



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### **A G E N D A** **REGULAR COMMITTEE OF THE WHOLE**

Tuesday, April 14, 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 Special Committee of the Whole, February 23, 2009 Pg. 1 – 2
- (2) Minutes of the Regular Committee of the Whole, March 9, 2009 Pg. 3 – 5  
Pg. 6 – 9
- (3) Minutes of the Special Committee of the Whole, March 16, 17, and 18, 2009 Pg. 10 – 12
- (4) Minutes of the Special Committee of the Whole, March 23, 2009 Pg. 13 – 15
- (5) Minutes of the Special Committee of the Whole, March 30, 2009

**5. UNFINISHED BUSINESS**

- (1) From the Regular Council Meeting, April 6, 2009
  - (a) 2009 – 2011 Strategic Plan  
*[Motion to recommend adoption]*
- (2) From the Special Committee of the Whole Meeting, March 16, 2009
  - (a) Budget Questions for Police Board

**6. STAFF REPORTS**

***Development Services***

- (1) Feedback on Height and Density following the March 24th Community Forum, Staff Report No. DEV-09-020 Pg. 16 – 40
- (2) Development Permit, 513 Sturdee Street, [Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854], Staff Report No. DEV-09-021 Pg. 41 – 69
- (3) Rezoning and Development Permit, 934 and 936 Craigflower Road, [Lot B, Section 10, Esquimalt District, Plan 326] and [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- Pg. 70 – 105

09-022

***Engineering and Public Works***

(4) Street Cleaning – Proposed Level of Service, Staff Report No. EPW-09-021 Pg. 106 – 108

**7. ADJOURNMENT**



Corporation of the Township of Esquimalt

**SPECIAL COMMITTEE OF THE WHOLE**

Monday, February 23, 2009

Esquimalt Municipal Hall – Council Chambers

5:30 p.m.

**MINUTES**

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

**REGRETS:** Councillor Don Linge

**STAFF:** Laurie Hurst, Acting Chief Administrative Officer, Diane Knight, Executive Assistant (recorder)

**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 Garrison that the agenda be approved.

The motion **CARRIED**.

**4. PRESENTATIONS**

**(1) Esquimalt Chamber of Commerce – Mike Dillistone**

Mr. Mike Dillistone gave a brief overview of the Esquimalt Chamber of Commerce and invited the municipality to work with the Chamber to encourage a more vital link in the community. He is looking forward to working with Council on local initiatives. Mr. Dillistone introduced Dino Fiorin, President of the Esquimalt Chamber of Commerce.

**(2) Greater Victoria Development Agency – Sasha Angus**

Mr. Sasha Angus introduced David Nicholson, Vice President, Queensbury Inc. and Roger Skillings, Vice Chair of the Greater Victoria Development Agency. Mr. Angus advised that the mandate of the Agency is to attract and maintain businesses. They support business growth by helping local entrepreneurs and promoting business retention. There are opportunities for federal and provincial funding. They encourage businesses to locate in the municipality and the requirements businesses are often looking for are: proximity to clients, tax base, and proximity to home.

(3) **Victoria Foundation – Sandra Richardson**

Ms. Sandra Richardson outlined the services provided by the Victoria Foundation. The three key features of the Foundation include: endowment building/personalized service; local grant making expertise; and community leadership. They offer a variety of giving tools to help people achieve their charitable goals.

(4) **Esquimalt Neighbourhood House - Mary Lynn McKenna**

Ms. Mary Lynn McKenna noted that the organization has been working with the community for over 30 years. They target families living in poverty and counsel youth and adults.

(5) **Esquimalt Lions Club – Robert McKie**

Mr. Bob McKie, President, introduced the Club and their role in the community. They are involved with Buccaneer Days, helping young people, serving seniors and working with the less fortunate. The group gets many requests for help in the community. Funding is received through security services and Bingo. The group is encouraging new members.

(6) **Esquimalt Residents Association**

Ms. Beth Burton Krahn noted the initiatives the group has been involved with such as hosting the sewage treatment forum last spring. The group encourages celebrating the great things about Esquimalt and promoting the municipality. She reported that there are currently 260 people on the email list and the Association meets every third Sunday at Serious Coffee at 6 pm.

(7) **Westbay Residents Association – Colin MacLock**

Mr. Colin MacLock reported on initiatives Westbay Residents Association have been involved with such as Westbay Marina development, Madson Lands and they also sponsored the all candidates meeting during the last election.

6. **ADJOURNMENT**

Moved by Councillor Hundleby, seconded by Councillor Brame to adjourn the Special Committee of the Whole meeting at 7:26 p.m.  
The motion **CARRIED**.

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

CERTIFIED CORRECT:

\_\_\_\_\_  
LARRY RANDLE  
CORPORATE OFFICER



Corporation of the Township of Esquimalt

**COMMITTEE OF THE WHOLE**

Monday, March 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), Jeff Byron, Manager of Recreation

**1. CALL TO ORDER**

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

**2. LATE ITEMS**

- 1) Pertaining to Agenda Item 5 (2), 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
  - Letter from Herbert H. Kwan Architect, received March 9, 2009 requesting that consideration of this matter be postponed until a later date.

**3. APPROVAL OF AGENDA**

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

**4. MINUTES**

- (1) Minutes of the Regular Committee of the Whole, February 9, 2009
- (2) Minutes of the Special Committee of the Whole, February 11, 2009

Moved by Councillor Hundleby, seconded by Councillor Brame that the minutes of the Regular Committee of the Whole meeting held February 9, 2009 be adopted.  
The motion **CARRIED**.

Moved by Councillor Linge, seconded by Councillor Hundleby that the minutes of the Special Committee of the Whole meeting held February 11, 2009 be adopted.  
The motion **CARRIED**.

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

Moved by Councillor Garrison, seconded by Councillor Gaul that Architect Mike Levin be granted the opportunity to make a presentation on the application to Council.  
The motion **CARRIED**.

Mr. Levin gave a brief presentation on the proposed development and responded to questions from Council.

Moved by Councillor Linge, seconded by Councillor McIlldoon 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]

The motion **CARRIED**.

6. ADJOURNMENT

Moved by Councillor McIldoon, seconded by Councillor Brame that the meeting adjourn at 7:22 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**

Monday, March 16, 2009

Tuesday, March 17, 2009

Wednesday, March 18, 2009

Esquimalt Municipal Hall – Council Chambers

5:30 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, CAO, Laurie Hurst, Director of Financial Services, Barbara Snyder, Director of Development Services, Gilbert Coté, Director of Engineering and Public Works, Jeff Byron, Recreation Manager, Andy Katschor, Acting Director of Parks and Recreation, Paul Nelson, Fire Chief, Marlene Lagoa, Manager of Communications and Sustainability, Diane Knight, Executive Assistant (recorder)

**MONDAY, MARCH 16, 2009**

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

4. **MUNICIPAL FINANCE**

The Director of Financial Services reviewed the various categories of funding and revenue and responded to questions from Council.

5. **BUDGET ACCOMPLISHMENTS**

The CAO reviewed the budget background and noted timelines. He reported that the proposed overall budget increase is 7.5% and commented that 4% is for police services. He noted budget accomplishments and confirmed that the municipality is accomplishing the goals established in the Strategic Plan.

6. **BUDGET CHALLENGES**

The Director of Financial Services reviewed budget challenges and answered questions from Council.

7. **SIGNIFICANT ISSUES**

(1) Grant Funding Summary



The Director of Financial Services reviewed the Grant Funding Summary and answered questions from Council.

(2) Capital Project Management, Staff Report No. EPW-09-14

The Director of Engineering and Public Works reviewed proposed means of managing Capital Projects. He recommended maximizing the use of consultants and contractors and increasing technical staff.

Moved by Councillor Linge, seconded by Councillor Brame that Capital Project Management, Staff Report No. EPW-09-14 be received for information.  
The motion **CARRIED**.

Moved by Councillor Brame, seconded by Councillor Hundleby that the Special Committee of the Whole meeting recess until 5:30 pm, Tuesday, March 17, 2009.  
The motion **CARRIED**.

The special meeting of the Committee of the Whole recessed at 6:45 pm.

**TUESDAY, MARCH 17, 2009**

**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, CAO, Laurie Hurst, Director of Financial Services, Barbara Snyder, Director of Development Services, Gilbert Coté, Director of Engineering and Public Works, Jeff Byron, Recreation Manager, Andy Katschor, Acting Director of Parks and Recreation, Paul Nelson, Fire Chief, Marlene Lagoa, Manager of Communications and Sustainability, Pat Mulcahy, Human Resources Manager

Moved by Councillor Linge, seconded by Councillor Brame that the Committee of the Whole meeting be reconvened at 5:30 pm.  
The motion **CARRIED**.

Mayor Desjardins reconvened the Special Committee of the Whole meeting at 5:30 pm.

7. **SIGNIFICANT ISSUES - Continued**

(3) Sustainability Budget, Staff Report No. ADM-09-019

The Manager of Communications and Sustainability reviewed the components of the budget dealing with the new sustainability

function including:

- New full time position and associated expenses;
- Energy audit;
- Retro fitting facilities;
- Carbon offset purchasing;
- Sustainability initiatives.

Questions from Council include:

- Possibility of establishing a reserve account to offset long term climate change costs;
- Possibility of revenue generation;
- Council members should attend conference;
- How all departments of the municipality will participate;
- Lighting changeover;
- Costs versus benefits of position;
- Emphasis on corporation or community.

Council reviewed the report for information.

8.

#### **MOTION TO GO IN CAMERA**

- (4) Moved by Councillor Brame, seconded by Councillor Hundleby to go *In Camera* pursuant to Section 90 of the *Community Charter* to discuss labour relations and other employee relations, pursuant to Section 90 (1) (c) and that the general public be excluded. The motion **CARRIED**.

Council continued budget deliberations In-Camera beginning at 6:05 pm.

#### **WEDNESDAY, MARCH 18, 2009**

**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, CAO, Laurie Hurst, Director of Financial Services, Barbara Snyder, Director of Development Services, Gilbert Coté, Director of Engineering and Public Works, Jeff Byron, Recreation Manager, Andy Katschor, Acting Director of Parks and Recreation, Paul Nelson, Fire Chief, Marlene Lagoa, Manager of Communications and Sustainability, Pat Mulcahy, Human Resources Manager

Moved by Councillor Garrison, seconded by Councillor Hundleby that the Special Committee of the Whole meeting be reconvened at 7:08 pm. The motion **CARRIED**.

Mayor Desjardins reconvened the Special Committee of the Whole meeting at 7:08 pm.

9. **CORE SUMMARY**

The Director of Financial Services reviewed the differences in the Core Budget for every department between the 2008 and 2009 budgets.

10. **SUPPLEMENTARY & CAPITAL REQUESTS**

Department Heads reviewed supplemental and capital items included in the draft budget.

More information is required for:

- Photos of Council;
- Lease of Archives space;
- Comparison to other facilities audit;
- Details of ABSC Audit;
- Extended care storage solutions;
- Ken Hill Park design.

Moved by Councillor Garrison, seconded by Councillor Brame to invite public input.

The motion **CARRIED**.

11. **PUBLIC INPUT**

- 1) George McGregor, Firefighter, advised that Esquimalt Fire is unique and that Randy Evans did an excellent job as Acting Chief.

Moved by Councillor Brame, seconded by Councillor Hundleby to reconvene the In Camera session at 8:30 pm.

The motion **CARRIED**.

12. **ADJOURNMENT**

The Special Committee of the Whole meeting adjourned at 8:20 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



Corporation of the Township of Esquimalt

**SPECIAL COMMITTEE OF THE WHOLE**

Monday, March 23, 2009

Esquimalt Municipal Hall – Council Chambers

5:30 p.m.

**MINUTES**

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

**REGRETS:** Councillor Bruce McIldoon

**STAFF:** Tom Day, Chief Administrative Officer, Barbara Snyder, Director of Development Services, Andy Katschor, Acting Director of Parks and Recreation, Jeff Byron, Recreation Manager, Paul Nelson, Fire Chief

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

**4. ESQUIMALT VILLAGE PROJECT**

**1) PRESENTATION**

Project Consultants: Hotson Bakker Boniface Haden Landeca

Norm Hotson, Allison Wood and Peter Hume made a presentation on the Esquimalt Village Project. The presentation included discussion on:

- Opportunity to integrate commercial, residential and recreational uses;
- Would include a lively and sustainable town centre;
- Revitalize town core (more shops);
- Multi-phased process, completed four of seven phases to date.

The next steps include:

- Second round of options;
- Develop preferred options;
- Recommend implementation steps.

- Aware that this Council believes it is Important that Archie Browning Sports Centre (ABSC) programs be retained and that any transition be seamless;
- Developed twelve planning principles to measure options against;
- Public input last occurred one year ago with review of five overall land use options;
- Consultants then developed options around three municipally owned sites;
- Analyzed land values and tax revenues by various options.

Next Steps:

- Discussion on density and height could influence plan;
- Refinement of options;
- Possible May Open House;
- Analysis of feedback;
- Then Final Option Refinement.

2) **DISCUSSION**

Discussion from Council included:

- Space for Buccaneer Day celebration not parking for that day;
- Impacts on neighbourhoods to the south of the study area;
- Impact of the global economic change on the project;
- Incentives for land owners to redevelop ;
- Interest of new mall owners in redevelopment;
- Regional curling opportunity and the impact on this study;
- Requirement for number of parking spaces;
- Strategy for phasing implementation of the project;
- Involvement of Lyall Street in the project;
- The possible involvement of a transportation planner in the project once options are defined;
- Options available for tenure;
- Size of arena possible on site north of recreation centre;
- Locating an arena adjacent to the recreation centre on the east side;
- Including a lacrosse box use;
- Scale of buildings on the “edges” of the study area;
- Possibility of connecting an arena to the recreation centre at the second floor;
- Building height;
- Retention of Esquimalt Curling Facility if a regional facility proceeds elsewhere;
- Sale value of land will be offset by requiring the purchaser to provide parking for municipal uses underground on their site.

Next steps:

- See if preferred site is identified in regional curling study;
- Council thoughts on ABSC made known;

- Council thoughts on building height and density;
- Other general observations of Council around the planning results to date.

5. **ADJOURNMENT**

Moved by Councillor Hundleby, seconded by Councillor Brame to adjourn the Special Committee of the Whole meeting at 7:25 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**

Monday, March 30, 2009

Esquimalt Municipal Hall – Council Chambers

5:30 p.m.

**MINUTES**

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

**STAFF:** Tom Day, Chief Administrative Officer, Barbara Snyder, Director of Development Services, Andy Katschor, Acting Director of Parks and Recreation, Jeff Byron, Recreation Manager, Paul Nelson, Fire Chief, Laurie Hurst, Director of Financial Services, Larry Randle, Manager of Corporate Services, Gilbert Coté, Director of Engineering and Public Works, Marlene Lagoa, Manager of Communications and Sustainability, Gord Anderson, Deputy Fire Chief

**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 McIldoon that the agenda be approved.

The motion **CARRIED**.

**4. HERITAGE CONTEXT PLAN**

**(A) PRESENTATION**

Verbal Report from the Director of Development Services

The Director of Development Services explained that a condition of the grant that the Township received was that a Heritage Context Plan be prepared by March 31, 2009. She stated she received the Plan earlier in the day and that a copy has been placed in each Council member's mailbox.

Moved by Councillor Linge, seconded by Councillor Hundleby that the Heritage Context Plan be received.

The motion **CARRIED**.

5. BUDGET

(A) SUPPLEMENTARY AND CAPITAL REQUESTS (Continued from March 18, 2009)

The Acting Director of Parks and Recreation reviewed Parks and Recreation reviewed capital items budget requests.

(B) BUDGET OPTIONS

The Director of Financial Services presented a draft budget showing a 6% tax increase.

(C) COUNCIL REVIEW OF SUPPLEMENTARY AND CAPITAL REQUESTS

Supplemental and Capital budget item requests were reviewed by the Director of Financial Services. It was explained that since the 6% draft budget was prepared some other events have occurred which have lead to a budget of 6.3%. It was also noted that if some pending grant applications are approved and more municipal funds are needed, most would come from reserve funds if the capital reserve funds have sufficient funds in them.

The Director of Financial Services presented a table showing the amounts that would be in the Capital Project Reserve Fund for the years 2009 through 2013 showing a 7.5% tax increase, a 5.8% tax increase with successful grant applications and a 5.8% tax increase with unsuccessful grant applications. The three options were reviewed and discussed.

2009 Supplemental budget requests were reviewed.

Moved by Councillor Garrison, seconded by Councillor Gaul that a new reserve fund for sustainability initiatives be created by Bylaw.  
The motion **CARRIED**.

Moved by Councillor Garrison, seconded by Councillor McIlldoon that capital costs for new fire vehicles be shifted from the operating budget to the capital reserve fund.  
The motion **CARRIED**.

Moved by Councillor McIlldoon, seconded by Councillor Garrison that Council take the "comparison to other like facilities audit" budget line item out of the budget.  
The motion **CARRIED**.

(D) PRELIMINARY BUDGET APPROVAL

Council is satisfied with the draft budget as amended.

6. TAX IMPLICATIONS

The Director of Financial Services estimates that there will be \$309,000 in new tax revenue in 2009 as a result of growth in 2008. The average residential increase in



municipal property taxes for homeowners in 2009 with a 7.5% tax increase will be \$131.00 more than in 2008 and at 6% that figure will be \$105.00. These figures are for the municipal portion of 2009 property taxes only.

7. **PUBLIC INPUT**

Emmy Labonte, 873 Dunsmuir Road thanked staff and Council for their efforts to prepare the budget. She asked if we are trying to keep taxes down, why are we buying two new vehicles for the Fire Chief and Deputy Fire Chief?

8. **ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Hundleby to adjourn the Special Committee of the Whole meeting at 7:55 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

## STAFF REPORT

**DATE:** April 8, 2009 **REPORT NO.** DEV-09-020  
**TO:** Tom Day, Chief Administrative Officer  
**FROM:** Barbara Snyder, Director of Development Services  
**Subject:** **Report on Feedback on Height and Density  
following the March 24th Community Forum**

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### RECOMMENDATION

1. That Council authorize staff to begin the process of reviewing Section 2.2.4 of the Official Community Plan [OCP] with a view to amending the maximum allowable building height and allowable FAR [Floor Area Ratio] for multiple family residential and mixed-use commercial-residential buildings in designated areas [Section 2.2.4.4].
2. That the review of Section 2.2.4 of the OCP also include a review of what constitutes an amenity worth qualifying for increased height and density [Sections 2.2.4.1 (h) and (j)] plus give the value of each amenity in relation to the amount of the increase.

### BACKGROUND

**Content of the Forum:** The Community Forum was held on Tuesday, March 24th, 2009 beginning at 6:00 pm and running until 9:30 pm. The first portion of the Forum was a series of presentations intended to inform the audience regarding issues of height and density, how municipal regulations affect the shape and massing of building, and how regulations and fees may encourage or discourage development.

The three presentations were:

**Norm Hotson**, a planner and architect, used examples from other municipalities, particularly the Bayview project in Victoria to illustrate how increasing height but restricting the building footprint [i.e. lot coverage] can help to preserve wider view corridors and greenspace between buildings.

**Jay Wollenberg**, planner, gave an overview of the economics of land use explaining the process a developer goes through to determine whether it's feasible to build on a site and how much density they need to justify the costs of development [land acquisition, marketing, construction and financing costs] relative to the return on their investment [profit once the units are sold].

**Gene Miller**, representing UDI Victoria, discussed the issues of increased density; how more residents support increased levels of services, what factors might influence developers' decisions and also touched on some of the comments made by the previous speakers.

The second part of the Forum, lasting approximately 2 hours, was devoted to a Question & Answer session. Approximately 16 of the 106 attendees took the opportunity to ask questions of the panellists. Notes summarizing the general content of the Community Forum are attached; these are not minutes of the proceedings.

**Community Responses and Feedback:** At the end of the Forum, residents were asked to fill out a short questionnaire [sample attached] and provide their comments as to whether an increase to the maximum building heights and/or greater densities should be considered for multi-family residential and mixed-use commercial-residential buildings in selected areas.

The questionnaires were available that evening and were also posted on the municipal website. In addition to posing several questions, the questionnaire allowed for comments [the website allowed responses up to 1000 words]. The public was asked to return any comments and completed questionnaires by April 7th. Some residents chose to provide comments without completing a survey and those are also attached.

150 completed questionnaires were received plus 8 separate comments. Responses to Questions (1) through (7) were tabulated on the attached Excel spreadsheet.

Of the total responses received, 47% were from residents who had attended the Forum. Of those who attended the forum, 97% felt the presentation was helpful with comments such as “an excellent evening” and “this was an eye opener”.

#### Building Height

77 out of 145 respondents were in favour of increased building heights  
68 out of 145 respondents were not in favour of increased heights  
5 did not answer the question

Of the 150 responses, 51% were in favour of increasing the maximum Building Height in selected multi-family residential and mixed-use commercial-residential areas.

#### Building Density

110 out of 142 respondents were in favour of increased density  
32 out of 142 were not in favour of increased density  
8 did not answer the question

Of the 150 responses, 73% were in favour of increasing Density in selected multi-family residential and mixed-use commercial-residential areas.

#### Growth

126 out of 142 respondents were in favour of growth  
16 out of 142 respondents were not in favour of growth  
8 did not answer the question

On the issue of whether growth is desirable, 84% of respondents said ‘yes’.

Responses were received from throughout the municipality, however less than 1% of responses were from residents north of Colville Road or within the Parklands, while 40% were from residents south of Lyall Street and 49% from the rest of the community [Rockheights, Fernhill, Esquimalt and Admirals Roads]. Note: Some respondents did not identify their location.

Comments were varied in length and content but the main themes seemed to be:

- 1) Support for the Legion [i.e. Council should support the Legion by allowing the 17 storey development to proceed].
- 2) The OCP is okay as it is, don't change it.
- 3) Don't stop progress; growth is inevitable; we have nowhere to go but up; we should have DCCs.
- 4) The downtown core is the place to increase height and density; don't allow higher buildings south of Esquimalt Road.
- 5) Not in favour of higher buildings that block views; no development should block public access to the shoreline.
- 6) There may be some sites where increased height could occur depending on careful planning, listening to community concerns, building aesthetics, and addressing traffic/parking concerns.
- 7) "Yes" to increased height and density along Esquimalt Road and in major commercial areas but not in predominantly single family areas.
- 8) Consider more developments like the townhouses at Esquimalt and Lampson; in favour of controlled growth but no high rises.
- 9) The current OCP represents a 100% increase in height and density over what was previously allowed; try some developments at this height before increasing it further.
- 10) Maximum building height should be reduced to only 4 storeys.
- 11) We need more residents to support businesses.
- 12) Make better use of large single family lots.

Based on the information from residents' comments and responses, it appears that it is worthwhile to explore allowing higher buildings, that is to re-examine Section 2.2.4 of the OCP, and that higher buildings may be worth considering in some locations provided that

- o the building's form is aesthetically pleasing,
- o careful planning has gone into the proposal,
- o neighbourhood concerns [parking, traffic, views] have been addressed,
- o the development is within designated multiple family and commercial areas and
- o the building does not block access or views to the water.

The OCP review would involve additional public input into the issues of height and density. The review would also provide Council, the community and developers more certainty as to the value of requested or offered amenities.

Respectfully submitted,



Barbara Snyder, Director  
Development Services

<p><b>Approved for Council's consideration:</b> <i>reviewed April 7, 2009</i></p> <hr/> <p>Tom Day, Chief Administrative Officer</p> <p>Dated:</p>
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# March 24, 2009 Community Forum on Height and Density

To assist Council in evaluating whether the Building Heights and Densities for Multi-Family Residential and Mixed Commercial-Residential Uses as defined in the current Official Community Plan should be revised, please respond to the following questions.

- |   |  |
|---|--|
| 1. Did you attend the March 24th Community Forum?   | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 2. If so, did you find the presentations and discussion helpful in understanding the issues of Height and Density?          | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3. Are you in favour of allowing an increase in Building Heights in selected multi-family and commercial-residential areas? | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 4. Are you in favour of allowing an increase in Density in selected multi-family and mixed commercial-residential areas?    | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 5. Are you in favour of growth in the community, particularly in multi-family residential areas?                            | <input type="checkbox"/> YES <input type="checkbox"/> NO |

6. What street do you live on?

7. Is there anything else you would like to tell us?

Thank you for your participation. This form can be dropped off at the Municipal Hall or Recreation Centre or sent to Development Services by Fax at 250-414-7160. Copies of this form are also available on line at [www.esquimalt.ca](http://www.esquimalt.ca). Replies will be accepted until 4:30 pm. Tuesday, April 7th, 2009.



Community Forum on Height and Density Survey Results									
Forum Date: March 24, 2009									
	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	In favour of allowing increase in density	What street do you live on	Email address	Comments		
1	yes	yes	yes	yes	Astle St.		We need the legion and the legion needs a new building		
2	yes	yes	yes	yes	Esquimalt Rd		We need a new legion building		
3	yes	yes	yes	yes			please support Esquimalt legion building		
4	yes	yes	yes	yes	Lyall		continue to involve the community		
5	yes	yes	yes	yes					
6	yes	no	yes	yes	Grenville Avenue		1. I liked the idea of terraced buildings; they looked appealing on the slides shown 2. I think slightly higher buildings should be built around the town core, i.e. near "the action"		
7	yes	yes	yes	yes	Esquimalt Road		AA Guy Price letter		
8	yes	yes	yes	yes	Paradise Street		O.C.P. is okay as is!		
9	yes	no	yes	yes	Wollaston		OCP is okay the way it is, many residents in Esq. invested a lot of their valuable time in this one.		
10	yes	yes	yes	yes	Esquimalt Road				
11	yes	yes	yes	yes	Colville Road		This is a great way for Esquimalt to help itself get through very tough times.		
12	yes	yes	yes	yes	Elrick Place		I am in favour of minor increases in density Also I think we should have defined DCC's and Amenity Charges		
13	yes	yes	yes	yes	Dunsmuir Road		Thank you for putting this on it was an eye opener and made me very aware how Devel. Work. However we need to carefully choose where we will allow Heights. I believe the high/slim approach is great and so is entertaining to build in Terrace form.		
14	yes	yes	yes	yes	Esquimalt Road		Just go ahead with a project. Thank you		
15	yes	yes	yes	yes	Rockcrest				
16	yes	no	yes	yes	Old Esquimalt Road		Less \$\$ spent on Consultants		
17	yes	yes	yes	yes	Cunningham		Make better use of big single family dwellings lots in parklands area. Three storey buildings in some areas would provide water views without affecting views & privacy of some existing homes. 16, 000 sq ft lots are unnecessary & undesirable for some peop		
18	yes	yes	yes	yes	Lampson		Question #3 Depends on views, shadowing & surrounding uses. ... There may be the odd spot where some height could take place, but then we'd have to ensure that ocean view is maintained for all; that it doesn't shadow the neighbours & that it fits in with		

Community Forum on Height and Density Survey Results									
Forum Date: March 24, 2009									
	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	In favour of allowing increase in density	In favour of growth	What street do you live on	Email address		Comments
19	yes	yes	no	no	yes	Park Terrace			Upper part of Park Terrace I am not in favour of allowing high buildings to accommodate many apartments/condos so that more people outside Esquimalt can have a better view of the water and mountains obscuring my view since I have lived in Esquimalt many
20	yes	yes	yes	yes	yes	Park Terrace			Question #3 How high? Question #4 How dense? Question #5 As demand/need dictates....a) Should some areas be set aside for industry/manufacturing? I think there should be. ...b) I firmly believe that no development should be allowed which keeps the general pub
21	yes	yes	yes			Fraser			Many of these questions - namely 3, 4, 5 - can be answered either way by me. They can be yes - if urban planning is done to guarantee an aesthetic & suitable result. No, if not. So, first we need a plan
22	yes	yes	no	no		Ellery Street			2 properties - Ellery Street (near Esquimalt high school) and Pooley Place (near Macaulay Point) ... I like what was developed at the corner of Lampson/Esquimalt Road. That is 6 units at 2 storey height. I am not in favour of a building more than 3 stor
23	yes	yes	yes	yes	yes	Grenville Avenue			I feel the downtown core is the place to increase both Density and Building Height, not along or close to shorelines, where views can be impeded by such development, and shadow effects can be a major problem. I was particularly impressed by the architect
24	yes	yes	yes	yes		Drake			That Esquimalt residents need to decide if they want development or not. If so, quit picking at parking & density & the developer's profit. If they don't want development, then the developers can move on to another area.
25	yes	yes	yes	yes	yes	Grafton Street			An excellent evening. Thank you. 1. The key word in #3 & 4 above is "selected" - and must have careful attention paid to the setback and aesthetics of the exteriors. The stepped - back approach with green space around is acceptable.
26	yes	yes	no	yes	yes	Esquimalt Road			Box-like buildings 1300 Block Esquimalt Road. Leave it as an urban township
27	yes	yes	yes	yes		Hadfield Avenue			I would like to see the Village center beautified - to bring in more businesses - to clean it up & make it attractive - to draw more residents & give it a more 'upscale' feel than it has now.
28	yes	yes	yes	yes	yes	Greenwood Avenue			I think the Legion concept is a valuable step forward for our community. I very strongly support it's approval.
29	yes	yes	no	yes	yes	Fraser Street			485 Fraser Street ... Look closer at DCC. RL

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	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	In favour of allowing increase in density	In favour of growth	What street do you live on	Email address		Comments
30	yes	yes	yes	yes		Hadfield Avenue			* question 3 * question 4...The issue is not so much height & density but is the proposal suitable for the site and the community? Is the developer reputable with examples of good projects else where? Has there been significant public and planner consult
31	no	no	no	no		Greenwood Avenue			
32	yes	yes	yes	yes		Admirals Road			Thank you for this forum. The 3 consultants were very good. The consultant named Jay, I thought was the best, he explained things very well. The developer of the Legion site was rude and insulting. He could not have been listening clearly or he would h
33	yes	yes	yes	yes		Esquimalt Road			Keep up the great work, Mayor and Council! Thank you.
34	no	no	no	no		Dunsmuir Road			Sick & Tired of illegal suites & the extra cars parked all over besides they don't pay their fair share for garbage pick up.
35	yes	no	no	yes		Wollaston Street			812 Wollaston Street I understand we have new street signs. What for? Nothing wrong with the ones we have now. We seem to have more money than brains. CJ Lawson
36	yes	yes	yes	yes		Head Street			This is especially important for business growth. We need more Residents, Pride of Ownership and increasing the residential density will help offset our Property Taxes. We need this in the community - NOW
37	yes	no	yes	yes		Foster Street			The OCP put a lot of work into making the decision of 10 storeys high. That should be Honoured. Can't answer 4 & 5 as I am uninformed as to the implication to building in Esquimalt. Personally my wife & I feel a building height should be reduced to four levels.
38	no	no				Hutchison Avenue			What has the height of this structure got to do with veterans? This is developers using an aging veteran population as a sympathy excuse to skirt our present building bylaws and to maximize their profits. They have no concern for the Esquimalt community.
39	no	no	no	no		Esquimalt Road			Esquimalt has no choice but to go up as there is really no vacant land left. Pods of highrises in the proper area would be my choice. If this is done on Esquimalt Road then it will need to be torn up and redone to handle the increased traffic flow. Obv
40	no	yes	yes	no		Kindersley Road			1. I am in favour of higher height to residential buildings as long as those buildings are within walking distance to amenities, ie. shopping, sports centers, and have close access to transit. Higher density raises the question of adequate off-street park
41	yes	yes	yes	yes		Forshaw Road			



Community Forum on Height and Density Survey Results

Forum Date: March 24, 2009

Forum Attendance	Was presentation/discussion helpful		Heights of increase in building		Density of allowing increase in		What street do you live on		Email address	Comments
	yes	no	yes	no	yes	no	yes	no		
42	no		yes		yes		Loyal Street	rlkehan@shaw.ca		
43	no		yes		yes		Esquimalt Road	scapovan@telus.net		
44	no		yes		yes		Dunsmuir Road	ca.19.49@telus.net		
45	yes		yes		yes		Hadfield Avenue			I hope the beautification of the village core starts soon - we need it!
46	yes		yes		yes		Fraser Street			Unit #1, 434 Fraser Street Building heights and density must be related to transportation and utilities facilities.
47	yes		yes		yes		Joffre	mstodols@shaw.ca		
48	no		yes		yes		Pooley Place	cmcpca@telus.net		
49	no		yes		yes		Sturdee Street	lmbn31@shaw.ca		462 Sturdee ... Restrict to a selected area, no large developments on the water side as they rob views.
50	yes		yes		yes		Grenville Avenue	spnsagan@telus.net		Providing infrastructure keeps pace with development it is a good idea. I vision Esquimalt could mirror Vancouver's West end.
51	no		yes		yes		Lampson Place	rsmdckie@telus.net		954 Lampson Place
52	yes		no		yes		Devonshire Road	tom_kenny@shaw.ca		929 Devonshire Road. Use the current OCP
53	no		no		yes		Old Esquimalt Road	frankie@shaw.ca		
54	yes		no		yes		Wollaston Street	barbie.15@barran1.com		
55	yes		no		yes		Colville Road	stevan@shaw.ca		
56	yes		no		yes		Lugrin Place	lora_black@shaw.ca		
57	no		no		yes		Fernhill Road	svanishcar@telus.net		I believe we should not increase allowable building heights as it does not enhance the municipality or quality of life in our community. I am in support of increasing density in areas that are already have multi-family development where the expectation is
58	no		no		no		Cook Street			I feel there are far too many highrises for the city of Victoria, when the economy is slowing down and people are not working or moving here.

Community Forum on Height and Density Survey Results									
Forum Date: March 24, 2009									
	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	In favour of allowing increase in density	What street do you live on	Email address	Comments		
59	no	no	yes	no	Hadfield Avenue	hadfield@shaw.ca	I was unable to attend due to an another commitment, however I do have a comment. I would be much more comfortable with all of these decisions if there was an "overall" plan in place. It frightens me to think that we would have a 17 storey building along		
60	yes	yes	yes	yes	Constance	peppering@shaw.ca	We are not against growth and an increase in density within Esquimalt, however it needs to conform with the locality. It should not allow for the subdividing of existing lots into two or three lots or the construction of huge buildings that over power the		
61	no	no	yes	yes	Hutchinson	hutchinson@shaw.ca	my 'yes' answers above are qualified with a caveat that increased height and density should be restricted to CERTAIN of those areas, such as the town core and other commercial nodes in the town. It should not be permitted in areas that are primarily sing		
62	yes	yes	yes	yes	Wollaston	thealley@shaw.ca	we should not allow ourselves to be pressured into jumping because doesn't like our rules which were well thought out, the developers are given the rules and have no right to press to change them after accepting the job. If they disliked the rules, why did		
63	no	yes	yes	yes	Arcadia Street	power@shaw.ca	this issue of height is clear to me but at this point I am not clear about 'density'. I still favour lower as in 4 or 6 stories and if this means more density, even like the condos (more affordable though) at Esquimalt and Lampson, I'm for that. I put ye		
64	no	no	no	yes	Esquimalt Road	power@shaw.ca	I have examined many buildings around Victoria (james bay, oak bay, downtown, vic west, etc). The majority of nicely planned developments do not exceed 10 stories. We need to remember that we are immersing people in shade and darkness if we increase buil		
65	no	no	no	no	Lampson	winterand@shaw.ca	don't spoil the skyline		
66	no	no	yes	yes	Rockcrest	peppering@shaw.ca	don't allow our beautiful waterfront to be spoiled by high rises		
67	no	no	no	yes	Thomas	peppering@shaw.ca	I don't understand the need for a review of the OCP. It's relatively new.		
68	no	no	yes	yes	Lampson	blooch@shaw.ca			
69	no	no	yes	yes	Old Esquimalt Road	peppering@shaw.ca			
70	no	no	yes	yes	Old Esquimalt Road	boo.king@shaw.ca			
71	no	no	yes	yes	Fernhill Road	peppering@shaw.ca			
72	no	no	no	yes	Dunsmuir Road	khch@shaw.ca			

Community Forum on Height and Density Survey Results											
Forum Date: March 24, 2009											
73	no	Was presentation/discussion helpful		In favour of increasing building heights		Density of Growth		What street do you live on		Email address	Comments
		no	yes	no	yes	no	yes	no	yes		
74	no	yes	yes	yes	yes			Lampson	shirley@shaw.ca		I think Esquamalt should have a tennis bubble.
75	yes	yes	no	no	no			Ellery Street	shirley@shaw.ca		Poolley Place and Ellery Street (2 properties) Build more developments like at the corner of Esquamalt and lampson - only 2 storeys and 6 units. This is a good footprint.
76	yes	yes	no	no	yes			Wollaston Street	shirley@shaw.ca		The March 24th Community Forum questionnaire is somewhat limiting in it's choices. There should have been a question saying: Are you in favor of leaving existing Building Height and Density for Multi-family and mixed commercial-residential areas in the pre
77	no	yes	yes	yes	yes			Bewdley Avenue	shirley@shaw.ca		There should be a High Rise precinct surrounding on the Legion property
78	no	no	yes	yes	yes			Greenwood Avenue	shirley@shaw.ca		I have sent two emails regarding the allowance of secondary suites and am very much in favour of secondary suites as long as they are taxed accordingly. A secondary suite can make it possible for a young person to get into home ownership as well as maybe ma
79	no	no	yes	yes	yes			Greenwood Avenue	shirley@shaw.ca		I have lived in this house for 30 years... I have attended hundreds of Esquamalt Municipal 'Meetings' over those 30 years. TIME AND TIME AGAIN, the citizens of this Municipality have said NO, NO, NO to the height of the buildings, but for some unknown rea
80	no	no	no	no	yes			Wychbury	shirley@shaw.ca		It seems to me if I answered no to question 3, questions 4 & 5 are redundant.
81	no	no	no	no	no			Admirals Road	shirley@shaw.ca		I would have attended the meeting had I been aware of it. I'd like to note that we took a lot of time and spent a lot of money developing another community plan. Density and heights etc were all covered in that. Why do we do this again?
82	no	no	no	no	no			Greenwood Avenue	shirley@shaw.ca		1217 Rockcrest Place The building height restriction of 10 stories has only been in place for a short time and already there are developers who want exemptions to build higher. This should not be allowed. In my opinion, 10 stories is too high for a comm
83	no	no	yes	yes	yes			Rockcrest Place	shirley@shaw.ca		Esquamalt needs to get into the new era, if you can't go out you need to go up.
84	no	yes	yes	yes	yes			Parklands Drive	shirley@shaw.ca		
85	no	no	yes	yes	yes			Lyal Street	shirley@shaw.ca		
86	no	no	no	no	no			Constance Avenue	shirley@shaw.ca		

Community Forum on Height and Density Survey Results									
Forum Date: March 24, 2009									
Forum Attendance	Was presentation/discussion helpful	Heights of increase in building		Density of allowing increase in		What street do you live on	Email address	Comments	
		In favour of increase	no	In favour of growth	no				
87	no					Foster Street	shaw@shaw.ca	Please stick to the Community Plan. Please keep Esq a place for people. High rise towers are not the solution. One only needs to look at downtown Victoria to see this.	
88	no	no	yes		yes	Drake Avenue	shaw@shaw.ca		
89	yes	yes	no		yes	Woodway Road	shaw@shaw.ca	Leave the present plan work for a few years	
90	no	yes	yes		yes	Ayum Road	shaw@shaw.ca		
91	no	yes	yes		yes	Ayum Road	shaw@shaw.ca		
92	no	no	no		yes	Drake Avenue	shaw@shaw.ca	Maximum height of 12 storeys in selected areas	
93	yes	yes	yes		yes	Esquimalt Road	shaw@shaw.ca	The community needs the tax revenue from this development and Esquimalt needs the Esquimalt Dockyard branch to remain in the community.	
94	no	yes	yes		yes	West Bay Terrace	shaw@shaw.ca		
95	no	no	no		yes	Old Esquimalt Road	shaw@shaw.ca	My husband and I are in favour of "controlled" growth - no highrises I attended the meeting on March 24, 2009. I found the presentations to be informative and helpful, however, the first presentation with the pictures of areas in Vancouver having high rises was not the sort of information I was looking for. All of the	
96	yes	yes	yes		yes	Old Esquimalt Road	shaw@shaw.ca		
97	no	no	no		no	Dunsmuir Road	shaw@shaw.ca		
98	yes	yes	yes		yes	Esquimalt Road	shaw@shaw.ca	Save our Royal Canadian Legion, Br. 172, Esquimalt The questions are misleading. This is not a 'yes or no' situation. Yes, I want height. Yes, I am in favour of density but to what extent? This needs to be defined by the community (i.e. OCP) not Esquimalt's council or staff (all speakers at March 24th for	
99	yes	yes	yes		yes	Paradise Street	shaw@shaw.ca	Taxes pay for services and services help educate and culture a community. Increased density is inevitable, why resist?	
100	no	yes	yes		yes	Esquimalt Road	shaw@shaw.ca		
101	yes	yes	yes		yes	Admirals Road	shaw@shaw.ca	I wish this Legion project to go through	
102	no	no	no		no	Head Street	shaw@shaw.ca	Growth is not inevitable and is not necessarily desirable.	
103	yes	no	no		yes	Dunsmuir Road	shaw@shaw.ca	More pan handles if the lots is large enough	
104	no	no	yes		yes	Nelson	shaw@shaw.ca		

Community Forum on Height and Density Survey Results									
Forum Date: March 24, 2009									
	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	Density allowing increase in building heights	In favour of Growth	What street do you live on	Email address		Comments
105	no	yes	yes	yes	yes	Esquimalt Road	shawn@shaw.ca		
106	no	no	yes	yes	yes	Foster Street	shawn@shaw.ca		
107	no	no	no	no	no	Admirals Road	shawn@shaw.ca		
108	yes	no	yes	yes	yes	Bewdley Avenue	shawn@shaw.ca		The presentations were too generic and not specific to the issues of height and/or density as it relates to Esquimalt. I don't think that the survey is really meaningful without an understanding of the potential impact of height and density on specific loc
109	yes	yes	no	no	no	Plaskett Place	boband penny@shaw.ca		I find the last two questions are to open ended. Business owner 1234 Esquimalt Road ...Are there minutes available from the March 24th meeting?
110	no	yes	yes	yes	yes				
111	yes	yes	yes	yes	yes	Esquimalt Road	shawn@shaw.ca		As important as the Town Centre is in the current planning exercise, it must be understood that at least as important is the whole of Esquimalt Road. The experience that is Esquimalt for most people in the district is Esquimalt Road. Density and height
112	no	yes	yes	yes	yes	Esquimalt Road	shawn@shaw.ca		I send the questionnaire on behalf of the company Sophie Investments Inc., owner of the commercial centre "Place Valentine" located at 880-890 Esquimalt Road. Most of our commercial tenants depend directly on the residents of the area for their sales.
113	no	yes	yes	yes	yes	Esquimalt Road	tkryvan@shaw.ca		1153 Esquimalt Road yes we are in favour of growth live in same block as Legion
114	no	yes	yes	yes	yes	Admirals Road	shawn@shaw.ca		
115	no	yes	yes	yes	yes	Dunsmuir Road	shawn@shaw.ca		"Yes" is subject to careful planning, listening to community concerns and having an iterative process to ensure legitimate concerns are addressed through the planning process.
116	no	yes	yes	yes	yes	Paradise Street	shawn@shaw.ca		I believe that 'The Pretty Little Village' attitude, is choking industrialisation.
117	yes	no	no	no	no	Hadfield Avenue	shawn@shaw.ca		I am most uncomfortable with re working the 2 year old OCP in order to increase height allowances for high rise development. The present OCP represents an increase of over 100% from the previous OCP in regards to height and density and that is high enou
118	no	yes	yes	yes	yes	Pooley Place	shawn@shaw.ca		Going up is the best option for increasing our tax base

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119	no	yes	yes		Dunsmuir Road		I consider the hodge podge of apartment buildings & single family homes in Fairfield & James Bay to be a great failure on the part of city planners & councillors & a situation to be avoided in Esquimalt. And I don't want tall buildings that dwarf the la		
120	no	yes	yes		Esquimalt Road				
121	no	yes	yes		Esquimalt Road				
122	yes	no	yes		Lampson		I think that the 10 storeys written up in the OCP was a good compromise between "growth" & maintaining a village feel. Any bigger & neighbours will be shadowed... Our developable lots are too small for more. *For a counsellor to encourage me to attend the		
123	no	yes	yes		Paradise Street	<a href="mailto:phrasor@esquimalt.com">phrasor@esquimalt.com</a>	Don't stop progress		
124	no	yes	yes		Intervale Avenue		801 Intervale Avenue #3 I am much in favour of higher density through increased building height. Indeed, close to the downtown core, along Esquimalt Road, I see absolutely no difficulty (save perhaps the issue of casting shadows) with heights over 20 st		
125	no	no	yes		Old Esquimalt Road		Allowing more tall buildings will risk spoiling the essential nature of Esquimalt an attractive village.		
126	no	yes	yes		Constance		I am a twenty year member of the Esquimalt Legion. I would like to see the increase in height in order to keep our Legion viable and be able to have affordable housing for some of our veterans who, in some cases, are having a hard time making ends meet.		
127	no	yes	yes		Porter Road		I believe this is an idea that has to be done. We have many seniors who require residences and the Legion in Esquimalt is their social place.		
128	yes	yes	yes		Head Street		646 Head Street. It's about time this municipality done something for the Veterans of our Community.		
129	no	yes	yes		Nelson Street		Look at Langford - they have bypast us in infrastructure. We require the taxes to assist "owners".		
130	yes	yes	yes		Old Esquimalt Road		Density = Taxes = Prosperity=Infrastructure=A Vibrant Community=Healthier Lifestyles for All		
131	yes	yes	yes		Old Esquimalt Road		Time for a change in Esquimalt. The plan for the new Esquimalt/ Dockyard Legion would greatly enhance the township.		
132	yes	yes	yes		Cooper Road				
133	no	yes	yes		Esquimalt Road		Was told about forum. I am a longtime member of Branch #172 RC Legion and feel that it is a necessity in the community, especially help & support of youth & sports. I would like to see a new facelift in Esquimalt.		

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	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	Density of allowing increase in building heights	In favour of growth	What street do you live on	Email address		Comments
134	no	yes	yes	yes	yes	Porter Road			
135	yes	yes	yes	yes	yes	Esquimalt Road			The tax base would really benefit us and the change in long over-due.
136	no	no	no	yes	yes	Rockheights Avenue			
137	no	yes	yes	yes	yes	Rockcrest Avenue	cigould@shaw.ca		
138	yes	yes	no	yes	yes	Joffe Street	gina@vrsb.bc.ca		I think that high density around Bullen Park is not good.. high density in other areas like Swallows Landing works.. maybe where the legion is works... but not your town centre around the plaza.. these buildings should be lower density & a itered look.. n
139	no	no	yes	yes	yes	Foster Street	spencer@shaw.ca		
140	yes	no	yes	yes	yes	Head Avenue			I believe the OCP of 10 storeys is very good. Selected areas only of above 10 stories. Admirals & Esquimalt Road is not one of them. Too high traffic area, one of the busiest intersections in esquimalt. "BE VERY CAREFUL"
141	yes	yes	yes	yes	yes	Carlisle Avenue			This Legion has done more for this community than anyone knows of. It would be a dreadful loss.
142	no	yes	yes	yes	yes	Esquimalt Road	michele.smith@perimeter.ca		Allowing the increase in height and density will only be beneficial to the area, more people, more business. I like the lack of traffic and quietness of Esquimalt. Some of the older homes could be rebuilt or torn down to allow more than one family. If condos were to be built I would want them to be more than 4 floors.
143	no	no	no	no	no	Rockcrest Place			Development is fine as long as it is tasteful and realistic for this area. No huge condos or highrises. Allow basement suites.
144	no	yes	yes	yes	yes	Rockcrest Place			I'm in favour of mixed income & mixed age (multi generational) housing & underground parking & reduced heights of buildings and bike paths.
145	no	no	yes	yes	yes	Rockcrest Place			I think the last three questions are too general to answer yes or no. In each case the particulars of the development proposed would have to be studied to determine if it meets particulars related to height, density, location, surrounding location (for e
146	yes	yes	yes	yes	yes	Joffe Street			#4 if people want it in that area. #5 Don't over do it! Stick to present OCP - we gave it consideration and attended the public meetings. ( I don't need "educating" now.) I have lived in a highrise and aand won't do it again. I lived on a very small lot
147	no	no	yes	yes	yes	Old Esquimalt Road			

Community Forum on Height and Density Survey Results									
Forum Date: March 24, 2009									
	Forum Attendance	Was presentation/discussion helpful	In favour of increase in building heights	In favour of increase in building density	In favour of allowing increase in density of growth	What street do you live on	Email address	Comments	
148	yes	yes	no	yes	yes	Bewdley Avenue		Trust 1. Council - Councils change - different people, different objectives. How can you maintain a long-term objective/plan with short-term changes? 2. Developers - I view a developer as people who want to make money by erecting or modifying buildings. 3.	
149	no		yes	yes	yes	Constance Avenue		I would like to see Esquimalt reassert control over emergency services, especially now replacement of the blue bridge is being considered. We should be able to care for our own people, instead of paying Victoria annually to do so. George Johnson 250-385-0	
150	no					Hadfield Avenue		#3 I am supportive of increasing heights consistent with the existing Official Community Plan. I do not support increasing building heights beyond 10 stories. #4I am supportive of increasing density in selected multi-family and mixed commercial-resident!	



**Height and Density Comments not attached to a Survey**

I Barbara Jean Macfarlane am in full support with the O.C.P. plan here in Esquimalt. I have owned & paid taxes for the past 12 years & truly believe if we do not progress into the future Esquimalt will become the "slums" of Victoria. We desperately require more in our "Tax Budget" & this is an excellent way to help us along. I look forward to some positive decisions made on this issue soon. 204-929 Esquimalt Road

If we have an OCP then why would we ignore it when it comes to development? If the limit is 10 stories then that is the limit. We have entrusted our elected officials to represent the people of our township to the best of their abilities and to help them we have adopted certain policies and planning strategies. John Price, Concerned Esquimalt Tax Payer, 1212 Rockcrest Avenue

I want it to be known that we are against changing the height restriction in Esquimalt to allow building over 10 stories. As residences we see building that are 10n stories and they look more than tall enough. There is plenty of room for high density buildings within 10 stories in Esquimalt. Raising the height restriction would open us up to skyscrapers, which does not foster the community environment which we now experience in Esquimalt. Our vote is No! Barb and Dale Robertson, 1120 Craigflower Road

Thank you to all of you for the effort put into last nights community meeting/forum. I thought it was very helpful for all of us to better understand what we would like to see in Esquimalt. In particular, I gained a great deal of information from the economist. Not only was he interesting and "witty" but he explained building finances in a realistic, understandable format. I also thought the questionnaire was direct and simple to fill out, so therefore will be very useful as to what the tax payers would like. Special thanks to Barb Snyder -- she was a great moderator and really held the forum together. Sincerely, Murial Dunn, 1193 Old Esquimalt Road

The meeting put on tonight was one of the best I have been to in all the times of going to meetings, please thank the staff and the panel for their input. Barb the Director of planning did a great job thanks. I know our Mayor would never say " I told you so", even if I do deserve on this one. Rod Lavergne

As we are unable to attend the council meeting on March 24th we would like to email our wishes with respect to the OCP review. My wife and I are of the opinion that the current plan should be up held and that any proposal by developers that ignores that plan should be discouraged. We feel that a lot of time, energy and money went into developing our 2007 OCP and we see no reason to change it. Of what value is such an exercise if we don't stand by it? It's the job of an OCP to "set the table" for future development on our community not the developers. Mark and Kathie Aitken

As a Gerontologist with 25 years' experience doing research on housing for older persons, I understand the importance of creating and enhancing walkable communities, and I understand that densification of housing is one way to contribute to this ideal. At the same time, however, I understand the improtance of amintaining the character of "place" so that it attracts and satisfies residents. The character of Esquimalt is "seaside village". This is why people move and stay here; it is something precious that should not be destroyed. I think Esquimalt will lose its village charater if we introduce high rise buildings. (To be clear: I do not support building even as high as 10 storeys, and certainly not higher.) Could we not densify in other ways?

For example we could: (1) Build four-or five storey mulit-family dwellings as townhouses and cluster of cottages. (2) Continue to encourage in-fill housing. (3) Increase the tax base by densifying the industrial are, by developing fallow areas/properties commercially, and by changing the use of the buildings in both Macauley Park and Saxe Point Park so that they bring in considerably mor revenue. If you want to tap my knowledge further, I would be glad to meet with you. Nancy Gnaeginger, BA, MA, 1108 Bewdley Avenue

### Height and Density Comments not attached to a Survey

As I am unable to attend the Community Foun tonight, I'd like to give you a few thoughts via email: 1. Esquimalt should abandon the idea fo becoming a city. We have a marvellous city only 5 minutes away. 2. Celebrate being a neighbourhood. 3. Do Not increase allowable heights or allow oversized apt/condo developments. There are already too many of them in Victoria. No one even knows the people on the same floor and lots of green space. 4. Think "What would Oak Bay do?" We have the potential to be as beautiful as them without the stuffiness. 5. Do Not allow any more unfriendly buildings wuch s the recent transition from bank to Islamic centre. Its unwelcoming street facade looks like a fortress. 6. Push for an extension of the West Bay Walkway. 7. Fight for several small sewage treatment plants. 8. Do not be seduced by the idea of all that property tax income. High rises will diminish the appeal and value of single family dwellings. 9. Remember that developers and architects are only concerned with opportunities for themselves. Once you give them a nod, they will fight to maximize their profits and waste your time and money and try

10. Stick to the restrictions of the current community plan and don't worry about developers giving up on Esquimalt. There is no place else near the city to develop. Oak Bay and James Bay won't allow it. Thank you for your attention,  
Judith Phillips, 916 Dunsmuir Road

## NOTES

### COMMUNITY FORUM ON HEIGHT & DENSITY

HELD  
TUESDAY, MARCH 24, 2009  
6:00 P.M.  
ESQUIMALT COUNCIL CHAMBERS

#### CALL TO ORDER AND OPENING REMARKS

Barbara Snyder, Director of Development Services, welcomed members of the community and speakers. The Director gave a brief explanation that Esquimalt may be looking at a review of the Official Community Plan (OCP) in regard to height and density. Currently the OCP states that 10 storeys is the maximum height for multiple family dwellings, with a Floor Area Ratio (FAR) of 2.0. She indicated that this Forum was called to discuss height and FAR and receive input from the community as to whether the current OCP should be revamped or Esquimalt should be looking at its height and density guidelines.

Barbara Snyder introduced the three speakers and outlined each of their biographies. The panel was made up of:

Norm Hotson, Architect, started his own practice of architecture and urban design in 1973. Hotson Bakker Boniface Haden architects and urbanistes employs 40 people. They carry out diverse projects in BC, Alberta, the USA and China. His firm is known internationally for its expertise in mixed-use waterfront development, resort planning, historic restoration, multiple-family residential, municipal and university buildings.

Jay Wollenberg, is President of Coriolis Consulting Corporation, with over 20 years of experience as a professional planner and real estate analyst. He has been responsible for a wide array of market analysis. He has advised development companies, investors, businesses and all levels of government. He has been President of the Planning Institute of BC and the Canadian Institute of Planners. He teaches a graduate course in market and financial analysis at the University of British Columbia.

Gene Miller is representing the Urban Development Institute, which is a non-profit association of the development industry and related professions, including developers, property managers, financial organizations, lawyers, engineers, planners, appraisers, real estate professionals, local government and government agencies. UDI works with communities and governments to create and achieve the vision of balanced, well-planned and sustainable communities.

2.

Norm Hotson, presented a power point presentation. The presentation illustrated various scenarios regarding how view corridors are affected by development of a site. The illustration showed low-rise “squatty” buildings, mid-rise and high rise buildings, and how view corridors can be affected, and how they can be preserved. Through illustrations, Norm Hotson demonstrated that the relative height of buildings is determined by the site itself and its surroundings. Certain floor plates provide good unit layouts and views; the expectations of the community must be considered. Does the project provide good neighbours, more green spaces more open spaces and good architecture.

Examples showing higher buildings and higher FARs with various mixes of uses were presented:

1. Mixed Retail/housing (what does it contribute to the community?)
2. Retail/Restaurant/Townhouses fronting the street with intermittent towers provides a nice human-scale street, with wider sidewalks and a double row of trees;
3. Use of lower buildings to buffer the scale of higher buildings at the rear;
4. Illustrates ways architecture can mitigate impacts of higher buildings;
5. Pedestrian only areas, street trees, reduce the effect of these higher buildings;
6. Landscaping is very important.
7. High buildings can be very dramatic (illustrated by photo showing wide sidewalks as well as the use of water features).
8. A 16 storey building with modulated terracing was shown. If buildings are terraced back, they create variety and diversity. Provides a lower scale from street.
9. Colour and materials can provide diversity, there can be too much glass/metal; the use of brick, diverse architectural elements, different glazing, and different colouration can provide diversity.
10. The top of tall buildings are very important and can provide spectacular roof tops.

Jay Wollenberg explained Urban Land Economics and the factors involved for developers and for the Municipality.

He stated that municipalities should ask themselves 4 questions:

1. Rezoning to higher density – can you count on redevelopment?
2. If redevelopment is not happening, do you need to revise regulations to provide more height and density?
3. DCC's – the Province provides legislation to municipalities so that they can levy charges for new development projects;
4. How can we legally obtain amenities for the community during the development process?

Gene Miller commented on regional growth. He stated that developers need really clear rules and policies. The OCP is a 5-year experiment; developers undertake the experiment and see what happens. An OCP should be resilient, flexible, and achievable.

Developers need clear direction with what the community wants and does not want. What are the goals and priorities and the degree of goodwill to regulate height and density. Do you want to encourage/discourage?

Good, clear communications starts at the planning counter to ensure the community's needs and goals are met. The development process can be flexible with trade-offs and height and density relaxations for amenities.

Gene Miller commented that Esquimalt does not have its own shoreline, no scenic drives

- you do not have to go to great heights for stunning ocean views,
- set the stage to access views in appropriate locations.
- designate an area for greater density/height;
- talk informally with developers, architects; get feedback; have informed discussions on the process.

What outcome does the community want? what conditions foster that? do you want to foster those conditions?

See development as an amenity in itself.

Tools: Communication, consensus, partnerships.

OCP is a living document to be proud of and part of.

Break

Question and Answer Session

- Q. Regarding "leaky condos" is the problem seen in high-rises and are there solutions?
- A. Norm Hotson commented that seeing high-rise buildings behind "tarps" is of real concern.
- Q. Like the community the way it is, what would be the consequences if we did absolutely nothing?

- Q. Comment from audience – referring to Swallows Landing. Project came forward twice, the community indicated to the developers what was presented was not acceptable, Esquimalt was not accepting “cheap”. A new developer, with “deeper” pockets came forward and worked with the community to bring forward a project that everyone could agree with.
- Q. What makes a great downtown?
- A. Diverse mix, lots of customers, walking areas, variety of cultural, civic and entertainment uses. Local government needs to make a commitment to the downtown. Economic study is as important as architecture. Esquimalt is unique and has a strong recreational presence in the core.
- Q. What do you think of the proposed plan for a 17 storey building?
- A. I am not aware of the specific project
- Q. Would it be a bad thing? I can’t decide in principle if it would be good or terrible.
- Q. Esquimalt is lagging behind; economic development is an opportunity, what bogs Council’s down?
- A. Elected officials have to evaluate the mood of the community, nothing bogs down, just more cautious. Working towards a vision, like the Town Centre which will be a major change.
- Q. How can you consider density and high-rises without considering transportation? We live in an automobile driven society. There is a need to change to a more energy efficient way, to go to work I feel that this is a greater challenge than buildings of 12 or 17 storeys.
- A. Excellent, point, it is like the chicken and egg. Need to plan long term for sustainability, and a plan for public transportation.
- Q. Since 1970, the municipality has never wanted changed. Municipal costs are increasing, so do we allow development, or do we have flat taxes and no development. How do you judge what is good and what is not.
- A. Planning and the application process is mostly re-active. I feel planning departments should actually do planning (i.e. be pro-active)

- Q. How does a community know what is the magic number for height, is it 17? There are visual impacts in all locations. Tall buildings have views; they can access sunlight and daylight. They do overlook others, everything impacts all; is the impact reasonable?
- A. Community has the right to see the design in principle, an architectural evaluation. Look at the traffic impact, can it be minimized or fit into the community. What will the projects do for the community? Does it make a contribution? The community becomes informed by asking and answering questions in a public forum.
- If developers and the community are conflicted, then the community has not done its homework around the OCP. If the force and clarity of their intention is reflected in its OCP, then the community has done its work.
- Q. Esquimalt is unique. The OCP indicates 10 storeys. Developers do not need to have more than 10 storeys, it is all about profit. Four storeys can be developed.
- A. No one is saying 10 is right, that is not our role. It is about you the community, what are your thoughts and experiences. No one is suggesting a change. There might be areas where 10 storeys is too high. Each lot has to be reviewed separately – do not confuse height and density. Five to 10 storeys may not be economic. There are benefits to re-development. Be open to answers, the choice is very clear.
- Q. Optimum size of this community is 17,000, have great recreational facilities. If there is growth between 30,000-40,000 can we manage the same structures. What is the optimum size? Where will you put people?
- A. You are not an isolated part of the Urban Region. It's impossible to answer what Number the community can sustain. There are different increments of community growth.
- Q. Concerned about shadow factors, concerned about losing ocean views, and more than 10 storeys creates a wind tunnel. The community worked on the OCP and stated 10 storeys. Many residents attended every meeting when 2 projects over 10 storeys were presented to protest.
- A. There are many reasons to support or oppose higher buildings. Any building over 6 feet blocks my view, basically any building higher than your eyeball blocks your view.

- Q. The OCP does not contain Development Cost Charges (DCC's). Yes, the OCP has a 10 storey limit, but allows a bonus density. How can you have bonus density without DCC's?
- A. It is technically possible in the OCP and Zoning Bylaw to allow for density bonusing without having a DCC Bylaw. It is smart to have DCC's
- Q. Esquimalt is in a great location, look at density and transportation. Growth is coming, we need to ensure it is good growth.
- A. The community needs to ensure that there are places to work, live and shop. DND and the Graving dock are creating more employment, these persons will look elsewhere to live and shop if not provided in the community.
- Q. Why are we not using DCC's?
- A. I am in favour of municipalities using DCC's; it is a fair way to apportion costs of infrastructure. If DCC's are reduced you get more urban development, if numbers are too high, they may not be viable. Everything depends on the market conditions. You must make sure your numbers are correct. The charges should not be too high or too low.
- Q. Buildings at 6-9 storeys can be very economical. If you have a view, you cannot buy a view. Buildings should be positioned to preserve the views and there should be views between buildings. Esquimalt has nice ocean views and is a unique community.
- A. Views are very important; buildings can be manipulated to secure views. Public views must be preserved. You need to look at low-rise, med-rise and high-rise buildings, and put the right development on any given site.
- Q. How do you put flexibility into the OCP?
- A. Information tonight will help us to decide if all or just part of the OCP should be looked at. Information will be reported to the Committee of the Whole. Public comments will be summarized. Questionnaires are also on-line.
- Q. I am concerned with design of developments. Parking should be provided, but not on the streets.



Q. DND and the First Nations are the largest owners of properties. Do you bring these people to the table, there are no representatives here.

A. These agencies are consulted with regularly, we have no control over their participation. We work and liaise with them continuously.

Q. DND uses municipal facilities, roads and services they should participate.

A. They are invited but decline to do so.

Q. If you drive through Oak Bay, there are scenic drives, how do you go about developing these scenic drives, especially when DND is a large owner of waterfront lands.

A. You need a 100 year plan; several generations need to come through, do brainstorming. Need long range plan to obtain waterfront.

Q. Would you do this through the OCP?

A. It could find its way into the OCP.

When the Esquimalt Village Project is finalized it will be adopted into the OCP.

Q. (from developer of 669 Constance and the Legion Site)  
Would like to thank the panel, informative and educational. The economics do not work, this is not viable at 10 storeys; no developer could make it work. We wish to co-operate with Esquimalt and hope we will be given a chance to make a proper presentation to Council; the 15 minutes we were given was unfair.

Q. Environmental concerns, and Green Buildings, should be encouraged and expectations outlined in the OCP.

A. Definitely can be embodied in the OCP and in the Zoning Bylaw. (i.e. some municipalities have a density Bonus provision awarded for green building features). Some municipalities have a prescribed green list.

A. Esquimalt has a and work is being undertaken to develop a "Green List".

Q. There needs to be a balancing, need to look at business, homeowners a balance of the two to live and work in the community.

8.

- A. I agree with mixed uses, rather single uses, need to ensure the mix works. You do not want empty spaces for years. There needs to be flexibility in land use. Provision for mixed uses is already in the OCP.
- Q. Langford has targeted affordable housing, are there any incentives in Esquimalt?
- A. No tax incentives, but there is provision for bonus density.

Adjournment: 9:20 p.m.

## STAFF REPORT

**DATE:** April 8, 2009 **REPORT NO.** DEV-09-021  
**TO:** Tom Day, Chief Administrative Officer  
**FROM:** Barbara Snyder, Director of Development Services  
Trevor Parkes, Senior Planner  
**Subject:** **DEVELOPMENT PERMIT**  
**513 Sturdee Street**  
**[Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854]**

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### RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by 3 Metro Urban Design and Development, stamped "Received March 10, 2009" and on landscape plans prepared by Duane Ensing Landscape Design, stamped "Received April 7, 2009", for the proposed development located at Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854 [513 Sturdee Street], and including the following variances to Zoning Bylaw No. 2050 be forwarded to Council with a recommendation of approval.

**Section 38(5) – Floor Area** – a 30 square metre reduction to the minimum floor area of the first storey of the Principal Building from 88 square metres to 58 square metres.


**Section 38(7) – Building Width** – a 1.1 metre reduction to the minimum width of any Two Family Dwelling from 7 metres to 5.9 metres.

**Section 38(9)(a)(ii) – Siting Requirements – Principal Building** – a 0.6 metre reduction to the Interior Side Setback from 1.5 metres to 0.9 metres.

**Section 38(9)(a)(ii) – Siting Requirements – Principal Building** – a 1.3 metre reduction to the Exterior Side Setback from 3.6 metres to 2.3 metres.

**Section 38(9)(b)(ii) – Siting Requirements – Accessory Building** – a 0.7 metre reduction to the Exterior Side Setback from 3.6 metres to 2.9 metres.

  
Trevor Parkes  
Senior Planner

  
Barbara Snyder  
Director, Development Services

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### SUMMARY

The applicant proposes to construct a non-strata titled duplex on the northeast corner of Sturdee Street and Wood Street. The property is currently zoned RM-1 (Multiple Family Residential) however Zoning Bylaw No. 2050, Section 11, allows for the construction of lower density development on higher density zoned parcels. This two unit proposal is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

The subject property's area is far smaller than any "standard" single or two family residential lots within the municipality. As this existing lot currently possesses residential zoning, some form of residential development must be permitted on this site. The question before council therefore is one of the appropriateness of the proposed form and character as well as the suitability of the size of the proposed building on the property.

### **BACKGROUND**

**Owner/Applicant:** 3 Metro Urban Design and Development [Glenn Davies]

**Property Size:** Metric: 278.6 m<sup>2</sup> Imperial: 2998.8 ft<sup>2</sup>

**Existing Land Use:** Single Family Residential

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

South: Single Family Residence on two, RS-1 zoned parcels  
East: Single Family Residence on two, RM-1 zoned parcels  
North: Multiple Family Residence  
West: Two Family Residence on a RM-1 zoned parcel

**Existing Zoning:** RM-1 [Multiple Family Residential]

**Proposed Zoning:** RM-1 [No change required]

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

**Purpose of the Application:** To acquire a development permit authorizing the construction of a new duplex as allowed under the RD-1 [Two Family Residential] zoning.

### **COMMENTS FROM ADVISORY PLANNING COMMISSION**

This application was considered by APC on the evening of March 17, 2009. Members were complimentary of the proposed design and felt it would be a welcome addition to the neighbourhood. Security concerns were raised relating to the use of Photinia as a hedge material as it would likely grow quite tall. The applicant responded to this by altering the landscape plan to include boxwoods as recommended by the members. The application was unanimously forwarded to Council with a recommendation of approval.

### **COMMENTS FROM OTHER DEPARTMENTS**

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

**Building Inspection:** Construction must meet BC Building Code 2006 requirements and all municipal bylaws. Separate natural gas, hydro, and water services are recommended for each unit.

**Fire Rescue:** 45 minute fire separation must be achieved between floors.

**Engineering Services:** Staff have reviewed the servicing requirements for the proposed up down duplex at 513 Sturdee Street. New sewer and drain connections, curbs and a new driveway drop will be required.

**Parks and Recreation:** Tree protection will be required for 2 municipal boulevard trees. Tree removal permits will be required for the removal of the Mountain Ash and three trees along the east side of the property. \$1500.00 will be payable to the Municipal Tree

Replacement Fund as only one replacement tree is proved in the landscape plan. Proposed landscaping plan is suitable.

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**

**Siting and Setbacks:**

The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the RD-1 [Two Family Residential] zone.

*Note: Section 14(4) of Zoning Bylaw No. 2050 exempts any portion of a basement where the ceiling is less than 1.2 metres above grade from the floor area ratio calculation. Accordingly, the entire basement was excluded from the floor area ratio calculation for this proposal.*

	<b>RD-1 (Two Family)</b>	<b>513 Sturdee Street</b>
<b>Minimum Parcel Size</b>	668 m <sup>2</sup>	278.6m <sup>2</sup>
<b>Floor Area Ratio</b>	.40	.36
<b>Lot Coverage</b>	30%	30%
<b>Principal Bldg Setbacks</b>		
• Front	7.5 m	7.5 m
• Rear	7.5 m	10.1 m
• Side	3.6 m/1.5 m	<b>2.3m/0.9 m</b>
<b>Accessory Bldg Setbacks</b>		
• Front	7.5 m	7.5 m
• Rear	1.5 m	1.5 m
• Side	3.6 m/1.5 m	<b>2.9m/1.5 m</b>
<b>Building Height</b>	7.3 m/3.6m	7.2 m/3.6m
<b>Building Massing</b>	Upper Floor <= 75%	Upper Floor = 74%
<b>Driveway Width</b>	Maximum 5.5 m	5.4 m
<b>Off Street Parking</b>	2 stalls	2 stalls

**OFFICIAL COMMUNITY PLAN CONSIDERATIONS**

The Official Community Plan does allow for sensitive infill development in residential zones provided the development is compatible with and enhances the surrounding neighbourhood. This proposal is subject to Section 9.0 of the Official Community Plan and the design Guidelines of Section 9.7.5 are applicable.

**Building Design:**

The proposed building is a two storey, up/down duplex, with numerous design features including twin sloped roofs, a combination of hardie shingle and cedar board siding, large clerestorey windows and a sunken patio for the use of the lower unit. Entrances are clearly defined by the access paths oriented toward Sturdee Street. The use of natural finished cedar board cladding accentuates the height of the building while effectively breaking up the massing of the long eastern and western facades. Large windows on the first and second floors of the southern and western sides of the building will supply an abundance of natural light, as will the innovative "bay window" on the eastern side which permits light into both floors of the upper unit while preserving the privacy of the eastern neighbour.

Unit A consists of the first and second storey of the building and offers 2 bedrooms, 1.5 bathrooms, dedicated laundry and an open floor plan for the living room, kitchen and dining areas. Unit B is located within the basement of the building and offers 1 bedroom, 1 bathroom, dedicated laundry and an open living area. This unit is located primarily below grade, however, large windows on the southern façade combined with the grade level and sunken windows on the west side of the structure will supply direct and indirect natural light to the entire unit. The lower unit has a dedicated sunken patio which provides desirable outdoor living space.

The intent of the accessory building is that it be used as amenity space for the upper unit as opposed to the traditional garage/ storage function. The structure has been designed with large clerestory windows in keeping with the architecture of the principal building as well as twin garden doors which, when open, connect the well lit interior space to the courtyard creating a transitional indoor/ outdoor entertaining area. If future residents choose to use the entire accessory building as storage then the upper unit's amenity space will be limited to the rear courtyard which also serves as the parking area for the unit. While the accessory building is proposed to be only 12.75m<sup>2</sup> in area, it is also proposed to be 3.6m in height, therefore the opportunity exists to install loft storage shelves to maximize storage potential while still leaving floor area available for amenity use. Available storage is very limited for both the upper and lower units in this proposal; other than two clothes closets the lower unit has no storage.

The applicant's design meets all of the applicable changes to the RD-1 zone recently adopted by Council. He has been successful in mitigating the mass of the second floor to less than 75% of the first storey and limiting the driveway width to less than 5.5 metres at the property line. As mentioned, this proposal triggers a number of variances to the RD-1 zone, however, these relate more to the constraints of this site than to ignoring the intent of the requirements of the zone.

The applicant will be required to register a Section 219 Covenant limiting the new principal building to only two dwelling units [sample covenant attached].

**Fit with Neighbourhood:**

The subject property is located in a neighbourhood of mixed architecture styles of single family homes, duplexes and multiple family buildings. The proposed duplex preserves the proportions and patterns of existing residences and setbacks while introducing a modern flare to the area. The proposal is sensitive to the neighbours to the east as windows are small and not invasive. As the property is a corner lot, neighbours to the south and west are separated by streets and the multiple family residence to the north will be buffered from the home by the placement of the accessory building and fencing.

**Landscaping:**

The attached landscape plan indicates a 2 metre privacy fence will be installed across the rear lot line and down the east side of the parcel. This fence will drop to 1.2 metres at the front face of the principal building and extend to the front lot line. Boxwoods would be planted surrounding the front yard and extending up the western side of the property providing separation from the boulevard and privacy for the residents. A large sunken patio is proposed for the use of the residents of the lower unit and access to this patio can be achieved via ornamental paver paths connecting from the parking area and from Sturdee Street. As mentioned, the rear courtyard serves double function as a parking space for the upper unit and as an amenity area. Proposed landscaping is primarily easy care grass and groundcover with intermittent shrubs and ferns. Finally, two trellises are

proposed, one acting as a gateway to the rear yard and the other as a shade feature for the south facing sunken patio.

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

**Green Building Features:**

A brief outline of the proposed green features for this proposal is attached.

**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.

The applicant has also provided their interpretation of resident's responses to the proposed design that were gathered as part of a door to door consultation with surrounding neighbours [attached].

**Approved for Council's consideration:**



Tom Day, Chief Administrative Officer

Dated: Apr. 8/09



SCALE 1:1000

ESQUIMALT RD

1357

521  
519  
515  
513

516  
514  
512  
510

ANE

1364  
1360

506  
1350  
504

LYALL ST

491/493  
1361  
1357  
1355  
1349

489B  
489A  
485  
490  
484

STURDEE ST

1351  
519  
543  
548  
552/556  
513  
1346  
1338  
1336  
1334  
1332  
1330  
1326

WOOD ST

1345  
1341  
1337  
1333  
1331

491  
487  
484  
488  
489

NELSON ST

525  
521  
519  
517  
515  
507  
1324

495  
489

1342  
1344

602  
604  
606



## 9.7 Development Permit Area No. 5 – Enhanced Design Control Residential

### 9.7.1 Scope

All lands zoned for two-unit dwellings or zoned as Comprehensive Development Districts for residential developments only are designated as part of Development Permit Area No. 5 – Enhanced Design Control – Intensive Residential as shown on “Schedule C” of this Plan.

### 9.7.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character of intensive residential development.

### 9.7.3 Justification

The following policies and guidelines were developed to allow for the better utilization and redevelopment of parcels within residential neighbourhoods and ensure that development occurs in a manner that retains the desirable physical characteristics of a neighbourhood.

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

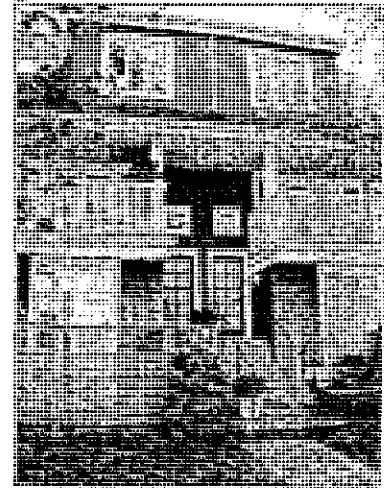
- a) Owners of land within Development Permit Area No. 5 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
- ♦ construct a two-unit dwelling;
  - ♦ subdivide a two-unit dwelling;
  - ♦ convert a single-unit dwelling to a two-unit dwelling;
  - ♦ renovate an existing two-unit dwelling if the value of construction, as specified in the Building Permit, would exceed 50 percent of the assessed value (as listed on the BCAA property roll at the time of construction) of the building being added to or renovated;
  - ♦ construct two or more separate dwelling units on one parcel, without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area; or
  - ♦ construct a dwelling on a parcel less than 530 m<sup>2</sup> in area if that parcel was created after May 31<sup>st</sup>, 2002.
- b) Exemptions:
- The following do not require a development permit:
- ♦ additions or renovations to, or the construction of, one single-unit dwelling situated on a fee simple parcel;
  - ♦ additions or renovations to any two-unit dwelling situated on a parcel zoned for two-unit use where the value of construction, as specified in the Building Permit, does not exceed 50 percent of the assessed value of the building (as listed on the BCAA property roll at the time of construction) being added to or renovated;
  - ♦ construction of buildings or structures less than 10 square meters in area;
  - ♦ 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;

- emergency repairs to existing structures where a potential safety hazard exists; and
- fences.

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

The intent of these guidelines is to ensure that new two-unit development (i.e. duplexes) is compatible with and enhances the surrounding community.

- a) New two-unit dwellings, additions to or renovations of existing two-unit dwellings, and the conversion of single-unit dwellings into two-unit dwellings should be designed to be consistent with and preserve the proportions and patterns of existing residential buildings in the immediate vicinity, including the wall-to-window area ratios and the amount and type of open space provided.
- b) Where it is not possible to achieve buildings of similar size and proportion to the surrounding residential buildings, the fronts of the buildings should be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing.
- c) Innovative and creative site-specific two-unit dwellings are encouraged where yard space is maintained either on the ground or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.
- d) Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.
- e) Side by side, up and down, or staggered unit configurations are preferred as these result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.
- f) The use of exterior building materials similar to those used in older residential neighbourhoods (i.e. combinations of wood, brick, stucco, and stone) is encouraged.
- g) Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.
- h) To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.
- i) Buildings should be designed to minimize visual intrusion onto the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced



so that they do not align directly with those of other buildings.

- j) The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.
- k) A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required for every new two-unit dwelling or the conversion of a single-unit dwelling to a two-unit dwelling. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.
- l) The provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.
- m) Retention and protection of trees and the natural habitat is encouraged where possible.
- n) Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. The building of curving access roads and driveways helps to avoid views from the street of large expanses of paving. The use of shared driveways is encouraged.
- o) The use of permeable and decorative surfacing materials, such as brick, concrete pavers, textured concrete, coloured paving or grasscrete is encouraged in place of solid expanses of asphalt or concrete.
- p) Where possible, hydro meters will not be placed on the front façade of a building and, if placed on the side of a building which is visible from the street, will be appropriately screened.
- q) Where an existing single unit dwelling is being converted to a two-unit dwelling both the original structure and the addition shall be in the same architectural style and constructed of the same exterior finishes including roofing material, window treatments, exterior finishes, door styles and trims.
- r) Roof styles and pitches of the original and new portions of the building must be complimentary.
- s) For new or converted two unit dwellings, garages and parking areas are encouraged to be located in the rear yard. Shared driveways are preferred to access the rear yard.
- t) Where two single lane driveways serve a two unit lot, landscaping features are encouraged between the driveways.”

38. **TWO FAMILY RESIDENTIAL [RD-1]**

The intent of this Zone is to accommodate Two Family Dwelling Units on individual Parcels of land.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Two Family Residential
- (b) Home Occupation

(2) **Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 668 square metres

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 18.3 metres, measured at the Front Building Line.

(4) **Building Density [Floor Area Ratio]**

- (a) For parcels 800 square metres in area and larger, the Floor Area Ratio for Two Family Dwellings shall not exceed 0.35.
- (b) For parcels under 800 square metres in area the Floor Area Ratio for Two Family Dwellings *shall not exceed 0.4.*"

(5) **Floor Area**

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

(6) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres
- (b) No Accessory Building shall exceed a Height of 3.6 metres
- (c) When developing a front to back Two Family Dwelling, the back Dwelling Unit shall be no higher than the highest point of the existing Dwelling Unit. A Two Family Dwelling is considered back to front if more than 75% of the floor area of the back Dwelling Unit is behind the rear wall of the front Dwelling Unit.

(7) **Building Width**

The minimum width of any Two Family Dwelling shall be 7 metres

(8) **Lot Coverage**

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

(8.1) **Building Massing**

The second storey of any Two Family Dwelling shall be a maximum of 75% of the total floor area of the ground floor, including an attached garage.

(9) **Siting Requirements**

(a) **Principal Building**

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

(b) **Accessory Building**

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

- (c) **Garage Setback:** Detached and attached garages shall be set back a minimum of 1.5 metres from the front face of the Dwelling Unit."

(10) **Common Wall Requirements**

The common wall overlap between the habitable areas of the two Dwelling Units shall be not less than 50%.

(11) **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.

(12) **Off Street Parking**

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

(13) **Driveway Width**

The maximum width of a driveway surface on a Two Family Residential lot shall be a total of 5.5 metres. This applies to a double-wide driveway, or the combined width of two single lane driveways serving a Two Family Dwelling.



SAMPLE

2. Only one Principle Building consisting of two Dwelling Units shall be located on the land. "Dwelling Unit" means one or more habitable rooms used for the residential accommodation of one Family when such rooms contain or provide for the installation of only one (1) set of cooking facilities and one or more sets of sanitary facilities. "Family" means one or more persons related by blood, marriage, common law, adoption or foster parenthood; or not more than four unrelated persons sharing one Dwelling Unit.
  
3. This Covenant runs with the Lands.
  
4. Nothing in this Covenant shall affect the Corporation in the exercise of its statutory powers.
  
5. The parties hereto each covenant to and agree with the other that the \_\_\_\_\_ being the holder of mortgages on the lands of the Grantor registered under number \_\_\_\_\_ at the Victoria Land Title Office do hereby consent to and approve the granting of the Covenant herein and do hereby grant priority to the said Covenant over the said mortgages such that the Covenant shall constitute and rank as a prior charge against the lands affected thereby.
  
6. These presents shall enure to the benefit of and be binding upon the parties hereto and upon their respective proper signing officers in that behalf as of the day and year first above written.

IN WITNESS WHEREOF, the parties hereto have signed, or being corporations have caused their officers to sign, the attached Form C General Instrument in execution of this Agreement.

[S:\Form\covenant 219 duplex]



Darwin Robinson commented on the driveway access. He suggested that grasscrete be used for the driveway. He stated that he likes to see "toys" (i.e. recreational vehicles, boats stored in the rear yard.

**Public Input**

No member of the public spoke to this application.

**RECOMMENDATION:**

Moved by Ed Williams, seconded by Darwin Robinson that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit for Lot 11, Block 7, Section 10, Esquimalt District, Plan 2546 [860 Admirals Road] be forwarded to Council with a **recommendation of approval**, on the proviso that the issue of the driveway encroachment be resolved.

The Motion **CARRIED UNANIMOUSLY**.

Also, the Commission suggested the use of an alternate species of tree than the Birch proposed on the landscape plan.

**(2) Development Permit  
3 Metro Urban Design and Development [Glenn Davies]  
513 Sturdee Street**

The proposal is to construct a non-strata titled duplex.

Glenn Davies, owner, Brian Kendrick, Designer, and Robert Roberts, builder were in attendance to outline the proposal.

Glenn Davies outlined the history of the property, commenting that they have cleaned up the property and also have new tenants in the building. He commented that Brian Kendrick had work hard on the design and did the best that they could do to show commitment to the neighbourhood. Have implemented green features. They have talk to the neighbours and did not receive any negative comments. The project provides affordable housing and a mortgage helper.

Glenn Davies stated to the Commission that the project will be built as the graphics illustrate.

In response to a question from the Chair, Trevor Parkes explained that a non-strata titled property allows two units with one legal title (i.e. one owner owns both units).

Darwin Robinson commented that he liked the design and felt it is a perfect for the area.

Ramona Scott stated that she loved the design, likes the little building, it is innovative and sets the standard. Liked the form the developer presented to outline the green features.

Ed Williams commended the applicants on their presentation. He felt it is a good fit with the neighbourhood and looks forward to seeing it happen.

Jaime Hilbert inquired if the patio area could be accessed from the basement suite?

Brian Kendrick responded, no, that it was a separate access.

Joanne Kimm commented that she like the design, it was energetic. She expressed concerns regarding the hedge, and suggested the use of boxwood plantings for the hedge.

In response to a question, Trevor Parkes advised the Commission that there are no regulations surrounding the height of hedges.

The Director of Development Services, Barbara Snyder, informed the Commission members that a landscape drawing would show the plantings and the heights. The type of hedging shown can be changed to indicate a low boxwood hedge and that the landscape plan is referenced to the Development Permit.

Joanne Kimm inquired if the accessory building was to be used for storage.

Brian Kendrick confirmed that it was to be used for storage.

Rod Lavergne stated that he liked the project. He suggested that the developer liaise with Parks Staff to negotiate a more appropriate boulevard tree on the corner.

**Public Input:**

There was no input from the public.

**RECOMMENDATION;**

Moved by Rod Lavergne, seconded by Darwin Robinson that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit for Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854 [513 Sturdee Street] including the following variances to Zoning Bylaw No. 2050 be forwarded to Council with a **recommendation of approval**

**Section 38(5) – Floor Area** – a 30 square metre reduction to the minimum floor area of the first storey of the Principal Building from 88 square metres to 58 square metres.

**Section 38(7) – Building Width** – a 1.1 metre reduction to the minimum width of any Two Family Dwelling from 7 metres to 5.9 metres.

**Section 38(9)(a)(ii) – Siting Requirements – Principal Building** – a 0.6 metre reduction to the Interior Side Setback from 1.5 metres to 0.9 metres.

**Section 38(9)(a)(ii) – Siting Requirements – Principal Building** – a 1.3 metre reduction to the Exterior Side Setback from 3.6 metres to 2.3 metres.

**Section 38(9)(b)(ii) – Siting Requirements – Accessory Building** – a 0.7 metre reduction to the Exterior Side Setback from 3.6 metres to 2.9 metres.

Also, as part of the recommendation, the Commission suggested that upon completion of the building, the applicants liaise with Municipal Staff for consideration of replacing the boulevard trees to enhance this project. The motion **CARRIED UNANIMOUSLY**.

## VII. PLANNER'S STATUS REPORT

Trevor Parkes reported on the following:

- Development Permit – 1405 Esquimalt Road was forwarded to Committee of the Whole. The Committee requested an alteration to the plan to show number of accessible suites.
- Rezoning – 934/936 Craigflower Road has not proceeded as yet to the Committee of the Whole, as the applicant wants to conduct a traffic study.
- **Rezoning** – 1191 Munro Street – Council gave first and second reading to the amending bylaw. Public Hearing is scheduled for April 6, 2009.

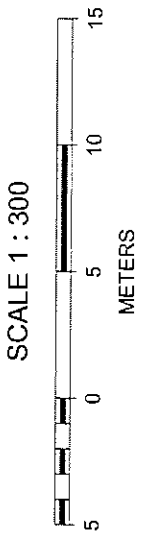
## VIII. COUNCIL LIAISON

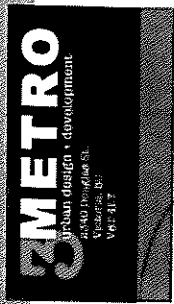
Councillor Garrison offered his thanks to the members for volunteering and devoting their time to the Planning Commission. He indicated that Council looks forward to their advice from such a diverse group.

He advised the members that Staff is working on developing a Green List to help the Commission evaluate applications.

He advised the members that his role is to act as Liaison between Council and the APC, that he does not have a vote.

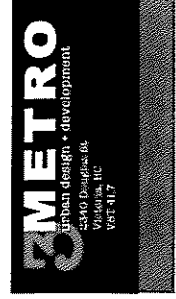
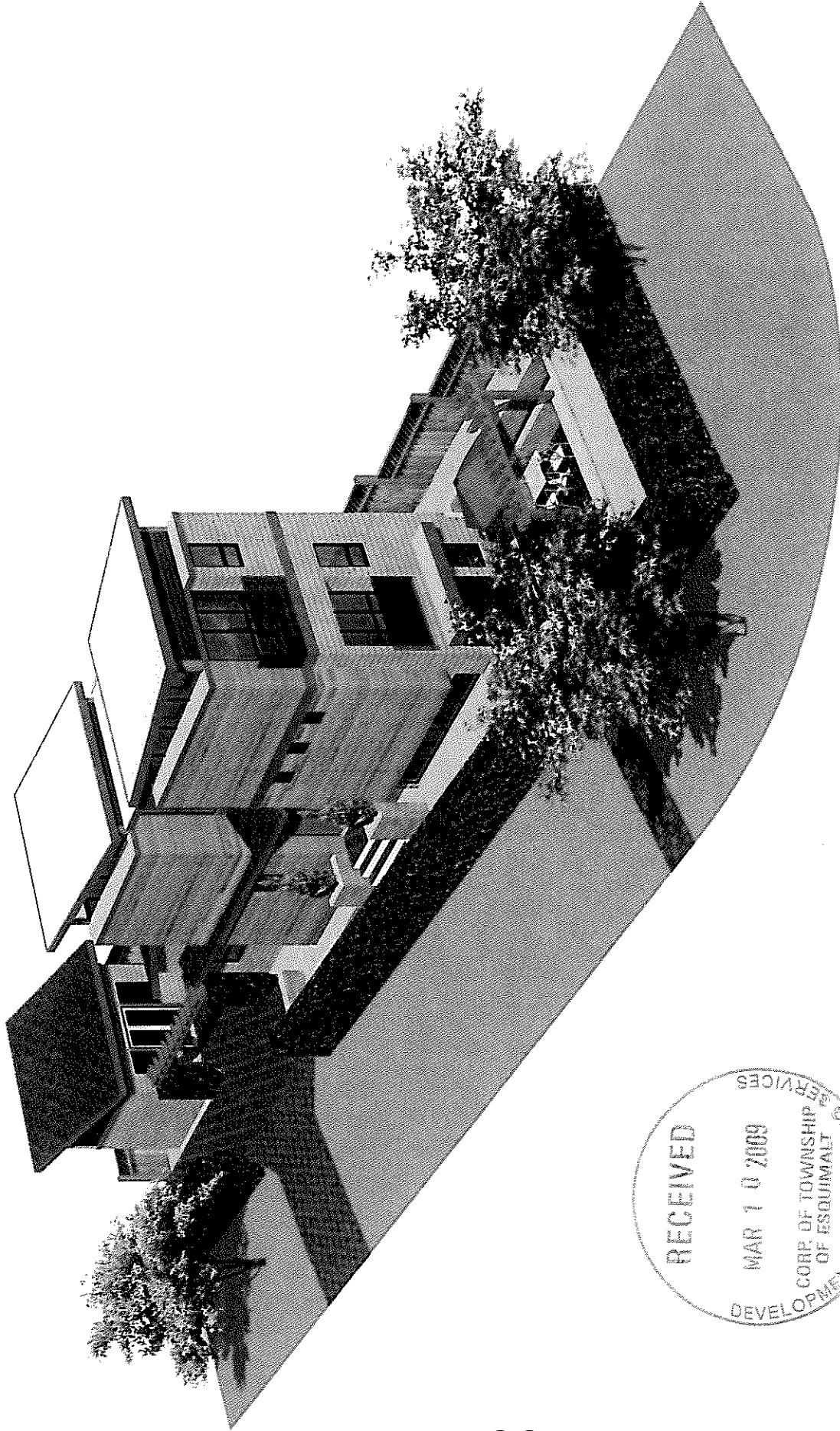
513 Sturdee Street





# 513 Sturdee Street - Proposed Development

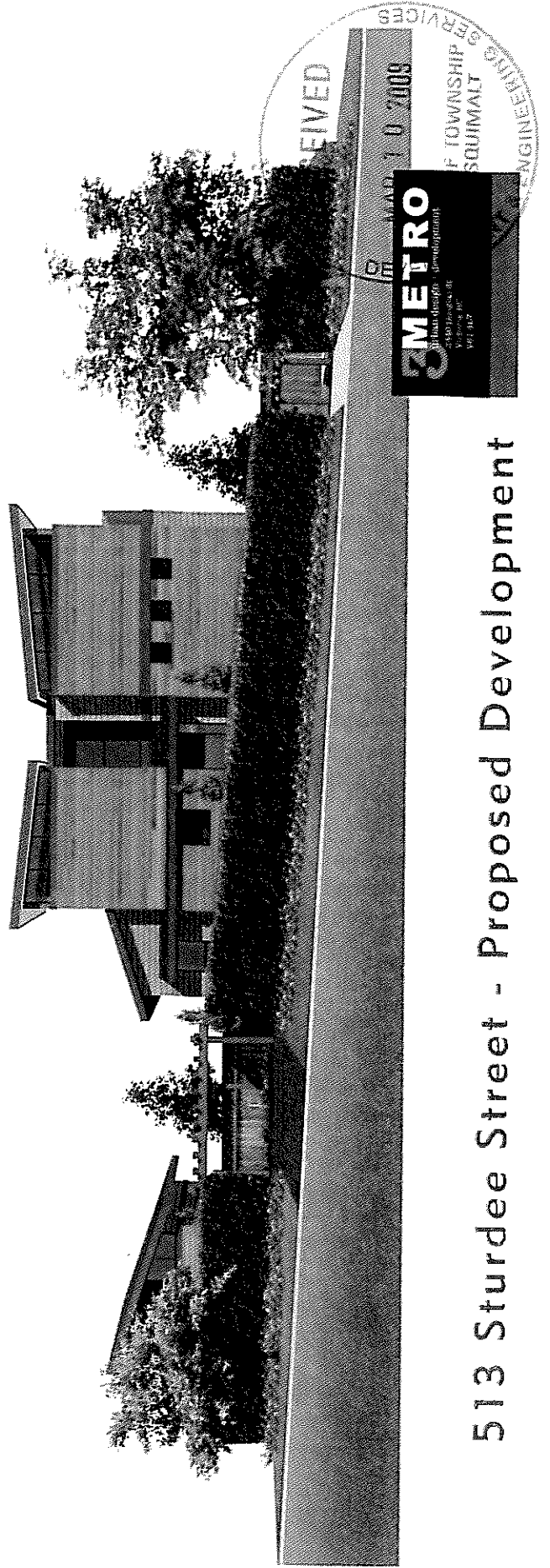




# 513 Sturdee Street - Proposed Development



513 Sturdee Street - Before



513 Sturdee Street - Proposed Development

## Neighbourhood Survey for 513 Sturdee Street ( Development Permit )

Address	Street	Comments
504	Sturdee Street	Not at home, complete package with contact information left for review.
506	Sturdee Street	Not at home, complete package with contact information left for review.
510	Sturdee Street	Not at home, complete package with contact information left for review.
512	Sturdee Street	Left package, received a telephone call, Supporting Application.
514	Sturdee Street	Supported Application
516	Sturdee Street	Supported Application
1340	Lyll Street	Supported Application, would like fruit trees maintained.
1336	Wood Street	Immediate Neighbour, transformation inevitable.
1338	Wood Street	Rental house however no concerns expressed.
1346	Wood Street	Supported Application







## **Green Features for proposed new house on 513 Sturdee St**

CRD Water wise fixture program for 9.5liter/minute or less with 1.6 liter flush toilets.

The use of the Energy Star Appliances

Insulation values will meet new proposed Energy Efficiency Requirements for Single Family Houses.

Compost for yard and garden waste working with Greater Victoria compost Education Center.

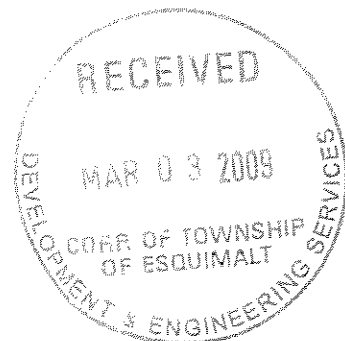
Rainwater harvesting via Rain Barrels or Cistern that can be re-directed into a Micro and Drip irrigation systems.

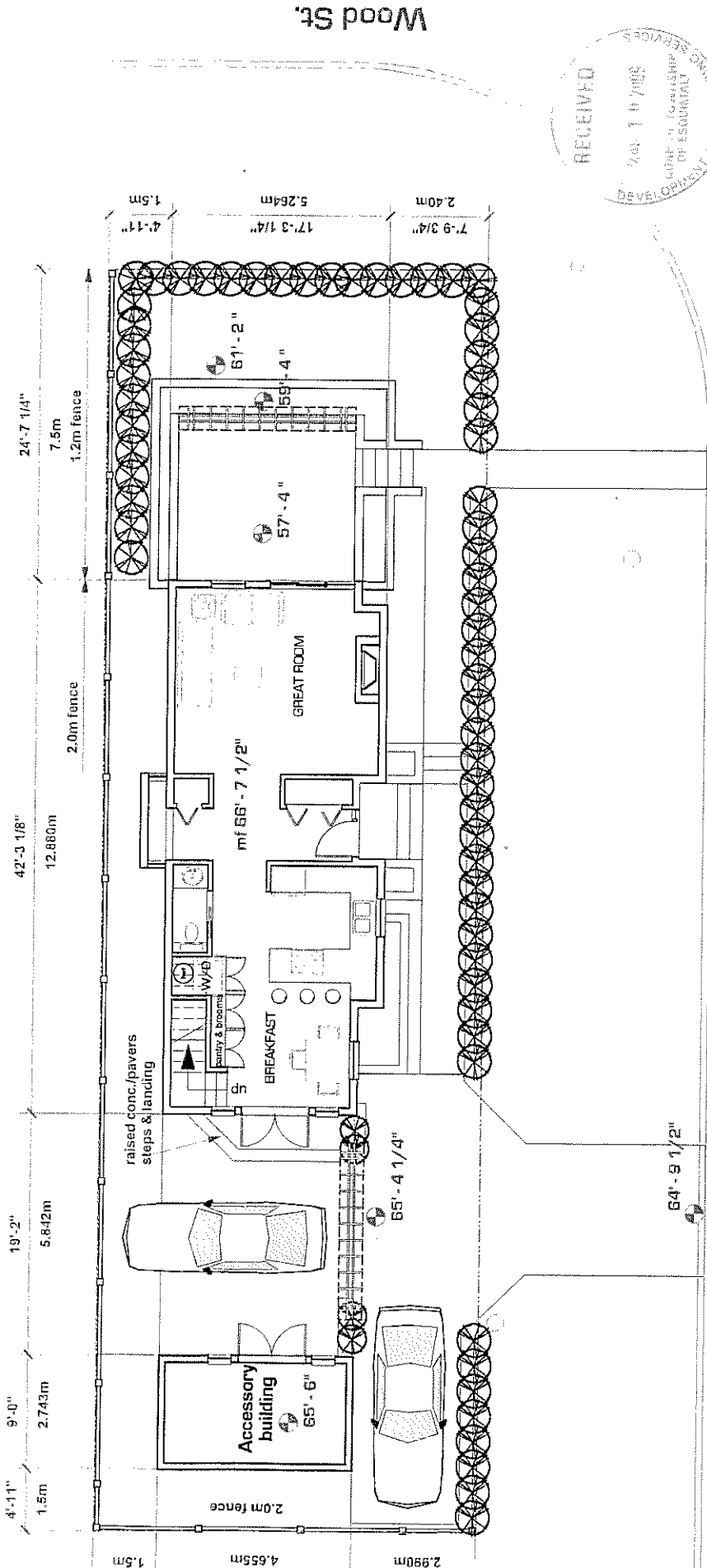
Drought Tolerant plant species for hedging with Native plant species in the landscaping.

Interlocking pavers for driveway areas and walkways.

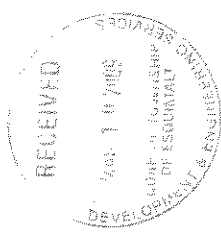
Thirty year (30) or better roof materials.

Use of low emission sealants, coatings and coverings.

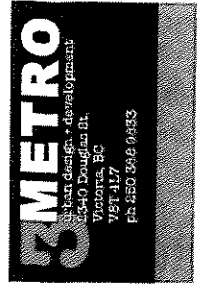




Wood St.



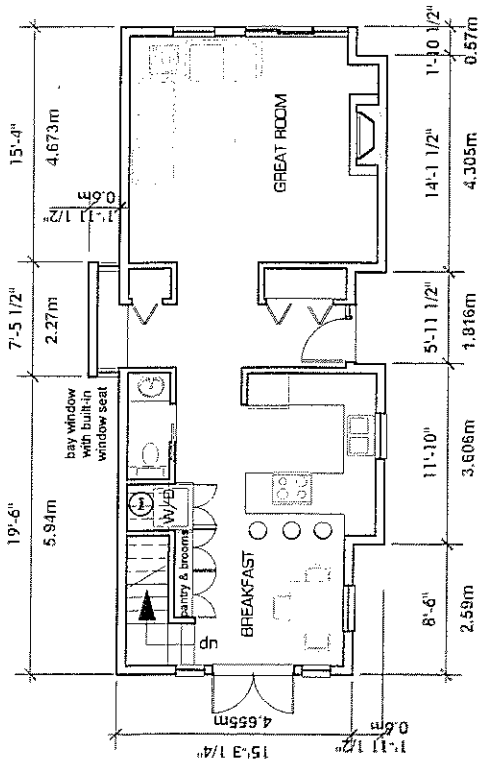
PROPOSED DEVELOPMENT FOR 513 STURDEE STREET



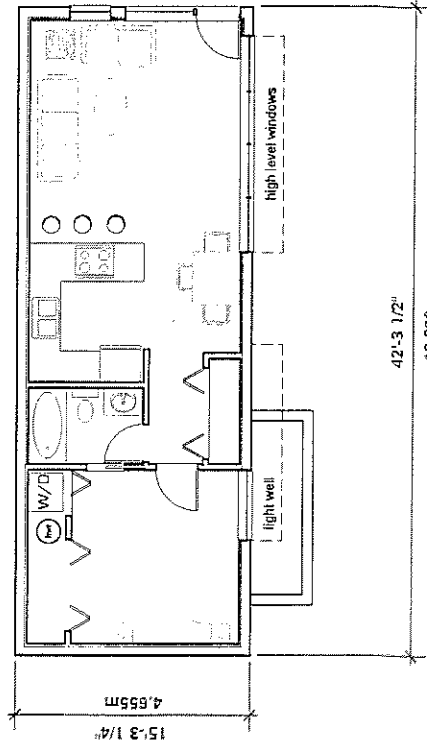
date: March 3/09

Sturdee St.

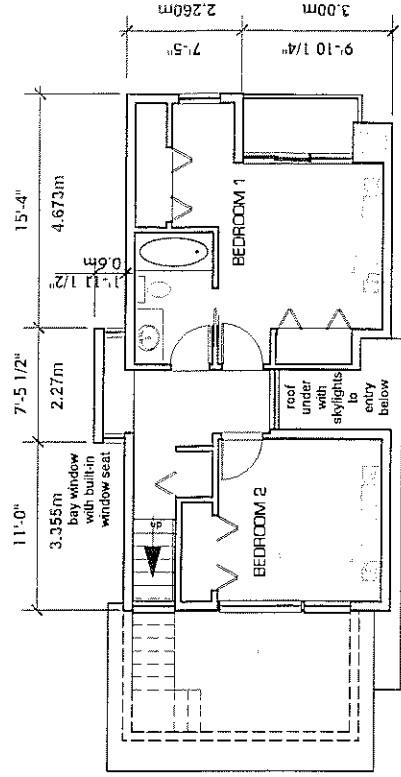
SITE DATA		Sturdee St.		Site Plan scale: 1/8" = 1"0"	
Site Area	3000sf	Site Area	278.7sq m		
Main floor area (for FAR calc)	639sf	Main floor area (for site coverage calc)	712sf		
Upper floor area (for FAR calc)	446sf	Access. building area	137sf		
TOTAL AREA	1085sf	2 trellises	50sf		
Floor Area Ratio	36.2%	TOTAL AREA	899sf		
Upper Floor Massing (48.03 sq m)	= 72.61%	Site Coverage	29.9%		
Main Floor Massing (66.15 sq m)			29.9%		



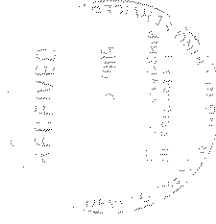
**Main Floor** 639sf for FAR/712sf for site coverage  
59.36sq m for FAR/66.15sq m for site coverage



**Basement** 645 sf  
59.9sq m



**Upper Floor** 446sf for FAR  
41.43sq m for FAR

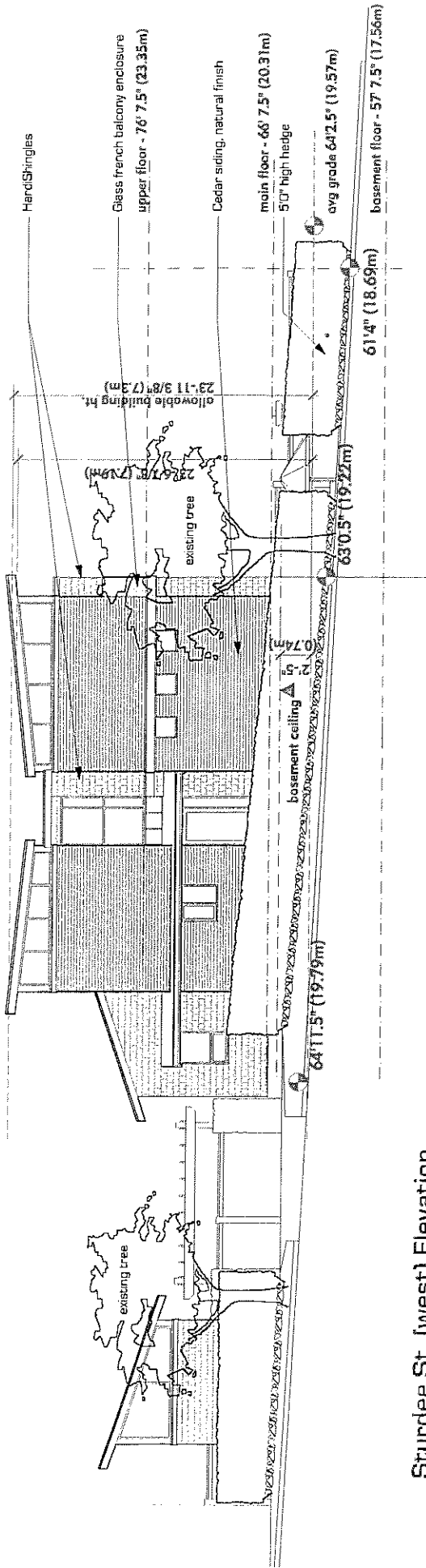


PROPOSED DEVELOPMENT  
FOR 513 STURDEE STREET

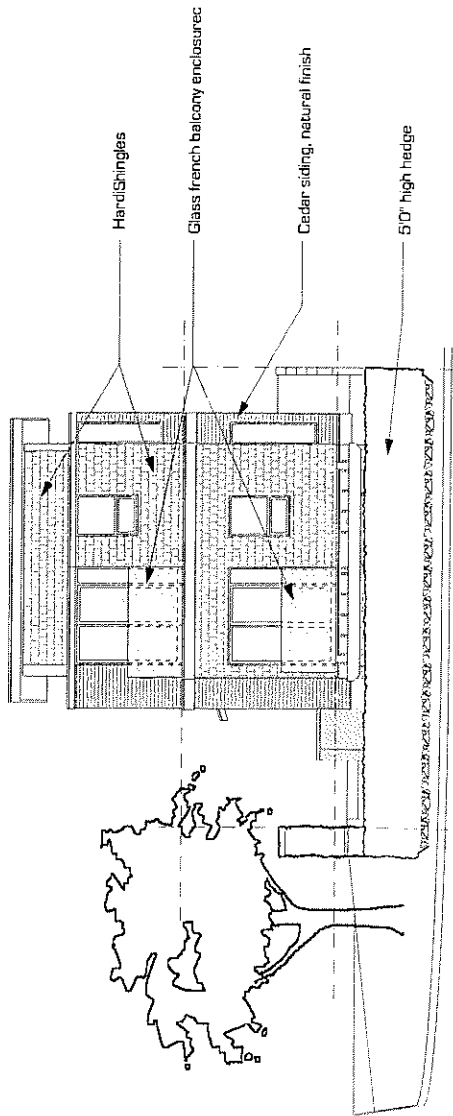
**SMETRO**  
urban design + development  
2410 Douglas St.  
Victoria, BC  
V8T 4L7  
ph. 250.339.8833

date: March 3/09

Floor Plans scale: 1/8" = 1'0"



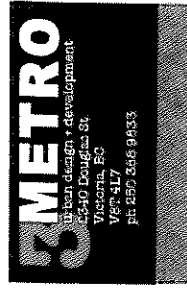
Sturdee St. (west) Elevation



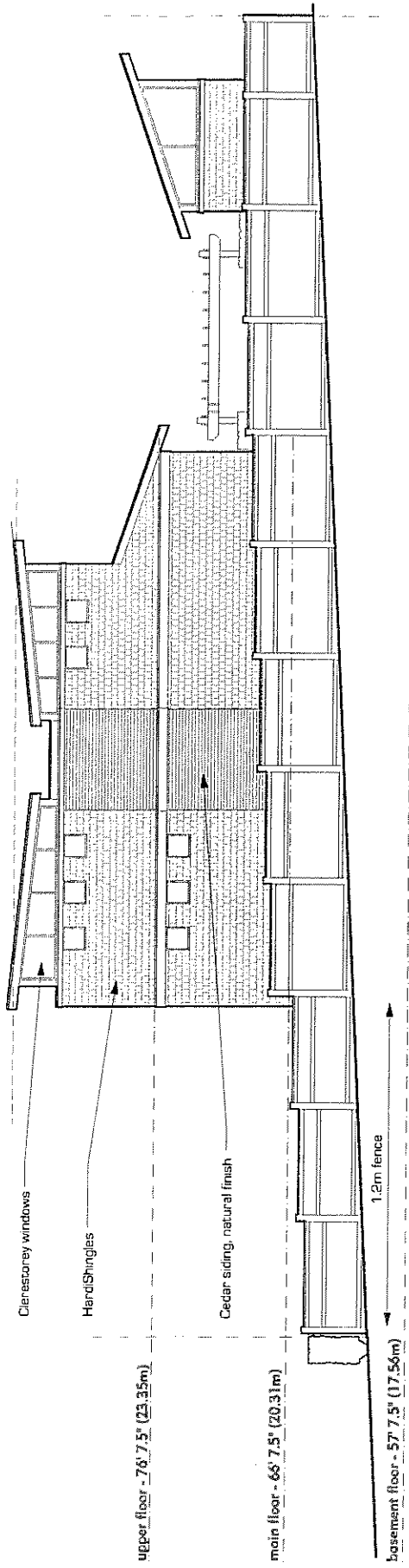
Wood St. (south) Elevation



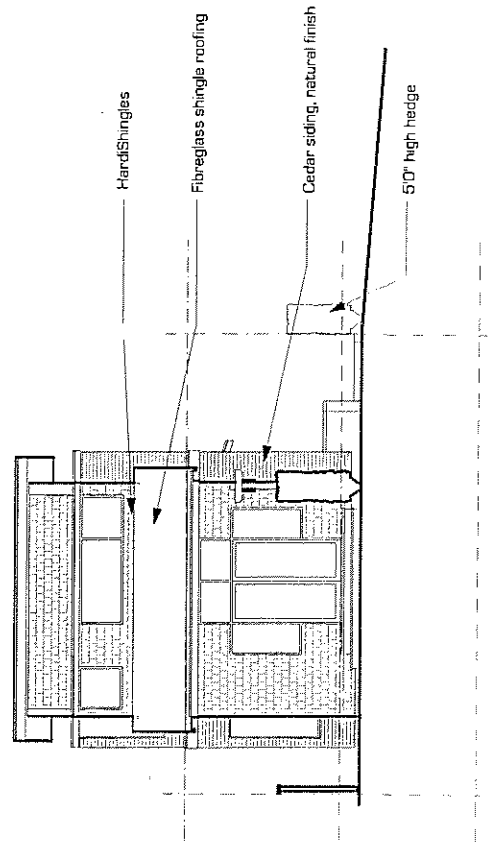
PROPOSED DEVELOPMENT  
FOR 513 STURDEE STREET



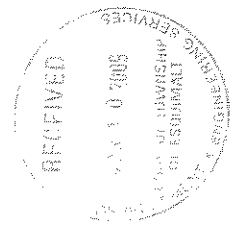
date: March 3/09



East Elevation



North Elevation



PROPOSED DEVELOPMENT  
FOR 513 STUDEE STREET

**METRO**  
 ENGINEERING SERVICES  
 5540 Douglas Ct.  
 Victoria, BC  
 V8N 4L7  
 PH 250 596 8633

date: March 8/08



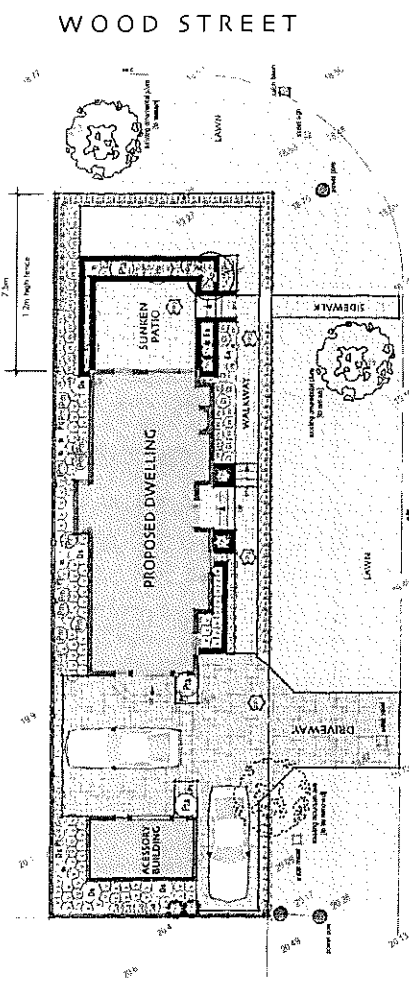
duane ensing  
landscape  
design  
L 100 04/01/2009  
www.duaneensing.com



# LANDSCAPE PLANTING PLAN

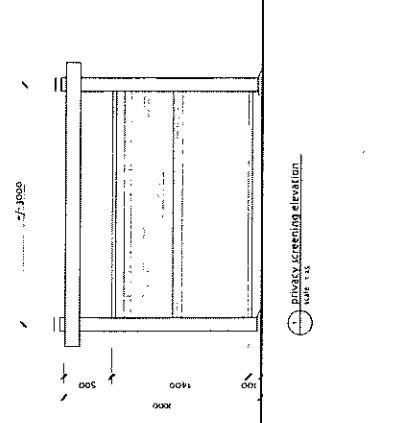
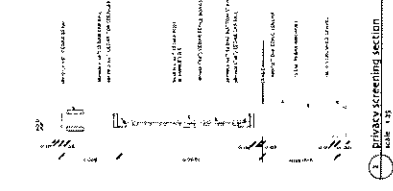
513 STURDEE STREET

SITE PLANT LIST				
SYM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES:</b>				
A1	1	Auricularium	Auricular MUSH	2.0M x 1.0
<b>SHRUBS:</b>				
B1	10	Blackberry	Blackberry	C
B2	10	Camellia	Camellia	Sol
B3	10	Camellia	Camellia	Sol
B4	10	Camellia	Camellia	Sol
B5	10	Camellia	Camellia	Sol
B6	10	Camellia	Camellia	Sol
B7	10	Camellia	Camellia	Sol
B8	10	Camellia	Camellia	Sol
B9	10	Camellia	Camellia	Sol
B10	10	Camellia	Camellia	Sol
<b>GRASSCOVERS AND VINES:</b>				
C1	100	Grass	Grass	50
C2	100	Grass	Grass	50
C3	100	Grass	Grass	50
C4	100	Grass	Grass	50
C5	100	Grass	Grass	50
C6	100	Grass	Grass	50
C7	100	Grass	Grass	50
C8	100	Grass	Grass	50
C9	100	Grass	Grass	50
C10	100	Grass	Grass	50



WOOD STREET

STURDEE STREET



**Legend**

**Hardscape finishes:**

- PP1 Concrete unit paving, light standard colour, Indian limestone pattern, 600x600x40mm
- PP2 Concrete unit paving, light pattern, 600x600x40mm
- PP3 Concrete unit paving, light pattern, 600x600x40mm

**Soft scape:**

- Lawn
- Planting area
- Miscellaneous area

**Miscellaneous:**

- Wooden privacy screening (1000x1000x100mm)
- Concrete or masonry look retaining structure
- Height 1.8m

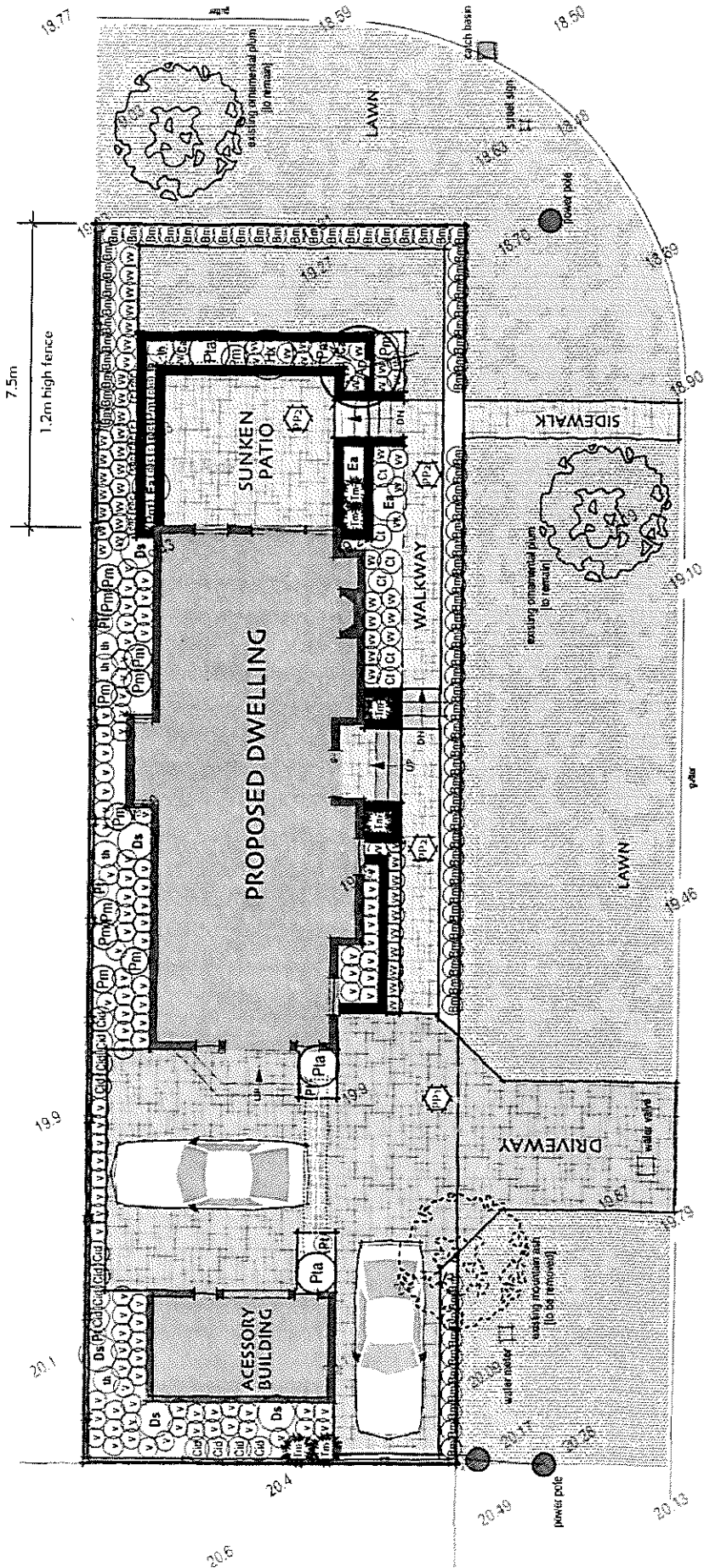
**NOTES:**

- All materials, finishes, and plants to be installed in accordance with the specifications and standards of the relevant authorities.
- All planting materials to be supplied by the client.
- All planting materials to be installed in accordance with the specifications and standards of the relevant authorities.
- All planting materials to be installed in accordance with the specifications and standards of the relevant authorities.
- All planting materials to be installed in accordance with the specifications and standards of the relevant authorities.

**NOTES:**

- Plant material, installation and maintenance to conform to ECCLA/BCNA standard (current edition).
- All planting medium to comply to ECCLA/BCNA standard (current edition).
- Underground irrigation system to be installed.
- Irrigation materials and installation to conform, as a minimum, to ECCLA/BCNA Standard (current edition).
- All existing trees located on plan are approximately 5m in diameter and 10m in height. All existing trees to be retained and protected by a tree guard and/or arbour, where necessary. All existing trees to be retained to have been through a tree guard to protect the existing tree.

# WOOD STREET



# STURDEE STREET

## STAFF REPORT


**DATE:** April 8, 2009 **REPORT NO.** DEV-09-022  
**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.]**

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### 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 project data and site plans stamped "Received April 7, 2009", and architectural plans stamped "Received August 21, 2008"; prepared by Herbert H. Kwan Architect 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 ADVISORY PLANNING COMMISSION**

This application was considered by APC on the evening of September 16, 2008. Members indicated they were impressed by the form and character of the design and felt it would set a high standard for redevelopment in the area. The application was unanimously forwarded to Council with a recommendation of approval subject to the applicant confirming to Council the project would be constructed to "Built Green" standards.

**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.

The applicant has responded to the aforementioned engineering requirements as well identified parking deficiencies in a letter stamped "Received April 2, 2009" and revised project data and site plans stamped "Received April 7, 2009" [attached]. These documents address lot grading, stormwater management, traffic and parking issues as well as confirm that the proposed building will be built to the "Built Green Program" specifications. The Director of Engineering and Public Works is satisfied that this project will not negatively impact traffic in the area and is satisfied the lot grading issues can be resolved.

*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 (Townhouse)</b>	<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	28 Total Spaces
• <b>Resident</b>	19	21 spaces
• <b>Visitor</b>	7	7 spaces

**Site Parking and Traffic:** The applicants are proposing 28 parking stalls (1 or 2 car enclosed garages for each unit) and 7 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 as required by the Municipality's Development Protocol. This information would be required prior to the issuance of any building permit for this project.

### **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 8 of the units and 1 car garages for the other 5 units;
- 7 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.

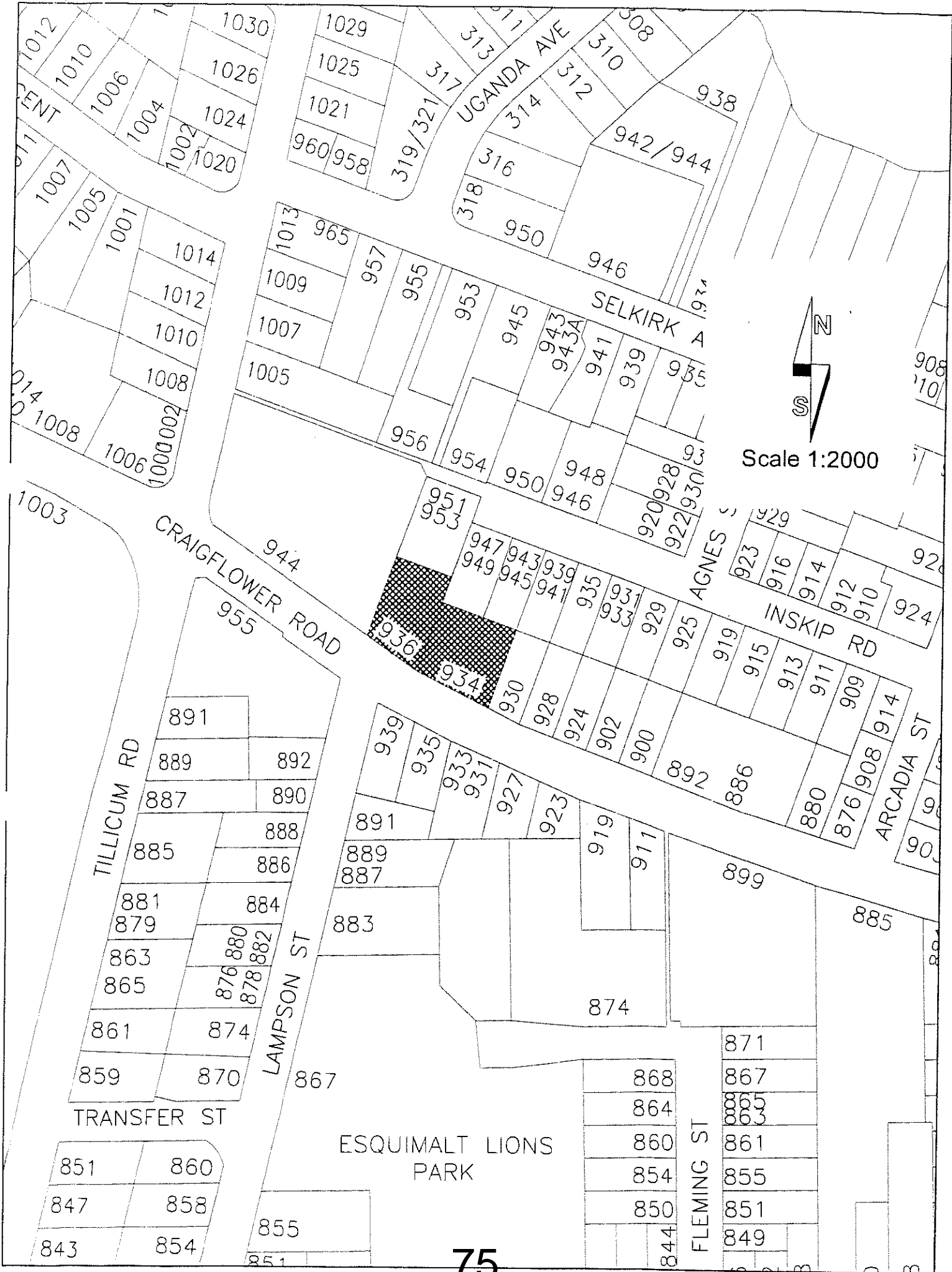
### **PUBLIC NOTIFICATION**

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 and will also be updated to indicate the date and time Council would be considering the application.

<p><b>Approved for Council's consideration:</b></p> <p></p> <p>_____ Tom Day, Chief Administrative Officer</p> <p>Dated: <u>Apr. 8/09</u></p>
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## 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

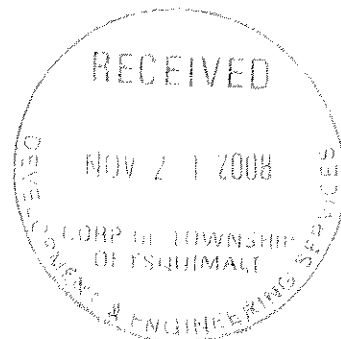
Vickers - Friday Nov 21/08

# 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**



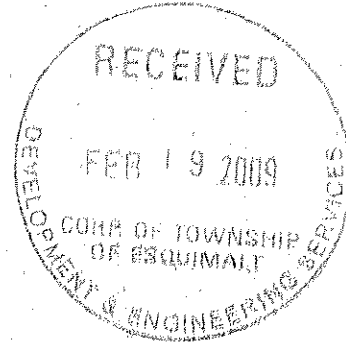


# Herbert H. Kwan Architect

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 Craigflower 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 Craigflower 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  
954/936 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

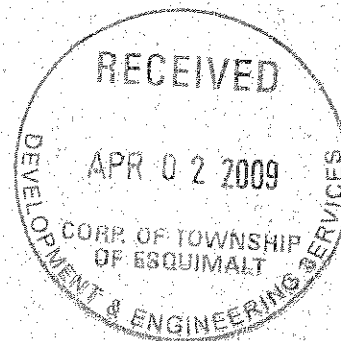


# Herbert H. Kwan Architect

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

Ms. Barbara Schneider  
Director of Planning  
Township of Esquimalt  
1229 Esquimalt Road,  
Victoria, B.C.  
V9A 3P1

April 2, 2009



Faxed: 250-414 7160 (Couriered)

Dear Ms. Schneider;

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

Further to our telephone discussion with Trevor Park, Senior Planner, on March 9, 2009, we are pleased to provide the following:

1. Steve Copp Construction Ltd. is a certified "Built Green Builder" and proposes the following Green building features:
  - Appliances shall have Energy Star ratings
  - Windows shall have Energy Star ratings
  - Low flush toilets
  - Provide to Home Owners "Built Green" Home Owner's Manual
  - Framing practices, insulation, venting and finishing products shall be in line with the "Built Green Programme"
  - Water management in line with "Built Green Programme".
2. Storm water management plan
  - We spoke with your Municipal Engineer on March 31, 2009 and he has agreed that the storm water management plan could be provided to the Township for review and approval at the building permit stage. Our clients are committed to meeting this condition.
3. Parking dimensions
  - We have made modifications to our parking plan as per our telephone conversation with Mr. Trevor Park of March 18, 2009.
  - 3 copies of the revised site plan and project data sheet revision dated March 27, 2009 have been enclosed for your review.

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



4. Traffic study

- Attached please find enclosed one copy of traffic study prepared by Boulevard Transportation Group dated April 2, 2009 for your review.

Regards

Herbert Kwan, MAIBC  
HHK/cs

Encl.

CC Mr. Bill Nickel  
Mr. Steve Copp

250-658 3085  
e-mailed



# PROPOSED 13 TOWNHOUSE DEVELOPMENT

934 / 936 CRAIGFLOWER ROAD  
ESQUIMALT, B.C.

## REZONING APPLICATION

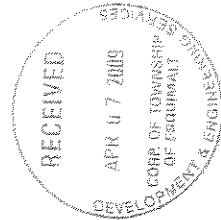
### DRAWING INDEX

#### ARCHITECTURAL

A000	DRAWING INDEX & PROJECT DATA	
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

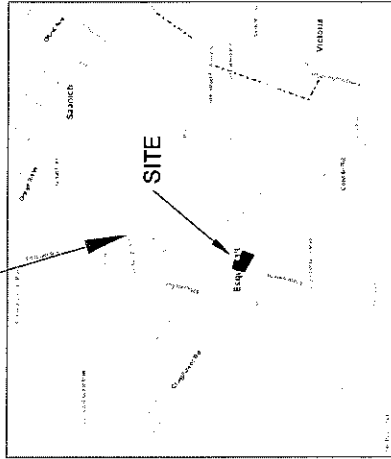
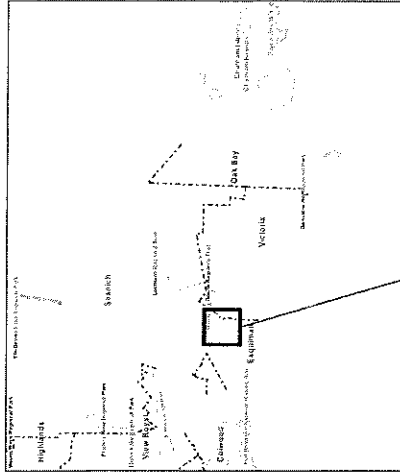
P1	LANDSCAPE PLAN	1 : 100
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consultants

revision date March 27, 2009  
April 6, 2009

## LOCATION MAPS



## PROJECT DATA

1. ADDRESS	934 & 936 CRAIGFLOWER ROAD
2. LEGAL DESCRIPTION	LOT 934 (DD (EG00692)) SECTION 10 ESQUIMALT DISTRICT PLAN 328 LOT 936 SECTION 10 ESQUIMALT DISTRICT PLAN 6550
3. SITE AREA	1 136.7 m <sup>2</sup> LOT 934 985.3 m <sup>2</sup> LOT 936 151.4 m <sup>2</sup> TOTAL 2122.0 m <sup>2</sup>
4. ZONING	RD-3 CD (SITE SPECIFIC)
5. BUILDING AREA	837.3 m <sup>2</sup>
7. SITE COVERAGE	39 %
8. FLOOR AREA	374.3 m <sup>2</sup> LOWER FLOOR 495.0 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	.65 TO 1.0
10. NUMBER OF UNITS	13 TOWNHOUSES
8. UNIT FLOOR AREAS (EXCLUDING GARAGES)	
	UNIT LOWER MAIN UPPER TOTAL
1	28.6 65.6 67.5 161.7 m <sup>2</sup>
2	25.0 62.8 83.0 150.9 m <sup>2</sup>
3	26.8 63.0 84.1 153.9 m <sup>2</sup>
4	25.0 61.3 63.4 149.7 m <sup>2</sup>
5	25.0 61.3 63.4 149.7 m <sup>2</sup>
6	26.8 63.0 64.1 153.9 m <sup>2</sup>
7	25.0 62.4 63.8 151.2 m <sup>2</sup>
8	25.0 62.4 63.8 151.2 m <sup>2</sup>
9	25.7 61.5 84.1 151.3 m <sup>2</sup>
10	58.9 57.1 41.6 156.6 m <sup>2</sup>
11	25.5 51.7 53.9 131.2 m <sup>2</sup>
12	49.2 77.9 127.1 m <sup>2</sup>
13	45.8 70.0 115.8 m <sup>2</sup>
12. PARKING REQUIRED	2 SPACES PER DWELLING = 26 STALLS
13. PARKING PROVIDED	21 in garages 7 visitor on site 28 STALLS TOTAL
14. NUMBER OF STOREYS	3 STOREYS
15. BUILDING HEIGHT	10.65 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
18. OPEN SPACE AREA	1296.0 m <sup>2</sup>

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

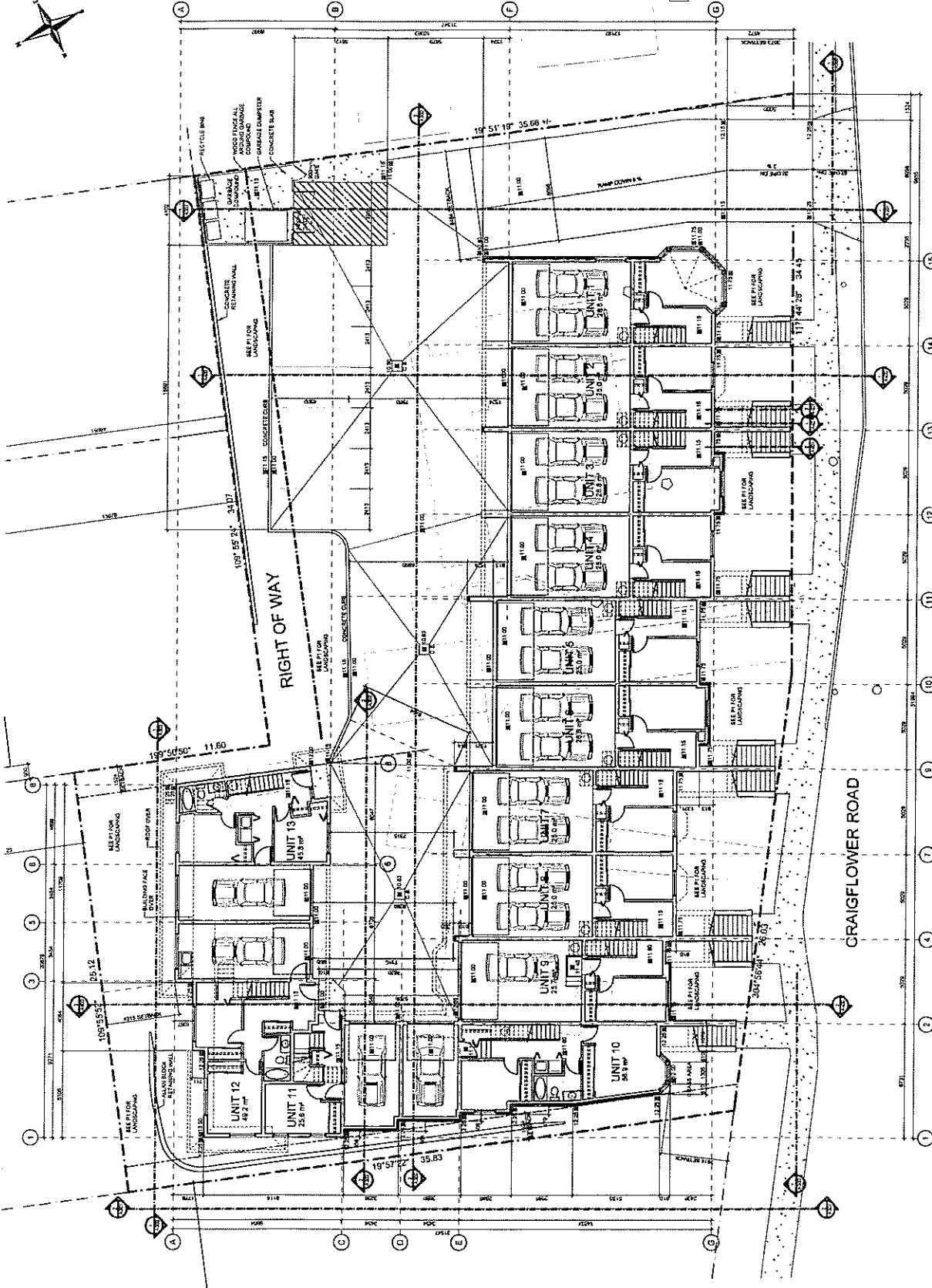
date 14-JUL-09

sheet A000





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



**LEGEND**

- X=0.00 EXISTING SPOT ELEVATIONS
- P=0.00 PROPOSED SPOT ELEVATIONS
- B=0.00 EXISTING GRADE ELEVATIONS
- R=0.00 PROPOSED GRADE ELEVATIONS
- OUTLINE OF EXISTING BUILDINGS TO BE DEMOLISHED
- ASPHALT PAVING
- CONCRETE PAVING



sheet **A100**

date 14-JAN-08

drawing LOWER FLOOR & SITE PLAN  
 scale 1:100

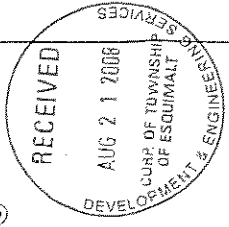
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 924 1992 CRAIGFLOWER ROAD  
 ESQUIMALT, B.C.

revision date April 6 2009

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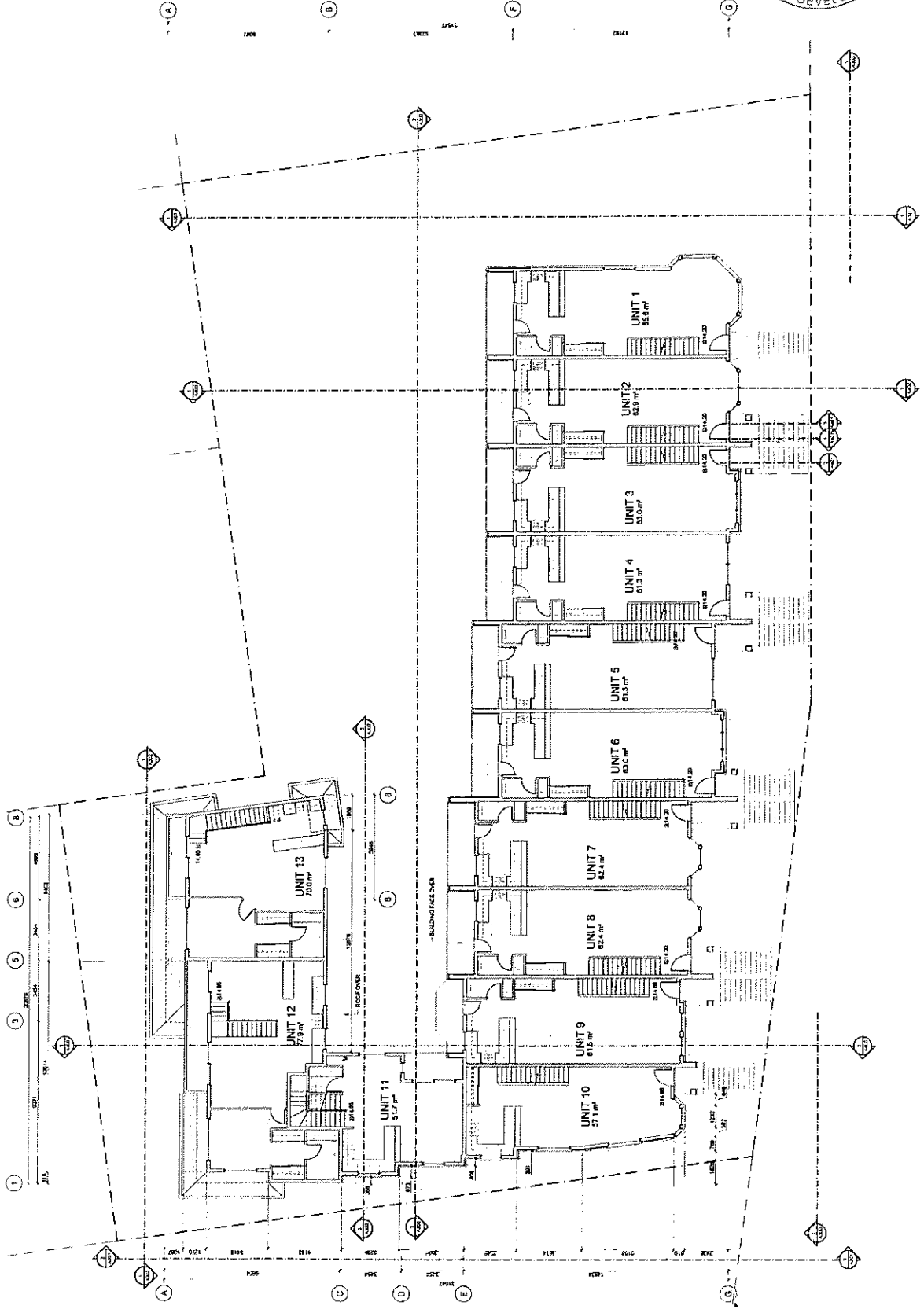


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 650 Herald Street, Victoria, B.C., V8W 1S7 (250) 708-2099



sheet A101

date 14-JUL-06



drawing MAIN FLOOR PLAN  
 scale 1:100

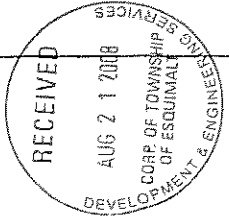
project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 100' OF LOWER ROAD  
 ESQUIMALT, BC

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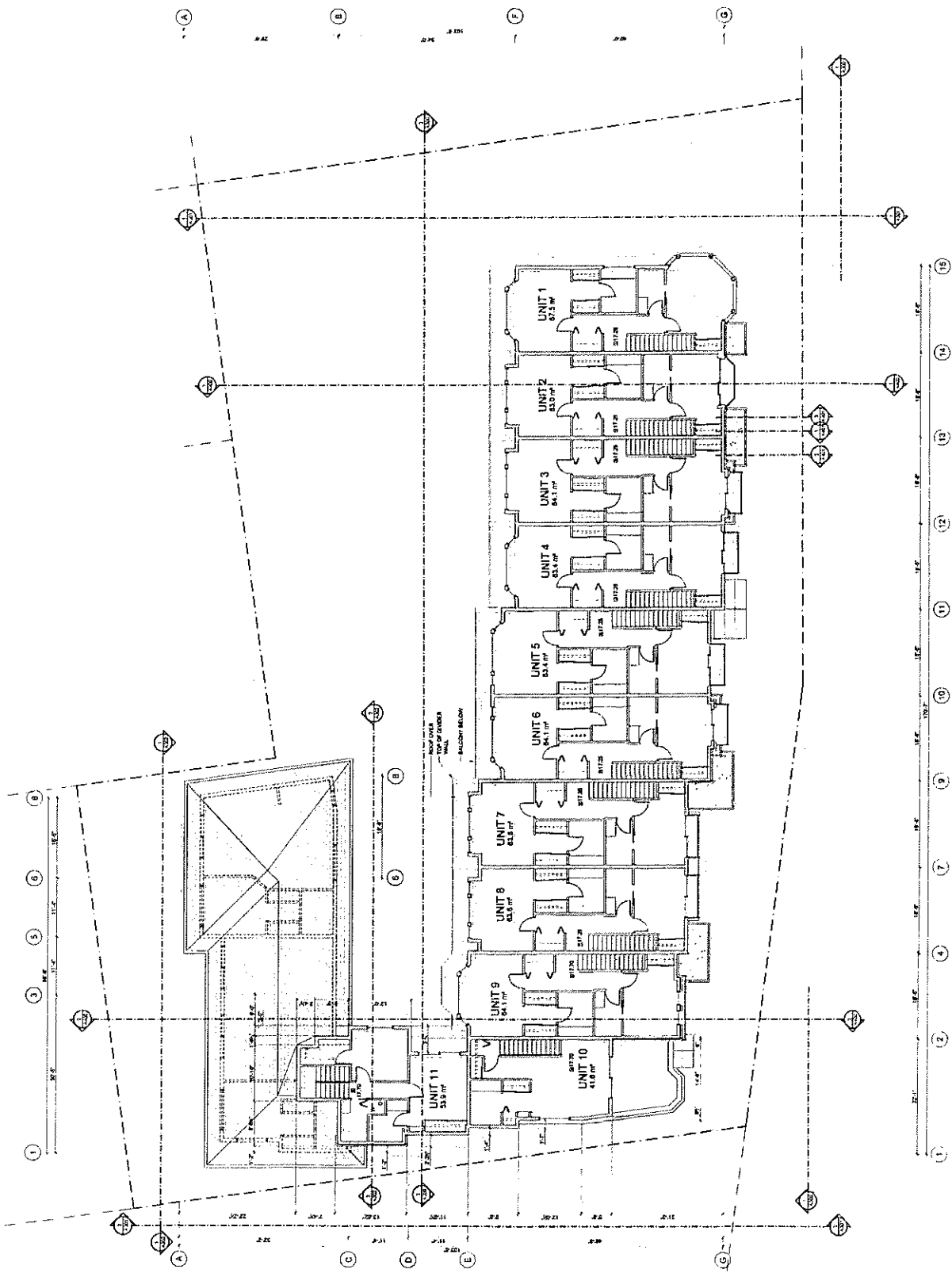
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date 14-JUN-08

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 11111 CROWN ROAD  
 ESQUIMALT, BC  
 drawing UPPER FLOOR PLAN  
 scale 1:100

revision date

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A103

sheet

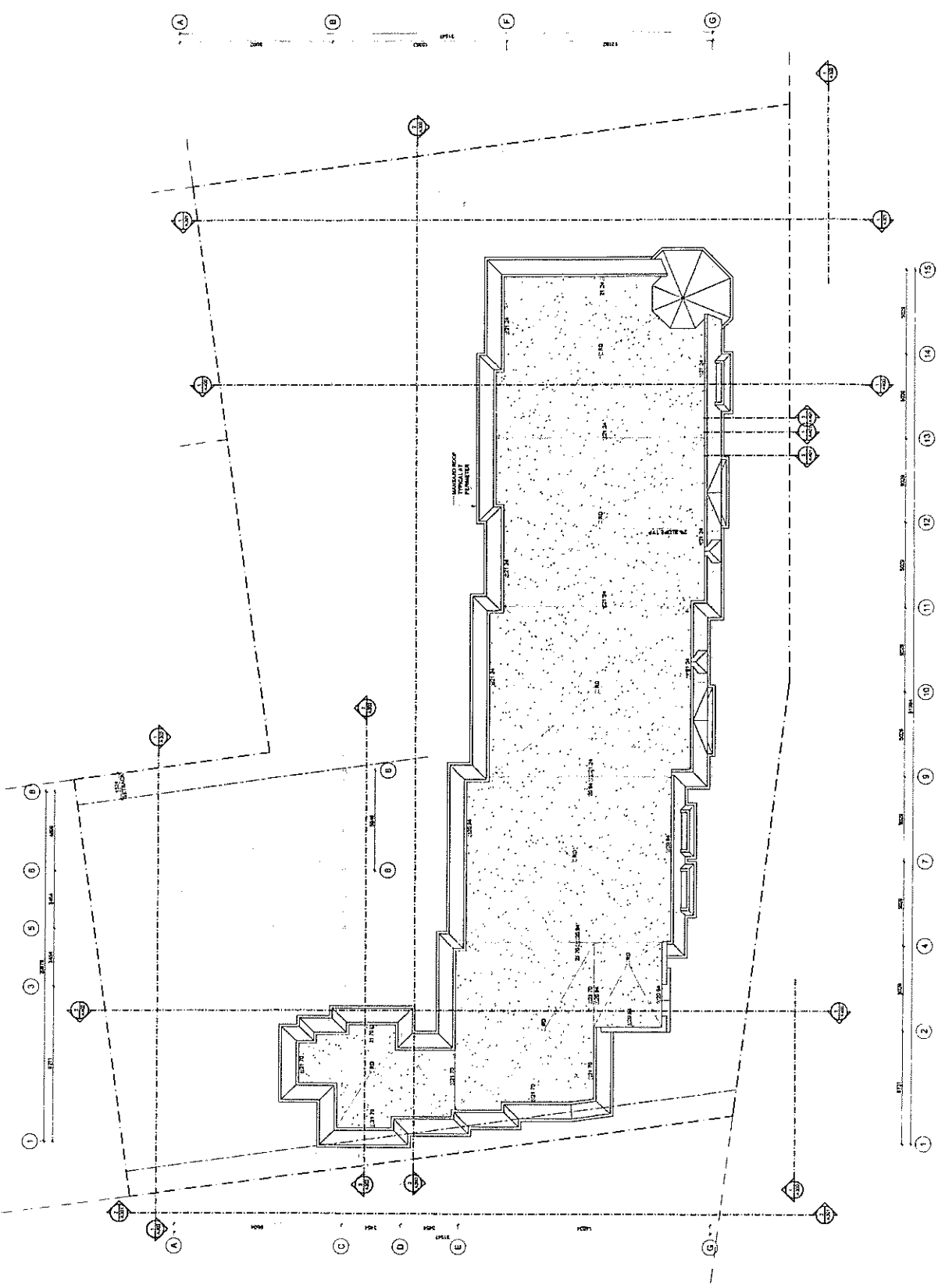
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drawing ROOF PLAN  
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project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 ESCUMALT, BC

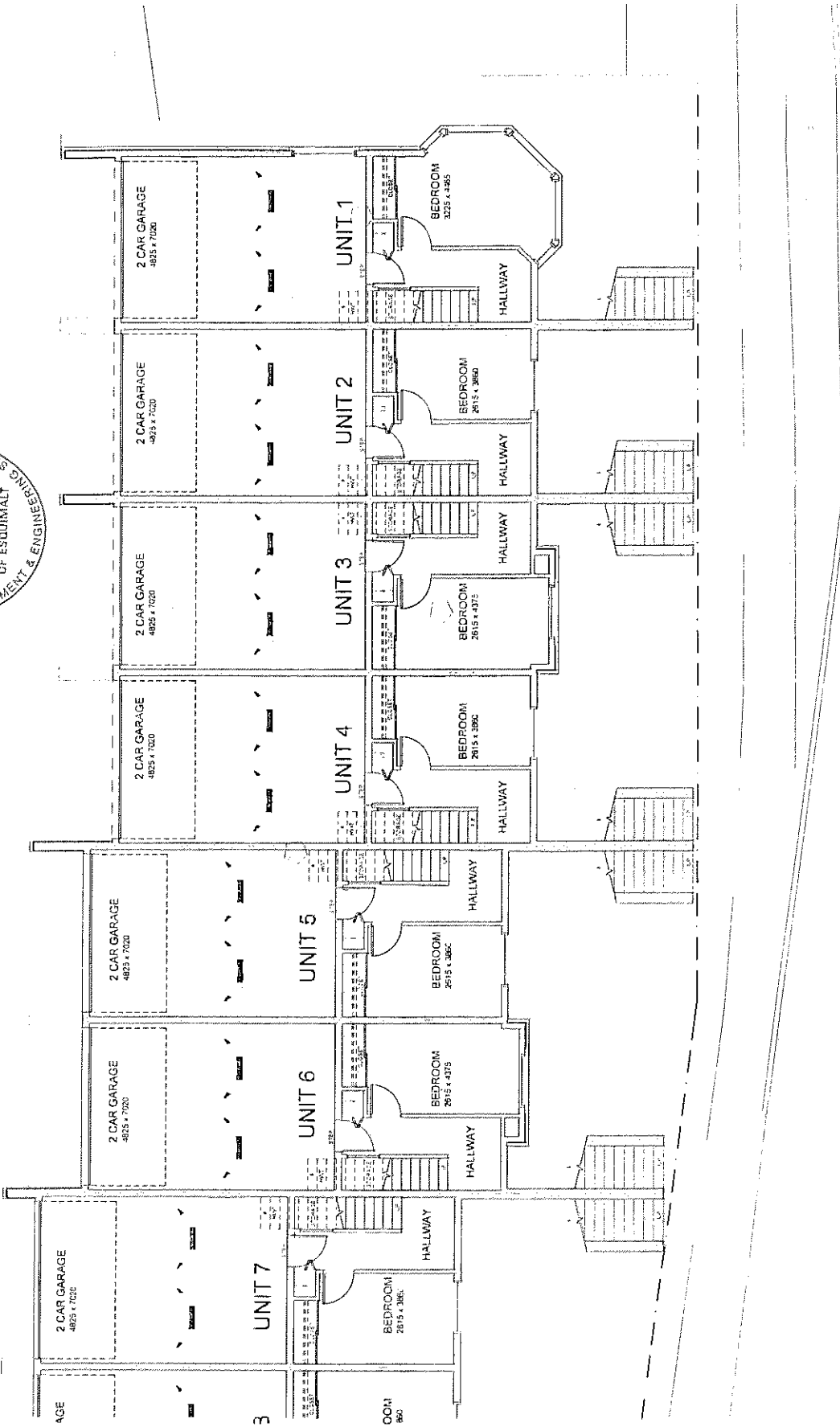
revision date

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A200

sheet

date

drawing

LOWER FLOOR SUITE LAYOUT PLAN

scale

1:50

project

RESIDENTIAL TOWNHOUSE DEVELOPMENT

ESQUIMALT, BC

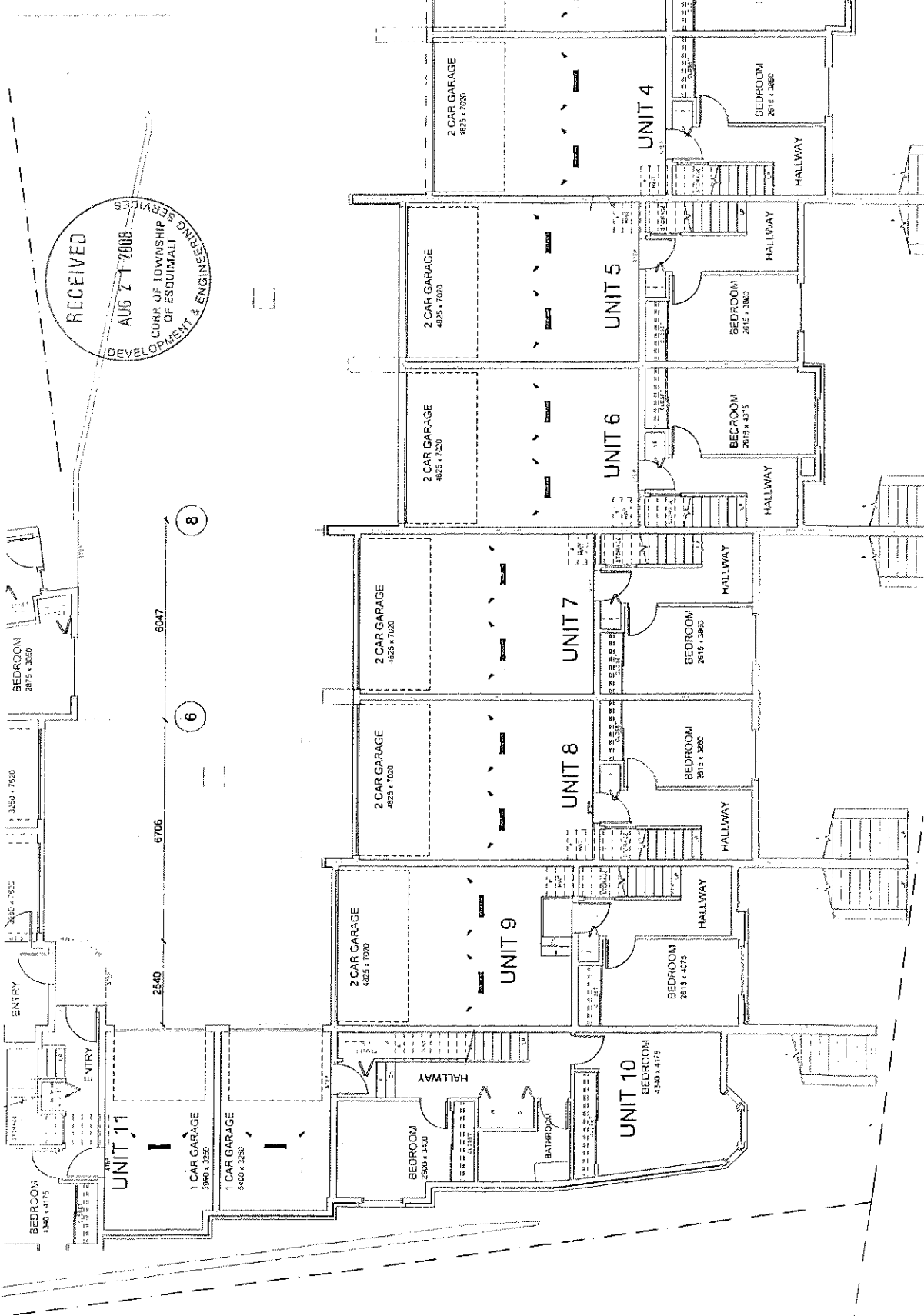
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date 14-JUL-08

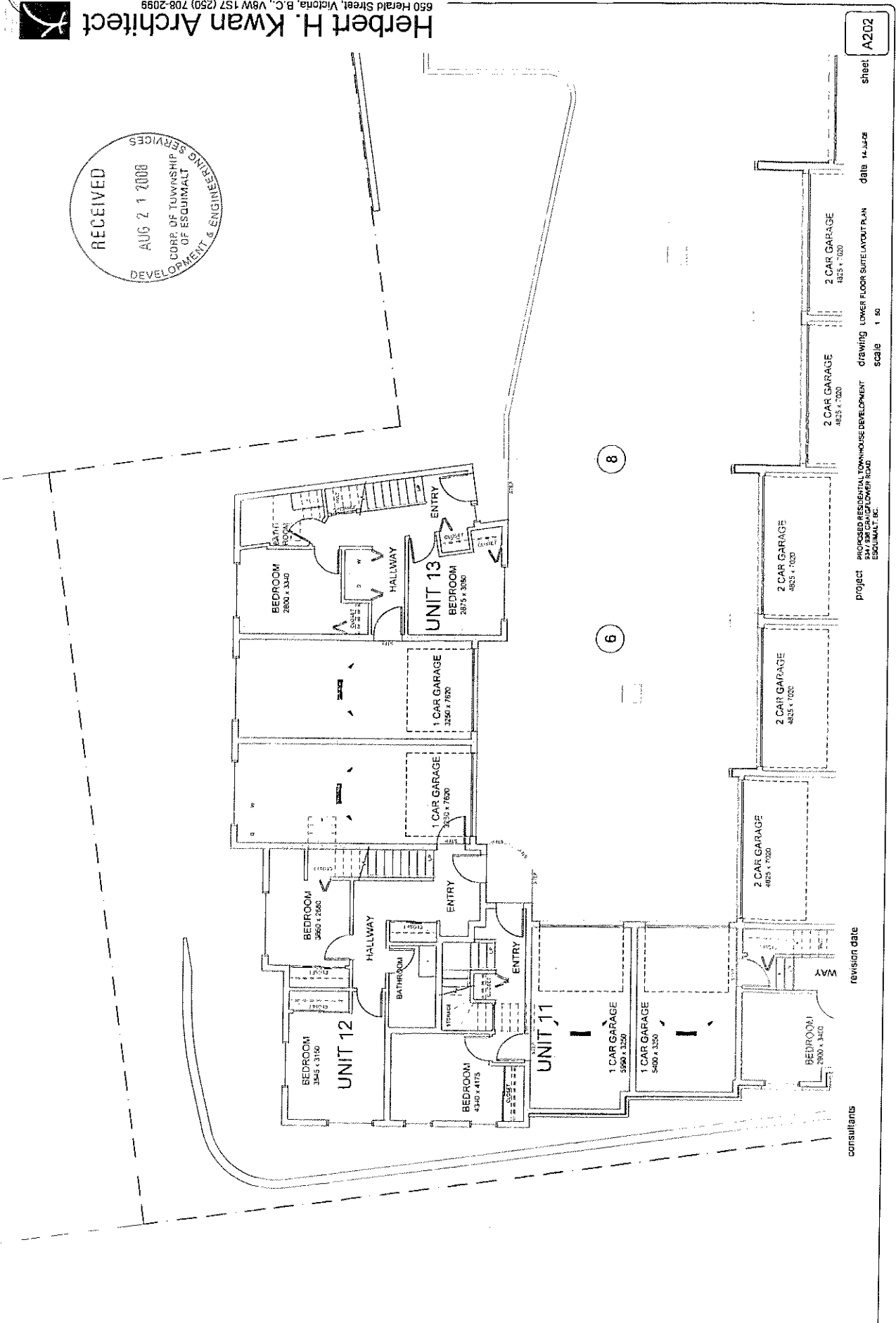
drawing LOWER FLOOR SUITELAYOUT PLAN

scale 1:50

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 1000 TOWN ROAD  
 ESQUIMALT, BC

revision date

consultants



8

6

A2.02

sheet

14 June

date

LOWER FLOOR SUITE LAYOUT PLAN

2 CAR GARAGE 4625 x 7020

2 CAR GARAGE 4625 x 7020

2 CAR GARAGE 4625 x 7020

2 CAR GARAGE 4625 x 7020

2 CAR GARAGE 4625 x 7020

2 CAR GARAGE 4625 x 7020

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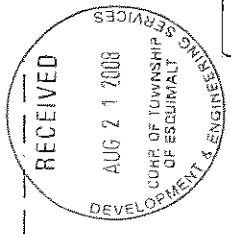
revision date

consultants

scale 1:50

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 9347 53RD CRAWFORD ROAD ESQUIMALT, B.C.





A203 sheet

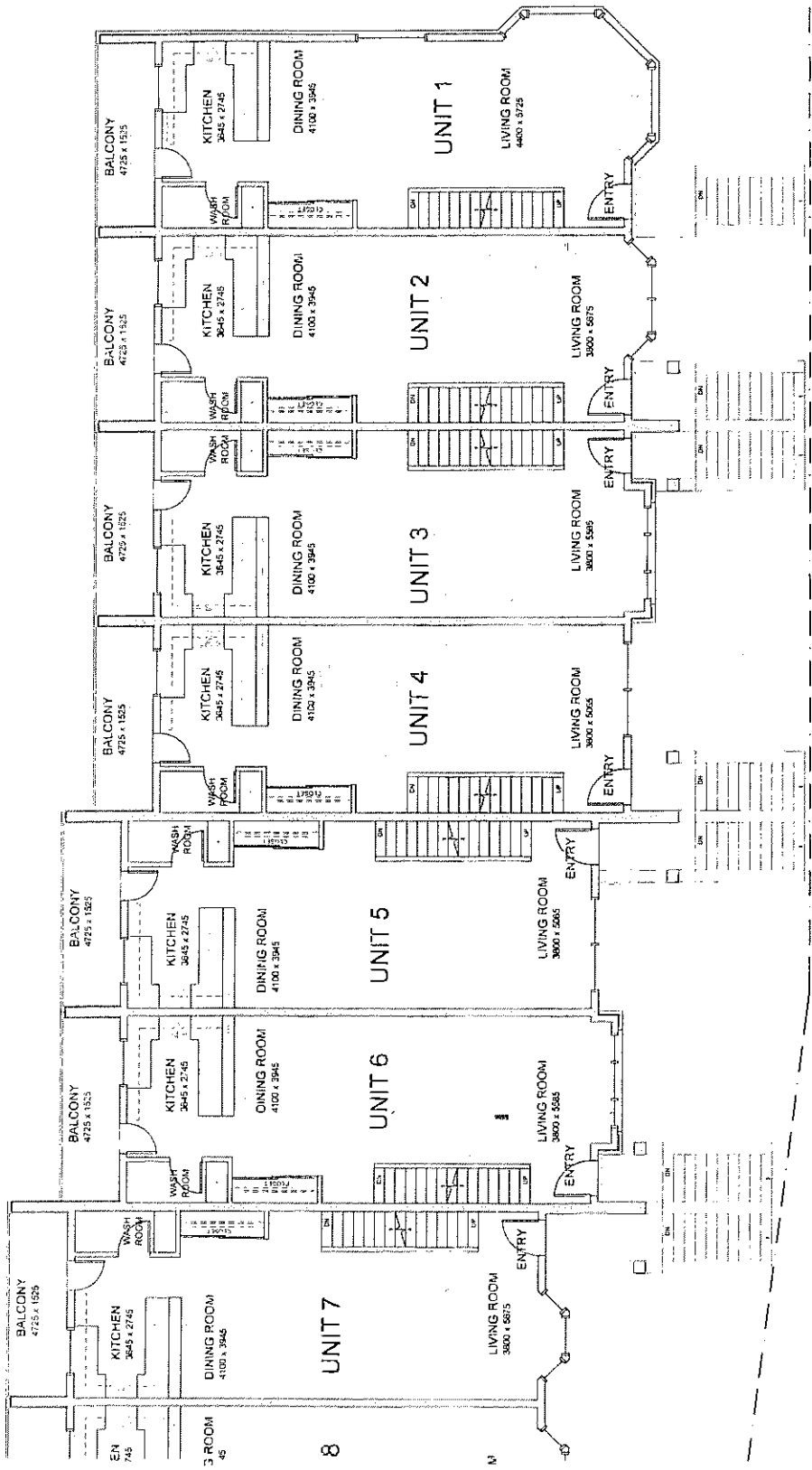
14-June 08

MAIN FLOOR SUITELAYOUT PLAN

PROJECT PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 5347 132 CHANFLOWER ROAD  
 ESCUMALT, B.C.

revision date

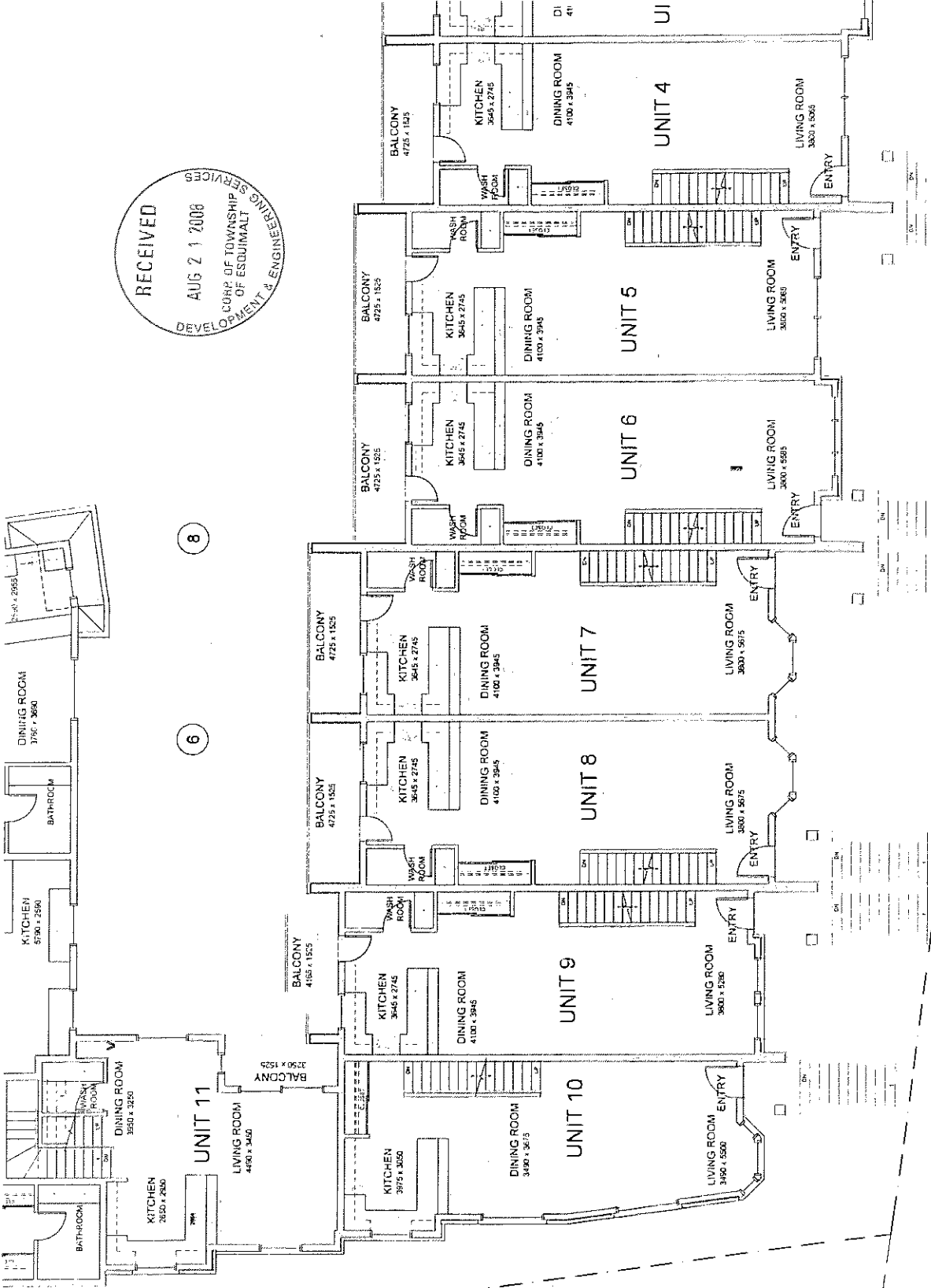
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8

6

A204

sheet

date 14-June

drawing MAIN FLOOR SUITE LAYOUT PLAN

scale 1:50

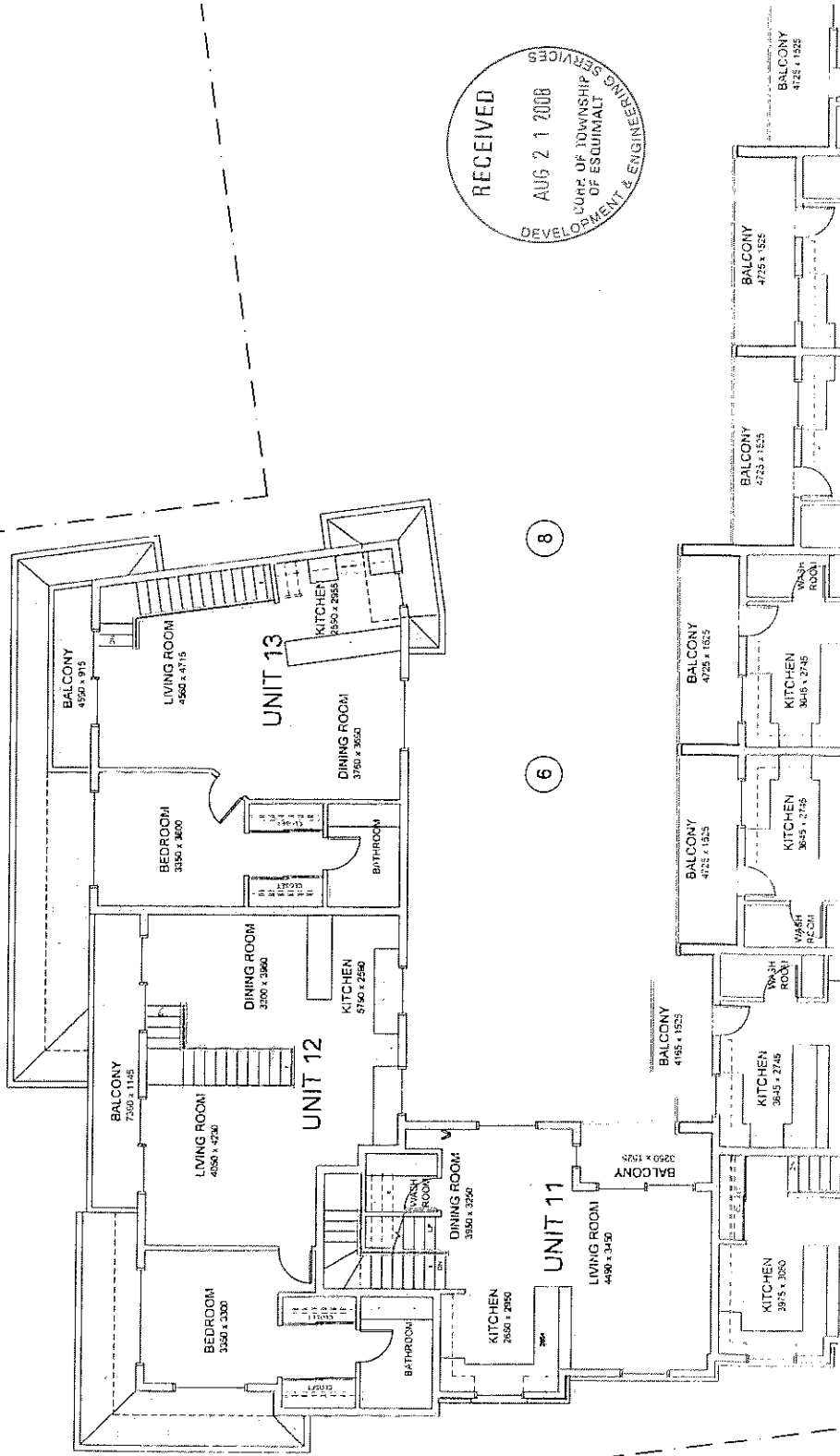
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BY: ASH CHANG (ARCHITECT)

ESQUIMALT, BC

revision date

consultants



8

6

A205

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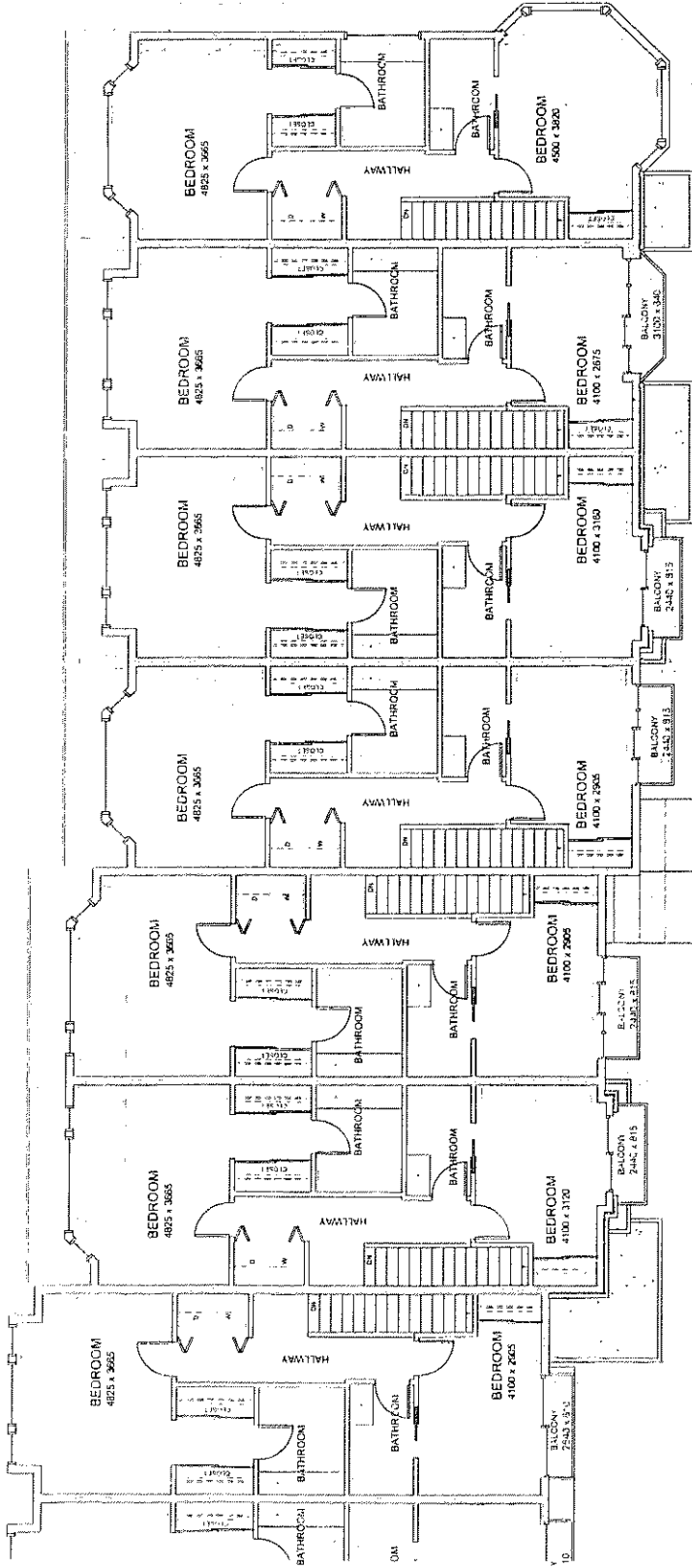
date 14-04-08

drawing MAIN FLOOR SITE LAYOUT PLAN  
scale 1:50

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
524 1308 CHANCE LOWER ROAD  
ESQUIMALT, B.C.

revision date

consultants



project: ESCIMALT RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 ESCIMALT TOWNSHIP, BC  
 drawing: UPPER FLOOR SUITE LAYOUT PLAN  
 scale: 1/8"

revision date: \_\_\_\_\_

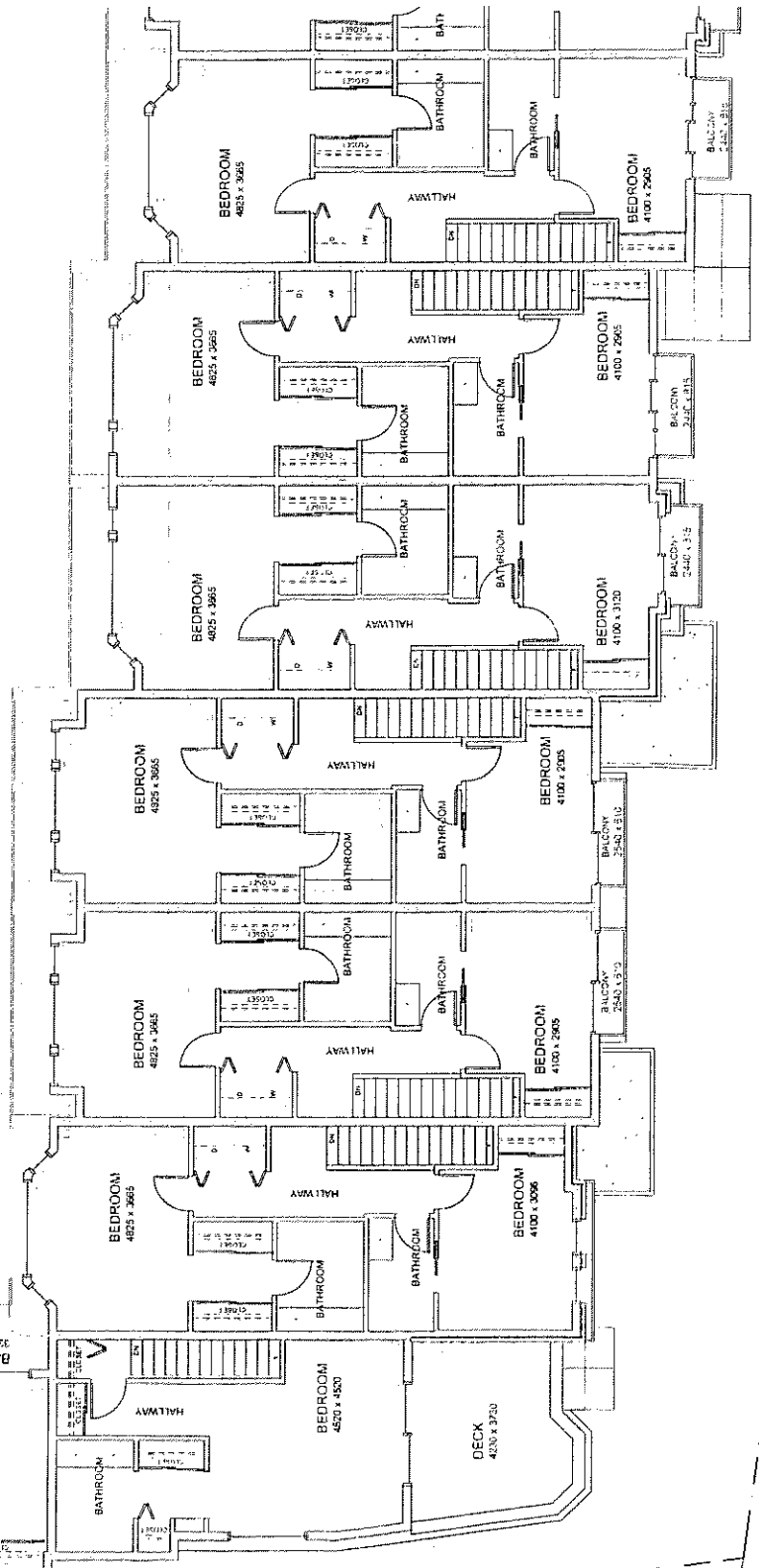
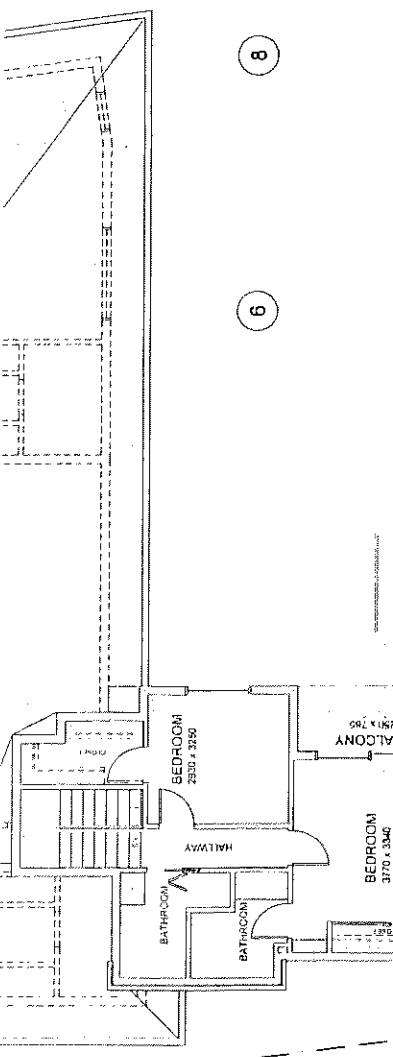
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date: 08/01/2008  
 sheet: A206



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6 8

A207

sheet

date 02 06 2006

drawing UPPER FLOOR SUITE LAYOUT PLAN  
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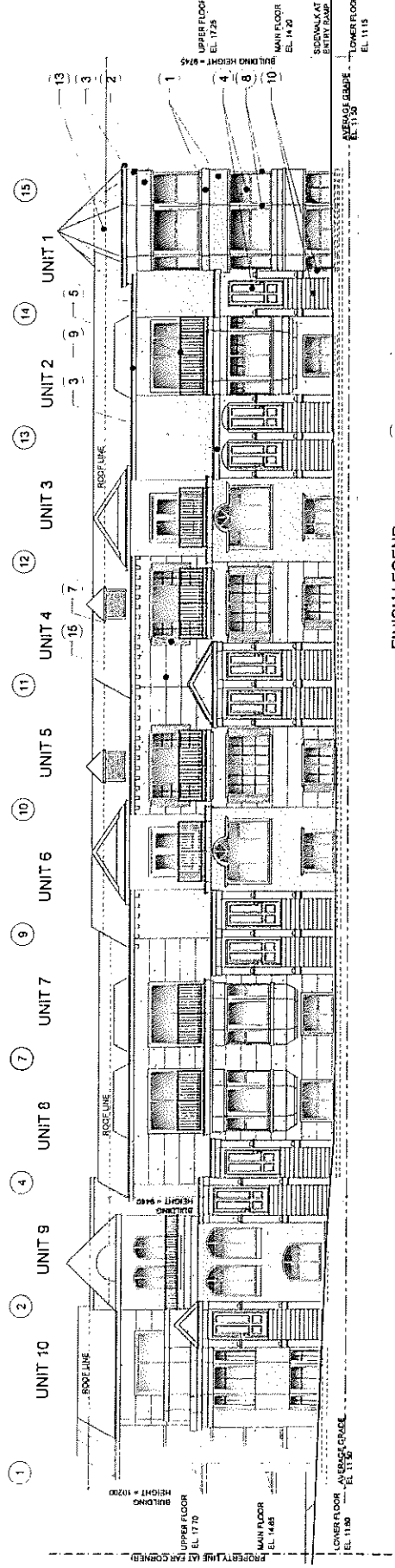
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 934/936 CRAIGFLOWER ROAD  
 ESQUIMALT, B.C.

revision date

consultants

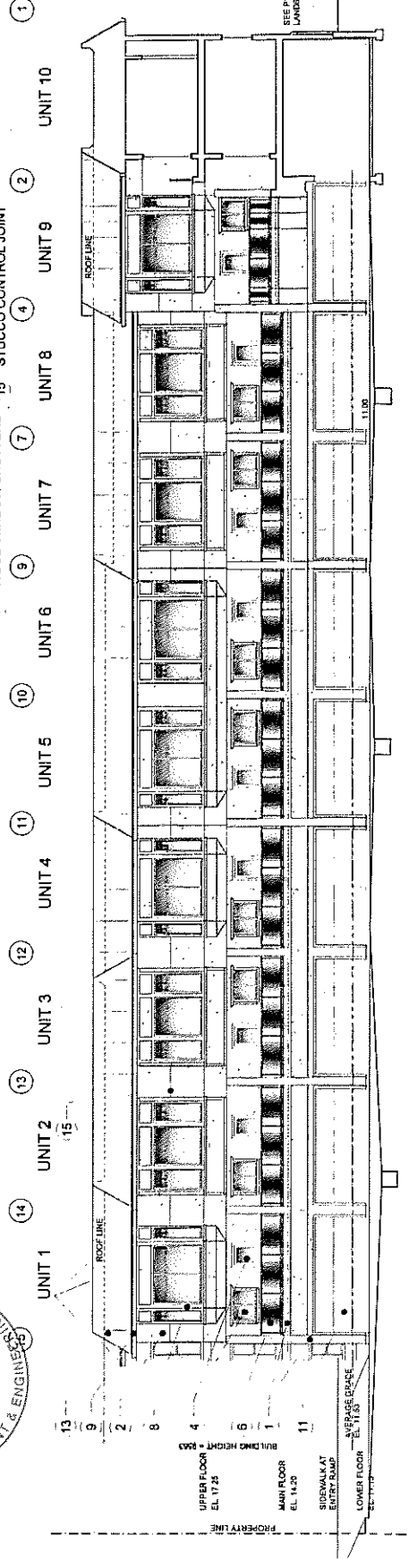


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- FINISH LEGEND**
- 1 BRICK VENEER
  - 2 STUCCO
  - 3 WOOD TRIM
  - 4 VINYL DOOR / WINDOW
  - 5 METAL BALCONY RAILING
  - 6 GLASS BALCONY RAILING
  - 7 WOOD WINDOW SHUTTERS
  - 8 WOOD DOOR / WINDOW TRIMS
  - 9 ALUMINUM GUTTERS
  - 10 CONCRETE STAIRS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

1 SOUTH ELEVATION  
 A300



2 NORTH ELEVATION  
 A300

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 1100 JENNIFER ROAD  
 ESCUMALT, BC

revision date

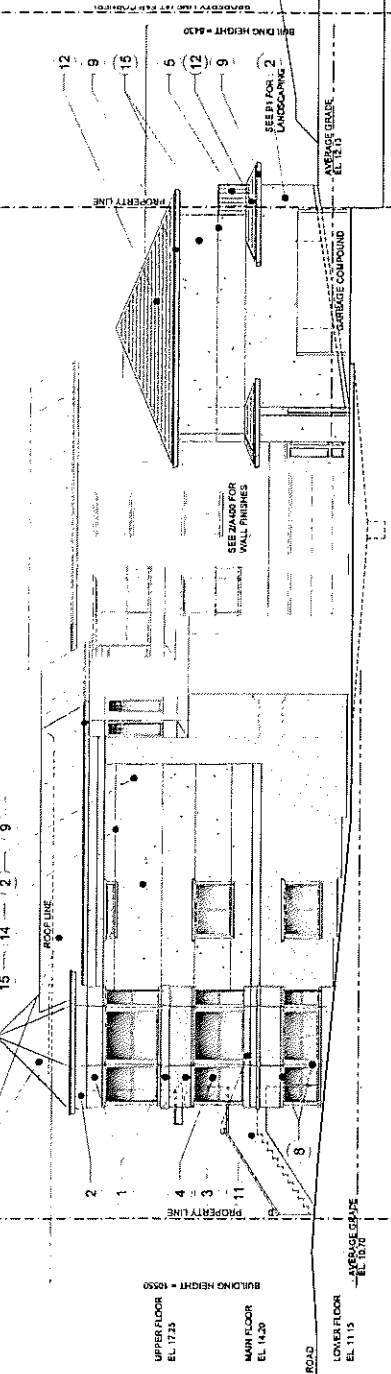
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 scale 1:75

date 14-JUNE

sheet A300

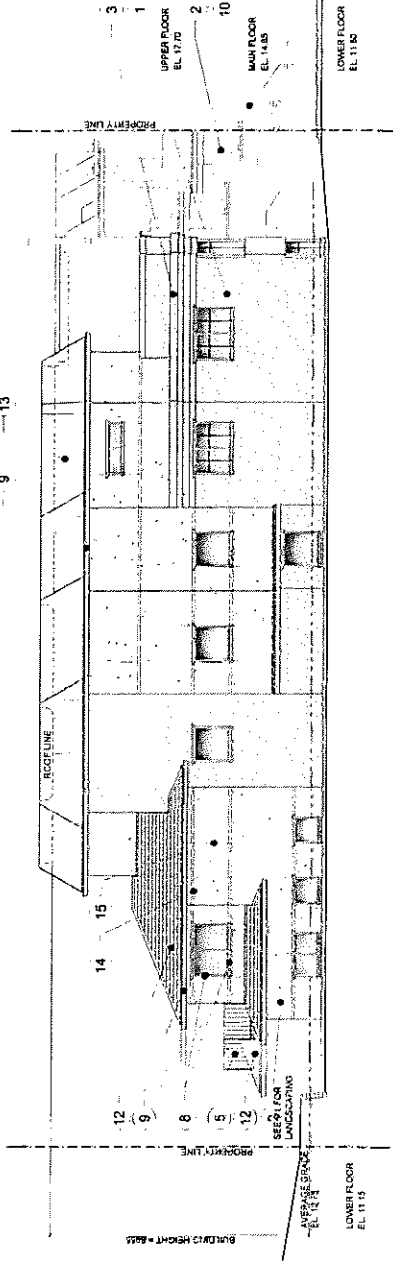
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1. BRICK VENEER
2. STUCCO
3. WOOD TRIM
4. VINYL DOOR / WINDOW
5. METAL BALCONY RAILING
6. GLASS BALCONY RAILING
7. WOOD WINDOW SHUTTERS
8. WOOD DOOR / WINDOW TRIMS
9. ALUMINUM GUTTERS
10. CONCRETE STAIRS & SIDE WALLS
11. INSULATED GARAGE DOORS
12.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



**1 EAST ELEVATION**

A301



**2 WEST ELEVATION**

A301



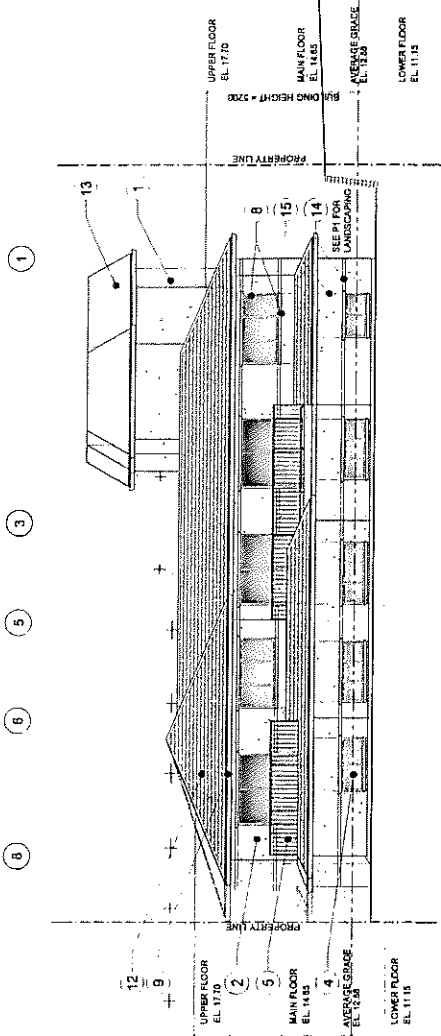
consultants

revision date

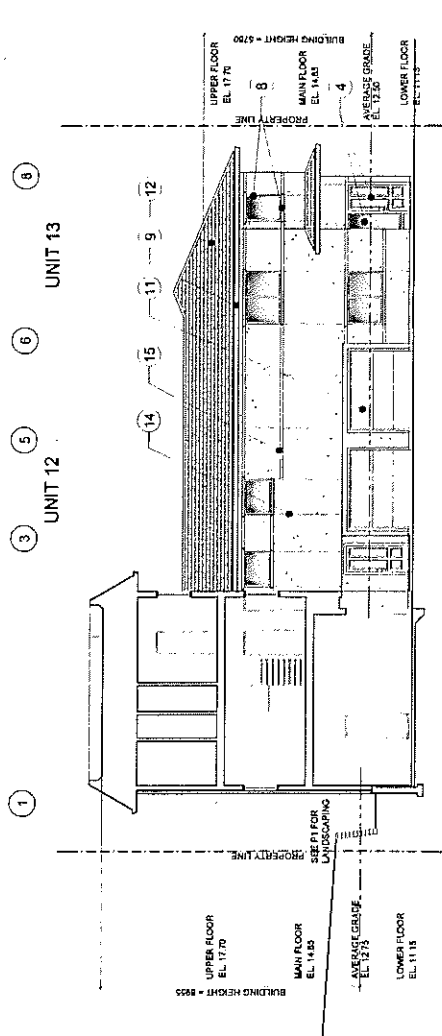
PROJECT PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
5347 228 CHANG LOWER ROAD  
ESQUIMALT BC

DATE 14-JUL-08

SHEET A301



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



sheet A302

date 14-JUN-08

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
 847/1000 CAMPFLOWER ROAD  
 ESCUMALT, B.C.

drawing BUILDING ELEVATIONS  
 scale 1/8"

revision date

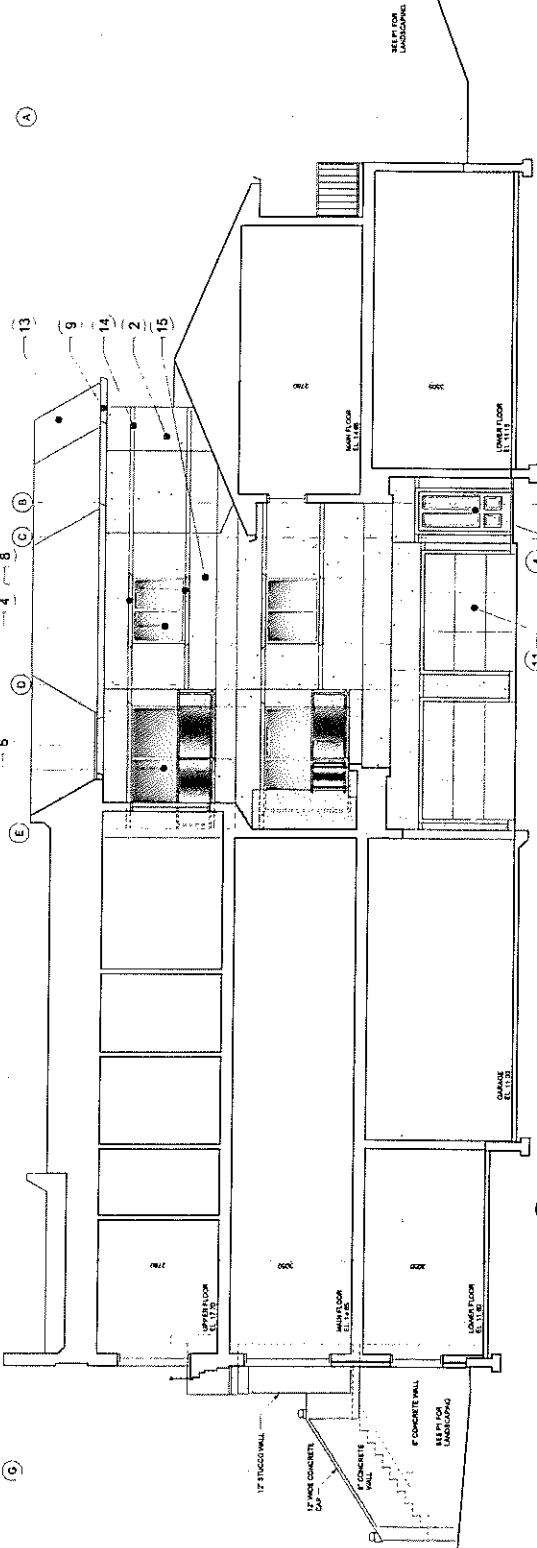
consultants



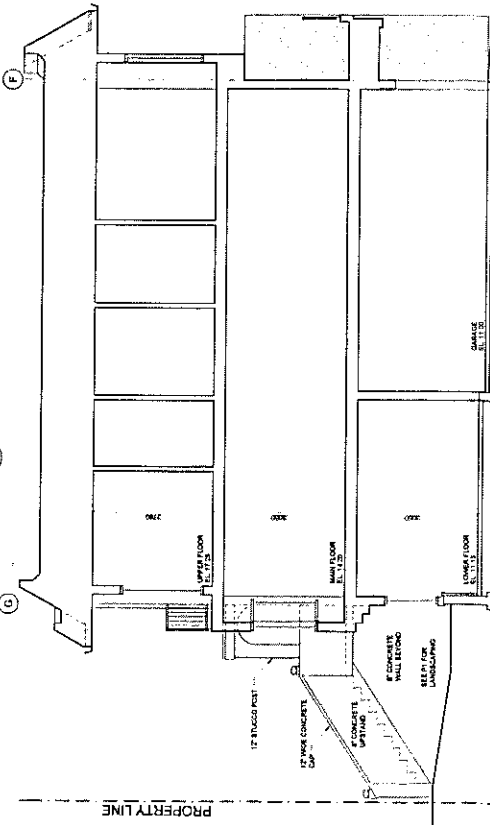


Herbert H. Kwan Architect  
650 Herald Street, Victoria, B.C., V8W 1S7 (250) 708-2099

PROPERTY LINE



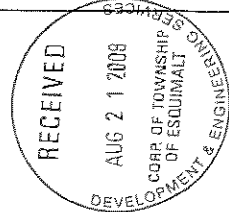
2 SITE SECTION THROUGH UNIT 1F  
A400



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 A400

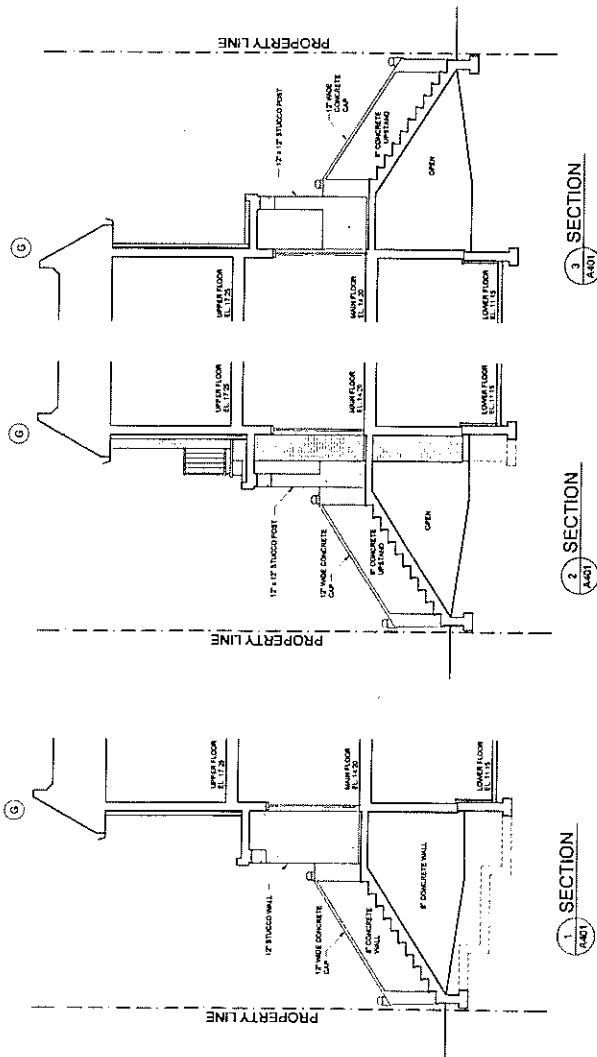
date 14 JUL 08

drawing sections 1-50  
scale 1:50

project PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
824 / 938 CRAIG LOWER ROAD  
ESQUIMALT, BC

revision date

consultants



consultants	revision date	project	PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT CLYMER ROAD ESQUIMALT, BC	drawing	SECTIONS	scale	1:50	date	14-JUL-08	sheet	A401
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**LEGEND**

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 5' ON PLAN, APPROXIMATE NO. - 04

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 04

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 04

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 04

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 18

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 08

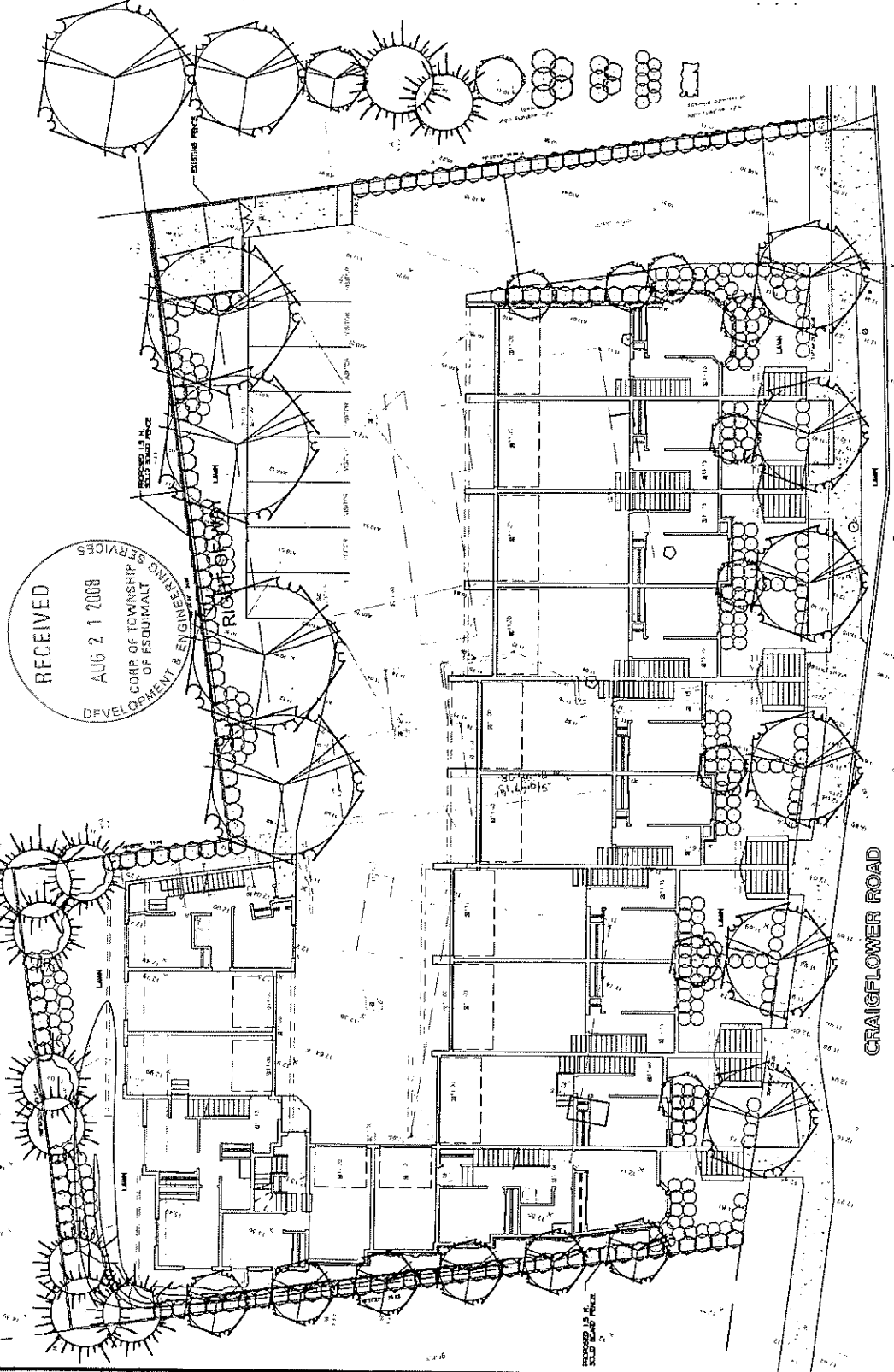
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 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 100

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 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 04

LANDSCAPE SYMBOLS TO BE A SELECTION OF  
 FROM THE LIST OF PLANTS AND TREES  
 SIZE 3' ON PLAN, APPROXIMATE NO. - 04

**NOTES**

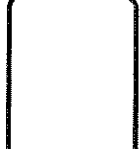
- 1. ALL PLANTING TO BE IN ACCORDANCE WITH THE  
 BRITISH COLUMBIA PLANTING AND MAINTENANCE  
 REGULATIONS.
- 2. THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



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PRELIMINARY PLAN 101



**934-936 CRAIGFLOWER**  
 VICTORIA, B.C.



NO.	1
DATE	2008
SCALE	1 : 100
PROJECT NO.	2008-001
DATE OF ISSUE	2008
BY	[Signature]
CHECKED BY	[Signature]



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

**DATE:** April 2, 2009 **REPORT NO.** EPW 09-021  
**TO:** Tom Day, CAO  
**FROM:** Gilbert Coté, Director of Engineering & Public Works  
**SUBJECT:** **Street Cleaning – Proposed Level of Service**

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### **RECOMMENDATION:**

That Council receives the report for information

### **BACKGROUND**

In the past, street cleaning was done on an ad hoc basis without a detailed program in place. It is proposed to establish a schedule of street cleaning to provide a more consistent level of service. The municipality has recently purchased a new street sweeper with enhanced suction capacity and better brushes. In addition to the brushes under the truck, the sweeper also has a bracket-mounted front brush to grind the dirt that accumulates in the gutter and to top off weeds that grow in the joint between the gutter and the asphalt. The following level of service is proposed for street cleaning, Fall clean-up and vegetation control along curbs and sidewalk. The proposed level of service is a guideline and there are special circumstances and the annual Fall clean-up that will disrupt the schedule of street cleaning.

#### **Service Level for Street Cleaning**

1. Streets Cleaned twice a week – Monday and Friday
  - Esquimalt Road
  - Lampson Street
  - Tillicum Road
  - Craigflower Road

It is proposed to start street cleaning very early on Mondays and Fridays sometime between 4:30 am and 5:30 am in order to avoid early morning rush hour and avoid the afternoon rush hour on these busy roads.

2. Streets cleaned once a week – Monday afternoon and Tuesday
  - Admirals Road
  - Colville Road
  - Lyall Street – west of Lampson Street
  - Old Esquimalt Road
  - Head Street – Old Esquimalt Road to Esquimalt Road

- Fraser Street – Esquimalt Road to Lyall Street
- Parklands Drive and Kingsmill Road – # 25 bus loop

The cleaning of these streets would start on Monday afternoons after completing the four streets that are cleaned twice a week.

3. Streets cleaned every 3 weeks
  - All other streets in the municipality
  - Parking lot of the Municipal Hall
4. Once a month
  - Parking lots in parks
  - Parking lot at the sport centre

### **Fall Clean-Up**

#### a) Catch Basin Cleaning

In the Fall the sump in all the catch basins must be cleaned. There are 1450 catch basins in the municipality. This operation takes about three weeks. This is done by using the large vacuum hose at the back of the street sweeper. During this period, the streets that are done every three weeks will be disrupted.

#### b) Cleaning of Leaves on Road

The municipality picks up the leaves that fall on the road. Leaves that fall on private properties are not picked up. It is a contravention of our Street and Traffic Control bylaw to deposit waste or litter on municipal roads. The presence of large amounts of leaves will jam the brushes and the suction hose of the street sweeper. Where there is a small amount of leaves, these can be picked up by the street sweeper by reducing the vehicle speed from 7 km/hr to 3 km/hr.

Larger accumulation of leaves have to be picked up by a special vacuum attached to a garbage truck. This operation requires a crew of five and is carried out as follows:

- A two person crew blows and rakes the leaves into piles
- The truck driver positions the garbage truck over the pile of leaves
- The operator at the back of the truck vacuums the leaves
- The street sweeper cleans up residues

This operation takes 4 to 6 weeks. During this period, the street cleaning of the roads that are done every three weeks will also be disrupted. Because cleaning of leaves is labour extensive, the practice is to wait for most of the leaves to fall before initiating this work in order to avoid cleaning the same street twice.

**Vegetation Control on Curb and Sidewalks**

c) Vegetation in joints between gutter and asphalt

As indicated above, regular street cleaning using the front brush on the new sweeper will help control this problem. The front brush will typically cut the vegetation to a height of 25 mm. The front brush is a new technology and Municipal Staff are still learning how this equipment will control vegetation.

d) Vegetation in joints between curb and sidewalk

Since the municipality no longer uses chemicals such as round-up, this work is done by hand using either a steamer or a flat shovel. A steamer was purchased in 2007. The best method of removing vegetation in sidewalks without using chemicals has not yet been established. It is estimated that this operation will take 4 weeks using a two-person crew.

**Unusual Situations**

e) Laneways

The street sweeper cannot clean the following lanes because the surface is deteriorated to the point that the asphalt is too broken up: Lockley Lane, Colville Lane.


The street sweeper cannot clean the following lanes because they are too narrow: Reeve Place (west of Lampson), Park Terrace (east of Old Esquimalt Road).

The street sweeper has difficulty turning around in many cul-de-sacs and cleaning the ends of the traffic islands on Esquimalt Road. In these cases, the driver gets out of the truck and sweeps the area by hand into a pile in the centre of the road. The pile is then picked up by the truck.

f) Wind and snow storms

Wind storms can generate a large amount of branches. These events can disrupt the regular cleaning schedule. During snow and ice storms, sand is applied with the salt. As a result, it is necessary to clean up the accumulated sand and grit after the snowmelt. This can also disrupt the regular street cleaning schedule.

Submitted by:

  
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Gilbert Coté, P.Eng.  
Director of Engineering & Public Works

<p><b>Approved for Council's Consideration:</b></p>  <p>_____ Tom Day, CAO</p> <p>Dated: _____</p>
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