



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

File 0550-06

April 24, 2014

NOTICE

**A REGULAR MEETING OF COUNCIL WILL BE HELD ON
MONDAY, APRIL 28, 2014 AT 7:00 PM, IN THE COUNCIL
CHAMBERS, ESQUIMALT MUNICIPAL HALL, 1229
ESQUIMALT ROAD.**

**ANJA NURVO
CORPORATE OFFICER**



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

A G E N D A
REGULAR MEETING OF COUNCIL

Monday, April 28, 2014
7:00 p.m.
Esquimalt Council Chambers

1. **CALL TO ORDER**

2. **LATE ITEMS**

3. **APPROVAL OF THE AGENDA**

4. **MINUTES**

- (1) Minutes of the Special Meeting of Council, April 7, 2014 Pg. 1 – 3
- (2) Minutes of the Regular Meeting of Council, April 7, 2014 Pg. 4 – 12

5. **PRESENTATIONS**

- (1) Presentation of Volunteer Spirit Award to Meagan Klaassen
- (2) Robert Molner, STAR Campaign, 2017 Yacht Race from Halifax to Esquimalt Pg. 13
- (3) CREST, Public Safety Radio Transmission Site in Esquimalt Pg. 14

6. **2014 FINANCIAL PLAN AND PROPERTY TAX RATE PRESENTATION**

- (1) Power Point Presentation by Ian Irvine, Director of Financial Services
- (2) Public Input Opportunity on Financial Plan and Property Tax Rates

7. **PUBLIC INPUT (On items listed on the Agenda)**

Excluding items which are or have been the subject of a Public Hearing.

8. **DELEGATION**

- (1) Bill Emery, Friend of Buccaneer's, Annual Sky Divers and Insurance Mitigation Pg. 15

9. **PUBLIC HEARING**

The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.

(1) **PUBLIC HEARING – REZONING APPLICATION [1030 TILLICUM ROAD]**

- i) Notice of Hearing Pg. 16
- ii) Background Information – *Available for Viewing Separately*

PUBLIC INPUT

ADJOURNMENT OF HEARING

10. **PUBLIC HEARING STAFF REPORT**

- (1) Rezoning Application, 1030 Tillicum Road, [Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214], Staff Report No. DEV-14-025 Pg. 17 – 55

RECOMMENDATION:

1. That Council, upon considering comments made at Public Hearing, resolves that Amendment Bylaw, 2014, No. 2821, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 000-619-833, Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214 [1030 Tillicum Road] shown cross hatched on Schedule 'A' of Bylaw No. 2821, attached hereto, from RD-3 [Two Family/ Single Family Residential] to CD No. 88 [Comprehensive Development District No. 88] be considered for **third reading**; and
2. That as the applicant wishes to assure Council that the proposed development will not contain secondary suites and has voluntarily agreed to register a Section 219 covenant on the title to the subject property in favour of the Township of Esquimalt, as detailed in Schedule "E" of Staff Report DEV-14-025, Council direct staff to coordinate with the property owner to ensure a S.219 covenant, prohibiting secondary suites, is registered against the property title prior to returning the bylaw to Council for consideration of adoption.

11. **STAFF REPORTS**

Engineering and Public Works

- (1) Traffic Order for Colville Lane, Parking Restriction, Staff Report No. EPW-14-017 Pg. 56 – 61

RECOMMENDATION:

That Council authorize staff to issue a notice to the affected residents with two main options to get their feedback to the preferred option moving forward.

Development Services

- (2) Rezoning (Comprehensive Development District), 825 Lampson Street PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277, Staff Report No. DEV-14-022 Pg. 62 – 89

RECOMMENDATION:

1. That Council resolves that Bylaw No. 2828, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277 [825 Lampson Street] shown cross hatched on Schedule 'A' of Bylaw No. 2828, attached hereto, from RD-3 [Two Family/ Single Family Residential] to CD No. 90 [Comprehensive Development District No. 90] be considered for **first and second reading**; and
2. That Council authorizes the Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw No. 2828 and to advertise for same in the local newspaper.
3. That prior to the scheduling of the public hearing for Bylaw No. 2828 the applicant provide to the Township, and acceptable to the Director of Development Services a rainwater management plan [drainage plan] for the subject property.

- (3) Rezoning Application, 468 Head Street [Triangle Estates], PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street]; PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street]; PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street]; PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street]; PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street]; PID 000-704-580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street]; PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street]; PID 009-175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street]; and PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street], Staff Report No. DEV-14-026 Pg. 90 – 202

RECOMMENDATION:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2813, attached to Staff Report DEV-14-026 as Schedule "A", which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street], PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street], PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street], PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street], PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street], PID 000-704-

580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street], PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street], PID 009-175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street], and PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street] all of which are shown cross hatched on Schedule 'A' of Amending Bylaw No. 2813, from their current zoning designation, detailed on Schedule 'B' of Amending Bylaw No. 2813, to CD No. 86 [Comprehensive Development District No. 86] be considered for **first and second reading**; and

2. That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2813, send mail notices and advertise for same in the local newspaper; and
3. That prior to the adoption of Bylaw No. 2813, the owner register a Section 219 Covenant on the title to the property in favour of the Township of Esquimalt, restricting use and development opportunities without the consolidation of the nine property titles, identified in Staff Report DEV-14-026, into one legal parcel; and
4. That prior to the adoption of Bylaw No. 2813, the owner reimburse the Township of Esquimalt, for all legal fees incurred by the Township related to the preparation of Bylaw No. 2813, the Section 219 Covenant, and other legal fees directly associated with this application.

- (4) Development Permit, 1108 Craigflower Road, [PID 005-882-460, Lot 9, Section 10, Esquimalt District, Plan 6105], Staff Report No. DEV-14-027

Pg. 203 – 226

RECOMMENDATION:

That Council resolves that Development Permit No. DP000016 limiting the form and character of development to that shown on architectural plans provided by Zebra Design, stamped "Received April 17, 2014" including exterior finishing consistent with the colour board provided by Zebra Design stamped "Received March 21, 2014", and landscape plans provided by Biophilia Design Collective Ltd., stamped "Received March 27, 2014", for the easternmost home sited on that portion of the parcel as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received March 21, 2014", **be approved, and staff be directed to issue the permit and register the notice on the title of** PID 005-882-460, Lot 9, Section 10, Esquimalt District Plan 6105 [1108 Craigflower Road].

12. **MAYOR'S AND COUNCILLORS' REPORTS**

13. **REPORTS FROM COMMITTEES**

- (1) Memorandum from the Heritage Advisory Committee, dated January 13, 2014, Re: Heritage Advisory Committee – 2013 Year End Report

Pg. 227 – 228

(2) Draft minutes from the Environmental Committee meeting, March 27, 2014 Pg. 229 – 232

(3) Memorandum from the Environmental Advisory Committee, dated April 11, 2014, Re: 2013 CARIP Report and Carbon Offsets Pg. 233

14. **COMMUNICATIONS**

(1) Letter from Mayor Kevin Acton, Village of Lumby, dated April 8, 2014, Re: Concerns Regarding Recent Amendments to the Canada Post System Pg. 234

(2) Letter from Prime Minister Stephen Harper, dated April 9, 2014, Re: National Day of Honour on May 9th Pg. 235 – 236

(3) Email from Child Find BC, received April 16, 2014, Re: Child Find BC Proclamation – May is National Missing Children’s Month Pg. 237 – 242

15. **PUBLIC QUESTION AND COMMENT PERIOD**

*Excluding items which are or have been the subject of a Public Hearing.
Limit of two minutes per speaker.*

16. **ADJOURNMENT**



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

MINUTES
SPECIAL MEETING
OF MUNICIPAL COUNCIL
MONDAY, APRIL 7, 2014

5:00 PM
WURTELE ROOM, MUNICIPAL HALL

PRESENT:

Mayor Barbara Desjardins
Councillor Meagan Brame
Councillor Dave Hodgins
Councillor Lynda Hundleby
Councillor Robert McKie
Councillor Tim Morrison
Councillor David Schinbein

STAFF:

Laurie Hurst, Chief Administrative Officer
Bill Brown, Director of Development Services
Anja Nurvo, Director of Corporate Services/Recording Secretary

OTHER:

Lui Carvello, Legal Counsel

1. CALL TO ORDER

Mayor Desjardins called the Special Meeting of Council to order at 5:05 pm.

2. LATE ITEMS

The following was added to the Agenda under Item 4. Motion to go *In Camera*:

- 90(1)(c) Labour relations or other employee relations.

3. APPROVAL OF THE AGENDA

MOTION: Moved by Councillor Hundleby/Councillor Brame:
That the Agenda be approved as amended.

CARRIED UNANIMOUSLY.

4. MOTION TO GO IN CAMERA

MOTION: Moved by Councillor Brame/Councillor Hundleby:
That Council convene *In Camera* pursuant to Section 90 of the *Community Charter* to discuss:

- The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- A matter that, under another enactment, is such that the public may be excluded from the meeting; and
- Labour relations or other employee relations

in accordance with Section 90 (1) (c), (i), (j), (k) and (m) of the *Community Charter*, and that the general public be excluded.

CARRIED UNANIMOUSLY.

6. **ADJOURNMENT**

MOTION: Moved by Councillor Brame/Councillor Hundleby:
That the Special Meeting of Council be adjourned at 5:06 pm.

CARRIED UNANIMOUSLY.

MAYOR OF THE CORPORATION OF THE
TOWNSHIP OF ESQUIMALT
THIS DAY OF _____, 2014

CERTIFIED CORRECT:

ANJA NURVO, CORPORATE OFFICER



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

MINUTES
REGULAR MEETING
OF MUNICIPAL COUNCIL
MONDAY, APRIL 7, 2014
7:00 P.M.
COUNCIL CHAMBERS

PRESENT:

Mayor Barbara Desjardins
Councillor Meagan Brame
Councillor Dave Hodgins
Councillor Lynda Hundleby
Councillor Robert McKie
Councillor Tim Morrison
Councillor David Schinbein

STAFF:

Laurie Hurst, Chief Administrative Officer
Bill Brown, Director of Development Services
Ian Irvine, Director of Financial & IT Services
Blair McDonald, Director of Community Safety Services
Anja Nurvo, Director of Corporate Services
Louise Payne, Recording Secretary

OTHERS:

Keith Lindner, Inspector, West Division, Victoria Police Department
Lui Carvello, Legal Counsel

1. **CALL TO ORDER**

Mayor Desjardins called the Regular Meeting to order at 7:00 pm. Mayor Desjardins noted that in honour of National Volunteer Week, she expressed Council's appreciation to Esquimalt's volunteers and their spouses.

Mayor Desjardins read a "good news story", as part of "Cancer Awareness Month". A PeeWee A Rep (hockey) team, made up of half Esquimalt kids and half Victoria/Oak Bay kids helped to raise over \$17,000 for the BC Cancer Foundation to help one of their coaches battling cancer.

2. **LATE ITEMS**

The following were added to the Agenda under Item 9. Mayor's and Councillor's Reports:

- (2) Report from Councillor Hodgins re: Update on Ship Repair Advocacy;
- (3) Report from Councillor Hodgins re: Multi-Material BC Program.

3. **APPROVAL OF THE AGENDA**

MOTION: Moved by Councillor Hodgins/Councillor McKie:
That the Agenda be approved as amended.

CARRIED UNANIMOUSLY.

4. **MINUTES**

MOTION: Moved by Councillor Morrison/Councillor Hodgins:
That the minutes of the following meetings be adopted as circulated:

- (1) Special Meeting of Council, February 18, 19, March 20 and 22, 2014;
- (2) Special Meeting of Council, March 17, 2014;
- (3) Regular Meeting of Council, March 17, 2014;
- (4) Special Meeting of Council, March 24, 2014.

CARRIED UNANIMOUSLY.

5. **PUBLIC INPUT**

There was no public input.

6. **STAFF REPORTS**

Development Services

- (1) Bylaw No. 2805, Staff Report No. DEV-14-021 (Pertaining to Proposed Wastewater Treatment Facility at McLoughlin Point)

The Director of Development Services presented Staff Report No. DEV-14-021 and answered questions from Council.

Council Comments:

- Do not support encroachments into (7.5 metre) setbacks – this is a safety issue;
- “Wrong” – environmental threat, wrong place, wrong plan, does not respect Esquimalt’s OCP, wrong use adjacent to Victoria Harbour, and negative impact on tourism;
- Information from the public was not “NIMBY”;
- Don’t want oversized sewage treatment plant to define our shoreline;
- “No” – to height and setback variances, to destroying the shoreline, to ignoring the residents of the region, to arbitration, and to the Province overruling Esquimalt’s authority with respect to rezoning of lands within its jurisdiction;
- No design specifications made available to the Advisory Planning Commission nor Council;
- Concern for value for money spent on the proposed secondary treatment plant;
- Requested variances are contrary to Esquimalt’s OCP, and provincial regulations recommend a 15 metre setback from the shoreline;
- Don’t know overall costs of the project and concerned for the lifespan of the proposed secondary treatment plant;
- Proposed municipal infrastructure to be built in “harm’s way” with respect to climate change, rising sea levels and risk of tsunamis;
- Is CRD’s mistake to try to fit a wastewater treatment plant onto the proposed site, which has proved to be too small;
- Amenities offered – many are not “amenities” but what would be expected to be provided by any developer of a large development;
- Proud of the community and staff in allowing this (regional) project to go through the public process;
- CRD was asked to provide certain reports, to help in making this decision, and many of these reports were not provided to Council.

MOTION: Moved by Councillor Morrison/Councillor Hodgins:

That Council reject the rezoning application submitted by the Capital Regional District for lands at 337 Victoria View Road, and defeat Bylaw No 2805, as amended.

CARRIED UNANIMOUSLY.

MOTION: Moved by Councillor Hodgins/Councillor McKie:

That staff be directed to amend Zoning Bylaw No. 2050 to not allow McLoughlin Point to be used for a wastewater treatment plant, and that the amending bylaw be brought back to Council for consideration as soon as possible.

CARRIED UNANIMOUSLY.

RECESS AND RECONVENE

The regular meeting of Council recessed at 8:05 pm and reconvened at 8:16 pm, with all members of Council present.

- (2) Development Variance Permit, 387 Constance Avenue, PED-009-337-253, Lot 8, Esquimalt District, Plan VIP61A, Subsidy Lot 51, Amended Lot 8 (DD 115101), Staff Report No. DEV-14-019

The Director of Development Services presented Staff Report No. DEV-14-019 and advised Council that the applicant was present to speak to the application.

MOTION: Moved by Councillor Morrison/Councillor Schinbein:
That Council invite the applicant to address Council.

CARRIED UNANIMOUSLY.

Will Ross, applicant, presented a "slide show" presentation reviewing the Development Variance Permit application for 387 Constance Avenue, and answered questions from Council.

MOTION: Moved by Councillor Morrison/Councillor McKie:
That Council resolves that Development Variance Permit No. DVP00025 authorizing the construction as shown on architectural plans stamped "Received January 28, 2014", and sited as detailed on the survey plans prepared by J.E. Anderson and Associates stamped "Received February 17, 2014, and including the following relaxations to Zoning Bylaw, 1992, No. 2050 be approved, and staff be directed to issue the permit and register the notice on the title of PID 009-337-253, Lot 8, Esquimalt District, Plan VIP61A, Subsidy Lot 51, Amended Lot 8 (DD 1151001) [387 Constance Avenue]:

Zoning Bylaw, 1992, No. 2050, Section 36(9)(a)(i) – Siting Requirements – Principal Building – Front Setback - a 7.0 metre reduction to the requirement that no building shall be located within 7.5 metres of a Front Lot Line [i.e. from 7.5 metres to 0.5 metres] for the ground floor level of the Principal Building; and a 2.3 metre reduction to the requirement that no building shall be located within 7.5 metres of a Front Lot Line [i.e. from 7.5 metres to 5.2 metres] for the second floor level of the Principal Building.

Zoning Bylaw, 1992, No. 2050, Section 36(9)(a)(iii) – Siting Requirements – Principal Building – Rear Setback - a 5.19 metre reduction to the requirement that no building shall be located within 7.5 metres of a Rear Lot Line [i.e. from 7.5 metres to 2.31 metres] for the ground floor level of the Principal Building.

Zoning Bylaw, 1992, No. 2050, Section 36(9)(a)(iv) – Siting Requirements – Principal Building – Waterfront Setback - a 2.2 metre reduction to the requirement that no building shall be located within 7.5 metres of a High Water Mark for the ground floor level of the Principal Building. [i.e. from 7.5 metres to 5.3 metres].

CARRIED UNANIMOUSLY.

- (3) Development Variance Permit, 876/878 Lampson Street, PID 028-994-469, Lot 2, Section 10, Esquimalt District, Plan EPS1200 Together With An Interest In The Common Property In

Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V; and PID 028-994-451, Lot 1, Section 10 Esquimalt District Plan EPS1200 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V, Staff Report No. DEV-14-020

The Director of Development Services presented Staff Report No. DEV-14-020 and advised that the applicant was present to speak to Council.

MOTION: Moved by Councillor McKie/Councillor Brame:
That Council invite the applicant to address Council.

CARRIED UNANIMOUSLY.

Bavir Dhatt, applicant, reviewed the Development Variance Permit application, and answered questions from Council.

MOTION: Moved by Councillor Hodgins/Councillor Morrison:
That Council resolves that Development Variance Permit No. DVP00023 authorizing the construction as shown on the pictures taken November 25, 2013 and sited as detailed on the survey plan prepared by Powell and Associates, stamped "Received December 18, 2013", and including the following relaxations to Zoning Bylaw, 1992, No. 2050 be approved, and staff be directed to issue the permit and register the notice on the title of PID 028-994-469, Lot 2 Section 10 Esquimalt District Plan EPS1200 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V; and PID 028-994-451, Lot 1 Section 10 Esquimalt District Plan EPS1200 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V. [876/878 Lampson Street]:

Zoning Bylaw, 1992, No. 2050, Section 39(10) – Fencing - a 0.3 metre addition to the permitted 1.2 metre fence height in front of the front face of the Principal Building along the eastern most property line [i.e. from 1.2 metres to 1.5 metres]; and a 0.9 metre addition to the permitted 1.2 metre fence height in front of the front face of the Principal Building along the northern most property line [i.e. from 1.2 metres to 2.1 metres].

Zoning Bylaw, 1992, No. 2050, Section 17 - Special Siting Requirements – Heat Pumps – a 1.0 metre reduction to the requirement that a heat pump shall not be located within 6 metres of any property line [i.e. from 6 metres to 5.0 metres].

CARRIED UNANIMOUSLY.

7.

2014 PROPERTY TAX RATES PRESENTATION

- (1) 2014 Property Tax Rates – PowerPoint Presentation by Ian Irvine, Director of Financial Services

The Director of Financial Services presented a PowerPoint presentation on two tax rate increase scenarios for 1.81% and 1.24%, and answered questions from Council.

MOTION: Moved by Councillor Hodgins/Councillor Morrison:
That staff be directed to come back to the April 28, 2014 Regular Meeting of Council with three (3) scenarios for tax rate increases: 0%, 1.24% and 1.81%.

CARRIED UNANIMOUSLY.

(2) Public Input Opportunity on Tax Rates

Susan Low, resident, requested that Council include the PowerPoint presentation information in the Agenda package. She also requested information on a 5-year Financial Plan, and inquired whether the surplus could be applied to the municipality's debt. She added that she would prefer a smaller tax increase this year rather than a larger one in future years.

Bruce McIlldoon, resident, noted that any tax increase will affect taxpayers. He suggested that Esquimalt "opt out" of the Regional Parks function of the CRD. He also suggested that now that P.I.L.T. was 43% of the tax base, the municipality should renegotiate its policing costs.

Nick Kovacs, resident, cautioned Council against a 0% tax increase and against becoming dependent on an increasing P.I.L.T.

8.

STAFF REPORTS

Administration

(1) Taxi Application – Island Big Cab, Staff Report No. ADM-14-016

Council Comments:

- No concerns with taxi application;
- If Passenger Transportation Board is responsible for inspecting these service providers, they should assess the maintenance and safety of the vehicles.

MOTION: Moved by Councillor Hodgins/Councillor McKie:
That Council direct staff to forward any comments to the Passenger Transportation Board relating to the taxi application by Island Big Cab.

CARRIED UNANIMOUSLY.

(2) Strategic Priorities 2014 Update, Staff Report No. ADM-14-017

The CAO presented Staff Report No. ADM-14-017 and answered questions from Council.

MOTION: Moved by Councillor Hodgins/Councillor Brame:
That Council:

1. Approve the 2014 Strategic Priorities Update Report and Strategic Priority Work Program dated January 2014;

2. Direct staff to provide a copy of the approved documents to all Advisory Committees for finalizing its 2014 work plan for Council's review and approval;
3. Direct staff to include a copy of the updated Strategic Priorities Chart with the annual tax mailing in May; and
4. Approve the updated Corporate Mission and Values; as attached to Staff Report No. ADM-14-017.

CARRIED UNANIMOUSLY.

9.

MAYOR'S AND COUNCILLORS' REPORTS

- (1) Report from Councillor Hodgins re: Participants Report – Federation of Canadian Municipalities, Thunder Bay, Ontario, March 4-8, 2014

Councillor Hodgins reported on FCM meetings held recently in Thunder Bay, Ontario, noting that an opportunity for Esquimalt to host a regional symposium on housing was moving forward.

MOTION: Moved by Councillor Hodgins/Councillor McKie:
That Council received Councillor Hodgins' report.

CARRIED UNANIMOUSLY.

- (2) Report from Councillor Hodgins re: Update on Ship Repair Advocacy

Councillor Hodgins reported on a meeting at the Graving Dock with representatives from China, India, United States, Korea and England. Mayor Desjardins noted that this meeting was a result of talks with the Premier regarding Esquimalt's ship repair facilities.

- (3) Report from Councillor Hodgins re: Multi-Material BC Program

Councillor Hodgins reported on the company who is now overseeing the business of waste packaging and printed paper recycling. He noted that the proposed process for recycling of printed material is a burden to the print media businesses, who want an opportunity to engage and consult with the specific recycling companies about a model they want to propose.

MOTION: Moved by Councillor Hodgins/Councillor Hundleby:

That a letter be sent to the Premier of British Columbia asking that print media businesses be given an opportunity for additional consultation on the changes to the collection and processing of waste packaging and printed paper for recycling prior to the finalization of the amendments to BC's Environmental Management Act in May, 2014; and

That the print media businesses be requested to provide Council with information on the impacts to their businesses, or to come and make a presentation to Council.

CARRIED UNANIMOUSLY.

10.

REPORTS FROM COMMITTEES

- (1) Draft minutes from the Heritage Advisory Committee meeting, March 19, 2014

MOTION: Moved by Councillor Schinbein/Councillor Brame:
That the draft minutes from the Heritage Advisory Committee meeting held March 19, 2014 be received.

CARRIED UNANIMOUSLY.

- (2) Memorandum from the Environmental Advisory Committee (EAC) dated March 31, 2014 re: Environmental Advisory Committee Activities and Accomplishments in 2013

MOTION: Moved by Councillor Hodgins/Councillor Brame:
That Council invite Mark Salter, former Chair of the EAC, to speak to the EAC activities and accomplishments in 2013.

CARRIED UNANIMOUSLY.

Mark Salter, former Chair of the EAC, reviewed the Committee's activities and accomplishments in 2013 including:

- Success with heating oil tanks issue;
- Green Events Program;
- Issue of heat pumps – requested Council to review their policy on heat pumps because quality of same has improved.

MOTION: Moved by Councillor Hodgins/Councillor Morrison:
That the memorandum from the Environmental Advisory Committee dated March 31, 2014 regarding the EAC's activities and accomplishments in 2013 be received.

CARRIED UNANIMOUSLY.

11.

COMMUNICATIONS

- (1) Letter from Michael Tarko, Justice Institute of British Columbia dated March 7, 2014, Re: Esquimalt Village Square Project

Mayor Desjardins commented that the Justice Institute was looking for a new space, and could be an anchor tenant for the Esquimalt Village Project.

MOTION: Moved by Councillor Brame/Councillor Schinbein:
That the letter from Michael Tarko, Justice Institute of British Columbia dated March 7, 2014 regarding the Esquimalt Village Square project be received.

CARRIED UNANIMOUSLY.

- (2) Email from Monique Trottier, Federation of Canadian Municipalities dated March 18, 2014, Re: RFP for FCM Board Meeting in 2016

Mayor Desjardins advised that there may be an opportunity to partner with the CFB Esquimalt to host the Federation of Canadian Municipalities (FCM) Board meeting in 2016.

MOTION: Moved by Councillor Schinbein/Councillor Brame:
That Council approves the Mayor exploring further opportunities to partner with CFB Esquimalt for a facility to host the 2016 FCM Board meeting in Esquimalt.

CARRIED UNANIMOUSLY.

It was agreed that Mayor Desjardins would also follow up with the Songhees First Nation regarding the use of their conference centre for this Board meeting.

(3) Letter from Barbara J. Rainey dated March 21, 2014, Re: BC Senior Games

MOTION: Moved by Councillor Morrison/Councillor McKie:
That the letter from Barbara J. Rainey dated March 21, 2014 regarding the BC Senior Games be received.

CARRIED UNANIMOUSLY.

12. PUBLIC QUESTION AND COMMENT PERIOD

Marilyn Day, resident, expressed her appreciation to staff for their hard work and to Council for their decision on the McLoughlin Point rezoning application.

Lynden Chisholm, resident, expressed his appreciation to staff for their hard work and to Council for their decision on the wastewater treatment plant.

13. ADJOURNMENT

MOTION: Moved by Councillor Hundleby/Councillor McKie:
That the Regular Meeting of Council be adjourned at 9:40 pm.

CARRIED UNANIMOUSLY.

MAYOR OF THE CORPORATION OF THE
TOWNSHIP OF ESQUIMALT
THIS DAY OF _____, 2014

CERTIFIED CORRECT:

ANJA NURVO, CORPORATE OFFICER

PRESENTATION FORM

APPLICATION TO MAKE A PRESENTATION TO COUNCIL

Pursuant to *Council Procedure Bylaw, 2009, No. 2715, Section 19 – Presentations*, Council may allow up to two (2) Presentations (*from outside organizations*) at any Council meeting.

Each presentation (*by representative(s) of an organization*) will be **limited to a time period of ten (10) minutes**, after which will be followed by questions period, at the discretion of Council.

Name of Organization: STAR - Campaign

Name(s) and Title(s) of Presenter(s): ROBERT MOLNAR
CEO

Daytime Phone No.

Email:

Preferred Date of Presentation to Council: April 07, 2014
(An email will be sent to confirm the scheduled meeting date of your Presentation to Council)

Nature/Subject of Presentation: OVER VIEW of the 2017
yaelt race from Halifax NS to Esquimalt BC
over the N. West passage

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
For Information:	
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council
<input type="checkbox"/>	
RECEIVED: MAR 05 2014	
Referred: <u>Anja</u>	
<input checked="" type="checkbox"/> For Action	<input type="checkbox"/> For Response
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda
<input type="checkbox"/>	<input type="checkbox"/> IC

Making a PowerPoint presentation? YES NO

If YES, please email your PowerPoint presentation to louise.payne@esquimalt.ca by noon of the Thursday prior to the Monday (Council) meeting where you will be presenting.

Do you have handouts for Council? If so, please bring at least ten (10) copies to the Council meeting, and give to the Recording Secretary, Louise Payne, prior to the start of the meeting at 7:00 p.m.

March 05, 2014
Date of Application

[Signature]
Signature of Applicant



1229 Esquimalt Road
Esquimalt BC V9A 3P1
PHONE: 250-414-7100
FAX: 250-414-7111
www.esquimalt.ca

PRESENTATION FORM

APPLICATION TO MAKE A PRESENTATION TO COUNCIL

Pursuant to *Council Procedure Bylaw, 2009, No. 2715, Section 19 – Presentations*, Council may allow up to two (2) Presentations (from outside organizations) at any Council meeting.

Each presentation (by representative(s) of an organization) will be limited to a time period of ten (10) minutes, after which will be followed by questions period, at the discretion of Council.

Name of Organization: CREST

Name(s) and Title(s) of Presenter(s): _____

SAFETY - It's all about communications

Daytime Phone No. _____

Email: ghorth@crest.ca

Preferred Date of Presentation to Council: APRIL 28th
(An email will be sent to confirm the scheduled meeting date of your Presentation to Council)

Nature/Subject of Presentation: Identifying the need + preferred location for a public safety radio transmission site in Esquimalt


CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
For Information:	
<input checked="" type="checkbox"/> CAO ✓	<input checked="" type="checkbox"/> Mayor/Council ✓
<input checked="" type="checkbox"/> Scott/B.H. ✓	
RECEIVED: APR 14 2014	
Referred:	
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda ✓
<input type="checkbox"/> COTW	<input type="checkbox"/> IC

Making a PowerPoint presentation? YES NO

If YES, please email your PowerPoint presentation to louise.payne@esquimalt.ca by Noon of the Thursday prior to the Monday (Council) meeting where you will be presenting.

Do you have handouts for Council? If so, please bring at least ten (10) copies to the Council meeting, and give to the Recording Secretary, Louise Payne, prior to the start of the meeting at 7:00 p.m.

MARCH 26, 2014
Date of Application


Signature of Applicant



Corporation of the Township of Esquimalt

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., V9A 3P1
Website: www.esquimalt.ca

Phone: (250) 414-7100
Fax: (250) 414-7111

Email: info@esquimalt.ca

APPLICATION FOR DELEGATION TO MUNICIPAL COUNCIL MEETING

Pursuant to *Council Procedure Bylaw, No. 2715, 2009*, Section 20, Delegations and Petitions, (see reverse for further information) Council may allow an individual or a delegation to address Council at the meeting provided written application has been received by the Corporate Officer **by 12 Noon on the Wednesday prior to the meeting**. Applications can be submitted in person, by mail (1229 Esquimalt Road, V9A 3P1), Fax (250) 414-7111 or Email: council@esquimalt.ca. Applicants will be contacted to confirm the Council meeting date and their attendance at that meeting. Please contact 250-414-7136 for further information.

Delegations are limited to five (5) minutes unless a longer period is agreed to by unanimous vote of those members present.

NAME: Bill Emery
(Please Print)

ORGANIZATION: Friend of Buccanwer's

DAYTIME TELEPHONE:

EMAIL:

PREFERRED DATE OF APPEARANCE AT COUNCIL MEETING: 28 Apr 14

REASONS FOR APPEARING AS DELEGATION (Please specify):

Follow up to my letter to Mayor + Council concerning the annual sky divers jump into Bullen Park and the municipal requirements for insurance mitigation

31 March 14
Date of Application

Bill Emery
Signature

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: MAR 31 2014		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input checked="" type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

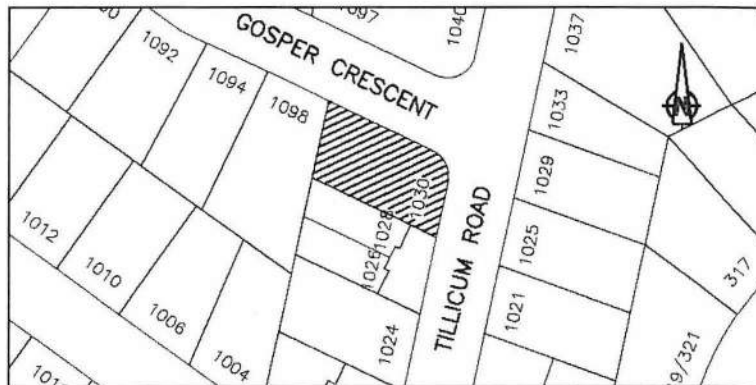


CORPORATION OF THE TOWNSHIP OF ESQUIMALT NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING will be held on Monday, April 28, 2014 at 7:00 p.m. in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., to allow the Public to make representations to the Municipal Council respecting matters contained in the following amending bylaw:

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2014, No. 2821

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2014, No. 2821 provides for a change in the zoning designation of 1030 Tillicum Road [legal description below] shown hatched on the map below from RD-3 [Two Family/ Single Family Residential] to CD No. 88 [Comprehensive Development District No. 88].



Site Location: PID 000-619-833, Lot 24, Block 2, Section 10, Esquimalt District Plan 11214
[1030 Tillicum Road]

The general purpose of this Bylaw is to facilitate redevelopment of the site as two detached single family homes. The applicant intends to retain and renovate the existing home, subdivide the property, and construct one [1] new Single Family Residence.

AND FURTHERMORE TAKE NOTICE that copies of the proposed Bylaw and relevant background documents may be inspected at the offices of Development Services, Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. [excluding Saturdays, Sundays and Statutory Holidays] until April 28, 2014.

ANJA NURVO
DIRECTOR OF CORPORATE SERVICES



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Council Meeting: April 28, 2014
Staff Report No. DEV-14-025

REQUEST FOR DECISION

SUBJECT: REZONING APPLICATION
1030 Tillicum Road
[Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214]

RECOMMENDATION:

1. That Council, upon considering comments made at Public Hearing, resolves that Amendment Bylaw, 2014, No. 2821, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 000-619-833, Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214 [1030 Tillicum Road] shown cross hatched on Schedule 'A' of Bylaw No. 2821, attached hereto, from RD-3 [Two Family/ Single Family Residential] to CD No. 88 [Comprehensive Development District No. 88] be considered for **third reading**; and
2. That as the applicant wishes to assure Council that the proposed development will not contain secondary suites and has voluntarily agreed to register a Section 219 covenant on the title to the subject property in favour of the Township of Esquimalt, as detailed in Schedule "E" of Staff Report DEV-14-025, Council direct staff to coordinate with the property owner to ensure a S.219 covenant, prohibiting secondary suites, is registered against the property title prior to returning the bylaw to Council for consideration of adoption.

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646
Zoning Bylaw, 1992, No 2050
Parking Bylaw, 1992, No. 2011
Development Application Procedures and Fees Bylaw No. 2791, 2012
Advisory Planning Commission Bylaw, 2012, No. 2792
Subdivision and Development Control Bylaw, 1997, No. 2175
Green Building Checklist

STRATEGIC RELEVANCE:

This Request For Decision does not directly relate to a specific strategic objective.

Submitted by: Writer *Teresa Parker*

Reviewed by: A/CAO *J. Miller*

Date: *April 24, 2014*

STAFF REPORT

DATE: April 23, 2014 Report No. DEV-14-025
TO: Jeff Miller, Acting Chief Administrative Officer
FROM: Trevor Parkes, Senior Planner
SUBJECT: **REZONING APPLICATION**
1030 Tillicum Road
[Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214]

RECOMMENDATION:

1. That Council, upon considering comments made at Public Hearing, resolves that Amendment Bylaw, 2014, No. 2821, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 000-619-833, Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214 [1030 Tillicum Road] shown cross hatched on Schedule 'A' of Bylaw No. 2821, attached hereto, from RD-3 [Two Family/ Single Family Residential] to CD No. 88 [Comprehensive Development District No. 88] be considered for **third reading**; and
2. That, as the applicant wishes to assure Council that the proposed development will not contain secondary suites and has voluntarily agreed to register a Section 219 covenant on the title to the subject property in favour of the Township of Esquimalt, as detailed in Schedule "E" of Staff Report DEV-14-025, Council direct staff to coordinate with the property owner to ensure a S.219 covenant, prohibiting secondary suites, is registered against the property title prior to returning the bylaw to Council for consideration of adoption.

BACKGROUND:

Context

Applicant: Amar Basi

Owner: Mohinder Basi

Property Size: Metric: 731.4 m² Imperial: 7868 ft²

Existing Land Use: Single Family Residence

Surrounding Land Uses: North: Two Family Residential
South: Two Family Residential
West: Single Family Residential
East: Single Family Residential

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

Proposed Zoning: CD [Comprehensive Development District]

Existing OCP Designation: Single and Two Unit Residential [No change required]

Schedules:

- “A” Key plan showing location of the subject site;
- “B” 2011 air photo of subject property;
- “C” Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2014, No. 2821;
- “D” Public Hearing Mail Notice;
- “E” Draft Section 219 Covenant;
- “F” OCP Design Guidelines for Single Unit Infill Housing
- “G” Single Family Residential [RS-1] zone;
- “H” Green Building Checklist;
- “I” BCLS Site Plan of Proposed Subdivision; and
- “J” Site Plan, Architectural Drawings, Landscape Concept Plan.

Purpose of the Application:

The applicant is requesting a change in zoning from the current RD-3 [Two Family/ Single Family Residential] zone to a Comprehensive Development zone [CD] to allow one additional Single Family Residence to be constructed on the rear portion of this site. The existing residence would be retained on a separate fee simple lot.

Comments From Other Departments

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

Building Inspection: Construct to BC Building Code 2006 and Municipal Building Code Bylaw, 2002, No. 2538. Applicant must address all issues contained within the Township Development Protocol should application be approved. Design may not comply with limiting distance requirements concerning unprotected openings in the existing dwelling. Applicant must provide calculations demonstrating compliance prior to issuance of a Building Permit.

Parks Services: Two municipal boulevard trees and two privately owned cedar trees would be impacted by either construction or servicing requirements for the proposed properties. These trees should be removed and the appropriate fees paid for replacement. Tree removal permits are required for all 4 trees.

Fire Services: No objections to this proposal.

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the new single family house proposed to be located at 1030 Tillicum Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. Sanitary sewer and storm drain services are located in an SRW located adjacent to the eastern lot line of 1098 Gosper Crescent. A private easement running along the southern boundary of the proposed western lot would be required to facilitate connection of the existing home to these services. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a subdivision application or building permit application.

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

Comments from the Advisory Planning Commission [APC]

This application was considered at the regular meeting of APC held on December 17, 2013. Members were complimentary of the design stating that the project represented a significant improvement as it addressed issues that existed in a previous application for this site. Members stated that it was clear that effort was put into carefully considering the proposal and that the development would enhance the neighbourhood. The APC resolved that the application be forwarded to Council with a **recommendation of approval**.

Zoning

F.A.R., Lot Coverage, Siting and Height: The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the RS-1 [Single Family Residential Zone]:

	RS-1 (Single Family)	Proposed CD Zone	
		Lot 1 [New]	Lot 2 [Existing]
Minimum Parcel Size	530 m ²	341 m ²	390 m ²
Floor Area Ratio	0.35	0.38	0.29
Lot Coverage	30%	28%	27%
Setbacks			
• Front	7.5 m	3.5 m	3.9 m
• Southern	7.5 m	5.5m	1.6 m
• Eastern/Western	3.0 m/1.5 m	4.6 m/ 1.5 m	3.7 m
• Exterior Side	3.6 m	N/A	7.6 m
Building Height	7.3 m	7.3 m	4.3 m [Existing]
Off Street Parking	1 space	1 space	1 space

The combined Floor Area Ratio [F.A.R] of this proposal is 0.33 which is less than the 0.35 maximum allowable for single family dwellings in Esquimalt. The combined Lot Coverage is 27% which is also less than the 30% maximum permitted in the RS-1 [Single Family Residential] zone. Floor Area Ratio measures buildable space in ratio to the size of the lot on which a building sits.

At the recommendation of staff, and in an effort to improve the likelihood this application for rezoning will be approved, the property owner has volunteered to register a Section 219 covenant against the title of the existing property limiting the development to only two [2] dwelling units to ensure that neither of the proposed homes can convert space for use as a secondary suite.

Official Community Plan

This proposal is consistent with the current Land Use Designation applied to the subject Property, "Single and Two Unit Residential".

Section 2.2 of the Official Community Plan recognizes that modest residential growth will occur through the infilling of vacant or under-utilized parcels and states that this growth should occur in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

Section 9.8 of the Official Community Plan contains Guidelines for Single-Unit Infill Housing. As the Development Permit is not being considered at this time it would be inappropriate to address many of these guidelines with the following exceptions that are relevant to the discussion of zoning issues:

- Section 9.8.3.1(a) states that lots currently zoned RD-1 or RD-3, especially those with extra width or lot area are suitable for infill housing applications. The subject property is currently zoned RD-3 and exceeds the minimum lot width and lot area of this zone therefore it is consistent with this policy.
- Section 9.8.4.2(e) states that new structures should be designed so that the overall massing is in keeping with other single unit residences in the immediate area. The subject property is located in a virtually uniform single family residential neighbourhood. While the proposed architectural style and massing of the new dwelling contrasts with the established architectural form of homes located in the area, it is sympathetic to the form and character of the duplex located directly across Gosper Crescent. Should Council approve this application these two homes would serve as complimentary “gate posts” framing the access to this residential enclave.

ISSUES:

1. **Rationale for Selected Option**

This application is consistent with the policy direction contained within the OCP for single unit infill development. The current RD-3 zoning permits the owner to construct a duplex on this property however, based on the parcel size this building would likely be significantly larger than existing homes in the area. This proposal to retain and improve the existing home and construct a new single unit infill home is a more elegant development solution which compliments the existing streetscape rather than dominating it. The proposed new home is predominantly consistent with existing single family residential zoning criteria for F.A.R., Lot Coverage and Height and promises enhanced building performance for long term sustainability.

2. **Organizational Implications**

This Request for Decision has no organizational implications.

3. **Financial Implications**

This Request for Decision has no financial implications.

4. **Sustainability/Environmental Implications**

The applicant has completed the Esquimalt Green Building Checklist [Schedule “H”].

5. **Communication**

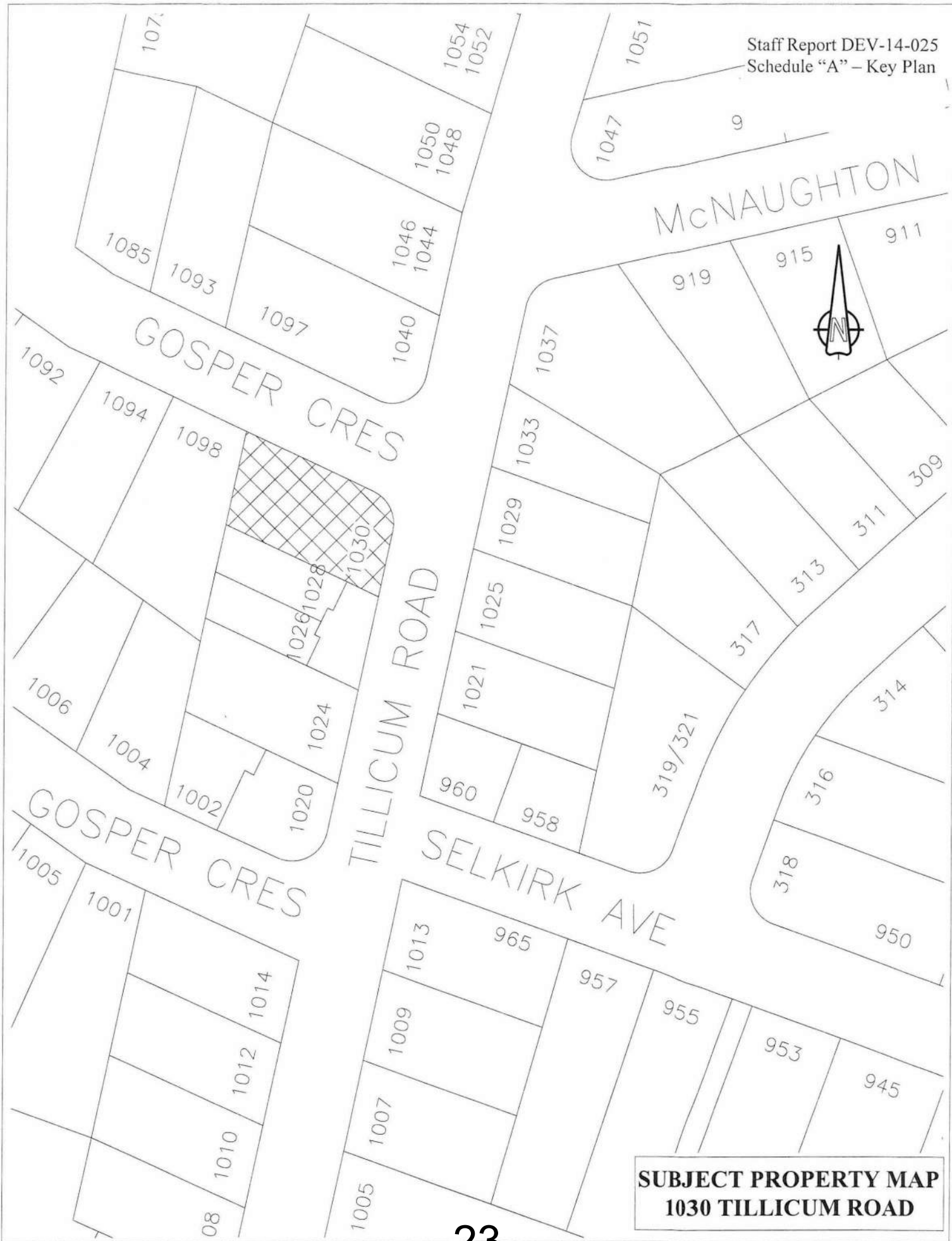
As this is a rezoning application, notices were mailed to tenants and owners of properties located within 100 metres (328 ft) of the subject property on April 9, 2014 advising them that Council will be considering the requested rezoning on Monday, April 28, 2014. Notice of the Public Hearing was printed in the April 18th and April 23rd editions of the Victoria News and signs indicating that the property is under consideration for a change in zoning that have been in place on the Tillicum Road and Gosper Crescent frontages since November 2013

have been updated to show the date, time and location of the Public Hearing.

To date, no correspondence has been received by staff relating to this application.

ALTERNATIVES:

1. That Council, upon considering comments made at Public Hearing, resolves that Amendment Bylaw, 2014, No. 2821 be **read a third time**, and direct staff to coordinate with the property owner to ensure registration of the S. 219 covenant on the title to the subject property prior to returning Amending Bylaw, 2014, No. 2821 to Council for consideration of adoption.
2. Council directs staff to amend Amendment Bylaw, 2014, No. 2821 to accommodate issues raised at the public hearing and return it to Council for further consideration including scheduling a new public hearing if required by the *Local Government Act*.
3. Council **defeats** Amendment Bylaw, 2014, No. 2821.



1030 Tillicum Road



Staff Report DEV-14-025
Schedule "B" – 2011 AirPhoto



Subject Property Boundary: 

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2821

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

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

1. This bylaw may be cited as the "*ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW, 2014, NO. 2821*".
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:
 - (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development No. 88 (1030 Tillicum Road) CD No. 88"

- (2) by adding the following text as Section 67.75 (or as other appropriately numbered subsection within Section 67):

67.75 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 88 [CD NO. 88]

In that Zone designated as CD No. 88 [Comprehensive Development District No. 88] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

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

(2) **Parcel Size**

The minimum Parcel Size for Parcels created by Subdivision shall be 335 square metres.

(3) **Frontage**

The minimum Frontage of parcels created by subdivision shall be 17.5 metres measured at the Front Lot Line abutting Gosper Crescent.

- (4) **Density**
- The number of Dwelling Units permitted in this CD-88 Zone shall be limited to two [2] for a density of one (1) unit per 365 square metres.
- (5) **Number of Principal Buildings**
- Not more than one (1) Principal Building shall be located on a parcel.
- (6) **Floor Area Ratio**
- The Floor Area Ratio shall not exceed 0.38
- (6) **Floor Area**
- The minimum Floor Area of the for the first storey of a Principal Building shall be 80 square metres
- (7) **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.
- (8) **Building Width**
- The minimum width for a Principal Building shall be 7.0 metres
- (9) **Lot Coverage**
- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of a parcel.
- (b) Notwithstanding Section 9(a), a Principal Building shall not cover more than 28% of the Area of a parcel
- (10) **Siting Requirements**
- (a) **Principal Buildings:** Where lands in this CD-88 zone have been subdivided into two Parcels:
- (i) The westernmost Principal Building shall not be located within 3.5 metres of the Front Lot Line.
- (ii) The westernmost Principal Building shall not be located within 4.6 metres of the westernmost Lot Line.
- (iii) The westernmost Principal Building shall not be located within 1.5 metres of the eastern Lot Lines.
- (iv) The westernmost Principal Building shall not be located

within 5.5 metres of the southernmost Lot Line.

- (v) The easternmost Principal Building shall not be located within 3.9 metres of the Front Lot Line abutting Gosper Crescent.
- (vi) The easternmost Principal Building shall not be located within 3.0 metres of the western Lot Lines.
- (vii) The easternmost Principal Building shall not be located within 7.5 metres of the Exterior Side (Tillicum Road) Lot Line.
- (viii) The easternmost Principal Building shall not be located within 1.6 metres of the southernmost Lot Line.

Where lands in this zone have not been subdivided, the most restrictive of the above requirements are applicable.

(b) Accessory Buildings:

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setbacks: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line nor 7.5 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of any Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of any Principal Building.

(11) Fencing

Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of any Principal Building, or within 7.5 metres of a Lot Line abutting a Highway and no fence shall exceed 2 metres behind the front face of the Principal Building.

(12) Landscaping and Open Space

Landscaping and Open Space shall be as shown on the landscape plan approved as part of the active Development Permit.

(13) Off-Street Parking

Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).

- (3) by changing the zoning designation of PID: 000-619-833, Lot 24, Block 2, Section 10, Esquimalt District, Plan 11214 [1030 Tillicum Road] shown cross-hatched on Schedule "A" attached hereto from RD-3 [Two Family/ Single Family Residential] to CD No. 88 [Comprehensive Development District No. 88].
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the 24th day of February, 2014.

READ a second time by the Municipal Council on the 24th day of February, 2014.

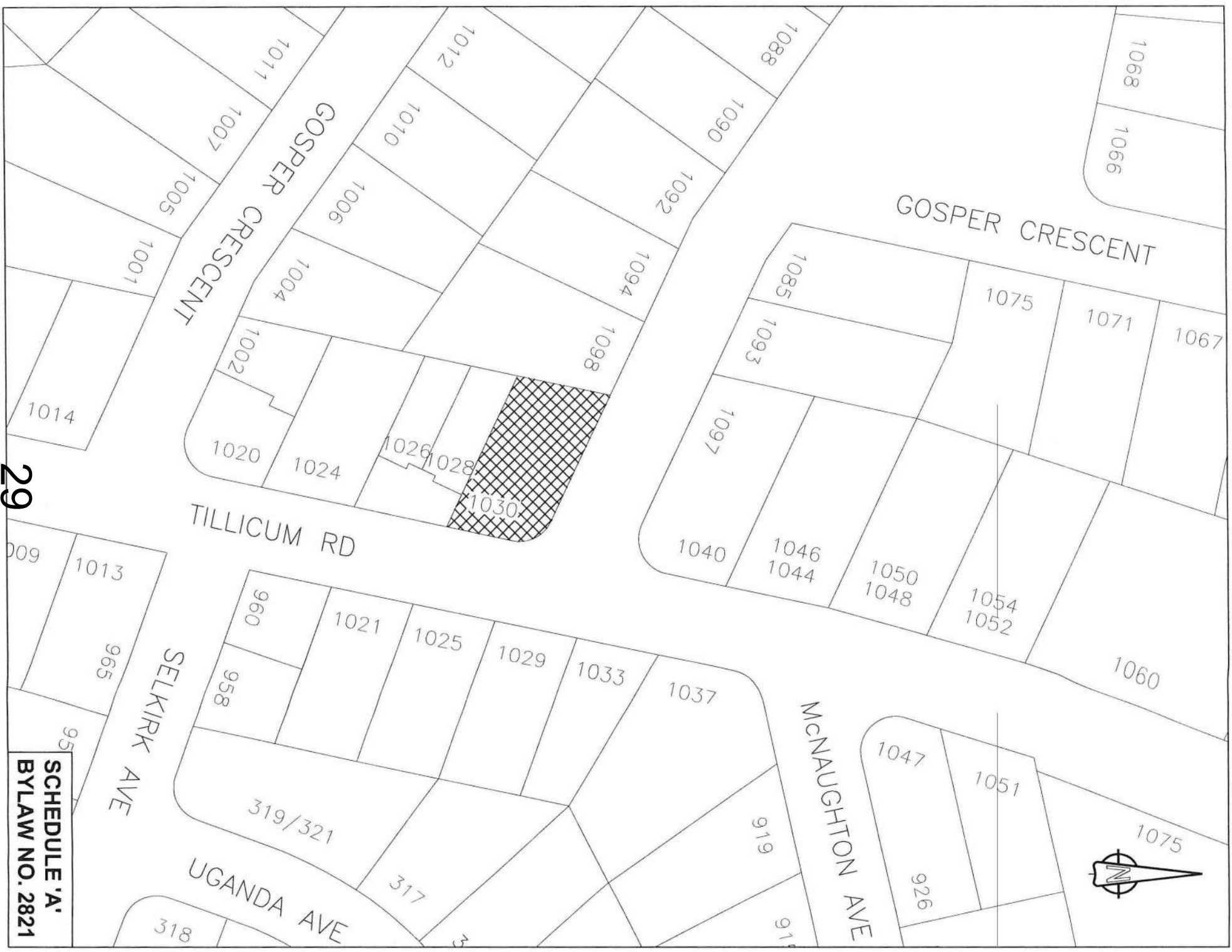
A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the ---- day of -----, 2014.

READ a third time by the Municipal Council on the ---- day of ----, 2014.

ADOPTED by the Municipal Council on the ---- day of ----, 2014.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



29

**SCHEDULE 'A'
BYLAW NO. 2821**



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

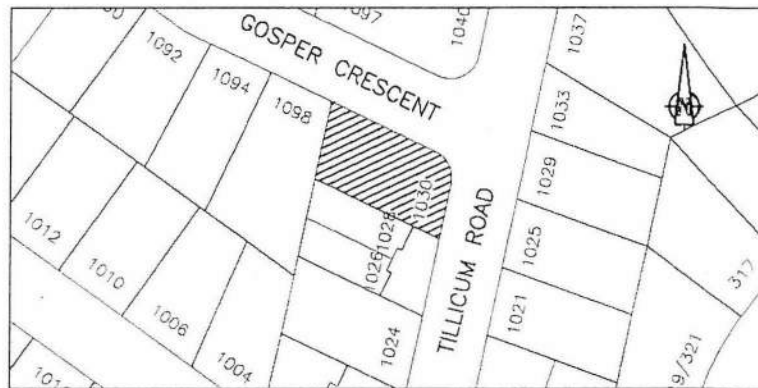
April 9, 2014

NOTICE OF PUBLIC HEARING

An application for a change in zoning has been received from Amar Basi, on behalf of Mohinder Basi, the registered owner of 1030 Tillicum Road.

Purpose of the Application:

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2014, No. 2821 provides for a change in the zoning designation of 1030 Tillicum Road [legal description below] shown hatched on the map below from RD-3 [Two Family/ Single Family Residential] to CD No. 88 [Comprehensive Development District No. 88].



Site Location: PID 000-619-833, Lot 24, Block 2, Section 10, Esquimalt District Plan 11214
[1030 Tillicum Road]

The general purpose of this Bylaw is to facilitate redevelopment of the site as two detached single family homes. The applicant intends to retain and renovate the existing home, subdivide the property, and construct one [1] new Single Family Residence.

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7:00 p.m., Monday, April 28, 2014, in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C.** Affected persons may make representations to Council at that time or submit a written submission prior to that date.

Information related to this application may be reviewed at the Development Services counter, Municipal Hall, 1229 Esquimalt Road, from 8:30 a.m. until 4:30 p.m., Monday to Friday (excluding Saturdays, Sundays, Statutory Holidays) until April 28, 2014.

ANJA NURVO
DIRECTOR OF CORPORATE SERVICES

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website.

B.C. Land Surveyor's Site Plan of
Proposed Subdivision of
Lot 24, Block 2, Plan 11214,
Section 10, Esquimalt District.

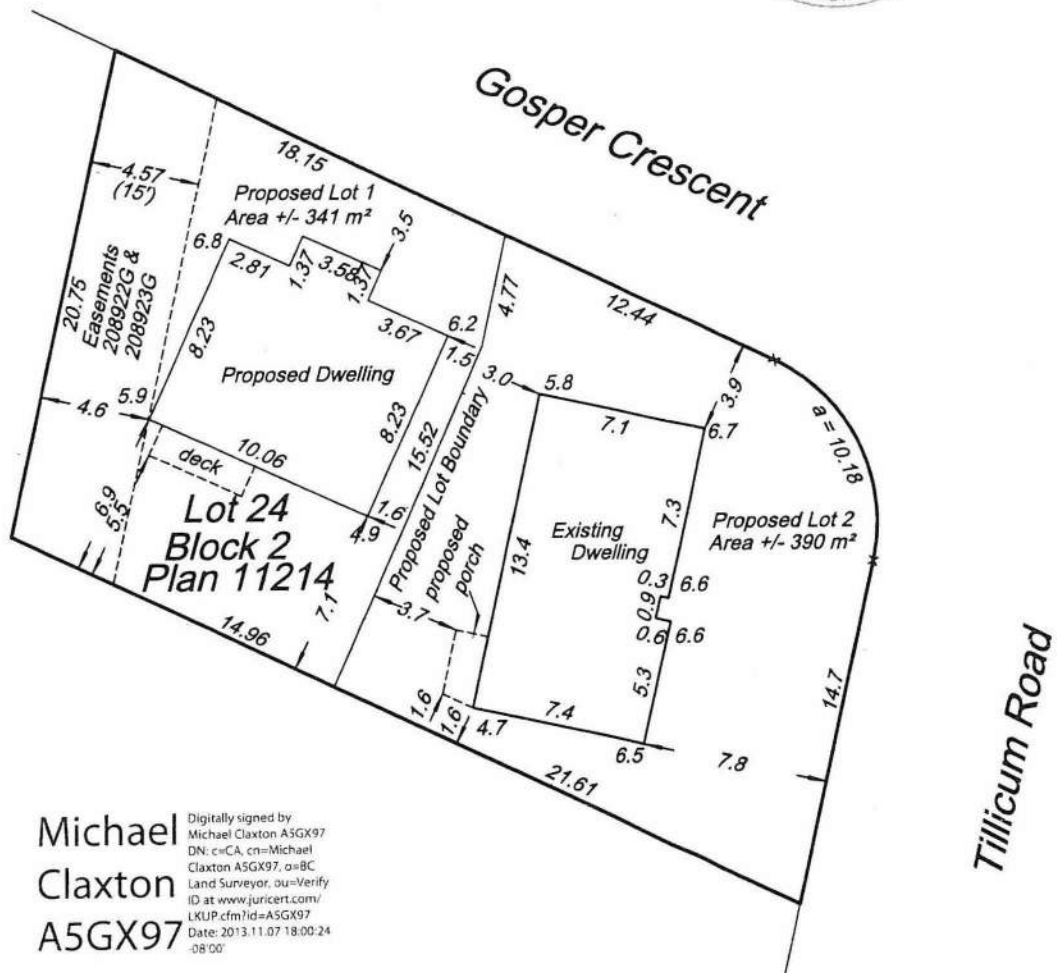
Scale 1:250

All distances are in metres.
 Lot dimensions derived from registered plans.

Elevations are based on the Corporation of the Township of Esquimalt Datum.

CIVIC ADDRESS: 1030 Tillicum Road, Victoria B.C.

P.I.D. 000-619-833



Michael Claxton
 A5GX97

Digitally signed by
 Michael Claxton A5GX97
 DN: c=CA, cn=Michael
 Claxton A5GX97, o=BC
 Land Surveyor, ou=Verify
 ID at www.juricert.com/
 LKUP.cfm?id=A5GX97
 Date: 2013.11.07 18:00:24
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This document is for approval/discussion purposes only and not to be used for the re-establishment of property boundaries.

This plan was prepared for design purposes and is for the exclusive use of our client.

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Field Survey: Nov. 8, 2011
 Date Drawn: May 16, 2012 Amd: Nov. 7, 2013

**MICHAEL CLAXTON
 LAND SURVEYING INC.**

B.C. & Canada Lands Surveyor
 Unit 80A 4223 Commerce Circle
 Victoria, B.C. V8Z-6N6
 Phone: 250-479-2258 Fax: 250-479-3831
 Email: surveys@hilbra.ca

File: 18787(site 5)

TERMS OF INSTRUMENT - PART 2

Staff Report DEV-14-025
 Schedule "E" – Draft S.219 Covenant

RECITALS:

- A. The Transferor is the registered owner in fee-simple of those lands with civic address of 1030 Tillicum Road, more particularly described in Item #2 of Form C, in the Township of Esquimalt in Province of British Columbia, namely (the "**Lands**").
- B. The Transferee is the Township of Esquimalt ("**Transferee**" or "**Township**").
- C. The Transferor has submitted an application to the Township to rezone the Lands (the "**Rezoning Bylaw**") to permit infill housing, and acknowledging that it is in the public interest that the use and density of development of the Lands be limited, the Transferor has volunteered and wishes to grant this covenant to the Transferee, and the Transferee has accepted this covenant and required its registration as a condition of rezoning (the "**Agreement**").
- D. Section 219 of the *Land Title Act* gives authority for a covenant and indemnity, whether of a negative or positive nature, to be registered against the Lands and granted in favour of the Transferee with provisions:
- in respect of the use of land or the use of a building on or to be erected on land;
 - that land is to be built on in accordance with the covenant;
 - that land is not to be built on or subdivided except in accordance with the covenant;
 - that land is not to be used, built on or subdivided; and
 - that parcels of land designated in the covenant and registered under one or more indefeasible titles are not to be sold or otherwise transferred separately.

NOW THEREFORE in consideration of the payment of the sum of \$10.00 by the Transferee to the Transferor (receipt and sufficiency acknowledged), the mutual covenants and agreements contained in this Agreement, and for other good and valuable consideration, the parties covenant and agree as to the following, including under Section 219 of the *Land Title Act*:

Restrictions and Requirements

1. Notwithstanding broader or greater uses, density or other regulations in the Transferee's zoning bylaw, the Transferor covenants and agrees the Lands must not be subdivided, built upon or used except in accordance with the BC Land Surveyors Site Plan prepared by Michael Claxton, BCLS of Michael Claxton Land Surveying Inc., dated November 7, 2013, a copy of which is attached as Schedule A to this Agreement ("the **Site Plan**").
2. Without limiting the generality of the foregoing, the Lands must not be:
 - (a) subdivided (including under the *Strata Property Act*), except for two (2) single family residential fee simple lots, generally as shown on the Site Plan;
 - (b) built upon or used for more than two (2) dwellings units (representing one per lot

created from the Lands), also as shown on the Site Plan; and

- (c) built upon, contain or be used for secondary suite(s), roomers, boarding use or tourist accommodation uses.
3. The parties acknowledge and agree that the Site Plan in Schedule "A" is in draft form and the exact configuration of boundaries may be determined in accordance with subsequent surveys, and provided that minimum lot size for both lots is 335 square metres, the minimum frontage is 17.5 metres, and any changes are consistent with the Transferee's bylaws and regulations, this Agreement shall be interpreted to apply to the areas so defined. The parties may modify this Agreement from time to time to reflect the updated plans, and the Grantor agrees that these covenant restrictions may be registered against the whole of the Lands until such modification.
 4. The Transferor and Transferee agree that this Agreement shall be interpreted in accordance with the definitions in the Transferee's zoning bylaw, as amended from time to time.

Indemnity and Release

5. The Transferor covenants and agrees to indemnify and save harmless the Transferee from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Transferee or which the Transferee incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
6. The Transferor releases and forever discharges the Transferee of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Transferor can or may have against the Transferee for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.

Registration

7. The restrictions and requirements in this Agreement are covenants running with the Lands in favour of the Transferee and intended to be perpetual, and shall continue to bind all of the Lands when subdivided.
8. At the Transferor's sole cost, the Transferor will register this Agreement and must do everything necessary to secure priority of registration and interest for this Agreement over all encumbrances of a financial nature.
9. The Transferor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement. However, the

Transferee acknowledges that if the Rezoning Bylaw (or any variation of it that permits the subdivision into two lots and single family dwelling residential use), is not adopted, then this Agreement shall be discharged from the Lands.

General

10. The Transferor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement.
11. It is mutually understood, acknowledged and agreed by the parties that the Transferee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Transferor other than those contained in this Agreement.
12. Nothing contained or implied in this Agreement:
 - (a) prejudices or affects the rights, powers or discretion of the Transferee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Transferor;
 - (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or
 - (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Transferee with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity.
13. The Transferor covenants and agrees that the Transferee may withhold development permits, building permits and other approvals related to the use, building or subdivision of land as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a permit or approval does not act as a representation or warranty by the Transferee that the covenants of this Agreement have been satisfied.
14. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
15. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver is effective unless it is written and signed by both parties.
16. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by

that holding or by the severance of that part.

17. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Priority

18. _____ (the "**Chargeholder**") is the registered holder of a charge by way of _____ against the Lands, registered under No. _____ (the "**Charge**"), and agrees with the Transferee, in consideration of the sum of Ten Dollars (\$10.00) paid by the Transferee to the Chargeholder (receipt and sufficiency acknowledged), that the Agreement shall be an encumbrance upon the Lands in priority to the Charge in the same manner and to the same effect as if the Agreement had been dated and registered prior to the Charge.

The Transferor and Transferee acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached.

SCHEDULE "A" - SITE PLAN

*B.C. Land Surveyor's Site Plan of
Proposed Subdivision of
Lot 24, Block 2, Plan 11214,
Section 10, Esquimalt District.*

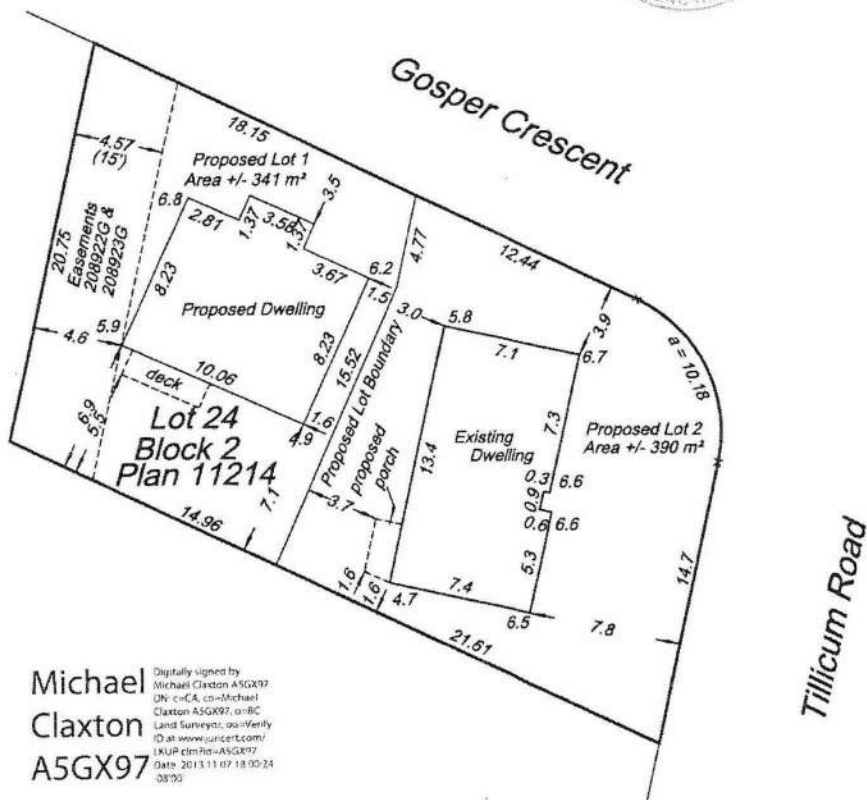
Scale 1:250

All distances are in metres.
Lot dimensions derived from registered plans.

Elevations are based on the Corporation of the Township of Esquimalt Datum.

CIVIC ADDRESS: 1030 Tillicum Road, Victoria B.C.

P.I.D. 000-619-833



Michael Claxton
A5GX97

Digitally signed by
Michael Claxton A5GX97
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9.8 Guidelines for Single-unit Infill Housing

9.8.1 Definition

Single-unit infill housing is development that provides for new single-unit homes on land that is surplus to the needs of existing housing. This could be in the form of separate dwellings on one lot (strata-titled or otherwise), or dwellings on separate small lots created through subdivision of larger lots.

9.8.2 Purpose

The purpose of these guidelines is provide guidance for proponents, the public, municipal staff, Advisory Committees and Council for the evaluation of applications for rezoning to permit the construction of single-unit Infill Housing.

9.8.3 Guidelines

9.8.3.1 Preferred Locations/Site Characteristics

The following characteristics define the general suitability of a property for Single-unit Infill Housing:

- a) Lots currently zoned RD-1 (Two-unit Residential) and RD-3 (Two-unit / Single-unit Residential), especially those with extra width and lot area;
- b) Lots with a frontage on more than one street (including corner lots);
- c) Properties that are transitional between lower density and higher density housing or other land uses;
- d) The demolition of existing housing is discouraged (unless in exceptional circumstances) however moving of houses is considered acceptable; and
- e) These criteria are general in nature. Each project will be considered on its own merit.

9.8.4 Design

9.8.4.1 Context

- a) Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to blend with the new construction.
- b) Where two or more new separate dwellings are situated within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating similar architectural details.
- c) Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses.
- d) The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

9.8.4.2 Massing

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

9.8.4.3 Privacy/Screening/Shadowing

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

9.8.4.4 Landscaping

- j) Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.
- k) Retention and protection of trees and the natural habitat is encouraged wherever possible.

9.8.4.5 Private Open/Yard Space

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

9.8.5 **Process**

9.8.5.1 Rezoning

- a) Single-unit infill housing will only be permitted through a rezoning process. Each application will be considered on its own merit.
- b) As well as the typical rezoning information, an application for a single-unit infill housing should include:
 - i) a summary of the proposal (prepared by the applicant) showing how it differs from the regular zoning requirements in terms of site coverage, floor area ratio, building envelope, number of parking spaces, amount of useable open space and common areas; and
 - ii) an illustration of the streetscape (to scale) showing the relationship of the proposed building to the five (5) adjacent buildings on either side of it and of the same buildings from the rear is required. For corner lots, the streetscape drawing must be provided for both street frontages.

34. SINGLE FAMILY RESIDENTIAL [RS-1]

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

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) The keeping of no more than two (2) Roomers or Boarders
- (d) Secondary Suite: subject to the requirements of Section 30.6

(2) **Parcel Size**

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

(3) **Minimum Lot Width**

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

(4) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(5) **Floor Area**

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

(6) **Building Height**

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

(7) **Building Width**

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

(8) **Lot Coverage**

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

(9) **Siting Requirements**

(a) **Principal Building**

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

(b) **Accessory Building**

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

(10) **Fencing**

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

(11) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).



GREEN BUILDING CHECKLIST



The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project .

As you review this checklist, if you have any questions please contact **Development Services** at **250.414.7108** for clarification.

**New development is essential to Esquimalt.
We look forward to working with you
to ensure that development is
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
 - Development Protocol Policy
 - Esquimalt's Pedestrian Charter
 - Tree Protection Bylaw No. 2664
 - A Sustainable Development Strategic Plan for the Township of Esquimalt
- Staff Report DEV-14-025
Schedule "H" – Esquimalt Green Building Checklist

Adopted on January 10th, 2011



“One-third of Canada’s energy use goes to running our homes, offices and other buildings. The federal government’s Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment.”
 [Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

- 1 Are you building to a recognized green building standard? Yes No
 If yes, to what program and level?
- 2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? Yes No
- 3 Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? Yes No
 If so, please describe them.
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? 0 %
- ✓5 Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project.
YES LOCAL SUPPLY OF STONE AND ROCKS
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? Yes No
- ✓7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? _____
- ✓8 For which parts of the building (e.g. framing, roof, sheathing etc.)? _____
- 8 Can alternatives to Chlorofluorocarbon’s and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. Yes No

- ✓9 List any products you are proposing that are produced using lower energy levels in manufacturing.
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes No
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes No



Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

- 12 Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? Yes No
- 13 For commercial buildings, do flushes for urinals exceed BC Building Code requirements? Yes No
- 14 Does your project use dual flush toilets and do these exceed the BC Building Code requirements? Yes No
- 15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? Yes No
- 16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? Yes No

Storm Water

- 17 If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] Yes No N/A
- 18 Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? Yes No N/A
- 19 Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. _____ Yes No N/A
- 20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? Yes No N/A
- 21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. _____ Yes No N/A
- 22 Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? Yes No N/A
- 23 What percentage of the site will be maintained as naturally permeable surfaces? 67 %

Waste water

- 24 For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. _____ Yes No N/A

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

- 25 Are any healthy trees being removed? If so, how many and what species? Yes No N/A
3 - FIR
 Could your site design be altered to save these trees?
 Have you consulted with our Parks Department regarding their removal?



- 26 Will this project add new trees to the site and increase our urban forest?
If so, how many and what species? _____ Yes No N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? Yes No N/A
- 28 Will any existing native vegetation on this site be protected?
If so, please describe where and how. _____ Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? Yes No N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? Yes No N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes No N/A
- 33 Will topsoil will be protected and reused on the site? Yes No N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

- x34 Will the building design be certified by an independent energy auditor/analyst?
If so, what will the rating be? _____ Yes No N/A
- x35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? Yes No N/A
- 36 Does the design and siting of buildings maximize exposure to natural light?
What percentage of interior spaces will be illuminated by sunlight? 55 % Yes No N/A
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.).
If so, please describe. _____
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? NONE - PLEASE ADDRESS WITH DESIGNER Yes No N/A
- 38 Has the building been designed to be solar ready? Yes No N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? Yes No N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards? Yes No N/A
- 41 Are energy efficient appliances being installed in this project?
If so, please describe. Y
- x42 Will high efficiency light fixtures be used in this project?
If so, please describe. Yes No N/A
- 43 Will building occupants have control over thermal, ventilation and light levels? Yes No N/A
- x44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? Yes No N/A
- 45 Will underground parking areas have automatic lighting? Yes No N/A



Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	Yes	No	N/A
X47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <u>WATER SOLUBLE PAINTS WHERE POSSIBLE</u>	Yes	No	N/A
48	Will the building have windows that occupants can open?	Yes	No	N/A
X49	Will hard floor surface materials cover more than 75% of the liveable floor area?	Yes	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	Yes	No	N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. _____	Yes	No	N/A
X52	Will materials be recycled during the construction phase? If so, please describe. <u>WHERE POSSIBLE MATERIALS WILL BE RECYCLED.</u>	Yes	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	Yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	Yes	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	N/A
57	Is access provided for those with assisted mobility devices?	Yes	No	N/A
58	Are accessible bike racks provided for visitors?	Yes	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	Yes	No	N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input type="checkbox"/> plug-ins for electric vehicles N/A			

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.



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Proposed Subdivision of
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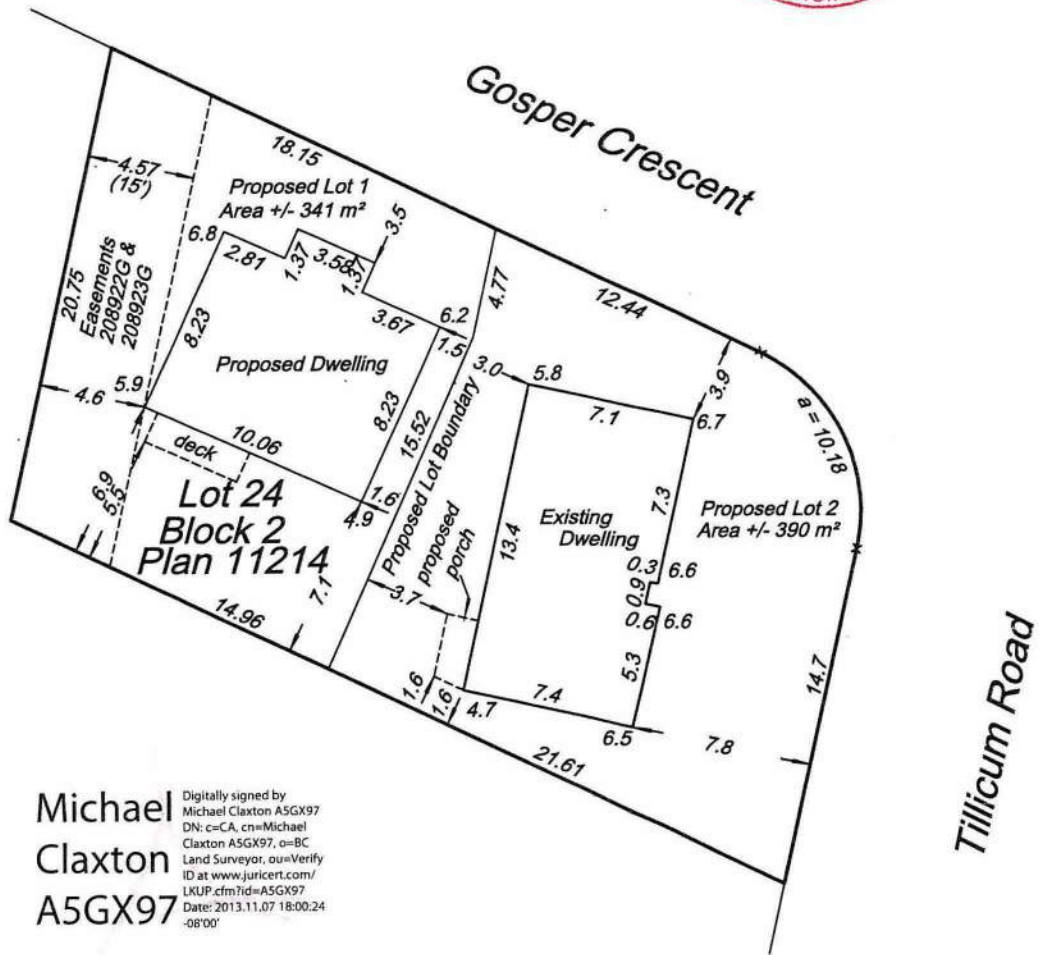
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 Email: surveys@hilbre.ca

File: 18787(site 5)

This document is for approval/discussion purposes only and not to be used for the re-establishment of property boundaries.

This plan was prepared for design purposes and is for the exclusive use of our client.

The signatory accepts no responsibility for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without consent of the signatory.

Field Survey: Nov. 8, 2011
 Date Drawn: May 16, 2012 Amd: Nov. 7, 2013

© MICHAEL E. CLAXTON, B.C.L.S. 2013



address:
1030 TILlicUM RD
lot:
2755.000
project:

Date:
Oct 18, 2013
Folder:
RZ000013

type / Subject:
REZONING -
Rezoning Application

Lot Information:

CIVIC ADDRESS	1030 TILlicUM ROAD
ZONING	RD-3
TOTAL LOT AREA	731.40 sq. m.
ALLOWABLE LOT COVERAGE	30%
EXISTING LOT COVERAGE	18.47%
PROPOSED LOT COVERAGE	27.34%
ALLOWABLE F.A.R.	40%
EXISTING F.A.R.	23.14%
PROPOSED F.A.R.	42.18%
ALLOWABLE HEIGHT	7.30 m.
PROPOSED HEIGHT	7.23 m.

ELEVATIONS: NEW HOUSE

AVERAGE GRADE	5.95 m.
CURB	7.70 m.
GARAGE	7.17 m.
MAIN FLOOR	7.23 m.
BASEMENT	4.49 m.

LOT A LOT B

TOTAL LOT AREA	389.18 sq. m.	341.82 sq. m.
LOT COVERAGE	27.84 % 108.38 sq. m.	27.32 % 93.40 sq. m.
FAR	41.49 % 169.27 sq. m.	40.72 % 139.21 sq. m.

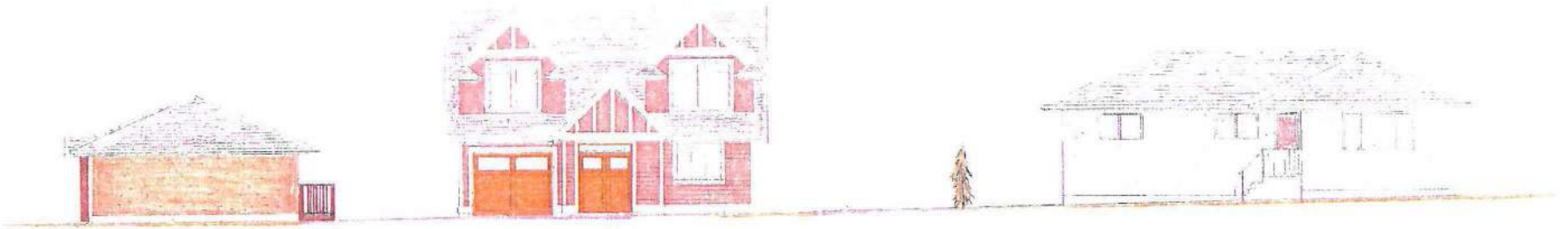
SITE PLAN
1:100

LEGAL DESCRIPTION:

LOT	24
BLOCK	2
PLAN	112/4

Mr. BAST	MESA DESIGN GROUP INC 2820 Lakeshore Drive, Victoria, BC 250-582-2863	DESIGN CONSULTANTS 250-582-2863
	DATE: 10/18/2013	DESIGNED BY: DL
	SCALE: As Shown	DRAWN BY: DL
	DRAWING No: 9865-1-SP	

Staff Report DEV-14-025
Schedule "J" – Architectural Plans
and Landscape Concept Plan



Address:
1030 TILlicUM RD

Lot:
2755.000

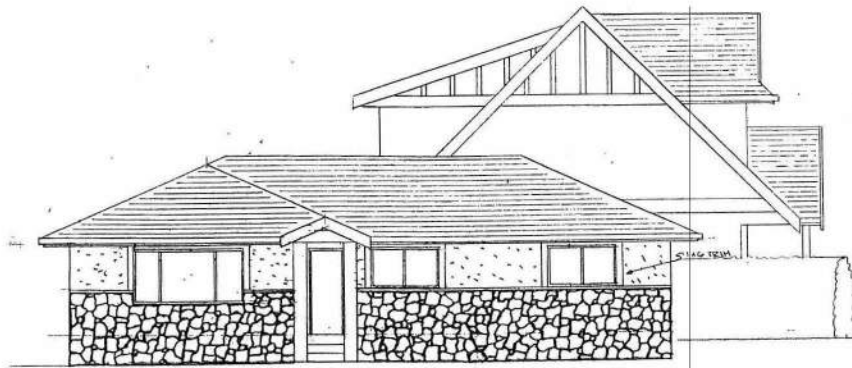
Project:

Date:
Oct 18, 2013

Folder:
RZ000013

Type / Subject:
REZONING -
Rezoning Application

		<p>MIES 1000 1000</p>
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Address:
1030 TILLCUM RD
folio:
2755.000
Project:
Type / Subject:
REZONING -
Rezoning Application

Date:
Oct 18, 2013
Folder:
RZ000013

Mr. Bist		MESA DESIGN GROUP INC 2850 Lakeshore Dr. White, Virginia, BC 250-342-1843	
DATE:	DESIGNED BY: D.L.	DESIGN CONSULTANTS	
SCALE: 3/8"=1'-0"	DRAWN BY: D.L.	250-342-1843	
DRAWING NO: 9865-TILLCUM 55			

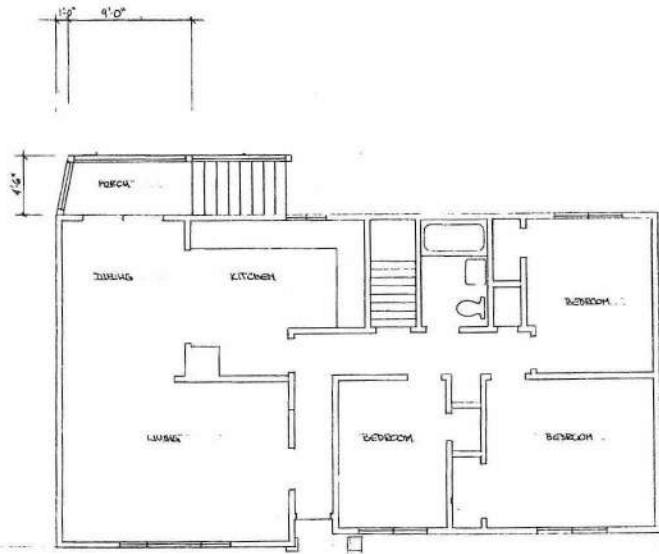
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Volume:
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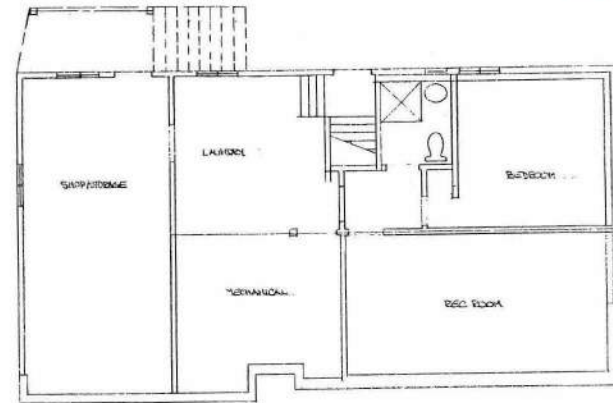
Project:

Date:
Oct 18, 2013
Folder:
RZ000013

Type / Subject:
REZONING -
Rezoning Application



EXISTING MAIN FLOOR PLAN
AREA 1000.97 sq ft (93.31 m²)
FAR 877.24 (82.10 m²)



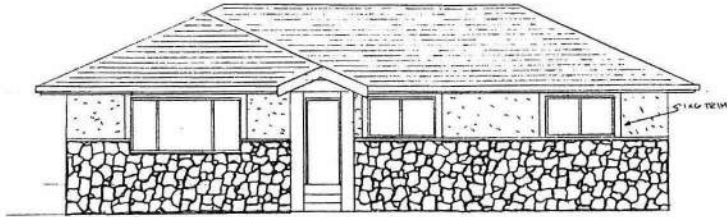
EXISTING LOWER FLOOR PLAN
AREA 1030.002 sq ft (95.49 m²)
FAR 924.77 (85.91 m²)

50

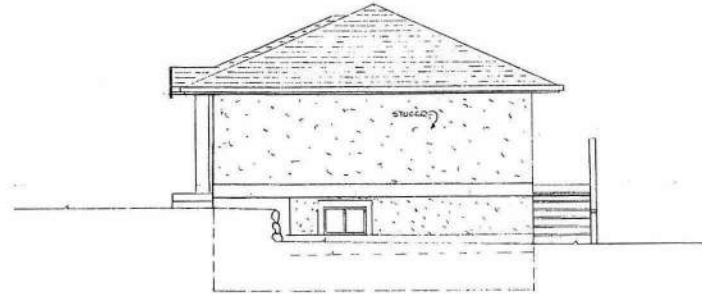
MESA DESIGN GROUP INC.	DESIGN CONSULTANTS
	283 448 VERNON AVE VICTORIA, BC V8S 2S3
	250-302-2843
	DATE: _____ DESIGNED BY: CLOPPS
SCALE: AS SHOWN	DRAWN BY: D.L.
DRAWING NO: 98651	

Address:
1030 TILlicUM RD
Folio:
2755.000
Project:
Type / Subject:
REZONING -
Rezoning Application

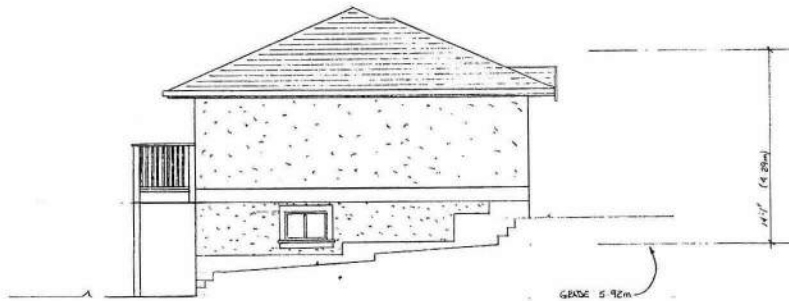
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Oct 18, 2013
Folder:
RZ000013



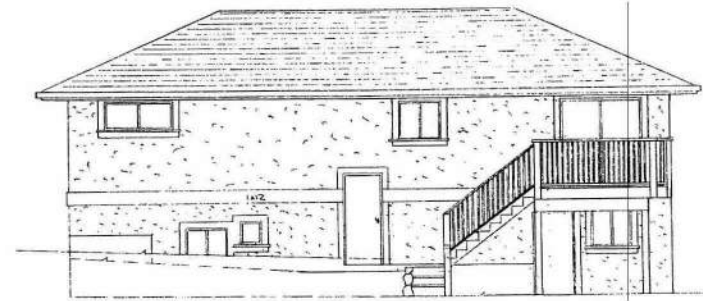
PROPOSED FRONT ELEVATION
7/4/10



PROPOSED SIDE (NORTH) ELEVATION
7/4/10



PROPOSED SIDE (SOUTH) ELEVATION
7/4/10



PROPOSED REAR ELEVATION
7/4/10



51

Mr BASTI	MESA DESIGN GROUP INC 4323 - 448 WILMONT AVE. VICTORIA, BC DATE: _____ SCALE: AS SHOWN DRAWING NO: 98657	DESIGN CONSULTANTS 250-382-2883 DESIGNED BY: D.L. DRAWN BY: D.L.
Building A	MESA DESIGN GROUP	

52

Address:
1030 TILlicum RD

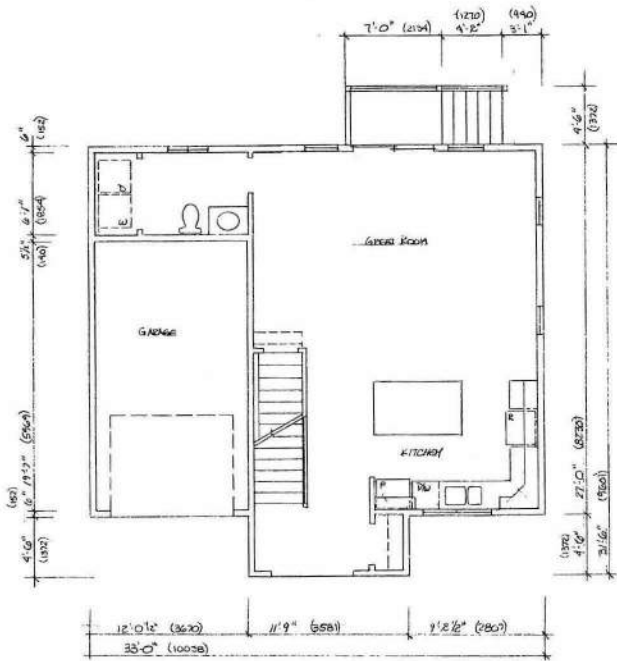
Folio:
2755.000

Project:

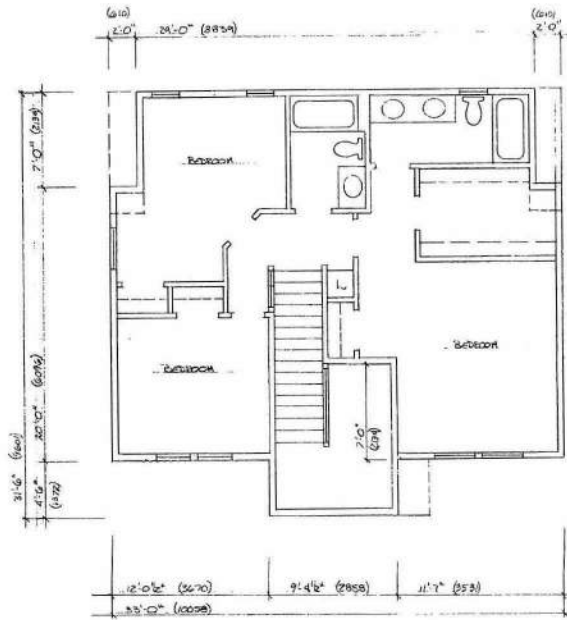
Date:
Oct 18, 2013

Folder:
RZ000013

Type / Subject:
REZONING -
Rezoning Application



Main Floor Plan
74'-1 1/2" (22642)
668 sq ft (62 sqm)
24'-0" (7315)



Upper Floor Plan
74'-1 1/2" (22642)
778 sq ft (72 sqm)



Mr. Bassi



MESA DESIGN GROUP INC. 2850 Lakeshore Drive, Victoria, BC	DESIGN CONSULTANTS 250-352-2863
DATE	DESIGNED BY: J.L.
SCALE: AS SHOWN	DRAWN BY: J.L.
DRAWING No: 9865-1	

53

Address:
1030 TILlicUM RD

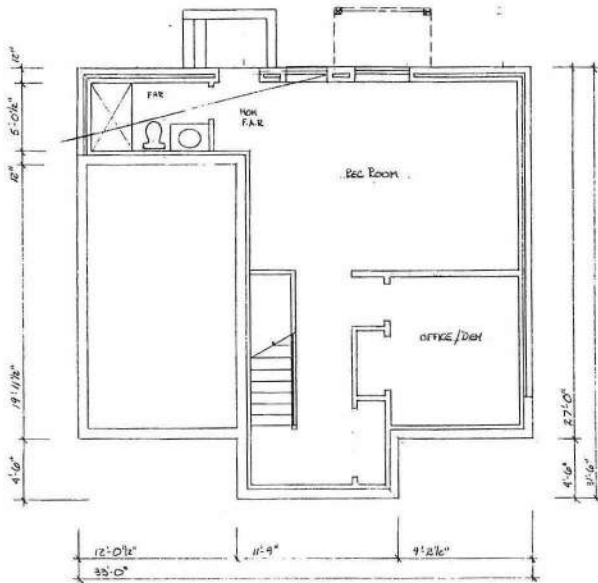
Folio:
2755.000

Project:

Date:
Oct 18, 2013

Folder:
RZ000013

Type / Subject:
REZONING -
Rezoning Application



LOWER FLOOR PLAN
1/8" = 1'-0"
205-200
50-000 P.A.R.



Mr. Bassi	MESA DESIGN GROUP INC. 2420 Lakeside Drive, Victoria, BC	DESIGN CONSULTANTS 250-342-2843
	DATE	DESIGNED BY: D.L.
	SCALE AS SHOWN	DRAWN BY: D.L.
	DRAWING NO: 9865-1	



Address:
1030 TILlicUM RD
Folio:
2755.000
Project:

Date:
Oct 18, 2013
Folder:
RZ000013

Type / Subject:
REZONING -
Rezoning Application



Side (West) Elevation
7/4" = 1" = 0"

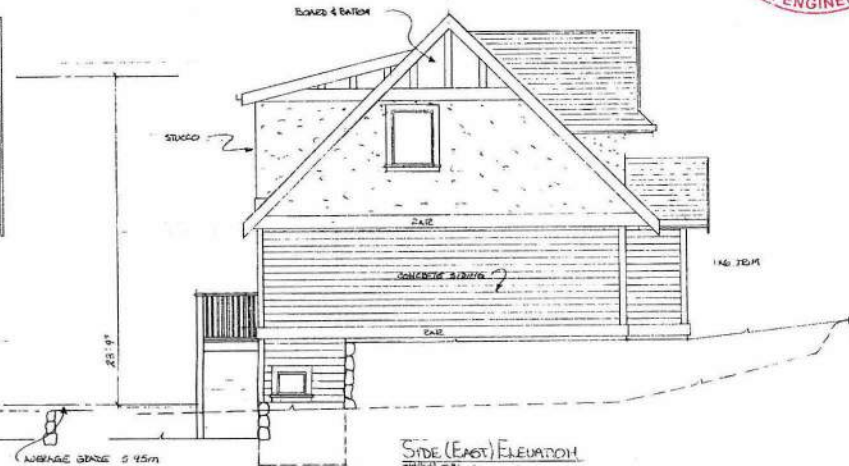


FRONT ELEVATION
7/4" = 1" = 0"

EXISTING GRADE
PROPOSED GRADE



REAR ELEVATION
7/4" = 1" = 0"



Side (East) Elevation
7/4" = 1" = 0"

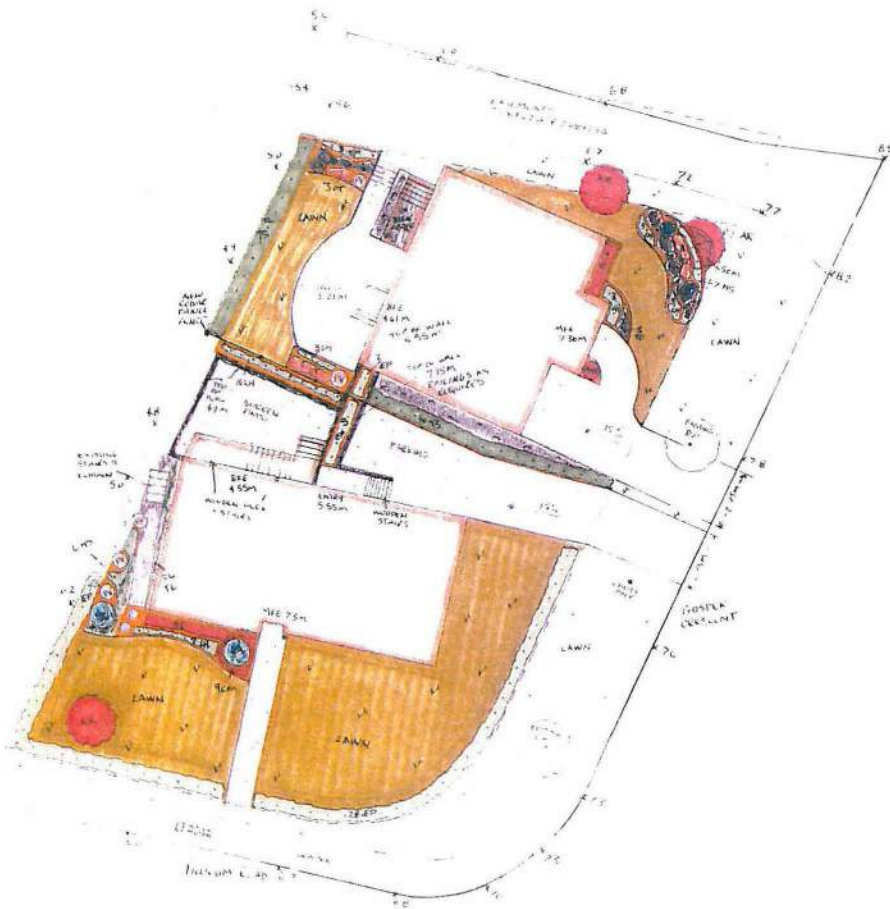
54

- Mr. Basi



MESA DESIGN GROUP INC. 2830 Lakeshore Drive, Victoria, BC		DESIGN CONSULTANTS 250-382-2843	
DATE	DESIGNED BY: D.L.		
SCALE: AS SHOWN	DRAWN BY: D.L.		
DRAWING NO: 9865-1			

55



PLANT LIST

QTY	AC	ACEK BUREUM "OCTOPALOIDUM"	ACTINIS SILENE REP. HIA. E.P.	SCHEUCHZERIA
1	AW	ACEE PANGULUH BUREUM "WATERWALL"	JAMBUKE HANDEL	#15
1	CA	CEPELUS ATAVYKA "KAWKA HANDELA"	KEPILUS BLED. ATAVYKA	#16
1	SE	KOLUPPAMATUM "SANGU EAKU"	CEPELUS BLED. HANDEL	#17
28	TS	THYMSI DE-CENTRALIS "SHAWAGE"	CEPELUS BLED. HANDEL	#18

QTY	DE	BORBERSI THYMSI "BOKI GELUM"	ROEGELUM THYMSI GELUM	#19
1	BS	BURUS SEMPERVIRENS	COMPOSITUM GELUM <td>#20</td>	#20
14	CV	CAREX THYMSI "SANGU VAC-SAYU"	JAYANSI VAC-SAYU SENG	#21
2	CU	CHAMAC-CYANUS "PISIKULA KHELEA WIKLA"	THYMSI KHELEA WIKLA	#22
9	CT	CAREX TESTACEA	ORANGE NEWZEALAND SENG	#23
1	EP	ESCALLONIA A EXCHANSIS "READESII"	THYMSI READESII	#24
13	HS	LA VANDULA AMBUSTIGERA "HIDOTE"	THYMSI READESII	#25
29	LH	LAGUNA AMBUSTIGERA "HIDOTE"	THYMSI READESII	#26
5	RV	ROEGELUM THYMSI "SANGU VAC-SAYU"	THYMSI READESII	#27
1	EA	ERHODIUM GELUM - ASSORTED	THYMSI READESII	#28

QTY	TE	THYMSI SORPHYLLUM	EL FIM TAYMSI	#29
41				

- LEGEND
- CLIP CONCRETE SURFACE EXPOSED AGGREGATE FINISH
 - LAWN AREA
 - FIVE PICK OVER LANDSCAPE FABRIC (5" x 8" COBBLES)
 - GROUND COVER PLANTING AREA
 - LOOSE PLATED BOUNDARY (6" x 6" x 12")
 - NEW LEAK PAVEMENT "6"
 - EXISTING RECYCLED CONCRETE WALL

Notes

DRAWING NOT TO BE SCALED - CHECK ALL LEVELS, DIMENSIONS, ELEVATIONS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK.

ALL BUILDING LAYOUT, SETBACKS, DIMENSIONS, ALL SURVEY INFORMATION AND BOUNDARY BASE GEODETIC ELEVATIONS SUPPLIED BY THE CLIENT TO BE USED.

ALL SITEWORK TO BE INSTALLED IN A MANNER WHICH IS NEAREST TO THE

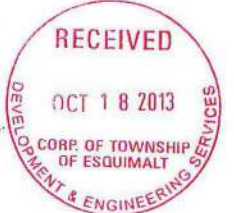
IRRIGATION TO CONFORM TO LOCAL STANDARDS.

PLANTING MATERIALS, SPECIFICATIONS AND MAINTENANCE TO CONFORM TO LOCAL STANDARDS.

ALL GRADING MATERIALS SHALL BE 150 MM (6") MAX. 450 MM (18") MAX. LAWN AREAS TO BE 150 MM (6") MAX. 450 MM (18") MAX.

ALL GRADING MATERIALS TO CONFORM TO LOCAL STANDARDS.

PERMITS AND APPROVALS TO BE OBTAINED BY THE CLIENT.



Approved: _____ Date: _____
 Prepared: _____ Date: _____
 Checked: _____ Date: _____
 Drawn: _____ Date: _____



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Council Meeting: April 28, 2014
Staff Report No. EPW-14-017

REQUEST FOR DECISION

SUBJECT:

Traffic Order for Colville Lane, Parking Restriction

RECOMMENDATION:

That Council authorize staff to issue a notice to the affected residents with two main options to get their feedback to the preferred option moving forward.

RELEVANT POLICY:

Streets and Traffic Regulation Bylaw, 2005, No. 2607
Solid Waste Collection and Disposal Bylaw, 2014, No. 2815

STRATEGIC RELEVANCE:

Waste Resource Management

Submitted by: Director, Engineering and Public Works

Reviewed by: A/CAO

Date: April 23, 2014

STAFF REPORT

DATE: April 23, 2014 Report No. EPW-14-017
TO: Jeff Miller, Acting Chief Administrative Officer
FROM: Jeff Miller, Director, Engineering and Public Works
SUBJECT: Traffic Order No. 1200 for Colville Lane, Parking Restriction

RECOMMENDATION:

That Council authorize staff to issue a notice to the affected residents with the two main options to get their feedback to a preferred option.

BACKGROUND:

The Colville Road Lane along the 1100 block of Colville Road is 345 metres long between Hutchinson Avenue and MacLeod Avenue, and provides service to 18 residential properties that back onto the lane. The lane has a right of way (ROW) of approximately 6.20 metres over its length with a paved surface that averages three to four metres wide. At the east end, the lane is also utilized as a portion of the E & N Rail Trail.

With the completion of the E&N Rail Trail along the laneway, a retaining wall was constructed along the edge of the rail right-of-way. Prior to the construction of the wall, vehicles were able to park partially on the rail corridor, leaving sufficient access along the laneway. After the wall installation, vehicles continue to park on the laneway but the vehicles take up more of the laneway space causing access issues, especially for the garbage trucks.

The new garbage trucks require more space than the old trucks not only because they are physically larger but because they utilize a mechanical arm to load the garbage from the bins into the truck. The current situation makes the pickup of garbage and kitchen scraps very difficult for the crews. Possible courses of action are:

1. Implement a parking restriction on the laneway to improve the laneway access.
2. Implement garbage collection on Colville Road and not on the laneway.

ISSUES:

1. Rationale for Selected Option

The staff preference would be implement option 1. This option would allow waste to be collected at curbside in the laneway and allow easy access for the garbage truck. Staff is also sensitive to the needs of the residents that would be affected by a parking restriction. With that in mind, it is preferable that the residents provide their feedback on the options to resolve the situation.

2. Organizational Implications

For options 1 and 2 there are minimal implications to the organization. For Option 1, Bylaw department will have to include this laneway as part of their patrol routes.

3. Financial Implications

For options 1 and 2, there are minimal financial implications.

4. Sustainability/Environmental Implications

There are no implications to sustainability/environmental for options 1 and 2.

5. Communication and Engagement

Staff will provide hand delivered written notices to the affected residents on May 1, 2014 asking for their feedback on the two options available. This feedback will be compiled and presented back to Council on May 12, 2014 along with the preferred solution.

ALTERNATIVES:

That Council:

1. Authorize staff to issue a notice to the affected residents with two main options to get their feedback to the preferred option moving forward.
2. Approve Traffic Order No. 1200 – that “No Parking” at all times signs be installed on both sides of the Colville Lane from Hutchinson Avenue to Macleod Avenue.
3. Approve solid waste collection to be shifted from the laneway to Colville Road.

APPENDIX A

PHOTOS OF ACCESS ISSUES ON COLVILLE LANE







CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Council Meeting: April 28, 2014
Staff Report No. DEV-14-022

REQUEST FOR DECISION

**SUBJECT: REZONING (Comprehensive Development District)
825 Lampson Street**

PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277

RECOMMENDATION:

1. That Council resolves that Bylaw No. 2828, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277 [825 Lampson Street] shown cross hatched on Schedule 'A' of Bylaw No. 2828, attached hereto, from RD-3 [Two Family/ Single Family Residential] to CD No. 90 [Comprehensive Development District No. 90] be considered for **first and second reading**; and
2. That Council authorizes the Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw No. 2828 and to advertise for same in the local newspaper.
3. That prior to the scheduling of the public hearing for Bylaw No. 2828 the applicant provide to the Township, and acceptable to the Director of Development Services a rainwater management plan [drainage plan] for the subject property.

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646
Zoning Bylaw, 1992, No. 2050
Parking Bylaw, 1992, No. 2011
Development Application Procedures and Fees Bylaw No. 2791, 2012
Advisory Planning Commission Bylaw, 2012, No. 2792
Subdivision and Development Control Bylaw, 1997, No. 2175
Green Building Checklist

STRATEGIC RELEVANCE:

This Request For Decision does not directly relate to a specific strategic objective.

Submitted by: Writer Karen Hay

Reviewed by: ACAO [Signature]

Date: April 23, 2014

STAFF REPORT

DATE: April 23, 2014 Report No. DEV-14-022
TO: Jeff Miller, Acting Chief Administrative Officer
FROM: Karen Hay, Planner
Bill Brown, Director of Development Services
SUBJECT: **REZONING APPLICATION (Comprehensive Development District)**
825 Lampson Street
PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277

RECOMMENDATION:

1. That Council resolves that Bylaw No. 2828, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277 [825 Lampson Street] shown cross hatched on Schedule 'A' of Bylaw No. 2828, attached hereto, from RD-3 [Two Family/ Single Family Residential] to CD No. 90 [Comprehensive Development District No. 90] be considered for **first and second reading**; and
2. That Council authorizes the Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw No. 2828 and to advertise for same in the local newspaper.
3. That prior to the scheduling of the public hearing for Bylaw No. 2828 the applicant provide to the Township, and acceptable to the Director of Development Services a rainwater management plan [drainage plan] for the subject property.

BACKGROUND:

Appendixes:

- "A" Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2828;
- "B" 2011 air photo of subject property;
- "C" Multiple Family Residential Zone [RM-3] [High Density Townhouse] excerpt from the Zoning Bylaw;
- "D" Multi-Unit Residential and Townhouse Residential excerpt from Official Community Plan;
- "E" Green Building Checklist;
- "F" Developer's past projects;
- "G" Neighbourhood consultation documentation;
- "H" Letter from a local resident
- "I" BCLS Site Plan; and
- "J" Site Plan and architectural drawings;

Context

Applicant: Malkit Singh Dhaliwal

Owners: Malkit Singh Dhaliwal and Parminder Sarohia

Property Size: Metric: 1023.3 m² Imperial: 11015 ft²

Existing Land Use: Single Family Residence

Surrounding Land Uses:

North: Single Family Bed and Breakfast Residential

South: Multiple Family Residential (Townhouse)

West: Single Family Residential (Comprehensive Development - detached townhouse)

East: Two Family Residential

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

Proposed Zoning: CD [Comprehensive Development Zone]

Existing OCP Designation: Townhouse Residential [no change required]

Purpose of the Application

The applicant is proposing to amend the Zoning to allow four [4] new townhouses, constructed as row housing.

The existing house would be demolished and the four new homes would be constructed. Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be presented for Council's consideration at a future date.

Comments From Other Departments

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

Building Inspection: Construct to BC Building Code 2012 and Municipal Building Code Bylaw, 2002, No. 2538. Applicant must address all issues contained within the Township Development Protocol should the application be approved. Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit.

Fire Services: No objections to the proposal.

Parks Services: Owners must abide by the regulations as stated in Esquimalt's Tree Protection Bylaw, 2007, No. 2664.

Engineering Services:

1. Completion of Works and Services

According to Bylaw 2175, including all Schedules, the developer may be required to provide all Works and Services up to the road centerline. All Works and Services are required to be constructed and installed at the expense of the Owner and shall be constructed before the Approving Officer approves the subdivision unless the Owner:

- Deposits with the Municipality a Security Deposit in the amount of 120% of the estimated construction cost, and
- Enters into a Servicing Agreement with the Municipality.

2. Serviceability

A preliminary review reveals that the subject property is connected to both the Municipal Sewer System and the Drainage System. The proposed development is to have Services as per Bylaw 2175 (Subdivision and Development Control Bylaw), including, but not limited to, new sewer and drain connections, new sidewalk curb/gutter, and underground H/T/C.

3. Engineering

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

4. Additional comments

Additional review comments will be provided when detailed engineering drawings are submitted.

Director of Development Services:

Subsequent to the application being presented to the Advisory Planning Commission, staff identified a concern with rainwater management on the property due to the topography and the proposed increase in lot coverage. Therefore, the Director of Development Services has requested the applicant provide a rainwater management [drainage plan] for the property prior to the scheduling of a public hearing.

Should this rezoning be approved, a Development Permit for form and character would be required.

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

Comments from the Advisory Planning Commission [APC]:

This application was considered at the regular meeting of APC held on February 26, 2014. Members commented that they like the project and feel that the design fits into the neighbourhood. The APC resolved that the application be forwarded to Council with a **recommendation of approval** on the condition that the following information is provided:

1. Request history of developer on past projects;

2. Provide clarification of Item 11 of the Green Building checklist “Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?”- as no answer was provided;
3. Clarify that Item 14 of the Green Building Checklist will be a “yes” – dual flush toilets will be installed;
4. Provide clarification to Item 26 of the Green Building Checklist – 14 trees noted on landscape plan, not 17; and
5. Clarify Item 41 of the Green Building Checklist – “Energy efficient appliances being installed”.

Note: The Developer has provided a history of past projects [Appendix ‘H’] and has submitted a revised Green Building Checklist with an addendum clarifying the points raised by the APC.

Zoning

Density, Lot Coverage, Siting and Setbacks: The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the Multiple Family Residential Zone [RM-3] [High Density Townhouse] [Appendix “C”]:

	RM-3 [High Density Townhouse Residential]	Proposed CD Zone 825 Lampson Street
Floor Area Ratio [F.A.R.]	0.60	0.68
Lot Coverage	25%	33%
Setbacks		
• Front	7.5 m	6.05 m
• Rear	7.5 m	7.5 m
• Side	4.5 m	4.5 m
• Side	4.5 m	7.7 m
Building Height	9.0 m	9.0 m
Off Street Parking	8 spaces 2 spaces/ dwelling unit	7 spaces. 6 full size, 1 small car 1.75 spaces / dwelling unit
Usable Open Space	76.75 m ² [7.5% of the area of the parcel]	191.25 m ² [19%] conforming to terms of Zoning Bylaw, 1992, No. 2050

The F.A.R. of the proposal is 0.68 which is greater than the 0.60 F.A.R. permitted in the Multiple Family Residential Zone [RM-3] [High Density Townhouse]. The Lot Coverage at 33% is greater than the maximum 25% permitted in the RM-3 zone, but is less than the 40% permitted in the [RM-1] low density and [RM-2] medium density townhouse zones.

This proposal requires the relaxation of the front setback requirements contained in the RM-3 zone. The applicant proposes to site the building 6.05 metres from the front lot line. This reduced setback should create a positive sense of connection between the building and the street. This building’s placement also allows for two ‘visitor’ parking spaces to be located at the rear of the property; while still preserving ample land for usable open space to the benefit of the residents.

Multi-family residential zones include a requirement to provide “Usable Open Space” for all residents’ use which shall exclude areas used for front yards and parking. This application proposes to exceed the 7.5% minimum requirement contained in the RM-3 zone, by providing 19% Usable Open Space. The provision of this space is particularly desirable given the context of this site, as it is located on a busy, major road.

Official Community Plan

This proposal is consistent with the current Land Use Designation applied to the subject Property, “Townhouse Residential”. The Official Community Plan allows for sensitive infill development in residential zones, provided the development is consistent with the form and character of the existing neighbourhood.

Policies contained in Section 2 – Managed Growth – Land Use Development of the OCP are intended to ensure that this growth occurs in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2 - Residential Land Use of the Official Community Plan recognizes that modest growth is likely to occur through the infilling of vacant or under-utilized parcels, redevelopment of existing residential properties to higher densities (such as townhouses, apartment buildings and mixed commercial-residential uses) and the replacement of existing buildings.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

Section 2.2.4.1 Multi-Unit Residential Policies [Appendix “D”] are intended to provide more predictability for residents and give direction to design teams preparing development proposals.

Section 2.2.4.1(c) states that the Township encourages multi-unit residential near a Major Road as shown on ‘Schedule B’ of the Official Community Plan. Lampson Street is identified as a Major Road and has regular transit service.

Section 2.2.4.1(e) states that a mix of housing types will be provided in multi-unit residential areas in order to provide visual interest and to meet the varying housing needs of Esquimalt’s current and future residents.

Section 2.2.4.2 Townhouse Residential [Appendix “D”] states that in the Townhouse Residential areas designated on “Schedule A” of the O.C.P, new buildings up to three storeys with a Floor Area of up to 0.70 may be acceptable provided the neighbours are consulted and the design responds effectively to both its site and surrounding land uses. This area of Lampson Street has a mix of land uses from single family to duplexes and townhouses. The orientation of the building and the topography of the site should allow the new building to fit with the streetscape of the area.

Section 9.3 Development Permit Area No. 1 - Multi-Unit Residential contains Development Permit Guidelines for land designated Multi-Unit Residential. As the Development Permit is not being considered at this time it would be inappropriate to address many of these guidelines at this time.

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist [Appendix "E"].

ISSUES:

1. Rationale for Selected Option
This application is consistent with the policy direction contained within the OCP for townhouse development. The development would add density to this area and increase the variety of housing types available in the area. The APC has recommended support of the application.
2. Organizational Implications
This Request for Decision has no organizational implications.
3. Financial Implications
This Request for Decision has no financial implications.
4. Sustainability & Environmental Implications
The applicant has completed a revised version of the Esquimalt Green Building Checklist. Increasing density in residential neighbourhoods is believed to increase the sustainability of the municipality as a whole.
5. Communication & Engagement
As this is a rezoning application, should it proceed to a Public Hearing, notices would be mailed to tenants and owners of properties located within 100 metres (328 ft) of the subject property. Notice of the Public Hearing would be placed in two editions of the Victoria News and the signage indicating that the property is under consideration for a change in zoning, that has been in place on the Lampson Street frontage since February 2014, would be updated to show the date, time and location of the Public Hearing.

The applicant conducted the required Neighbourhood Consultation Meeting on February 21st 2014, has indicated he delivered the attached letter [Appendix "G"] to the following addresses, and had 3 neighbours attend at the subject property.

'Lampson Street Addresses: 804, 806, 807, 808, 810, 811, 812, 816, 822, 826, 832, 850, 851, 854, 858, 860
Colville Road Addresses: 921(18 addresses), 933, 936, 937, 939, 1011, 1015, 1016
Ellery Street Addresses: 928, 934, 938, 942, 946, 950
Reeve Place Addresses: 938 & 939 - All 3 Units'

In attendance was 3 neighbours including, Jason from Phoenix Lane (did not mention unit), the owner of 822 Lampson Street (Name not recorded), as well as the owner from 928 Ellery Street (also did not give her name).'

ALTERNATIVES:

1. Council **approve first and second reading** of Bylaw No. 2828, and direct staff to schedule a Public Hearing.
2. Council postpone consideration of Bylaw No. 2828 pending receipt of additional information.
3. Council **deny first and second reading** of Bylaw No. 2828.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2828

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

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

1. This bylaw may be cited as the "*ZONING BYLAW, 1992, No. 2050, AMENDMENT BYLAW No. 2828*".
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

- (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development No. 90 (825 Lampson Street) CD No. 90"

- (2) by adding the following text as Section 67.77(or as other appropriately numbered subsection within Section 67):

67.77 COMPREHENSIVE DEVELOPMENT DISTRICT No. 90
[CD No. 90]

In that Zone designated as CD No. 90 [Comprehensive Development District No. 90] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Home Occupation

(2) **Number of Buildings and Dwelling Units**

Maximum One (1) Building containing not more than four (4) Townhouse Dwellings in total. No Accessory Buildings or Structures permitted.

(3) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.68

(4) **Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 155 square metres.

(5) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 1023 square metres.

(6) **Building Height**

No Building shall exceed a Height of 9.0 metres.

(7) **Lot Coverage**

(a) All Buildings and Structures combined shall not cover more than 33% of the Area of a Parcel.

(8) **Siting Requirements**

(a) **Building**

- (i) Front Setback: No Building shall be located within 6.0 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 7.7 metres of the northern Interior Side Lot Line or within 4.5 metres of the southern Interior Side Lot Line. The total Setbacks of all side yards shall not be less than 12.2 metres.
- (iii) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

(9) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 19% of the Area of the Parcel.

(10) **Fencing**

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

(11) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011, off-street parking shall be provided in the ratio of 1.75 spaces per dwelling unit.
- (b) A minimum of 2 of the parking spaces required above (11)(a) shall be marked "Visitor".

- (3) by changing the zoning designation of PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277. [825 Lampson Street] shown cross-hatched on

Schedule "A" attached hereto, from RD-3 [Two Family/Single Family Residential] to CD No. 90 [Comprehensive Development District No. 90].

- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the ---- day of -----, 2014.

READ a second time by the Municipal Council on the ---- day of -----, 2014.

A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the ---- day of -----, 2014.

READ a third time by the Municipal Council on the ---- day of -----, 2014.

ADOPTED by the Municipal Council on the ---- day of -----, 2014.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



ESQUIMALT
LIONS
PARK

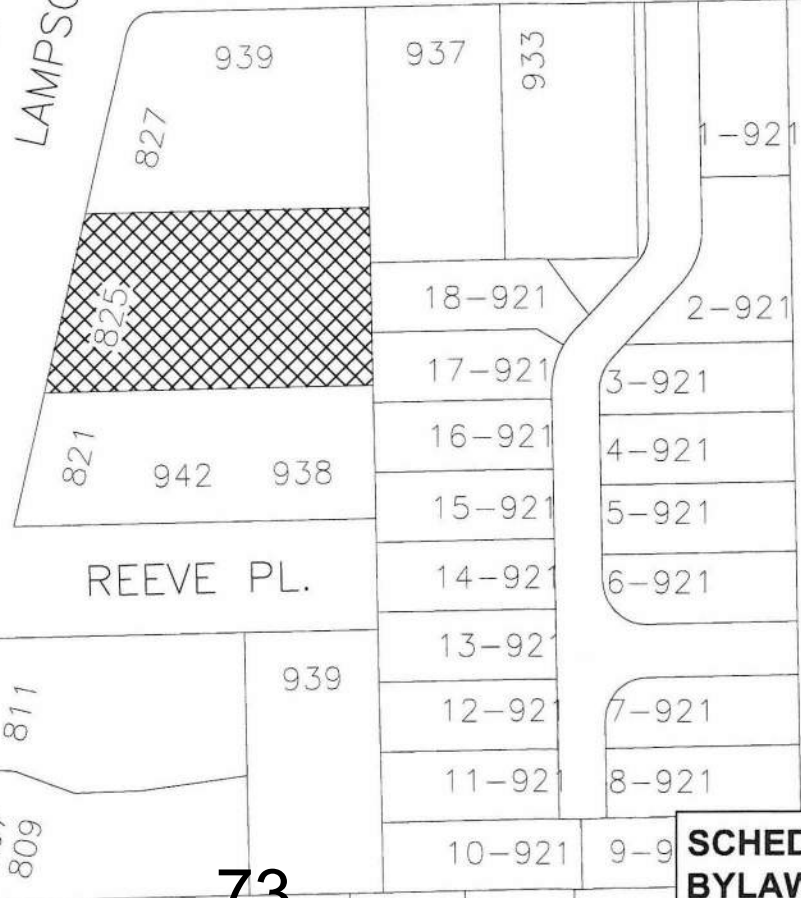
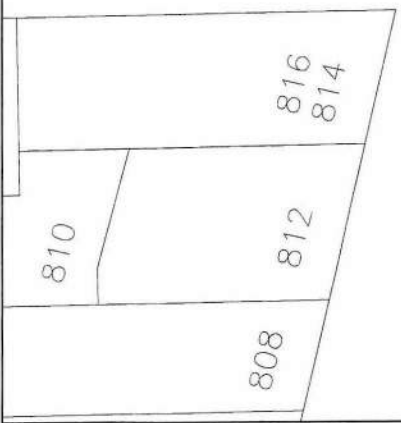
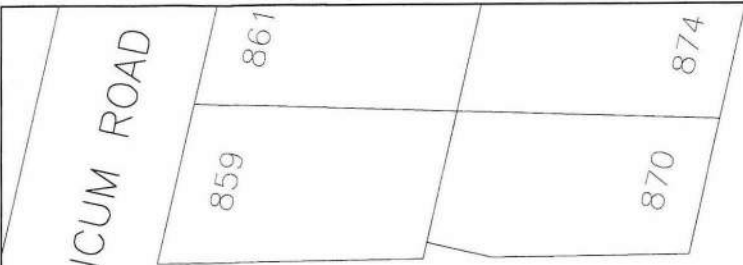
TILlicum ROAD

TRANSFER STREET

COLVILLE ROAD

LAMPSON STREET

REEVE PL.



825 Lampson Street



43. MULTIPLE FAMILY RESIDENTIAL [RM-3]

The intent of this Zone is to accommodate high density Townhouse or low density Apartment development.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Apartment Residential
- (c) Home Occupation

(2) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.60.

(3) Unit Size

The minimum Floor Area for each Dwelling Unit shall not be less than 75 square metres.

(4) Building Height

- (a) No Principal Building shall exceed a Height of 9 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(5) Lot Coverage

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 25% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(6) Siting Requirements**(a) Principal Building**

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 4.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No 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.

(7) **Usable Open Space**

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

(8) **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.

(9) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).

Official Community Plan - Township of Esquimalt

2.2.4 Multi-Unit Residential

Over the years, townhouses and apartment buildings have tended to be developed in clusters throughout the neighbourhoods of Esquimalt. They are generally located in the following areas:

- On both sides of Esquimalt Road from Grafton Street to Dunsmuir Road;
- The area around Craigflower Road and Selkirk Avenue;
- Admirals Road, Astle and Nelson Streets;
- West Bay south of Dunsmuir Road; and
- West Parklands.

Smaller clusters of multi-unit development are also found along Lampson Street between Devonshire and Old Esquimalt Roads, Lampson Street south of Lyall Street, and Ellery Street south of Esquimalt High School. This scattered pattern of development has contributed to residents' concerns related to the proliferation of multi-unit developments in neighbourhoods where single-unit and two-unit homes have been the predominant land use.

2.2.4.1 Multi-Unit Residential Policies

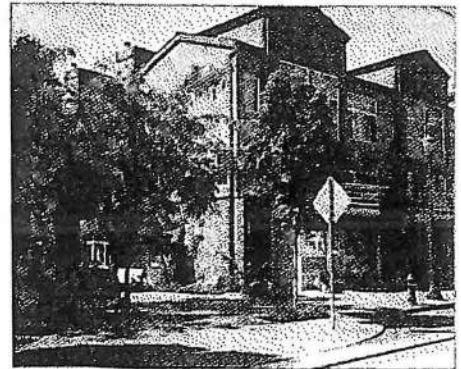
The following policies provide more predictability for residents in mixed residential use neighbourhoods and give direction to design teams involved in the preparation of development proposals.

- a) Multi-Unit Residential refers to three or more dwelling units on a parcel. Multi-unit Residential does not refer to a single-unit home with a secondary suite.
- b) The Township encourages the concentration of multi-unit residential development where such development is in keeping with the overall goals of this Plan.
- c) Wherever practical, multi-unit residential housing will be located near a Major Road as shown on "Schedule B". This supports transit service and also helps maintain the integrity of single-unit and two-unit housing neighbourhoods;
- d) Wherever feasible, major multi-unit residential projects will be located within reasonable distance of one of Esquimalt's commercial areas in order to encourage walking and cycling;
- e) A mix of housing types will be provided in multi-unit residential areas in order to provide visual interest and to meet the varying housing needs of Esquimalt's current and future residents;
- f) Wherever desirable and achievable, consideration will be given for special needs and assisted housing, including seniors, disabled persons and families.
- g) Within the areas designated on "Schedule A" as Townhouse Residential, Multi-Unit, Low-Rise Residential and Multi-Unit, High-Rise Residential, the following criteria will be used to evaluate development proposals requiring an application for rezoning:
 - o The massing and height of the project will respond sensitively to the prevailing character of the immediate neighbourhood. This will vary by location;

- o The project will relate to the street. Its exterior finishes, scale, treatment of parking areas, and landscaping, will enhance the appearance of the neighbourhood and contribute positively to the streetscape;
 - o The proponent will demonstrate that the neighbourhood has been consulted in a fair and meaningful way, and that residents' concerns have been appropriately responded to in the proposal; and
 - o Where new multi-unit residential projects are proposed, they should not "land-lock", otherwise isolate, or negatively affect the development potential of adjacent parcels. Projects must either consolidate the isolated parcels or leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.
- h) Development proposals with heights and /or densities greater than those set out in policies 2.2.4.2 to 2.2.4.4. may be considered, where appropriate, through variances to zoning and/or parking regulations and density bonusing of floor-space where new affordable, accessible or special needs housing units or amenities are provided for the benefit of the community.

i) For the purposes of density bonuses, "amenities" may include, but not be limited to:

- o Privately-owned, publicly-accessible open space;
- o Public art;
- o Contributions towards the enhancement of public recreation facilities;
- o Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
- o Daycare facilities; and
- o Preservation of heritage structures or features.

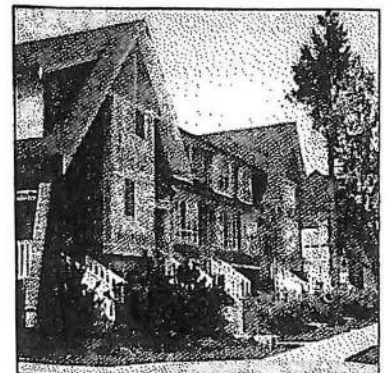


j) In new multi-unit residential developments, secure bicycle storage for residents should be provided in the ratio of 1.5 storage spaces per dwelling unit. In addition to the residents' parking, each multi-unit building should have six (6) bicycle lock-up spaces for the use of visitors.

A bicycle storage requirement may be waived or varied in a Development Permit where, in the opinion of Council, there is no demonstrated need, such as in a congregate care facility.

2.2.4.2 Townhouse Residential

In the Townhouse Residential areas designated on "Schedule A", new buildings up to three storeys with a Floor Area Ratio of up to 0.70 may be acceptable provided the neighbours are consulted and the design responds effectively to both its site





GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project .

As you review this checklist, if you have any questions please contact **Development Services** at 250.414.7108 for clarification.

**New development is essential to Esquimalt.
We look forward to working with you
to ensure that development is
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

Adopted on January 10th, 2011



“One-third of Canada’s energy use goes to running our homes, offices and other buildings. The federal government’s Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment.”
 [Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

- 1 Are you building to a recognized green building standard? Yes No
 If yes, to what program and level?
- 2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? Yes No
- 3 Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? Yes No
 If so, please describe them.
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? 0 %
- 5 Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project.
SEE ATTACHED APPENDUM
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? Yes No
- 7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? NO
 For which parts of the building (e.g. framing, roof, sheathing etc.)? _____
- 8 Can alternatives to Chlorofluorocarbon’s and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. NO AIR CONDITIONING Yes No
- 9 List any products you are proposing that are produced using lower energy levels in manufacturing.
FRAMING - SEE APPENDUM
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes No
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes No

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

- | | | | |
|----|--|--------------------------------------|-------------------------------------|
| 12 | Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? | Yes | No |
| | N/A | | |
| 13 | For commercial buildings, do flushes for urinals exceed BC Building Code requirements? | Yes | No |
| | N/A | | |
| 14 | Does your project use dual flush toilets and do these exceed the BC Building Code requirements? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| 15 | Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? | Yes | <input checked="" type="radio"/> No |
| 16 | Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? | Yes | <input checked="" type="radio"/> No |

Storm Water

- | | | | | |
|----|--|--------------------------------------|-------------------------------------|--------------------------------------|
| 17 | If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] | Yes | No | <input checked="" type="radio"/> N/A |
| 18 | Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? | Yes | <input checked="" type="radio"/> No | N/A |
| 19 | Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. _____ | Yes | <input checked="" type="radio"/> No | N/A |
| 20 | Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? | <input checked="" type="radio"/> Yes | <input type="radio"/> No | N/A |
| 21 | Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. <u>SEE ADDENDUM</u> | <input checked="" type="radio"/> Yes | <input type="radio"/> No | N/A |
| 22 | Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? | Yes | <input checked="" type="radio"/> No | N/A |
| 23 | What percentage of the site will be maintained as naturally permeable surfaces? | | | <u>39.09</u> % |

Waste water

- | | | | | |
|----|--|-----|-------------------------------------|-----|
| 24 | For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. _____ | Yes | <input checked="" type="radio"/> No | N/A |
|----|--|-----|-------------------------------------|-----|

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

- | | | | | |
|----|---|--------------------------------------|--------------------------|-----------|
| 25 | Are any healthy trees being removed? If so, how many and what species?
<u>SEE ADDENDUM</u> | <input checked="" type="radio"/> Yes | <input type="radio"/> No | N/A |
| | Could your site design be altered to save these trees? | | | |
| | Have you consulted with our Parks Department regarding their removal? | | | <u>NO</u> |

- 26 Will this project add new trees to the site and increase our urban forest?
If so, how many and what species? 14 NEW TREES Yes No N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? Yes No N/A
- 28 Will any existing native vegetation on this site be protected?
If so, please describe where and how. _____ Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? Yes No N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? Yes No N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes No N/A
- 33 Will topsoil will be protected and reused on the site? Yes No N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

- 34 Will the building design be certified by an independent energy auditor/analyst?
If so, what will the rating be? _____ Yes No N/A
- 35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? SEE APPENDUM Yes No N/A
- 36 Does the design and siting of buildings maximize exposure to natural light?
What percentage of interior spaces will be illuminated by sunlight? 80 %
NOT INC. BASEMENT Yes No N/A
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.).
If so, please describe. _____ Yes No N/A
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____
- 38 Has the building been designed to be solar ready? Yes No N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? Yes No N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards? Yes No N/A
- 41 Are energy efficient appliances being installed in this project?
If so, please describe. SEE APPENDUM
- 42 Will high efficiency light fixtures be used in this project? Yes No N/A
If so, please describe.
- 43 Will building occupants have control over thermal, ventilation and light levels? Yes No N/A
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? Yes No N/A
- 45 Will underground parking areas have automatic lighting? Yes No N/A

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	Yes	No	<input checked="" type="radio"/> N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. _____	Yes	<input checked="" type="radio"/> No	N/A
48	Will the building have windows that occupants can open?	<input checked="" type="radio"/> Yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	<input checked="" type="radio"/> Yes	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	<input checked="" type="radio"/> Yes	No	N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. _____	Yes	<input checked="" type="radio"/> No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. _____	Yes	<input checked="" type="radio"/> No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	<input checked="" type="radio"/> Yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	<input checked="" type="radio"/> N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	<input checked="" type="radio"/> Yes	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	<input checked="" type="radio"/> N/A
57	Is access provided for those with assisted mobility devices?	Yes	<input checked="" type="radio"/> No	N/A
58	Are accessible bike racks provided for visitors?	<input checked="" type="radio"/> Yes	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	<input checked="" type="radio"/> Yes	No	N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input type="checkbox"/> plug-ins for electric vehicles			

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.

April 15th 2014



To Whom It May Concern

Re: Rezoning to 825 Lampson Street

Addendum to Green Building Checklist

Item 3:

High performance (Tyvek) building paper membrane will be used with rainscreen system on all exterior walls.

Items 5 & 6:

The Applicant is looking into having Sleggs or Pacific Truss to supply pre-manufactured wall panels made locally and installed onsite.

Item 21:

Driveway drainage will mitigate pollution with use of oil interceptors in the catch basins.

Item 25:

Trees to be removed are: 0.55M Deciduous, 0.25M Spruce, 0.15M Chestnut & 0.30M Cherry Tree. Total of 4 trees to be removed.

Item 26:

Trees to be added are: 3 x Autumn Blaze Maples, 7 x Armstrong Red Maples, 3 White Wonder Dogwoods & 1 Serbian Spruce. Total of 14 new trees.

Item 35:

New residences will be "Solar Ready".

Item 41:

Applicants will Energy Star rated where available.

Thank you very much,

**Aaron Mills
Dezign Zone Developments Ltd.**



April 15th 2014



To whom it may concern.

Re: ADP for 825 Lampson Street, request for examples of past projects from applicants.

As requested by ADP members, here is a history of the past projects from the Applicants for Rezoning to 825 Lampson Street, as well as address of locally done residential projects.

The Applicants for this project have been involved with many residential and commercial projects around BC with the majority being in the Lower Mainland of BC. The majority of their Real Estate projects revolve around projects for their restaurant businesses in Vancouver and Victoria. In addition to these projects they have built a number of homes in BC. The most recent buildings done in Victoria can be seen at 4330 Dieppe Road & 4324 Dieppe Road, in Victoria BC.

Attached are pictures of the homes for your consideration.



Thank you very much,

A handwritten signature in black ink, appearing to read "Aaron Mills".

**Aaron Mills
Dezign Zone Developments Ltd.**



February 17, 2014



To: Lampson Street Neighbourhood Residents

From: Aaron Mills - Deziqn Zone Developments Ltd.

Re: Upcoming 825 Lampson Street Project Design & Neighbourhood Consultation Meeting

We here at Deziqn Zone are pleased to have this opportunity to present to you this 4 Unit Townhome Project proposed for your neighbourhood. With all of our projects we like to take the opportunity to give neighbours some information about this proposal before the development signs show up. We would also like to take the opportunity to give you our contact info if you have any questions for us directly. This project will involve the removal of the existing residence, to be replaced with 4 new connected Town House units.

Our rationale for why this project is suitable for the neighbourhood is based on both what is currently existing there in the Neighbourhood, as well as what will be most likely be developed on the adjacent properties in the near future. Currently the property is bordered by an existing 3 Unit Townhouse project to the South, an existing single family residence to the North, & an existing detached Multi-unit Strata Project to the East (Phoenix Lane, also designed by us). Furthermore, these 4 townhomes will also fully conform & to the Official Community Plan requirements for this property, but will require a rezoning to RM-2 or another suitable zoning decided by the Township of Esquimalt.

The townhomes we are proposing fully comply to the existing Official Community Plan requirements & layout. The building has been designed with a Floor Area Ratio that falls below what is required, adequate parking, 8 times the required usable open space, & massing that is sensitive to the existing property grades by dropping in mass as the grade falls to the rear of the property. The design has been reworked with the assistance of the Planning Department to provide a small townhouse project that has the look & feel of 4 independent but complimentary homes. Also incorporated is an oversized driveway width down the North Side, to provide plenty of visibility from the street as well as ample vehicle access to safely enter & exit the project. To accommodate this extra large side yard setback we are respectfully asking The Township of Esquimalt for a front setback of 6.0M (19.68').

These nicely designed units will be complimented by ample landscaped areas with both private landscaped areas for each home & a large common landscaped area available for the residents, as well as thoughtfully designed hardscapes for driveways & walkways. The area fronting Lampson is to be fully landscaped with a variety of small plantings, large shrubs as well as a row of trees along the frontage to provide some reprieve from the road for the future residents as well as to further beautify the Lampson Street corridor.

We feel that this project will be a good fit for both the existing neighbourhood, as well as probable future X
visions of this area. If you have any further questions please feel free to contact us anytime at X
deziqnzone@shaw.ca. This proposal will be moving forward next month, so please watch for the signage on site for info on dates of Public Hearing and other pertinent meetings in March. We will also be having a Neighbourhood Consultation Meeting with all interested people onsite this Friday, February 21st at 5:30pm. to answer any questions & to get any comments from neighbours before this moves forward. Drawings of the application are attached with this package for your Neighbourhood's consideration.

Thank you,

Aaron Mills
Deziqn Zone Developments Ltd.
deziqnzone.ca



MAR 3/2014
LH

COUNCIL -

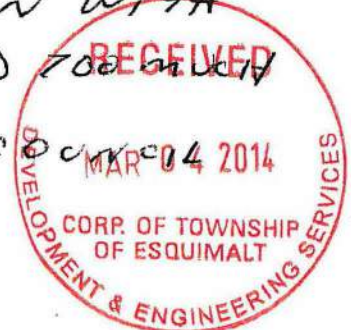
PLEASE DO NOT REZONE
825 LAMPSON ST.

MY NAME IS HAZEL
FUREY, AND I HAVE LIVED FOR
OVER 30 YEARS AT 808 LAMPSON
IN THIS RELATIVELY QUIET
NEIGHBOURHOOD.

THE CONSTRUCTION OF 4
TOWNHOUSES CAN LEAD ONLY TO
MORE TRAFFIC, NOISE, & INCONVENIENCE
IN THE PROCESS.

ENCLOSED IS THE LETTER
LEFT IN MY MAILBOX WHICH
CLEARLY STATES THAT THE
DEVELOPER DOES NOT INTEND TO
STOP THERE.

THE WAD OR PLANS ALSO LEFT
REMINDED ME OF THE ONES SOME
YEARS AGO WHERE THEY WANTED
TO BUILD 2 HOUSES BEHIND 812
LAMPSON. THE COUNCIL THEN WITH
INSIGHT + WISDOM DECLARED TOO MUCH
DENSITY. I HOPE THIS C



WILL DO THE SAME.

THANK YOU

Hazel L. Fury

P.S. THE ONLY PEOPLE THAT
PROFIT FROM THIS KIND
OF THING ARE THE
DEVELOPERS. PLEASE SAY
NO TO THEM.

NR.
MY E-MAIL -



CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input checked="" type="checkbox"/> CAO	<input checked="" type="checkbox"/> Mayor/Council	
<input type="checkbox"/> Bill		
RECEIVED: MAR 03 2014		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

February 17, 2014



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From: Aaron Mills - Deziqn Zone Developments Ltd.

Re: Upcoming 825 Lampson Street Project Design & Neighbourhood Consultation Meeting

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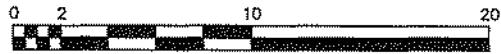
Thank you,

Aaron Mills
Deziqn Zone Developments Ltd.
deziqnzone.ca

BC LAND SURVEYORS SITE PLAN OF:

Civic: 825 Lampson Street
 Legal - Lot 2, Block 1, Section 10,
 Esquimalt District, Plan 6277

Parcel Identifier: 000-017-817



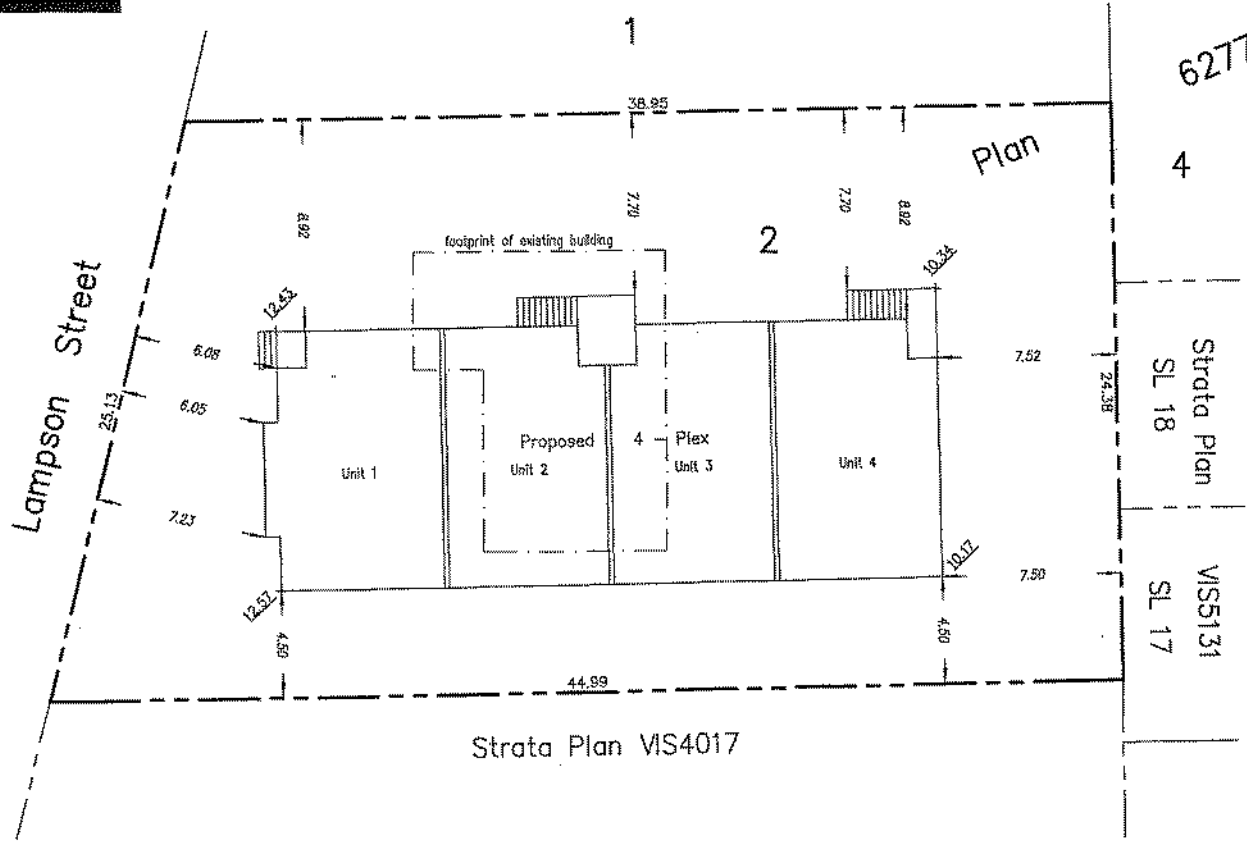
All distances are shown in metres.

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

Geodetic Elevations Shown + (in Metres)

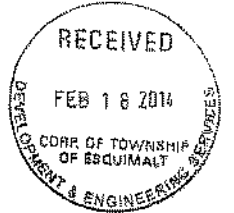
Site Area = 1023.3 m²

89a



Appendix "I"

Report No. DEV-14-022



February 17, 2014

File : 9874-22

POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8885

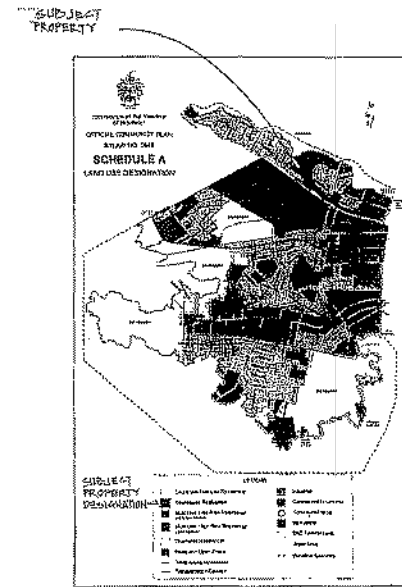
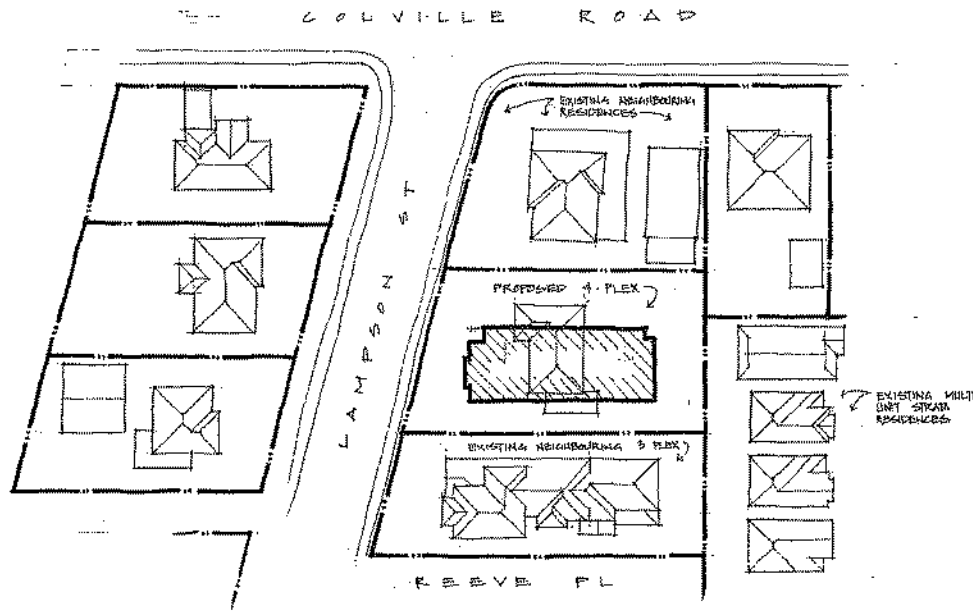
Certified correct
 this 17th day of February, 2014

Alan M. Powell
 Alan M. Powell, B.C.L.S.

896

Appendix "J"

Report No. DEV-14-022



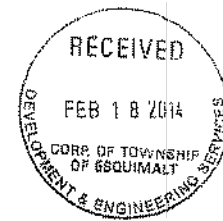
PAGE
012
OF 03

PLAN 2158
DATE: FEB. 17 - 14
SCALE: NO SCALE
DRAWN BY: AMPLS
PROPOSED FOUR - PLEX
848 LAMPSON STREET



DESIGN ZONE

A-885 CARBALLY ROAD
VICTORIA BC V8T-2J9
PH 250-368-0948
DEV@DEVENGINEERING.CA

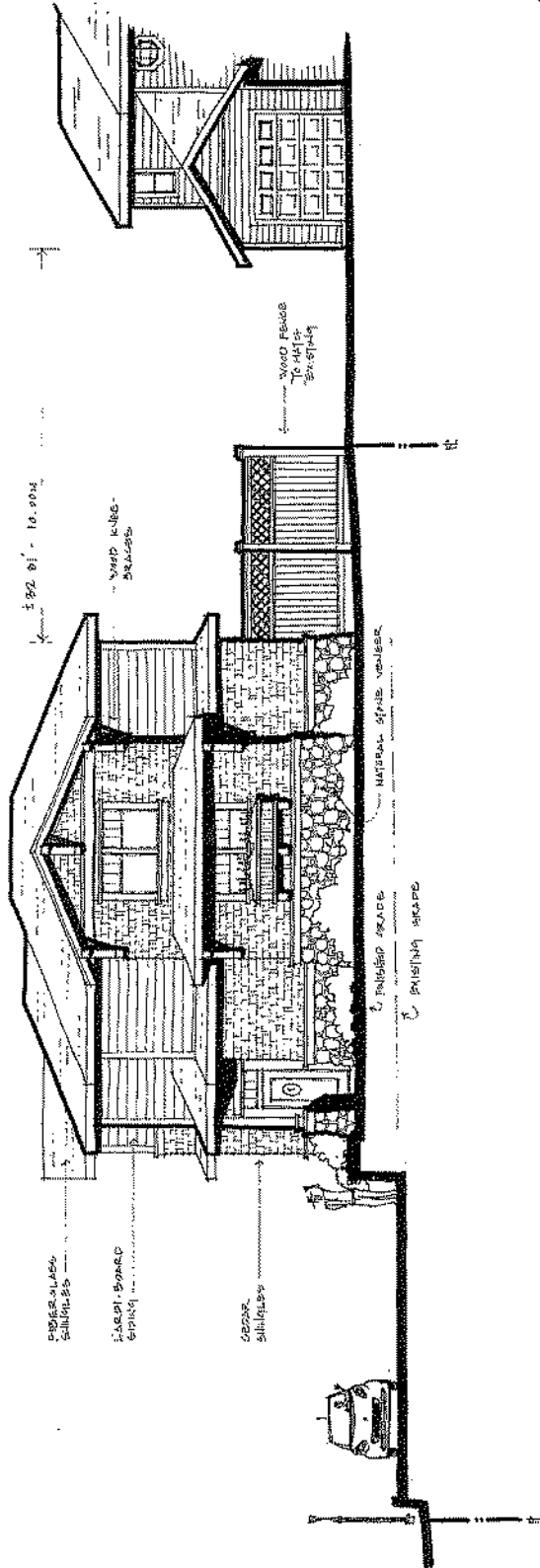


PAGE:
FOUR
OF 9

PLAN 2155
DATE: AUG 20-13
SCALE: 1/4" = 1'-0"
DRAWN BY: A.H.L.S.
025 LAMPSON STREET

DESIGN ZONE

PLANNING & ENGINEERING SERVICES
1000 S. 10TH AVE.
SUITE 100
MILWAUKEE, WI 53233
TEL: 414-224-8800
WWW.PLANDESIGN.COM



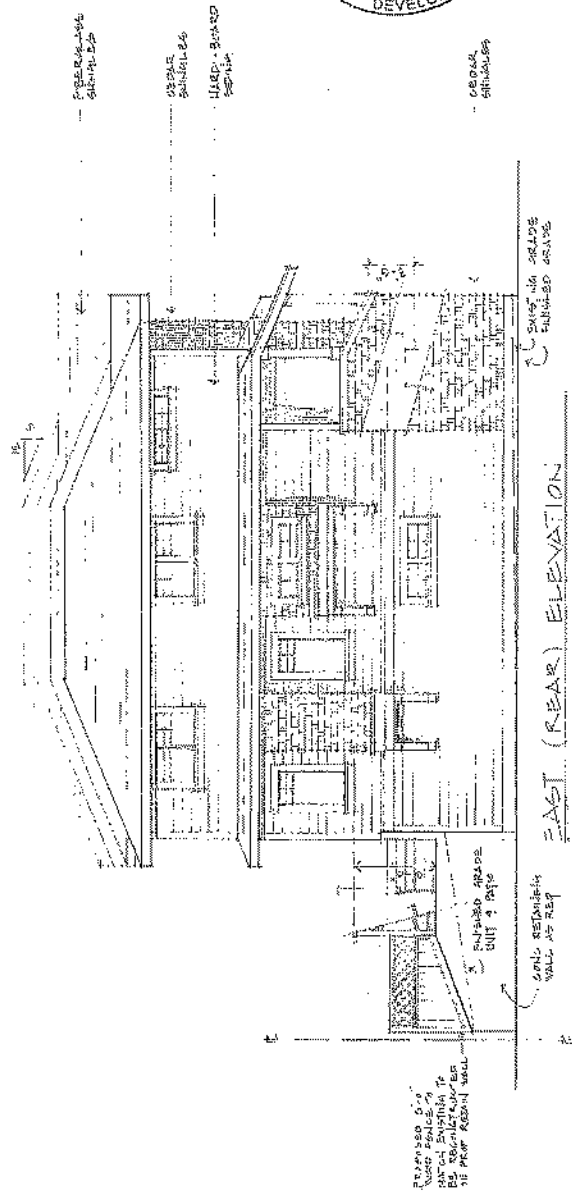
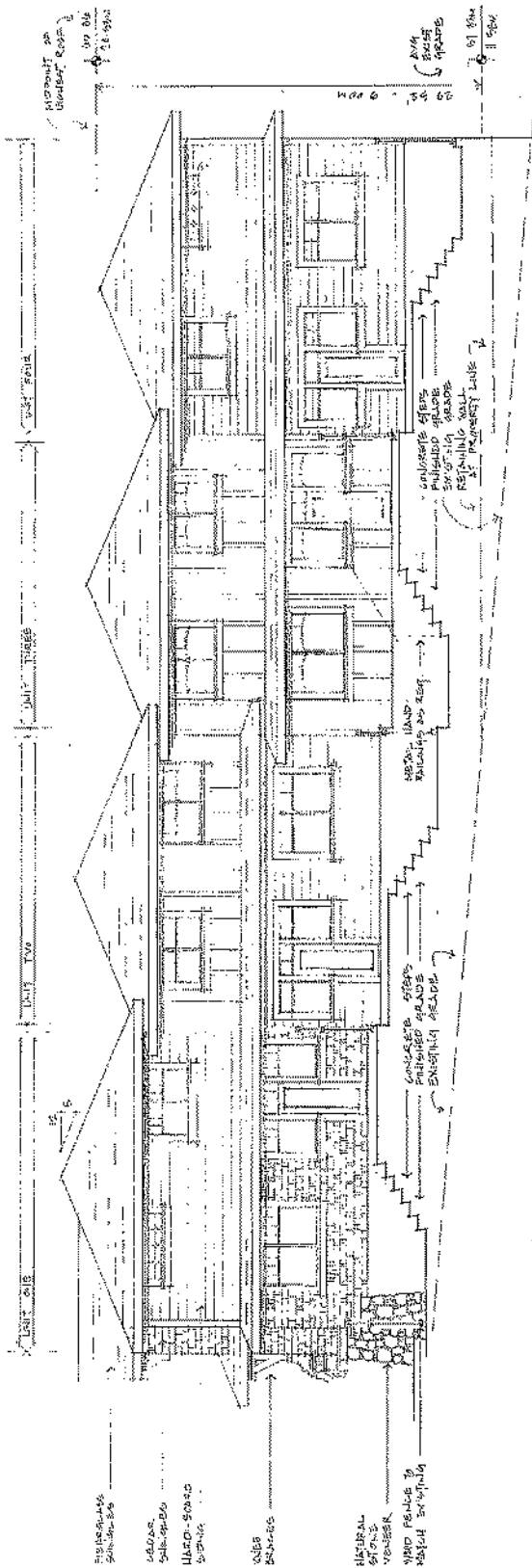
WEST / LAMPSON STREET ELEVATION
SCALE: 1/4" = 1'-0"

PAGE FIVE of 9

PLAN 2150
SCALE: 1/4" = 12"
DRAWN BY: A.M.L.B.
DATE: OCT 30, 10
PROPOSED 4-plex
825 LAMPSON STREET

DESIGN ZONE
PROFESSIONAL ENGINEER
PROFESSIONAL ARCHITECT
PROFESSIONAL LANDSCAPE ARCHITECT

RECEIVED
FEB 18 2014
CORR OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT & ENGINEERING SERVICES

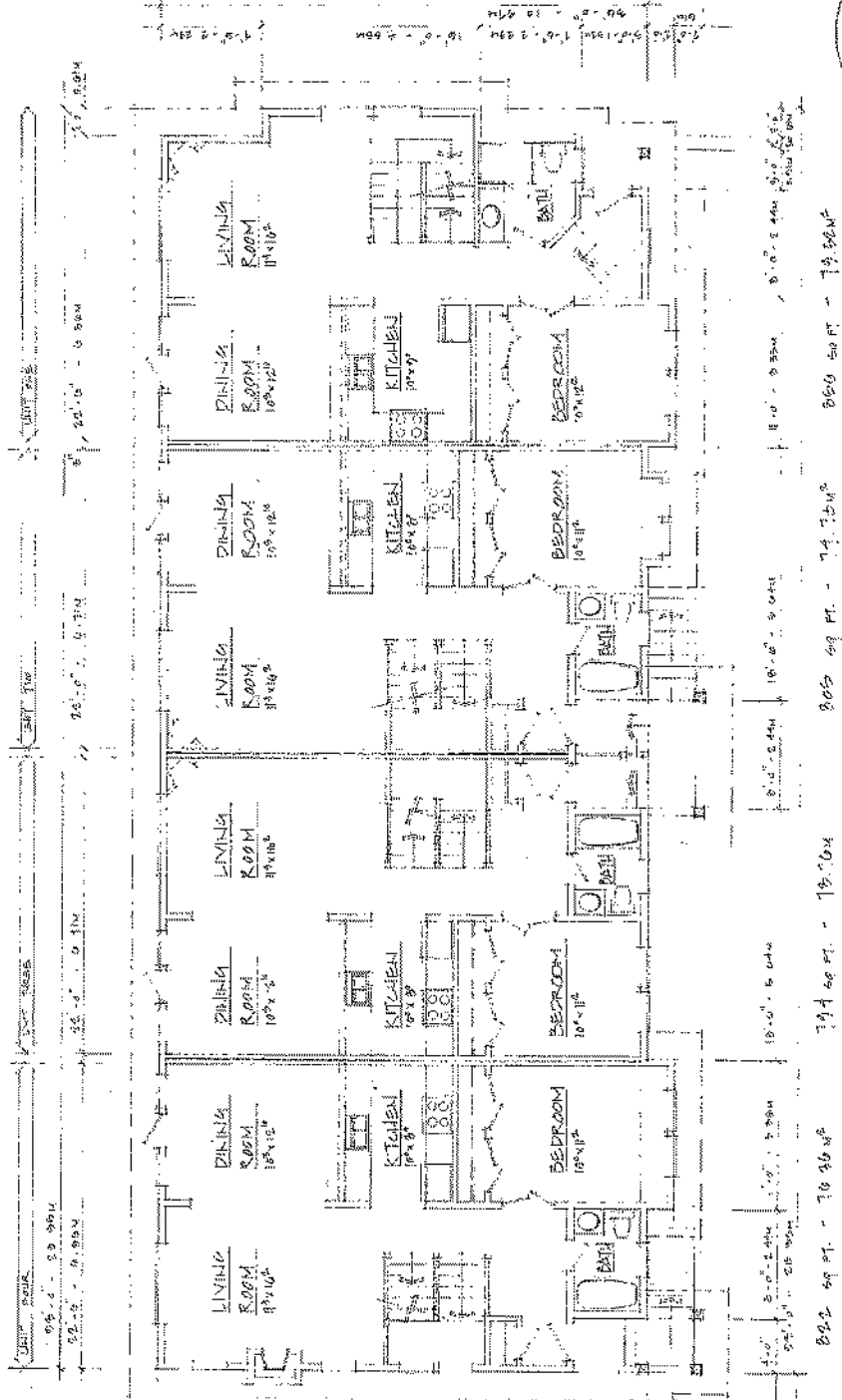


PAGE
51X
OF 9

PLAN 2199
DATE 01/30/19
DRAWN BY: A. MILLS
SCALE: 1/4" = 1'-0"
PROPOSED FOLK-PLEX
925 LAMPSON STREET

DESIGN ZONE

4465 GARRETT ROAD
VICTORIA BC V8P 2J8
PH: 250-366-5544
BETH@BETHMILLER.COM



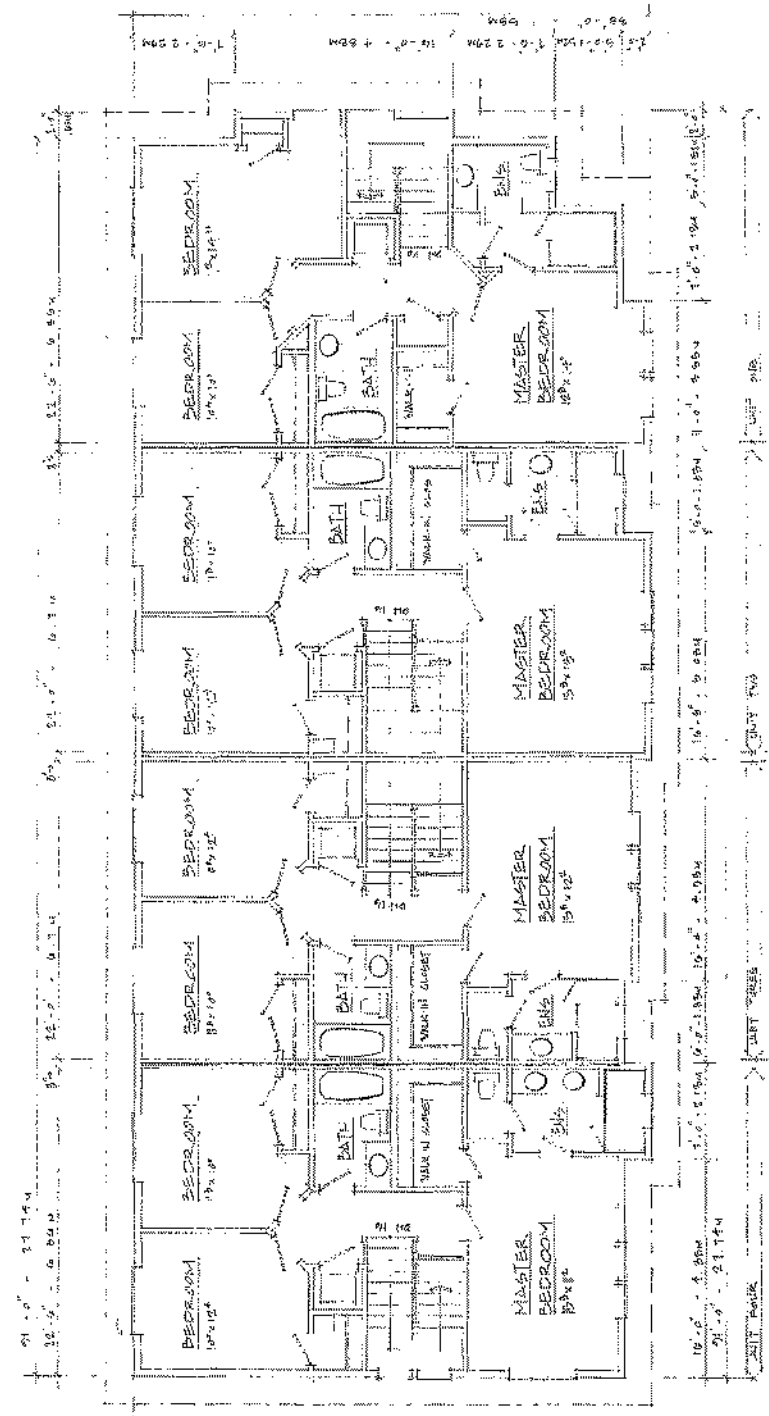
MAIN FLOOR PLAN
TOTAL FINISHED FLOOR AREA 3917 sq ft - 361.45 m²
SCALE: 1/4" = 1'-0"

PAGE SEVEN OF 9

PLAN 2158
SCALE 1/4"=1'-0"
DRAWN BY: A.M.L.S.
DATE: OCT 30, 13
PROPOSED POLK PLEX
925 LAMPSON STREET



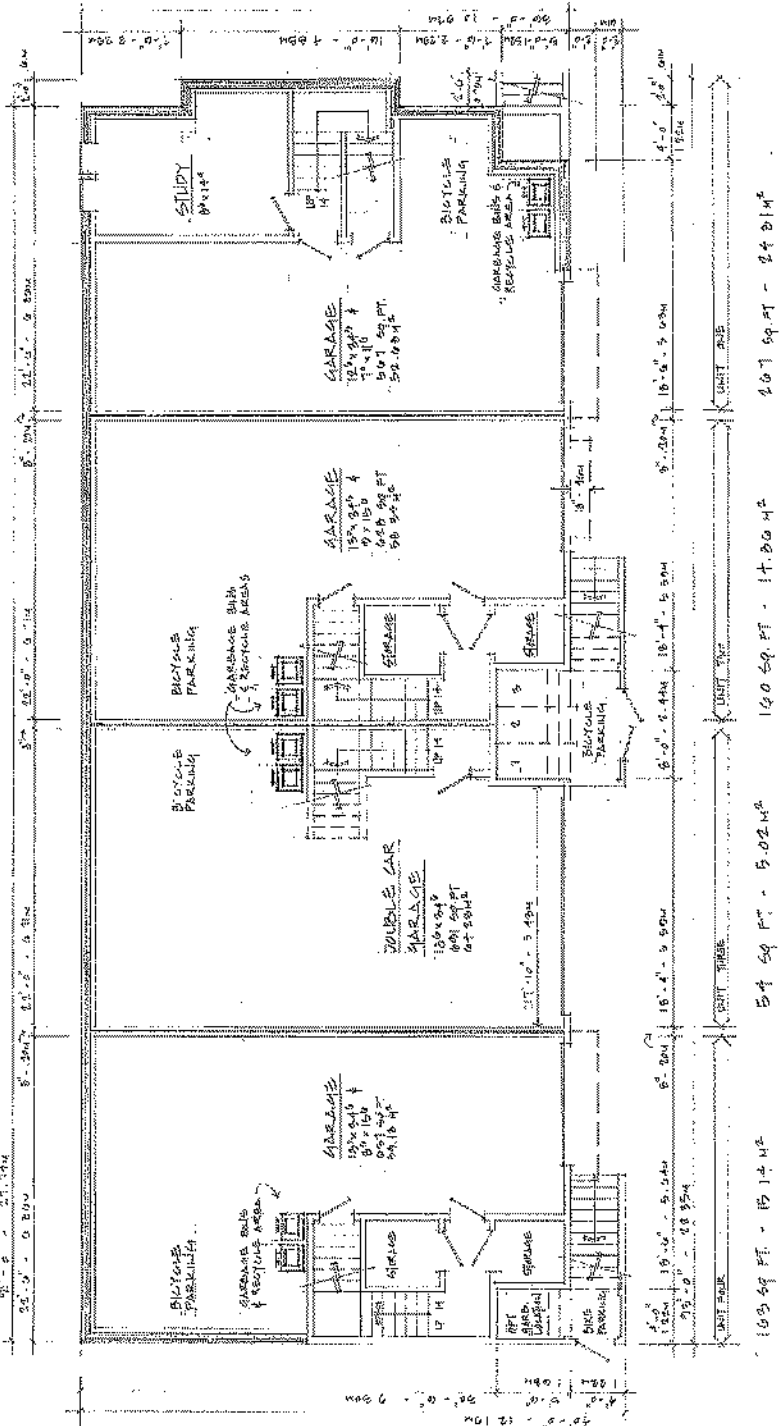
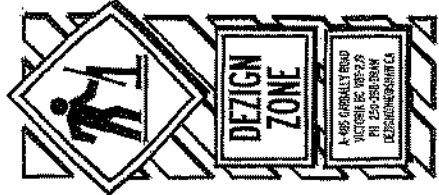
DESIGN ZONE
A-405 CARRIAGE ROAD
VICTORIA BC V8P 2P9
PT. PROSPERITY
REINDEERSHEDS



846 sq ft - 77.65 m² 882 sq ft - 81.49 m² 840 sq ft - 78.87 m² 851 sq ft - 79.00 m²

UPPER FLOOR PLAN
TOTAL FINISHED FLOOR AREA: 3320 sq ft - 307.2 sq m

89h



BASEMENT FLOOR PLAN
 TOTAL FINISHED FLOOR AREA - 677 sq. FT. - 55 85 1/2"
 TOTAL GARAGE FLOOR AREA - 2523 sq. FT. - 207 3/4"
 TOTAL EXTERIOR COVERED AREA - 341 sq. FT. - 28 00 1/2"

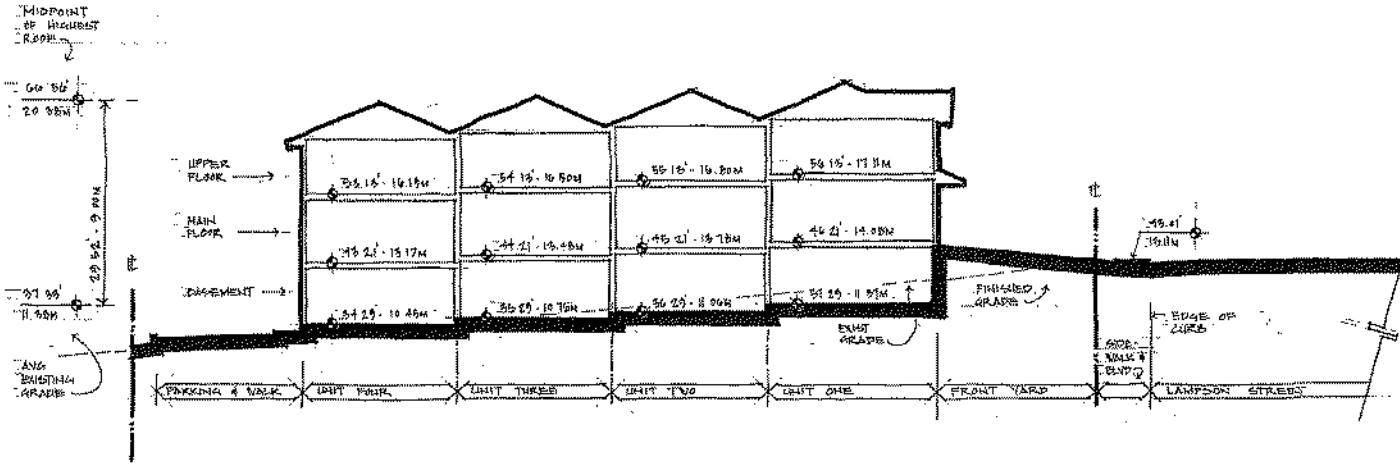
89j

PROPOSED ELEVATIONS

ELEVATION ELEVATIONS	IMPERIAL	METRIC
MEAN POINT OF HIGHEST ROOF	64.86 FT	19.77 M
UPPER FLOOR	41.86 FT	12.76 M
BASEMENT FLOOR	37.53 FT	11.44 M

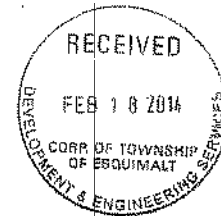
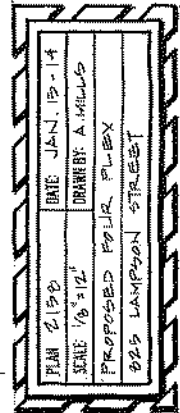
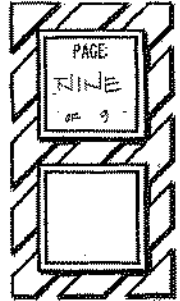
FLOOR ELEVATIONS	UNIT ONE	UNIT TWO	UNIT THREE	UNIT FOUR
MEAN POINT OF HIGHEST ROOF	64.86 FT 20.28 M	65.85 FT 20.07 M	64.86 FT 19.77 M	63.86 FT 19.46 M
UPPER FLOOR	54.12 FT 17.11 M	55.12 FT 16.80 M	54.13 FT 16.50 M	53.12 FT 16.19 M
BASE FLOOR	43.21 FT 14.02 M	45.21 FT 13.78 M	44.21 FT 13.48 M	43.21 FT 13.17 M
BASEMENT FLOOR	37.29 FT 11.37 M	36.29 FT 11.06 M	35.29 FT 10.76 M	34.29 FT 10.45 M

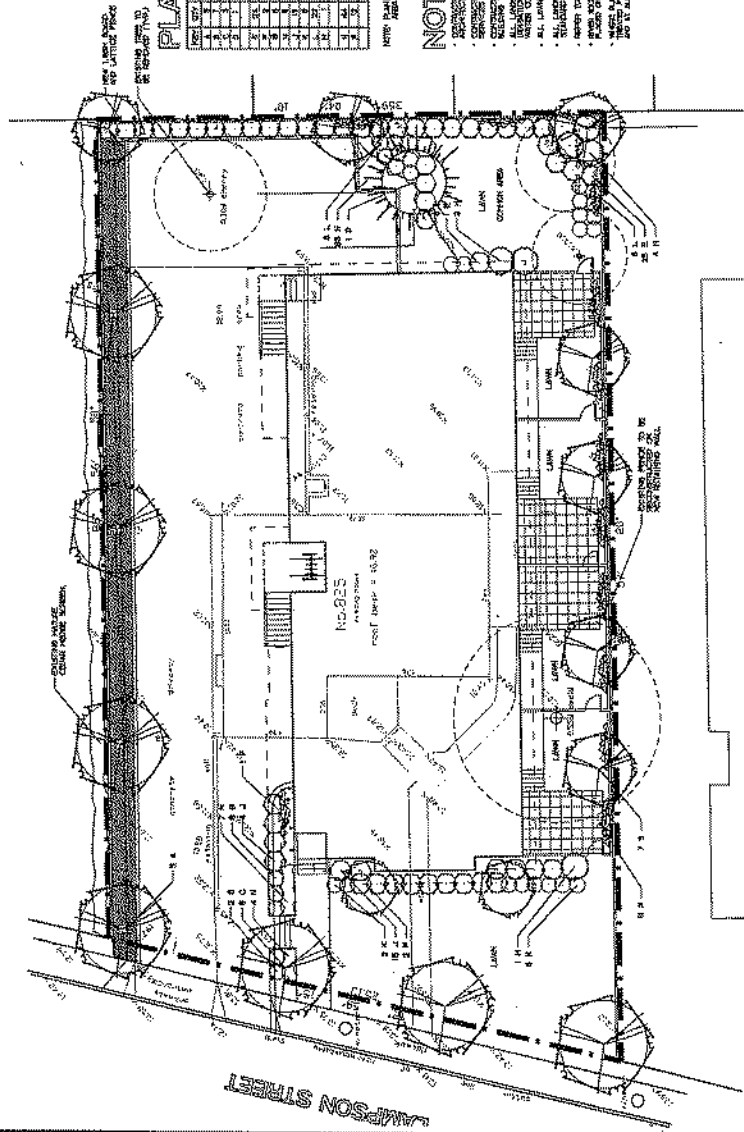
*GARAGE SLABS SLOPED A FOURTEEN PER CENT TO GARAGE VOOR



GRAPHIC CROSS SECTION

LOOKING SOUTH THROUGH THE CENTRE OF PROPERTY
SCALE: 1/8" = 12"





PLANT LIST

NO.	PLANT NAME	PLANT CODE	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1
2
3
4
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6
7
8
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12
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NOTES:
 1. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
 2. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
 3. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
 4. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
 5. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
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 8. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
 9. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
 10. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.

NOTES

- 1. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
- 2. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
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- 4. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
- 5. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
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- 9. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.
- 10. ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN HORTICULTURAL HANDBOOK.



PROJECT NO.	825 LAMPSON
DATE	FEB 18 2014
SCALE	1:100
DRAWN BY	
CHECKED BY	
APPROVED BY	

825 LAMPSON
VICTORIA, B.C.



PRELIMINARY PLAN #1



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Council Meeting: April 28, 2014
Staff Report No. DEV-14-026

REQUEST FOR DECISION

SUBJECT: REZONING APPLICATION

**468 Head Street [Triangle Estates]
PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street];
PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street];
PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street];
PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street];
PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street];
PID 000-704-580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street];
PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street];
PID 009-175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street]; and
PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street].**

RECOMMENDATION:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2813, attached to Staff Report DEV-14-026 as Schedule "A", which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street], PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street], PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street], PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street], PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street], PID 000-704-580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street], PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street], PID 009-175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street], and PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street] all of which are shown cross hatched on Schedule 'A' of Amending Bylaw No. 2813, from their current zoning designation, detailed on Schedule 'B' of Amending Bylaw No. 2813, to CD No. 86 [Comprehensive Development District No. 86] be considered for **first and second reading**; and

2. That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2813, send mail notices and advertise for same in the local newspaper; and
3. That prior to the adoption of Bylaw No. 2813, the owner register a Section 219 Covenant on the title to the property in favour of the Township of Esquimalt, restricting use and development opportunities without the consolidation of the nine property titles, identified in Staff Report DEV-14-026, into one legal parcel; and
4. That prior to the adoption of Bylaw No. 2813, the owner reimburse the Township of Esquimalt, for all legal fees incurred by the Township related to the preparation of Bylaw No. 2813, the Section 219 Covenant, and other legal fees directly associated with this application.

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646

Zoning Bylaw, 1992, No 2050

Parking Bylaw, 1992, No. 2011

Development Application Procedures and Fees Bylaw No. 2791, 2012

Advisory Planning Commission Bylaw, 2012, No. 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

Council Policy No. Plan- 25 [Public Input on Rezoning and OCP Amendment Applications]

Green Building Checklist

STRATEGIC RELEVANCE:

This Request For Decision does not directly relate to a specific strategic objective.

Submitted by: Writer 

Reviewed by: A/CAO 

Date: April 24, 2014

STAFF REPORT

DATE: April 22, 2014 Report No. DEV-14-026

TO: Jeff Miller, Acting Chief Administrative Officer

FROM: Trevor Parkes, Senior Planner

SUBJECT: **REZONING APPLICATION**
468 Head Street [Triangle Estates]
PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street];
PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street];
PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street];
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PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street];
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PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street].

RECOMMENDATION:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2813, attached to Staff Report DEV-14-026 as Schedule "A", which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street], PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street], PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street], PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street], PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street], PID 000-704-580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street], PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street], PID 009-175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street], and PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street] all of which are shown cross hatched on Schedule 'A' of Amending Bylaw No. 2813, from their current zoning designation, detailed on Schedule 'B' of

Amending Bylaw No. 2813, to CD No. 86 [Comprehensive Development District No. 86] be considered for **first and second reading**; and

2. That That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2813, send mail notices and advertise for same in the local newspaper; and
3. That prior to the adoption of Bylaw No. 2813, the owner register a Section 219 Covenant on the title to the property in favour of the Township of Esquimalt, restricting use and development opportunities without the consolidation of the nine property titles, identified in Staff Report DEV-14-026, into one legal parcel; and
4. That prior to the adoption of Bylaw No. 2813, the owner reimburse the Township of Esquimalt, for all legal fees incurred by the Township related to the preparation of Bylaw No. 2813, the Section 219 Covenant, and other legal fees directly associated with this application.

BACKGROUND:

Context

Applicant/ Owner: Triangle Estates Ltd. [Mark Lindholm]

Property Size: Metric: 4076 m² Imperial: 43873 ft²

Existing Land Use: Single Family and Two Family Residences and Vacant Commercial land

Surrounding Land Uses:

North:	Neighbourhood Commercial/ West Bay Commercial
South:	DND Federal Land [Work Point]
West:	Single Family and Two Family Residential
East:	Marine Commercial

Existing Zoning: RS-1 [Single Family Residential] – 5 Lots
RD-2 [Two Family Small Lot Residential] – 1 Lot
C-7 [West Bay Commercial] – 2 Lots

Proposed Zoning: CD [Comprehensive Development District]

Existing OCP Designation: Commercial Mixed-Use [No change required]

Schedules:

- “A” Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2813;
- “B” 2011 air photo of subject property;
- “C” West Bay Commercial Node – OCP Land Use Designation Map;
- “D” OCP Commercial Mixed Use Policies;
- “E” OCP Commercial Mixed Use Development Permit Design Guidelines;
- “F” Green Building Checklist;
- “G” Boulevard Transportation Group [BTG] Traffic Impact Assessment Letter;
- “H” Development Proposal Narrative – Mark Lindholm, Triangle Estates Ltd.;
- “I” Architect’s Narrative – John Crowhurst;
- “J” Council Policy No. PLAN-25;
- “K” Public Open House Notice July 26, 2012;
- “L” Public Consultation Response Letters;
- “M” West Bay Resident’s Association – Letter of Opposition;

- “N” Robert Dunn, 487 Head Street - Letter of Opposition;
“O” Robert Lintern, 502 Gore Street – Letter of Opposition;
“P” Public Open House Notice March 24, 2013;
“Q” Site Plan, Architectural Drawings and Landscaping Plan; and
“R” BCLS Site Plan of proposed lot consolidation.

Purpose of the Application:

The applicant is requesting a change in zoning from the current mix of RS-1 [Single Family Residential], RD-2 [Two Family Small Lot Residential], and C-7 [West Bay Commercial] zoning which currently regulate the 9 subject properties to a Comprehensive Development zone [CD] to facilitate the consolidation of the subject properties and authorize a new 10 storey, commercial mixed-use building containing one retail commercial space with second floor office space above, 4 live/work units containing commercial space at grade, and 85 residential units.

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

Form and character issues relating to the aesthetics of the building, such as cladding materials, window materials, doorways, streetscape improvements and landscaping will be evaluated in a separate application for Development Permit should this rezoning application be approved by Council.

Comments From Other Departments

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

Building Inspection: Construct to BC Building Code 2012 and Esquimalt’s Building Code Bylaw, 2002, No. 2538. Applicant must address all issues contained within the Township’s Development Protocol should the application be approved.

Parks Services: Parks staff completed a site review of the area and determined that the proposed development would impact 9 trees located on municipal property adjacent to the site. It is recommended that all of these trees be removed, should this development be approved, including the 74cm DBH Garry Oak tree identified as “retained” in the landscape plan as the proposed building envelope will significantly impact the root system. It is recommended that an independent tree assessment be conducted to further determine the potential impact and to identify an assessed value for this tree. Parks Services proposes a one-to-one replacement value for these trees and recommends that the landscape proposal include tree wells for the proposed replacement boulevard trees.

Fire Services: Fire Services staff have completed a preliminary evaluation of the proposed new buildings and have identified the following issues:

- Key vaults shall be installed at the entrance to each tower.
- Fire Safety Plan shall be in place and reviewed prior to construction and after completion of works.
- Rappelling anchors shall be installed on roofs of each tower.
- Fire appliance closet shall be installed on the 6th floor of each tower.
- HVAC system shall be designed to be capable of positively pressuring stairwells.

- Accommodation shall be made to permit Firefighter control of all elevators.
- Annunciation panel shall be located near the entrance of each tower.
- Fire plan to be installed in locked cabinet in each front hall, cabinet to be clearly marked.
- Emergency speaker system shall be located at or near the alarm panel at the entrance of each tower.
- Standpipe hose connections [Class 1, NFPA 14], shall be provided in the lowest parking floor [parking level] of each stairwell accessing the underground parkade.
- Driving surfaces shall be capable of supporting fully loaded fire apparatus [Engine and Aerial trucks].
- Sprinkler mechanical drawings must be provided to the Fire Department.

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the proposed commercial mixed use development including commercial and office space and 89 residential units located on 9 properties within West Bay. The applicant is responsible for retaining the services of a qualified professional for the design, construction and supervision of all Works and Services required to service the proposed development as indicated in Esquimalt's Subdivision and Development Control Bylaw No. 2175. Capacity study should verify all main sizes, material, etc, and to determine if the Sewer and Drain mains are of adequate size and condition to handle the increased flows introduced as a result of the development. Existing municipal infrastructure may need to be relocated or SRWs will need to be secured. Existing properties are to remain fully serviced during construction. Additional comments will be provided when detailed engineering drawings are submitted.

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

Comments from the Advisory Planning Commission [APC]

This application was initially presented at the regular meeting of the Advisory Planning Commission held on October 16, 2012. The applicant and his design team gave a detailed review of the process used to create the proposal for this site. This detailed review gave the APC members an opportunity to better understand this significant and complex project. In the spirit of open dialogue, members posed numerous questions regarding the proposed architecture, landscaping and proposed uses in an effort to clarify details of this proposal. The APC resolved that the application be **received for information**.

The application was returned to APC at the February 26, 2013 regular meeting. The applicant's architect, John Crowhurst, completed a more concise presentation as the members were familiar with the proposal which remained fundamentally unchanged. The applicant clarified his intention to include a "Transient Accommodation Use" to allow one of the towers to be used as a Hotel. The APC resolved that the application be forwarded to Council with a **recommendation of approval** with the condition that the Green Building Checklist be updated.

The applicant provided an updated Green Building Checklist, stamped "Received April 25, 2013" [Schedule "F"].

Zoning

F.A.R., Lot Coverage, Setbacks, Height and Parking:

The following chart details the setbacks, lot coverage and floor area ratio and parking requirements of this proposal.

	Comprehensive Development Zone	Zoning Bylaw, 1992, No. 2050 does not contain a zone that could accommodate this commercial mixed-use proposal.
Floor Area Ratio	2.25	
Lot Coverage	49% / 30% above 3 rd storey	
Commercial Space	Minimum = 495 sq.m.	
Setbacks		
• Front	0.8 m/ 6.7m above 3 rd storey	
• Rear	7.0 m	
• Interior Side	1.5 m/ 7.0 m above 3 rd storey/ 1.75 m	
Building Height	34 m (10 storeys)	
Off Street Parking	Total required for all uses = 136 spaces Total proposed = 136	

Parking: The applicant proposes to meet all Parking Bylaw requirements for this project.

Height: The applicant proposes to construct a building that would rise 34 metres [10 storeys] above average grade with a density [Floor Area Ratio] of 2.25. While approval of this rezoning application would make “Triangle Estates” one of the tallest buildings in Esquimalt, the proposed height is consistent with OCP Amendment, Bylaw No. 2730, 2010, adopted by Council May 25, 2010.

Setbacks: Commercial development best practices encourage placing commercial retail uses in close proximity to the public realm. Accordingly, the proposed siting of the portions of the building containing live/work boutique commercial spaces and the larger retail commercial space is appropriate. The western tower is sited with significantly greater setbacks to both Gore Street and Lyall Street that are in keeping with High Rise Residential principles. Larger setbacks mitigate the impact of towers on the public realm as they create a sense of space and allow pedestrians to experience the building without feeling crowded or intimidated. Similarly, a larger setback between a tower and an adjacent property that has less development potential is desirable. The southern setback of the eastern tower is less than ideal because the tower portion would dominate the adjacent site. Should the applicant successfully negotiate a proposed future road realignment, the building would dominate the road right of way. Should the status quo remain, the adjacent site is severely impacted by the presence of the tower in such close proximity.

Live/Work Units: Sustainable communities encourage mixed use buildings and live-work opportunities. Live-work units are distinct from home-based businesses. In live-work units, business uses are permitted as a distinct and separate use within a building, not as a portion of the floor area of a residential unit. This building type offers owners an opportunity to eliminate their commute while simultaneously maintaining their small business within a commercial district.

Permitted Uses: The West Bay Area is identified as a Commercial Node in the Official Community Plan therefore it is appropriate to consider an application that proposes a mix of commercial retail, office, and boutique commercial spaces. Permitted Uses in the proposed Comprehensive Development District include the following:

- a) Dwelling – Apartment
- b) Dwelling – Live/Work
- c) Home Occupation
- d) Business and Professional Office
- e) Financial Institution
- f) Personal Service Establishment
- g) Retail Store
- h) Restaurant
- i) Liquor Store
- j) Convenience Store
- k) Group Children’s Daycare Centre
- l) Boat Rental and Passenger Charter
- m) Marine Retail Store

Traffic Study: The applicant provided a detailed Traffic Impact Assessment for the original 97 unit mixed-use proposal, dated February 20, 2012. Boulevard Transportation Group [BTG] determined that the proposed project would have little local impact, adding an estimated 38 trips in the AM peak hour and 44 trips in the PM peak hour. BTG also determined that it was most likely that the existing traffic flow pattern, including DND traffic, would not change with the addition of this building, as additional delays would be very minor. BTG concluded that no improvements or changes would be required to the existing key intersections to accommodate the new traffic but recommended that sidewalks should be provided along the proposed development frontages of Head Street, Gore Street and Lyall Street.

Boulevard Transportation Group has provided an addendum to the original Traffic Impact Assessment, stamped “Received July 31, 2012” [Schedule “G”] which indicates that a reduction to 89 units would not change their recommendations.

Fit with Neighbourhood: The Triangle Estates lands are located within a predominantly low rise neighbourhood consisting of a mix of commercial properties, single and two family residential homes, a marine community, and military uses including training facilities and housing. The exception to the established one to three storey built environment is the DND “Accommodations” building located at Work Point to the south of the subject properties. This building is approximately 7 storeys [22 metres] in height and commands a substantial presence in the area due to the combination of height and massing of the building.

Should this rezoning application be approved, Triangle Estates would set a new benchmark for height and mass in the West Bay area. Given public feedback regarding commercial sites within West Bay, and the intent of staff to present new design guidelines for the West Bay neighbourhood in the future, it is unlikely that surrounding properties would develop in a similar manner in the future.

The current Land Use Designation of properties adjacent to the Triangle Estates site include commercial mixed-use for lands to the east, adjacent to the water, Park and Open Space for Captain Jacobson Park and Townhouse Residential for properties on the north side of Gore Street and the south side of Paradise Street. Based on these land use designations, it is not unreasonable to expect properties adjacent to the proposed Triangle Estates building to

redevelop in the future. Development consistent with the current plan would serve to reduce the dramatic impact of Triangle Estates by transitioning from High Rise, Commercial Mixed-Use through Townhouse Residential to Single and Two Family Residential up the slope toward Esquimalt Road and through Low-Rise Commercial Mixed-Use toward the waterfront.

Official Community Plan

Staff will be crafting new Development Permit Area Guidelines specific to the West Bay area as part of the scheduled OCP review, to provide greater clarity regarding future development within this neighbourhood. As these new Design Guidelines have not yet been adopted by Council it is prudent to evaluate the current OCP for policies relevant to this application.

The Official Community Plan contains policies and statements relevant to the Triangle Estates proposal under the following broad categories:

General Land Use and Development Objectives: The Township encourages a mix of land uses that facilitate multiple modes of transportation and reduce non-essential trips by private motor vehicles.

Commercial Mixed Land Use: The Township encourages mixed-use projects in areas designated Commercial Mixed-Use up to 12 storeys in height with a Floor Area Ratio of 3.0. The Township encourages the provision of local amenities including street furniture, artworks and decorative lighting in commercial areas as well as the provision of cycling amenities such as end of trip facilities for employees, lockers, and secure bicycle storage in addition to general bicycle parking integrated into the development.

West Bay Harbour Policy: The waterfront and lands around the West Bay Harbour will function as a “marine oriented commercial village” serving regional marine traffic, local residents and tourists. It is strongly encouraged that this marine commercial area be oriented to pedestrians and boat traffic.

Public Art: The Township encourages the private sector to include artworks in new and existing developments.

Smart Design and Construction: The Township encourages the use of sustainable technology in the design of all new buildings, encourages design teams to achieve LEED or equivalent rating and encourages the incorporation of Crime Prevention through Environmental Design [CPTED] principles and measures in new projects.

Parking: The Township will explore further opportunities for on and off street public parking in the vicinity of West Bay waterfront so as to ensure that local residential streets are not overburdened by West Bay’s commercial uses.

Utilities: The Township will require underground wiring for hydro, street-lighting, telecoms and cable for all new subdivisions and infill development in Esquimalt.

Stormwater, Sewer Systems and Source Pollution: The Township will require intervening /mitigating measures such as oil traps for development proposals adjacent to or near the water to preserve or rehabilitate shoreline habitat.

Economic Development: The Township supports expansion and commercial waterfront development around West Bay Harbour, provided it is planned to be compatible with adjacent residential areas.

Keep Urban Settlement Compact – Regional Growth Strategy [RGS]: The RGS encourages densification through a combination of infill and redevelopment to higher densities particularly for areas near transit corridors. “Triangle Estates” sits adjacent to transit route Number 25.

ISSUES:

1. Rationale for Selected Option

This application is consistent with the policy direction contained within the OCP for new development within the West Bay Commercial Node. “Triangle Estates” would represent the first building to achieve height and density close to the maximum envisioned for this area. The proposed residential density does not exceed the 3.0 floor area ratio stated in Section 2.3.2 (j) of the OCP and the proposed 34 metre, 10 storey building is less than the 12 storey maximum identified as acceptable in that section [Schedule “D”].

As a significant departure from the historical local architecture, “Triangle Estates” would become a landmark on Victoria Harbour and would represent a first step to creating a more animated commercial node with distinct sense of place.

Additionally, at the recommendation of staff, and in an effort to improve the likelihood this application for rezoning will be approved, the property owner has volunteered to register a Section 219 covenant against the titles of the existing properties limiting the use and development potential of the site to that which currently exists unless the “Triangle Estates” parcels are consolidated into one legal parcel. This would provide the Township a greater assurance that only the proposed redevelopment could proceed on these lands.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability and Environmental Implications

The applicant has completed the Esquimalt Green Building Checklist [Schedule “F”]. It is noted that the applicant intended to participate in the Victoria Car Share Co-op however further exploration of this idea has led the applicant to commit to providing one, strata owned and managed vehicle for exclusive use of building residents. The applicant has recently stated that the project is expected to achieve the equivalent of a LEED [Leadership in Energy and Environmental Design] Silver ranking.

5. Communication and Engagement

In accordance with Council Policy PLAN-25 [Schedule “J”], the applicant consulted with neighbouring residents and property owners within 100 metres of the subject properties to solicit their opinion and, where practical, to incorporate comments and suggestions in the final proposal.

The applicant delivered notices to local residents and held a consultation event at the Princess Mary Cafe, 453 Head Street from 5:00pm to 7:00pm on Thursday, July 26, 2012 at which the 89 unit, two tower, commercial mixed-use proposal was presented [Schedule “K”].

The applicant has subsequently held additional consultation meetings, presenting the 89 unit, two tower, commercial mixed-use proposal, with the following groups:

- West Bay Marine Village and Sailor's Cove Marina residents and patrons on Thursday, August 9, 2012 with approximately 25 persons in attendance.
- Esquimalt Chamber of Commerce on Wednesday, September 5, 2012 with approximately 35 persons in attendance.
- West Bay Residents Association on Wednesday, September 26, 2012 with 12 persons in attendance.
- Esquimalt Resident's Association on Thursday, October 11, 2012.

Staff have been provided with 21 response letters from attendees of these events [Schedule "L"]. One respondent was opposed, two respondents were undecided, and 17 were in favour of the proposal. It is noteworthy that the additional letter was provided by the Esquimalt Chamber of Commerce who voted to support the project on October 9, 2012.

Staff have also received two letters of opposition from local resident owners located in close proximity to the development [Schedule "N" and Schedule "O"]. Additionally, the West Bay Residents Association has submitted a letter of opposition signed by 29 local residents opposed to this proposal [Schedule "M"].

At the request of staff, the applicant delivered notices and held a second Public Open House on Sunday, March 24, 2013 [Schedule "P"] to offer local residents an opportunity to better understand the proposed "Boutique Hotel" use not originally envisioned for the site. The concept of using the eastern tower, containing 40 residential units, as a Hotel was first identified as part of the applicants narrative at the October 16, 2012 APC meeting [Schedule "H"]. It should be noted that the applicant has explored this proposed use further in the ensuing months and determined that pursuing approval of an 85 residential unit, 4 live/work unit, commercial office and retail proposal is preferable.

As this is a rezoning application, should it proceed to a Public Hearing, notice would be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. Signs indicating that the property is under consideration for a change in zoning that have been placed on the frontages of all the subject properties would be updated to reflect the date, time and location of the Public Hearing. Additionally, notice of the Public Hearing would be placed in two editions of the Victoria News.

ALTERNATIVES:

1. Council **approve first and second reading** of Bylaw No. 2813, and direct staff to schedule a Public Hearing.
2. Council postpone consideration of Bylaw No. 2813 pending receipt of additional information.
3. Council **deny first and second reading** of Bylaw No. 2813.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2813

Staff Report DEV-14-026
Schedule "A" – Amendment Bylaw No.

A Bylaw to amend Bylaw No. 2050, cited as the 2813
"Zoning Bylaw, 1992, No. 2050"

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

1. This bylaw may be cited as the "ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2813".
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

- (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development No. 86 (468 Head Street) CD No. 86"

- (2) by adding the following words and figures in Section 2 - Definitions of PART 1 - Interpretation:

"Dwelling – Live/Work" means a dwelling unit in a mixed use building that is combined with but distinct from commercial space that is located at the first storey and is directly accessible from and facing the street.

"Use, Live/Work" means a use providing for the domestic occupation of a Live/work Dwelling and includes residential activities incidental to such occupancy as well as any commercial use permitted in the applicable zone within the commercial space.

"Boat Rental and Passenger Charter" means the use of land or a building or structure for the booking, registration, outfitting, and commercial transactions for boat rental, marine tours, diving expeditions, kayaking, sailing and other boat excursions.

"Marine Retail Store" means the use of land or a building or structure for the sale of boats and accessory marine equipment.

- (3) by adding the following text as Section 67.73 (or as other appropriately numbered subsection within Section 67):

67.73 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 86 [CD NO. 86]

In that Zone designated as CD No. 86 [Comprehensive Development District No. 86] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- a) Dwelling – Apartment
- b) Dwelling – Live/Work
- c) Home Occupation
- d) Business and Professional Office
- e) Financial Institution
- f) Personal Service Establishment
- g) Retail Store
- h) Restaurant
- i) Liquor Store
- j) Convenience Store
- k) Group Children’s Daycare Centre
- l) Boat Rental and Passenger Charter
- m) Marine Retail Store

(2) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 2.25.

(3) **Unit Size**

Dwelling Units shall not be less than 65 square metres.

(4) **Commercial Space**

- (a) The minimum Floor Area dedicated to Commercial Uses shall not be less than 495 square metres.
- (b) Commercial Uses are not permitted on any floor located above the second storey.

(5) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 4075 square metres.

(6) **Building Height**

No Principal Building shall exceed a Height of 34 metres.

(7) **Lot Coverage**

- (a) Principal Buildings and Structures combined shall not cover more than 49% of the Area of the Parcel.
- (b) Principal Buildings shall not cover more than 30% of the Area of the Parcel for each storey of a Building that is located above the third storey.

(8) **Siting Requirements**

Principal Buildings:

- (a) No Principal Building shall be located within 0.8 metres of the northeastern Lot Line.
- (b) No part of a Principal Building located above the third storey shall be located within 6.7 metres of the northeastern Lot Line.
- (c) No Principal Building shall be located within 1.5 metres of the northwestern Lot Line.
- (d) No part of a Principal Building located above the third storey shall be located within 7.0 metres of the northwestern Lot Line.
- (e) No Principal Building shall be located within 1.75 metres of the southeastern Lot Line.
- (f) No Principal Building shall be located within 7.0 metres of the southwestern Lot Line.
- (g) That part of a Principal Building located above the third storey shall be divided into two distinct towers with a separation of not less than 5.0 metres.

(9) **Landscaping and Open Space**

Notwithstanding Section 23 of Zoning Bylaw No. 2050, Landscaping and Open Space shall be provided as shown on the landscape plan approved as part of the active Development Permit.

(10) **Off-Street Parking**

Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).

- (4) by changing the zoning designation of each of the following parcels, shown cross-hatched on Schedule 'A', attached hereto, from their current zoning designation, as detailed on Schedule 'B', attached hereto, to CD No. 86 [Comprehensive Development District No. 86]:

- a) PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street];
- b) PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street];
- c) PID 000-036-722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street];
- d) PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street];
- e) PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street];

- f) PID 000-704-580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street];
 - g) PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street];
 - h) PID 009-175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street]; and
 - i) PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street].
- (5) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the ---- day of -----, 2014.

READ a second time by the Municipal Council on the ---- day of -----, 2014.

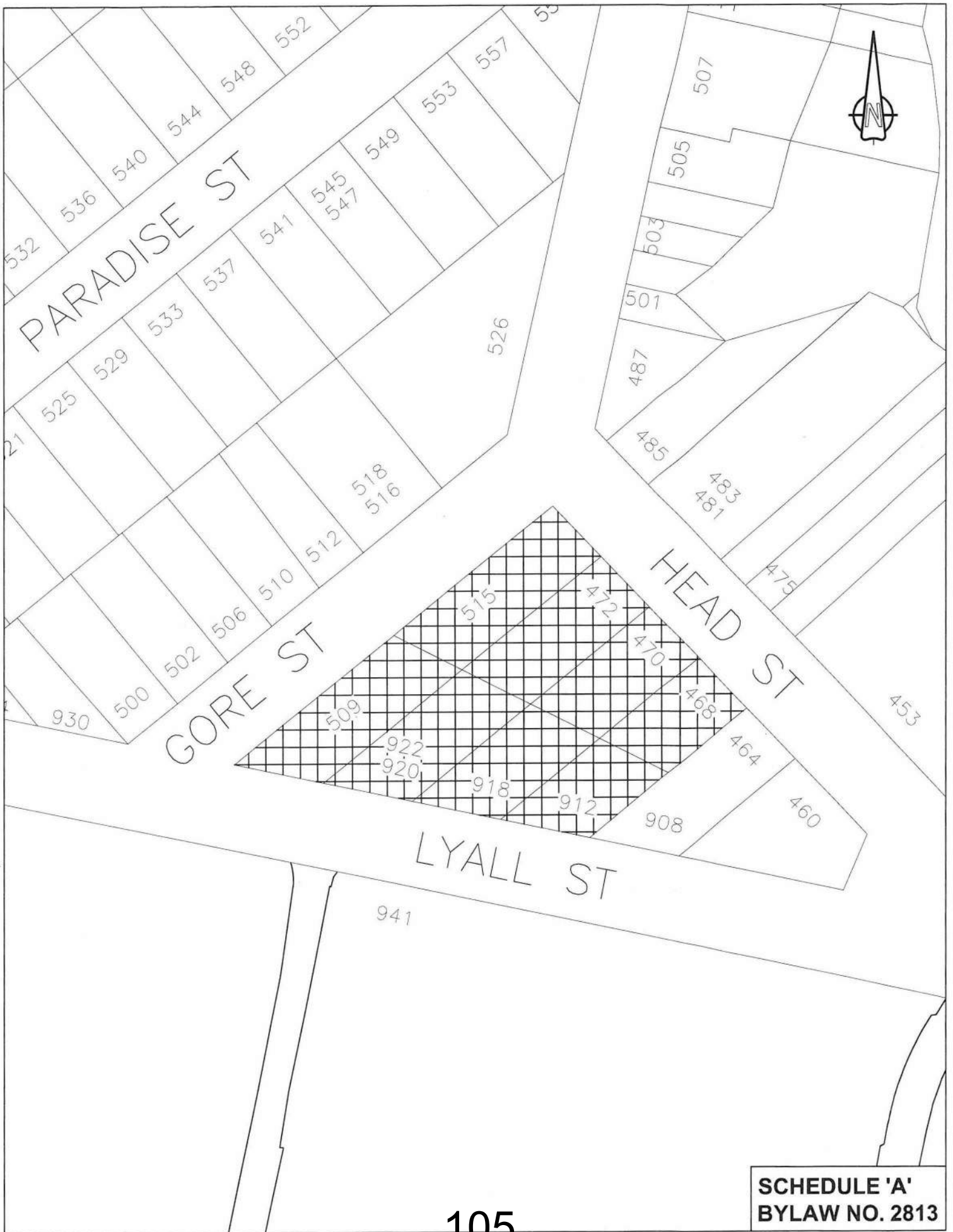
A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the ---- day of -----, 2014.

READ a third time by the Municipal Council on the ---- day of ----, 2014.

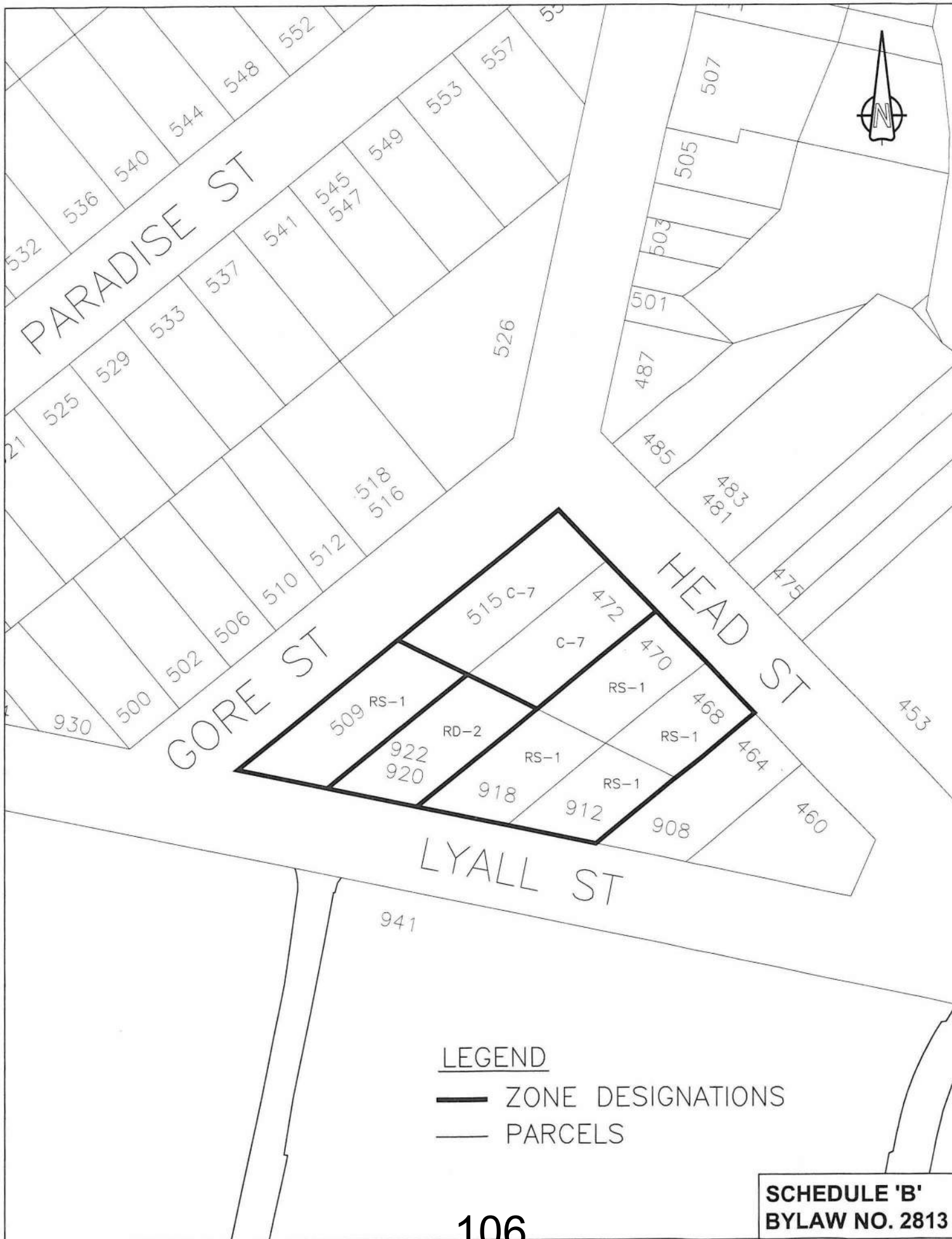
ADOPTED by the Municipal Council on the ---- day of ----, 2014.

BARBARA DESJARDINS
MAYOR

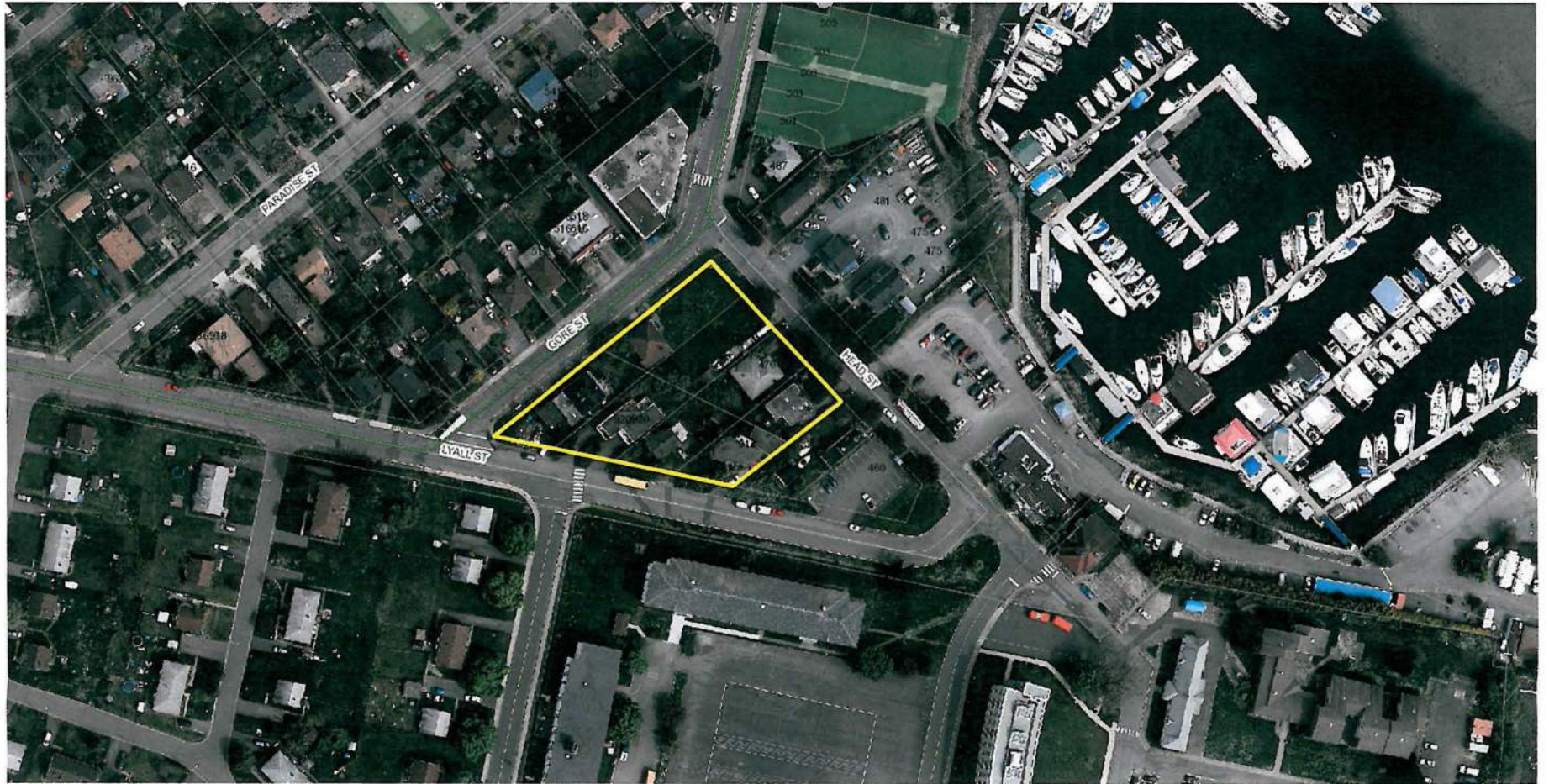
ANJA NURVO
CORPORATE OFFICER




SCHEDULE 'A'
BYLAW NO. 2813



468 Head Street – ‘Triangle Estates’



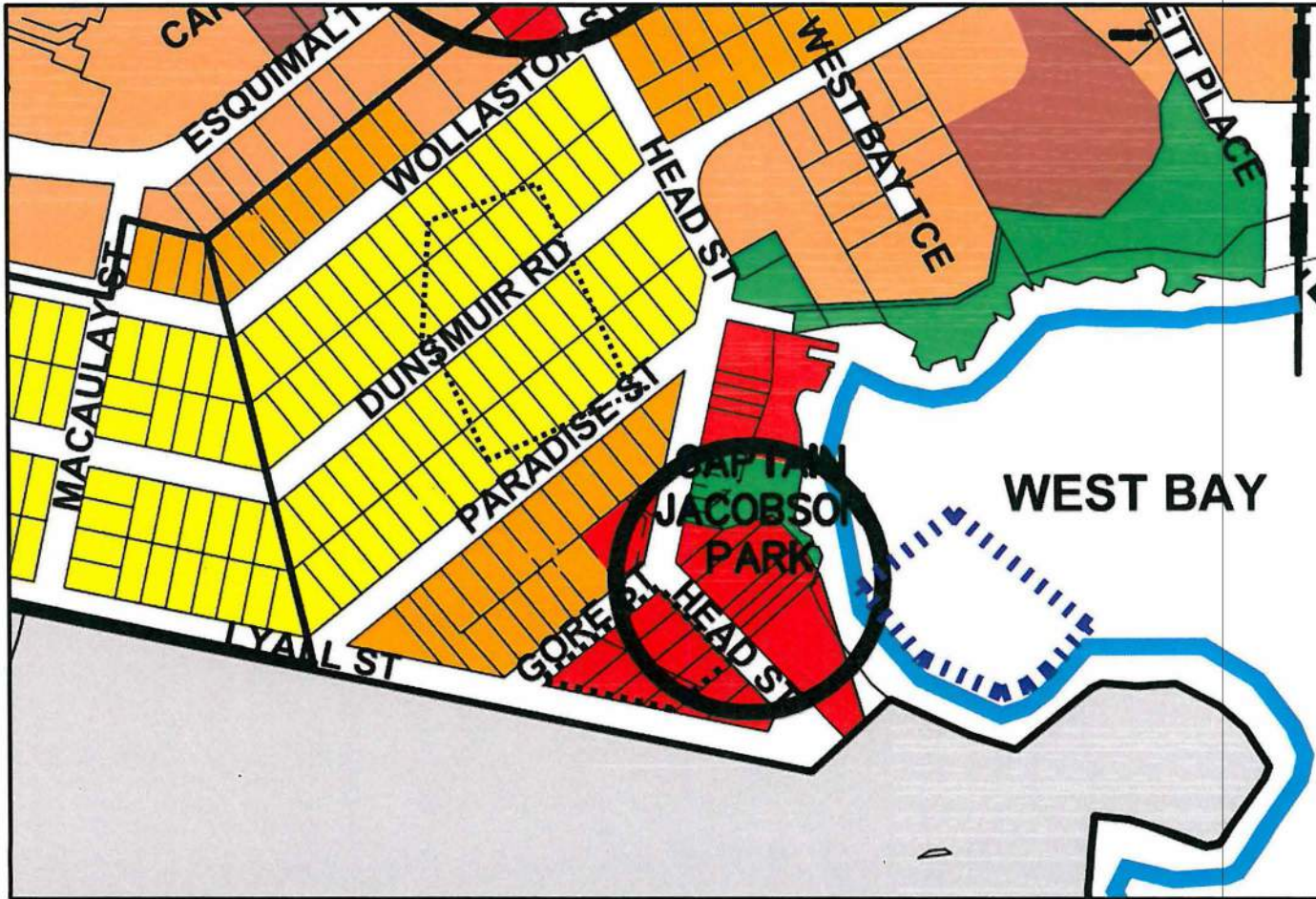
107

Subject Property Boundary: 

Staff Report DEV-14-026
Schedule "B" - 2011 Airphoto



Extract from Official Community Plan Bylaw No. 2646 Schedule 'A'
Land Use Designations



Subject Property:

LEGEND			
	Single and Two-Unit Residential		Industrial
	Townhouse Residential		Commercial Mixed-Use
	Multi-Unit, Low-Rise Residential (up to four storeys)		Commercial Node
	Multi-Unit, High-Rise Residential (10+ storeys)		Institutional
	Boathome Residential		DND Federal Land
	Parks and Open Space		Water Area
	Trails (existing and proposed)		Municipal Boundary
	Transportation Corridor		

Staff Report DEV-14-026
 Schedule "C" – West Bay –
 OCP Land Use Map

2.3 Commercial–Mixed Land Use

Commercial activity in Esquimalt is clustered in four main groupings:

- Esquimalt Village;
- Esquimalt Road/Head Street;
- Craigflower Road/Tillicum Road; and
- West Bay Harbour.

2.3.1 General Commercial - Mixed Use Objectives

- a) To create a diversified commercial and employment sector that provides a wide range of goods and services to residents of Esquimalt.
- b) To foster the creation of an identifiable and vibrant Esquimalt Village that successfully integrates commercial, public and residential activity.
- c) To encourage growth through revitalization and redevelopment of commercial areas.
- d) To encourage a mix of ground-level commercial and upper-level(s) residential.

2.3.2 General Commercial - Mixed Use Policies

- a) The Township encourages a mix of commercial and multi-unit residential developments in all commercial-mixed use areas denoted on "Schedule A". These will have commercial uses on the ground floor and residential uses above.
- b) All commercial-mixed use areas are designated Development Permit Areas, as shown on "Schedule C" in order to ensure that future development and infill contributes positively to the visual and aesthetic character of its site, setting and surrounding properties.
- c) The Township encourages public and private sector initiatives to improve streetscapes and accessibility for pedestrians and cyclists to all commercial areas.
- d) The Township will develop signage guidelines for each commercial area, as part of design guidelines for these areas. The Township, in partnership with interested members of the community, will take the initiative to design and install entrance signage at key street locations, including entrances to Esquimalt.
- e) The Township encourages the provision of amenities such as mini-parks/plazas, street furniture, public art and decorative lighting on private lands in all commercial areas. The Township is amenable to using density bonusing, or providing variances to zoning or parking regulations for redevelopment proposals.
- f) To encourage the use of bicycles, provision should be made in new commercial buildings for bicycle parking for employees and visitors. Secure bicycle parking for employees should be provided in the ratio of one (1) parking space per ten (10) full-time employees with a minimum of one (1) space for each new building. In all new commercial buildings, six (6) bicycle parking spaces should be available for the use of temporary visitors.
- g) End of trip facilities for cyclists such as secure bicycle parking/storage, lockers, change rooms and showers, should be provided to encourage cycling as a viable form of transportation.

- h) Where all of the following criteria are met in a commercial building, Council may reduce the off-street parking requirement through the Development Permit:
 - i) Two (2) or more secure bicycle storage spaces are provided;
 - ii) Shower and change rooms are provided;
 - iii) Six (6) visitor bicycle parking spaces are provided; and
 - iv) The building is located within 200 metres of a regional bus route.
- i) Lands outside the Commercial–Mixed Use designation on “Schedule A” will not be considered for commercial zoning unless the following criteria are met:
 - i) The project is needed to serve tourists or local residents and cannot be appropriately located within established commercial areas;
 - ii) The density and scale of the project is sensitive to the prevailing character of surrounding lands;
 - iii) The project, through its exterior finishes enhances the aesthetics of the neighbourhood;
 - iv) The project’s parking requirements can be satisfied on-site and will not unduly affect neighbouring residences; and
 - v) The proponent demonstrates that the neighbourhood has been consulted and residents have had an opportunity to express their concerns.

[Amendment Bylaw [No. 6], 2010, No. 2730 - Adopted May 25, 2010]

- j) In mixed commercial and multi-unit residential developments, buildings up to 12 storeys in height and with a floor area ratio of up to 3.0 for the residential portion of the building may be acceptable.
- K) Development proposals with heights and/or densities greater than those set out in Section 2.3.2 (j) may be considered, where appropriate, through variances to zoning and/or parking regulations and density bonusing of floor space where new commercial buildings provide affordable, accessible, or special needs housing units or amenities for the benefit of the community.

9.4 Development Permit Area No. 2 – Commercial

9.4.1 Scope

All lands designated Commercial on Schedule "C" are part of DPA No. 2.

9.4.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, commercial.

9.4.3 Justification

Traditionally, Esquimalt's commercial areas have not been developed on the basis of a particular theme or concept. The design and form of commercial development has been rather haphazard and, as a result, the Esquimalt Village and other local commercial areas do not have the cohesiveness nor the attractiveness they could have.

When asked in a recent questionnaire to identify what they disliked most about Esquimalt, an overwhelming number of respondents identified the lack of a downtown commercial area, with appropriate shops and services, and the appearance of Esquimalt Road in the village core.

Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials, and by their orientation to the street rather than to a parking lot or internal square.

The goals for Development Permit Area No. 2 are:

- a) to enhance the aesthetic image of Esquimalt's commercial district, particularly those areas that are considered community focal points, such as the Village, the Head Street/Esquimalt Road intersection and major entrance points to the municipality;
- b) to revitalize existing commercial areas by encouraging a variety of businesses;
- c) to encourage growth in the tax base through diversified commercial development and redevelopment of existing commercial areas; and
- d) to encourage integrated residential/institutional/commercial uses in commercial areas.

9.4.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of land within Development Permit Area No. 2 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:

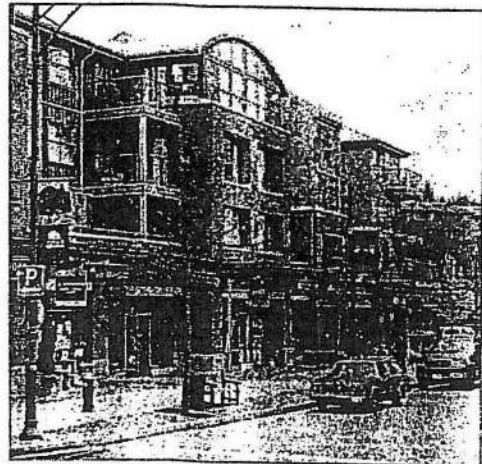
The following do not require a development permit:

 - i) construction of buildings or structures less than 10 square metres in area;

- ii) minor additions to existing structures where the floor area of the addition does not exceed 10 percent of the ground floor area of the structure;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted by the municipal tree protection bylaw; and
- vi) replacement or changing of existing signs, provided the sign area is not to be increased.

9.4.5 Guidelines for Owners of Land within the Development Permit Area

- a) Commercial building facades should be appropriate to a pedestrian shopping area with windows facing the street and doors opening onto the street rather than onto a courtyard or laneway. (See image)
- b) Ornamental lighting that not only highlights the building but also increases the amount of light falling onto pedestrian areas should be used wherever possible. However, commercial lighting should not create unnecessary glare or shine directly into neighbouring residential properties.
- c) Buildings should be designed and sited to minimize the creation of shadows on public spaces.
- d) Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.
- e) Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.
- f) The design of new commercial buildings, including areas use for parking, should incorporate Crime Prevention through Environmental Design (CPTED) principles.
- g) Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets that have been identified as requiring future road widening.
- h) Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.





GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project.

As you review this checklist, if you have any questions please contact **Development Services at 250.414.7108** for clarification.

**New development is essential to Esquimalt.
We look forward to working with you
to ensure that development is
as green and sustainable as possible.**

Date: Aug 21, 2012
Folder: RZ000001

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

Staff Report DEV-14-026
Schedule "F" – Green Building
Checklist

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

Address: 472 HEAD ST
Folio: 0577.000
Project: PRJ-000002
Type / Subject: REZONING -

Adopted on January 10th, 2011



"One-third of Canada's energy use goes to running our homes, offices and other buildings. The federal government's Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment."
 [Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

- 1 Are you building to a recognized green building standard? Yes No
 If yes, to what program and level? SEE Addendum
- 2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? Yes No
SEE Addendum
- 3 Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? Yes No
 If so, please describe them. SEE Addendum
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? NA %
- 5 Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project.
YES, WHERE AVAILABLE Examples include STONE, FRAMING WOOD, DOORS, TRIM
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? Yes No
- 7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? YES, WHERE AVAILABLE
- 8 For which parts of the building (e.g. framing, roof, sheathing etc.)? TO BE DETERMINED -
 Can alternatives to Chlorofluorocarbons and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. Primarily interior finishing - building structure is mostly concrete Yes No
- 9 List any products you are proposing that are produced using lower energy levels in manufacturing.
PREMATURE - WE WILL BE DETAILING THIS AS WORKING DRAWINGS PROGRESS.
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes No
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes No

REVISED April 12. 13

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

- 12 Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? *Where commercial laws are supplied* Yes No ~~Yes~~
- 13 For commercial buildings, do flushes for urinals exceed BC Building Code requirements? *They will meet or exceed code* Yes No
- 14 Does your project use dual flush toilets and do these exceed the BC Building Code requirements? *They will meet or exceed code* Yes No
- 15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? Yes No
- 16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? Yes No

Storm Water

- 17 If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] Yes No N/A
- 18 Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? Yes No N/A
- 19 Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. *See addendum* Yes No N/A
- 20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? Yes No N/A
- 21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. Yes No N/A
- 22 Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? *See addendum* Yes No N/A
- 23 What percentage of the site will be maintained as naturally permeable surfaces? *Approx. 20* Yes No N/A %

Waste water

- 24 For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. Yes No N/A

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

- 25 Are any healthy trees being removed? If so, how many and what species? *See addendum* Yes No N/A
- Could your site design be altered to save these trees?
- Have you consulted with our Parks Department regarding their removal?

- 26 Will this project add new trees to the site and increase our urban forest?
If so, how many and what species? SEE Addendum & Landscapes Plan Yes No N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? Yes No N/A
- 28 Will any existing native vegetation on this site be protected?
If so, please describe where and how. Substantially All New Plantings are native to Vancouver Island Yes No N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? Yes No N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?
To extent reasonably possible Yes No N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? Yes No N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes No N/A
- 33 Will topsoil will be protected and reused on the site? Yes No N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

- 34 Will the building design be certified by an independent energy auditor/analyst?
If so, what will the rating be? Architect will use his discretion Yes No N/A
- 35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? Yes No N/A
- 36 Does the design and siting of buildings maximize exposure to natural light?
What percentage of interior spaces will be illuminated by sunlight? Approx. 60% Yes No N/A
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.).
If so, please describe. Geothermal System being studied
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? Yes - would be enclosed & located away from residence Yes No N/A
- 38 Has the building been designed to be solar ready?
for some applications Yes No N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? We are studying how this technology can be effectively utilized in this development Yes No N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards?
They will meet or exceed code Yes No N/A
- 41 Are energy efficient appliances being installed in this project?
If so, please describe. All appliances to be Energy Efficient Yes No N/A
- 42 Will high efficiency light fixtures be used in this project?
If so, please describe. Yes No N/A
- 43 Will building occupants have control over thermal, ventilation and light levels? Yes No N/A
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? Yes No N/A
- 45 Will underground parking areas have automatic lighting? Yes No N/A

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	<input checked="" type="radio"/> Yes	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <i>Interior finishes will be Low Voc</i>	<input checked="" type="radio"/> Yes	No	N/A
48	Will the building have windows that occupants can open?	<input checked="" type="radio"/> Yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area? <i>Approx 60% of flooring will be hard surface</i>	Yes	<input checked="" type="radio"/> No	N/A
50	Will fresh air intakes be located away from air pollution sources?	<input checked="" type="radio"/> Yes	No	N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. <i>Local wood Receptors - Two houses are expected to be salvaged & moved off site.</i>	<input checked="" type="radio"/> Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <i>Recycle bins for metal & wood waste</i>	<input checked="" type="radio"/> Yes	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	<input checked="" type="radio"/> Yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	<input checked="" type="radio"/> Yes	No	N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	<input checked="" type="radio"/> Yes	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	<input checked="" type="radio"/> Yes	No	N/A
57	Is access provided for those with assisted mobility devices?	<input checked="" type="radio"/> Yes	No	N/A
58	Are accessible bike racks provided for visitors?	<input checked="" type="radio"/> Yes	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	<input checked="" type="radio"/> Yes	No	N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input checked="" type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input checked="" type="checkbox"/> weather protected bus shelters <input checked="" type="checkbox"/> plug-ins for electric vehicles			

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.



LINDHOLM LAND & INVESTMENT CORP.

TRIANGLE ESTATES LTD.



1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

TEL: (250) 383-5678
FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

April 24, 2013

TO: TOWNSHIP OF ESQUIMALT-PLANNING DEPARTMENT

ATT: BILL BROWN AND TREVOR PARKES

FROM: TRIANGLE ESTATES LTD.

Re: ADDITIONAL NOTES –REVISED GREEN BUILDING CHECKLIST-IN CONNECTION WITH THIS APPLICATION:

Green Building Standards

(Note: paragraph numbers correspond to paragraph numbers in Green Building Checklist.)

1. We are not registering in a green building standards program in order to get a certification but we will be adopting many "LEEDS" and "Build Green BC" and "ASHRAE" standards in the design of the building.
2. We have reviewed LEEDS Core and Shell Development Guidelines and have incorporated many Leeds recommendations into the design and execution of the project. In addition ASRAE Ener-Guide Standard 90.1, 2007 have been incorporated.
3. All building materials to be incorporated in the building will be, arguably, "high performance." The first two storeys of the building is principally steel reinforced concrete with a brick/stone veneer finish. Floors above the concrete commercial/parking level will be concrete with a rain-screen EIFS finish. Exterior windows and slider doors are low-E glass in vinyl frames, powder coated aluminum railings, white reflective steel roofs in some areas and white/grey reflective torch on membrane roof in areas where steel is not used. The second floor roof top garden will be reflective and will reduce "heat island" effect.

Water Management

19. and 20. The site offers several opportunities for storm water/roof or surface drain collection and disbursement to bio-swales or for use in on-site irrigation.

22. The roof on the second storey of the two storey commercial structure is, in part, a green roof. In addition the upper roofs will be reflective grey-white membrane roof or white steel roof.

Natural Features/Landscaping

25. and 26. Estimated four large plum trees on Head Street will be removed. Although Esquimalt staff arborist has recommended removal of the mature oak tree also on Head Street frontage, we will endeavour to save this tree. 21 new trees (species: Shirofugen cherry and Sentinel maple) will be planted in the Township boulevard as part of the landscape plan.

Green Mobility

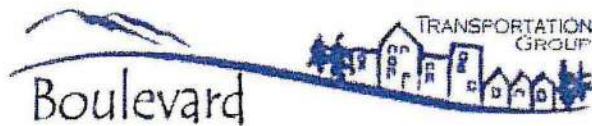
60. We will provide re-charge stations in 10% of the residential parking stalls. We will install duplex (for two bicycles) hanging racks in each parking stall or a similar amount of locked bicycle storage. We will set up and pay for the first year of a car share program. We will construct a three way traffic calming crosswalk at the corner of Head and Gore Streets using raised asphalt or stamped coloured concrete.

TRIANGLE ESTATES LTD.

PER: 

MARK LINDHOLM

TRIANGLE.GREENCHECKLIST.ESQUIMALT.APRIL.12.13



July 27, 2012
File No. 1344

West Bay Investments Ltd. and Triangle Estates Ltd.
1417 Stadacona Avenue
Victoria, BC V8S 5J3
Attention: Mark Lindholm

Staff Report DEV-14-026
Schedule "G" BTG Traffic Impact
Assessment Letter

**RE: REVIEW OF TRAFFIC IMPACT ASSESSMENT IN CONSIDERATION OF CHANGES
IN UNITS FOR TRIANGLE ESTATES**

Boulevard Transportation Group Ltd. prepared a Traffic Impact Assessment for Triangle Estates in February 2012 (report: *Traffic Impact Assessment for triangle Lands Development on Head Street and Lyall Street*, February 20, 2012). This report was based on a land use of 97 condominium units and 1,043 sq. ft. of retail space. Subsequent to the report being prepared the land use for the site changed. The current proposed land use is for 85 condominiums, 4 live-work units, and 1,043 sq. ft. of retail space.

The previous land use generated 38 trips in the AM peak hour and 44 trips in the PM peak hour. Based on the new land use the following trip generation is expected.

Table 1: AM Peak Hour Trip Generation

Land Use	Quantity	Trip Rate	Total Trips	Trips In	Trips Out
Condos	85	0.44 / unit	37	6	31
Retail	1043 sq. ft.	1.00 / 1,000 sq. ft.	2	1	1
Live-Work*	4	0.44 / unit	2	2	0
Existing Resident Deduction	10	0.75 / lot	-7	-2	-5
		Total	34	7	27

*There is no trip rate for live-work units. AM peak hour trip generation for office/retail is employees arriving at work. In live-work units these employees would typically already be living in the unit and not need to drive to the site. Therefore for the live-work it was assumed as a worst case scenario that a portion of the live-work units have residents who work outside of the unit which is represented by the use of the condominium trip rate.

PAGE 1



Table 2: PM Peak Hour Trip Generation

Land Use	Quantity	Trip Rate	Total Trips	Trips In	Trips Out
Condos	85	0.52 / unit	44	30	14
Retail	1043 sq. ft.	3.73 / 1,000 sq. ft.	4	2	2
Live-Work*	3,323 sq. ft.	3.73 / 1,000 sq. ft.	12	6	6
Existing Resident Deduction	10	1.01 / lot	-10	-6	-4
		Total	50	32	18

*There is no trip rate for live-work units. It was assumed as a worst case scenario that the live-work units would be generating retail level trips during the PM peak hour based on the ground floor of the unit. Retail land use generates more trips than condominiums or offices.

In the AM peak hour there will be four less trips to/from the site than in the previous report. In the PM peak hour there will be six additional trips compared to the previous study. The slight change (plus/minus) in the number trips to/from the site does not change the post development traffic operations as outlined in the previous report.

The addition of the live-work units changes the required number of parking stalls from 131 to 134. The developer is providing 139 parking stalls, which exceeds the amount of parking required by the Township of Esquimalt's bylaw.

Conclusions

The conclusions and recommendations from the February 20, 2012 report remain unchanged based on the proposed change in units.

Yours truly,

BOULEVARD TRANSPORTATION GROUP

per,

Nadine King, P.Eng., PTOE

Transportation Engineer



LINDHOLM LAND & INVESTMENT CORP.

TRIANGLE ESTATES LTD.

Staff Report DEV-14-026
Schedule "H" – Development
Proposal Narrative

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
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FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

October 4, 2012

Township of Esquimalt,
Planning Department,
1229 Esquimalt Road,
Esquimalt, BC, V9A 3P1



**Attention: Bill Brown- Director of Development Services and
Trevor Parkes-Senior Planner**

Dear Sirs:

Re: Triangle Estates Ltd. Mixed-Use (commercial/residential) Building-Re-zoning and Development Permit Application.

Further to our prior submissions regarding this application and particularly the email communication from Mr. Parkes dated August 09, 2012, we enclose the following additional material as requested by you:

1. We have provided through our land surveyor, by electronic means, the additional grade heights requested in Mr. Parkes email. We understand that has satisfied your requests in that regard.
2. We have provided the stamped and sealed Landscape Plans.
3. We are providing herewith our colour board. Detailed descriptions of the subject building's exterior finishes and colour scheme are detailed on the submitted drawings (A-9 through A-12 inclusive.) We are in the process of having large scale detailed colour renderings prepared that will better show the exterior finish and look of the project and they will be submitted early next week in 11" x 17" format as well as large scale mounted format for presentation purposes. In the meantime we are submitting two "DRAFT" large scale renderings (of the Head Street elevation and the Head and Gore Street elevation) which you can consult and should be helpful in preparing your report to the APC. These DRAFT renderings are being improved and updated and final renderings will be in hand next week.
4. The 3-D scale model of the project in its present configuration remains on display at our Westbay Marine Village location (as it has been since early

July) and will be available for the APC meeting scheduled for October 16, 2012. We have a meeting with the Esquimalt Residents Association scheduled for October 11, 2012 but can deliver the model to Esquimalt Town Hall on the morning of the 12th. Please confirm that is agreeable and advise where the model will be located within Town Hall. As you know the size of the model is quite substantial and one does not want to be moving it around too much.

5. We are providing herewith two panoramic photos which incorporate superimposed renderings of the proposed Triangle Lands buildings. The two photos are identified as Photo #1 and Photo #2.

Photo #1 is taken from the upper floors of Swallow's Landing building on Dunsmuir Road and is demonstrative of the integration of the Triangle Lands buildings in the immediate neighbourhood. In our opinion Photo #1 demonstrates that the scale of our proposed development is not out of character to the scale of surrounding buildings such as those on Work Point or the apartment building in the foreground and Swallow's Landing itself which, of course, has a much higher elevation and towers over our proposed development.

Photo #2 is taken from Wharf Street level adjacent to the Malahat Building at 1002 Wharf Street (foot of Broughton Street.) While the proposed West Bay Urban Design Guidelines published May 11, 2012 (Design Guidelines) are not an adopted planning tool or policy of the Township of Esquimalt and may never be, we note that proposed policy 5.1.2.2 is met as the Triangle Lands building does not *"...pop up above the line of the horizon behind West Bay when viewed from Victoria Harbour."*

We also believe that all of the policies set out in 5.1.2 of the Design Guidelines have been met. The proposed buildings do not negatively affect the view from the West Song Walkway (described as the "Promenade" in the Design Guidelines.) Some points to consider are:

- The Triangle Lands structures are a considerable distance from the Promenade. Buildings diminish quickly in apparent size and scale as the distance between the viewer and the structure increases;
- Building #1 is even further set back from Head Street (thus farther from the Promenade) and only exposes a narrow side of about 75' (23 m) towards the Promenade;
- the buildings have a two storey street presence and the upper floors are well set back from the first two storeys and from any street;

- the upper storeys are articulated with substantial glazed areas giving interest and relief from large wall areas;
- The two residential buildings are situated at right angles and are only joined at the two storey base;
- The two buildings have a very small foot print incorporating only five residences per floor and, therefore, are not dominating, overpowering or out of context to the other significant buildings in the area (note: comparisons with two storey residences or residences converted to commercial such as “Across the Harbour B and B Inn” or “Hidden Harbour Marina” are not fair comparisons.)
- The existing tall, mature evergreen trees as well as the mature oak trees on the north and south side of Head Street will effectively block or at least greatly soften any view of the Triangle Lands buildings except, perhaps, the top three floors;
- The height is consistent with part 5.1.12.1 of the Design Guidelines.
- The Buildings are not significantly higher than the existing DND accommodations building at Work Point, the immediate neighbour to the Triangle site.
- A visual survey of the buildings along the Promenade starting at Swallow’s Landing (11 storeys) and travelling along to the Princess Patricia building (14 storeys), and Sea West Quay (13 storeys) immediately to the east of the Princess Patricia as well as several buildings on the Songhees site (including the “Promontory” of 21 storeys now under construction) the Delta Hotel, The Regent Hotel and around to Shoal Point all have heights at or above 10 storeys (or the 36m) of the Triangle Lands building. This shows that heights above 10 storeys is acceptable for buildings that are prominent and adjacent to the Promenade. Swallow’s Landing is the most recent of these buildings to be constructed. It is located in Esquimalt and within the West Bay Local Area Plan boundaries and, therefore, must be perfectly acceptable to the community in terms of height and impact on the Promenade. Please keep in mind that the views from the Boardwalk at West Bay Marine Village, which is also owned by our group, looks directly at Swallow’s Landing the presence of which is very substantial and undeniable. The Township and the community clearly determined that the integrity of our view had not been compromised by the Swallow’s Landing project and that is a project with a much greater mass and height

and sits in a much more dominant position than does our Triangle Lands building. Also, very significant is the fact that both Swallow's Landing and the Princess Patricia buildings are located directly adjacent to the Promenade and not across an intervening street as is the Triangle Lands Building.

This is not intended as a complete response to all of the points in the Design Guidelines and further submissions on the Design Guidelines will be made.

6. We provide now two photographs showing the elevations of the top of the structures known as the Work Point Barracks (accommodations) Building (height- 26-29m) and Swallow's Landing (height- 52-53.5 m) as well as the 14 storey apartment building known as the Princess Patricia located at 701-703 Maitland Street (height 50m.) The Triangle Lands buildings have a maximum height of 36m.

At our "Open Houses" it has been suggested by a very few people that the proposed exterior finishes are not in keeping with a "marine" theme or are not compatible with other structures in the immediate neighborhood. We completely disagree with that analysis. Firstly, no definition of a "marine" theme exists. It is subjective and may be formed in individuals by memories of old movies, experiences they had in authentic marine-oriented villages such as our own local Cowichan Bay or they may simply come by way of nostalgic images created by the mind of the person asked to describe a marine or nautical theme. The fact is that many modern buildings are created in numerous waterfront locations. Look at the waterfront of several cities in Florida, or Singapore, Hong Kong, Vancouver City and North and West Vancouver or even Toronto and Chicago. Marine oriented or nautical does not necessarily mean sleepy, little wooden sheds built on pilings.



The Silver Sea- Vancouver, BC



Cape Coral, Florida

A thoughtful look at the architecture and finishes in the West Bay area immediately adjacent to the Triangle Lands shows that the Triangle Lands building reflects the modern buildings of West Bay. The Triangle Lands structures are not intended to reflect the Queen Anne style of Capt. Jacobsen's house or the modest 1940's houses of Hidden Harbour Marina now converted to small commercial uses with upper floor residential suites.

The modern buildings of West Bay are 526 Head Street, a cleanly-styled, unusually shaped, modern (1988) three storey mixed use commercial/residential building with white stucco exterior on the upper two floors and red brick with large glazed panels at the ground floor level. The ground floor is built right to the sidewalk edge with a wide forecourt.

The Triangle buildings also reflect the clean, modern residential design of the waterfront "Cho" house (approximately 2004) located right next door to Sailor's Cove Marina and almost immediately next door to Capt. Jacobsen's house. This house is large, angular, flat-roofed, stucco exterior and coloured in sand and orange tones. It could be said it is a modern take on Bauhaus design.

The most recent structure of modern architecture is the DND's accommodations building (approximately 2008) of seven extraordinarily high storeys, a very

modern curved structure with brick exterior, aluminum trims, large glazed areas, porthole style windows running vertically on the north and south elevations and flat roof.

In architecture, the marine or nautical theme can be reflected in clean, modern white structures which evoke "cruise ship" style such as Victoria's own acclaimed Laurel Point Hotel designed by famed architect Arthur Erickson.



7. Open Houses- Public Consultation

7.1 We confirm we held "Open Houses" as follows:

- a. General Open House for Neighbours held February 11, 2012 in connection with our original 97 unit plan in a single building. Approximately 50 people were in attendance. We have provided you with a number of Opinion Forms collected at that meeting and we request those forms be provided to the APC as part of their package as they are still relevant.
- b. General Open House for Neighbours held July 26, 2012 (approximately 35 people in attendance) in connection with our substantially revised plan with the addition of significant commercial component, including live/work units and the two mid-rise tower concept.
- c. Special Open House for West Bay Marine Village and Sailor's Cove Marina residents and marina patrons (approximately 25 people in attendance) on the two-mid-rise tower concept held on August 9, 2012.
- d. Special Meeting for Esquimalt Chamber of Commerce (approximately 35 people in attendance) on the two mid-rise tower concept held on September 5, 2012.
- e. Special Meeting for West Bay Residents Association (12 persons signed in) on the two mid-rise tower concept held on September 26, 2012.
- f. We are presenting the project to the Esquimalt Resident's Association on October 11, 2012.

7.2 Enclosed is a map showing the area of distribution of the notice of the Open House referred to in b. above which is the same area covered as the notice sent for the original application referred to in a. above.

7.3 Enclosed is 12 additional Opinion Sheets collected by us from these various Open Houses. Nine are supportive, one is undecided and two (both West Bay Residents Association members) are not supportive. It is instructive that the turn out for all of the Open Houses was somewhat sparse given the size of the project. The overwhelming majority of attendees were positive or very positive about the development, whether in the single "L-shaped" design originally submitted or the substantially revised two mid-rise tower

concept that is now going forward. The most vocal and vociferous dissent is from the immediate neighbour, Hidden Harbour Marine Centre, and to a somewhat lesser extent, the West Bay Residents Association which appears to have only a very small active membership. Both the Department of National Defence and the First Nations were provided copies of the proposed development drawings and we have been provided the DND response which had no objection to the project and only expressed concerns regarding maintaining the two-way traffic pattern of Head Street should it be re-aligned as part of a subsequent application in connection with the proposed continued development of West Bay Marine Village.

8. Public Related Amenities of the Project

8.1 While we as members of the Project Team have discussed various points with the Planning Staff in connection with the benefits this project will create for the larger community of West Bay and Esquimalt generally we have not set out these benefits or amenities in writing. This part of this submission will address these matters.

8.2 Public Accessible Landscape:

- 8.2.1 Sidewalks: We will construct at our cost new textured colored concrete sidewalks on the Head Street, Gore Street and Lyall Street frontages adjacent to project. We will also resurface the large forecourt in front of our building at 526 Head Street with the same sidewalk finish to integrate that building into the West Bay Marine Village concept;
- 8.2.2 New, vastly improved boulevard landscaping with buffer between sidewalks and roads as well as new trees to Municipal specifications on all elevations of streetscape of the project;
- 8.2.3 Low-height subdued decorative low-light lamp posts similar to those used on Esquimalt Road in Village from Dunsmuir to Admirals Roads and street furniture (benches, garbage cans, bike racks etc.) on all elevations at ground level of project painted to a blue and white marine theme.
- 8.2.4 We are examining (but not yet committing to) moving electrical service on south side of Head Street adjacent to project underground. We will also examine the east side of Gore St. and south side of Lyall Street adjacent to project. This aspect is dependent on the economic feasibility and the co-operation of BC Hydro, Town of Esquimalt (including right

of ways etc.) and the DND as these power poles carry the power to strategic defence installations at DND, Work Point.

8.3 Transportation:

- 8.3.1 Present electric car use in North America is only about 3%, however, we will install electric car re-charge stations in 10% of residential parking stalls and will provide a total of 25% of parking stalls with capacity to install electric car chargers.
- 8.3.2 We will provide duplex (two bike) hanging racks in each residential parking stall. In addition, bike racks will be placed in strategic locations accessible to the public throughout the project for visitors and commercial clients.
- 8.3.3 We propose, in co-operation with the Transit Authority, to build a bus pull-out on Lyall St. adjacent to entrance of the project and/or on Gore St. (as chosen by Transit Authority) with architecturally complementary bus shelter.
- 8.3.4 Although we comply in every respect to the parking By-Law requirements we will pay for set up and first year of Car Share program through an unrelated organisation such as Care Share Victoria.
- 8.3.5 We will construct at our cost three- way traffic calming cross-walk "humps" at corner of Head and Gore Streets from raised asphalt or stamped coloured concrete.

9. Public Art:

9.1 There are three locations for substantial public art component-

- i. Gore and Lyall "point."
- ii. Between the two entrance driveways on Lyall Street;
- iii. Head Street in area around the commercial space.

We will commission one work of sculpture art for display in one of these three locations and will make two other locations available for a Sidney "Art Walk" type of display- that is where the artist provides the sculpture, it is displayed and is available for purchase. As art is sold other artists have the opportunity to utilise the space for display.

10. Rental Housing Stock:

10.1 All units in both buildings will be permitted to rent on a monthly or longer basis.

11. Tourism:

11.1 All units, other than the four live/work units, in Building #2 (the building facing Head Street) we propose to be zoned to permit transient day to day or long term (motel) accommodations rental. This will add 70 bedroom units of transient bedroom inventory to Esquimalt. The only other transient room inventory in the immediate West Bay area is the 6 room "Across the Harbour B and B Inn" and two transient rental units at West Bay Marine Village. This will represent an almost nine-fold increase in available tourist rental accommodation.

12. Building LEEDS/Green Build attributes:

12.1 We will not set out here all of the details of the building that will contribute to a LEEDS rating as it will take too much space and many aspects will have to be worked out in the detailed design process, however, our analysis of the LEEDS rating system makes us confident we will easily meet the LEEDS Certified ranking and likely meet a Silver Ranking. Among the "Green Building" attributes of the project are:

Energy:

- The building will comply with ASHRAE EnerGuide Standard 90.1 2007.
- Energy efficient heating system.
- Low emission material i.e. paint and flooring.
- Use of PVC windows

Storm-water Management:

- Implementation of an integrated and comprehensive storm-water management plan.
- Excess flows will be channeled into naturalized bio-swales (rain gardens) that will filter water before they enter municipal storm drains.

Heat Island Effect:

- Terraced roof implements raised roof gardens.
- Trees along edge of structure to reduce heat island impact.
- Specimen trees in pots on upper parking area will reduce radiant heat from paved surface.

Light Pollution Reduction

- Light fixtures and their locations will be designed to prevent light pollution and improve site visibility at night.

- Use of low bollard lighting to illuminate pathways.

Water Efficiency:

- Water efficient landscape plantings including predominantly drought tolerant native and adaptive species.

12.2 We will examine the possibility of geothermal heating in the detailed design process as well as preparing for solar contribution to space heating or water heating if economically feasible.


13. Further Meetings with Planning Staff

Once you have had a chance to digest the contents of this submission please contact the writer and let our Project Team meet with the Planning Staff before the Planning Report goes final to the APC. We think it would serve all parties well if we have a meeting where any uncertainties can be clarified, any questions answered and suggestions incorporated in the project design or execution.

Respectfully submitted,

TRIANGLE ESTATES LTD.

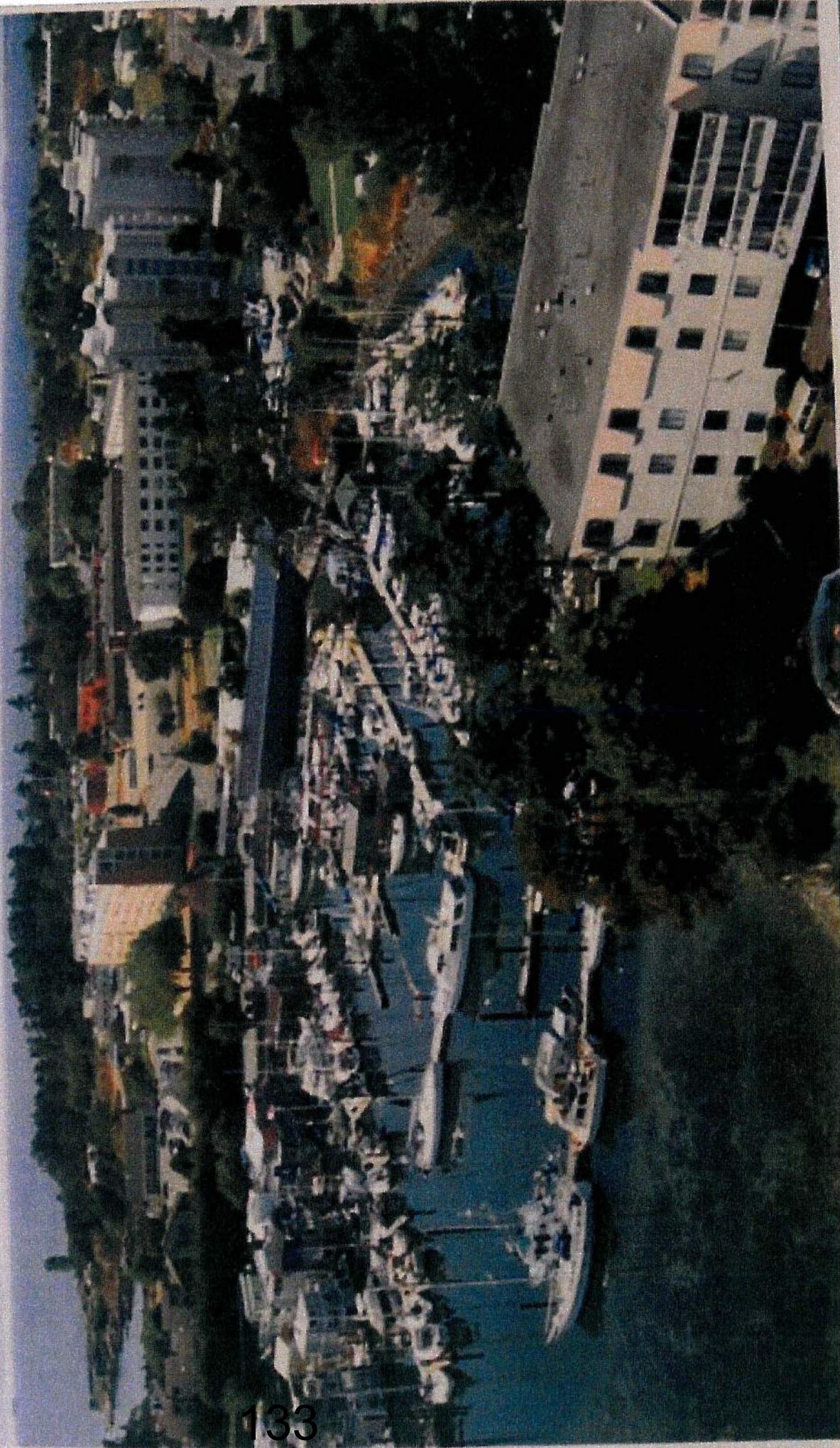
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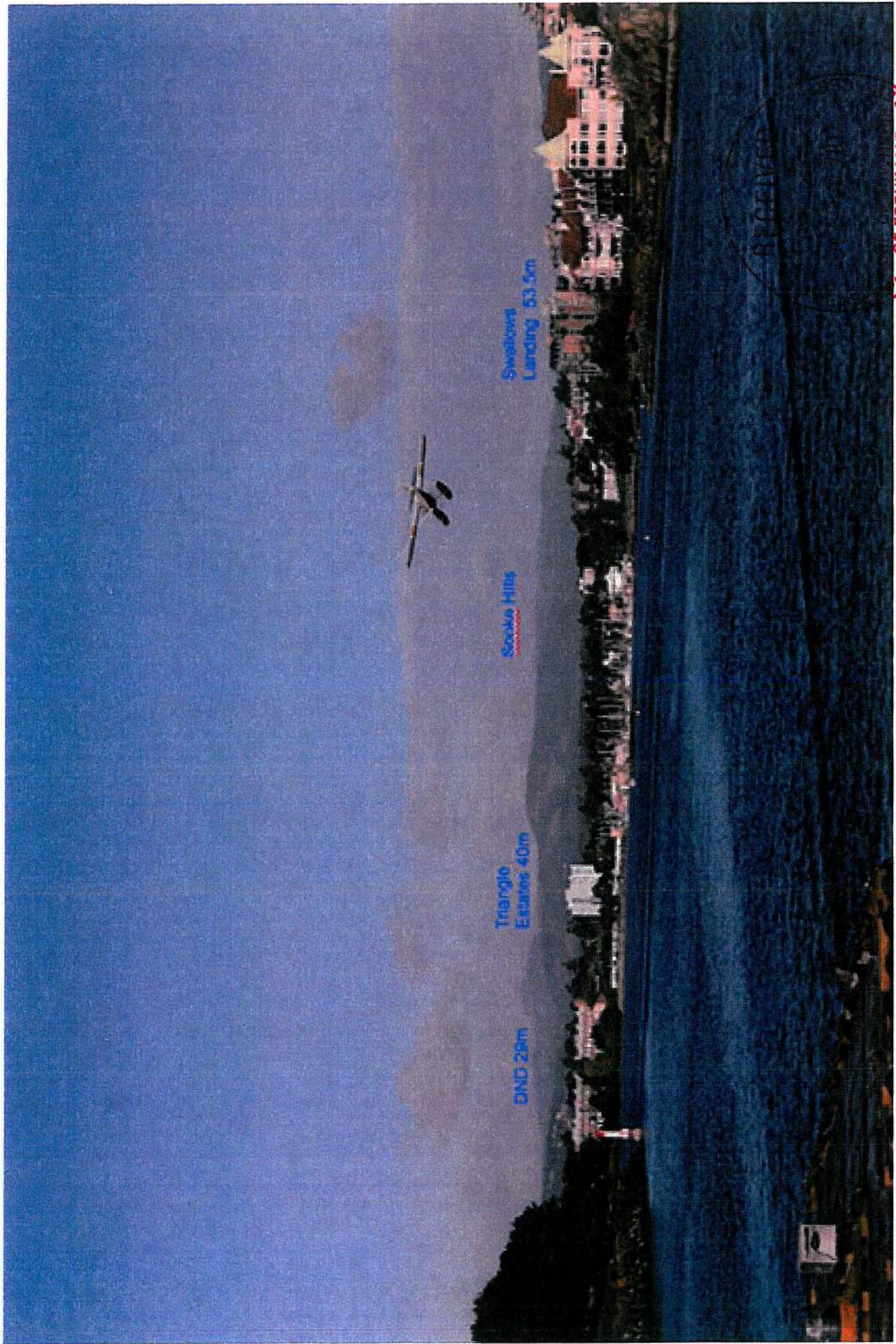

Mark Lindholm-Development Manager

Encl.

triangle.let.esquimalt.submissions.oct.04.12

Triangle Estates Narrative - Photo #1





John Crowhurst Architect

407 – 9809 Seaport Place, Sidney, BC V8L 0A5
Tel: 250 655 7041 Email: j.crowhurst@shaw.ca

Project No. C12101
August 24, 2012



TRIANGLE ESTATES, ESQUIMALT, BC

Esquimalt's Official Community Plan states that the West Bay area should have the character of a "marine village" befitting its oceanfront location. The Planning Department is also encouraging higher density in the area in order to support an intensification of commercial use for residents and visitors alike. Triangle Estates, a proposed mixed use development situated on a parcel of land bounded by Head, Gore and Lyall Streets in the heart of West Bay, has been designed to comply with these objectives.

The proposed 89-suite condominium development will consist of two mid-rise residential towers linked by a two storey base structure. Both towers will have a small footprint with only five residential suites per floor and will be highly articulated. Each will rise 10 storeys above ground level. By giving the towers a small footprint and by staggering their location on the site, a more sympathetic relationship is created with adjacent low-rise buildings, and overshadowing is minimized.

The base structure will incorporate several uses. Parking will be situated on ground floor, P1, P2, and P3 levels and will be completely screened from view. Only six guest parking stalls are exposed at the Lyall Street entrance.

A continuous commercial frontage will be provided along Head Street and part of Gore Street consisting of four live/work units together with a retail shop at grade level. Each live/work unit will incorporate a retail/office area of about 800 sq. ft. (74 m².) at street level linked to two levels of residential space above. The commercial space in each live/work unit has full height and full width glazed storefront, a high (13 foot-4 meter) ceiling and, except for connecting stairwell, is completely separate from the living area of the unit. Also on Head Street is a dedicated retail/office space of about 1,195 sq. ft. (111 m².) On the second floor (Lyall Street grade) is a further 1,100 sq. ft. (102 m²) of water view office space making the aggregate addition to commercial space in the area almost 5,500 sq. ft. (510 m².)

The roof of the base structure will contain a landscaped communal open-air amenity space, including formal gardens accessible to all unit owners as well as providing large private deck spaces for residences on that level.

In keeping with the desired “marine village” character encouraged by the OCP, exterior finishes and details of the development will follow that theme. Tower walls will be covered in a white finely-textured exterior insulation and finishing system. Aluminum window frames will be white and will be combined with blue-green tinted glass. Aluminum balcony railings will also be white and will incorporate glass panels together with horizontal rails in order to recall ship’s railings. To complement the white finishes, glass spandrel panels will be provided in light grey, light blue, and light yellow shades. Medium grey coloured brick will be the predominate finish of the base structure in combination with windows and storefronts framed in white. Light blue and light yellow awnings will be provided at shop fronts. Additional details such as porthole windows will be included to subtly enhance the theme.

Extensive landscaping will be provided. New street trees will be planted along Head, Gore and Lyall and existing specimen trees will be incorporated in the design where possible. The existing curved stone wall at the corner of Gore and Head Streets will be integrated with the design of the new building and will be combined with a signature landscape element to create a focal point at this important location. At the corner of Gore and Lyall Streets another focal landscape element will be provided incorporating a marine-oriented object such as a ship’s mast.

It is our sincere desire that this development will be the catalyst needed to spur additional improvements to this important area and to help fulfill the planning objectives contained in the OCP.

John Crowhurst





COUNCIL POLICY

TITLE: Public Input on Rezoning and OCP Amendment Applications	NO. PLAN - 25
<p><u>POLICY:</u></p> <ol style="list-style-type: none"> 1. Applications for a change in zoning or amendment to the Official Community Plan to permit an increase in residential density or a change of land use are subject to this Policy. Prior to submitting an application for an increase in residential density or a change of land use, the applicant is required to consult with neighbouring residents and property owners within a 100 metre radius of the subject property to solicit their opinions so that, if possible, the proposal can be revised to address their concerns. 2. Applications which would result in a change to the Official Community Plan or Zoning Bylaw shall not be forwarded to the Advisory Planning Commission or a Committee of Council until a public meeting to solicit public input has been held and written documentation which clearly indicates the opinions of neighbouring residents and property owners has been provided [see point 4) below]. 3. Notice of the required public meeting shall: <ol style="list-style-type: none"> (a) include the date, time and place of the public meeting; (b) be delivered by mail or by hand at least three days before and not more than 10 days before the meeting; (c) the notice must provide a general description of the proposal and include a contact person and their telephone number; 4. The public meeting shall <ol style="list-style-type: none"> (a) be held at the subject property or another location in the immediate neighbourhood; (b) if the meeting is not held at the development site [subject property] sufficient graphic materials and photographs should be available to familiarize attendees with the location and physical characteristics of the site and show how the proposed development would appear once constructed. 5. Documentation of neighbouring residents' and property owners' opinions shall consist of: 	

EFFECTIVE DATE: May 2, 2011	APPROVED BY: Council	REFERENCE Staff Report DEV-11-032	AMENDS NO. October 7, 1996	PAGE 1 OF 2
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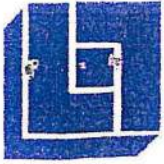
TITLE: Public Input on Rezoning and OCP Amendment Applications	NO. PLAN - 25
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(a) a map showing properties within a 100 metre radius of the subject property and colour-coded or otherwise marked to indicate owners and residents support for or opposition to the proposed development; and

(b) letters signed by owners and residents of properties within 100 metres of the subject property indicating their support for or opposition to the proposed development.

5. Persons considering the submission of a request for an Official Community Plan amendment or change of zoning to permit an increase in residential density or a change of land use shall be provided a copy of this Council Policy. A copy of this Policy shall be placed in the Development Services department in public view.

EFFECTIVE DATE: May 2, 2011	APPROVED BY: Council	REFERENCE Staff Report DEV-11-032	AMENDS NO. October 7, 1996	PAGE 2 OF 2
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LINDHOLM LAND & INVESTMENT CORP.

TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

TEL: (250) 383-5678

FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca



July 18, 2012

TO: NEARBY PROPERTY OWNERS
FROM: TRIANGLE ESTATES LTD.

Staff Report DEV-14-026
Schedule "K" – Public Open House
Notice – July 26, 2012

PLEASE BE ADVISED THAT THE FOLLOWING PROPERTIES ARE THE SUBJECT OF A REZONING AND DEVELOPMENT PERMIT APPLICATION BY TRIANGLE ESTATES LTD.

WE HAVE MODIFIED OUR ORIGINAL PLAN AND INSTEAD OF A SINGLE 9 STOREY, 97 RESIDENTIAL UNIT CONDOMINIUM BUILDING WE ARE NOW PROPOSING TWO BUILDINGS WITH A SMALLER FOOTPRINT OF 8 AND 9 STORIES RESPECTIVELY. THERE WILL BE A TOTAL OF 89 UNITS IN THE PROJECT INCLUDING 5 LIVE-WORK UNITS ON THE HEAD STREET SIDE. THE SITE CONSISTS OF THESE ADDRESSES:

- 515 Gore St. 509 Gore St.
- 922 Lyall St. 920 Lyall St.
- 472 Head St. 470 Head St.
- 918 Lyall St. 912 Lyall St.
- 468 Head St.

THIS PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE LOCAL AREA OFFICIAL COMMUNITY PLAN AND NO VARIANCES ARE BEING REQUESTED.

PLEASE JOIN US AT:

**PRINCESS MARY CAFÉ (WESTBAY MARINE VILLAGE- 453 HEAD STREET)
ON THURSDAY, JULY 26, 2012
FROM 5:00 PM UNTIL 7:00 PM**

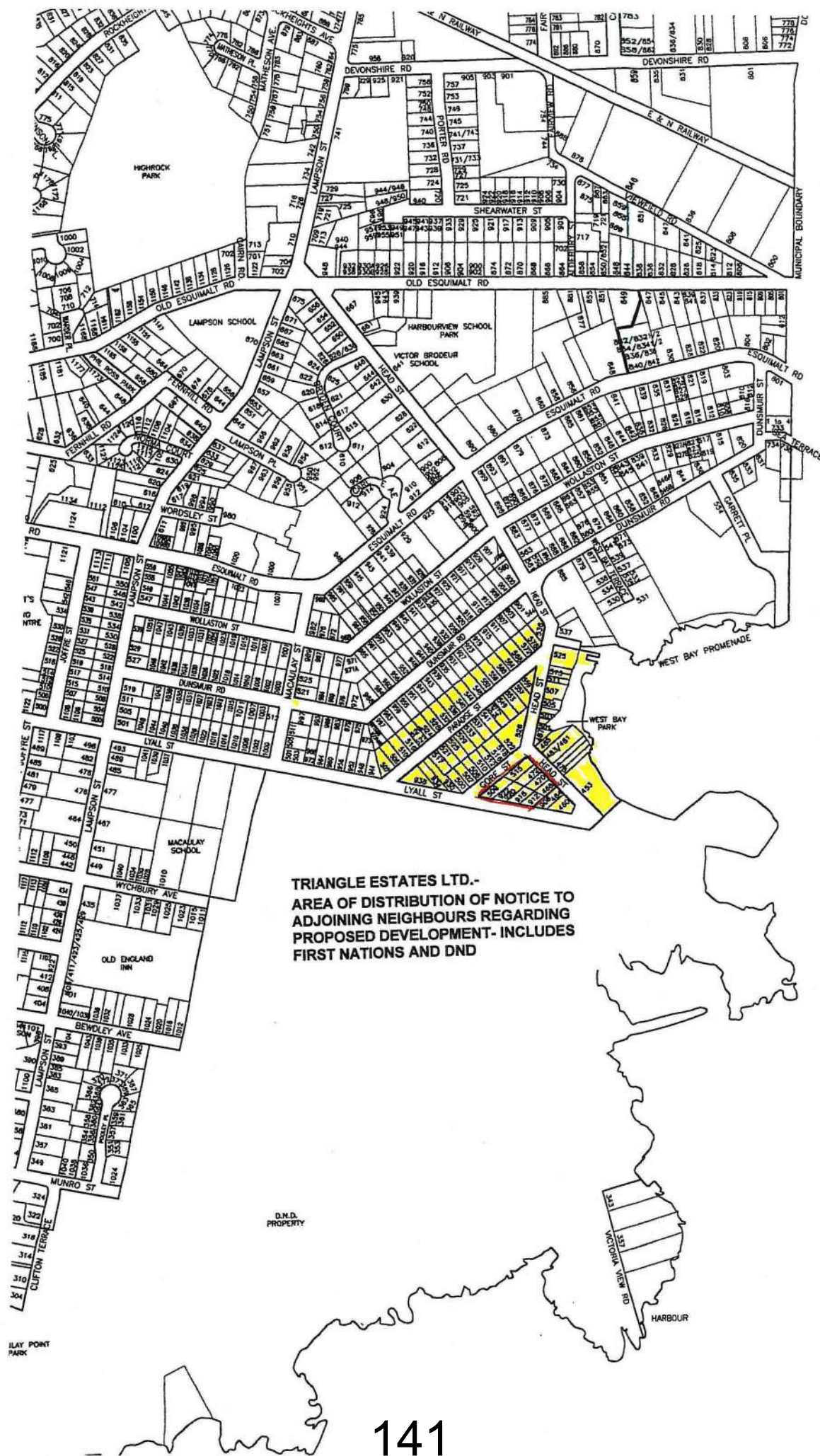
TO VIEW A PROJECT MODEL, DRAWINGS AND ASK QUESTIONS OF THE DEVELOPER. A BRIEF PRESENTATION OF THE DRAWINGS OF THE PROPOSED BUILDING WILL BE GIVEN AT ABOUT 5:30 PM.

If you have any questions please email Mark Lindholm at:
mark.lindholm@lindholm.ca.

We look forward to seeing you.







**TRIANGLE ESTATES LTD.-
 AREA OF DISTRIBUTION OF NOTICE TO
 ADJOINING NEIGHBOURS REGARDING
 PROPOSED DEVELOPMENT- INCLUDES
 FIRST NATIONS AND DND**

Chamber of Commerce ESQUIMALT

#103-1249 Esquimalt Rd. | Victoria, BC V9A 3P2

Phone: 250-590-2125 | Fax: 250-590-1849 | www.esquimaltchamber.ca | admin@esquimaltchamber.ca



October 10, 2012

Mark Lindholm
Westbay Marine Village
453 Head Street
Esquimalt BC V9A 5S1

Staff Report DEV-14-026
Schedule "L" – Public Consultation
Response Letters

Dear Mark Lindholm,

At the Board of Directors meeting last night, we passed a vote to support your proposed Triangle Lands Development 89 unit residential condominium project with 2 mid-rise towers.

Yours sincerely,
Esquimalt Chamber of Commerce

A handwritten signature in black ink, appearing to read "Chuck Palmer".

Chuck Palmer
President



LINDHOLM GROUP:

- LINDHOLM LAND & INVESTMENT CORP.
- TRIANGLE ESTATES LTD.

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TEL: (250) 383-5678
FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: WILLIAM KAFAL

ADDRESS: B60

WEST BAY MARINE VILLAGE

TEL:

EMAIL:

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

- CREATES EMPLOYMENT
- INCREASES PROPERTY VALUES IN NEIGHBOURHOOD
- RAISES REVENUE VIA PROPERTY TAXES
- IN KEEPING WITH SURROUNDING DEVELOPMENTS IN VICTORIA HARBOUR
- CREATES NEEDED LOCAL RETAIL OPPORTUNITIES



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 FAX: (250) 383-8565
 E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

NAME: KERI RICE

ADDRESS: B60

WESTBAY MARINE VILLAGE, ESQUIMALT, BC

TEL: - -

EMAIL: - -

- I support the proposed project
 I do not support the proposed project



REASONS FOR MY POSITION:

There is no question in my mind as a business
woman & accountant that this development
will be a boon to the Esquimalt community.
Surrounding property values will be enhanced
& jobs created.

I fully support the Triangle Lands
Development proposed project.



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NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: August 9, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: June Fleming

ADDRESS: 453 Head Street
Victoria BC V9A 5S1

TEL: _____

EMAIL: _____

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

I like the area and plan to make
my next move within Esquimalt. I
presently live on a float home. What
I like about this project is that I can
stay in the area I like by just moving
across the street. The plans for the
building look to be well thought out.
The apartments offer choices of size and
views of the beach or marina



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FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: August 9, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: JOSH CROISETIERE

ADDRESS: A13-453 HEAD ST.

TEL: _____

EMAIL: _____

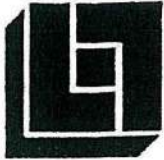
- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

I BELIEVE THAT THE PROJECT WILL BE A GREAT ASSET TO ESQUIMALT, AND WILL BRING MORE PEOPLE TO WEST BAY AREA.

Josh



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NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: DOUG MILLER

ADDRESS: 200-453 HEAD ST.
VICTORIA

TEL: _____

EMAIL: _____

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

- cleans up neighbourhood
- business to West Bay
- faves to Esquimalt
- employment to locals



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FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: DAVID BRITWELL

ADDRESS: 453 HARP STREET

TEL: _____

EMAIL: _____

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:



LINDHOLM GROUP:

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- TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

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FAX: (250) 383-8565
E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: GARY MOORE

ADDRESS: 453 HEAD ST - #35

TEL: _____

EMAIL: _____

- * I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

TOTALLY AGREE WITH ALL ASPECTS -
IT CERTAINLY IS NEEDED !!
EXCELLENT & INFORMATIVE PRESENTATION!

RESPECTFULLY
G. Moore



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 • TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
 VICTORIA, BRITISH COLUMBIA
 CANADA V8S 5J3

TEL: (250) 383-5678
 FAX: (250) 383-8565
 E-MAIL: mark.lindholm@lindholm.land.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

NAME: ELIZABETH STARY

ADDRESS: #2- 475 HEAD ST.

TEL: _____

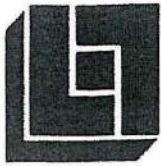
EMAIL: _____

- I support the proposed project
 I do not support the proposed project



REASONS FOR MY POSITION:

Esquimalt Needs more Traffic & recognition
as a community. 10 storeys is in my opinion to
2 storeys to high, but its needed just
the same.



LINDHOLM GROUP:

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- TRIANGLE ESTATES LTD.

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FAX: (250) 383-8565

E-MAIL: mark.lindholtm@lindholtmland.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: Bob McLeod REP OCEAN PARK MANOR
 ADDRESS: 77 unit Bldg CORNER HEAD + DUNSMUIR
883 - DUNSMUIR RD
VIC. BL

TEL: _____

EMAIL: _____

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

Finally a nice development in Esquimalt
(great)



LINDHOLM GROUP:

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E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME: MIKE

ADDRESS: _____

TEL: _____

EMAIL: _____

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION: Too high, not enough
commercial space

No community improvements like
i.e. a public boat launch

Overall, not affordable to middle income
people



LINDHOLM GROUP:

- LINDHOLM LAND & INVESTMENT CORP
- TRIANGLE ESTATES LTD

1417 STADACONA AVENUE
VICTORIA BRITISH COLUMBIA
CANADA V8S 5J1

TEL (250) 383-6678
FAX (250) 383-6965

E-MAIL: info@linhold.com

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

BUSINESS NAME:

REPRESENTATIVE'S NAME:

BUSINESS ADDRESS:

BUSINESS TEL:

EMAIL:

Chuck Palmer
#101 - 4400 Chatterton Way
250-727-9191 (Ext. 270)
chuck.palmer@investorsgroup.com

- I support the proposed project
- I do not support the proposed project

REASONS FOR MY POSITION:

DEVELOPERS HAVE SOLID HISTORY
FOR QUALITY PROJECTS. DETAILS APPEAR
TO BE WELL THOUGHT OUT.





LINDHOLM GROUP:

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TEL (250) 383-5678
FAX (250) 333-8565

E-MAIL mark.lindholm@lindholm.ca

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

BUSINESS NAME:

MY OWN PERSONAL OPINION

REPRESENTATIVE'S NAME:

DINO T. FIORIN

BUSINESS ADDRESS:

1316 ESQUIMALT RD.

BUSINESS TEL:

EMAIL:

I support the proposed project

I do not support the proposed project

REASONS FOR MY POSITION:

I feel this project will benefit the
Township.

Looking at plans I was wondering
if there is enough business space
allocated.





LINDHOLM GROUP.

- LINDHOLM LAND & INVESTMENT CORP.
- TRIANGLE ESTATES LTD.



1417 STADACONA AVENUE
VICTORIA BRITISH COLUMBIA
CANADA V8S 5J3

TEL (250) 383 5675
FAX (250) 383 6666

email: Lindholtm@Lindholtland.ca

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

BUSINESS NAME:

TRADE SOURCE DESIGN CENTER

REPRESENTATIVE'S NAME:

PHILIP BURTON

BUSINESS ADDRESS:

111 FORT ST

BUSINESS TEL:

250 590-8234

EMAIL:

phil@TRADESOURCEDESIGNCENTER

I support the proposed project

I do not support the proposed project

REASONS FOR MY POSITION:

RESPONSIBLE WELL THOUGHT PROJECT IN THE PERFECT
AREA FOR REVITALIZATION & GROWTH



LINDHOLM GROUP:

- LINDHOLM LAND & INVESTMENT CORP.
- TRIANGLE ESTATES LTD.



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TEL (250) 383 6678
FAX (250) 383 6587
Email: lindholm@lindholtland.ca

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

BUSINESS NAME:

Travel Advisor

REPRESENTATIVE'S NAME:

Nicola Greeley

BUSINESS ADDRESS:

900, Barclay St

BUSINESS TEL:

250-590-0124

EMAIL:

Nicola.Greeley@vision2000.ca

- I support the proposed project
- I do not support the proposed project

REASONS FOR MY POSITION:

I like the forward thinking of the owner
concept



LINDHOLM GROUP
 ■ LINDHOLM LAND & INVESTMENT CORP
 ■ TRIANGLE ESTATES LTD



1317 STADACONA AVENUE
 VICTORIA BRITISH COLUMBIA
 CANADA V8S 5J3

TEL (250) 383-8678
 FAX (250) 383-8669
 info@linholm.ca

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

BUSINESS NAME:

HARBOUR SHORES APTS

REPRESENTATIVE'S NAME:

A. ADRIAN ANDREW

BUSINESS ADDRESS:

1342 ESQUIMALT RD

BUSINESS TEL:

380-0609

EMAIL:

OPINIONS@SHAW.CA

- I support the proposed project
 I do not support the proposed project

REASONS FOR MY POSITION:

Esquimalt needs to grow particularly
with a development that fits the
atmosphere of the community.



LINDHOLM GROUP:
 • LINDHOLM LAND & INVESTMENT CORP
 • TRIANGLE ESTATES LTD



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TEL (250) 383-5675
 FAX (250) 383-6569
 E MAIL mark.lindholt@lindholtland.ca

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

BUSINESS NAME:

Trade Source Design Center

REPRESENTATIVE'S NAME:

Jan Wallace

BUSINESS ADDRESS:

1111 Fort

BUSINESS TEL:

(250) 590.8234

EMAIL:

I support the proposed project

I do not support the proposed project

REASONS FOR MY POSITION:

Beautiful location - perfect application
for development.

As a representative in the design
architectural industry - you have my
personal vote

Thank you!



LINDHOLM GROUP:
 • LINDHOLM LAND & INVESTMENT CORP
 • TRIANGLE ESTATES LTD

1417 STADACONA AVENUE
 VICTORIA BRITISH COLUMBIA
 CANADA V8S 5J3

TEL (250) 383-5878
 FAX (250) 383-8566
 E-MAIL: info@lindholt.com



ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

BUSINESS NAME: Kinver Holdings Ltd.
 REPRESENTATIVE'S NAME: Paulette Hannagan
 BUSINESS ADDRESS: 323 KINVER AVE. Victoria
 BUSINESS TEL: 250-380-69
 EMAIL: _____

- I support the proposed project
- I do not support the proposed project

REASONS FOR MY POSITION:

Paulette Hannagan



LINDHOLM GROUP:
 ■ LINDHOLM LAND & INVESTMENT CORP
 ■ TRIANGLE ESTATES LTD



417 STADACONA AVENUE
 VICTORIA BRITISH COLUMBIA
 CANADA V8S 5J3

TEL (250) 383-5678
 FAX (250) 383-2565
 E-MAIL: info@Lindholt.ca Lindholt@Lindholtland.ca

ESQUIMALT CHAMBER OF COMMERCE OPINIONS

Date: September 5, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

BUSINESS NAME: AM Management Services Ltd
 chamber member
 REPRESENTATIVE'S NAME: AVIS Michalovsky
 BUSINESS ADDRESS: #5 481 Head St
 BUSINESS TEL: 250-590-7901
 EMAIL: avis@ammanagement.ca

- I support the proposed project
 I do not support the proposed project

REASONS FOR MY POSITION:

I am sitting on the fence. I came here
prepared to not support this project. Now
I have more information to consider.

Thanks!

Avis



LINDHOLM GROUP:

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- TRIANGLE ESTATES LTD.

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FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
in two mid-rise towers

NAME:

BRUCE CUTBERT

ADDRESS:

431 Constance Ave
ERA Director, Esq Chamber Director

TEL:

EMAIL:

- I support the proposed project
- I do not support the proposed project

Undecided → good potential

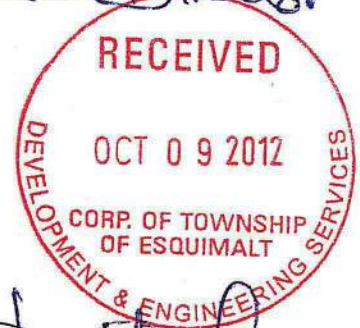
REASONS FOR MY POSITION:

needs areas clarified

need examples of quality of bldg
e.g. - Sidney Waterfront, Cal-R White tower

need profile of target residents \$80K - \$100K+

need options on look of retail (Sidney)
consider IT tenants, Gaspar tenants





LINDHOLM GROUP:

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TEL: (250) 383-5678
 FAX: (250) 383-8565
 E-MAIL: mark.lindholm@lindholm.ca

NEIGHBOURING OWNERS AND RESIDENTS OPINIONS

Date: July 26, 2012

Re: Triangle Lands Development-89 unit residential condominium development
 in two mid-rise towers

NAME: Colin MacLack

ADDRESS: 865 Westerton St.
Esquimalt

TEL: _____

EMAIL: _____

- I support the proposed project
- I do not support the proposed project



REASONS FOR MY POSITION:

- It has no provision for the continued OCP plan for the West Bay Walkway to Macaulay Point.
- Head street is the entrance to a Historical Precinct & it should remain so in the plan. (tourism potential is important to the community.)
- The high density development proposal could be 'stepped' to be a more creative structure and kinder to the neighborhood.

West Bay Residents
c/o 537 Paradise Street
Victoria, BC
V9A 5E3

Staff Report DEV-14-026
Schedule "M" – WBRA –
Letter of Opposition

Esquimalt Mayor and Council
Advisory Planning Commission
Esquimalt Development Services



September 18, 2012

Re: Triangle Properties Tower Proposal Request for Information – Processes and Roles

Dear Mayor, Council Members, APC, and Development Services,

As residents of the West Bay area we are interested in seeing the Triangle Properties rejuvenated. However, the proposal we have observed that is going to the APC on October 16th/2012 is not appropriate for our neighborhood, and we believe that there is enough reasonable doubt that it should not be supported, and that other important questions relating to process, use and impact must first be investigated thoroughly.

We are very interested in learning about the development re-zoning and construction processes as the decisions made during the process of judging proposals will affect the neighbourhood and residents for the next 50-70 years.

In order to properly understand the processes we would like to ask the following questions. Could you please provide feedback/respond two (2) weeks prior to the October 18/2012 APC meeting so we can learn and understand the processes, guidelines, documents, and rules that will be used to judge the proposals and our role in this process.

(1) How will Public Input be gathered, stored and weighted?

What are the parameters that are taken into account regarding public input and what weighting system will be used to judge aspects of the proposal? As well, what types and amount of input will trigger design changes?

- number of topics provided by public?
- number of people providing comments?
- number of people attending meetings?
- timeline of response to requests for input?
- how is public input recorded and weighed as to what may be accepted or rejected for inclusion as criteria for decision-making processes?
- how is public input recorded and weighed as to what may be accepted or rejected for inclusion as criteria for final design?

(2) Where does the 'burden of proof/information' sit when public and development proponents have opinions which are not in agreement with one another?

- does the developer have to prove that a proposal fits into the community, or do residents/public have to prove it (or aspects of it) do not fit into the community?
- does the developer simply meet the 'hard' requirements (height/number of units/parking spaces/etc) and it is then approved?
- how is input measured against individual design features (significant factors like overall height, design, shadowing, traffic impacts, etc) as well as softer features like exterior colour and the amount of exterior lighting which will have a huge impact on surrounding areas
- what body ensures that as construction occurs that the actual build meets agreed design

(3) Advocacy for Public/Community Input

- what group or body adjudicates which public input statements are accepted or rejected in the decision making process and final design
- who advocates for the residents if, in their opinion, they believe their opinions are not being adequately included or addressed within the planning process?

(4) What is the status of the Draft West Bay Neighbourhood Urban Design Guidelines document?

- a number of months ago a Draft document was presented to which the community was invited to provide input. This document seemed to address many factors which have been voiced during public input sessions.
- what is the status of these Guidelines, and what portions of this document will be used to judge proposals for the Triangle Lands and other West Bay developments?

(5) West Bay OCP Design Guidelines – what other Guidelines / Bylaws / Codes will be used to judge the proposal and guide construction?

- Excluding the draft West Bay Neighbourhood Urban Design Guidelines, there seem to be very few guidelines within the OCP. Are OCP Guidelines prescriptive or are they open to interpretation?
- Could you please also provide the list (or website link) of all guidelines / Bylaws / Codes and that will be applicable to this application process so we can become familiar with them?



(6) Specific municipal requirements for design

There are many factors which we would like to see debated which do not seem to appear in the OCP Guidelines. Examples of specific design characteristics which would have significant impact on community – how can we know what the Municipality considers adequate fulfillment of guidelines prior to the process starting;

- total occupancy and projected impact on local neighbourhood
- overall building height and impact of shading
- placement of buildings on site in relation to curb
- colours and exterior detailing
- amount of exterior lighting/light generated by building at night
- unforeseen impacts that we cannot predict at this time
- many other less tangible aspects of what will become the final design

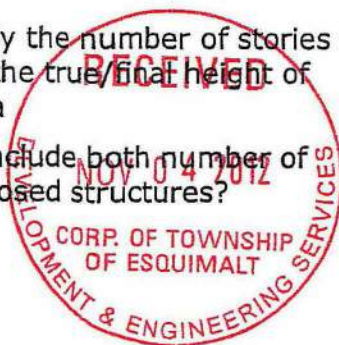
(7) Scale of development

We understand that zoning allows for up to 12 stories in this location. What is the height limitation in Metres (feet)? When and how did this height limitation come into being? We are concerned about how a blanket height limitation can be applied to such a wide area of the municipality without taking into account unique local characteristics, or community residential input?

In 2001, after an extensive development permit process spanning several years the developer was granted permission to build a pub and hotel on an adjacent property. This proposal was in keeping with the 66 pages of the OCP that stated the West Bay Commercial Node was to be commercial in nature and that the maximum allowable height was less than the current value. As well, Council allowed the re-zoning of three residential properties on the Triangle Lands to commercial in support of this development. Unfortunately, despite a grueling community process, the developer did not to proceed with the plan and instead purchased remaining residential properties now known as the Triangle Lands. Today we are faced with another major rezoning in West Bay that is completely contrary in nature to the vision stated in the OCP and a major departure to what exists now. We have legitimate concerns around rezoning the Triangle Lands as this would create high density residential inappropriate to this area.

(8) Why is Building Height not stated in Metres?

- In many of the Building Bylaws there are very specific requirements and restrictions provided in metres
- In this proposal, there is continual reference to only the number of stories in the proposal. This number has no relationship to the true final height of buildings and resultant impact on surrounding area
- Could all future communications be requested to include both number of stories and the height to the highest point on proposed structures?



(9) Shading

The design of the building has the maximum height along the Gore Street boundary that would cause maximum shade and impose significant mass on a number of residences and Captain Jacobson Park. Alternatives to this could include reducing the allowable building height or incorporating a stepped or contoured building design to minimize shading and mass on surrounding homes. How else can this shading and mass be reduced?

(10) References to re-alignment of Head Street

During the development public presentation on July 18/2012, re-alignment of Head Street was shown in the model of the development.

What is the process that is required to make alterations to existing Municipal infrastructure?

(11) Could you please explain the process that was used to remove the 66 page West Bay Design Guidelines to result in the current West Bay OCP section?

What was the process to change the allowable maximum height in this area, and when and how was the 66 page West Bay Design Guidelines document removed from the OCP? On the Municipal website there are people named who created the 66 page document but were not involved in the removal. Who from the community was involved in the removal of this document and can their names also be posted to the website (accountability).

The Council Policy *Public Input on Rezoning and OCP Amendment Applications* states that neighboring residents within a 100 Metre radius of the subject property are to be informed of the proposed change to solicit their opinions, did this occur?

(12) Harmony with Official Community Plan (OCP)

The proposal appears at odds with the Official Community Plan and vision stated by the OCP, "marine-oriented commercial village serving regional marine traffic, local residents and tourists" nor does it seem to accommodate or encourage a strong focus on pedestrians and boat traffic and necessary supporting shore side infrastructure.

What factors will be used to determine the optimal use of this property with respect to the accepted OCP guidelines and the development area?

- existing community
- proposed development
- future flexibility
- how can residents ensure that the unique feel of the West Bay area can be retained and enhanced through future development?

If this site is given over to a high density residential development we will lose forever both the space, and any opportunity for this area to become a viable sustainable commercial marine area.



(13) Presentation of information on handouts used to advertise public input session for Development

Handouts advertising a public input session on July 26/2012 presented inconsistent information in two ways.

- in the handout it stated that 8 and 9 story buildings will be constructed. However, during the presentation these were stated to be 10 stories tall
- the photos in the handout show the sun shining directly out of the north which does not accurately depict the shadowing affect of proposed buildings on surrounding properties

Section 6.3 of the Bylaw 2538 Building Code Consolidation states "No person shall knowingly submit false or misleading information to a Building Official in relation to any permit application or construction undertaken pursuant to this Bylaw."

What municipal tools are in place to assure accurate information is provided to the community and municipality for decision-making?

(14) Overall comment

A proposal for West Bay was presented a number of years ago, which seemed to provide a mixture of commercial and residential space – in congruence with the OCP Vision. Why is the current proposal so dramatically different from the original proposal?

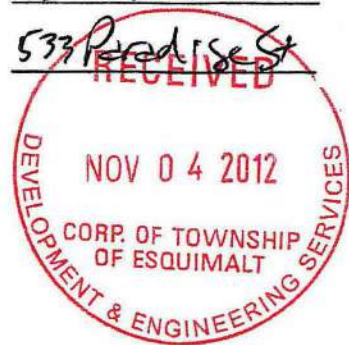
This proposal will change our community forever and it is critical that we collectively understand the tools and processes that will be used to move this proposal forward.

Thank you for the opportunity to participate in this public process.

Yours truly,

c/o paradisehouse@shaw.ca

Print Name	Signature	Address/Phone Number
<u>Eve Gordon</u>	<u>Eve Gordon</u>	<u>537 Paradise St.</u>
<u>Colin MacLock</u>	<u>[Signature]</u>	<u>865 Wollaston St.</u>
<u>PETER JUSTO</u>	<u>[Signature]</u>	<u>102-929 ESQUIMALTRD</u>
<u>MIKE SHEWARD</u>	<u>[Signature]</u>	<u>533 PARADISE</u>
<u>Jean Atkinson</u>	<u>[Signature]</u>	<u>533 Paradise St.</u>



**Re: Triangle Properties Tower Proposal
Request for Information – Processes and Roles**

c/o paradisehouse@shaw.ca

Print Name	Signature	Address/Phone Number
<u>Jason Wood</u>	<u>[Signature]</u>	<u>536 Paradise st</u>
<u>Nadine h. Stenzenbach</u>	<u>[Signature]</u>	<u>552 Paradise St.</u>
<u>WIKIE DUPUIS</u>	<u>[Signature]</u>	<u>544 Paradise St.</u>
<u>KAREN RUSSELL</u>	<u>[Signature]</u>	<u>556 Paradise St.</u>
<u>L Goshinmon</u>	<u>LORIN GOSHINMON</u>	<u>572 Paradise St.</u>
<u>S Goshinmon</u>	<u>[Signature]</u>	<u>572 Paradin St.</u>
<u>C. Witter</u>	<u>[Signature]</u>	<u>507 Head St</u>
<u>A. Witter</u>	<u>[Signature]</u>	<u>507 Head St</u>
<u>Jody Morrison</u>	<u>[Signature]</u>	<u>510 Gore st</u>
<u>Chad Nogles</u>	<u>[Signature]</u>	<u>510 Gore St.</u>
<u>Spencer Ticksner</u>	<u>[Signature]</u>	<u>506 Gore St</u>
<u>KIRSTEN NICHOLSON</u>	<u>[Signature]</u>	<u>508 GORE STREET</u>
<u>JIM WITTER</u>	<u>[Signature]</u>	<u>507 Head St. etc.</u>
<u>D. ROBERTSON</u>	<u>[Signature]</u>	<u>332 Head St.</u>



Re: Triangle Properties Tower Proposal Request for Information - Processes and Roles

c/o paradisehouse@shaw.ca

Print Name	Signature	Address/Phone Number
<u>Louise Daniels</u>	<u>[Signature]</u>	<u>524 Paradise St.</u>
<u>Irish Owens</u>	<u>[Signature]</u>	<u>517 Paradise St.</u>
<u>DALYCE WILLIAMS</u>	<u>[Signature]</u>	<u>511 PARADISE ST.</u>
<u>TIFFANY WALKER</u>	<u>[Signature]</u>	<u>516 PARADISE ST.</u>
<u>Justin Pelletier</u>	<u>[Signature]</u>	<u>" " "</u>
<u>Wendy Baron</u>	<u>[Signature]</u>	<u>519 Paradise St.</u>
<u>Elizabeth Dickmott</u>	<u>[Signature]</u>	<u>806-770 Cowart St</u>
<u>Katrina Dwyer</u>	<u>[Signature]</u>	<u>564 Paradise St.</u>
<u>Kerri Moore</u>	<u>[Signature]</u>	<u>553 Paradise St.</u>
<u>Dean Polvi</u>	<u>[Signature]</u>	<u>537 Paradise St.</u>



Staff Report DEV-14-026
Schedule "N"- Letter of Opposition
Robert Dunn, 487 Head Street



To the Esquimalt Council re: Mark Lindholm's proposed tower at Head and Gore.

Feb.-25-13

My name is Robert Dunn and I have a home at 487 Head St. I am deeply concerned about Mark Lindholm's proposed development, both for the devaluing aspect it will have on the value of my home, but also for the future of the area, and for the years of mess and construction which will despoil my living there. I notice that Mark Lindholm has moved his offices out of his apartment building on Head Street in anticipation of construction, and the space is for lease.

The Esquimalt community plan has over the years mostly stuck to a tried and true method of development, allowing building to a height that doesn't impose itself on its residential neighbours. The apartments, save for a few noticeable exceptions have all backed onto a grade that is steep and doesn't allow for the development of properties that will be blocked from the sun, the view, and which will not suffer from a lack of privacy. This method of development has failed to be upheld in other municipalities that either tried something new to appease a new developer, or to uphold a mistake made and not rescinded. One example is Beckley Manor on Dallas Road in James Bay which was built years ago, and is about 11 stories high. It is a steel and concrete building that remains, some 50 or more years after its construction, still a beautiful building. Yet behind that building have disappeared the single family residences, and they have been replaced with apartment building whose tenants can't afford single family residences and must put up with less desirable tenancy, tenancy without the sun during most of the day, particularly in the winter when most needed, without a clear view of even the sky or sun in the South, but rather a view of a concrete monolith, and without the privacy and ability to enjoy a garden that is a must for single family residences. Esquimalt council, where they have allowed buildings of a greater height along the water have devalued the value of those residences that are north of them, and it is only a matter of time before those devalued homes become fodder for developers to build more apartment blocks in.

One of the charms of Esquimalt is its waterfront and the marinas. Areas like Saxe Point, and West Bay have developed parks and single family residences, and they are the character that should be defining Esquimalt. Because of the heavy Military involvement in Esquimalt it is even more important to keep the areas now residential intact. Once you build towers like Swallows Landing, which will eventually lead to the devalued area north of it to become multifamily developments, and the tower proposed by Mark Lindholm which will affect the residential value of all the land North by as broad a reach as it affects the sunshine, views and privacy, and which will foster the development of apartment complexes all the way up to Esquimalt Road, you will have turned Esquimalt into tenancy neighbourhood which down the road will yield to other towers like Mark's proposal. With Mark owning the 'out of place' apartment building on Head St across Gore Street from his proposed development, what will stop that block from being developed into another tower? With the whole area being affected by the massive tower to the South, the only answer will be to build a comparable one to the North. One mistake will lead to another, and the Esquimalt Inner Harbour and Westbay all the way up to Esquimalt road and

probably to Lampson will become apartments because only tenants will put up with no sun, no privacy, and no views or sky.

We have managed or mismanaged the whole West Bay area with an illegally backfilled trailer park on the waterfront, the harbour landscaped with huge houseboats, the Head St. Park and houses to the North illegally backfilled, and now the council is going to experiment with putting up a tower? Do they think they are reinventing the wheel? Look at the mess Downtown Victoria has become, a cacophony of high rise condominiums, mostly in the shade, with views mostly of other high rises and little privacy, mostly owned and little used by absentee owners who often hire them out as vacation rentals. The Empress and the Parliament Building are dwarfed by the buildings behind them. Progress is not paving a municipality and giving permits to developers building towers that steal the sun, views, sky, privacy and land values of all the properties close to them. It is like putting the tall plants on the Southern edge of your garden, blocking the sun and viability of the plants in the garden to the North. People need sun too, particularly in this climate, and in the winter. When you build a tower that lowers the land and property values of the houses within a 6 or 8 block radius, you are really stealing from those property owners, who support and vote in the municipality, to give it to developers who often neither live, work, or spend much time in that municipality, and who, if given the zoning and approval, will sell the zoning enhanced land and permits for a great profit to someone else who will build here who also won't live or know or care about Esquimalt.

With Mark Lindholm's previously noted inability to follow through on his previously ill-advised and zoned marine pub which he has included in his model for his new tower and marina project, there is little guessing to the fact that he will flip the whole development for a tidy profit at the expense of all the homes within the affected area. It is rumoured that he has purchased another marina elsewhere. That Mark has admitted in council to his breaking of his contract with the owners of the imaginative "Captain's" house opposite his marina, and now part of his proposed land base, might suggest that Mark's word on a contract is not worth very much. And you are considering going ahead with his proposal? It costs too much money to go to court to address broken contracts.

It's a hard pill to swallow that with one permit the value of my property will be diminished probably as much as one to two hundred thousand dollars and the shadow cast over my property in the winter will take up most of the sun for most of the day. And the skyline to the South will be a mass of concrete ten stories high. I can neither afford the extravagancy of your proposed experiment with a tower, nor afford to live in a house that will be even further affected by uninformed and unimaginative planners and councils. I hope those of you voting on this proposal will not find yourself amongst the uninformed and unimaginative, and will recognize that this proposal and zoning should not be passed, that one man's greed should not be paid for by all those people around his development who bought houses in the area to be affected and who only wanted to live in and enjoy Esquimalt. Your decision will greatly effect the future development of Esquimalt: towers and apartments, or single family residences? Which would you choose to live in? Will you be swayed by planners and council members and developers who think that there is more money and prosperity for themselves to turn Esquimalt into high density housing municipality with sunshine, views, and privacy for a rich few, and little sun, no views except concrete monoliths, and little privacy for the rest of us whose properties will decline in value. The precedence set

by the development of this proposal will start an ongoing chain of property devaluation, and tower and apartment development that will change the whole concept of Esquimalt. I hope you will decline Mark's proposal, and really educate yourselves on the effect that towers and apartment buildings, placed poorly, have on a community, and how a quick fortune for a few developers, can result in years of declining property values and quality of life for the rest of the community. I would also hope that the council would move to strike their dalliance with the thought of towers from the community plan for Esquimalt until they really know what effect they will upon all members of the community. I think the move to massive towers and apartment complexes is ill advised, and really no feather in anybody's cap, but rather the premonition of a devalued and dying municipality.

Reminds me a little of all the huge towers on many of the most beautiful beaches of the world whose advertised beaches are in the shade for part of the day for the towers block the sun from the very beaches they advertise to bring in customers. And behind these huge towers, at a safe distance, live the poor in their tenements with little access to the very beaches they were brought up on. It exacerbates the sense elitism of the best for a rich few and tenements for the rest of us. Is that what we want in Esquimalt?

Bill Brown

From: Rob Lintern
Sent: March 22, 2013 10:28 AM
To: Bill Brown
Subject: Triangle Lands proposal - concerns

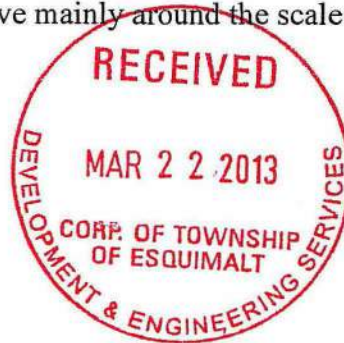
Staff Report DEV-14-026
Schedule "O" – Letter of Opposition
Robert Lintern, 502 Gore Street

Attn: Esquimalt councilors and Esquimalt development office

I would like to voice a few concerns over the proposed "Triangle lands" development project. I am not against some kind of development of the triangle lands but my concerns revolve mainly around the scale and height of the proposed buildings.

I have 2 main issues:

1. the change in nature of the neighbourhood
2. the loss of sunshine



The construction of a 10 story building across the street will greatly impact the nature of the neighbourhood for my family and the other families and residents around me. At present, our immediate neighbourhood has a "single family dwelling" feel to it and this will no longer be the case if the proposed development is built. The height of the proposed building is not in scale with the neighbourhood in which it will be placed and will definitely change the feel of my property and my immediate neighbours. I don't think many people are keen to have a 10 story building looming over them. The nature of the neighbourhood is a big reason why I purchased a house here in the first place. I wanted my kids to grow in a family-friendly non "urban" environment.

I realize there is a balance and trade-offs when planning and that higher density can be a healthy thing but I'm not convinced that a building at that proposed height is in balance with what will be surrounding it (at least on 2 sides). I personally do not 'buy' into any justification of this project based on the construction of Swallows Landing which I have heard used in arguments so far. I know that some residents near Swallows Landing are still not happy about that development. Personally, I would love to see some upscale townhouses or 3 story condos built across the street. At least this would be in scale with what is here already and if designed correctly would greatly gentrify this neighbourhood. I'm not convinced, based on the lack-lustre upkeep of the current properties on the triangle lands (including 'abandonment' of the whimsical Swallowed Anchor) and conflict with his neighbours, that the developer cares about this neighbourhood in the same way as other residents. My hope is that the new development will be 'upscale', something that brings the neighbourhood up in status, but after going to few presentations, I'm wary on what might actually be delivered in the end. At the very least, my hope is that my property value is not negatively effected by having a concrete monolith hovering over it!

Loss of sunshine for my family and my neighbours is also a big concern. Our morning sunshine will be completely blocked by the proposed building. I will no longer be able to sit on my front porch with, or without, the kids catching the morning sun. This is a little more personal concern considering that I struggle with S.A.D. during the winter months, and any sunshine, especially in the morning, has a big impact on my life and my family. Sunlight is another reason why I purchased this property.

I some of this self-serving? ... perhaps, but I care about my neighbours and the other families and residents around me too. Take this as a statement that the proposed buildings will not be built without a significant impact on the current residents and that we care about the quality of life in our neighbourhood.

Sincerely,

Rob Lintern

502 Gore St

ps. Please let me know if there is a more formal process for expressing my concerns.





LINDHOLM LAND & INVESTMENT CORP.

TRIANGLE ESTATES LTD.

Staff Report DEV-14-026
Schedule "P" – Public Open House
Notice – March 24, 2013

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

TEL: (250) 383-5678
FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholmland.ca



April 24, 2013

Township of Esquimalt,
Planning Department,
1229 Esquimalt Road,
Esquimalt, BC, V9A 3P1

Address:

472 HEAD ST

Folio:

0577.000

Project:

PRJ-000002

Type / Subject:

REZONING -

Rezoning of Triangle Lands - Residential/Commercial Use

Date:

Aug 21, 2012

Folder:

RZ000001

Attention: Bill Brown- Director of Development Services and Trevor Parkes-Senior Planner

Dear Sirs:

Re: Triangle Estates Ltd. Mixed-Use (commercial/residential) Building-Re-zoning and Development Permit Application.

Further to our prior submissions regarding this application by your email (Parkes) dated March 12, 2013 you required us to hold a further Public Open House to explain the proposal for the proposed tourist accommodation use for Tower #2 to local residents and to provide a "business plan" and to provide an addendum to the previously submitted Traffic Study in connection to this project.

Accordingly, we delivered notices of an Open House to be held for this purpose scheduled for March 17, 2013. We distributed the notices in an area greater than required by Council Policy Plan-25. You brought to our attention what you considered fatal defects to this Notice so we cancelled that meeting and revised the Notice (see **Schedule 1** for copy of Notice), distributed the Notice in the area shown on the attached **Schedule 2**, including the First Nations neighbours and the Department of National Defence as well as the marina tenants at Hidden Harbour, Sailor's Cove and Westbay marinas, and held the meeting on Sunday, March 24, 2013 at 10:00 a.m. at Westbay Marine Village.

A sign-up sheet was provided. Four persons signed in (see **Schedule 3**) but eight people attended. "Residents Opinions" sheets were provided for those that wished to fill them in.

The writer presented the outline of the proposed boutique hotel use. The presentation contained the information provided to you separately as our "business plan" and the attendees were shown the floor plans for the lobby of Tower #2 and the adjoining commercial spaces on both the Lyall Street grade and the Head Street grade as well as the area context plan showing surrounding area and uses.

Four substantial questions were raised concerning the boutique hotel use:

1. Why not a full hotel with lounges, restaurants etc.? (We do not think there is a market for such a facility and we are not willing or able to finance a full hotel use nor have we been successful in finding a hotel developer that will undertake such a development.)
2. What hotel amenities will be available to guests? (We propose that a third party operator will use the Head Street commercial site for a food service use and any or all of the live/work units could provide services such as hair salon, retail etc. to hotel users as well as nearby residents and other patrons coming from outside the neighbourhood. Also, adjoining commercial spaces such as Hidden Harbour, Westbay and 526 Head Street could provide space for commercial uses that would service the hotel users.)
3. What is going to be developed on the Westbay site? (The writer reiterated the design for the Westbay site is intended to be commercial uses including food and beverage services, offices, retail etc. One neighbouring property owner was concerned about any proposed building on the water.)
4. Why is the Triangle building so high? Three persons complained the proposed building was too high. The others in attendance did not share that view and supported the architecture of the proposed building including its proposed height.

None of the attendees expressed any negative views about the boutique hotel concept including our immediate neighbour who generally supported tourist accommodation use in West Bay area.

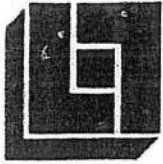
Two Resident Opinion responses were collected at the meeting. They are attached as **Schedule 4**. We are not aware of any subsequent Resident Opinions having been submitted to the Township.

Respectfully submitted,

TRIANGLE ESTATES LTD.

Per: Mark Lindholm-Development Manager
Encl.

triangle.esquimalt.openhouseoutcome.hoteluse.april.24.13



LINDHOLM LAND &
INVESTMENT CORP.

TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

TEL: (250) 383-5678
FAX: (250) 383-8565
E-MAIL: mark.lindholm@lindholm.ca

March 18, 2013 RESCHEDULED NOTICE OF MEETING

TO: NEARBY RESIDENTS
FROM: TRIANGLE ESTATES LTD.

ESQUIMALT DEVELOPMENT SERVICES BROUGHT TO OUR ATTENTION A FLAW IN OUR LAST NOTICE OF MEETING SO WE HAVE HAD TO RESCHEDULE OUR INFORMATION MEETING ORIGINALLY PLANNED FOR MARCH 17, 2013.

PLEASE BE ADVISED THAT THE FOLLOWING PROPERTIES ARE THE SUBJECT OF A REZONING APPLICATION BY TRIANGLE ESTATES LTD. WHO PROPOSES TO CONSTRUCT AN 89 UNIT RESIDENTIAL/ COMMERCIAL CONDOMINIUM BUILDING ON THIS SITE:

515 Gore St.	509 Gore St.	922 Lyall St.	920 Lyall St.
472 Head St.	470 Head St.	918 Lyall St.	912 Lyall St.
468 Head St.			

THIS PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE OFFICIAL COMMUNITY PLAN AND NO VARIANCES ARE BEING REQUESTED, HOWEVER, IT IS PROPOSED THAT THE RESIDENTIAL UNITS IN TOWER #2 (FACING HEAD STREET) OTHER THAN THE COMMERCIAL SPACE OR LIVE/WORK UNITS BE ZONED FOR TRANSIENT ACCOMODATION USE (SIMILAR TO A HOTEL.) A PORTION OF THE PROPOSED DEVELOPMENT SITE ALREADY PERMITS "TOURIST ACCOMODATION" USE. THE ESQUIMALT ADVISORY PLANNING COMMISSION HAS RECCOMMENDED TO COUNCIL "APPROVAL" OF THIS REZONING PROPOSAL AND IT WILL SOON BE GOING TO COUNCIL FOR CONSIDERATION. ESQUIMALT DEVELOPMENT SERVICES STAFF WISH US TO HOLD A PUBLIC OPEN HOUSE TO EXPLAIN THE TRANSIENT ACCOMODATION CONCEPT TO NEIGHBOURS.

PLEASE JOIN US AT:

PRINCESS MARY CAFÉ (WESTBAY MARINE VILLAGE- 453 HEAD STREET) ON SUNDAY, MARCH 24, 2013 FROM 10:00 AM UNTIL 11:30 AM

TO HEAR A BRIEF PRESENTATION STARTING AT 10:15 AM REGARDING THE PROPSED TRANSIENT ACCOMODATION USE OF TOWER #2 AND TO ASK QUESTIONS OF THE DEVELOPER.

If you have any questions please contact Mark Lindholm at: mark.lindholm@lindholm.ca or by mail at the address listed.

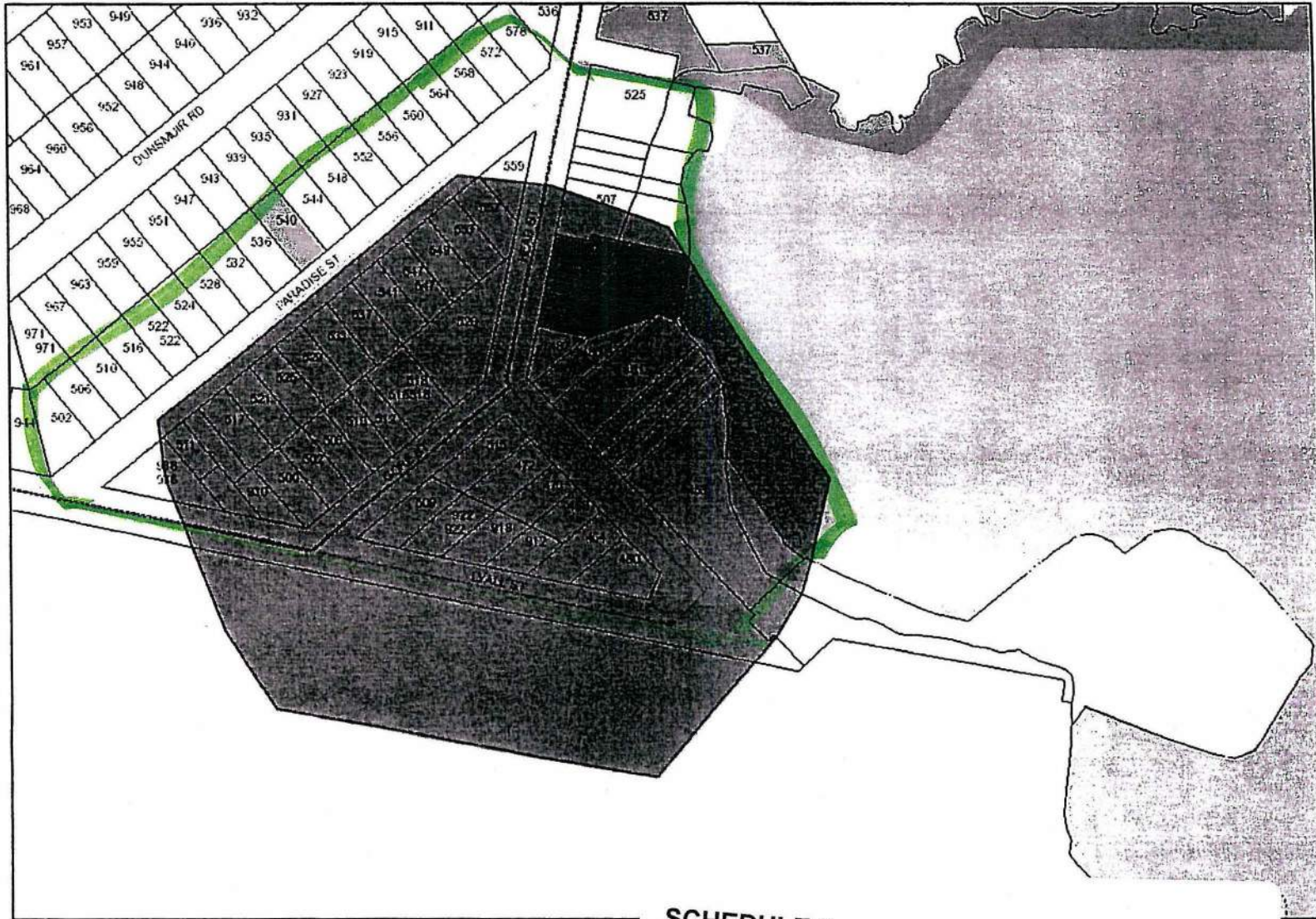
WRITTEN FEEDBACK REGARDING THIS PROPOSAL WILL BE RECEIVED AND CONSIDERED UNTIL MARCH 29, 2013.

We look forward to seeing you.

TRIANGLE.REVISEDNOTICE.HOTELUSE.MARCH.18.13

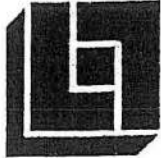
SCHEDULE 1

Triangle Estates – Rezoning Notification Sites



Note: Distance used in Buffer = 100m

SCHEDULE 2



LINDHOLM GROUP:
• LINDHOLM LAND & INVESTMENT CORP.
• TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

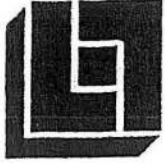
TEL. (250) 383-5678
FAX: (250) 383-8565
E-MAIL: mark.lindholm@lindholm.ca

NEARBY RESIDENTS OPINIONS MEETING SIGN IN SHEET “Boutique Suite Hotel” use for Tower #2

Date: March 22, 2013

Name	address	email (optional)
Carole Witter	507- Head St	
J Moore	#35 - R.V. - -	
Greg Murray	940 Duonini Rd	
Mcusell	556 Paradise	

SCHEDULE 3



LINDHOLM GROUP:

- LINDHOLM LAND & INVESTMENT CORP.
- TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

TEL. (250) 383-5678
FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

NEARBY RESIDENTS OPINIONS
“Boutique Suite Hotel” use for Tower #2

Date: March 20, 2013

Re: Triangle Lands Development-89 unit residential condominium development

NAME: MIKE SHEWARD

ADDRESS: 533 PARADISE ST.

EMAIL: (OPTIONAL) _____

I support the proposed transient accommodation (“Boutique Suite Hotel-type) use

I do not support the proposed transient accommodation (“Boutique Suite Hotel-type) use

REASONS FOR MY POSITION:

OVERWHELMINGLY - DEVELOPMENT IS FAR

TOO TALL. 10 STOREYS IS JUST OUT

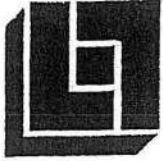
OF SCOPE FOR THE AREA.

PLEASE LISTEN TO THE PEOPLE !!

THANK YOU,

SCHEDULE 4 (2 DOCUMENTS)

Please fill this form out and leave it with Mark Lindholm or deliver it to Westbay Marine Village office before March 29, 2013.



LINDHOLM GROUP:

- LINDHOLM LAND & INVESTMENT CORP.
- TRIANGLE ESTATES LTD.

1417 STADACONA AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8S 5J3

TEL: (250) 383-5678
FAX: (250) 383-8565

E-MAIL: mark.lindholm@lindholm.ca

NEARBY RESIDENTS OPINIONS "Boutique Suite Hotel" use for Tower #2

Date: March 20, 2013

Re: Triangle Lands Development-89 unit residential condominium development

NAME:

G. Murray

ADDRESS:

940 Dunsmuir Rd

EMAIL: (OPTIONAL)

I support the proposed transient accommodation ("Boutique Suite Hotel-type) use

I do not support the proposed transient accommodation ("Boutique Suite Hotel-type) use

REASONS FOR MY POSITION:

- Unprepared for increased traffic
- unclear regarding final use viz a viz rentals vs residents
- out of scale to previous applications.
- incomplete as part of comprehensive plan ... what will we finally get!?!?

Please fill this form out and leave it with Mark Lindholm or deliver it to Westbay Marine Village office before March 29, 2013.

- Sunday am info meeting ~

PLEASE ALLOW MAKE ERRORS IN TO OBTAIN PARTS OF THIS DRAWING WITHOUT CONTACTING US FOR APPROVAL



John Crowhurst
Architect

407-883-8838 Support Plans
Drawing No: 1131
Date: 25/05/2014
Email: john@crowhurst.com



Revisions:
WORK FOR OF: JAN 2012

Drawing Title:

PLAN OF EXISTING CONTEXT

Project Name:

TRIANGLE ESTATES

ESQUIMAULT, B.C.

DATE: MAY 2012 DATE: MAY 2014

Scale: 1:300

Drawn By: JAC

Checked By:

AO

Project No:

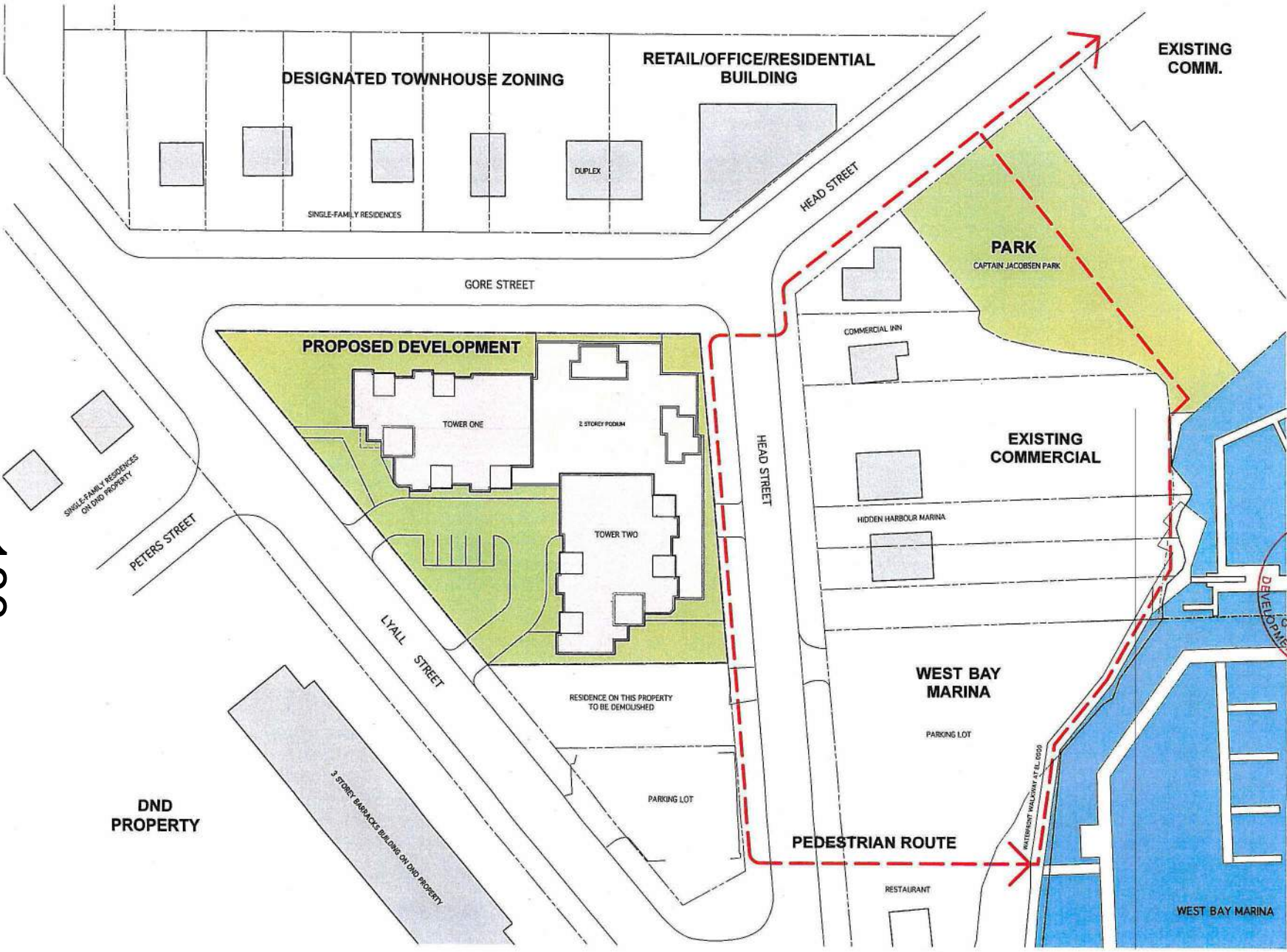
C12-101

182



Staff Report DEV-14-026
Schedule "Q" - Architectural Plans/
Landscaping Concept Plan

183



PLEASE ALLOW NINE WORKDAYS TO OBTAIN PERMITS OF THIS DRAWING WITHOUT CONTACTING US FOR APPROVAL.



John Crowhurst Architect

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Drawing Title:	CONTEXT PLAN	
Project Name:	TRIANGLE ESTATES	
Drawing No.:	A1	
Project No.:	C12-101	
Date:	MAY 2012	Date: MAY 2014
Scale:	1:300	Drawn by: JPC

PLEASE ALLOW MARK LINKS TO
 IDENTIFY PARTS OF THIS DRAWING
 WITHOUT CONTACTING US FOR APPROVAL



**John
 Crowhurst
 Architect**

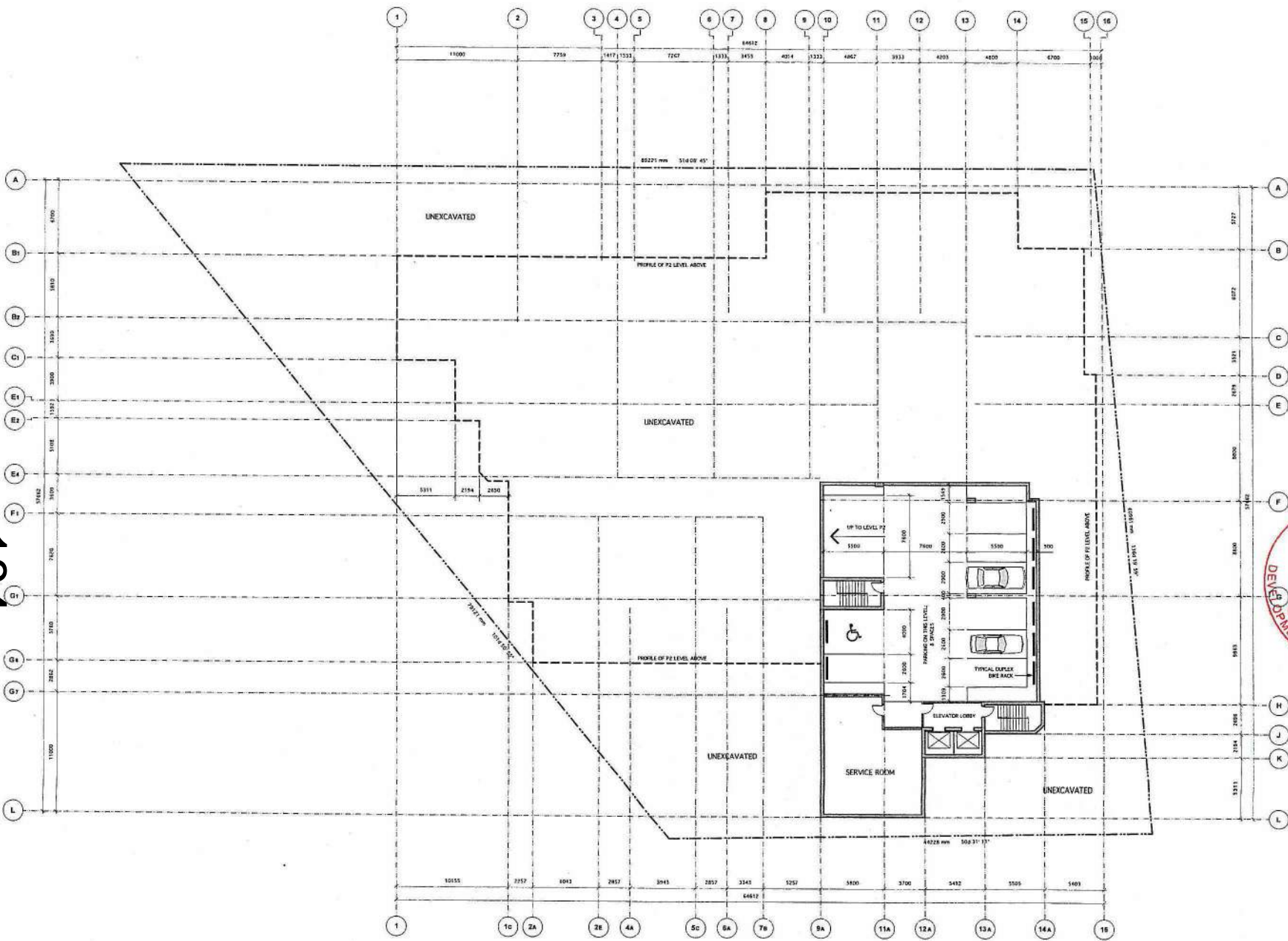
AUTOMATIC Report Plot
 Scale: 1:150 (1:1)
 Email: jcrowhurst@shaw.ca

RECEIVED
 MAR 24 2014
 CORP. OF TOWNSHIP
 OF ESCQUIMALT
 PLANNING & ENGINEERING
 REQUESTED FOR OP - JULY 2013
 PLANNER'S COMMENTS: 10/11/14

Project Name:
TRANGLE ESTATES
 ESQUIMALT, B.C.

DATE: MAY, 2012 DRAWN: MAR, 2014
 SCALE: 1:150 DRAWN BY: JPC
 DRAWING NO.: **A2**
 PROJECT NO.: **C12-101**

184



PLEASE ALLOW PARK ENGINEER TO
OBTAIN PRINTS OF THIS DRAWING
WITHOUT CONTACTING US FOR APPROVAL



John Crowhurst Architect

407 HURON STREET, SUITE 200
LONDON, ONTARIO N6A 1B1
EMAIL: JC@CROWHURSTARCHITECT.COM

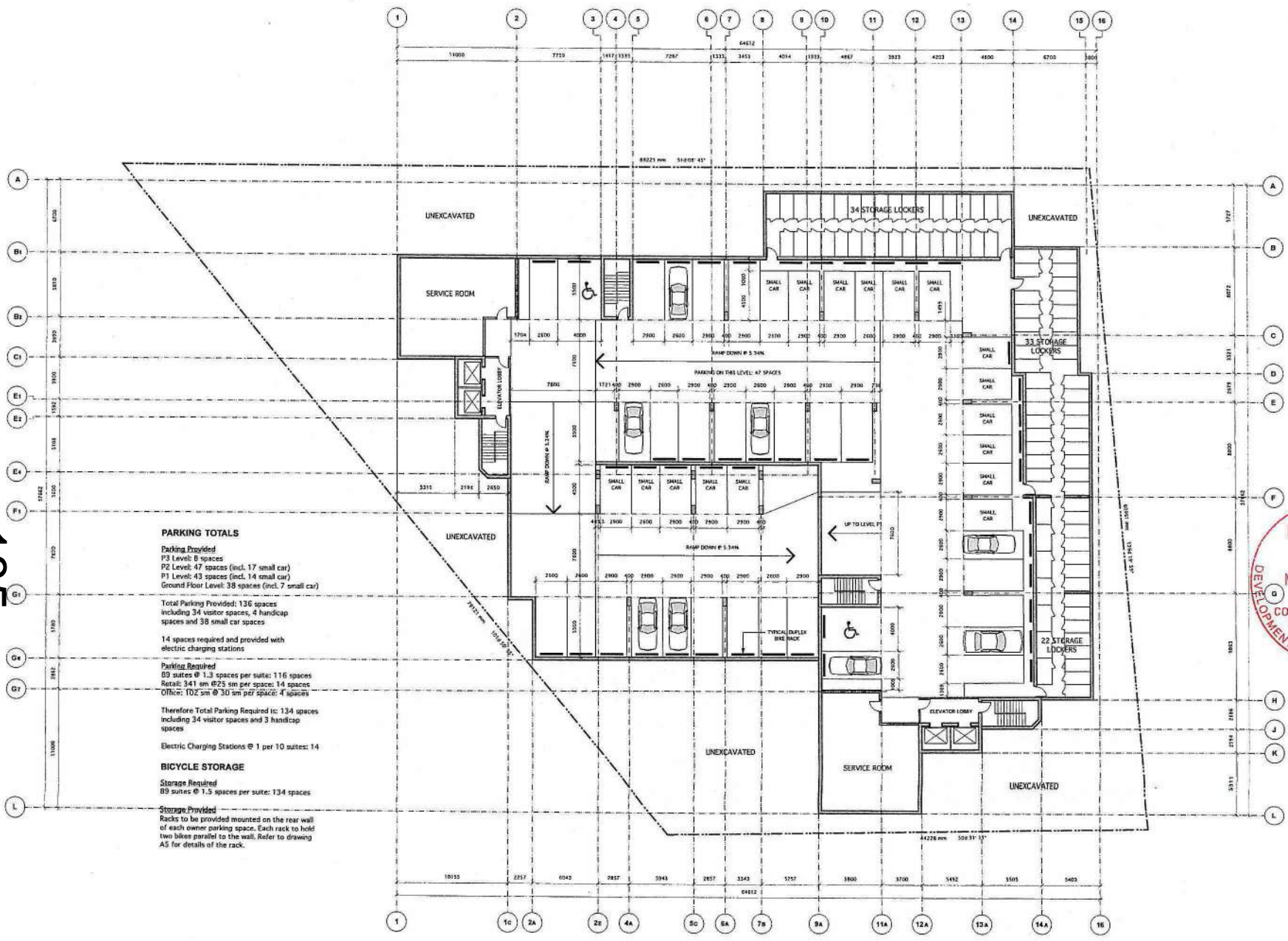
RECEIVED
MAR 24 2014
CORP. OF TOWNSHIP OF ESQUIMALT
PLANNING & ENGINEERING SERVICES

Drawing Title: **P2 PLAN**

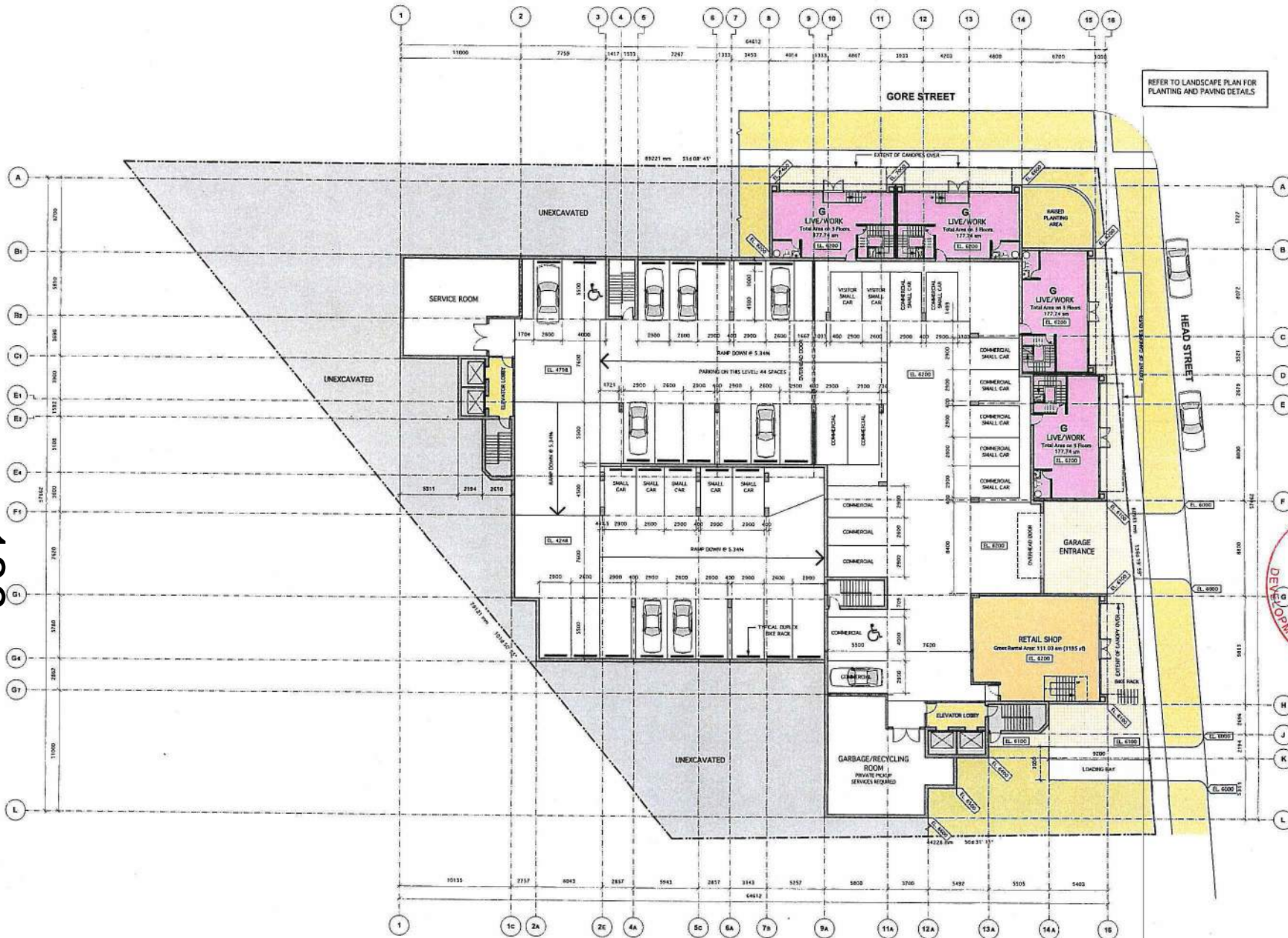
Project Name: **TRIANGLE ESTATES**
ESQUIMALT, B.C.

Date: MAY 2014
Scale: 1:150
Drawing No: **A3**
Project No: **C12-101**

185



186



REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING DETAILS

PLEASE ALLOW MARK OVERLAP TO OBTAIN PRINTS OF THIS DRAWING WITHOUT CONTACTING US FOR APPROVAL



John Crowhurst Architect

407-800-0808 (except Fax)
 1-800-363-0242
 1750 SHEPPARD AVE. EAST
 UNIT 100 SCARBOROUGH, ONTARIO

RECEIVED

MAR 24 2014

DEVELOPMENT & ENGINEERING SERVICES

CORP. OF TOWNSHIP OF ESCOMTAL

Project Name: **TRIANGLE ESTATES**

ESQUIMALT, B.C.

DATE: MAY 2012 SHEET: 1065 OF 1014

SCALE: 1:100 DRAWN BY: JPC

DRAWING NO: **A4**

PROJECT NO: **C12-101**

PLEASE ALLOW NAME OVERLAP TO OBTAIN PRINTS OF THIS DRAWING WITHOUT CONTACTING US FOR APPROVAL.



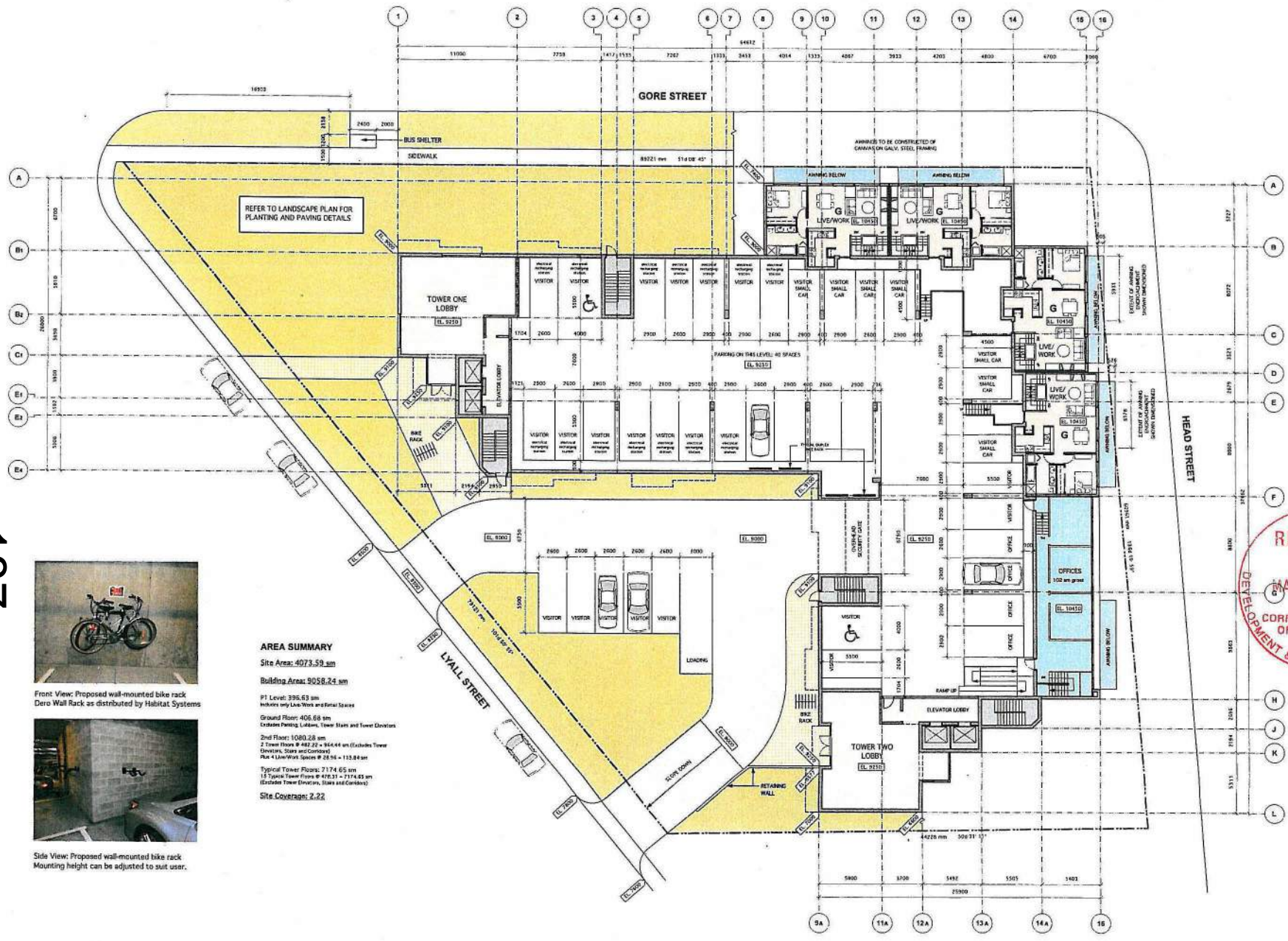
John Crowhurst Architect

407 602-8888
 1700, 1800, 1900
 2000, 2100, 2200
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 9500, 9600, 9700
 9800, 9900, 10000

RECEIVED
 MAR 24 2014
 CORP OF TOWNSHIP OF ESQUIMALT
 DEVELOPMENT & ENGINEERING SERVICES

GROUND FLOOR PLAN

Project Name: **TRIANGLE ESTATES**
 ESQUIMALT, B.C.
 Date: MAY 2012 Drawn: MAR 2014
 Scale: 1:150 Drawn By: JPC
 Drawing No: **A5**
 Sheet No: **C12-101**



AREA SUMMARY
 Site Area: 4073.59 sqm
 Building Area: 9058.24 sqm

F1 Level: 396.63 m
 Includes only Live-Work and Retail Spaces
 Excludes Parking, Lobbies, Tower Stairs and Tower Elevators

Ground Floor: 406.68 m
 Excludes Parking, Lobbies, Tower Stairs and Tower Elevators

2nd Floor: 1080.28 m
 2 Tower Blocks @ 482.22 x 864.64 m (Excludes Tower Elevators, Stairs and Corridors)
 Max. Live-Work Spaces @ 28.56 x 135.84 m

Typical Tower Floors: 2174.65 m
 15 Typical Tower Floors @ 476.31 x 1714.65 m
 (Excludes Tower Elevators, Stairs and Corridors)

Site Coverage: 2.22



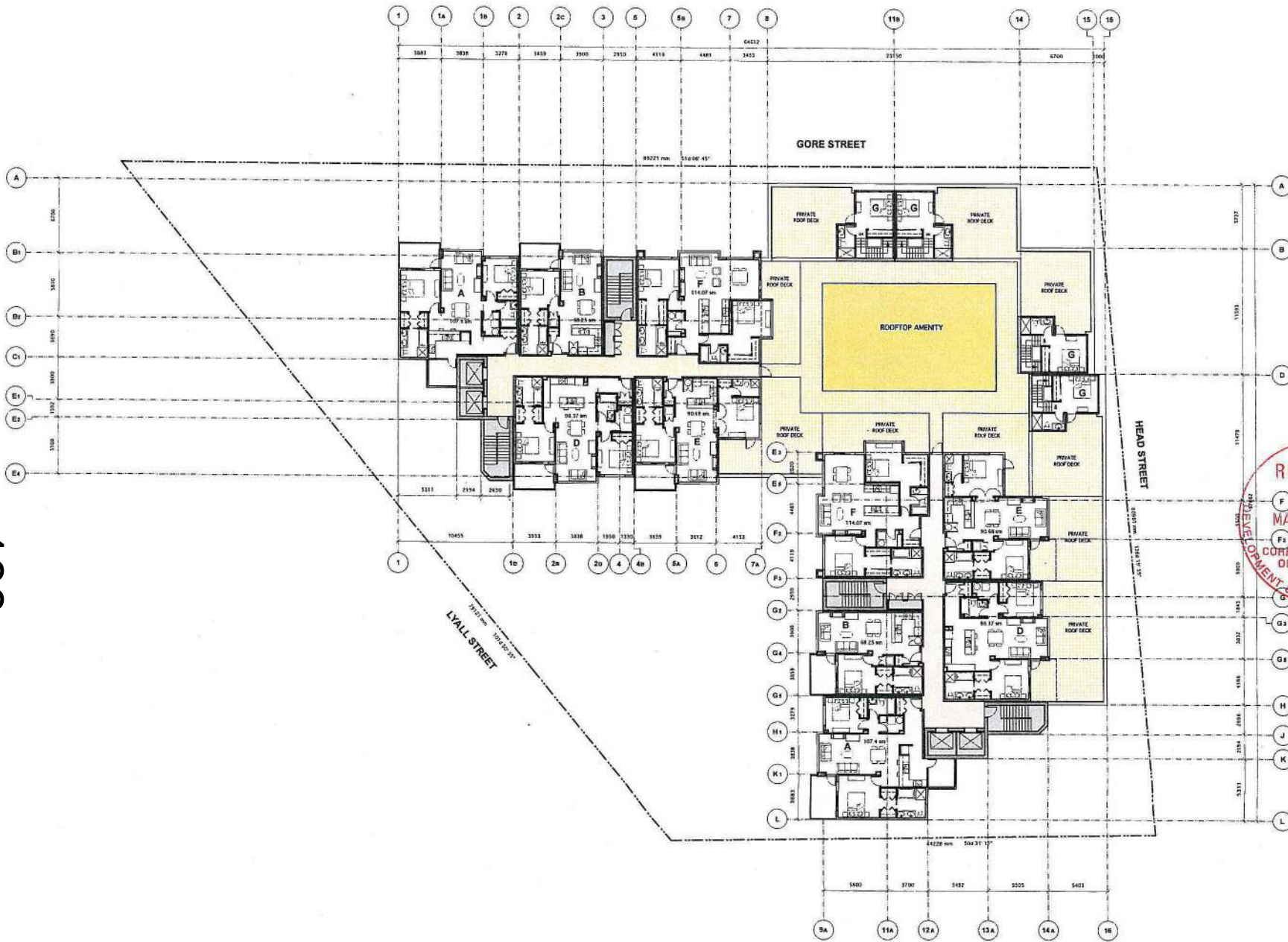
Front View: Proposed wall-mounted bike rack Dero Wall Rack as distributed by Habitat Systems



Side View: Proposed wall-mounted bike rack Mounting height can be adjusted to suit user.

187

188



PLEASE ALLOW MARK LINES TO BE SHOWN TO OBTAIN PRINTS OF THIS DRAWING. IF YOU CONTACT US FOR APPROVAL.



John Crowhurst
Architect

407 BROS. DRIVE #102
DANFORTH, ONT. M1C 1P7
TEL: (416) 491-1111
EMAIL: JC@CROWHURSTARCHITECT.COM

RECEIVED
MAR 24 2014
CORP. OF TOWNSHIP OF ESQUIMALT
PLANNING & ENGINEERING SERVICES

Revisions:
ISSUED FOR DP - JULY 2012

Drawing Title

SECOND FLOOR PLAN

Project Name
TRIANGLE ESTATES

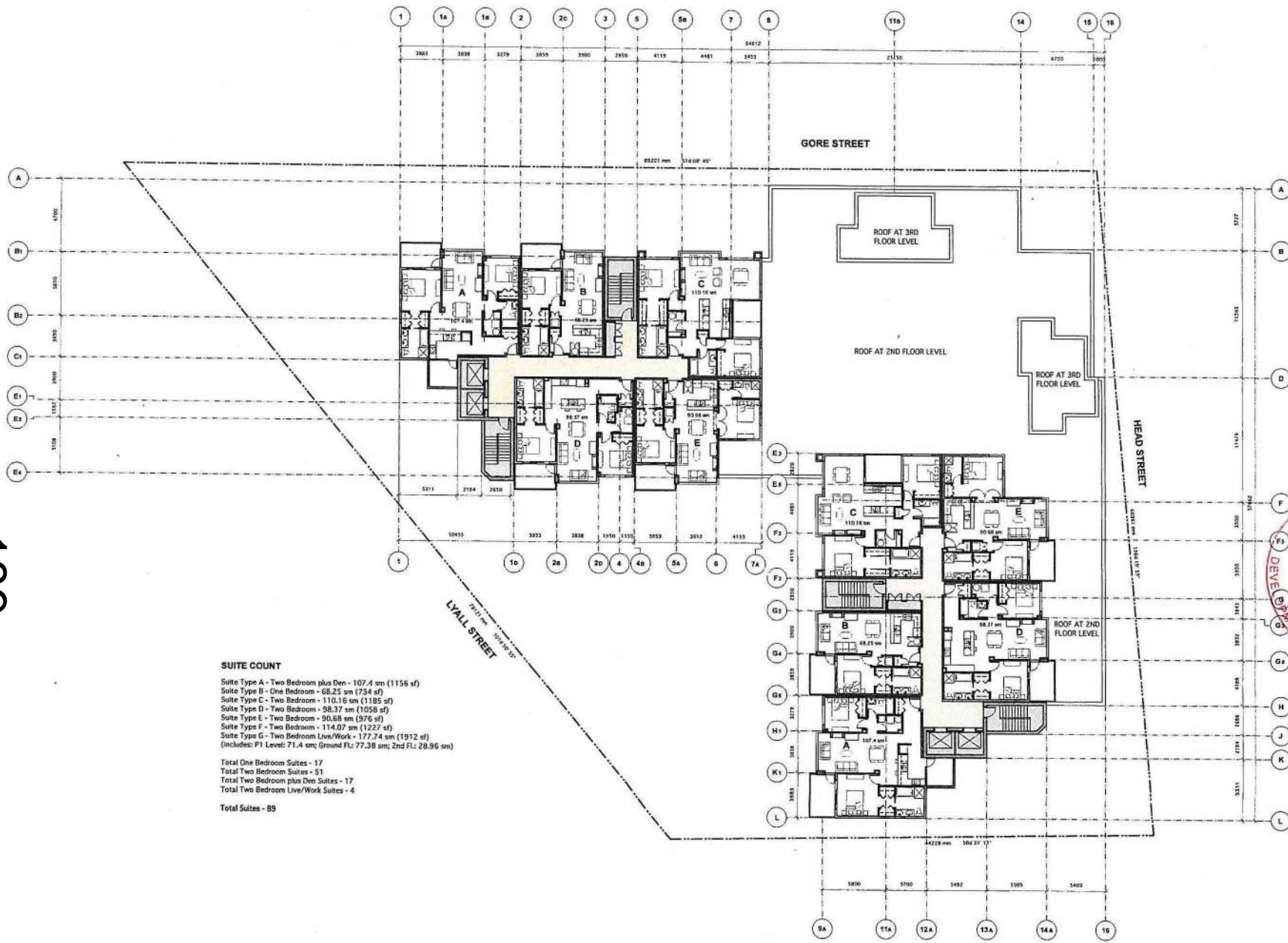
ESQUIMALT, B.C.

Date: MAR. 2012
Scale: 1:150
Drawn By: JPC

Drawing No. **A6**

Sheet No. **C12-101**

PLEASE ALLOW MARK LINDHEM TO OBTAIN PRINTS OF THIS DRAWING WITHOUT CONTACTING US FOR APPROVAL



SUITE COUNT

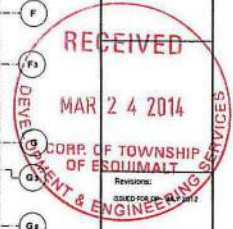
Suite Type A - Two Bedroom plus Den - 107.4 sm (1156 sf)
 Suite Type B - One Bedroom - 68.25 sm (734 sf)
 Suite Type C - Two Bedroom - 110.16 sm (1185 sf)
 Suite Type D - Two Bedroom - 98.37 sm (1058 sf)
 Suite Type E - Two Bedroom - 90.68 sm (976 sf)
 Suite Type F - Two Bedroom - 114.07 sm (1227 sf)
 Suite Type G - Two Bedroom Live/Work - 177.74 sm (1912 sf)
 (includes: P1 Level: 71.4 sm; Ground Fl.: 77.38 sm; 2nd Fl.: 28.96 sm)

Total One Bedroom Suites - 17
 Total Two Bedroom Suites - 51
 Total Two Bedroom plus Den Suites - 17
 Total Two Bedroom Live/Work Suites - 4
 Total Suites - 89



John Crowhurst
 Architect

407-800-0999
 Suite 202, 203, 204
 5440 Lakeshore Drive
 Esquimalt, B.C. V8Z 1S1



Drawing Title
TOWER FLOOR PLAN

Project Name
TRIANGLE ESTATES

ESQUIMALT, B.C.

DATE: MAY 2013 DATE: MAR 2014
 Issue: 11:50 Drawn By: JPC
 Drawing No: **A7**
 Project No: **C12-101**

PLEASE ALLOW MARKS UNOBTAINED WITHOUT CONTRACTING TO BE APPROVAL



John Crowhurst Architect
 ARCHITECTS
 1000 AVENUE OF THE SUN
 SUITE 1000
 BOSTON, MASSACHUSETTS 02116
 TEL: 617.552.2200
 FAX: 617.552.2201
 WWW: JOHN-CROWHURST.COM

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 DEVELOPMENT & ENGINEERING SERVICES

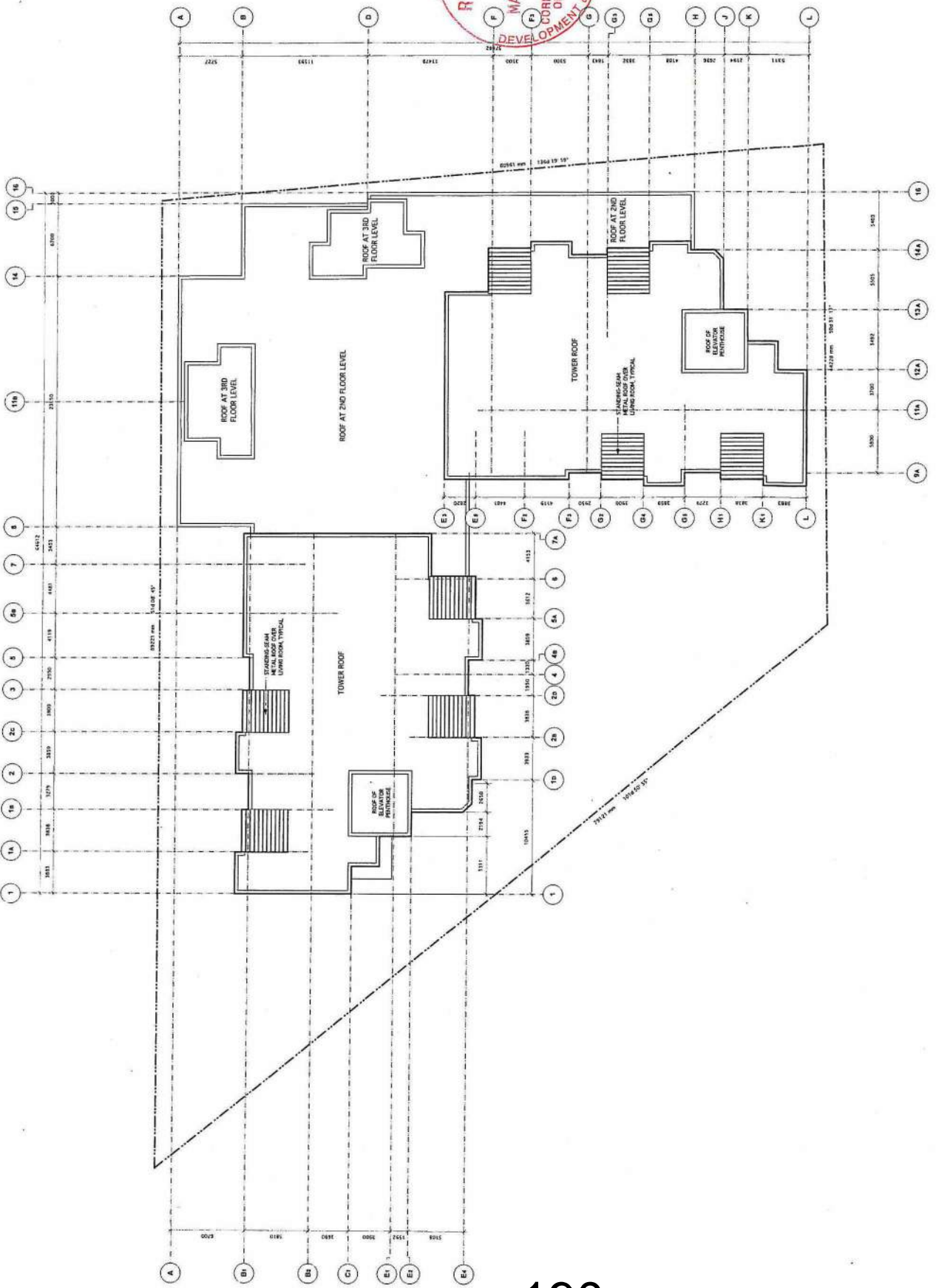
Revision: 1000 JOB OF - JULY 2012
 Drawing No:

ROOF PLAN

PROJECT NAME:
TRIANGLE ESTATES

ESQUJIMALT, B.C.
 DATE: MAY 2012
 DRAWING NO: 1.110
 SHEET NO: A8

C12-101



PLEASE ALLOW MARK ENGINEERS TO
OBTAIN PERMIT OF THIS DRAWING
WITHOUT CONTACTING US FOR APPROVAL.

**John
Crowhurst
Architect**

407 8808 Seagrave Place
Surrey, BC V3V 2G7
Tel: 278-0570/7041
Email: john@johncrowhurst.com



Drawing Title

**NORTHEAST
ELEVATION**

Project Name

**TRIANGLE
ESTATES**

ESQUIMALT, B.C.

DATE: MAY 2012 DATE MADE: 2004

SCALE: 1:100 DRAWN BY: JC

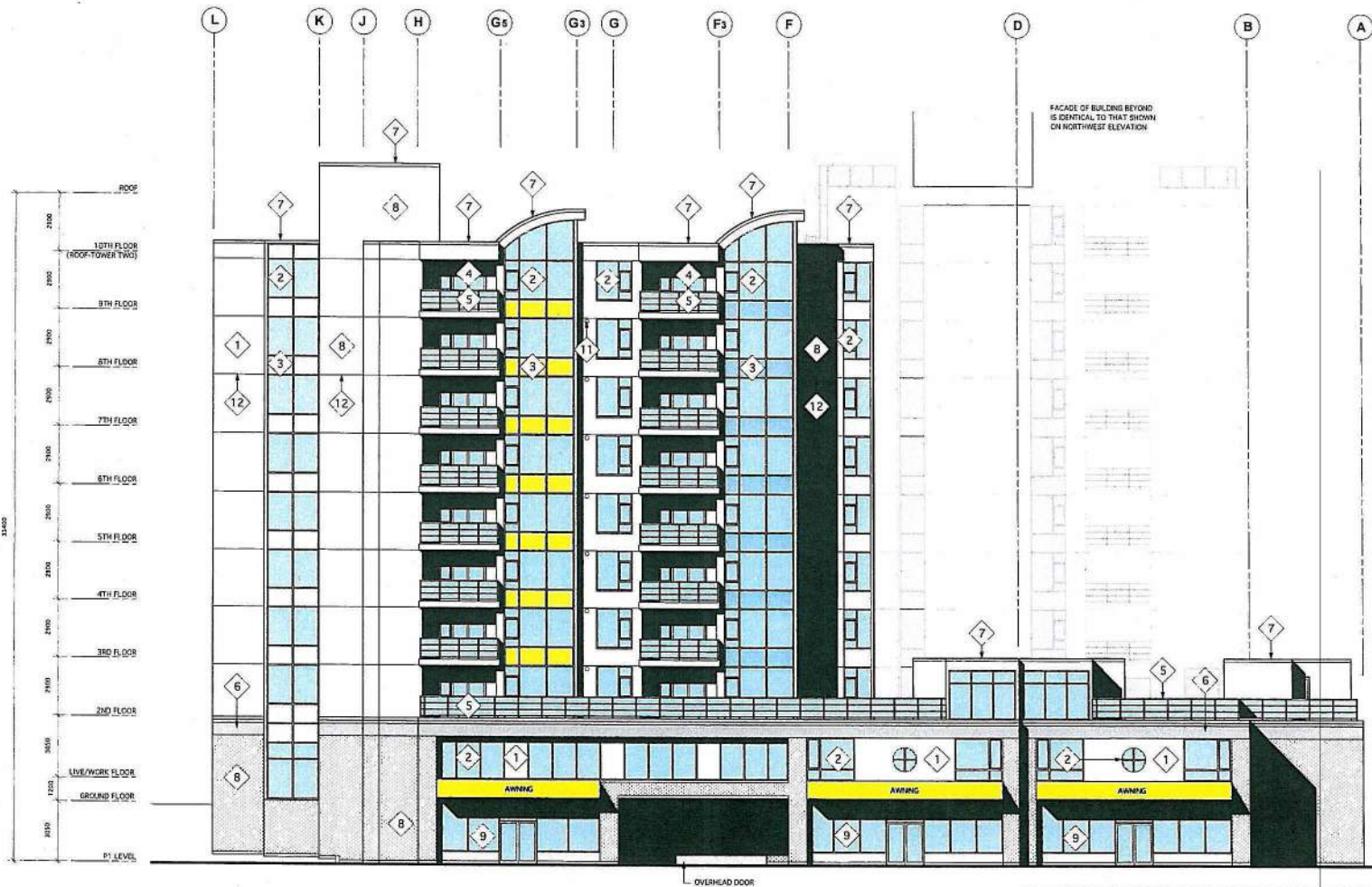
Drawing No.

A9

Project No.

C12-101

191



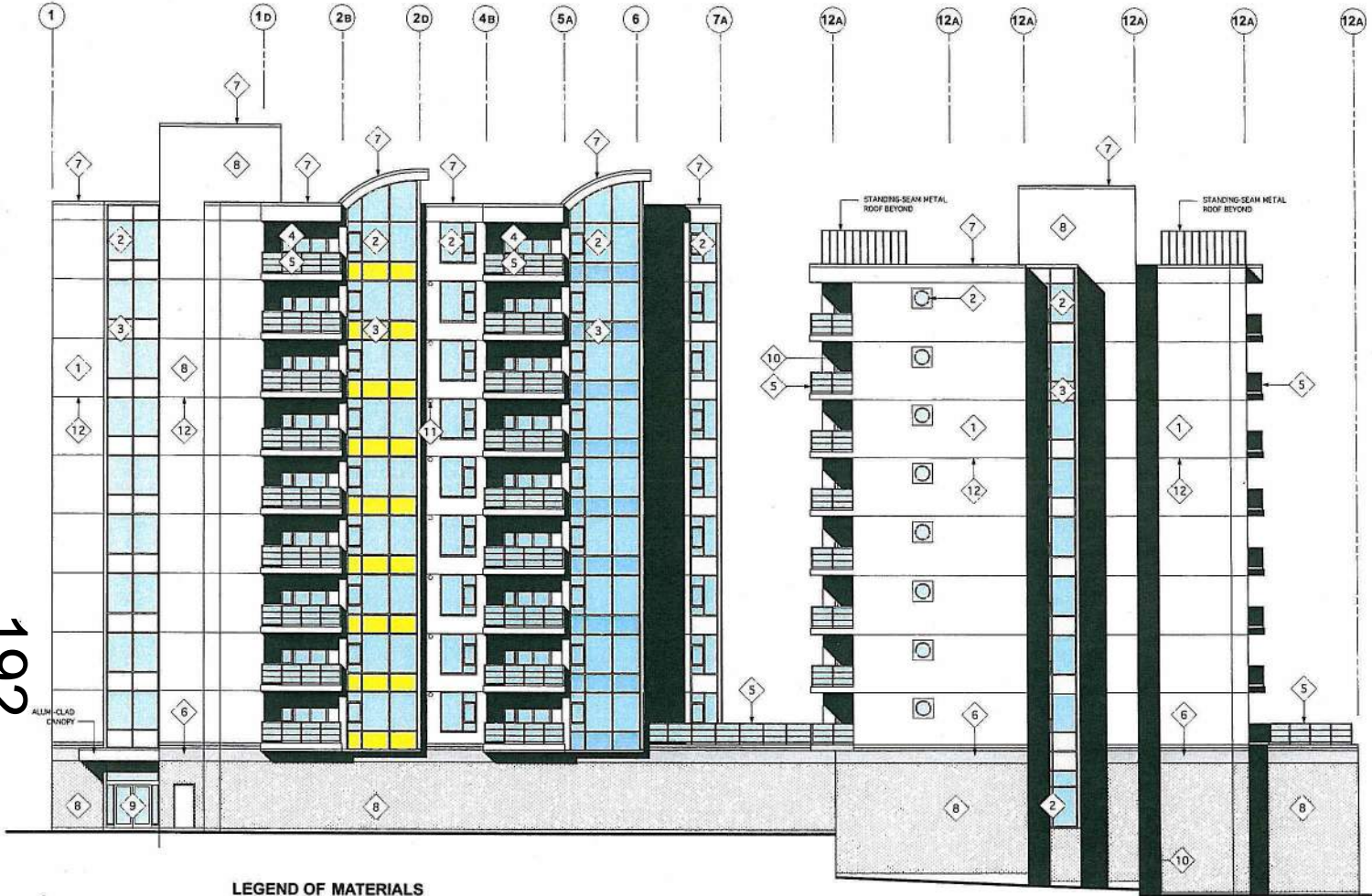
LEGEND OF MATERIALS

- | | |
|--|---|
| 1 RAINSCREEN EIFS FINISH | 7 ALUMINUM FLASHING |
| 2 CLEAR DOUBLE-GLAZED WINDOWS IN ALUMINUM FRAMES | 8 FACE BRICK VENEER |
| 3 BACK-PAINTED GLASS SPANDREL PANEL | 9 CLEAR DOUBLE-GLAZED ALUMINUM STOREFRONT |
| 4 CLEAR DOUBLE-GLAZED ALUMINUM PATIO DOOR | 10 ALUMINUM DOOR AND FRAME |
| 5 ALUMINUM RAILING WITH GLASS INFILL PANELS | 11 GAS FIREPLACE VENT |
| 6 PRECAST CONCRETE VENEER | 12 REVEAL |

NORTHEAST (HEAD STREET) ELEVATION

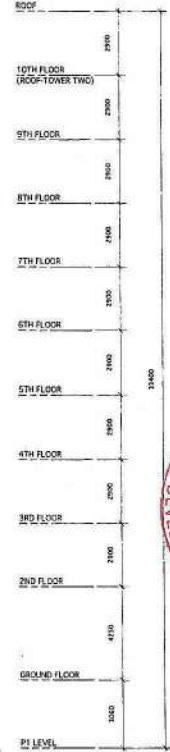
PLEASE ALLOW MARK ENVELOPE TO
 CLEAR PRINTS OF THIS DRAWING
 WITHOUT CONTACTING US FOR APPROVAL

192



LEGEND OF MATERIALS

- | | | | |
|---|--|----|---|
| 1 | RAINSCREEN EIFS FINISH | 7 | ALUMINUM FLASHING |
| 2 | CLEAR DOUBLE-GLAZED WINDOWS IN ALUMINUM FRAMES | 8 | FACE BRICK VENEER |
| 3 | BACK-PAINTED GLASS SPANDREL PANEL | 9 | CLEAR DOUBLE-GLAZED ALUMINUM STOREFRONT |
| 4 | CLEAR DOUBLE-GLAZED ALUMINUM PATIO DOOR | 10 | ALUMINUM DOOR AND FRAME |
| 5 | ALUMINUM RAILING WITH GLASS INFILL PANELS | 11 | GAS FIREPLACE VENT |
| 6 | PRECAST CONCRETE VENEER | 12 | REVEAL |



SOUTHEAST ELEVATION

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 OF ESQUAHULT
 DEVELOPMENT & ENGINEERING SERVICES

John Crowhurst Architect

407 6607 Columbia Place
 Surrey, BC V3R 2G7
 Tel: 250-525-7541
 Email: john@johncrowhurst.com

ISSUED FOR PERMIT 12/12
 PLAN NO. 2013-0115 - FEB/14

Drawing Title
SOUTHEAST ELEVATION

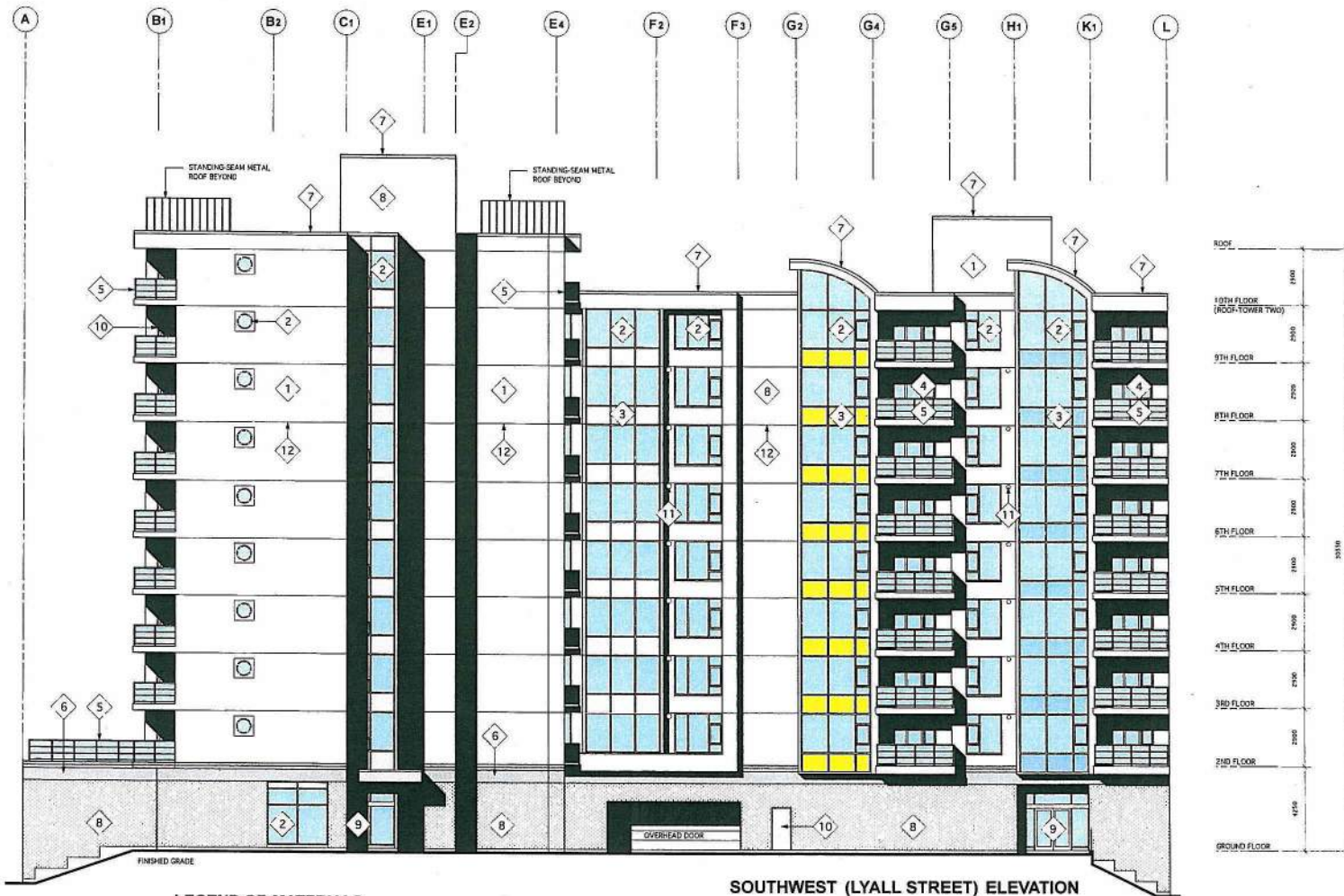
Project Name
TRIANGLE ESTATES

ESQUAHULT, B.C.
 DATE: MAY 2012 DRAWN: JAC, 2014
 SCALE: 1:100 DRAWN BY: JAC

Drawing No.
A10

Project No.
C12-101

PLEASE ALLOW WORK LAYOUT TO
OCCUPY THE ENTIRE DRAWING
WITHOUT CONTACTING US FOR APPROVAL



193

LEGEND OF MATERIALS

- | | |
|--|---|
| 1 RAINSCREEN EIFS FINISH | 7 ALUMINUM FLASHING |
| 2 CLEAR DOUBLE-GLAZED WINDOWS IN ALUMINUM FRAMES | 8 FACE BRICK VENEER |
| 3 BACK-PAINTED GLASS SPANDREL PANEL | 9 CLEAR DOUBLE-GLAZED ALUMINUM STOREFRONT |
| 4 CLEAR DOUBLE-GLAZED ALUMINUM PATIO DOOR | 10 ALUMINUM DOOR AND FRAME |
| 5 ALUMINUM RAILING WITH GLASS INFILL PANELS | 11 GAS FIREPLACE VENT |
| 6 PRECAST CONCRETE VENEER | 12 REVEAL |

SOUTHWEST (LYALL STREET) ELEVATION



John Crowhurst Architect

407 762-8288 (except from
Island) 250.265.0007
250.265.0007
Email john@johncrowhurst.com

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DEVELOPMENT & ENGINEERING SERVICES

Revision:
ISSUED FOR SP - JULY 2012

Drawing Title:
SOUTHWEST ELEVATION

Project Name:
TRIANGLE ESTATES
ESQUIMALT, B.C.

Date: JULY 2012 Date Issued: 2014
Scale: 1:100 Drawn by: JPC
Drawing No:
A11
Project No:
C12-101

PLEASE ALLOW MARK LINES TO
CUT THROUGH PRINTS OF THIS DRAWING
WITHOUT CONTACTING US FOR APPROVAL



NORTHWEST (GORE STREET) ELEVATION

LEGEND OF MATERIALS

- | | |
|--|---|
| 1 RAINSCREEN EIFS FINISH | 7 ALUMINUM FLASHING |
| 2 CLEAR DOUBLE-GLAZED WINDOWS IN ALUMINUM FRAMES | 8 FACE BRICK VENEER |
| 3 BACK-PAINTED GLASS SPANDEL PANEL | 9 CLEAR DOUBLE-GLAZED ALUMINUM STOREFRONT |
| 4 CLEAR DOUBLE-GLAZED ALUMINUM PATIO DOOR | 10 ALUMINUM DOOR AND FRAME |
| 5 ALUMINUM RAILING WITH GLASS INFILL PANELS | 11 GAS FIREPLACE VENT |
| 6 PRECAST CONCRETE VENEER | 12 REVEAL |



John Crowhurst Architect

407 8108 Highway Place
Surrey, B.C. V3R 5G5
Tel: 604-595-7047
Email: john@johncrowhurst.com

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Revision:
ISSUED FOR CP - JULY 2012

Drawing Title:
NORTHWEST ELEVATION

Project Name:
TRIANGLE ESTATES

ESQUIMALT, B.C.

Date: MAY 2012 Drawn: JPC
Scale: 1:100 Check: JPC

Drawing No:
A12

Project No:
C12-101

195



PLEASE ALLOW MEASUREMENT TO OBTAIN POINTS OF THIS DRAWING WITHOUT CONTACTING US FOR APPROVAL

John Crowhurst Architect

407 662-5229
 407 662-5230
 407 662-5231
 Email: john@jca.bc.ca

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Revisions:
 ISSUED FOR DP - JULY 2012
 AV. EXIST. GRADE ADDED - SEPT. 2012

BUILDING SECTION

TRIANGLE ESTATES
 ESQUIMALT, B.C.

Date: MAY 2012 Drawn: MARK 2014
 Scale: 1:100 Drawn By: JFC

Drawing No: **A13**
 Project No: **C12-101**

CONSTRUCTION NOTES

STRUCTURAL ELEMENTS TO BE IN-SITU CONCRETE.
 EXTERIOR WALLS AND INTERIOR PARTITIONS TO BE FRAMED WITH METAL STUDS.

NORTH-SOUTH BUILDING SECTION

PLEASE PRINT NAME OF ALL REGISTERED ARCHITECTS AND ENGINEERS FOR IMPROVAL



John Crowhurst Architect
 4500 Westgate Drive
 Suite 100, 28225
 Cary, NC 27513-2025
 Phone: 919.487.8888
 Fax: 919.487.8889

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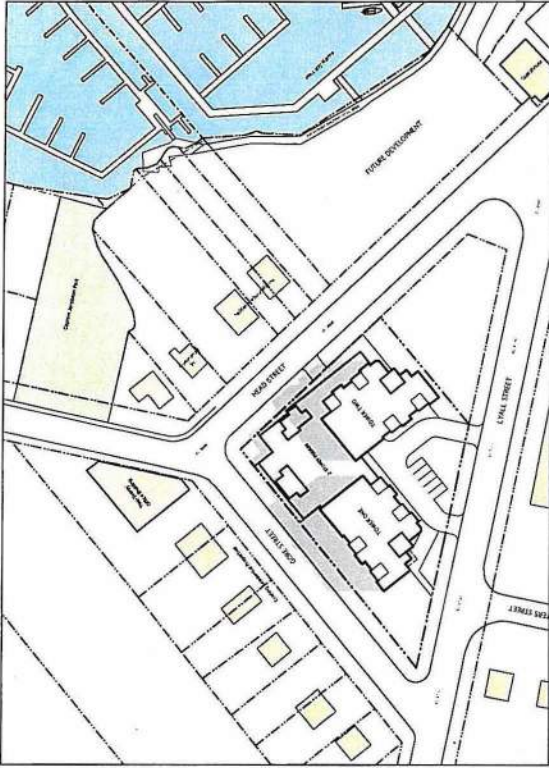
REVISIONS:
 REVISION NO. 01 - JUL 2012

SHADOW ANALYSIS - SUMMER SOLSTICE

TRIANGLE ESTATES

ESQUIMAULT, I.C.
 DATE: MAR 2012 Date: MAR 2012
 NAME: PROJECT: I.C.
 DRAWING NO.:

A14
 C12-101



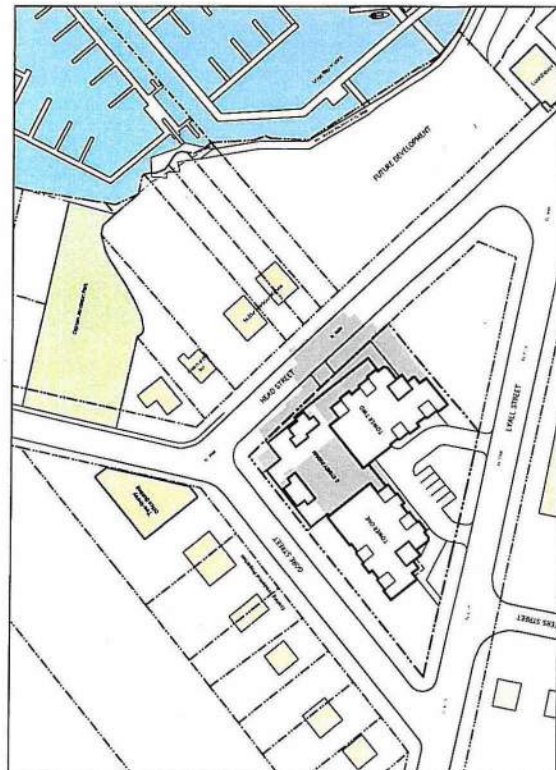
SUMMER SOLSTICE SHADOWS AT 1 PM
 JUNE 22ND



SUMMER SOLSTICE SHADOWS AT 5 PM
 JUNE 22ND



SUMMER SOLSTICE SHADOWS AT 11 AM
 JUNE 22ND



SUMMER SOLSTICE SHADOWS AT 3 PM
 JUNE 22ND

PLEASE ALLOW WORK TO PROCEED WITHOUT CONTRACTING COST OF APPROVAL



John Crowhurst Architect
1450 West 10th Street
Vancouver, B.C. V6H 2G6
Tel: 604-275-1111
Fax: 604-275-1112

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DEVELOPMENT & ENGINEERING SERVICES

Project: SHADOW ANALYSIS-EQUINOX
Drawn: TRANGLE ESTATES
Date: MAR 2012 (REV. MAR 2014)
Scale: 1:100
Sheet: A15

TRANGLE ESTATES

EQUINOX, B.C.
Date: MAR 2012 (REV. MAR 2014)
Scale: 1:100
Sheet: A15

A15
C12-101



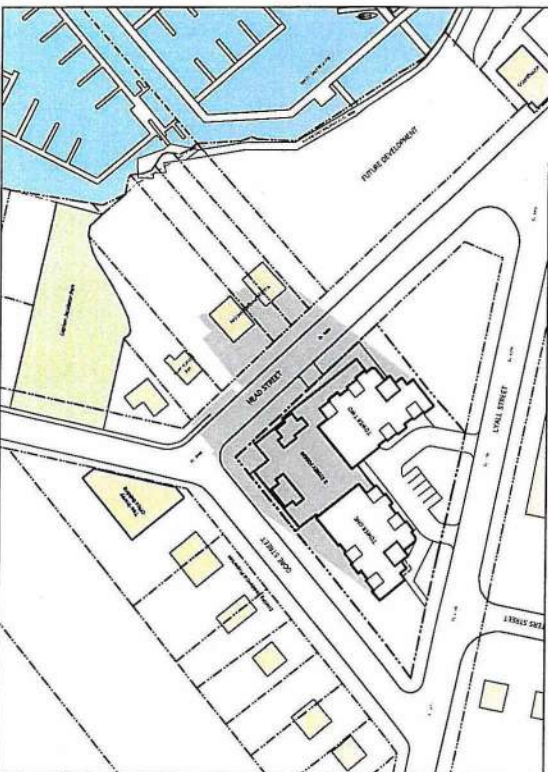
EQUINOX SHADOWS AT 1 PM
MARCH 21ST AND SEPTEMBER 23RD



EQUINOX SHADOWS AT 5 PM
MARCH 21ST AND SEPTEMBER 23RD



EQUINOX SHADOWS AT 11 AM
MARCH 21ST AND SEPTEMBER 23RD



EQUINOX SHADOWS AT 3 PM
MARCH 21ST AND SEPTEMBER 23RD

PLEASE FOLLOW ALL REQUIREMENTS TO PREVENT CONTACTING USE OF APPROVAL



John Crowhurst Architect
Architectural Services, Inc.
1000 W. 10th St., Suite 100
Evanston, IL 60201-1000
Tel: 847.329.1100
Fax: 847.329.1101

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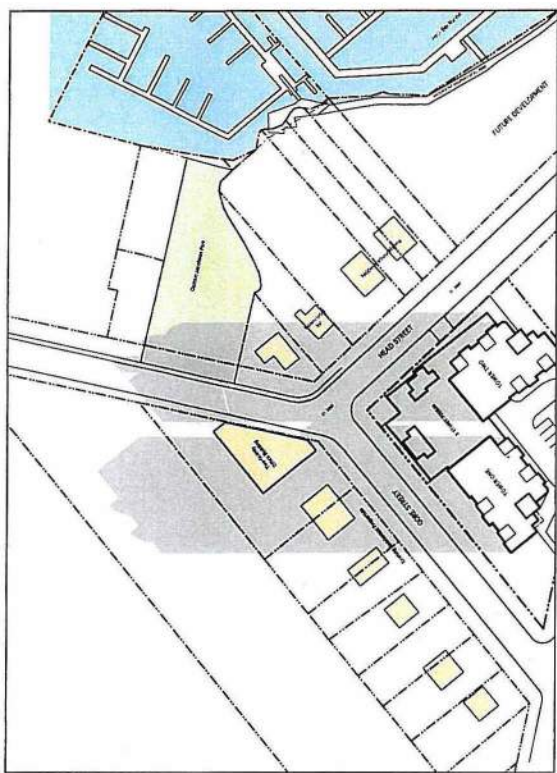
REVISIONS:
ISSUED FOR BP - JULY 2012

SHADOW ANALYSIS - WINTER SOLSTICE

TRIANGLE ESTATES

ESQUIMAULT, I.L.C.
DATE: MAR 2012
DRAWN BY: JPC
CHECKED BY: JPC

A16
C12-101



WINTER SOLSTICE SHADOWS AT 12 NOON
DECEMBER 22ND



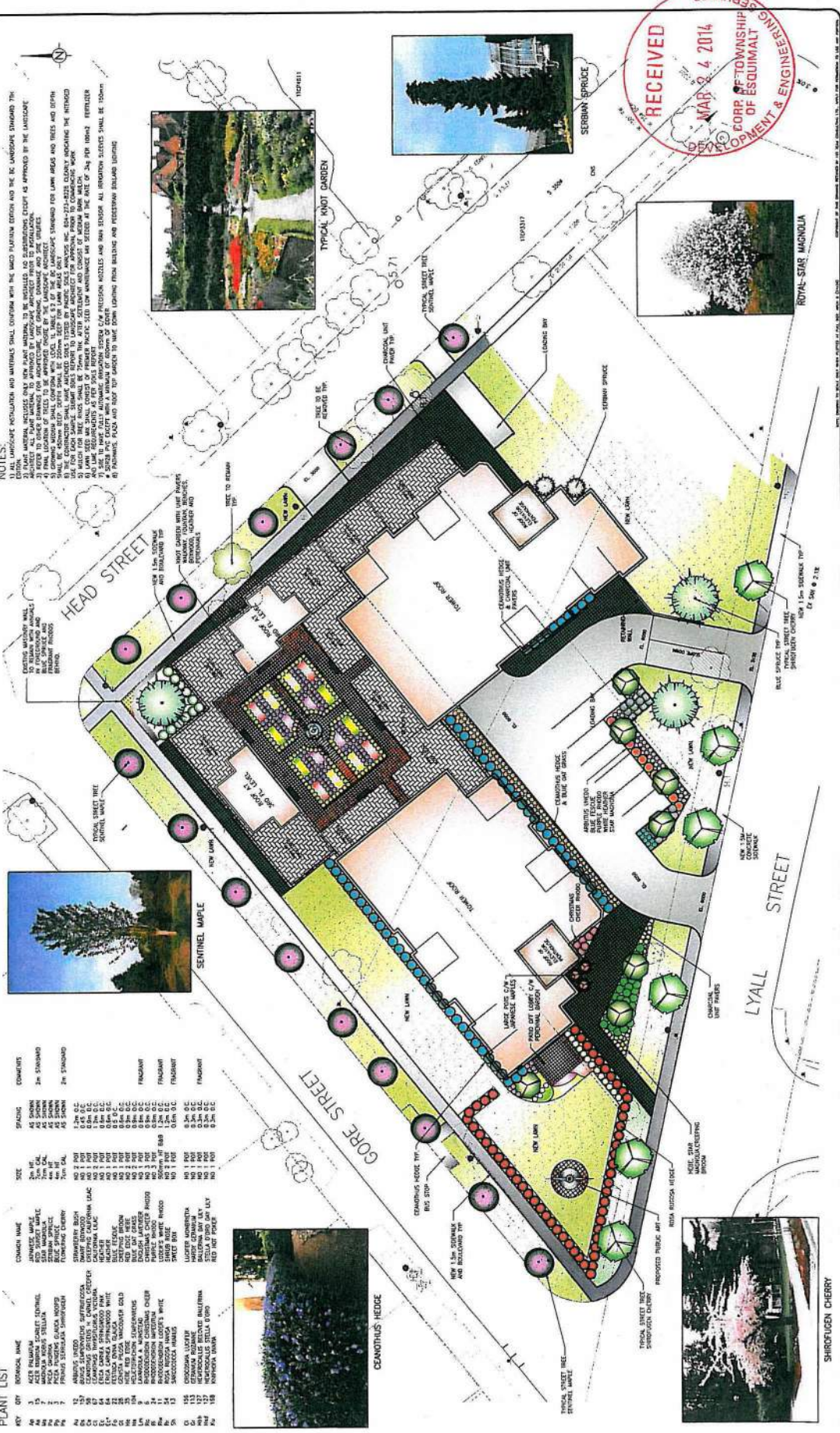
WINTER SOLSTICE SHADOWS AT 2 PM
DECEMBER 22ND



WINTER SOLSTICE SHADOWS AT 10 AM
DECEMBER 22ND



WINTER SOLSTICE SHADOWS AT 1 PM
DECEMBER 22ND



- NOTES:
1. ALL LANDSCAPE MATERIALS SHALL CONFORM WITH THE MOST CURRENT EDITION AND THE IRL LANDSCAPE STANDARD 7TH EDITION.
 2. PLANT MATERIALS, INCLUDING ONLY NEW PLANT MATERIALS TO BE INSTALLED, AS SUBSTITUTIONS, EXCEPT AS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 3. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 4. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 5. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 6. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 7. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 8. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 9. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.
 10. PLANT MATERIALS SHALL BE IDENTICAL TO THE ORIGINAL SPECIFICATIONS, INCLUDING CULTIVAR, SIZE, COLOR, AND AGE.

PLANT LIST

KEY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPECIES	COMMENTS
1		SENTINEL MAPLE	<i>ACER NEGUNDO</i>	20' x 24'	AS SPOKANE	20' x 24'
2		SERBIAN SPRUCE	<i>SPRUCUS SERBICUS</i>	12' x 12'	AS SPOKANE	12' x 12'
3		ROYAL STAR MAGNOLIA	<i>MAGNOLIA ROYAL STAR</i>	10' x 10'	AS SPOKANE	10' x 10'
4		CEANOTHUS HEDGE	<i>CEANOTHUS LEUCANTHUS</i>	10' x 4'	AS SPOKANE	10' x 4'
5		SHIROFUGEN CHERRY	<i>CERISES</i>	8' x 8'	AS SPOKANE	8' x 8'

- CONCRETE
- 20' x 24'
 - 12' x 12'
 - 10' x 10'
 - 8' x 8'
 - 6' x 6'
- FINISH
- AS SPOKANE
 - AS SPOKANE
 - AS SPOKANE
 - AS SPOKANE
- PAVING
- AS SPOKANE
 - AS SPOKANE
 - AS SPOKANE
 - AS SPOKANE
- FINISH
- AS SPOKANE
 - AS SPOKANE
 - AS SPOKANE
 - AS SPOKANE

DATE	REVISION	BY	CHK
4/4/14	ISSUE FOR PERMIT	JL	JK
4/4/14	ISSUE FOR PERMIT	JL	JK
4/4/14	ISSUE FOR PERMIT	JL	JK
4/4/14	ISSUE FOR PERMIT	JL	JK

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DEVELOPMENT & ENGINEERING SERVICES

CLIENT	LINDHOLM LAND & INVESTMENT CORPORATION
PROJECT	TRIANGLE LANDS
DATE	JULY 2012
SCALE	AS SHOWN

DATE	4/4/14
REVISION	ISSUE FOR PERMIT
BY	JL
CHK	JK

DRWG NO	381-01
SHEET	LO1
REV	D

LANDSCAPE PLAN

LANDSCAPE PLAN

Plan Showing Proposed Building Location on Lot A, Plan EPP _____, Formerly Lots 1, 2, 4, 5, 6, 7 and 8, Block H, Plan 292, and Strata Plan 509, all of Section 11, Esquimalt District.

"Triangle Estates"
Township of Esquimalt



The intended plot size of this plan is 559 mm in width by 432 mm in height (C size) when plotted at a scale of 1:250

All distances are in metres and decimals thereof unless otherwise indicated.

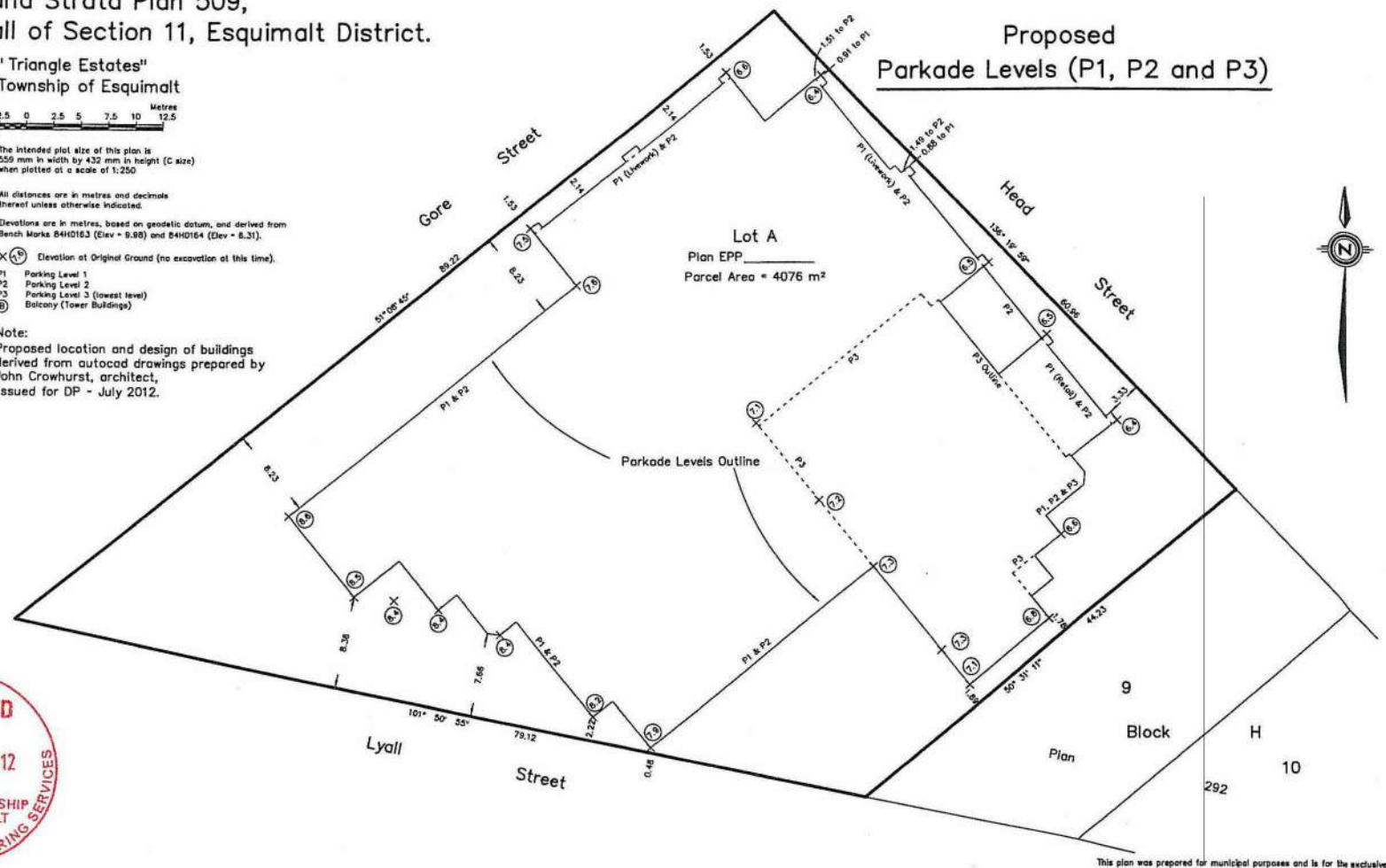
Elevations are in metres, based on geodetic datum, and derived from Bench Marks B4HD163 (Elev = 9.98) and B4HD164 (Elev = 8.31).

(X) Elevation at Original Ground (no excavation at this time).

- P1 Parking Level 1
- P2 Parking Level 2
- P3 Parking Level 3 (lowest level)
- (B) Balcony (Tower Buildings)

Note:
Proposed location and design of buildings derived from autocad drawings prepared by John Crowhurst, architect, Issued for DP - July 2012.

Proposed
Parkade Levels (P1, P2 and P3)



200



5 September 2012
 McIlvaney Riley Land Surveying Inc.
 #113 - 2244 Sooke Road
 Victoria, B.C. V9B 1X1
 (250) 474-5538
 www.mrls.co
 File: 417581dg-Site-Proposed

This plan was prepared for municipal purposes and is for the exclusive use of our client. This document shows the PROPOSED relative location of a PROPOSED BUILDING with respect to the boundaries of the parcel described above and is certified correct this 5th day of September 2012.

Michael McIlvaney
 NL4ULW
Digitally signed by Michael McIlvaney NL4ULW
 DN: cn=Michael McIlvaney NL4ULW,
 ou=BC Land Surveyors, o=Esquimalt,
 www.burkert.com/NLUP/ctid=NL4ULW
 Date: 2012.09.05 10:47:41-0700

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COPYRIGHT © Michael J. McIlvaney B.C.L.S. 2012

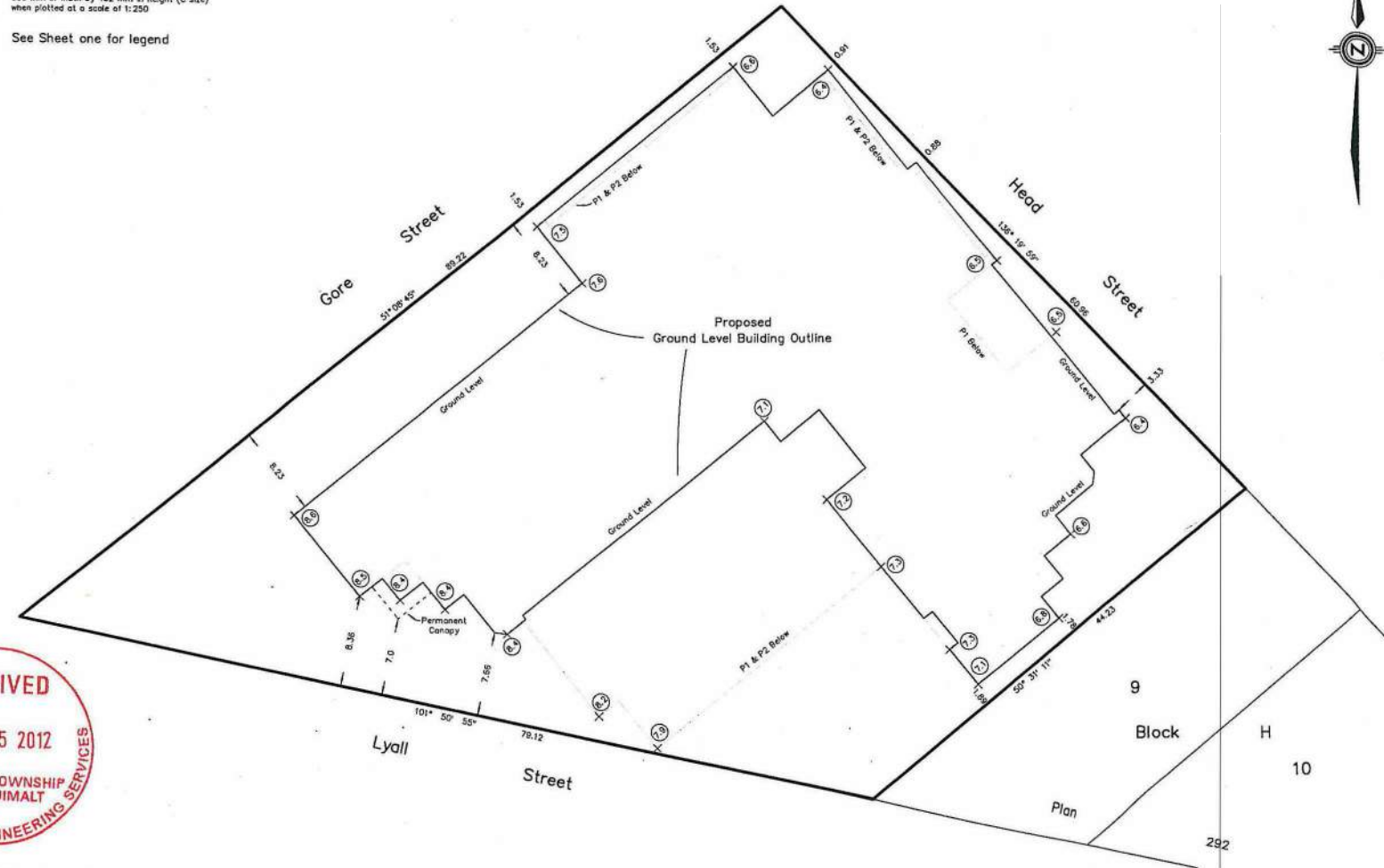
Proposed Ground Level

"Triangle Estates"



The intended plot size of this plan is 859 mm in width by 432 mm in height (C size) when plotted at a scale of 1:250

See Sheet one for legend



201



5 September 2012
McIlvaney Riley Land Surveying Inc.
#113 - 2244 Sonke Road
Victoria, B.C. V8B 1X1
(250) 474-5536
www.mrls.ca
File: 41758ldg-Site-Proposed

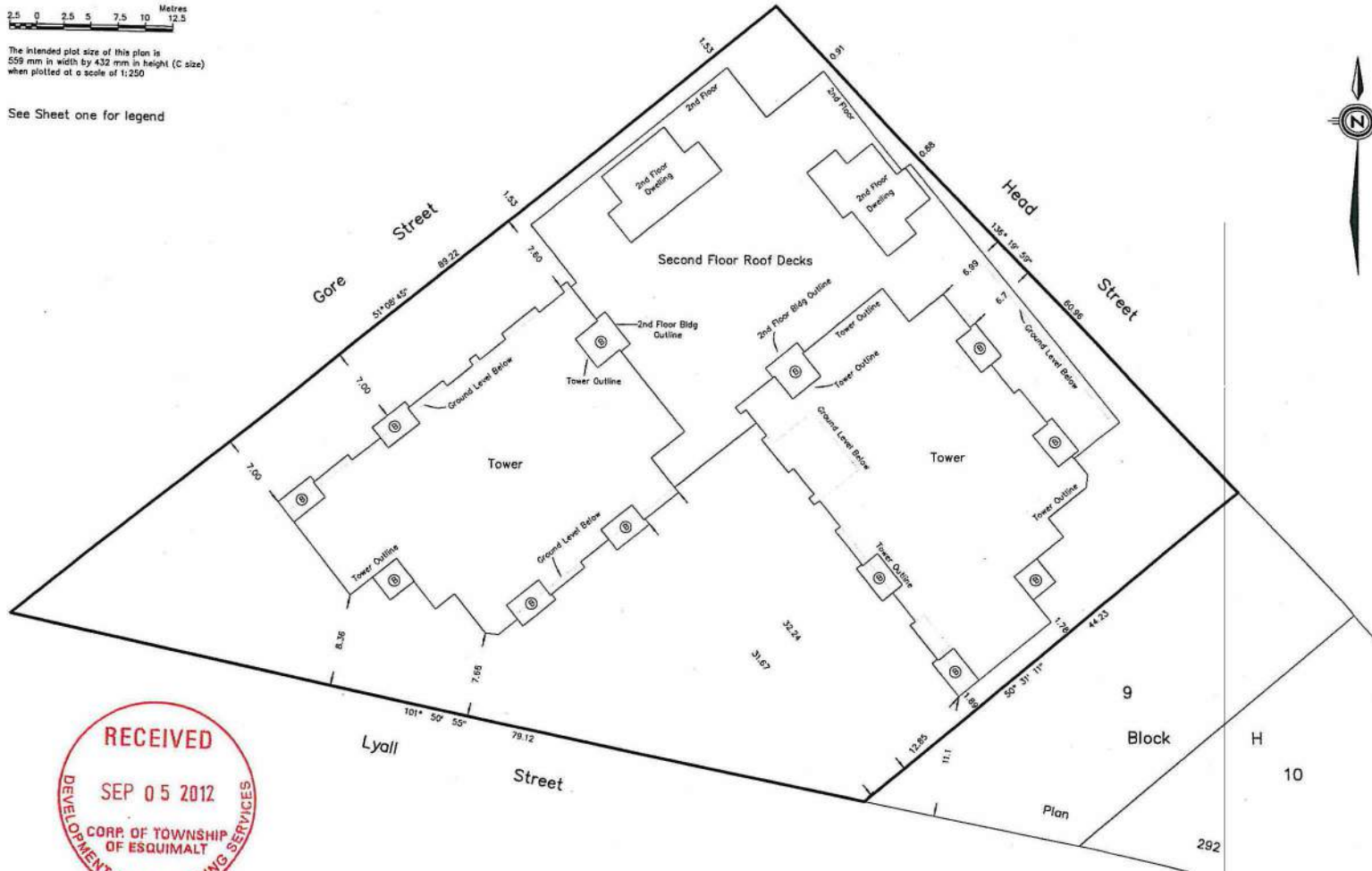
Proposed Second Floor and Towers

"Triangle Estates"



The intended plot size of this plan is 559 mm in width by 432 mm in height (C size) when plotted at a scale of 1:250

See Sheet one for legend



5 September 2012

McIlveney Riley Land Surveying Inc.
 #113 - 2244 Spoke Road
 Victoria, B.C. V9B 1X1
 (250) 474-5538
 www.mrls.co

File: 4175Bldg-Site-Proposed

202



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Council Meeting: April 28, 2014
Staff Report No. DEV-14-027

REQUEST FOR DECISION

SUBJECT: DEVELOPMENT PERMIT

1108 Craigflower Road

[PID 005-882-460, Lot 9, Section 10, Esquimalt District, Plan 6105]

RECOMMENDATION:

That Council resolves that Development Permit No. DP000016 limiting the form and character of development to that shown on architectural plans provided by Zebra Design, stamped "Received April 17, 2014" including exterior finishing consistent with the colour board provided by Zebra Design stamped "Received March 21, 2014", and landscape plans provided by Biophilia Design Collective Ltd., stamped "Received March 27, 2014", for the easternmost home sited on that portion of the parcel as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received March 21, 2014", **be approved, and staff be directed to issue the permit and register the notice on the title of PID 005-882-460, Lot 9, Section 10, Esquimalt District Plan 6105 [1108 Craigflower Road].**

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646

Zoning Bylaw, 1992, No. 2050

Development Application Procedures and Fees Bylaw No. 2791, 2012

STRATEGIC RELEVANCE:

This Request For Decision does not directly relate to a specific strategic objective.

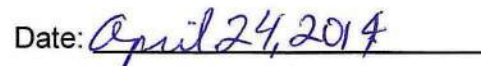
Submitted by: Writer



Reviewed by: A/CAO



Date:



STAFF REPORT

DATE: April 23, 2014 Report No. DEV-14-027
TO: Jeff Miller, Acting Chief Administrative Officer
FROM: Trevor Parkes, Senior Planner
SUBJECT: **DEVELOPMENT PERMIT**
1108 Craigflower Road
[PID 005-882-460, Lot 9, Section 10, Esquimalt District, Plan 6105]

RECOMMENDATION:

That Council resolves that Development Permit No. DP000016 limiting the form and character of development to that shown on architectural plans provided by Zebra Design, stamped "Received April 17, 2014" including exterior finishing consistent with the colour board provided by Zebra Design stamped "Received March 21, 2014", and landscape plans provided by Biophilia Design Collective Ltd., stamped "Received March 27, 2014", for the easternmost home sited on that portion of the parcel as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received March 21, 2014", **be approved, and staff be directed to issue the permit and register the notice on the title of PID 005-882-460, Lot 9, Section 10, Esquimalt District Plan 6105 [1108 Craigflower Road].**

BACKGROUND:

Context

Applicant: Zebra Design [Rus Collins]

Owner: Ravinder Gill

Property Size: Metric: 1054.4 m² Imperial: 11350 ft²

Existing Land Use: Single Family Residence

Surrounding Land Uses:

North:	Park [Esquimalt Gorge Park]
South:	Multiple Family Residential
West:	Single Family Residential [CD 21]
East:	Single Family Residential

Existing Zoning: CD-85 [Comprehensive Development District No. 85]

Existing OCP Designation: Single and Two Unit Residential [No change required]

Schedules:

- "A" Key plan showing location of the subject site;
- "B" 2011 air photo of subject property;
- "C" OCP Design Guidelines for Single Unit Infill Housing;
- "D" Comprehensive Development District No. 85 [CD-85] zone;

- "E" Concept Rendering of 1108 Craigflower Road; and
"F" Development Permit No. DP000016.

Purpose of the Application:

The subject property was recently rezoned to accommodate two new single family homes on narrow frontage lots. The applicant has proposed to begin construction of the first home as soon as possible, prior to the subdivision being approved. Accordingly, the new home is proposed to be sited consistent with the CD-85 zoning requirements on the eastern portion of the parent lot. As CD-85 is located within Development Permit Area No. 5 – Enhanced Design Control Residential, a Development Permit controlling the form and character of the building and landscaping must be secured prior to issuance of a Building Permit.

Comments From Other Departments

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

Building Inspection: Construct to BC Building Code 2012 and Municipal Building Code Bylaw, 2002, No. 2538. Applicant must address all issues contained within the Township Development Protocol should application be approved. Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit.

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the two new single family houses proposed to be located at 1108 Craigflower Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

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

Comments from the Advisory Planning Commission [APC]

This application was considered at the regular meeting of the APC held on April 15, 2014. Members were complimentary of the design and congratulated the applicant on undertaking work as soon as possible after the approval of zoning to realize this project. Members shared staff's concern regarding the large dining room window which directly overlooked the rear yard of 1106 Craigflower Road and was therefore inconsistent with OCP Section 9.8.4.3(h) – Privacy/ Screening/ Shadowing. The applicant's agent indicated that the design could be altered to address privacy concerns. The APC recommended that the application be forwarded to Council with a **recommendation for approval subject to the dining room window located on the southeast side having privacy measures applied.**

The applicant has provided revised drawings, stamped "Received April 17, 2014" which altered the window design to address the privacy concern.

Zoning

CD-85 zoning was specifically tailored to accommodate this home design when the rezoning

application was approved in January 2014. As the applicant has proposed no design changes, the proposal satisfies all of the CD-85 zone regulations [Schedule "D"].

Official Community Plan

Section 2.2 of the Official Community Plan recognizes that modest residential growth will occur through the infilling of vacant or under-utilized parcels and states that this growth should occur in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

Design Guidelines

Section 9.8 of the Official Community Plan contains Guidelines for Single-Unit Infill Housing [Schedule "C"]. The proposed design is consistent with the applicable guidelines.

Building Design: The proposed home is a contemporary west coast, two storey design, complete with a full basement. The home incorporates a combination of natural wood and stone facing materials with traditional stucco and hardie-panel siding and a solid Fir front entry door. The use of a variety of colour and cladding materials combine to create visual interest on the façade while effectively breaking up the massing of the building.

The owner has registered a Section 219 covenant on the property title to ensure future purchasers are notified that a Secondary Suite is prohibited within this home.

Landscaping: The proposed landscape plan is consistent with the basic design guidelines contained in the OCP. A Broom finished concrete driveway leads to the home from the street serving both vehicles and pedestrians. Patterned, rectilinear planting beds are proposed adjacent to primary entrance and the northwest corner of the home. Two existing trees are proposed for retention and two additional trees are proposed to be installed as focal points at the front entranceway and adjacent to the rear concrete patio. The balance of landscaping is turf and the installation of small plants in a bed located along the northeastern property line.

Fencing is proposed to be installed along the entire perimeter of the property boundary, excepting the Front Lot Line. The proposed fence height is consistent with Zoning Bylaw requirements however the proposed fences stretching from the frontage to the building will accentuate the narrow lot width of these parcels rather than integrate the properties into the streetscape.

ISSUES:

1. Rationale for Selected Option

This application for approval of Development Permit No. DP000016 [Schedule "E"] is consistent with the policy direction contained within the OCP for single unit infill development as well as the relevant design guidelines. The APC has recommended supporting the

application. The proposed home would integrate into the existing streetscape rather than dominating it and promise enhanced building performance for long term sustainability.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

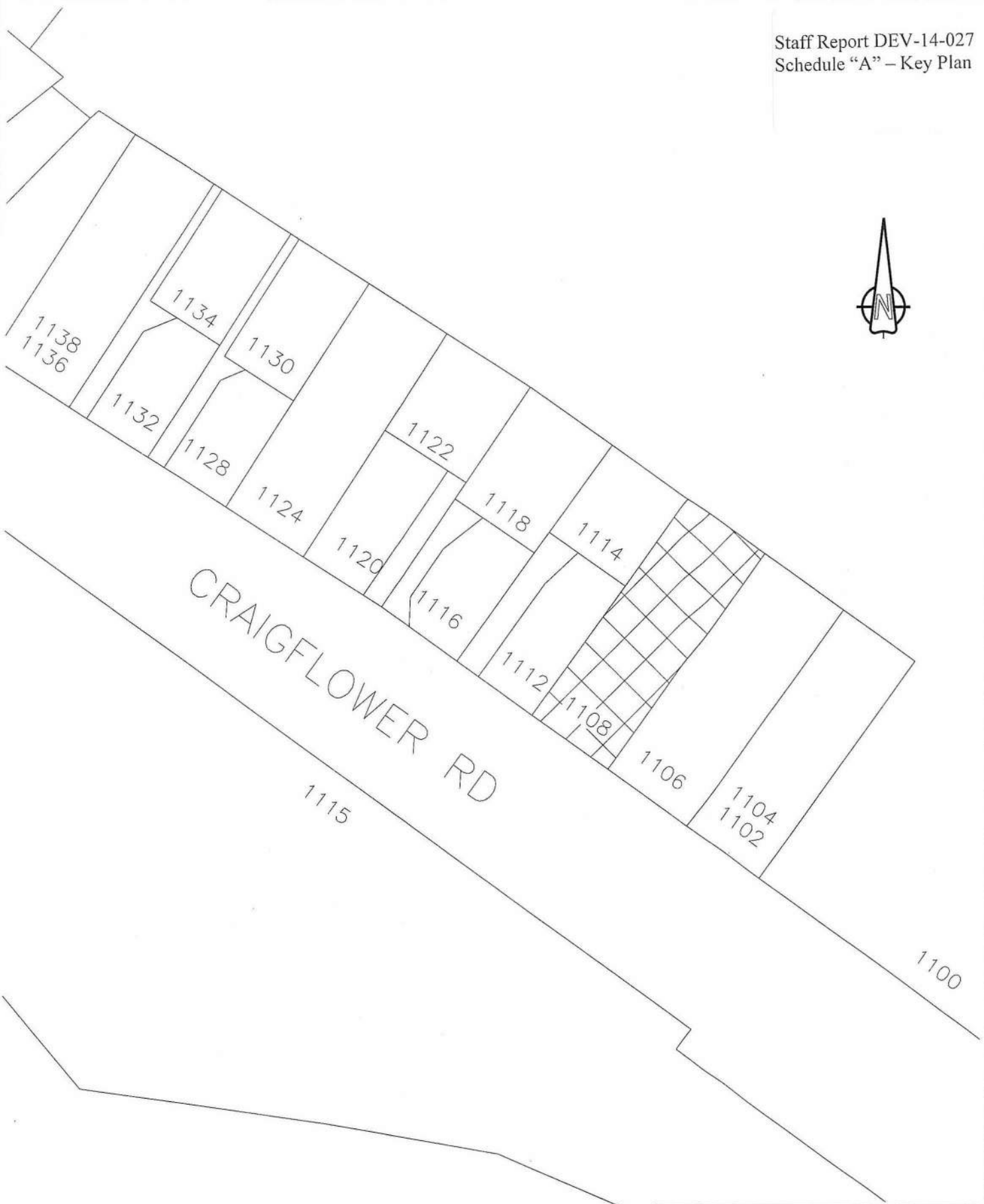
The applicant proposes to construct both homes to a "Built Green" Gold standard and achieve an Energuide 80 standard for building performance.

5. Communication & Engagement

As this is a Development Permit application requiring no variances, the *Local Government Act* does not require notification be provided.

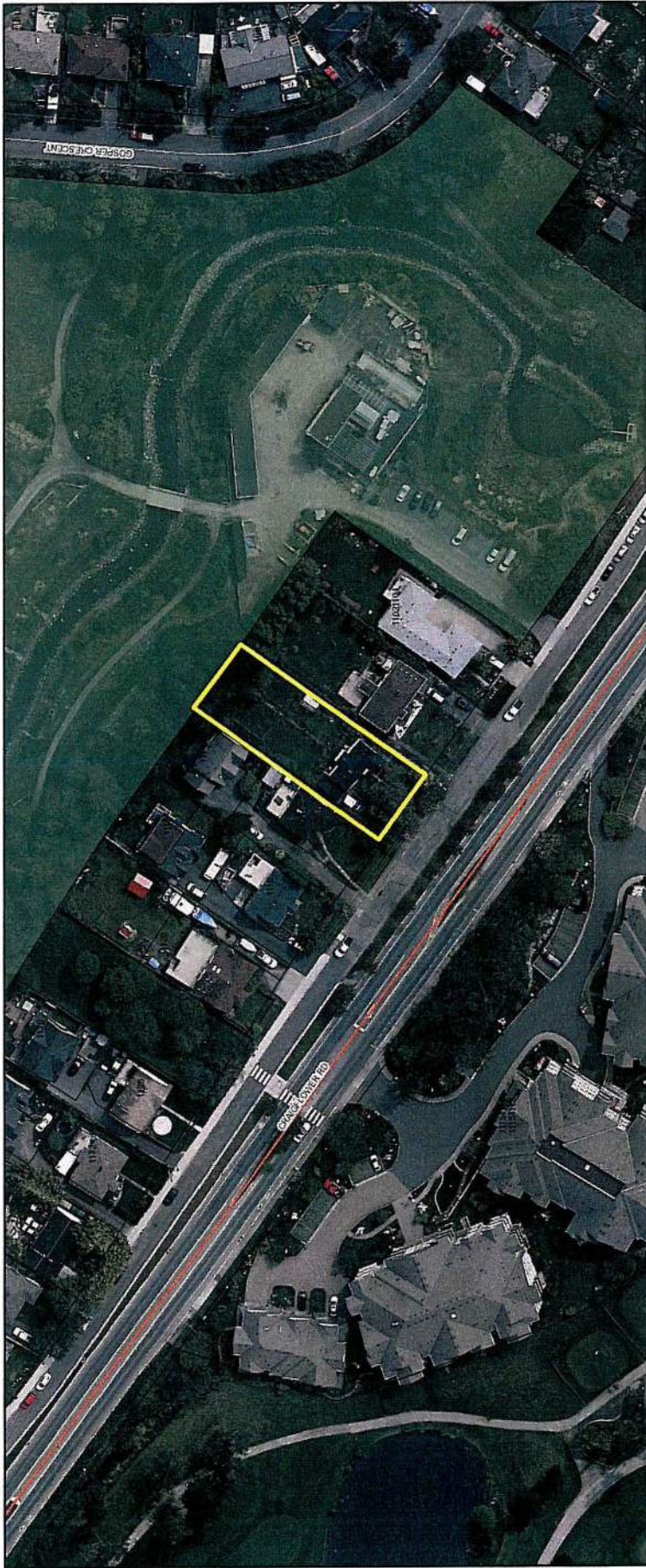
ALTERNATIVES:

1. Council **approve** Development Permit No. DP000016 and direct staff to issue the permit and register a notice on the property title.
2. Council **deny** Development Permit No. DP000016.



**SUBJECT PROPERTY MAP
1108 CRAIGFLOWER RD**

1108 Craigflower Road



Staff Report DEV-14-027
Schedule "B" – 2011 Airphoto



9.8 Guidelines for Single-unit Infill Housing

9.8.1 Definition

Single-unit infill housing is development that provides for new single-unit homes on land that is surplus to the needs of existing housing. This could be in the form of separate dwellings on one lot (strata-titled or otherwise), or dwellings on separate small lots created through subdivision of larger lots.

9.8.2 Purpose

The purpose of these guidelines is provide guidance for proponents, the public, municipal staff, Advisory Committees and Council for the evaluation of applications for rezoning to permit the construction of single-unit Infill Housing.

9.8.3 Guidelines

9.8.3.1 Preferred Locations/Site Characteristics

The following characteristics define the general suitability of a property for Single-unit Infill Housing:

- a) Lots currently zoned RD-1 (Two-unit Residential) and RD-3 (Two-unit / Single-unit Residential), especially those with extra width and lot area;
- b) Lots with a frontage on more than one street (including corner lots);
- c) Properties that are transitional between lower density and higher density housing or other land uses;
- d) The demolition of existing housing is discouraged (unless in exceptional circumstances) however moving of houses is considered acceptable; and
- e) These criteria are general in nature. Each project will be considered on its own merit.

9.8.4 Design

9.8.4.1 Context

- a) Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to blend with the new construction.
- b) Where two or more new separate dwellings are situated within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating similar architectural details.
- c) Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses.
- d) The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

9.8.4.2 Massing

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

9.8.4.3 Privacy/Screening/Shadowing

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

9.8.4.4 Landscaping

- j) Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.
- k) Retention and protection of trees and the natural habitat is encouraged wherever possible.

9.8.4.5 Private Open/Yard Space

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

9.8.5 **Process**

9.8.5.1 Rezoning

- a) Single-unit infill housing will only be permitted through a rezoning process. Each application will be considered on its own merit.
- b) As well as the typical rezoning information, an application for a single-unit infill housing should include:
 - i) a summary of the proposal (prepared by the applicant) showing how it differs from the regular zoning requirements in terms of site coverage, floor area ratio, building envelope, number of parking spaces, amount of useable open space and common areas; and
 - ii) an illustration of the streetscape (to scale) showing the relationship of the proposed building to the five (5) adjacent buildings on either side of it and of the same buildings from the rear is required. For corner lots, the streetscape drawing must be provided for both street frontages.

67.72 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 85 [CD NO. 85]

In that Zone designated as CD No. 85 [Comprehensive Development District No. 85] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

Staff Report DEV-14-027
Schedule "D" – CD-85 Zone

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

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 527 square metres.

(3) **Density**

The number of Dwelling Units permitted on Lot 9, Section 10, Esquimalt District, Plan 6105 shall be limited to two [2] for a density of one [1] unit per 527 square metres.

(4) **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.

(5) **Lot Coverage**

- (a) All Principal Buildings and Structures combined shall not cover more than 25% of the Area Lot 9, Section 10, Esquimalt District, Plan 6105.
- (b) Notwithstanding Section 5(a) Principal Buildings shall not cover more than 22% of the Area Lot 9, Section 10, Esquimalt District, Plan 6105.

(6) **Floor Area Ratio**

The combined Floor Area Ratio of all Principal Buildings on Lot 9, Section 10, Esquimalt District, Plan 6105 shall not exceed 0.28.

(7) **Siting Requirements**

- (a) **Principal Buildings**
 - (i) The easternmost Principal Building shall not be located within 11.8 metres of the Front Lot Line.

- (ii) The westernmost Principal Building shall not be located within 14.9 metres of the Front Lot Line.
- (iii) No Principal Building shall be located within 1.5 metres of any Interior Side Lot Line with the total setback of all Side Yards not to be less than 3.3 metres.
- (iv) The easternmost Principal Building shall not be located within 22 metres of the Rear Lot Line.
- (v) The westernmost Principal Building shall not be located within 19 metres of the Rear Lot Line.
- (vi) The separation between Principal Buildings within Comprehensive Development District No. 85 [CD No. 85] shall not be less than 3.3 metres.

(b) **Accessory Buildings**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building
- (ii) Side Setbacks: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of any Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 7 metres of any Principal Building.

(8) **Fencing**

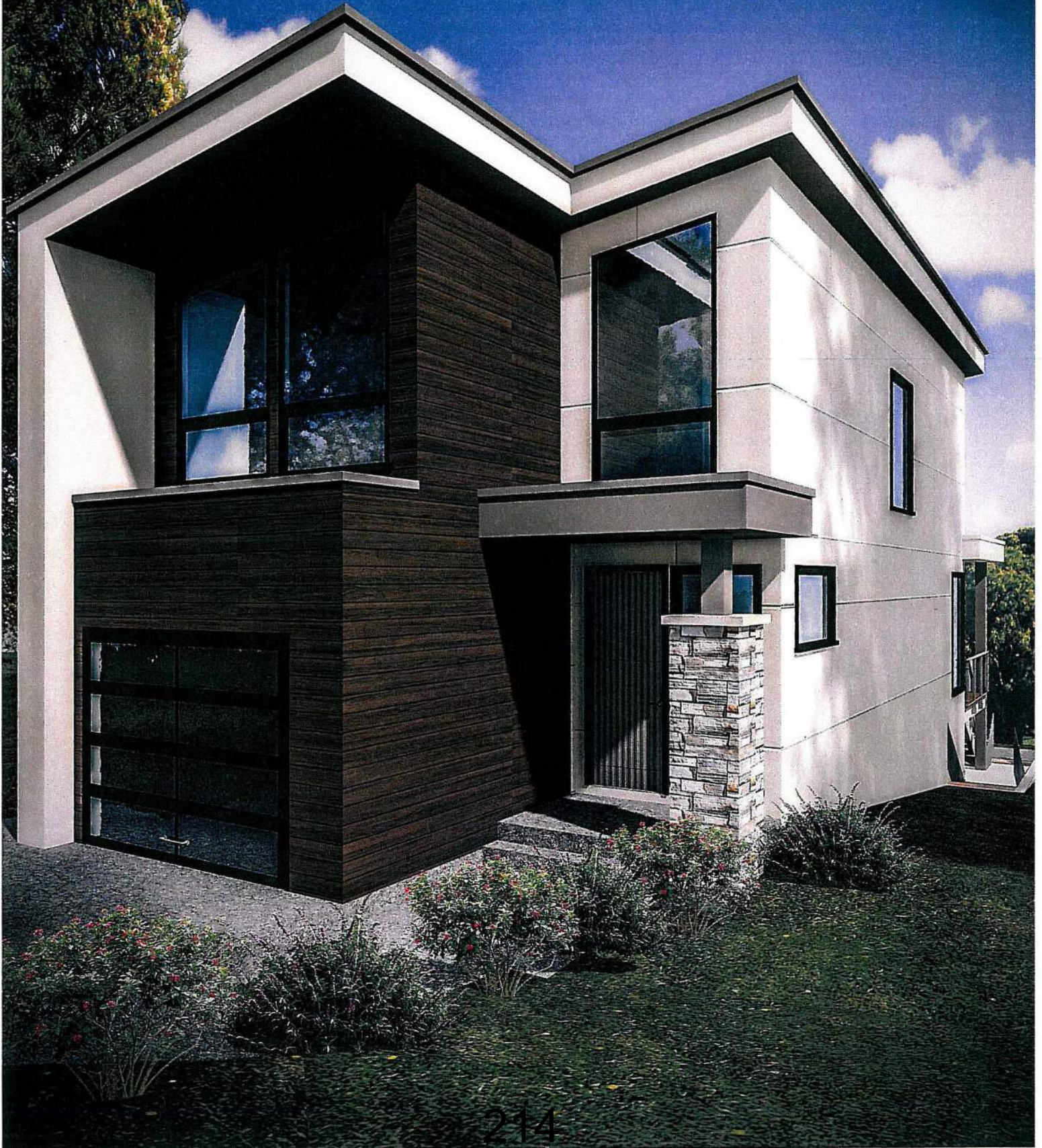
Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of any Principal Building and 2 metres behind the front face of the Principal Building.

(9) **Landscaping and Open Space**

Landscaping and Open Space shall be as shown on the landscape plan approved as part of the active Development Permit.

(10) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000016

Owner: Ravinder Kaur Gill
Jaspreet Gill
568 Heatherdale Lane
Victoria, BC V8Z 0A4

Lands: PID 005-882-460, Lot 9, Section 10, Esquimalt District, Plan 6105]

Address: 1108 Craigflower Road, Esquimalt, B.C.

Conditions:

This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.

1. Approval of this Development Permit is issued in accordance with the architectural plans provided by Zebra Design, stamped "Received April 17, 2014" including exterior finishing consistent with the colour board provided by Zebra Design stamped "Received March 21, 2014", attached hereto as Schedule 'A'.
2. Approval of this Development Permit is issued in accordance with the landscape plans prepared by Biophilia Design Collective Ltd., stamped "Received March 27, 2014", and attached hereto as Schedule 'B'.
3. Approval of this Development Permit is issued in accordance with building siting as detailed on the BC Land Surveyors Site Plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received March 21, 2014", and attached hereto as Schedule 'C'.
4. The lands shall be developed in accordance with the terms and conditions and provisions of this Permit, provided that minor variations which do not affect the overall design may be permitted by the Director of Development Services.

5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
6. This Development Permit is not a Building Permit.
7. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

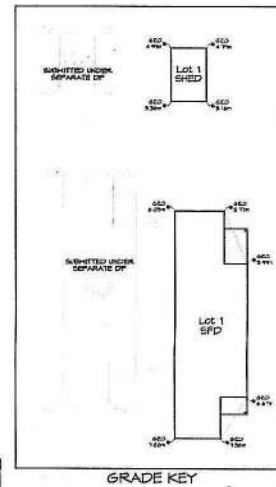
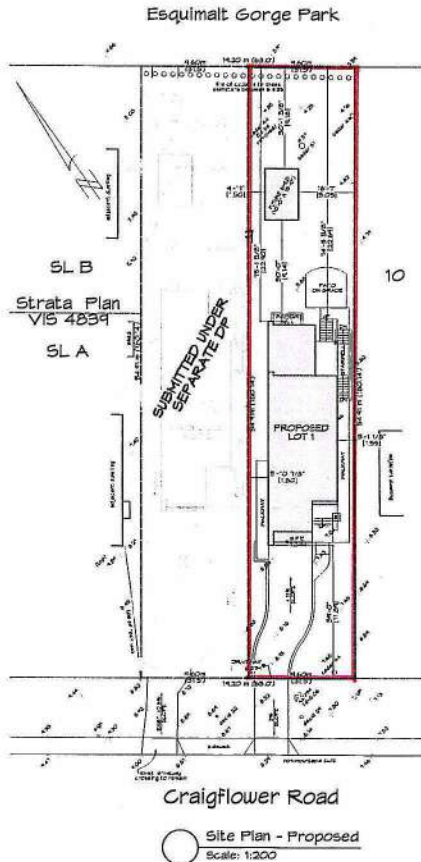
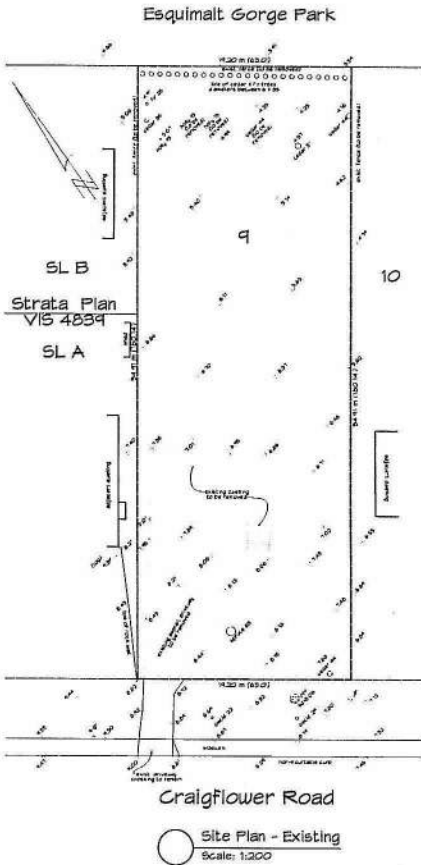
ISSUED BY MUNICIPAL COUNCIL RESOLUTION ON THE ---- DAY OF ----,
2014

SIGNED THIS _____ DAY OF _____, 2014

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

217



SITE DATA - Proposed Lot 1 - 1108 Craigflower Rd	
LEGAL DESCRIPTION - LOT 9, SECTION 10, ESQUIMALT DISTRICT, PLAN 6108	
CURRENT ZONING - RD-3	
PROPOSED ZONING - CDD (COMPREHENSIVE DEVELOPMENT DISTRICT)	
PROPOSED LOT 1	
LOT AREA	521.11 M ² (5674.36 FT ²)
LOT WIDTH	4.60 M (15.10')
LOT DEPTH	54.91 M (180.15')
BUILDING WIDTH	6.25 M (20.51')
SETBACKS	
FRONT	11.24 M (36.88')
REAR	22.64 M (74.44')
SIDE (NORTHWEST)	1.80 M (5.91')
SIDE (SOUTHEAST)	1.59 M (5.24')
AVG. GRADE	6.62 M (21.72')
BUILDING HEIGHT	7.30 M (23.95')
FLOOR AREA	
UPPER FLOOR	68.95 M ² (742.24 FT ²)
MAIN FLOOR	10.80 M ² (116.07 FT ²)
GARAGE (EXCLUDED)	28.78 M ² (311.46 FT ²) INCLUDED
LOWER FLOOR (NON-BSM)	4.23 M ² (45.31 FT ²)
LOWER FLOOR (BASEMENT)	88.44 M ² (951.51 FT ²)
TOTAL, NON-BASEMENT AREA	143.44 M ² (1544.40 FT ²)
TOTAL, INCL. BASEMENT	146.48 M ² (1570.26 FT ²)
FLOOR AREA RATIO	0.27 EXCLUDES BASEMENT AREA
SITE COVERAGE	24.45% INCLUDING ACCESSORY BLDG
PARKING	1 SPACE
ACCESSORY BLDG	
SETBACKS	
FRONT	41.15 M (135.00')
REAR	4.10 M (13.45')
SIDE (NORTHWEST)	1.50 M (4.92')
SIDE (SOUTHEAST)	9.05 M (29.71')
TO PRINCIPAL BLDG	4.14 M (13.58')
AVG. GRADE	5.08 M (16.68')
BUILDING HEIGHT	9.60 M (31.48')
FLOOR AREA	11.53 M ² (124.04 FT ²)
SITE COVERAGE	2.64%

SUBMITTED UNDER SEPARATE DP

- DRAWING LIST:**
- DP1.0 SITE PLAN & SITE DATA
 - DP1.1 LOT 1 FLOOR PLANS & ELEVATIONS
 - DP1.2 STREETScape
 - DP1.3 LANDSCAPE PLAN



RE-ISSUED FOR DEVELOPMENT PERMIT APR. 17, 2014



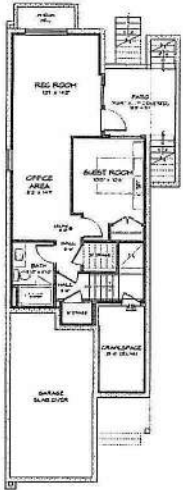
1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 860-2144
 Fax: (250) 860-2115
 Drawn By: K. BELFRY
 Date: DEC. 16, 2013
 Scale: AS NOTED
 Project:
 PROPOSED LOT 1 @ 1108 CRAIGFLOWER RD (DP - INFILL HOUSING)
 Title:
 SITE PLAN AND SITE DATA

REV. NO.	DESCRIPTION	DATE	Revision	Sheet
A	NO CHANGES	APR 17/14	A - APR 17/14	DP 1.0

Proj. No. TBD

SCHEDULE A OF DEVELOPMENT PERMIT NO. DP 000016

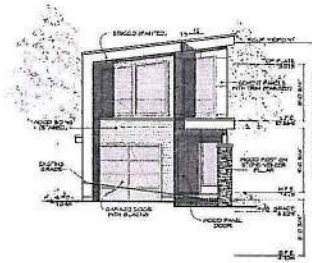
CORPORATE OFFICER



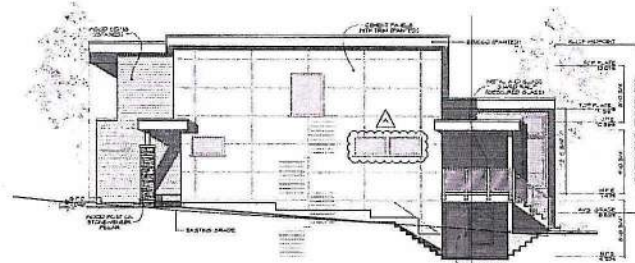
Lower Floor Plan
Scale: 1/8" = 1'-0"



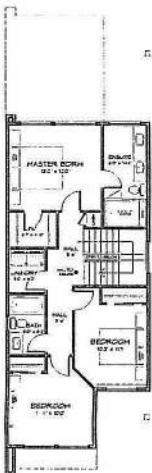
Main Floor Plan
Scale: 1/8" = 1'-0"



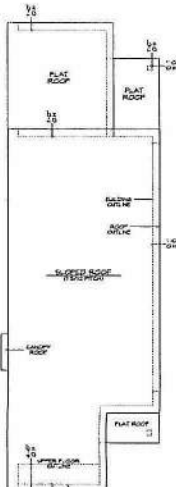
Front Elevation
Scale: 1/8" = 1'-0"



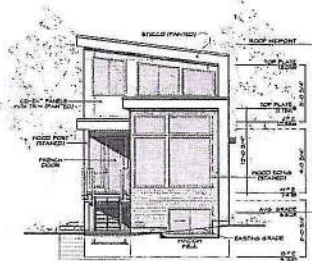
Side (Southeast) Elevation
Scale: 1/8" = 1'-0"



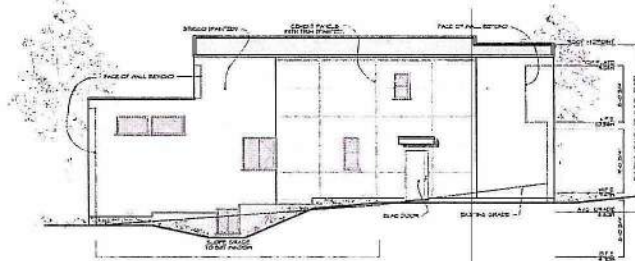
Upper Floor Plan
Scale: 1/8" = 1'-0"



Roof Plan
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Side (Northwest) Elevation
Scale: 1/8" = 1'-0"

SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000016
CORPORATE OFFICER



REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
A	REVIS: DINING ROOM ADDS TO SHOW THE NEW PARKING MAIN FLOOR PLAN AND SOUTHWEST SIDE ELEVATION	APR 15/14	A-1-APR 15/14	DP 1.1 Proj No. TBD

RE-ISSUED FOR
DEVELOPMENT
PERMIT
APR. 17, 2014

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 9E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. BELFRY

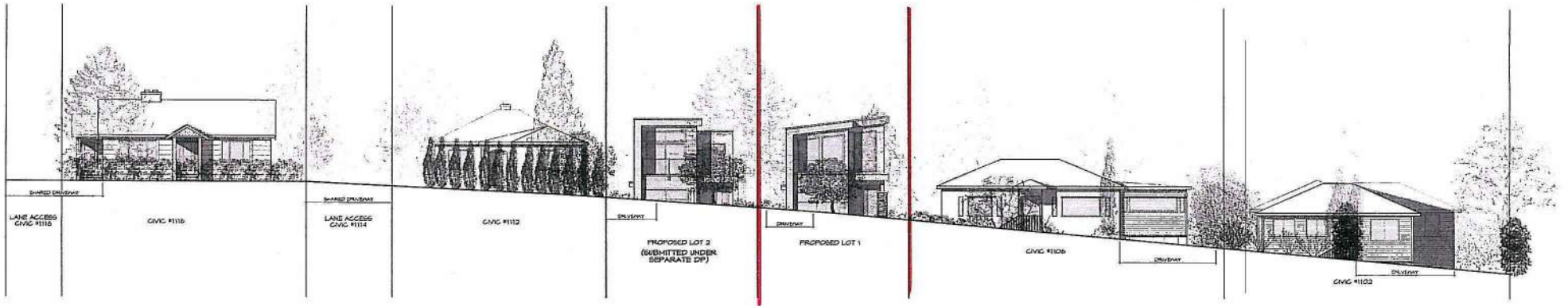
Date: DEC. 18, 2013

Scale: AS NOTED

Project:
PROPOSED LOT 1 @
1108 CRAIGFLOWER RD
(DP - INFILL HOUSING)

Title:
LOT 1 PLANS &
ELEVATIONS

219



Streetscape

SCHEDULE A OF
 DEVELOPMENT PERMIT
 NO. DP000016

 CORPORATE OFFICER



RE-ISSUED FOR DEVELOPMENT PERMIT APR. 17, 2014

ZEBRADESIGN

1161 NEINPORT AVE
 Victoria, B.C. V8B 8E9
 Phone: (250) 360-2144
 Fax: (250) 360-2115

Drawn By: K. BELFRY
 Date: DEC. 18, 2013
 Scale: AS NOTED
 Project:
 PROPOSED LOT 1 @
 1106 CRAIGFLOWER RD
 (DP - INFILL HOUSING)

Title:
 STREETSCAPE

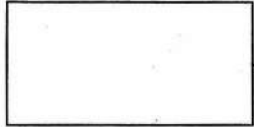
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	NO CHANGES	APR 17/14	A - APR 17/14	DP 1.2

Proj No. TBD

220



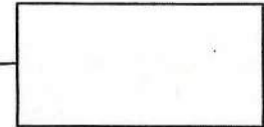
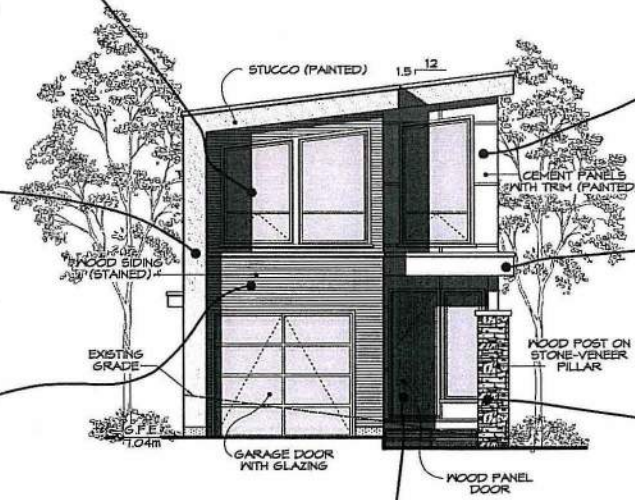
"BLACK"
WESTECK WINDOWS
WINDOWS



"BALINESE DREAM"
IMASCO MINERALS INC.
STUCCO FINISH



"OXFORD BROWN"
SIKKENS CETOL SRD
SEMI-TRANSPARENT STAIN
HORIZONTAL CEDAR SIDING
(STAINED)



"NATURAL CHOICE" SW7011
SHERWIN WILLIAMS PAINTS
CEMENT BOARD PANELS & TRIM
(PAINTED)



"BLACK FOX" SW7020
SHERWIN WILLIAMS PAINTS
CEDAR FASCIA & CEDAR POSTS
(PAINTED)



"ECHO VALLEY"
K2 STONE
ROCK VENEER



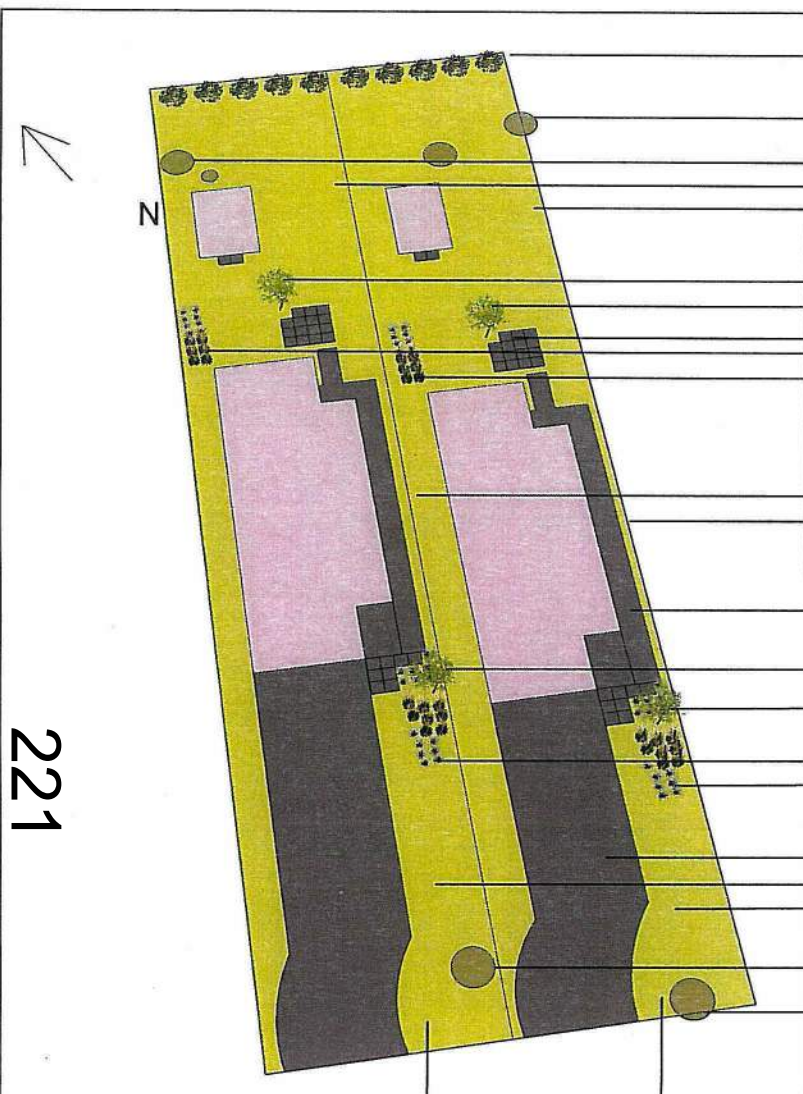
"BLACK FOX" SW7020
SHERWIN WILLIAMS PAINTS
FIR FRONT ENTRY DOOR
(PAINTED)



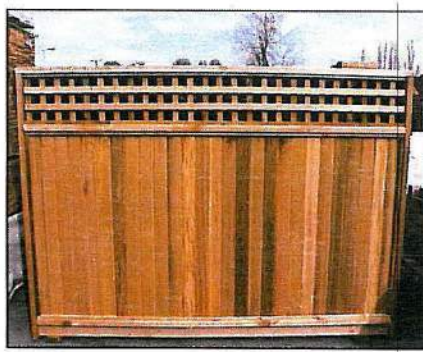
Proposed Lot 1 Colour Board
Subdivision @ 110B Craigflower Rd Mar. 20, 2014



SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000016
CORPORATE OFFICER



- P5. x 3
- P6. x 2
- P7. x 3
- Existing trees
- Grass Seed
- FT 2. Full Moon Maple
(Acer Palmatum) 7' tall, B&B
- Broom finish concrete patio
- P1. 9 x 1 gal
- P2. 6 x 1 gal
- P3. 7 x 1 gal
- P4. 7 x 1 gal
- Fence Detail
4' Between front property line and front of building
6'6" Between front of building and rear property line
- Broom finish concrete pathway
- FT1: Red Lace Leaf Maple Tree
(Acer Palmatum) 7' tall, B&B
- P1. x 9
- P2. x 6
- P3. x 7
- P4. x 7
- Broom finish concrete driveway
- Sod
- Existing trees



Fence Detail.

Automated In-ground irrigation system. The system must be installed to IABC standards by IABC certified installers.

Suggested Plant List.				
	Botanical Name	Common Name	ID.	Size
Trees	Acer Palmatum	Red Lace Leaf Maple Tree	FT 1.	7' height B&B
	Acer Palmatum	Full Moon Maple	FT 2.	7' height B&B
Plants	Panicum virgatum	Switchgrass	P1.	1 gal
	Cyperaceae	Bullrush	P2.	1 gal
	Carex testacea	Orange Sedge	P3.	1 gal
	Carex elata 'Bowies Golden'	Golden Sedge Grass	P4.	1 gal
	Cornus amomum	Silky Dogwood	P5.	3 gal
	Physocarpus	Nine Bark	P6.	3 gal
	Rhododendron viscosum	Swamp Azalea	P7.	3 gal

SCHEDULE B OF
 DEVELOPMENT PERMIT
 NO. DP 000016

 CORPORATE OFFICER



250.589.8244
 bianca@biophillicollective.ca

CLIENT:
 1108 Craigflower Road

PROJECT:
 Landscape Plan
 1108 Craigflower Road

IMAGES:
 Landscape Rendering

DESIGNER:
 Bianca Bodley

SCALE:
 NA



A1
 DATE:
 March 18, 2014



P1. Switchgrass (*Panicum virgatum*)



P2. Bullrush (*Cyperaceae*)



P3. Orange Sedge (*Carex testacea*)



P4. Golden Sedge Grass (*Carex elata* 'Bowles Golden')

222

SCHEDULE B OF
DEVELOPMENT PERMIT
NO. DP000016
CORPORATE OFFICER



FT1: Red Lace Leaf Maple Tree (*Acer Palmatum*)



FT 2. Full Moon Maple (*Acer Palmatum*)



Ornamental Black River Rock to cover rain gardens 3"

CLIENT:
1108 Craigflower Road

PROJECT:
Landscape Plan
1108 Craigflower Road

IMAGES:
Plant Palette_Rain Garden Front &
Rear

DESIGNER:
Bianca Bodley

SCALE:
NA



A2

DATE:
March 18, 2014



P5. Silky Dogwood (*Cornus amomum*)

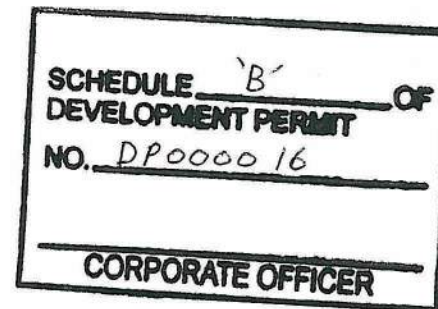


P6. Nine Bark (*Physocarpus*)



P7. Swamp Azalea (*Rhododendron viscosum*)

223



CLIENT:
1108 Craigflower Road

PROJECT:
Landscape Plan
1108 Craigflower Road

IMAGES:
Plant Palette_Water Loving Native
Shrubs

DESIGNER:
Bianca Bodley

SCALE:
NA



A3
DATE:
March 18, 2014

CLIENT:
1108 Craigflower Road

PROJECT:
Landscape Plan
1108 Craigflower Road

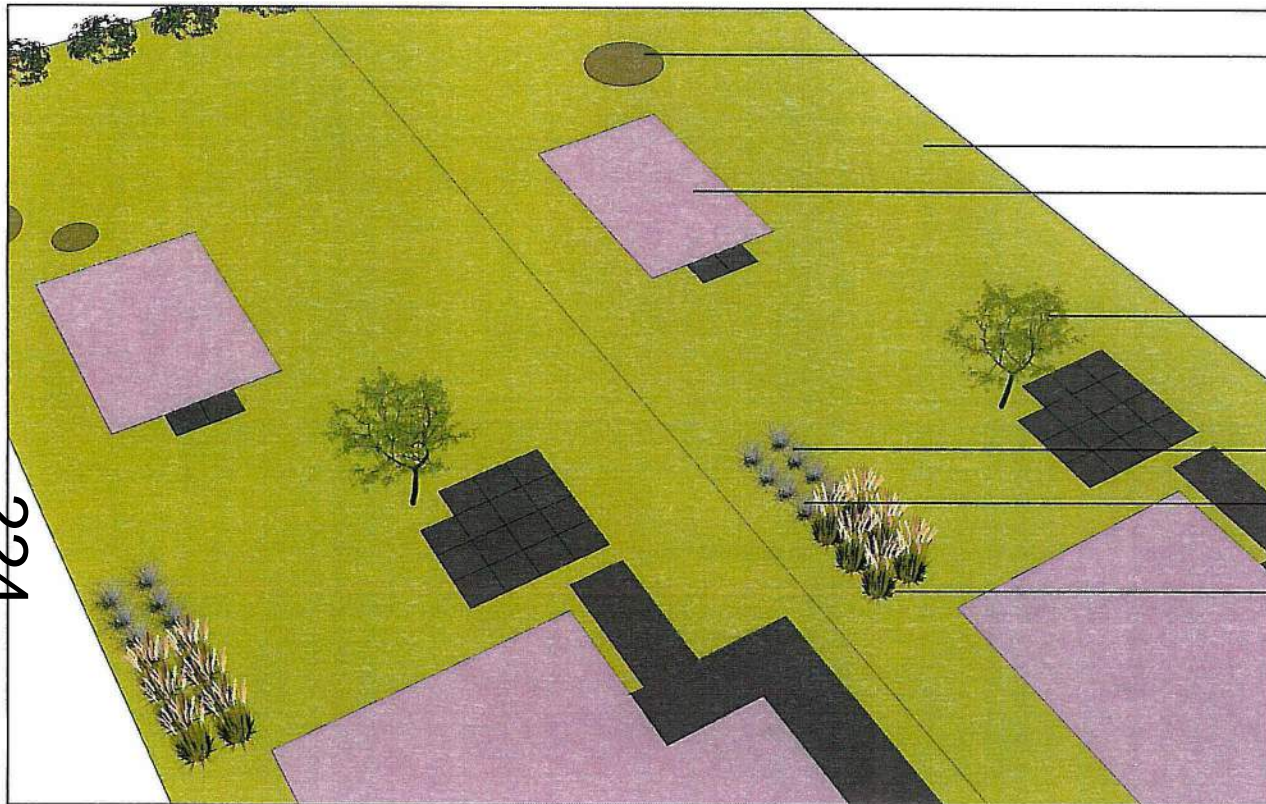
IMAGES:
Plant Palette_Rain Garden Front &
Rear

DESIGNER:
Bianca Bodley

SCALE:
NA



A4
DATE:
March 18, 2014



Existing Tree

Lawn

Proposed 10' x 15' Shed

Feature Tree:
Full Moon Maple

Rain garden to be topped with 3'
ornamental river rock.

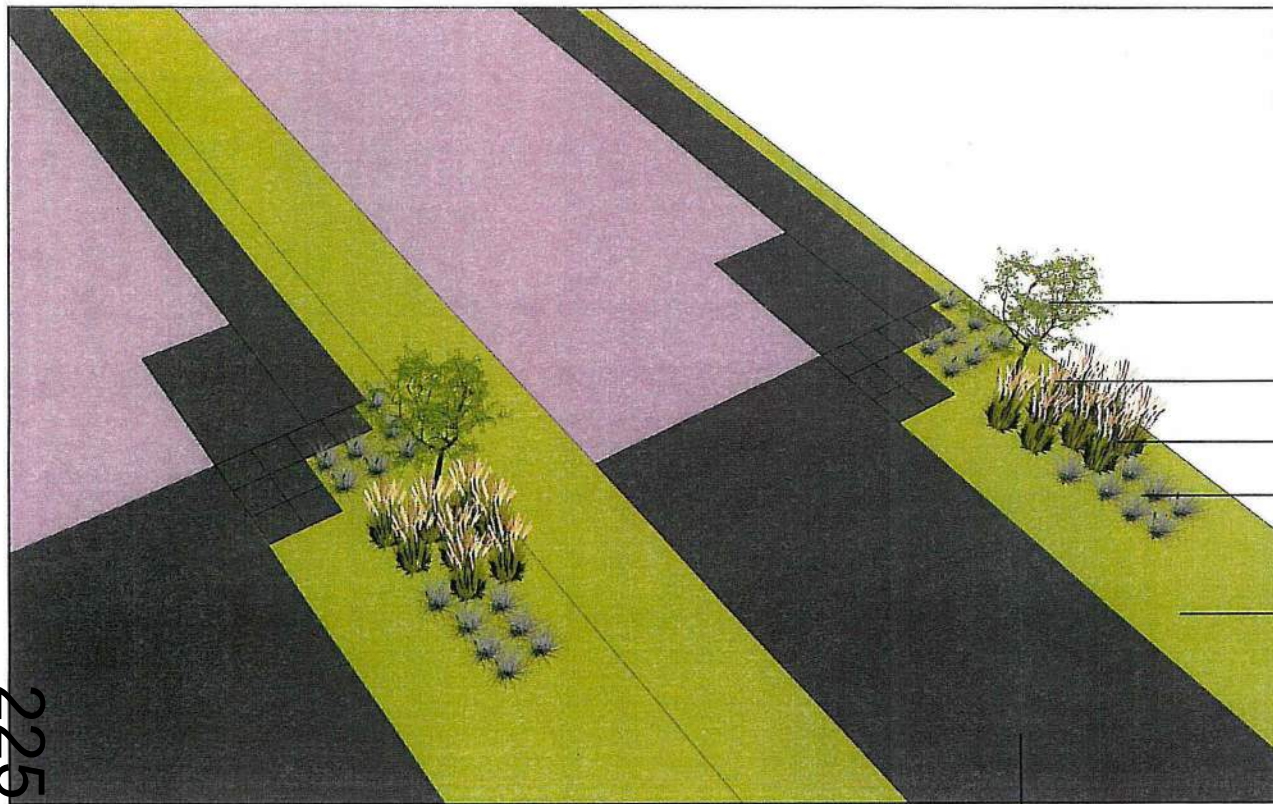
Switchgrass

Bullrush

224

SCHEDULE B OF
DEVELOPMENT PERMIT
NO. DP 060016

CORPORATE OFFICER



Feature Tree:
Red Lace Leaf Maple Tree

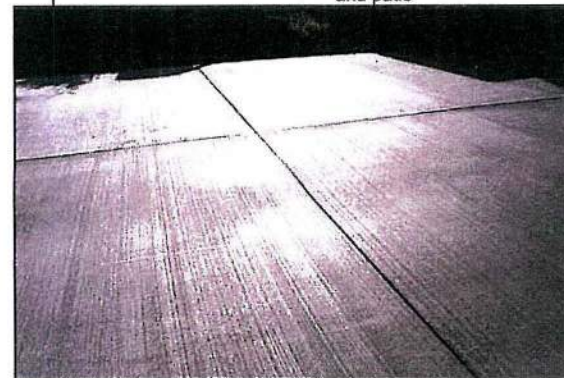
Rain garden to be topped with 3"
ornamental river rock

Bullrush

Switchgrass

Grass Seed

Broom finish concrete
proposed for driveway, pathway
and patio



225

SCHEDULE B OF
DEVELOPMENT PERMIT
NO. DP000016
CORPORATE OFFICER



250.589.8244
bianca@biophilialcollective.ca

CLIENT:
1108 Craigflower Road

PROJECT:
Landscape Plan
1108 Craigflower Road

IMAGES:
Landscape Rendering

DESIGNER:
Bianca Bodley

SCALE:
NA



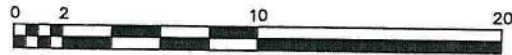
A5
DATE:
March 18, 2014

BC LAND SURVEYORS SITE PLAN OF:

Proposed Subdivision of 1108 Craigflower Road

Legal - Lot 9, Section 10,
Esquimalt District, Plan 6105

Parcel Identifier: 005-882-460



All distances are shown in metres.

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

Address:
1108 CRAIGFLOWER RD

Folio:
2292.000

Project:

Type / Subject:

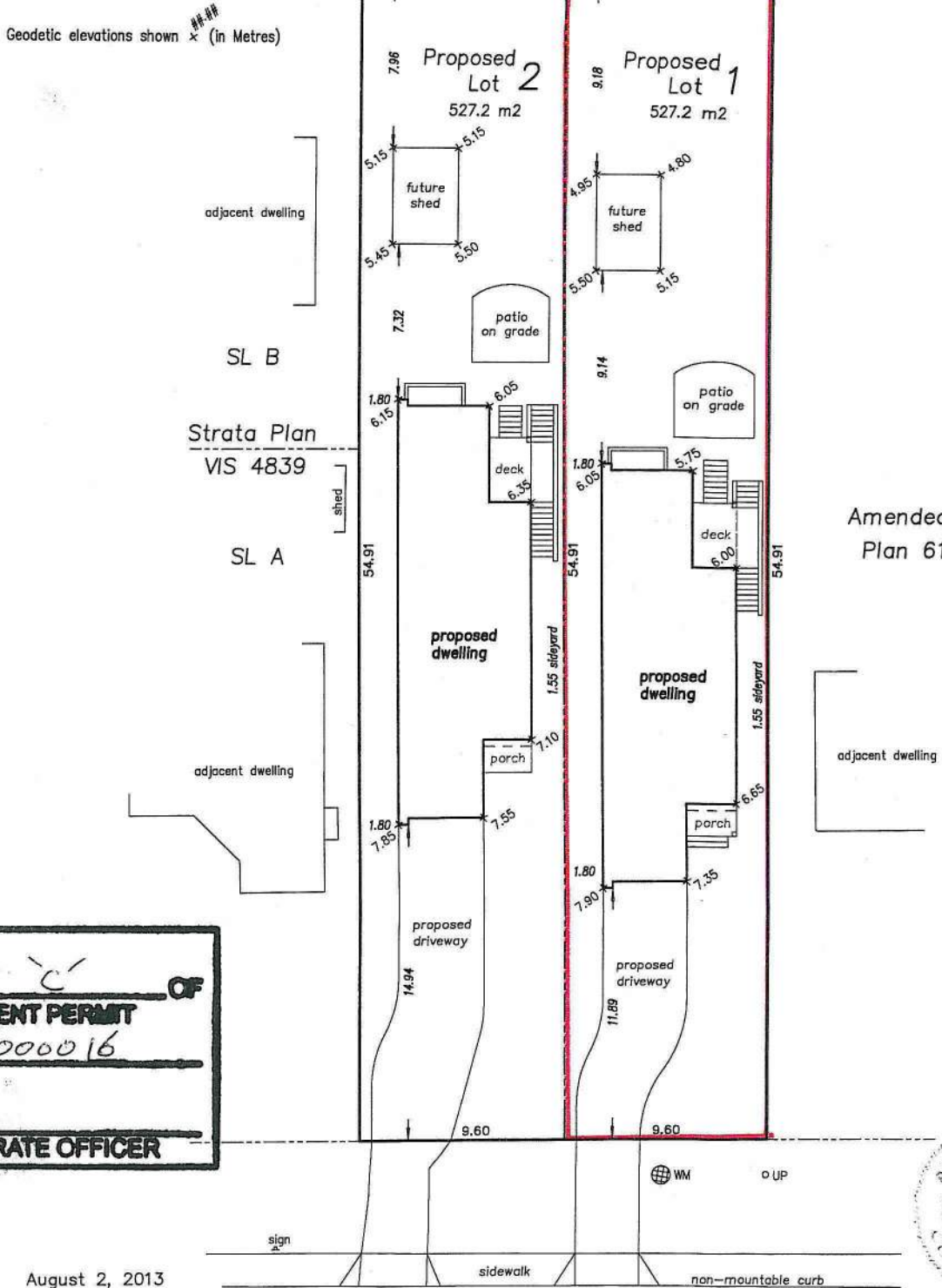
DEVELOPMENT PERMIT - SRD
Development Permit - LOT 1, 1108 Craigflower Rd

Date: **RECEIVED**
Mar 21, 2014

Folder: **RECEIVED**
MAR 21 2014
DP000016



Esquimalt Gorge Park



Geodetic elevations shown \times (in Metres)

adjacent dwelling

SL B

Strata Plan
VIS 4839

SL A

adjacent dwelling

Amended 10
Plan 6105

adjacent dwelling

SCHEDULE C OF
DEVELOPMENT PERMIT
NO. DP000016
CORPORATE OFFICER



August 2, 2013

File : 11596-35
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Craigflower Road

226

Certified correct
this 2nd day of August, 2013

Alan M. Powell, B.C.L.S.



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

MEMORANDUM

DATE: January 13, 2014
TO: Mayor and Council
FROM: Dar Purewall, Chair
Heritage Advisory Committee
SUBJECT: **HERITAGE ADVISORY COMMITTEE – 2013 YEAR END REPORT**

The Terms of Reference for the Heritage Advisory Committee (HAC) requires that the HAC submit to Council a final report at the end of each year describing its activities and accomplishments of the previous year.

In acting on that requirement, the Heritage Advisory Committee held seven regular meetings over the 2013 term (February, 2013 to November, 2013, inclusive). During that period, the HAC has been committed to completing the objectives laid out in its annual Work Plan. The past year's activities have seen the HAC work towards accomplishing the following goals:

1. **Heritage Register** – Supported Heritage Policy outlined in the Township's Official Community Plan by continuing to prepare Statements of Significance (SoS) for properties to be added to the Township's Heritage Register. Additions in 2013 included:
 - 1376 Esquimalt Road
 - 1382 Esquimalt Road
 - Fort Macaulay (Macaulay Point)

Activities under this area also saw the preparation of thirteen (13) Statements of Significance documents prepared for designated properties previously added to the Heritage Register.

2. **Heritage Foundation** – Supported strategies contained in the Township's *Heritage Context Plan* and *Heritage Policy Update* and maintained momentum on efforts to develop a Heritage Foundation. Actions taken on compiling a business case for the Foundation's development included:
 - Preparing and submitting budget information for two different operational models.

The development of a business case for the development of a Heritage Foundation remains ongoing with next steps including:

- Undertaking gap (needs) analysis;
- Conducting risk assessment; and
- Identifying potential funding sources and seed money.

...../2

- 3. Heritage Policy** – Supported the development of a Heritage Policy by collaborating with municipal staff to develop a policy for monuments and memorials located within Township boundaries. Actions in this area included:
 - Recognizing gaps and identifying a need for screening policy;
 - Reviewing draft documents and providing feedback recommendations.

- 4. Heritage Awareness** – Sustained strategies to generate greater awareness of the Township’s Heritage assets. Specific activities included:
 - Leveraging the momentum of the Township’s Centennial celebrations by moving into the implementation phase of a project to celebrate the stock of 100-year-old homes (planned to coincide with BC Heritage Week – February 17th to 23rd, 2014);
 - Collaborating with the Township’s Information Technology (IT) staff to provide additional website content and create a “navigation tab” to link users to heritage-themed information, such as the Heritage Register.

- 5. Heritage Salvage Resource** – Although listed as a commitment in the HAC Work Plan for 2013, activity in this area was re-considered and the goal was removed from the HAC Work Plan in June, 2013.

The past year has challenged the HAC’s capacity. The year 2013 saw the election of a new Chair and Vice-Chair, and committee membership dwindling to as little as four members. We did, however, secure one new member during the latter part of the year. Yet, changes in HAC composition and a shorter work-term impacted our ability to achieve all of our goals. We were, however, able to move forward on some high priority commitments.

I would also add that our Committee was also very responsive to Council’s request for input on two salient issues:

- Providing recommendations on a proposed Heritage Revitalization Agreement for the “Manor” property (English Inn) situated at 429 Lampson Street; and
- Assessing the OCP amendment for the Capital Regional District’s Wastewater Treatment facility proposed for McLoughlin Point.

I would like to personally applaud the efforts of all our members and liaison persons for their continuing effort, sincere passion, and genuine enthusiasm in creating awareness of Esquimalt’s unique heritage. We look forward to the coming year, and the opportunities it presents.

Respectfully submitted,

Dar Purewall, Chair
Heritage Advisory Committee



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**MINUTES
ENVIRONMENTAL ADVISORY COMMITTEE**

Thursday, March 27, 2014

7:00 p.m.

Council Chambers, Municipal Hall

PRESENT: Patrick O'Hara – Chair
Councillor David Schinbein
Councillor Tim Morrison
Simon Pauze
Michael Angrove
Gail Willson
Olga Liberchuk
Carole Witter
Michael Hill

STAFF: Marlene Lagoa, Community Development Coordinator (Staff Liaison)
Deborah Liske, Recording Secretary

GUEST: Jeff Miller, Director of Engineering and Public Works

REGRETS: David Shaw – Youth Representative – Vice Chair

1. **CALL TO ORDER**

Chair O'Hara called the meeting to order at 7:05 p.m.

2. **LATE ITEMS**

There were no late items.

3. **APPROVAL OF THE AGENDA**

Moved by Michael Angrove, seconded by Simon Pauze that the agenda of the Environmental Advisory Committee meeting of March 27, 2014 be approved as presented.
The motion **CARRIED**.

4. **MINUTES**

(1) Minutes of the Environmental Advisory Committee meeting, February 27, 2014

Moved by Olga Liberchuk, seconded by Gail Willson that the minutes of the Environmental Advisory Committee meeting of February 27, 2014 be approved as presented.
The motion **CARRIED**.

5. **OLD BUSINESS**

- (1) Neighbourhood Watershed Awareness Project
- (a) Verbal Update from Jeff Miller, Director of Engineering and Public Works
 - (b) Discussion on Continuation of Project

Chair O'Hara and Marlene Lagoa, Staff Liaison provided the committee with an overview and status update on the Neighbourhood Watershed Awareness Project.

Jeff Miller, Director of Engineering and Public Works provided the committee with input and feedback on the project and responded to questions and comments from the committee. Key points included:

- Many outfalls noted on map are private; 64 are municipal
- Neither the Township of Esquimalt or CRD have jurisdiction over private outfalls (or where

- they come from) – this is the jurisdiction of the Province or Federal Government
- The Township is aware of its storm collection system / outfalls that empty into various receiving water bodies
 - There is risk associated with incorrectly identifying outfalls as municipal outfalls
 - Individuals need to be educated to not put anything into the storm drains and to consider their actions and activities which effects the run-off into the receiving bodies of water
 - The CRD is creating an up-to-date watershed map which will be an excellent tool to identify run-off / drainage into receiving bodies of water
 - The committees draft map is too defined and detailed; suggested only drainage basins and receiving bodies of water be identified
 - Focus on educating people not to put anything into the storm water system at all; whatever goes in will come out in the corresponding receiving water body
 - Make the concept as simple as possible

Committee members outlined that the map would be an educational and awareness tool to educate people to be conscious of where their run-off goes.

The Director of Engineering and Public Works departed the meeting at 7:37 p.m.

Committee members discussed the project. Key points included:

- Suggested only municipally owned outfalls be identified
- The committee may want to consider a different project as it seems to be similar to the CRD project
- CRD map will be of a larger scale; committees map is of a smaller, identifiable scale (Marlene Lagoa, Staff Liaison reminded the committee there will be outfall locations that cannot be identified)
- Significant effort has been put into the project and is different from what the CRD is doing
- The committee's map will also provide for additional educational opportunities
- Awareness of where storm water goes is powerful
- Copies of the map would be available for the public and posted on the municipal website
- A disclaimer on the map can note that drainage from outfalls impacts the entire water body

Ms. Lagoa noted the previous committee had agreed that educational outreach would be included as a component of the development and implementation of the map. It will need to be determined if new committee members are interested and willing to commit to participating in the educational component that is part of the map project. Committee members would have to agree to participate in the educational component and promotion of the map in order for the map project to move towards completion.

Councillor Morrison reported Council has initially approved \$3000 specifically for the map project.

Discussion on the project continued with it being noted there is educational value in having the map available on the municipal website in addition to the importance of the one-on-one outreach.

Ms. Lagoa noted completion of the map project will be approximately \$5000 and will exhaust the majority of the committee's budget.

Committee members will determine if they want to continue with the project and include in their 2014 work plan when work plan items are discussed.

(2) Draft 2014 Council Strategic Priorities

Committee members reviewed the agenda attachments as well as an email from committee member Mike Hill. Committee members discussed and determined the following comments be provided to Council on the draft 2014 strategic priorities:

Council Priority	Possible Environmental Committee Role
Economic Development Strategies	<ul style="list-style-type: none"> • Provide input relating to the environment into plan development during the April forum • Complete the Esquimalt "hug" environmental values map and route to enhance quality of life and as a regional tourism draw
Esquimalt Village Project Advancement	<ul style="list-style-type: none"> • Provide input on any proposals put forward
Waste Resource Management	<ul style="list-style-type: none"> • Complete the Neighbourhood Watershed Map project, which would promote better storm water management • Provide comments on liquid waste management planning currently underway • Provide input on new recycling and kitchen scraps programs as requested • Identify opportunities for naturally cleansing storm water runoff (e.g. bio-filtration, swales) • Undertake community awareness projects
OCP Review	<ul style="list-style-type: none"> • Provide input into OCP review process in the fall
Traffic Management Strategies	<ul style="list-style-type: none"> • Provide input into multi-modal transportation plans, bicycle path networks and promotion of cycling • Assist staff with public consultation processes • Provide input into sidewalk continuity plan • Advocate for traffic issues
Strengthening Relationships with Esquimalt & Songhees First Nations	<ul style="list-style-type: none"> • Provide support and assistance as requested by Council

6. NEW BUSINESS

(1) 2013 CARIP Report and Carbon Offsets

Committee members reviewed the 2013 CARIP report and discussed how carbon offsets should be dealt with by the municipality.

Moved by Carole Witter, seconded by Michael Angrove, that the Environmental Advisory Committee recommends to Council that the Township of Esquimalt allocate monies to the Sustainability Reserve Fund at an amount equal to the value of purchasing carbon offsets.

The motion **CARRIED**.

Committee members noted they would prefer any monies that would otherwise be expended purchasing carbon offsets stay within the local economy and be allocated towards future municipal sustainability projects.

(2) 2014 Work Plan

This item was deferred to the next meeting.

7. REPORT FROM STAFF LIAISON

No report

8. COMMITTEE MEMBER ANNOUNCEMENTS / REPORTS

Councillor Schinbein complimented committee members on the efficient discussion, debate and recommendation pertaining to the CARIP report and carbon offsets.

9. NEXT MEETING

The next meeting of the Environmental Advisory Committee is scheduled for April 24, 2014.

10. ADJOURNMENT

The meeting adjourned at 9:06 p.m.

Patrick O'Hara, Chair
This 24th day of April, 2014

Certified Correct:

Anja Nurvo, Corporate Officer

DRAFT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

MEMORANDUM

DATE: April 11, 2014
TO: Mayor and Council
FROM: Patrick O'Hara, Chair, Environmental Advisory Committee
SUBJECT: 2013 CARIP REPORT AND CARBON OFFSETS

At the March 27, 2014 meeting of the Environmental Advisory Committee, the committee reviewed and discussed the 2013 Climate Action Revenue Incentive Program (CARIP) report and discussed whether the Township of Esquimalt should consider purchasing carbon offsets.

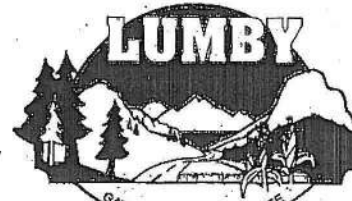
Following the discussion, the following motion was adopted:

That the Environmental Advisory Committee recommends to Council that the Township of Esquimalt allocate monies to the Sustainability Reserve Fund at an amount equal to the value of purchasing carbon offsets.

Committee members noted their preference would be for any monies that would otherwise be expended purchasing carbon offsets stay within the local economy and be allocated towards future municipal sustainability projects.

Respectfully submitted,

Patrick O'Hara
Chair
Environmental Advisory Committee



"Simply the Best"

Office of the Mayor

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
 For Information:
 CAO ✓ Mayor/Council ✓

 RECEIVED: APR 14 2014
 Referred: _____
 For Action For Response COTW
 For Report Council Agenda ✓ IC

April 8, 2014

Mr. Colin Mayes,
Member of Parliament, Okanagan - Shuswap
3105 29th Street
Vernon, BC V1T 5A8

Dear Mr. Mayes:

Re: Concerns Regarding Recent Amendments to the Canada Postal System

The Village of Lumby Council, at the Open Council Meeting held on April 7, 2014, was presented with a delegation from the Canadian Postmasters and Assistants Association regarding the community impacts of the proposal to eliminate home delivery service by the Canada Post Corporation.

Council is concerned with the current proposal to replace home mail delivery service with community mail boxes, and would like Canada Post to engage in a comprehensive and meaningful public consultation with municipalities in order to review all options. Council is very supportive of rural postal service.

The local Post Office in Lumby serves a critical component to the social livelihood of the community while supporting the local economy.

Yours sincerely,

Kevin Acton
Mayor

cc: MLA Eric Foster
UBCM Member Municipalities

THE CORPORATION OF THE VILLAGE OF LUMBY



PRIME MINISTER • PREMIER MINISTRE

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
 For Information:
 CAO ✓ Mayor/Council ✓
 Angie
 RECEIVED: APR 16 2014
 Referred: _____
 For Action For Response COTW
 For Report Council Agenda IC

April 9, 2014

Dear Mayor Desjardins:

I am pleased to inform you about the Government of Canada's efforts to mark the end of our country's military mission in Afghanistan with a National Day of Honour on May 9th.

This will be a special celebration of Canadian patriotism. His Excellency, the Right Honourable David Johnston, Governor General of Canada, issued a Proclamation designating the National Day of Honour as an opportunity to celebrate the strength and resolve of our men and women in uniform, their families and the many communities they call home.

A National Ceremony will occur on Parliament Hill with veterans of all branches of the Canadian Armed Forces and their families. This will be an occasion to pay tribute to the fallen, the sacrifices of the wounded and the special burden borne by military families. The day will also recognise the contributions of Canadian law enforcement and civil society. Members of the public and students will be invited to honour the legacy of these heroes with a national moment of silence.

However, to make this day a truly national commemoration, we need your help. We would ask that you encourage your municipal council to mark the day by observing a concurrent moment of silence. Your assistance in encouraging municipal officials to participate in community events staged at Royal Canadian

Her Worship Barbara Desjardins
 Office of the Mayor
 Township of Esquimalt
 1229 Esquimalt Rd
 Esquimalt BC
 V9A 3P1

Legion branches, local military facilities or schools would also be helpful. We also hope to see strong participation from you and your officials.

Our goal is to honour the end of a generational mission that affected almost every community in Canada. The tremendous respect our soldiers have earned through their courageous efforts has been evident from coast to coast to coast. May 9 will be the culmination of these tributes and a special opportunity to salute the fallen, honour our serving members and veterans and celebrate the strength of our country's remarkable military families. These heroes deserve our unwavering support and everlasting respect.

As we undertake this work, my office would be pleased to offer assistance. We want to extend our full support to all efforts aimed at making the National Day of Honour an unprecedented success to this historic occasion.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Steph' followed by a stylized flourish.

JM H

Deborah Liske

Subject: FW: Child Find BC Proclamation May is National Missing Children's month
Attachments: 2014.04.16 May 25th Proclamation.doc; National Poster child_find_sm.pdf



From: Child Find BC [mailto:childvicbc@shaw.ca]
Sent: April 16, 2014 12:07 PM
To: 'Child Find BC'
Subject: Child Find BC Proclamation May is National Missing Children's month

Serving British Columbia Since 1984

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input checked="" type="checkbox"/> CAO	<input checked="" type="checkbox"/> Mayor/Council	
<input type="checkbox"/> Blair		
RECEIVED: APR 16 2014		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

April 16, 2014

Dear Mayor and Councilors,

Re: Proclamation for National Missing Children's Month and Missing Children's Day

I write today on behalf of Child Find British Columbia. Child Find BC requests that your local government proclaim May as Missing Children's Month and May 25th as missing Children's Day.

Child Find BC provides "ALL ABOUT ME" ID Kits with child finger printing and photos, to at no cost to families and Child Find BC hosts these Child Find ID Clinics throughout BC. Child Find BC provides education, including public speakers, literature and tips for families to assist them in keeping all of our children safe.

We hope that you will raise this proclamation for consideration to your Council and your community at your next meeting.

Most recent reporting from the RCMP show that over 8,000 cases of missing children were reported in British Columbia and over 45,000 cases in Canada. Through the support of municipal governments like yours we are able to educate and bring awareness to thousands of BC families on this important issue.

Thank you so much for your consideration of this request and your continuing commitment to Community Services in BC and the children and families of BC. If you have any questions regarding this request please contact the Child Find BC office at 1-888-689-3463.

Yours truly,



Crystal Dunahee President, Child Find BC

Victoria Office
2722 Fifth Street, 208
Victoria, BC V8T 4B2
(250) 382-7311
Fax (250) 382-0227
Email: childvicbc@shaw.ca

"A charitable non-profit organization working with searching families and law enforcement to reduce the incidence of missing and exploited children."

*A Missing Child is
Everyone's
Responsibility*



If you or your organization would like to host an "All About Me" ID clinic, have an idea for an event in your community or would like literature and information on becoming a member and supporter of Child Find BC, please call us at 1-888-689-3463.

Your Letterhead here

National Missing Children's Month and Missing Children's Day

WHEREAS Child Find British Columbia, a provincial member of Child Find Canada is a non-profit, registered charitable organization, incorporated in 1984; **AND**

WHEREAS The Mandate of Child Find British Columbia is to educate children and adults about abduction prevention; to promote awareness of the problem of missing children, and to assist in the location of missing children; **AND**

WHEREAS Child Find has recognized Green as the colour of Hope, which symbolizes a light in the darkness for all missing children; **AND**

WHEREAS Child Find's annual Green Ribbon of Hope Campaign will be held in the month of May and May 25th is National Missing Children's Day; **AND**

THEREFORE BE IT RESOLVED THAT

I, (Mayors Name) of the (city, town, municipality), do hereby proclaim May as Child Find's Green Ribbon of Hope month and May 25th as National Missing Children's day. I urge our citizens to wear a green ribbon as a symbol of Hope for the recovery of all missing children; and to remain vigilant in our common desire to protect and nurture the youth of our Province.

_____ Mayor

Signed at _____ this _____ day of May, 2014

Child Find BC

BRITISH COLUMBIA

Serving British Columbia Since 1984
Provincial Toll Free: 1.888.689.3463 www.childfindbc.com

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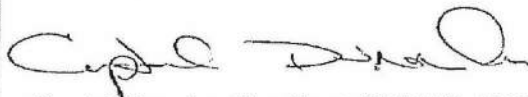
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Crystal Dunahee President, Child Find BC

Victoria Office
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_____ Mayor

Signed at _____ this _____ day of May, 2014

A missing child is everyone's responsibility. La disparition d'un enfant concerne tout le monde.

CHILD FIND

January - December 2013 • Janvier - Décembre 2013

Have you seen these missing children? Avez-vous vu ces enfants?



Karina Wolfe
 Case number/Numéro de dossier: 1225-CP
 Date of birth: May 7, 1990 / Date de naissance: 7 mai 1990
 Missing since: July 2, 2010 / Disparu le: 2 juillet 2010
 Missing from: Saskatoon, Saskatchewan / Disparu de: Saskatoon, Saskatchewan



Melanie Lynn Temperton
 Date of birth: April 3, 1968 / Date de naissance: 3 avril 1968
 Missing since: September 21, 1988 / Disparu le: 21 septembre 1988
 Missing from: Mascouche, Quebec / Disparu de: Mascouche, Québec



James Daniel Khan
 Date of birth: April 18, 1991 / Date de naissance: 18 avril 1991
 Missing since: July 15, 2010 / Disparu le: 15 juillet 2010
 Missing from: Montreal, Quebec / Disparu de: Montréal, Québec



Mitchell O'Brien
 Case number/Numéro de dossier: 1507-SP
 Date of birth: November 29, 1991 / Date de naissance: 29 novembre 1991
 Missing since: November 9, 1996 / Disparu le: 9 novembre 1996
 Missing from: St. John's, Newfoundland and Labrador / Disparu de: St. John's, Terre-Neuve et Labrador



Adam O'Brien
 Case number/Numéro de dossier: 10 020-IP
 Date of birth: October 28, 1982 / Date de naissance: 28 octobre 1982
 Missing since: November 9, 1996 / Disparu le: 9 novembre 1996
 Missing from: St. John's, Newfoundland and Labrador / Disparu de: St. John's, Terre-Neuve et Labrador



Trevor O'Brien
 Case number/Numéro de dossier: 10 000-IP
 Date of birth: May 5, 1985 / Date de naissance: 5 mai 1985
 Missing since: November 9, 1996 / Disparu le: 9 novembre 1996
 Missing from: St. John's, Newfoundland and Labrador / Disparu de: St. John's, Terre-Neuve et Labrador



Tamra Jewel Keepness
 Case number/Numéro de dossier: 12 200-IP
 Date of birth: September 1, 1978 / Date de naissance: 1 septembre 1978
 Missing since: July 5, 2004 / Disparu le: 5 juillet 2004
 Missing from: Regina, Saskatchewan / Disparu de: Regina, Saskatchewan



Dylan Koshman
 Case number/Numéro de dossier: 3199-SP
 Date of birth: April 11, 1987 / Date de naissance: 11 avril 1987
 Missing since: October 11, 2008 / Disparu le: 11 octobre 2008
 Missing from: Edmonton, Alberta / Disparu de: Edmonton, Alberta



Michael Wayne Dunahee
 Case number/Numéro de dossier: 2430-5
 Date of birth: May 12, 1966 / Date de naissance: 12 mai 1966
 Missing since: March 26, 1991 / Disparu le: 26 mars 1991
 Missing from: Victoria, British Columbia / Disparu de: Victoria, Colombie-Britannique



Jeffrey Dupres
 Case number/Numéro de dossier: 122-5
 Date of birth: March 16, 1977 / Date de naissance: 16 mars 1977
 Missing since: April 24, 1980 / Disparu le: 24 avril 1980
 Missing from: Slave Lake, Alberta / Disparu de: Slave Lake, Alberta



Charles K J Horvath-Allan
 Case number/Numéro de dossier: 2914-SP
 Date of birth: August 21, 1968 / Date de naissance: 21 août 1968
 Missing since: May 26, 1989 / Disparu le: 26 mai 1989
 Missing from: Kelowna, British Columbia / Disparu de: Kelowna, Colombie-Britannique



Lindsey Jill Nicholls
 Case number/Numéro de dossier: 202-IP
 Date of birth: September 12, 1978 / Date de naissance: 12 septembre 1978
 Missing since: August 2, 1993 / Disparu le: 2 août 1993
 Missing from: Comox Valley, British Columbia / Disparu de: Comox Valley, Colombie-Britannique

1-800-387-7962

all calls confidential • tous les appels sont confidentiels



childfind.ca

Child Find Q

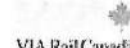
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