comments and suggestions in the final proposal prior to finalizing and submitting the application.

The applicant held an open house on December 2, 2008, where they presented their proposal to the public. They have provided a letter, stamped "Received February 19, 2009", detailing the results of this consultation.

As this is an application for rezoning, should it proceed to a Public Hearing, notification will be mailed to owners and tenants of parcels within 45 metres [150 feet] of the subject properties. A sign indicating that the property is under consideration for a change in zoning has been placed on the Craigflower Road frontage.

**Approved for Council's consideration:**  
  
\_\_\_\_\_  
Tom Day, Chief Administrative Officer  
  
Dated:   
\_\_\_\_\_



## Development Permit Area No. 1 – Multi-Unit Residential

### 9.3.1 Scope

All land designated Multi-Unit Residential on Schedule “C” are part of DPA No. 1.

### 9.3.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, multi-family residential.

### 9.3.3 Justification

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new development. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 1 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.

### 9.3.4 Requirements of Owners of Land within the Development Permit Area

a) Owners of land within Development Permit Area No. 1 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:

- i) subdivide lands; or
- ii) construct or alter a building or structure;

without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.

b) Exemptions:

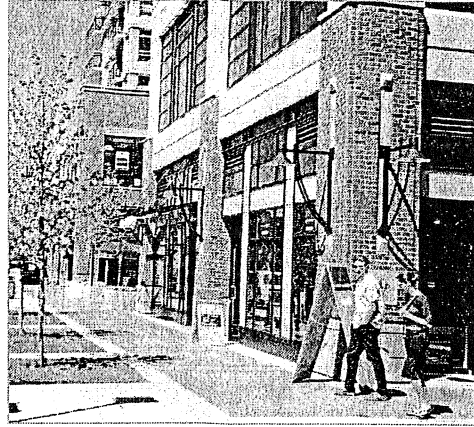
The following do not require a development permit:

- i) construction of buildings or structures less than 10 square metres in area;
- ii) minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted upon application under the municipal tree protection bylaw; and
- vi) placement of signs less than 1.5 sq. metres in area.

### 9.3.5 Guidelines for Owners of Land within the Development Permit Area

a) The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.

- b) New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.
- c) High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas with a zero front setback should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front.
- d) Landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.
- e) Surface parking areas in multi-unit residential developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
- f) Underground parking will be provided for any multi-unit residential buildings exceeding four storeys.
- g) The retention of public view corridors particularly views to the water should be encouraged wherever possible.
- h) To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.
- j) Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.
- k) Site lighting in multi-unit residential developments should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spill over of light onto adjacent residential sites.
- l) Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.
- m) For waterfront sites, retention of natural features and existing trees should be a priority in site planning considerations.
- n) When any existing single-unit residence or duplex residence is being redeveloped to a multi-unit residential use by adding on of one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:
  - i) both, the existing and proposed structures will be in the same architectural style;
  - ii) variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;





- iii) roof styles and pitches must be complementary;
- iv) architectural features such as sloping roofs and dormers should be incorporated into the design to unite the various parts of the structure; and
- v) the existing and proposed structure will be constructed using the same or complimentary exterior finishes including roofing materials, window treatments, door styles and other finishing details.
- o) Within the area bounded by Tillicum, Craigflower, Lampson and Transfer Streets, redevelopment to multi-unit residential use will require that vehicular access to these sites be off Lampson Street rather than Tillicum, in recognition of the high levels of traffic currently using Tillicum Road.
- p) To create a more aesthetic and functional design that links each multi-unit residential project with the streetscape, the following guidelines are recommend:
  - i) Avoid long, narrow parcels with minimal road frontage (consolidate one or more parcels where necessary);
  - ii) Place parking areas away from the street; and
  - iii) Design porches and windows overlooking the street to increase personal interaction and safety.

commented that there are documents that bind them to certain elements and earth-tone colours.

In response to a question from Paulette Flannagan, regarding what type of assurance does the Commission have that what has been presented will be adhered to?

Phil Large stated that a Building Scheme will be registered against the title of the lots and this is a binding document.

Bev Windjack outlined the rehabilitation plan for the Gorge Waterway, indicating the use of native plants. She indicated that a significant number of the existing trees would be retained.

Bev Windjack informed the Commission members that a 5 metre strip would be dedicated to the municipality as parkland.

There were no further comments or questions from the Commission.

The Chair commented that this is the last subdividable property along the Gorge and it will be good to see the rehabilitation of the strip along the waterway.

**Public Input:**

No members of the public spoke to this application.

**RECOMMENDATION:**

Moved by Ramona Scott, seconded by Brian Gordon, that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit for Lot 1, Section 2, Esquimalt District, Plan 7068 (1190 Rhoda Lane) be forwarded to Council with a **recommendation of approval**.  
The motion **CARRIED UNANIMOUSLY**.

The opinions and comments of the APC members are as follows:

- That the public access be ensured.

**(4) Rezoning and Development Permit Applications  
Herb Kwan, Architect on behalf of Stratford Business Group Ltd.  
934/936 Craigflower Road**

Herb Kwan, Architect, was in attendance representing the owner of the property, along with Jim Partlow, Landscape Architect from the Lombard Group.

Herb Kwan, outlined the proposal to rezone the property to permit the assembly of two parcel and construction of a 13 unit townhouse development.

He outlined the topography of the area and the mix of land uses. He also outlined the site planning for the project.

Herb Kwan stated that the site is unique and challenging and informed the Commission members of the materials, colour and layout of the various proposed units.

Jim Partlow, outlined the landscape plan and how he related the landscaping to the rise and fall of the area, and also relating it to the property. He outlined the various species that they would be using to infuse colour during various seasons.

In response to a question regarding privacy of the units, Jim Partlow explained that they had discussed privacy hedging. They did not want to enclose the area too much as this would provide "hiding spots". He explained that they would be using boxwood and wrought iron fencing, which will give a balance and work well together.

The Chair inquired as to where the workers would park during construction. Herb Kwan responded that the owner would be looking into that.

In response to a question from a Commission member whether they had talked to the neighbourhood, Herb Kwan, stated no, but they would be doing that.

In response to a question from a Commission member, Herb Kwan clarified that the project would not be build to LEED standard, but "built-green".

**Public Input:**

In response to a question from Lynda Hundleby regarding mitigating sound and vibrations at such a busy location Herb Kwan outlined the technology of building materials available, especially the technology around windows; that when the proposed windows are closed the noise would be non existent.

**RECOMMENDATION:**

Moved by Talya Cohen, seconded by Brian Gordon, that the Esquimalt Advisory Planning Commission (APC) resolves that the applications for Rezoning and a Development Permit for the subject properties be forwarded to Council including the following conditions listed below with a **recommendation of approval:**

1. That applicant conduct a public meeting, as required by Council's PLAN-25, prior to the proposal going to the Committee of the Whole meeting;
2. That the project be constructed to "*Built Green*" standards.  
The motion **CARRIED UNANIMOUSLY**.

The opinions and comments of the APC members are as follows:

- Commended the architect on an excellent and thorough presentation, a real "*Wow*" project;
- Will set high standard for the area.

## **V. PLANNER'S STATUS REPORT**

Trevor Parkes gave the following status report:

- 372 Pooley Place – Development Variance Permit – notices to be sent out September 18<sup>th</sup>, hearing scheduled for October 6<sup>th</sup>.
- 774 Fairview Road – Development Permit with Variance – notices to be sent out September 18<sup>th</sup>, hearing scheduled for October 6<sup>th</sup>.
- 622 Admirals Road – Rezoning Application – Application held in abeyance pending a review of the OCP; preparation of a work plan for preparation of a Development Cost Control (DCC) bylaw.
- 1180 Colville Road – Development Permits for an existing 37 unit building and a proposed new 35 unit strata building.- staff recommendations accepted for a draft Development Permit and a draft Temporary Use Permit be allowed. On July 14, 2008, Council adopted both amendments to the OCP and Zoning Bylaw to allow Temporary Use Permits.
- 1180 Colville – Amendment to CD Zone 57 received first and second reading.
- 847 Dunsmuir Road – Issues associated with site design in relation to servicing rights-of-way are being evaluated by Staff and the applicant. These issues must be resolved prior to the Development Permit moving forward to Committee of the Whole.

## **VI. COUNCIL LIAISON**

Not in attendance – no report available.

934/936 Craigflower

Views - Friday Nov 21/08

# Notice of Public Information Meeting

A Townhouse development is being proposed  
for the property at  
**934/936 Craigflower Road**

Neighbours and the community are invited to join  
**The Development Team**  
to discuss and comment on the  
development proposal.

The Open House will be held at  
**7:00 pm, Tuesday, December 2, 2008** at  
**Archie Browning Sports Centre**  
**Crow's Nest Room**  
**1151 Esquimalt Road**





# Herbert H. Kwan Architect

650 Herald Street, Victoria, B.C. V8W 1S7 Telephone (250) 708 2099 Fax (250) 708 2089

Mayor and Council  
The Township of Esquimalt  
1229 Esquimalt Road,  
Esquimalt, B.C.  
V9A 3P1

February 18, 2009



Dear Mayor and Members of Council;

Re: **Proposed Residential Development  
934/936 Craighflower Road  
Esquimalt, B.C.**

Our clients, the Stratford Business Group and Steve Copp Construction Ltd. have been developing in the Greater Victoria area over the past number of years and feel that this development fits in well in the Municipality of Esquimalt. On December 2, 2009, the development team held a public information meeting to discuss the concept with the neighbours and the community.

A municipal mandated notification protocol was followed whereby 35 written invitations to the information meeting were mailed to neighbours within 45 meter radius of the development site and advertisements were placed in the November 19 and 21, 2008 editions of the Esquimalt News. The meeting was held at the Archie Browning Sports Centre, within convenient distance from the development neighbourhood.

The 7:00 pm meeting was attended by 9 neighbours representing 5 households, including 923, 927, 928, 935, and 939, all of Craighflower Road. Our office received 7 comment sheets, of these 1 was in support of the development, 3 were in support with modifications, and 3 were not in support.

<u>Areas of concern expressed by the Respondents</u>	<u># of Respondents</u>
• Development density	6
• Exterior design not in character with heritage houses in the immediate area	5
• Vehicular traffic	3
• Lack of green space (children's play area)	2
• Pedestrian traffic	2
• Does not fit into the neighbourhood	1

In response, the development team offers the following:

- Development density
  - The latest Official Community Plan designates these properties suitable for "Townhouse Residential" of up to three storeys in building height. The proposed project meets these criteria.

Re: *Proposed Residential Development*  
*934/936 Craigflower Road*  
*Esquimalt, B.C.*



- The site's adjacency to the commercial intersection of Craigflower and Tillicum Roads makes it an ideal location for a medium density residential development.
- Exterior design not in character with heritage houses in the immediate area
  - The architectural styles of the immediate neighbourhood are varied and eclectic in nature, ranging from the utilitarian (gas station), to the traditional (single family post war), and the pseudo-arts and crafts (heritage houses).
  - Any future commercial developments at the intersection of Tillicum and Craigflower will likely be more urban and modern in style than arts and crafts.
  - While we commend the restoration of several houses on Craigflower, we do believe that new buildings in the area need not emulate their arts and crafts style. However, a thoughtful design with a different but sympathetic architectural style is a valid response in this multi-layered neighbourhood.
  - The project and the design was reviewed and recommended by the Advisory Planning Commission to move forward with the rezoning application process.
- Vehicular traffic
  - A traffic study has been commissioned and its findings will be submitted to Council via the Planning Department sometime in early March, 2009.
- Lack of green space (children's play area)
  - The proposed development is near two major green spaces in Esquimalt:
    - The Esquimalt Gorge Park
      - Less than 400 m from the development site.
      - Over 10 hectares of green space, contains children's play area, picnic area, water features etc.
    - Esquimalt Lions Park
      - Less than 110 m away from the development site.
      - Two base ball diamonds
  - In addition to the above, we have instructed our landscape architect to design a small play area for children in the rear of the property where there will be adequate overseeing by the residents of the development.

The partnership between Stratford Business Group and Steve Copp Construction Ltd has generated awards for quality in design and building for townhouses and other similar developments. Steve Copp Construction Ltd's owner, Steve Copp, is the past president of "Canadian Home Builders Victoria" and his company is a certified Built Green Builder. As a team, the partners in the Stratford Business Group have and will continue to ensure that this proposed development will meet the highest and exacting standards as set forth by the Municipality of Esquimalt.

Regards

Herbert Kwan, MAIBC  
HHK/cs

CC Stratford Business Group 250-658-3085

# PROPOSED 13 TOWNHOUSE DEVELOPMENT

934 / 936 CRAIGFLOWER ROAD  
ESQUIMALT, B.C.

## REZONING APPLICATION

### DRAWING INDEX

#### ARCHITECTURAL

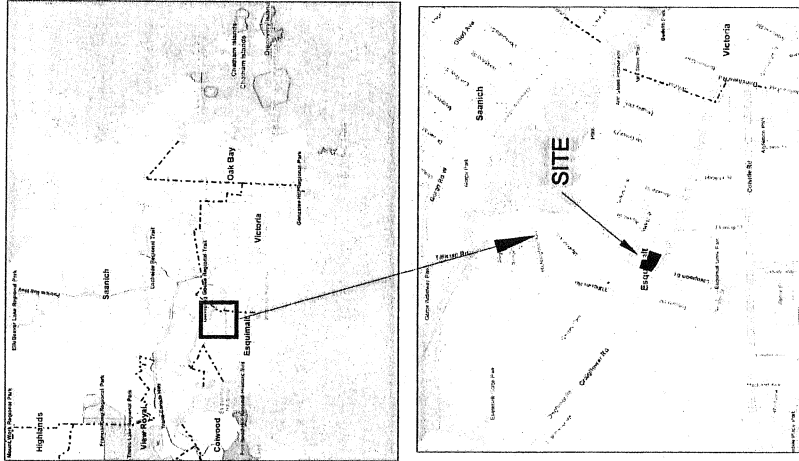
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A100	LOWER FLOOR & SITE PLAN	1 : 100
A101	MAIN FLOOR PLAN	1 : 100
A102	UPPER FLOOR PLAN	1 : 100
A103	ROOF PLAN	1 : 100
A200	LOWER FLOOR SUITE LAYOUT PLAN	1 : 50
A201	LOWER FLOOR SUITE LAYOUT PLAN	1 : 50
A202	LOWER FLOOR SUITE LAYOUT PLAN	1 : 50
A203	MAIN FLOOR SUITE LAYOUT PLAN	1 : 50
A204	MAIN FLOOR SUITE LAYOUT PLAN	1 : 50
A205	MAIN FLOOR SUITE LAYOUT PLAN	1 : 50
A206	UPPER FLOOR SUITE LAYOUT PLAN	1 : 50
A207	UPPER FLOOR SUITE LAYOUT PLAN	1 : 50
A300	BUILDING ELEVATIONS	1 : 75
A301	BUILDING ELEVATIONS	1 : 75
A302	BUILDING ELEVATIONS	1 : 75
A400	SECTIONS	1 : 50
A401	SECTIONS	1 : 50

#### LANDSCAPING

P1	LANDSCAPE PLAN	1 : 100
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## LOCATION MAPS



## PROJECT DATA

1. ADDRESS	934 & 936 CRAIGFLOWER ROAD																																																																						
2. LEGAL DESCRIPTION	LOT 934 LOT B (OD) (E660683), SECTION 10, ESQUIMALT DISTRICT PLAN 326 LOT 936 LOT 8, SECTION 10, ESQUIMALT DISTRICT PLAN 6650																																																																						
3. SITE AREA	1 136.7 m <sup>2</sup> 983.3 m <sup>2</sup> LOT 934 LOT 936 TOTAL 2122.0 m <sup>2</sup>																																																																						
4. ZONING	CURRENT RD-3 PROPOSED CD (SITE SPECIFIC)																																																																						
5. BUILDING AREA	837.3 m <sup>2</sup>																																																																						
7. SITE COVERAGE	39 %																																																																						
8. FLOOR AREA	LOWER FLOOR 374.3 m <sup>2</sup> (MINUS FLOOR GARAGES) 405.0 m <sup>2</sup> UPPER FLOOR 718.2 m <sup>2</sup> TOTAL (MINUS GARAGES) 1793.5 m <sup>2</sup>																																																																						
9. FLOOR SPACE RATIO	.85 TO 1.0																																																																						
10. NUMBER OF UNITS	13 TOWNHOUSES																																																																						
8. UNIT FLOOR AREAS (EXCLUDING GARAGES)	<table border="1"> <thead> <tr> <th>UNIT</th> <th>LOWER</th> <th>MAIN</th> <th>UPPER</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr><td>1</td><td>28.6</td><td>65.6</td><td>67.5</td><td>161.7</td></tr> <tr><td>2</td><td>25.0</td><td>62.9</td><td>63.0</td><td>150.9</td></tr> <tr><td>3</td><td>26.8</td><td>63.0</td><td>64.1</td><td>153.9</td></tr> <tr><td>4</td><td>25.0</td><td>61.3</td><td>63.4</td><td>149.7</td></tr> <tr><td>5</td><td>25.0</td><td>61.3</td><td>63.4</td><td>149.7</td></tr> <tr><td>6</td><td>26.8</td><td>63.0</td><td>64.1</td><td>153.9</td></tr> <tr><td>7</td><td>25.0</td><td>62.4</td><td>63.8</td><td>151.2</td></tr> <tr><td>8</td><td>25.0</td><td>62.4</td><td>63.8</td><td>151.2</td></tr> <tr><td>9</td><td>25.7</td><td>61.5</td><td>64.1</td><td>151.3</td></tr> <tr><td>10</td><td>56.9</td><td>57.1</td><td>41.6</td><td>155.6</td></tr> <tr><td>11</td><td>25.6</td><td>51.7</td><td>53.9</td><td>131.2</td></tr> <tr><td>12</td><td>49.2</td><td>77.9</td><td>70.0</td><td>127.1</td></tr> <tr><td>13</td><td>45.8</td><td>70.0</td><td>70.0</td><td>115.8</td></tr> </tbody> </table>	UNIT	LOWER	MAIN	UPPER	TOTAL	1	28.6	65.6	67.5	161.7	2	25.0	62.9	63.0	150.9	3	26.8	63.0	64.1	153.9	4	25.0	61.3	63.4	149.7	5	25.0	61.3	63.4	149.7	6	26.8	63.0	64.1	153.9	7	25.0	62.4	63.8	151.2	8	25.0	62.4	63.8	151.2	9	25.7	61.5	64.1	151.3	10	56.9	57.1	41.6	155.6	11	25.6	51.7	53.9	131.2	12	49.2	77.9	70.0	127.1	13	45.8	70.0	70.0	115.8
UNIT	LOWER	MAIN	UPPER	TOTAL																																																																			
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12. PARKING REQUIRED	2 SPACES PER DWELLING = 26 STALLS																																																																						
13. PARKING PROVIDED	22 in garages 8 in front site 30 STALLS TOTAL																																																																						
14. NUMBER OF STOREYS	3 STOREYS																																																																						
15. BUILDING HEIGHT	10.55 m																																																																						
16. SETBACKS	CRAIGFLOWER ROAD (SOUTH) 3873 (UNIT 1) & 3914 (UNIT 10) WEST PROPERTY LINE 1524 EAST PROPERTY LINE 6464 (UNIT 1) + 1524 (UNIT 13) NORTH PROPERTY LINE 4315																																																																						
16. OPEN SPACE AREA	1296.0 m <sup>2</sup>																																																																						

consultants

revision date

project

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
934 / 936 CRAIGFLOWER ROAD  
ESQUIMALT, BC

drawing DRAWING INDEX & PROJECT DATA  
scale

date 14-JUL-08

sheet A000

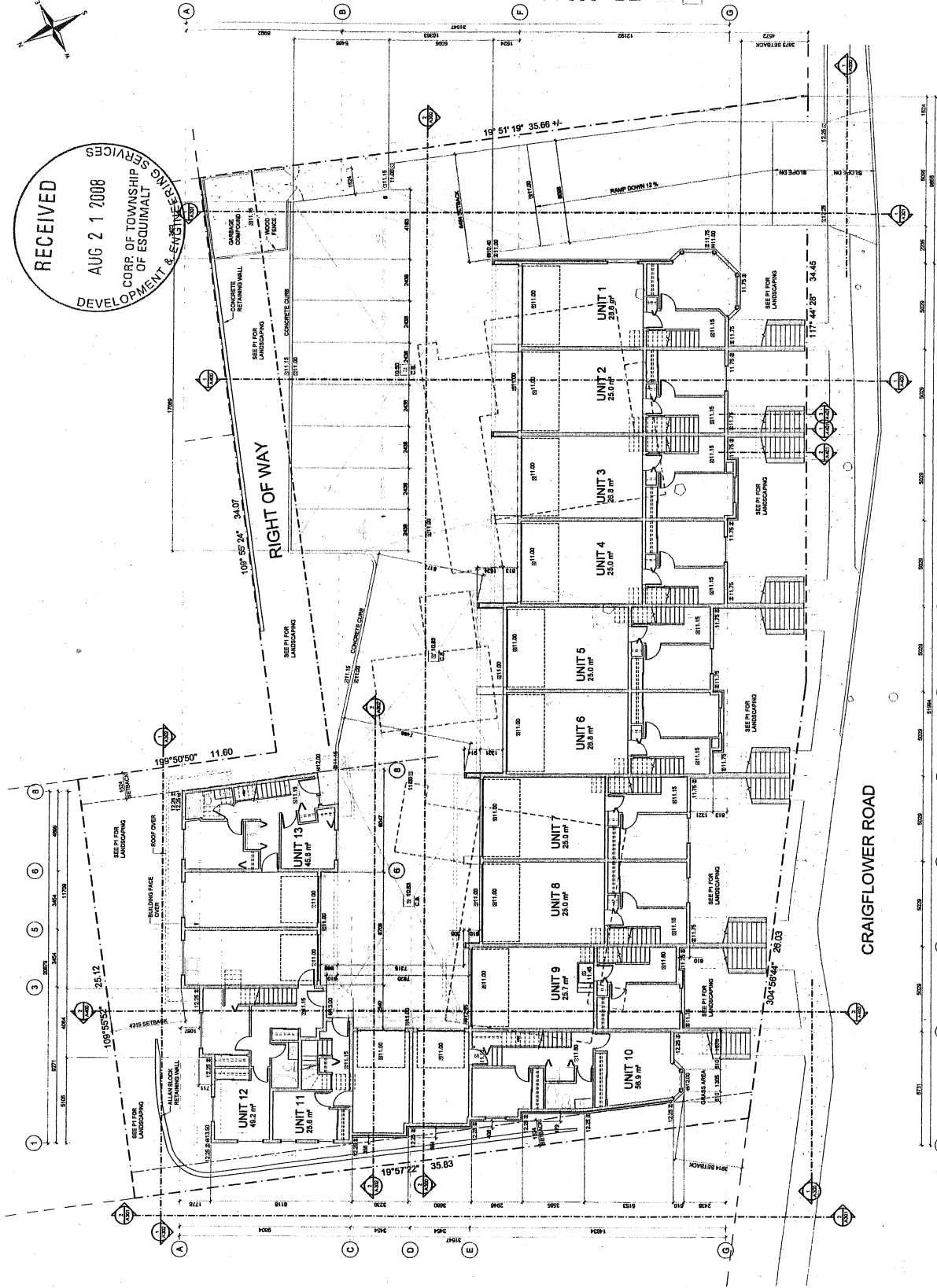




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**LEGEND**

- 00.00 EXISTING SPOT ELEVATIONS
- 500.00 PROPOSED SPOT ELEVATIONS
- 900.00 EXISTING GRADE ELEVATIONS
- 800.00 PROPOSED GRADE ELEVATIONS
- OUTLINE OF EXISTING BUILDINGS TO BE DEMOLISHED
- ASPHALT PAVING
- CONCRETE PAVING



sheet A100

date 14-JUL-08

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ESQUIMALT, BC

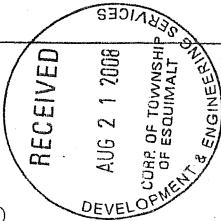
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revision date

consultants



Herbert H. Kwan Architect  
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sheet A 101

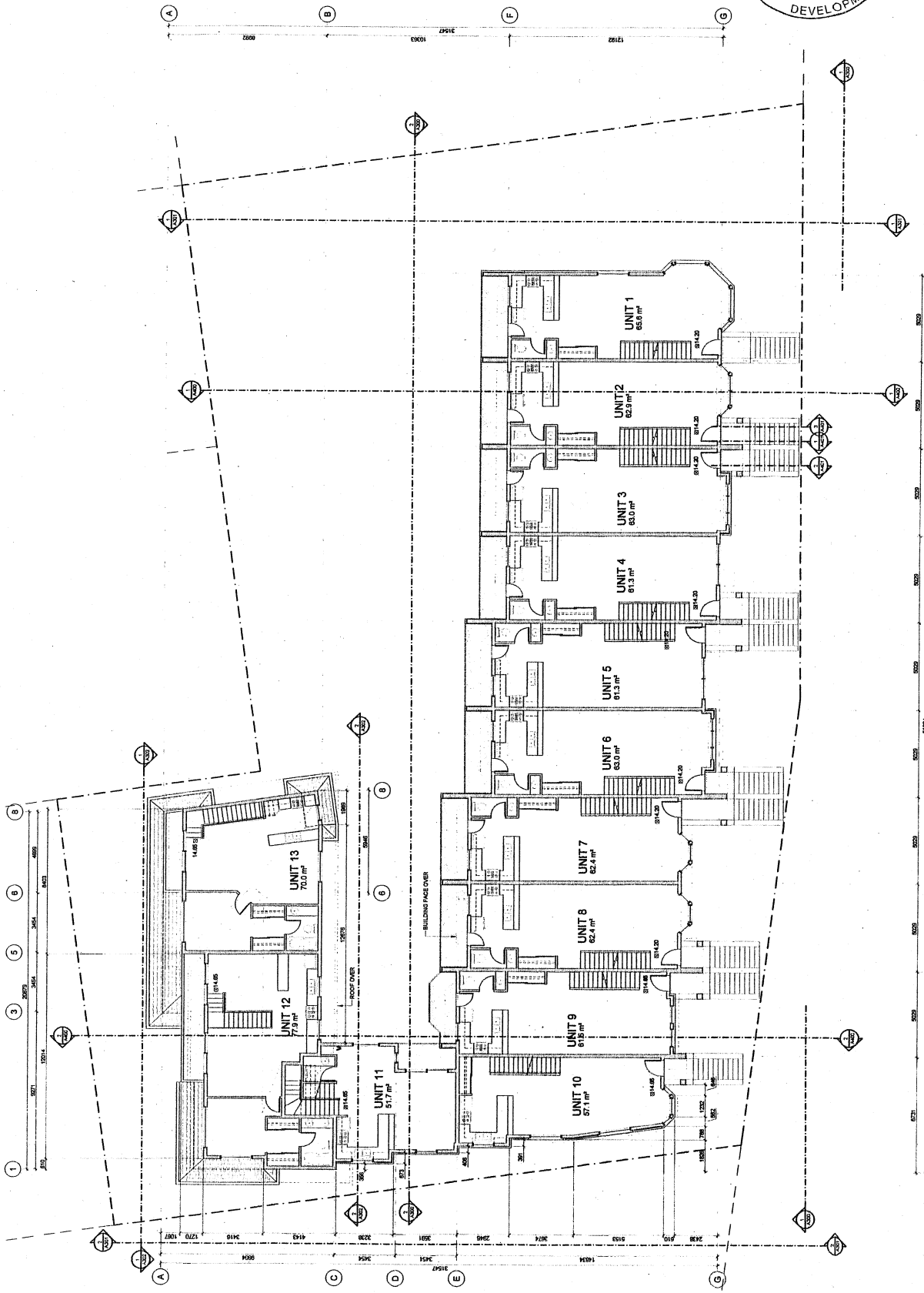
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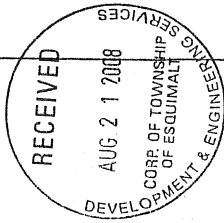
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 650 Herald Street, Victoria, B.C., V8W 1S7 (250) 708-2099



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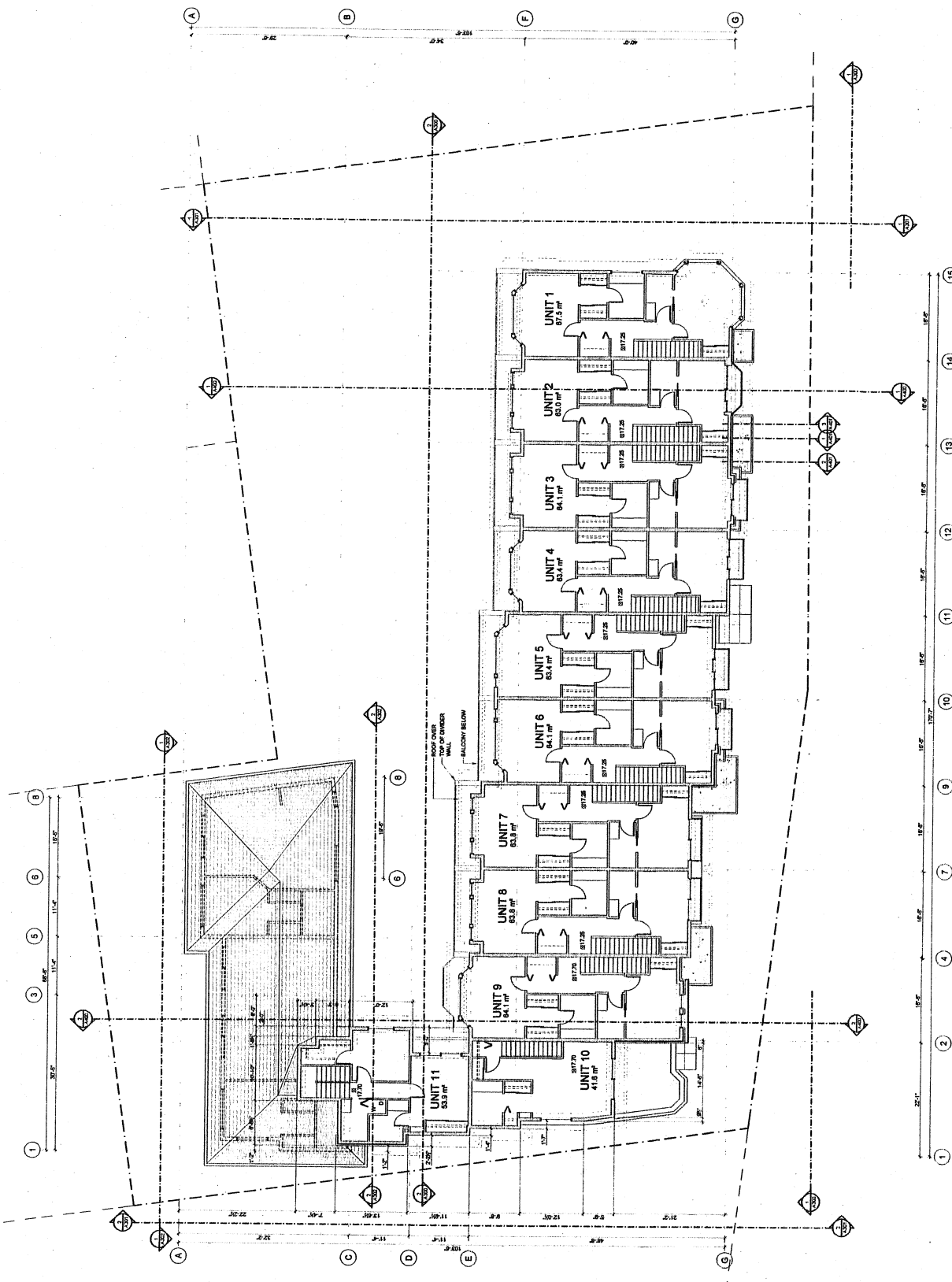
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 1500 W. PLOWLER ROAD  
 ESQUIMALT, BC

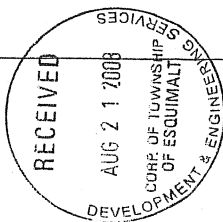
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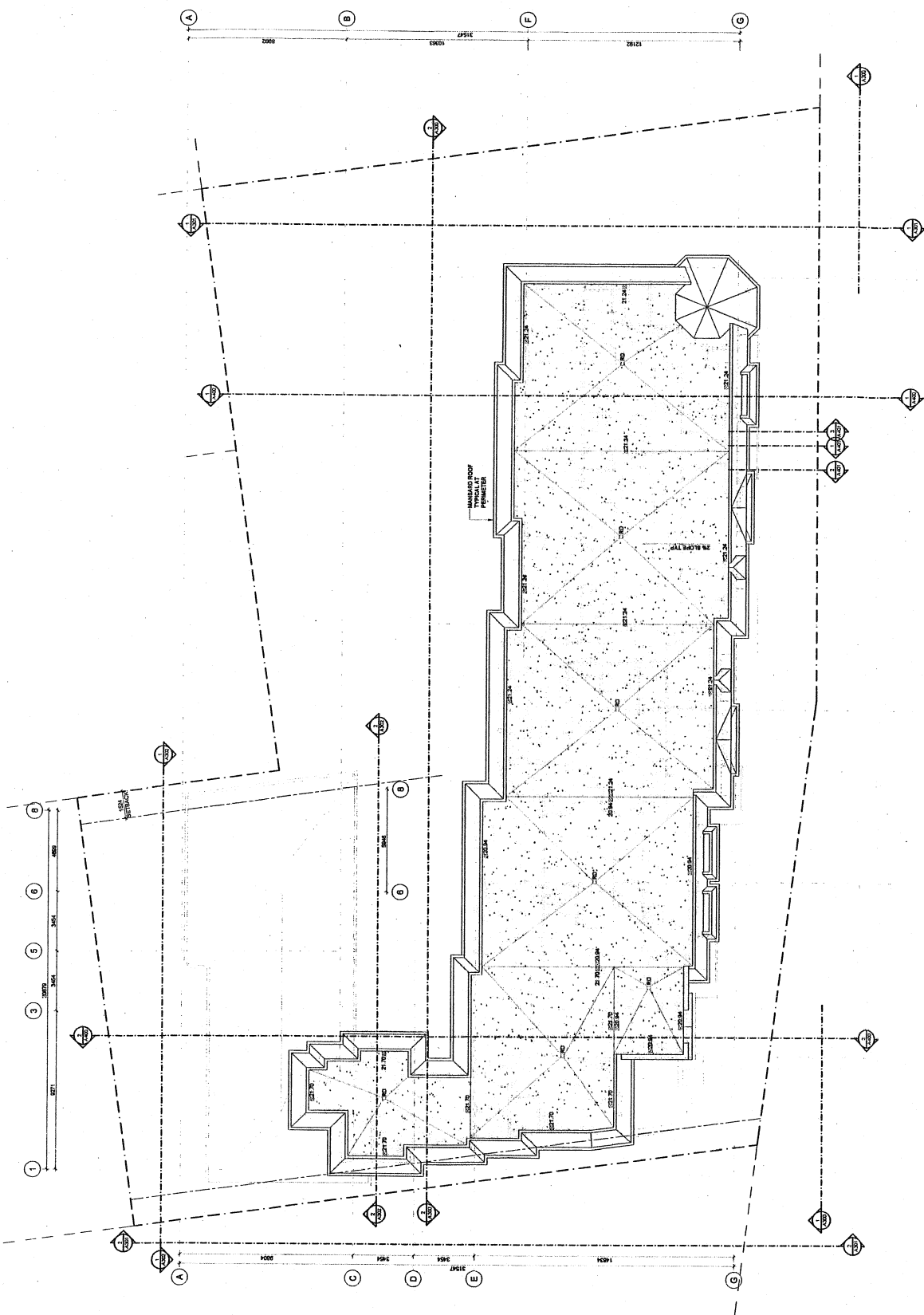




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 650 Herald Street, Victoria, B.C., V8W 1S7 (250) 708-2099



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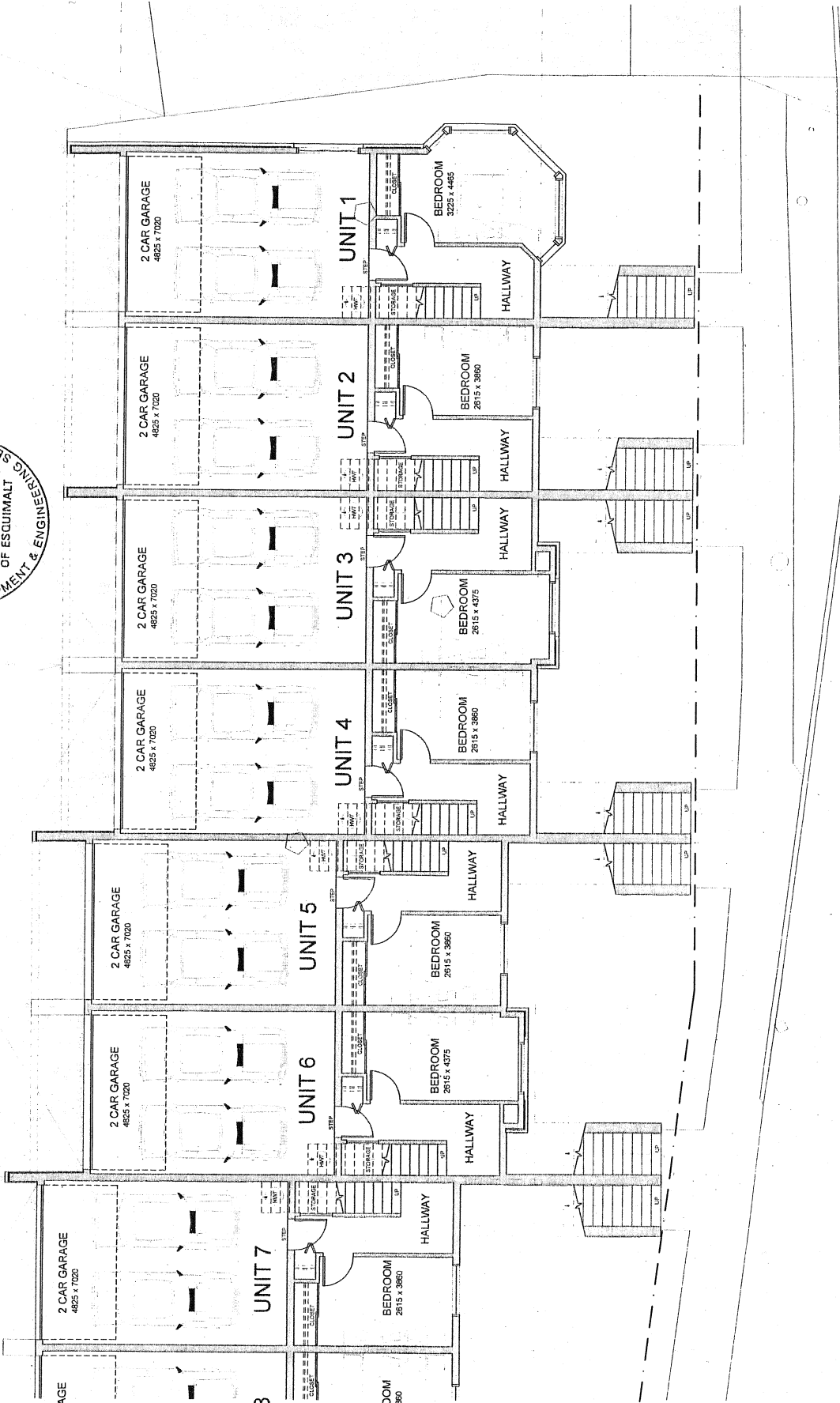


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 564 1850 CAMPBELL AVENUE, ROSA  
 ESQUIMALT, B.C.  
 consultants  
 revision date



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date 14-Jul-08

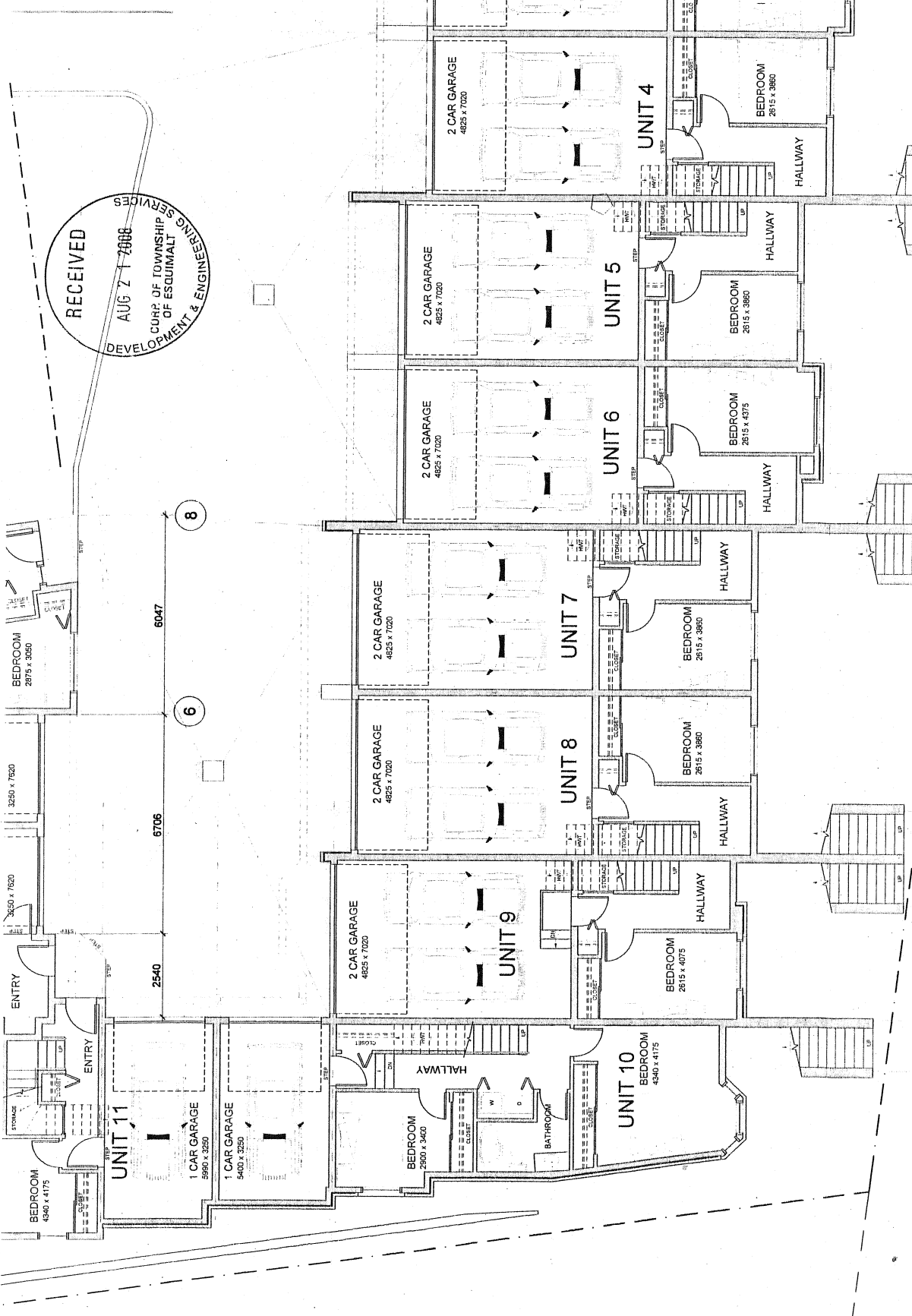
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ESQUIMALT, BC

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revision date

consultants



A201

sheet

14-JUL-08

date

LOWER FLOOR SUITE LAYOUT PLAN

drawing

1:50

scale

ESQUIMALT, BC

PROJECT

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT

934 753 CRAIGFLOWER ROAD

CONSULTANTS

revision date

6047

6

8

6706

2540

3250 x 7620

3250 x 7620

3250 x 7620

ENTRY

ENTRY

STORAGE

UNIT 11

BEDROOM 4340 x 4175

1 CAR GARAGE 5960 x 3250

1 CAR GARAGE 5400 x 3250

BEDROOM 2800 x 3400

BATHROOM

HALLWAY

UNIT 10

BEDROOM 4340 x 4175

BEDROOM 2815 x 3660

HALLWAY

UNIT 9

BEDROOM 2815 x 3660

2 CAR GARAGE 4825 x 7020

HALLWAY

UNIT 8

BEDROOM 2815 x 3660

2 CAR GARAGE 4825 x 7020

HALLWAY

UNIT 7

BEDROOM 2815 x 3660

2 CAR GARAGE 4825 x 7020

HALLWAY

UNIT 6

BEDROOM 2815 x 3660

2 CAR GARAGE 4825 x 7020

HALLWAY

UNIT 5

BEDROOM 2815 x 3660

2 CAR GARAGE 4825 x 7020

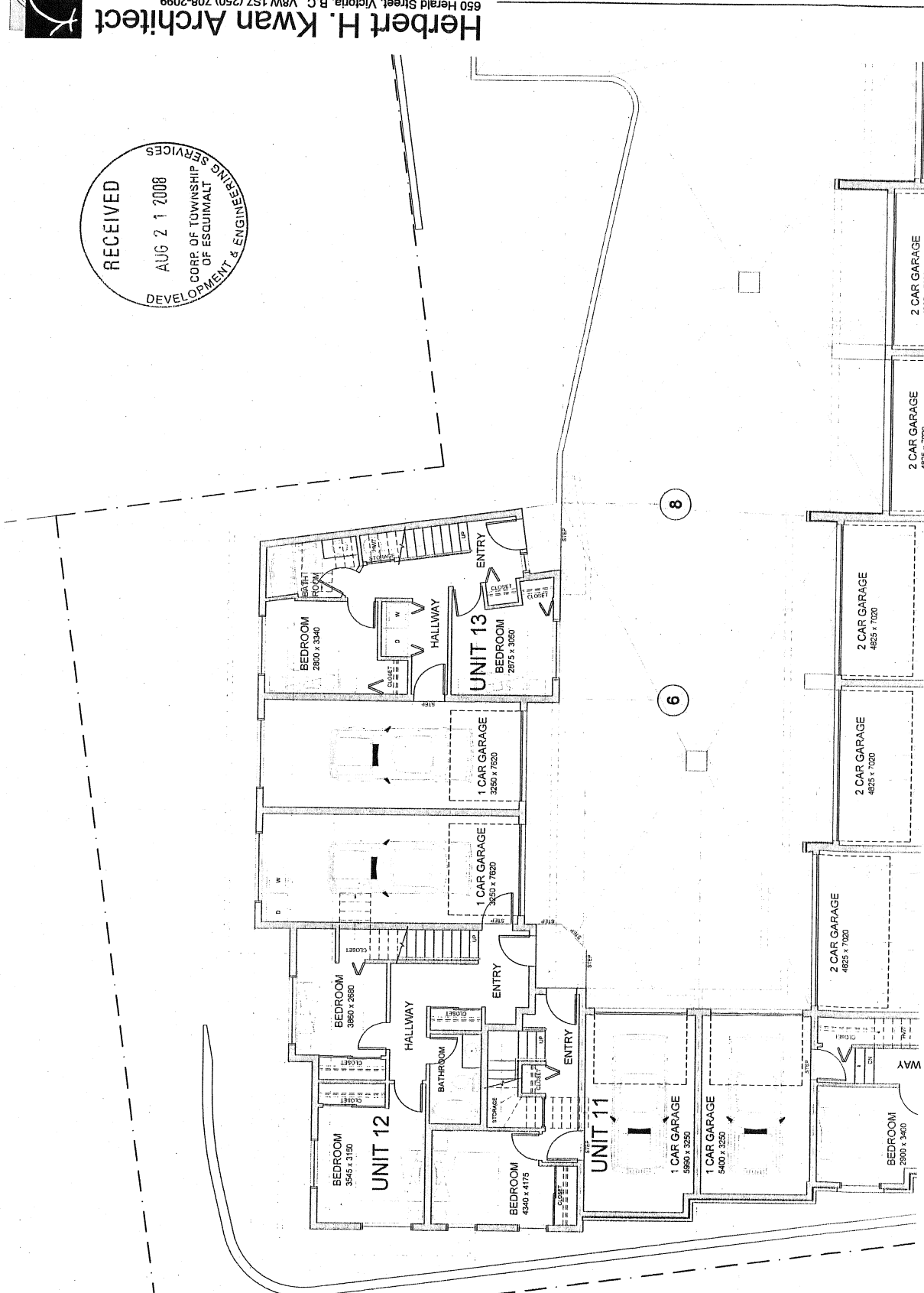
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UNIT 4

BEDROOM 2815 x 3660

2 CAR GARAGE 4825 x 7020

HALLWAY



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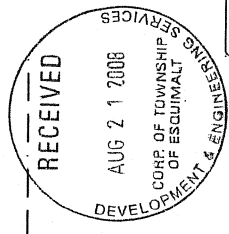
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LOWER FLOOR SUITE LAYOUT PLAN  
drawing

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
8347 938 CRAIG LOWER ROAD  
ESQUIMALT BC  
project

revision date  
consultants



sheet A203

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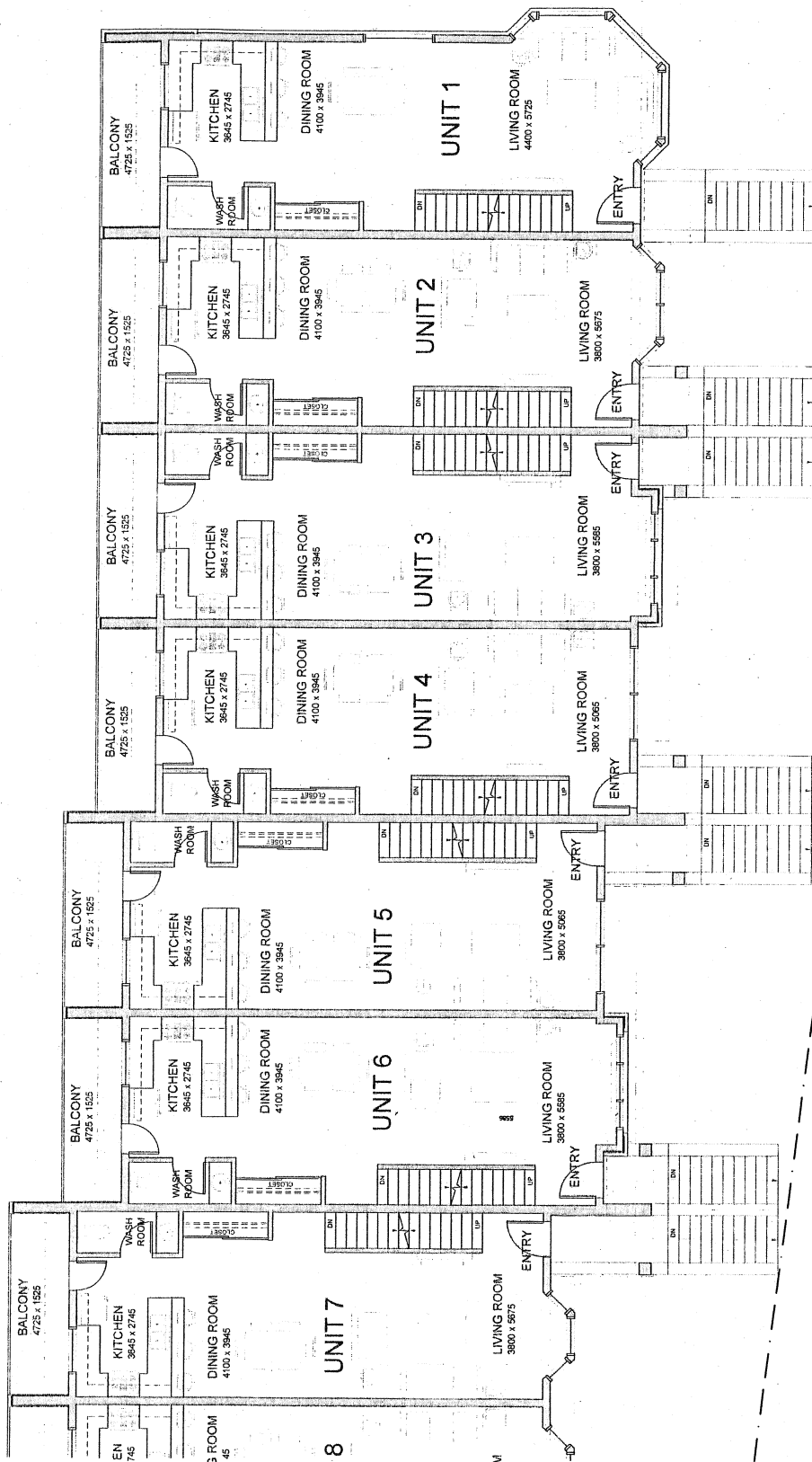
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 ESCUMALT, BC

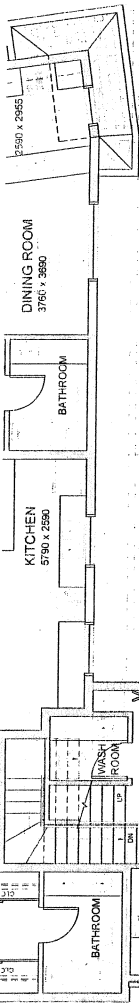
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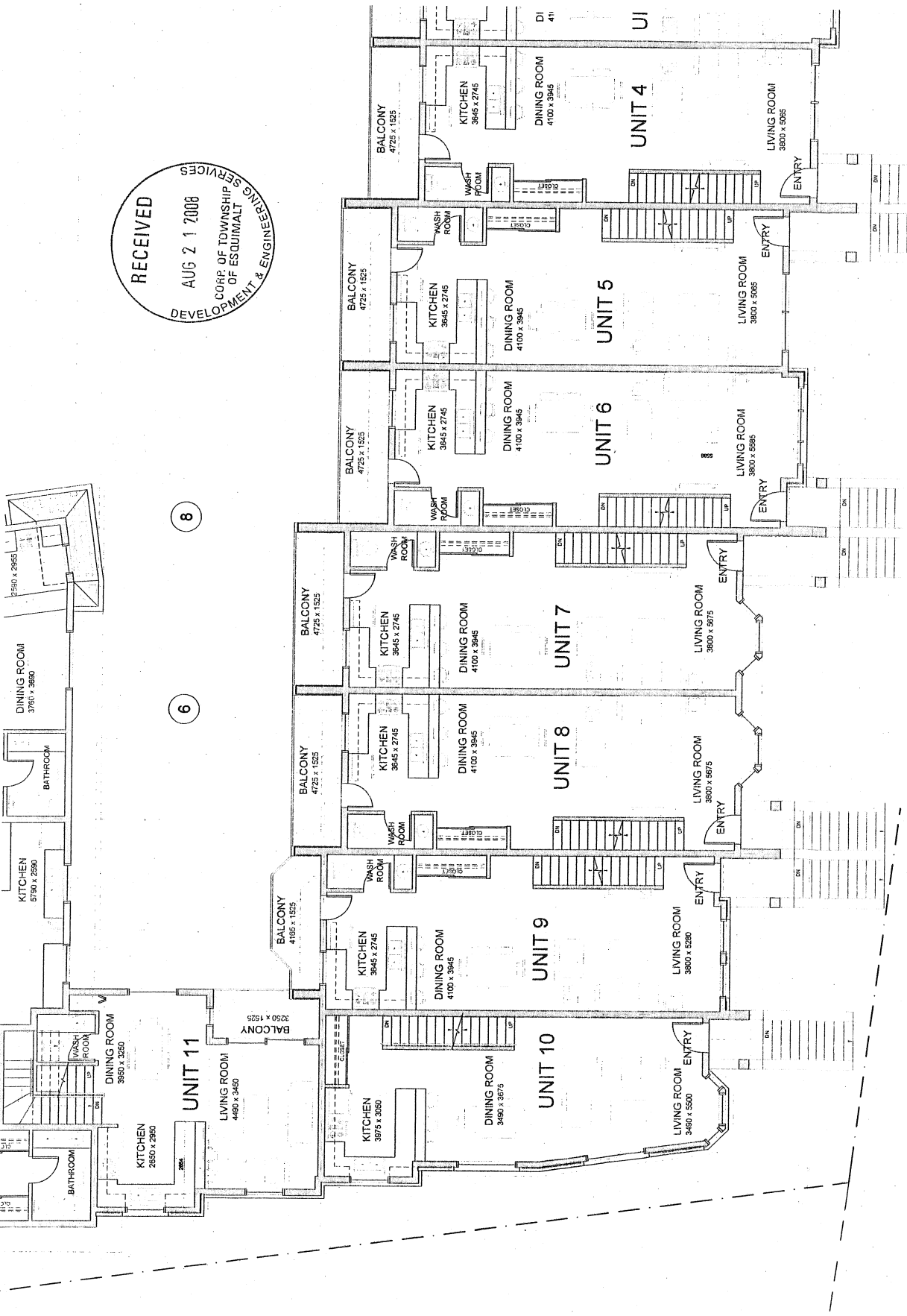






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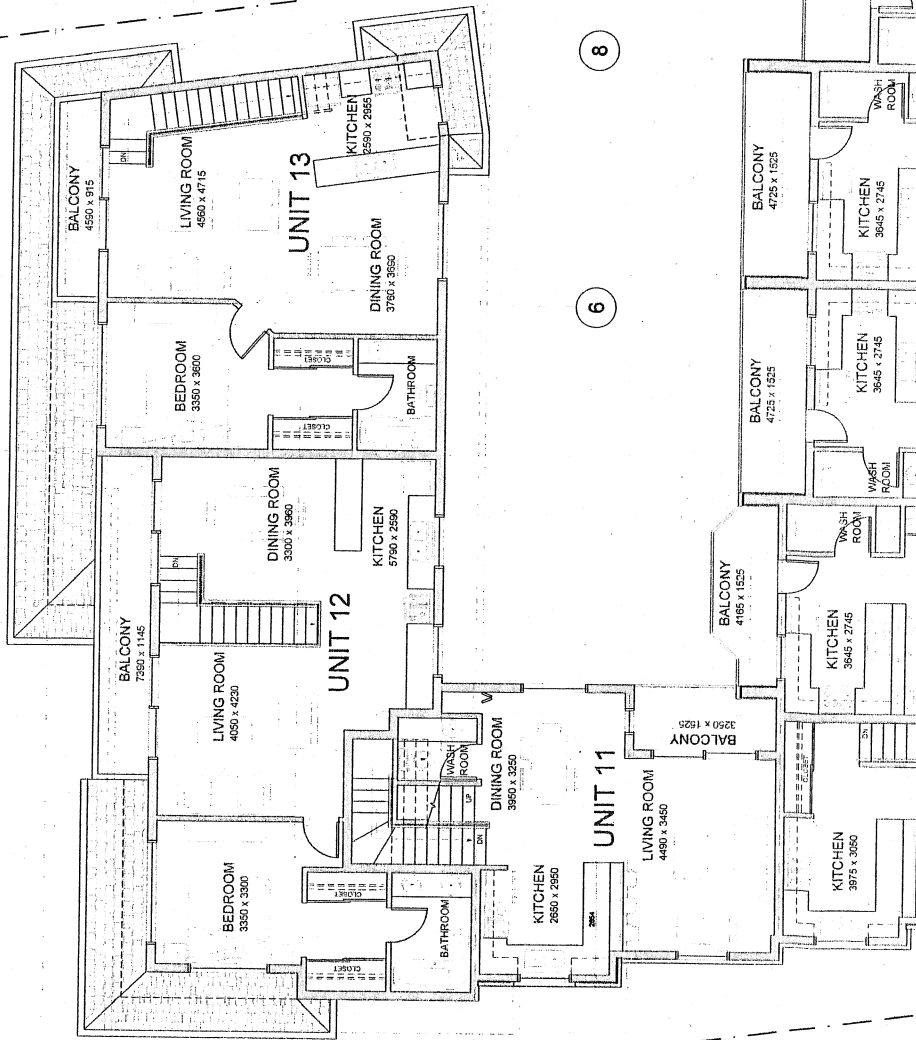
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524 / 538 CRAIGLOWER ROAD  
ESQUIMALT, BC

revision date

consultants



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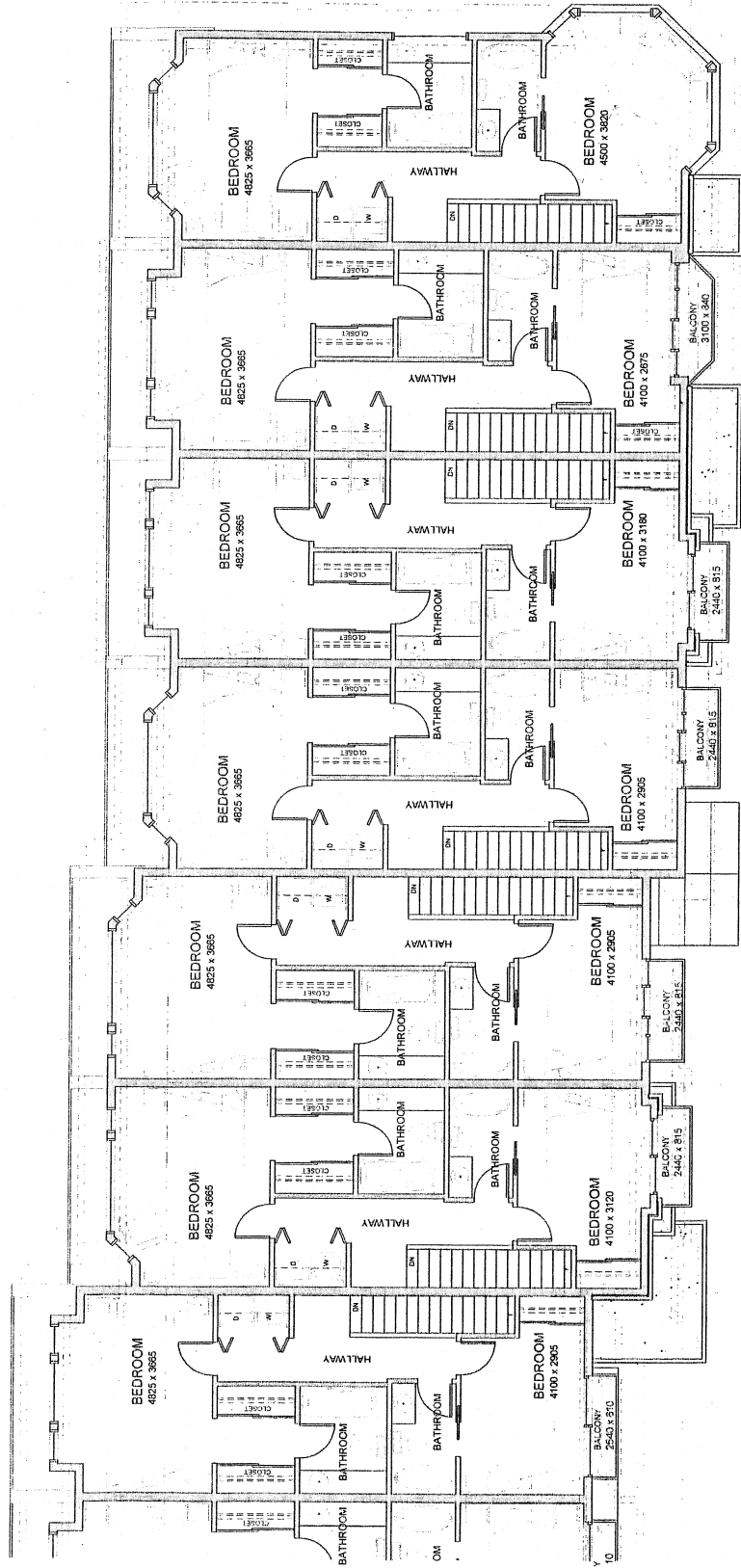
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 834 / 838 CRAIGFLOWER ROAD  
 ESQUIMALT, BC

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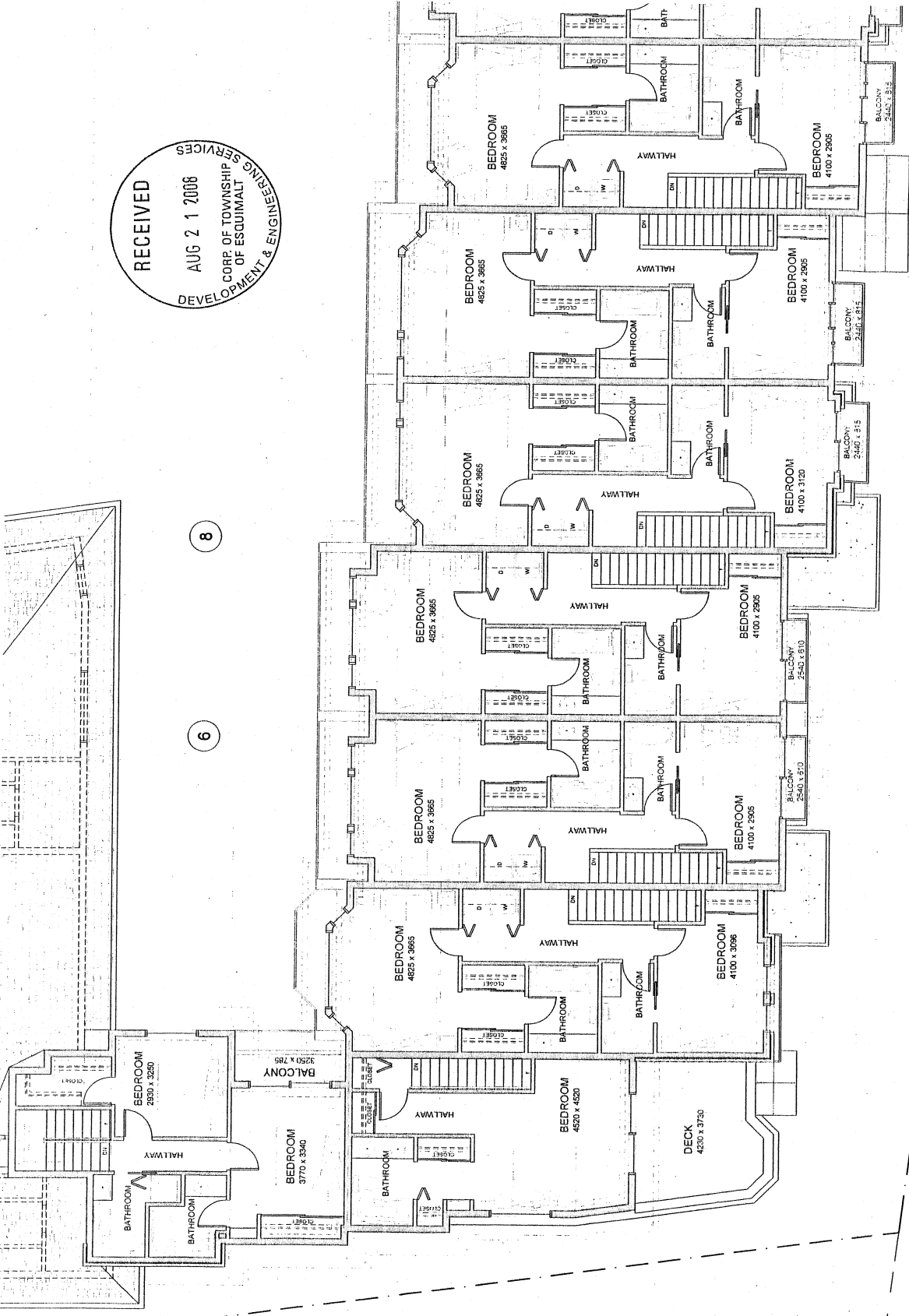
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954/188 CRAIGFLOWER ROAD  
ESQUIMALT, B.C.

revision date

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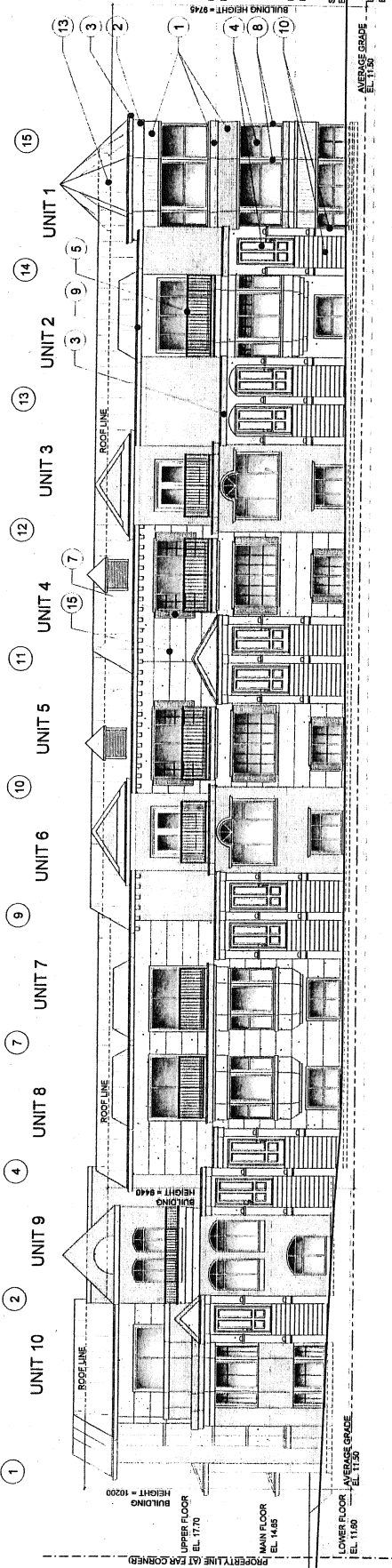
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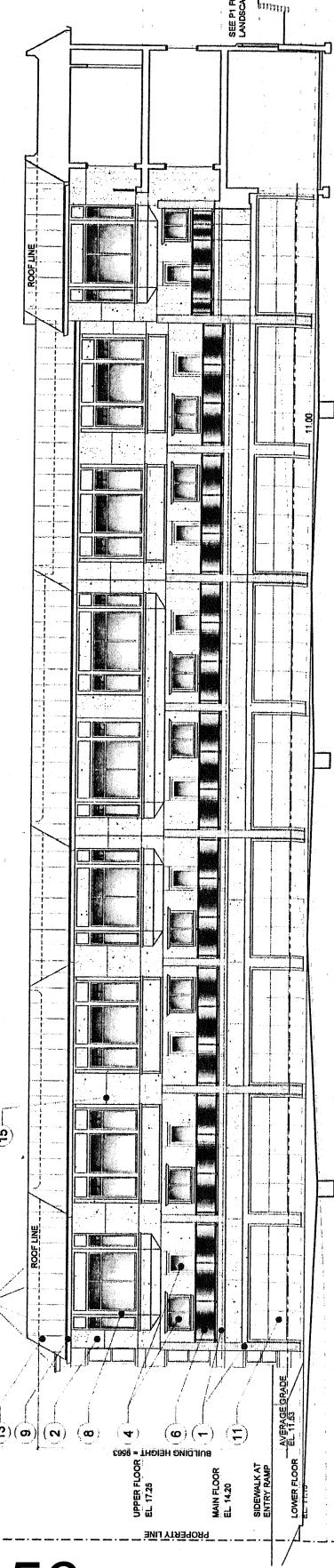
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 834/836 CRAIGFLOWER ROAD  
 ESQUIMALT, BC

revision date

consultants



- 1 SOUTH ELEVATION**
- FINISH LEGEND**
- 1 BRICK VENEER
  - 2 STUCCO
  - 3 WOOD TRIM
  - 4 VINYL DOOR / WINDOW
  - 5 METAL BALCONY RAILING
  - 6 GLASS BALCONY RAILING
  - 7 WOOD WINDOW SHUTTERS
  - 8 WOOD DOOR / WINDOW TRIMS
  - 9 ALUMINUM GUTTERS
  - 10 CONCRETE STAIRS & SIDE WALLS
  - 11 INSULATED GARAGE DOORS
  - 12 FIBERGLASS ASPHALT SHINGLES
  - 13 METAL ROOFING
  - 14 THROUGH WALL FLASHING
  - 15 STUCCO CONTROL JOINT

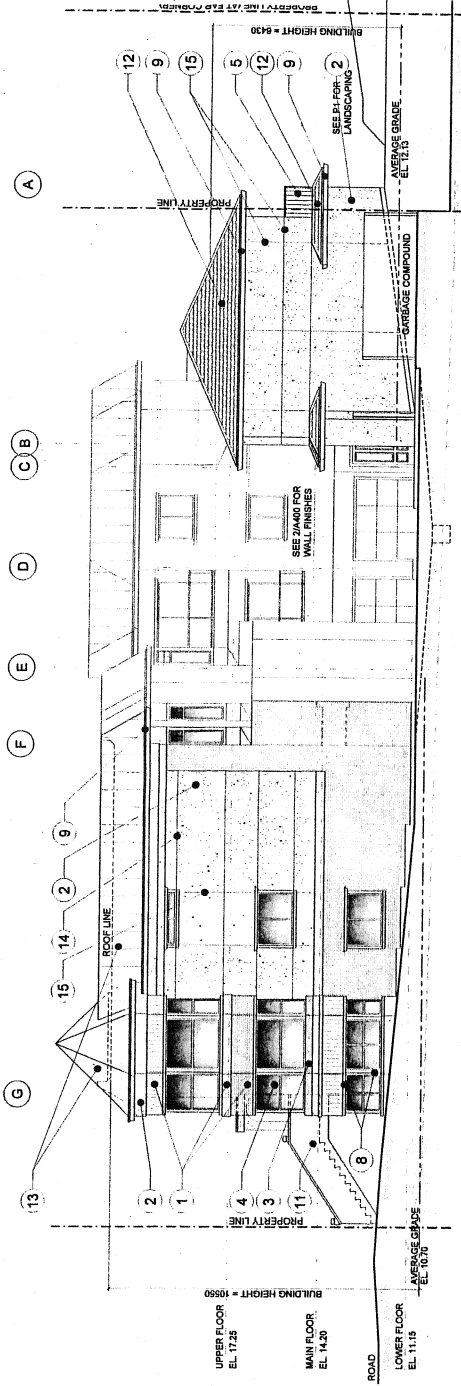


**2 NORTH ELEVATION**

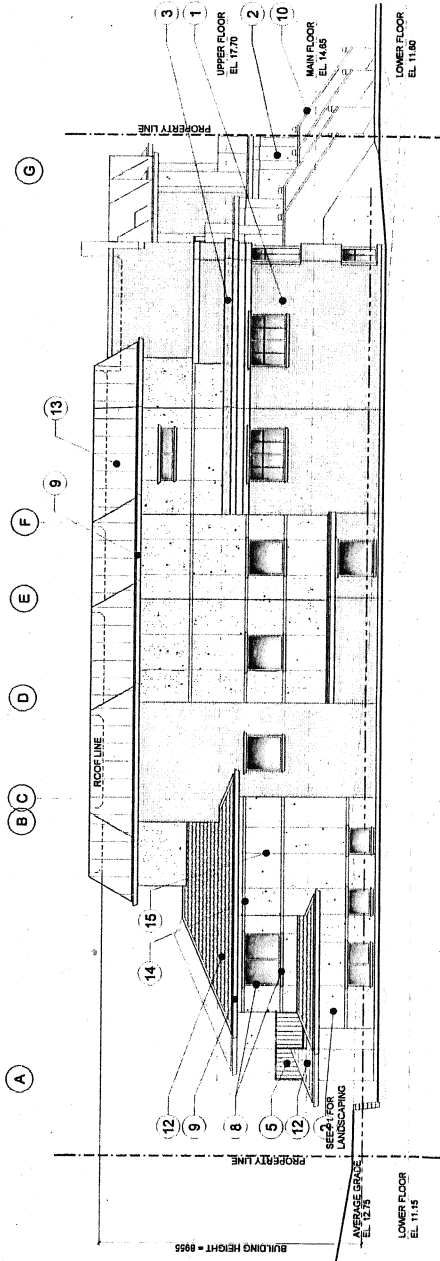
project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 824 / 538 CRAIGFLOWER ROAD ESQUIMALT, B.C.  
 drawing BUILDING ELEVATIONS  
 scale 1:75  
 date 14-JUL-08  
 sheet A300

RECEIVED  
 AUG 21 2008  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT & ENGINEERING SERVICES

- FINISH LEGEND**
- 1 BRICK VENEER
  - 2 STUCCO
  - 3 WOOD TRIM
  - 4 VINYL DOOR / WINDOW
  - 5 METAL BALCONY RAILING
  - 6 GLASS BALCONY RAILING
  - 7 WOOD WINDOW SHUTTERS
  - 8 WOOD DOOR / WINDOW TRIMS
  - 9 ALUMINUM GUTTERS
  - 10 CONCRETE STAIRS & SIDE WALLS
  - 11 INSULATED GARAGE DOORS
  - 12 FIBERGLASS ASPHALT SHINGLES
  - 13 METAL ROOFING
  - 14 THROUGH WALL FLASHING
  - 15 STUCCO CONTROL JOINT



1 EAST ELEVATION  
 A301



2 WEST ELEVATION  
 A301



revision date

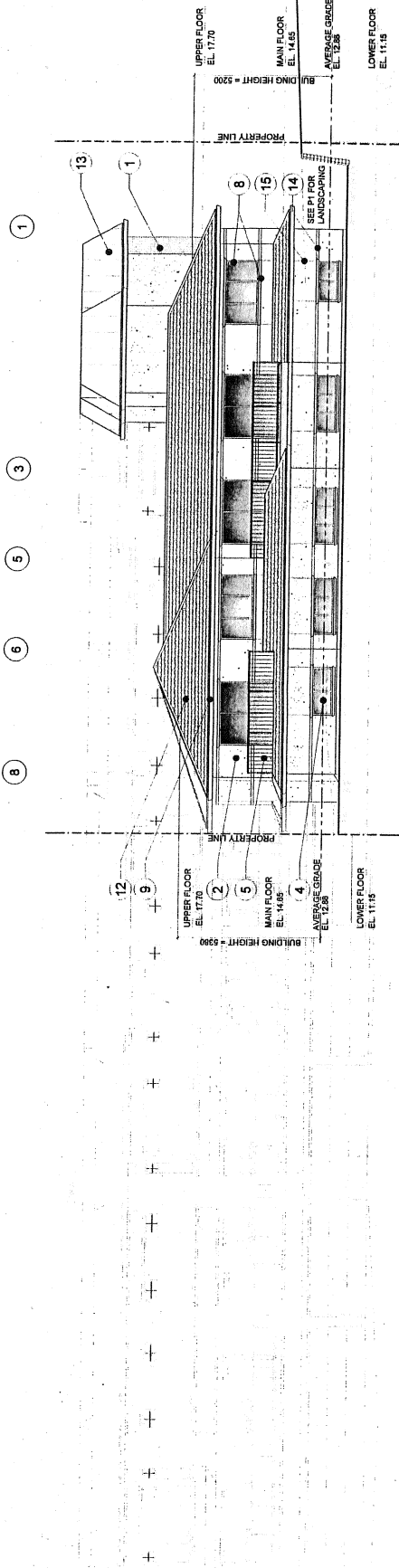
consultants

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 934 138 CRAIGFLOWER ROAD  
 ESQUIMALT, BC

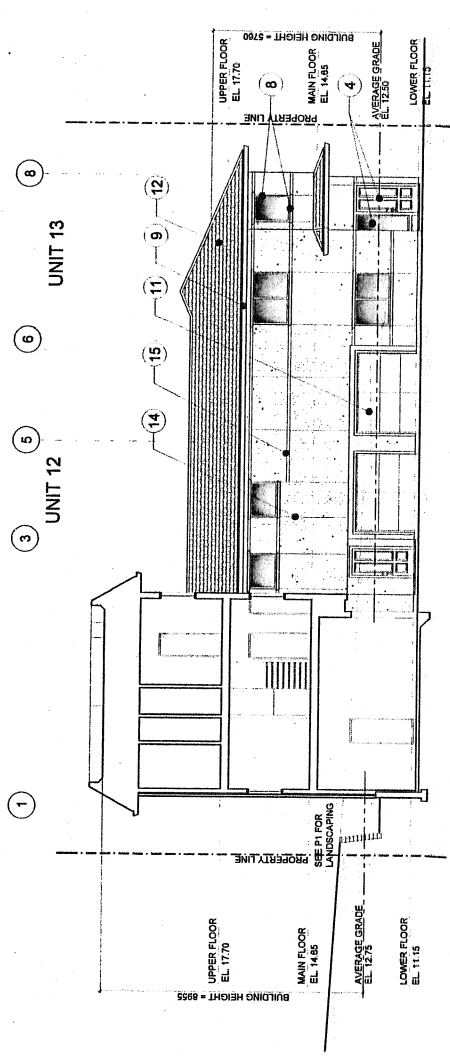
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sheet A301

drawing BUILDING ELEVATIONS  
 scale 1:75



1 NORTH ELEVATION  
 A302

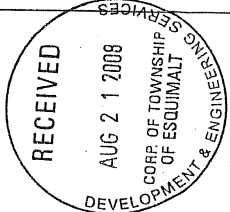


2 SOUTH ELEVATION  
 A302

- FINISH LEGEND**
- 1 BRICK VENEER
  - 2 STUCCO
  - 3 WOOD TRIM
  - 4 VINYL DOOR / WINDOW
  - 5 METAL BALCONY RAILING
  - 6 GLASS BALCONY RAILING
  - 7 WOOD WINDOW SHUTTERS
  - 8 WOOD DOOR / WINDOW TRIMS
  - 9 ALUMINUM GUTTERS
  - 10 CONCRETE STAIRS & SIDE WALLS
  - 11 INSULATED GARAGE DOORS
  - 12 FIBERGLASS ASPHALT SHINGLES
  - 13 METAL ROOFING
  - 14 THROUGH WALL FLASHING
  - 15 STUCCO CONTROL JOINT



consultants \_\_\_\_\_ revision date \_\_\_\_\_ sheet A302  
 project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 824 / 539 CRAIGFLOWER ROAD ESQUIMALT, BC drawing BUILDING ELEVATIONS date 14-JUL-08 scale 1:75



sheet A400

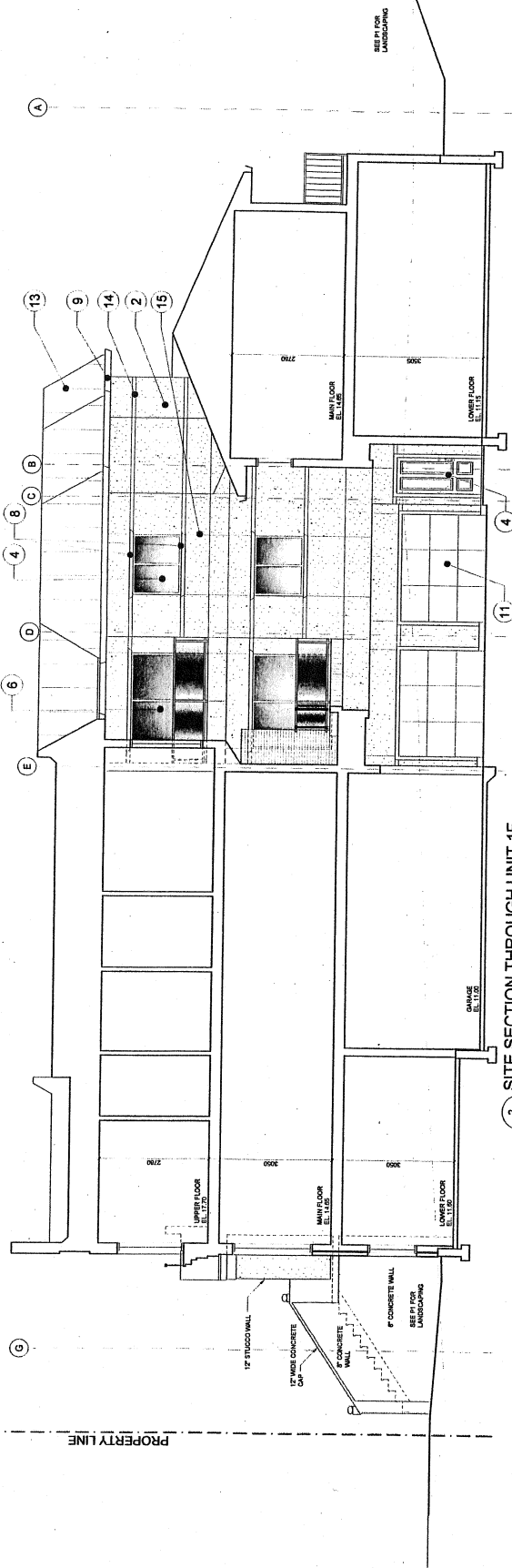
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drawing SECTIONS  
 scale 1:50

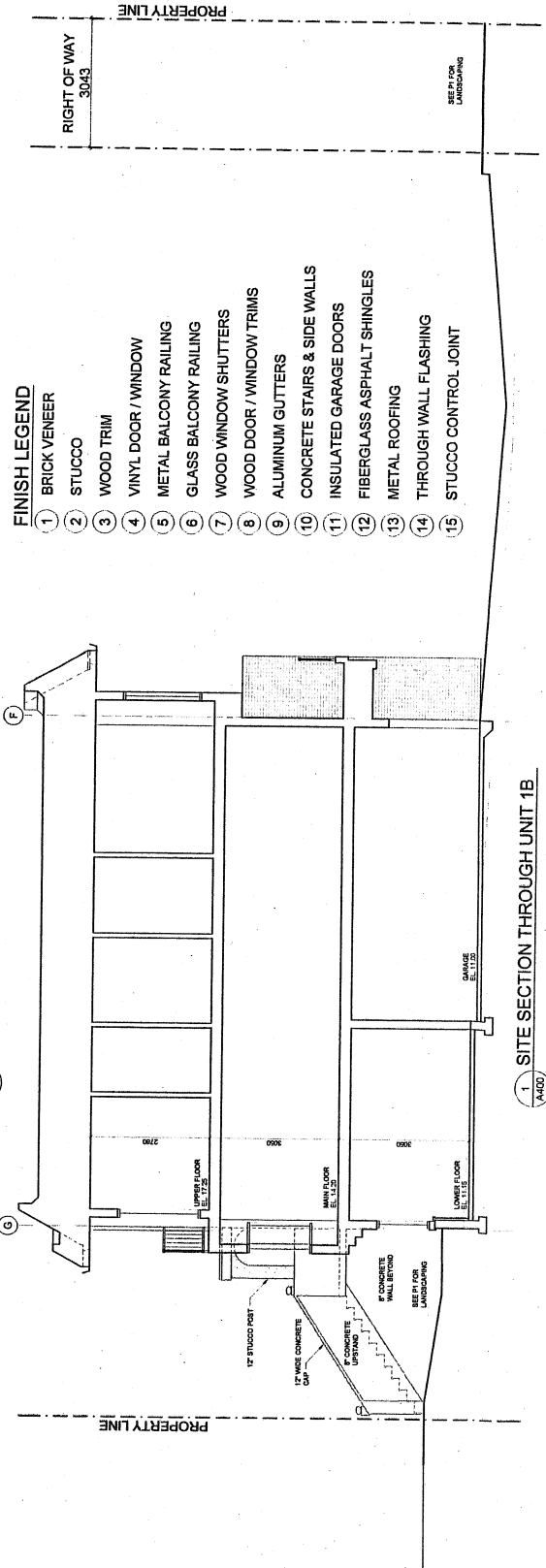
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 584 688 CRAIGFLOWER ROAD  
 ESQUIMALT, BC

revision date

consultants



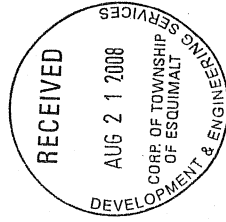
2. SITE SECTION THROUGH UNIT 1F  
 A400



1. SITE SECTION THROUGH UNIT 1B  
 A400

- FINISH LEGEND**
- 1 BRICK VENEER
  - 2 STUCCO
  - 3 WOOD TRIM
  - 4 VINYL DOOR / WINDOW
  - 5 METAL BALCONY RAILING
  - 6 GLASS BALCONY RAILING
  - 7 WOOD WINDOW SHUTTERS
  - 8 WOOD DOOR / WINDOW TRIMS
  - 9 ALUMINUM GUTTERS
  - 10 CONCRETE STAIRS & SIDE WALLS
  - 11 INSULATED GARAGE DOORS
  - 12 FIBERGLASS ASPHALT SHINGLES
  - 13 METAL ROOFING
  - 14 THROUGH WALL FLASHING
  - 15 STUCCO CONTROL JOINT





sheet A401

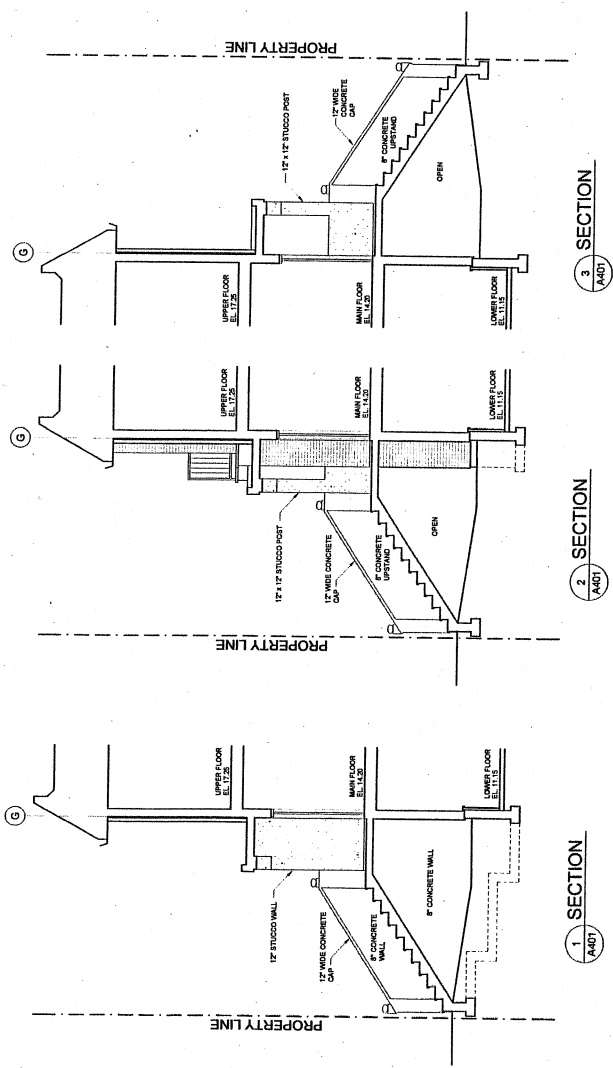
date 14-Jul-08

drawing sections 1:50

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 1000 LOWER ROAD  
 ESQUIMALT, B.C.

revision date

consultants



**LEGEND**

LANDSCAPE ARCHITECTURE TO BE A SECTION OF THE TOWNSHIP OF ESQUIMALT, APPROXIMATE NO. - 04

LANDSCAPE ARCHITECTURE TO BE A SECTION OF THE TOWNSHIP OF ESQUIMALT, APPROXIMATE NO. - 04

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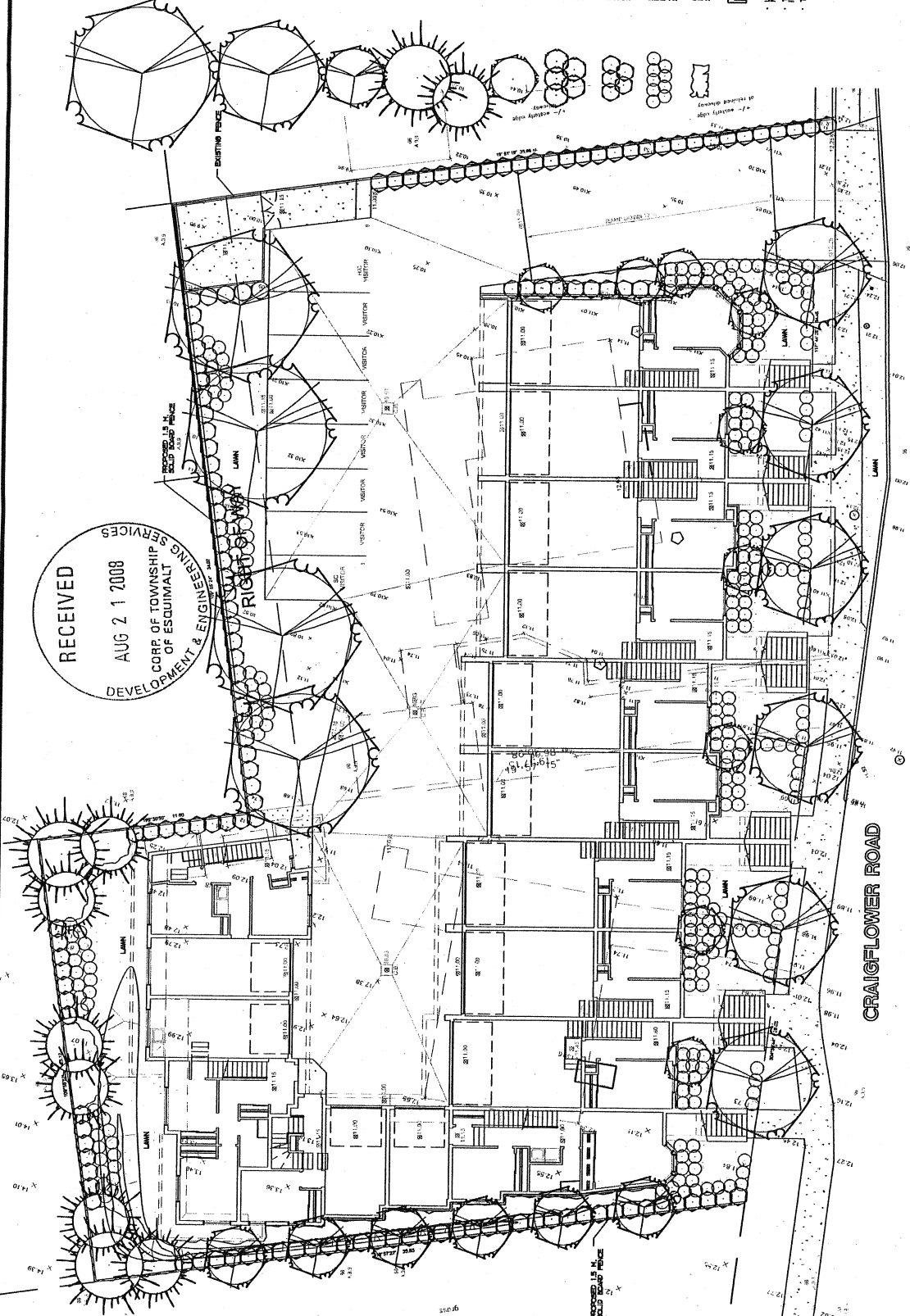
LANDSCAPE ARCHITECTURE TO BE A SECTION OF THE TOWNSHIP OF ESQUIMALT, APPROXIMATE NO. - 04

LANDSCAPE ARCHITECTURE TO BE A SECTION OF THE TOWNSHIP OF ESQUIMALT, APPROXIMATE NO. - 04

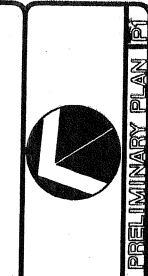
**NOTES**

LANDSCAPE ARCHITECTURE TO BE A SECTION OF THE TOWNSHIP OF ESQUIMALT, APPROXIMATE NO. - 04

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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT & ENGINEERING SERVICES



CRAIGFLOWER ROAD



PRELIMINARY PLAN (P)

934-936 CRAIGFLOWER  
VICTORIA, B.C.



SCALE	1 : 100
DATE	
PROJECT NO.	
CLIENT	
DESIGNER	
CHECKED	
DATE	