



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 11, 2017

3:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Roger Wheelock (Chair) Wendy Kay
Ally Dewji Graeme Verhulst
Bev Windjack Jill Singleton
Robert Schindelka

RESOURCE MEMBER: Cst. Franco Bruschetta [Non-Voting]

COUNCIL LIAISON: Councillor Beth Burton-Krahn
Councillor Olga Liberchuk

STAFF LIAISON: Bill Brown, Director of Development Services

SECRETARY: Pearl Barnard

- I. CALL TO ORDER
- II. LATE ITEMS
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – September 13, 2017
- V. STAFF REPORT

OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION
1052 Tillicum Road
[Lot C Section 10 Esquimalt District Plan VIP11683]

PURPOSE OF APPLICATION:

The applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development zone [CD]. These changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

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, siting, 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.

Specific 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 OCP amendment and rezoning application be approved by Council.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped “Received September 18, 2017” be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

VI. STAFF LIAISON STATUS REPORT

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

November 8, 2017

IX. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY DESIGN REVIEW COMMITTEE
MEETING MINUTES
HELD
SEPTEMBER 13, 2017
ESQUIMALT COUNCIL CHAMBERS**

MEMBERS PRESENT:	Roger Wheelrock (Chair) Ally Dewji Cst. Franco Bruschetta Wendy Kay	Robert Schindelka Graham Verhult
REGRETS:	Jill Singleton Bev Windjack (recused)	
STAFF LIAISON:	Bill Brown, Director, Development Services	
STAFF:	Trevor Parkes, Senior Planner	
COUNCIL LIAISON:	Councillor Olga Liberchuk	
SECRETARY:	Lindsay Borschneck	

I. CALL TO ORDER

The Chair called the meeting to order at 3:02 p.m.

II. ELECTION OF VICE CHAIR

Nominations were called for, Wendy Kay nominated Ally Dewji. Ally Dewji was elected by acclamation as Vice Chair.

III. LATE ITEMS

No new items.

IV. ADOPTION OF AGENDA

Moved by Wendy Kay and seconded by Robert Schindelka that the agenda be adopted as distributed. **Carried Unanimously.**

V. ADOPTION OF MINUTES – June 14, 2017

Moved by Robert Schindelka, seconded by Ally Dewji that the minutes of June 14, 2017 be adopted as distributed. **Carried Unanimously**

VI. STAFF REPORT

DEVELOPMENT PERMIT APPLICATION

“West Bay Quay”

460 Head Street [Lot 10, Block H, Section 11, Esquimalt District, Plan 292]

464 Head Street [Lot 9, Block H, Section 11, Esquimalt District, Plan 292]

Trevor Parkes, Senior Planner outlined the applicant is proposing to construct a the five storey, commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units on a consolidation of two

subject properties to be regulated by Comprehensive Development District No. 103 [CD-103].

This site is located within Development Permit Area No. 2 – Commercial; therefore a development permit is required to ensure the application is generally consistent with the design guidelines contained in Section 9.4 of the Township's Official Community Plan [attached]. This application must also be evaluated for consistency with the West Bay Neighbourhood Design Guidelines [attached] as Esquimalt Council endorsed this policy direction for West Bay on November 16, 2015.

The applicant is requesting approval of a Development Permit for the form and character, and landscaping proposed on the attached drawings as one is required prior to submitting for a Building Permit.

Peter Hardcastle, Hillel Architecture and Megan Walker LADR Landscape Architects were in attendance

Peter Hardcastle gave a detailed PowerPoint presentation on the West Bay Marina development. Mr. Hardcastle advised the members of the changes made from the suggestions at the previous DRC meeting. Changes included the filing in of the drive-through which posed a potential safety issue which allowed for the addition of a fourth commercial unit, the redesign of the Lyall Street public realm providing an enhanced parking entry that is marked by 2 trees, adding a 2.6 meter landscaping buffer from the parking, and landscaping that obscures the parking from views from the road. Additionally to draw the patrons to the end of the development, more social space was added with benches, trees and a sculpture, that allows patrons to sit and eat food secured from the full service restaurant abutting the plaza. Mr. Hardcastle described the volume reduction of the upper floors that allows views from the adjacent building, roof-top terraces, and green spaces. Furthermore, the buildings are differentiated by the colours, sightlines, and "polish" that react to its location.

Megan Walker gave a presentation on the highlights of the landscape design. The landscape is responding to the context and creating a high quality public realm. The landscape design continues the language set by the earlier approved phases, using similar plant palates, site furnishing, and paving treatments thereby continuing the inward and outward seating and softening of the planting design on Lyall St. Ms. Walker advised of the gate that provides access to the licensed dining patio of the ground floor waterfront restaurant, and discussed the primarily evergreen grasses. The 4th floor has an amenity terrace with a dining area, gas fireplace, and multiple seating options. The 5th floor has a main terrace area with windscreens and wrap around walkway terrace.

The chair thanked the applicants for the presentation

Committee Members had the following questions and comments:

- A member inquired about the seating arrangement that appears to not be creating a "conversational" seating environment. Megan Walker advised that the benches are curved and that creates a natural way to converse, as well as some being double sided.
- A member asked if the sculpture has been decided on. Peter Hardcastle advised that the sculpture is being provided by the builder and there is an independent process for this.

- A member asked if there are any canopies being put in on the roof top deck to provide shelter. Megan Walker advised that they have not considered this but it is something they could consider. Peter Hardcastle added that removable awnings to adjust with the weather conditions would be a worth while idea.
- A member inquired about the philosophy of the tree selection and if there will be any flowering trees included on the property. Megan Walker advised that the trees along Head street and Lyall street are following the pattern established in prior meetings. There will be purple beach, magnolias, colourful flowers throughout, and the feature is the praevia persica.
- A member asked about the entrance to the 4th floor terrace, is it elevator accessible. Peter Hardcastle advised that it is and anyone from the building can access it.
- A member commented that the design looks very lovely and the changes such as non-combustible materials are great. The colour palate and a crystal appeal with the planting and great curb appeal.
- A member commented that they are pleased about the sustainability features that the applicant is considering. They also had concerns about the slab extension balconies, as there is a possible thermal bridging issue. Peter Hardcastle responded that they aware of this.
- A member inquired about the wind turbines and how that would effect the elevation. Would it functionally affect the building height? Peter Hardcastle advised that the small vertical turbines are no taller than a typical furnace flume would be for a commercial building.
- A member asked if there is a hum from these turbines. Peter Hardcastle advised that the turbines are enclosed, safe for wildlife, and create little external noise. Research is still ongoing. Also assures that this aspect would not go ahead until they can confirm that no one would be affected by noise or vibration.
- A member commented that it is exciting to hear that new green technology is being considered.
- A member asked if there is a parking variance being included in this application. Peter Hardcastle advised that since they closed the drive-through, the additional commercial space generated a parking variance of 2 cars. However, there were 2 stalls created on the street and in turn meeting the requirements.
- A member inquired if the ground floor is strictly commercial? Peter Hardcastle advised that it is exclusively commercial use.
- A member asked if this allows for office use. Peter Hardcastle advised that they prepared the building rezoning and development permit documents based on scheduling use occupancy for the point of the building and the wisest and best use of that space.
- A member commented that they are happy to hear that Peter has increased the commercial use over office use, and feels that Peter has done a great job, good public realm, and good signage component. Nothing much left to improve on.

RECOMMENDATION:

Moved by Robert Schindelka, seconded by Ally Dewji: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development to that shown on architectural plans provided by Hillel Architecture, stamped "Received July 21, 2017" and August 28, 2017, and the landscape plan prepared by LADR Landscape Architects, stamped "Received August 28, 2017", and sited as detailed on the survey plan prepared

by prepared by McIlvaney Riley Land Surveying Inc., stamped “Received July 21, 2017” for the five storey, commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units, proposed to be located on the “West Bay Quay” lands, be forwarded to Council with a recommendation for approval with no conditions as the application is consistent with design guidelines and contribute to the local neighbourhood. **The Motion Carried Unanimously.**

VI. STAFF LIASON STATUS REPORT

- Bill Brown, Director of Development Services updates the Design Review Committee on the A&W project. The APC bylaw requires that the APC and DRC forward the recommendation to council within 30 days. We were unable to do that, so we gave the applicant the opportunity to go right to council or to voluntarily waive the 30 day period.

The A&W applicant chose to go straight to council, hired a landscape architect, and took many of the comments of the Design Review Committee into consideration.

A&W presented a revised plan that was pretty consistent with comments from the Design Review committee.

A member stated that this is encouraging and happy with this outcome.

VII. NEW BUSINESS

The Chair welcomed new members Bev Windjack and Graham Verhult.

VIII. NEXT REGULAR MEETING

Wednesday, October 11, 2017

IX. ADJOURNMENT

On motion the meeting adjourned at 3:55 p.m.



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

DRC Meeting: October 11, 2017

STAFF REPORT

DATE: October 6, 2017

TO: Chair and Members of the Design Review Committee

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

SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION**
1052 Tillicum Road
[Lot C, Section 10, Esquimalt District, Plan 11683]

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped "Received September 18, 2017" be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

BACKGROUND:

Purpose of the Application:

The applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development zone [CD]. These changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

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, siting, 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.

Specific 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 OCP amendment and rezoning application be approved by Council.

Context**Applicant:** Zebra Design [David Yamamoto]**Owner:** Harbans Johl**Property Size:** Metric: 980 m² Imperial: 10,548 ft²**Existing Land Use:** Two Family Residence**Surrounding Land Uses:**

North: 10 Townhouses/ Esquimalt Gorge Park

South: Two Family Residential

West: Single Family Residential

East: Single Family Residential/ Commercial [Gorge Point Pub]

Existing OCP Designation: Single and Two Unit Residential**Proposed OCP Designation:** Townhouse Residential**Existing Zoning:** RD-1 [Two Family Residential]**Proposed Zoning:** CD [Comprehensive Development District]**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: Design shall be BC Building Code and municipal bylaw compliant. 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 five townhomes proposed to be located at 1052 Tillicum Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved the development must be serviced in accordance with bylaw requirements including, but not limited to new sewer and drain connections and underground hydro, telephone and cable services. New gutter, curb and sidewalk along the Tillicum Road frontage may also be required. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

ISSUES:**Zoning**

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

	RM-3 (Multiple Family Townhouse)	Proposed CD Zone (5 Townhouse Units)
Minimum Unit Size	75 m ²	140 m ²
Floor Area Ratio	0.60	0.74 [Density Bonus]
Lot Coverage	25%	34%
Setbacks		
• Front	7.5 m	5.2 m
• Rear	7.5 m	5.0 m
• Side	4.5 m/ 4.5 m	2.6/ 2.5 m
Building Height	9.0 m	9.6m
Off Street Parking	10 spaces	8 spaces

Floor Area Ratio: FAR measures buildable space in ratio to the size of the lot on which a building sits. The combined F.A.R of this proposal is 0.74 which is greater than the 0.60 maximum allowable in the RM-3 zone and is inconsistent with the maximum FAR of 0.70 identified within the OCP that is achievable without the requirement for provision of amenities. The applicant has not yet addressed the type or value of amenity contributions proposed to offset the 4% increase in density equaling an additional 40 square metres of living space distributed over the 5 units.

Lot Coverage: The combined Lot Coverage is 34% which is substantially greater than the 25% maximum permitted in the RM-3 [Multiple Family Residential] zone.

Height: High density Townhouse Developments in Esquimalt are limited to a height of 9.0 metres measured to the mid-height of the roof from average grade. The applicant proposes two buildings of different height, the tallest of which measures 9.6 metres, greater than the established standard.

Setbacks: This proposal requires a reduction to the front setback requirements of the RM-3 zone from 7.5m to 5.2m to the front patio and 6.8m to the front face of the principal building. The north interior side setback is reduces from 4.5m to 2.6m to the overhang of the principal building while the south interior side setback is reduced from 4.5m to 2.5m to the overhang of the principal building. In addition, the rear setback is reduced from 7.5m to 5.0m to the second storey deck and 6.4m to the foundation of the building.

Parking: Parking Bylaw, 1992, No. 2011 requires 2 parking spaces per unit be provided “behind the front face of the principle building” for Townhouse developments. This proposal incorporates a single car garage in each unit and an additional 3 visitor parking spaces thereby failing to satisfy this standard. Notwithstanding this inconsistency with the current Parking Bylaw requirement, staff are of the opinion that the provision of 3 visitor spaces is sufficient to for a five unit development. Staff will be working with the applicant to ensure these units are secured as Visitor spaces and cannot be dedicated to any one unit for exclusive use.

Official Community Plan

This proposal is not consistent with the current Land Use Designation applied to the subject Property, “Single and Two Unit Residential”. The proposal for five, grade accessible, townhome units requires the OCP Land Use Designation be amended to “Townhouse Residential”.

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. 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 2.2.1(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 are intended to provide more predictability for residents and give direction to design teams preparing development proposals. This proposal for five townhomes is substantially consistent with the policies contained in this section with the following exceptions:

Section 2.2.4.1(f) states “wherever desirable and achievable, consideration will be given for special needs and assisted housing, including seniors, disabled persons and families”. The proposed units are going to be marketed to young families and it is not expected that the units will incorporate accessible nor adaptable features.

Section 2.2.4.1(j) states bicycle lockups should be provided in a ratio of 1.5 per unit and not less than 6 lockups should be provided for the use of visitors. Staff are of the opinion that creative design utilized in the garage space could be used to accommodate private bicycle storage and that 6 bike lockups for use of visitors is a desirable feature that should be included to encourage multimodal transportation.

OCP Section 3.3.1(a) Affordable Housing Objectives states that the Township should encourage a range of housing by type, tenure, and price to ensure that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

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 with the following exception that is relevant to the discussion of zoning issues:

Section 9.3.5(d) states landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving. The proposed design achieves an attractive, yet exclusive, streetscape while the double drive aisle proposed as a largely uninterrupted swath of concrete. It is the opinion of staff that the applicant may consider adding coloured concrete to visually break the mass of the maneuvering aisle and better define shared pedestrian areas from vehicular areas as the only pedestrian access to all five of these townhomes is via walking up the driveway. Altering the site plan to better accommodate pedestrians is another recommended consideration.

Green Building Features

The applicant has completed a list of Green Features that will be considered for inclusion on the design in lieu of completing the Esquimalt Green Building Checklist [attached].

Public Notification

As this is an Official Community Plan Amendment and 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. In order to satisfy the requirements of the *Local Government Act* staff are also required to provide additional notice to relevant government and institutional stakeholders within the Capital Region. A sign indicating that the property is under consideration for a change in OCP Land Use Designation and Zoning has been installed on the Tillicum Road frontage.

ALTERNATIVES:

1. Forward the application for OCP Amendment and Rezoning to Council with a **recommendation of approval including reasons for the recommendation.**
2. Forward the application for OCP Amendment and Rezoning to Council with a **recommendation of approval including specific conditions and including reasons for the recommendation.**
3. Forward the application for OCP Amendment and Rezoning to Council with a **recommendation of denial including reasons for the recommendation.**

Gosper Cres



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Tillicum Rd

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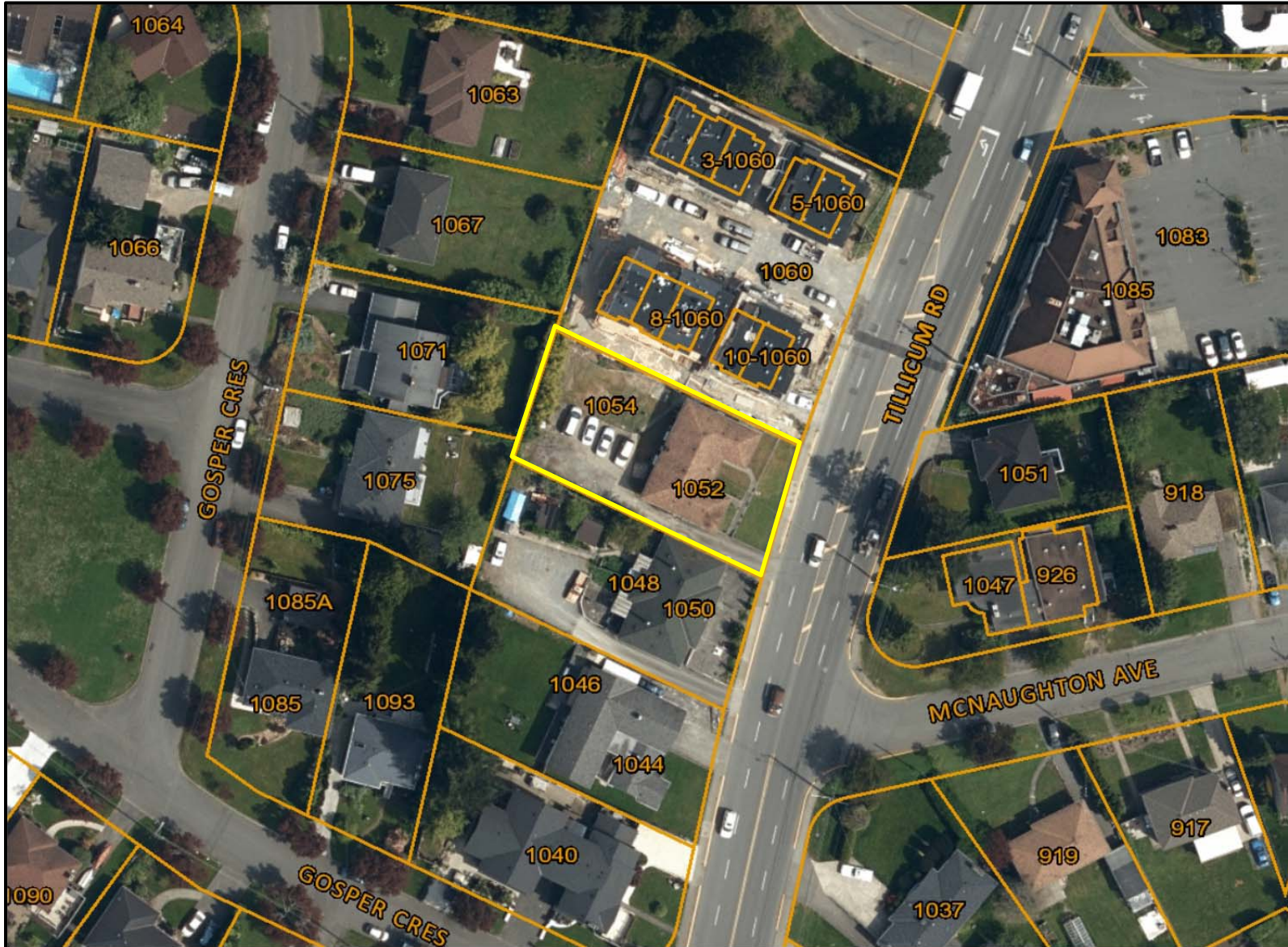
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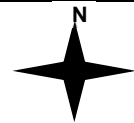
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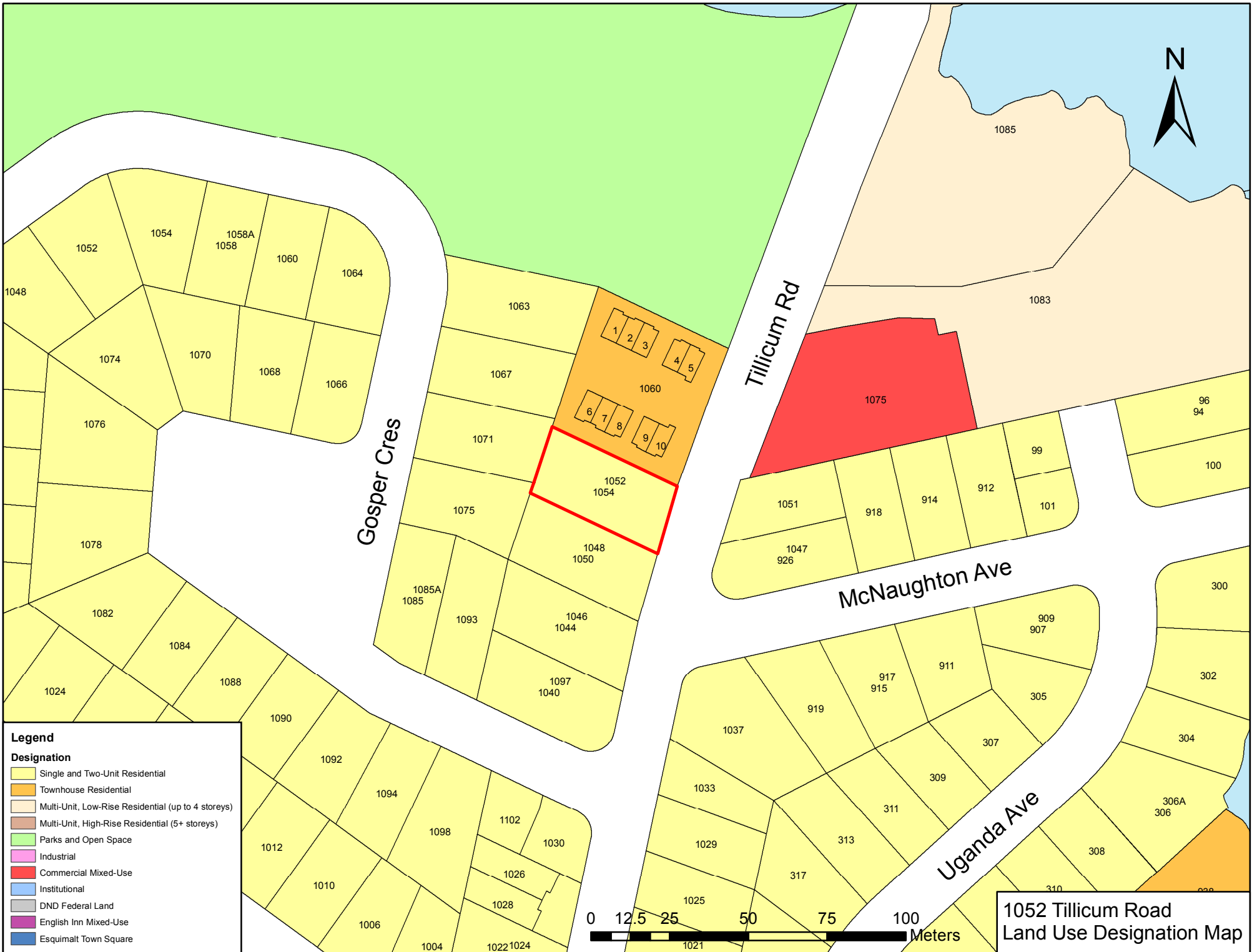
Subject Property Map
1052 Tillicum Road

1052 Tillicum Road



Subject Property Boundary: 

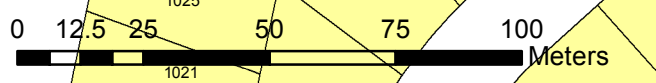




Legend

Designation

- Single and Two-Unit Residential
- Townhouse Residential
- Multi-Unit, Low-Rise Residential (up to 4 storeys)
- Multi-Unit, High-Rise Residential (5+ storeys)
- Parks and Open Space
- Industrial
- Commercial Mixed-Use
- Institutional
- DND Federal Land
- English Inn Mixed-Use
- Esquimalt Town Square



1052 Tillicum Road
Land Use Designation Map

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) Building Height

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

(4) 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.

(5) 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.

(6) **Usable Open Space**

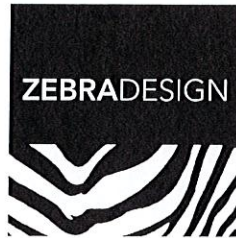
Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(7) **Fencing**

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

(8) **Off Street Parking**

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



September 18, 2017

The Corporation of the Township of Esquimalt
Municipal Hall - 1229 Esquimalt Road
Victoria, B.C. V9A 3P1

**Re: 1052 and 1054 Tillicum Road,
OCP Amendment and Rezoning for new duplex and triplex**

Attn: Planning Department and Development Services, Esquimalt

The proposed residential duplex and triplex project for Sak and Harbans Johl at 1052 and 1054 Tillicum Road will strive to incorporate 'Green Initiatives' in an effort to increase energy efficiency, improve indoor air quality and reduce the impact of construction on our environment.

Green Building standards are a desirable objective for the homeowners, as are energy efficiency, water conservation and management measures, reduction of storm and sewer infiltration, protecting and enhancing landscaping, air quality optimization, reuse and recycling of materials and resources, and increasing sustainable transportation modes.

While all the relevant items on Esquimalt's Green Building Checklist will be evaluated and contemplated for adoption by the property owners, at this point in time, prior to hiring a builder and doing all related costing they are not able to know just to what extent their project will follow the checklist. However the following list contains (but does not limit) items the property owner is considering employing:

Operational Systems:

- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3" (75mm) thermal run from mechanical room to attic
- Energy efficient light bulbs
- Use of air tight contact insulation on recessed lights to prevent air leakage
- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- On demand hot water system

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings
- High performance building envelope materials

Interior and Exterior Finishes:

- Entry doors manufactured from natural materials (wood, metal and glass)
- Natural cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)
- Highest quality interior and exterior materials as can be budgeted, for durability

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install into new duplex a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing home to be deconstructed and recycled as much as possible

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Utilize swales and permeable paving for storm water management

Thank you for your consideration of our application.

Sincerely,



David Yamamoto
per Sak Johl; Harbans Johl (property owners)



September 18, 2017

Township of Esquimalt
1229 Esquimalt Rd.
Esquimalt BC,
V9A 3P1

Dear Mayor and Council of the Township of Esquimalt,

This proposal requests re-zoning of an existing two-family lot to multi-unit residential to permit a proposal for 5 townhouses in two buildings. Since the lot is situated in the Enhanced Design Control Residential zone, an amendment to the OCP is also requested.

We believe the project is highly suited to re-zoning and amendment (for inclusion in the multi unit residential DP area) for the following reasons:

1. The lot is situated to make use of existing infrastructure: a major traffic and cycling route and immediate access to Gorge Park is an ideal combination for townhouses. Shopping plazas of course are handily nearby.
2. There is an evolving scenario of high density use along Tillicum Rd., beginning with the apartment complex on the Gorge, and the recent 10 unit townhouse adjacent to this proposal, thereby "reflecting the size and scale of adjacent developments" (OCP 9.3.5.a)
3. The proposal is "designed and sited to minimize visual intrusion into the privacy of surrounding homes." (OCP 9.3.5.b). The townhouse design allows only 2 windows on each side of the two buildings to overlook the neighbouring yards. The northerly townhouses therefore have relatively private rear yards. In our westerly rear yard, the neighbours' rear yard is elevated a meter above our ground floor and a neighbours' mature hedge assures mutual privacy. (OCP 9.3.5.b)

....cont'd

4. The proposal is intensively landscaped, and seeks to work with the existing topography by being terraced and landscaped, especially at the street (supports 9.3.5.d). It also is integrated with the character of the northerly townhouse, continuing the low rock wall as the first of two tiers.
5. The garages are entirely screened from the street, the drive aisle being parallel to Tillicum, and behind the building facing the street. (supports OCP 9.3.5.e)
6. The design integrates well with the adjacent townhouse project, and employs similar massing as well as a similar, but amplified, landscaping scheme (terraces, etc.) due to the steeper grade on this site. At the same time, we have employed a dramatically contrasting colour and materials palette.

We believe that for these reasons, the project warrants serious consideration for amendment and re-zoning. We have worked closely and in consultation with Esquimalt planning staff and appreciate their assistance. Thank you for your kind consideration of this proposal and trust the above as sufficient for advancement.

Sincerely,

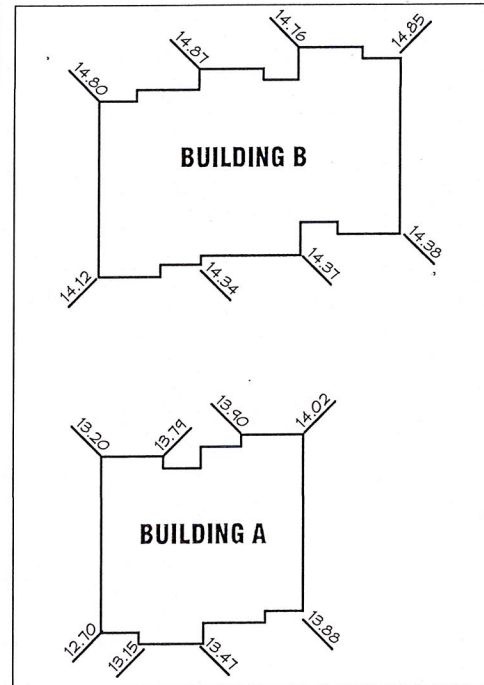
A handwritten signature in black ink, appearing to read 'Rus Collins', with a stylized, cursive script.

Rus Collins



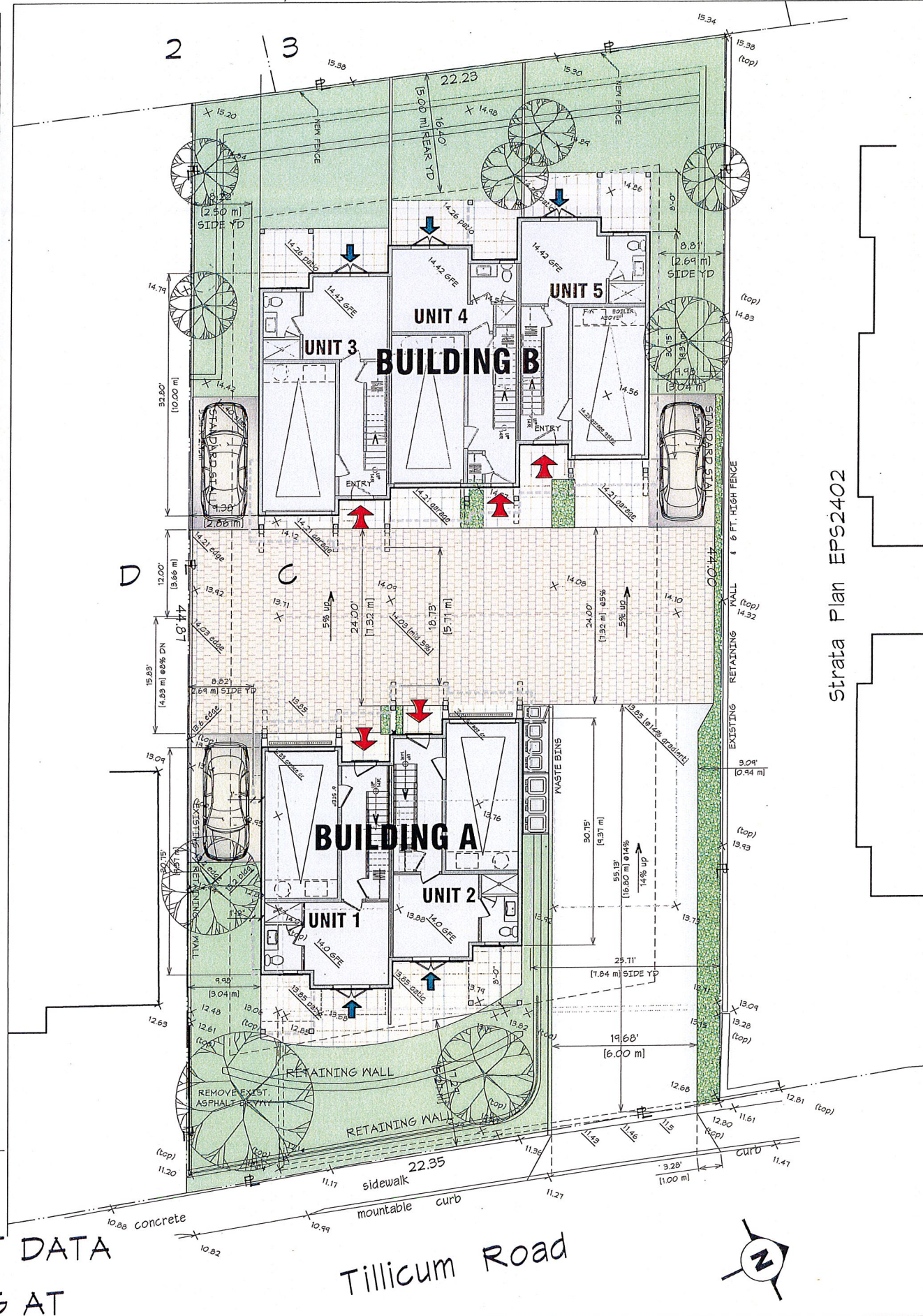
1 CONTEXT PLAN
SK-1

AVERAGE GRADE		
	BUILDING A	BUILDING B
CORNER POINTS	13.20	14.8
	13.19	14.87
	13.9	14.76
	14.02	14.85
	12.70	14.12
	13.15	14.34
	13.47	14.37
13.88	14.38	
TOTAL	108.11	116.49
AVERAGE GRADE	108.11/8 = 13.51 m	116.49/8 = 14.56 m



2 ELEVATIONS FOR AVERAGE GRADE
SK-1 SCALE= NONE

SITE PLAN & PROJECT DATA
PROPOSED REZONING AT
1052-1054 TILLICUM RD.
ESQUIMALT B.C



3 SITE PLAN
SK-1 SCALE= 1/8"=1'-0"

SCALE = 1/8"=1'-0"

PROJECT DATA

LEGAL DESCRIPTION
LOT C, SECTION D,
ESQUIMALT DISTRICT, PLAN 11683

NET INTERIOR
FLOOR AREA BLDGS. 1 & 2 =
3119.4678.4 =
7197.4 sf

CURRENT ADDRESS
1052-1054 TILLICUM ROAD

FAR = 7197.4/10,548 = .739

ZONING
CURRENT ZONE: RD-1 (TWO-FAMILY)
PROPOSED ZONE: SITE SPECIFIC

PARKING
COVERED 5 STALLS
VISITOR 3 STALLS STANDARD
TOTAL: 8 STALLS

SITE AREA
980 m² (10,548 SF)

NO. OF UNITS
5 (FIVE)

TOTAL COVERAGE =
3569.7/10548 = 33.84%

BLDG. 1 COV. 1441.3 SF
BLDG. 2 COV. 2128.45 SF
TOTAL COV. = 3569.7 SF

FLOOR AREA
BUILDING 1
UPPER 1241.0 SF
MAIN 1241.2 SF
LOWER 636.8 SF
TOTAL 3119.0 SF

FLOOR AREA
BUILDING 2
UPPER 1850.4 SF
MAIN 1850.7 SF
LOWER 917.3 SF
TOTAL 4618.4 SF

BUILDING HEIGHT

BUILDING A
AVERAGE GRADE= 13.51m
BUILDING HEIGHT = 9.59m [31.45']

BUILDING B
AVERAGE GRADE= 14.56m
BUILDING HEIGHT= 8.96m [29.39']

SETBACKS BUILDING A		
SETBACK TYPE	COMPARE CD-89	PROPOSED
FRONT @ STREET	5.0 m 16.4'	5.27 m 17.29' MIN. @ NE BLDG. CORNER
REAR MIN. TO BLDG.1	N/A	5.71 m 18.73'
SIDE NORTH	3.0 m 9.8'	7.84 m 25.71' AT CANTILEVER
SIDE SOUTH	3.0 m 9.8'	2.69 m 8.81' @ CANTILEVER 3.04m @ GROUND LVL

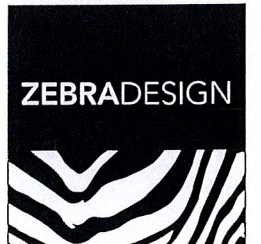
SETBACKS BUILDING B		
SETBACK TYPE	COMPARE CD-89	PROPOSED
FRONT TO BLDG 1	5.0 m 16.4'	5.71 m 18.73' MIN.
REAR MIN. TO BLDG.1	N/A	5.00 m 16.40'
SIDE NORTH	3.0 m 9.8'	2.69 m [8.81'] @CANTILEVER 3.04m [9.98'] @GROUND LVL
SIDE SOUTH	3.0 m 9.8'	2.50 m [8.22'] @ CANTILEVER 2.86m [9.38'] @GROUND LVL

NOTE:
REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPING

EGRESS

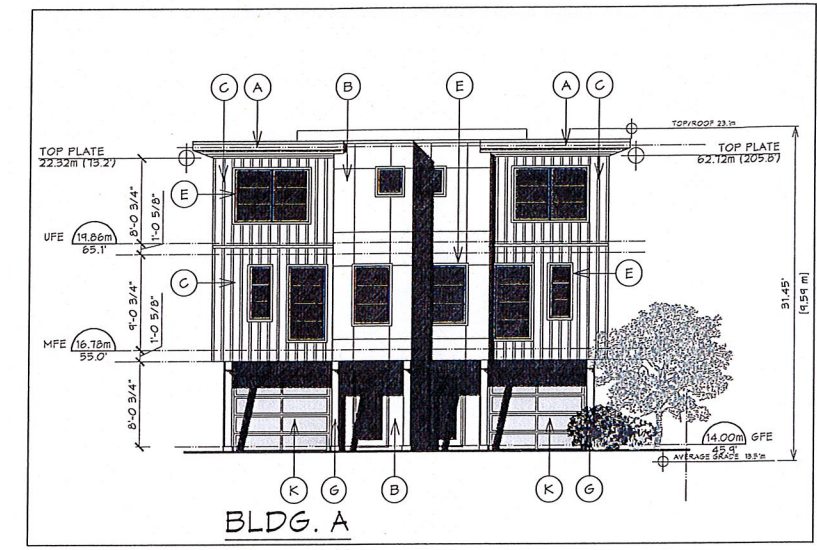
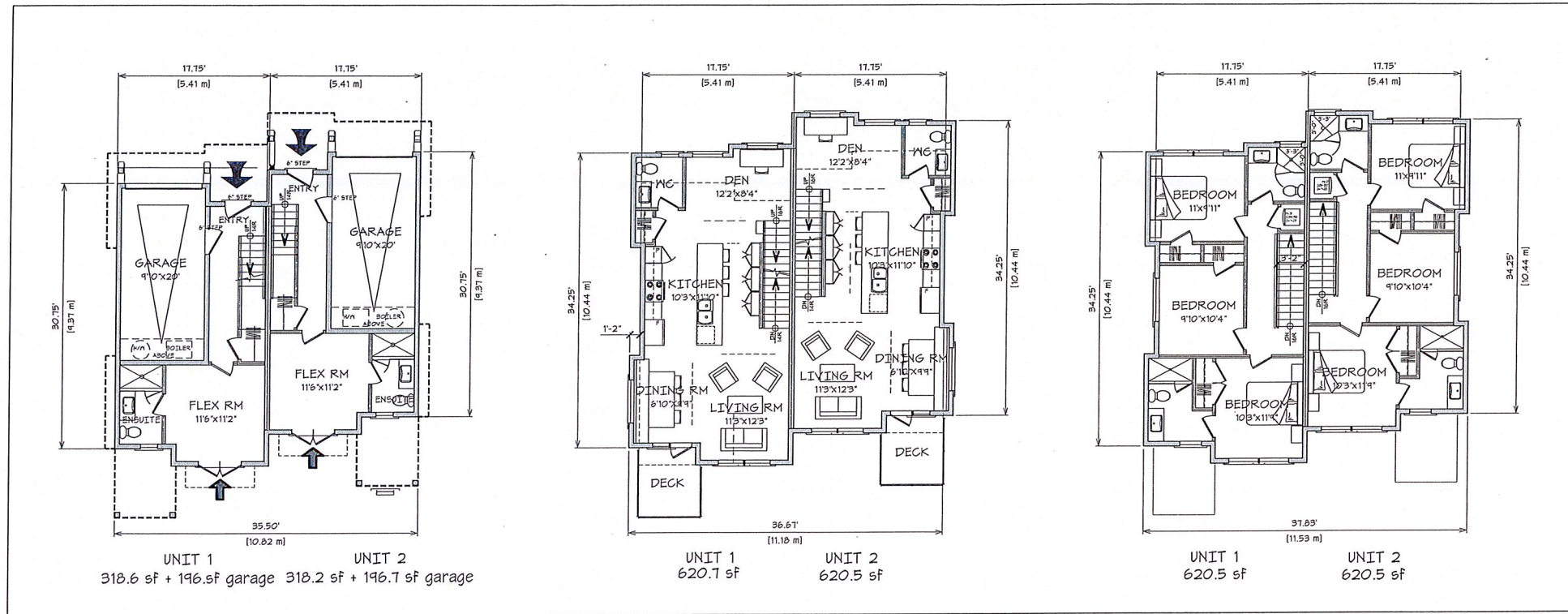
PRIMARY EGRESS ↑

SECONDARY EGRESS ↑



SK-1

REVISIONS & ISSUES		
REV	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

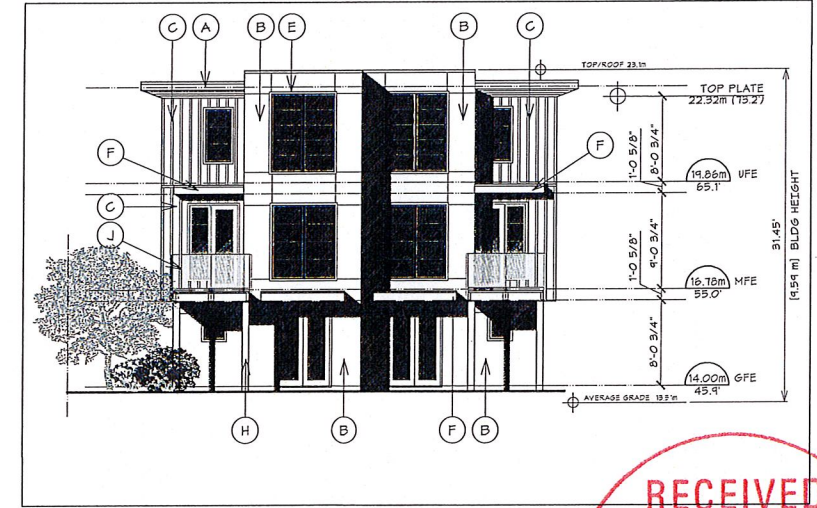
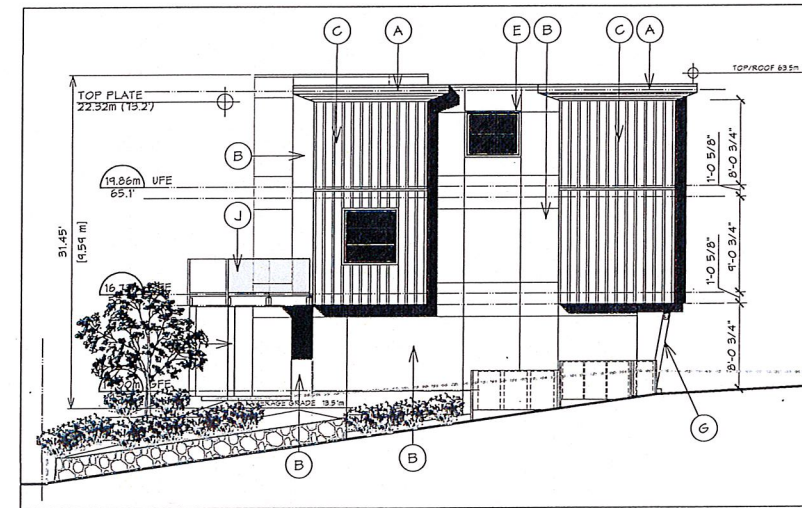
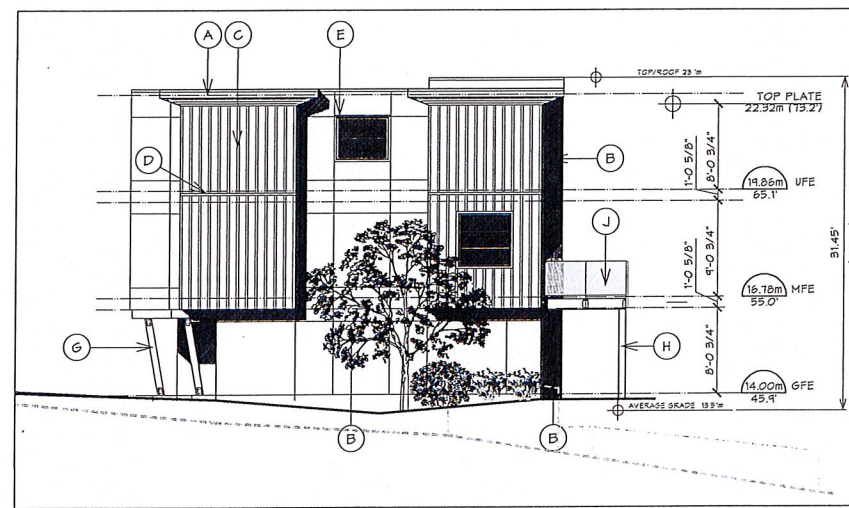


1 GROUND FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 636.8 sf + garages

2 MAIN FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 1241.2 sf

3 UPPER FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 1241.0 sf

4 WEST ELEVATION
SK-2 SCALE= 1/8"=1'-0"



5 SOUTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"

6 NORTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"

7 EAST ELEVATION
SK-2 SCALE= 1/8"=1'-0"

FINISH SCHEDULE	
A	1x10 PROJECTING FASCIA AND GATED CEDAR T16 SOFFIT
B	CEMENTITIOUS PANELS c/w REVEALS
C	BOARD & BATTEN
D	2x GATED WATERLINE
E	2x3 WINDOW/DR TRIM, WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	1x10 FASCIA ON PROJECTING CANOPY
G	8x8 TIMBER KNEE BRACE
H	8x8 TIMBER COLUMN
J	GLAZED BALCONY GUARDRAILS
K	GLASS & ALUMINUM GARAGE DOOR

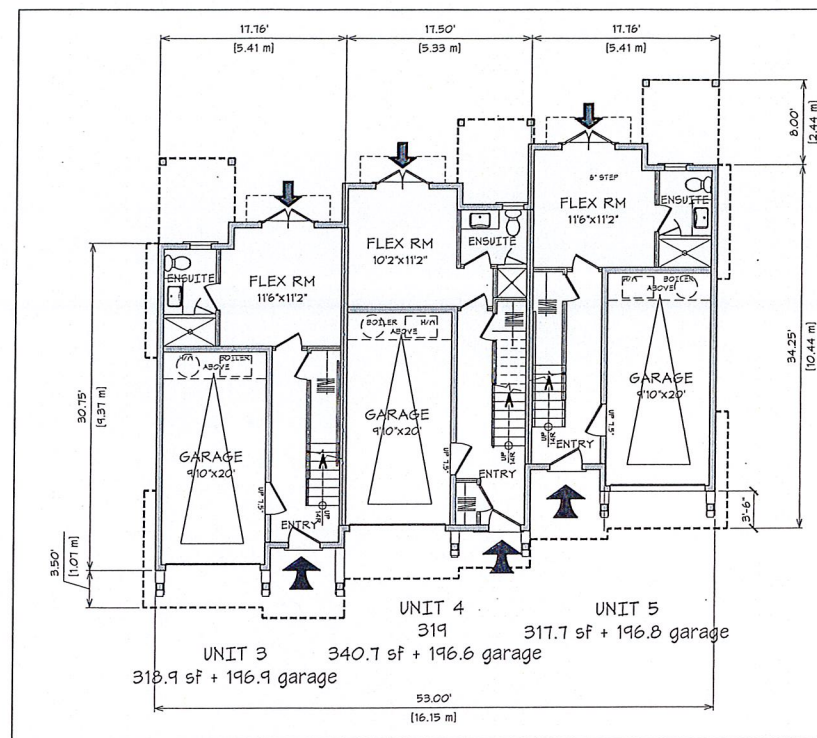


BUILDING A
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

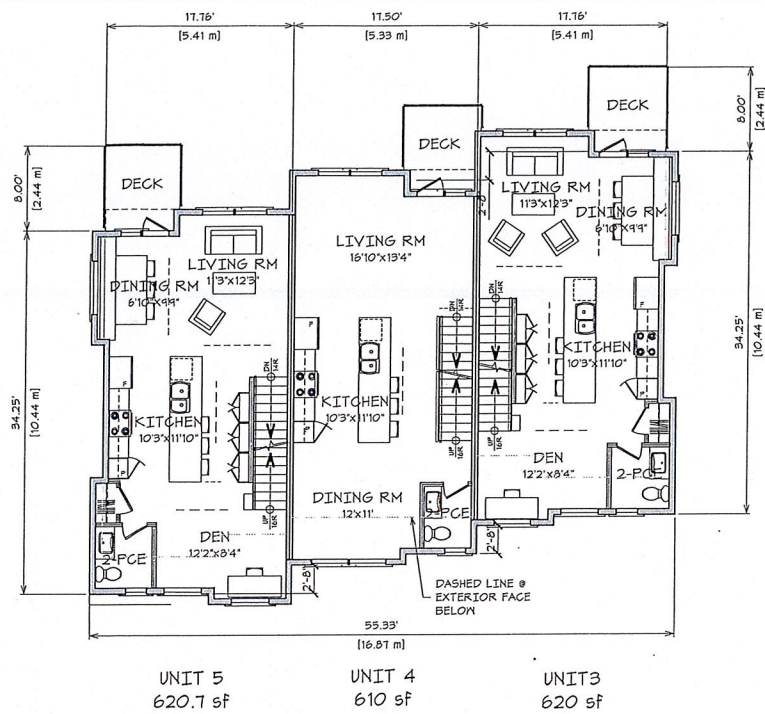
SCALE = 1/8"=1'-0"

SK-2

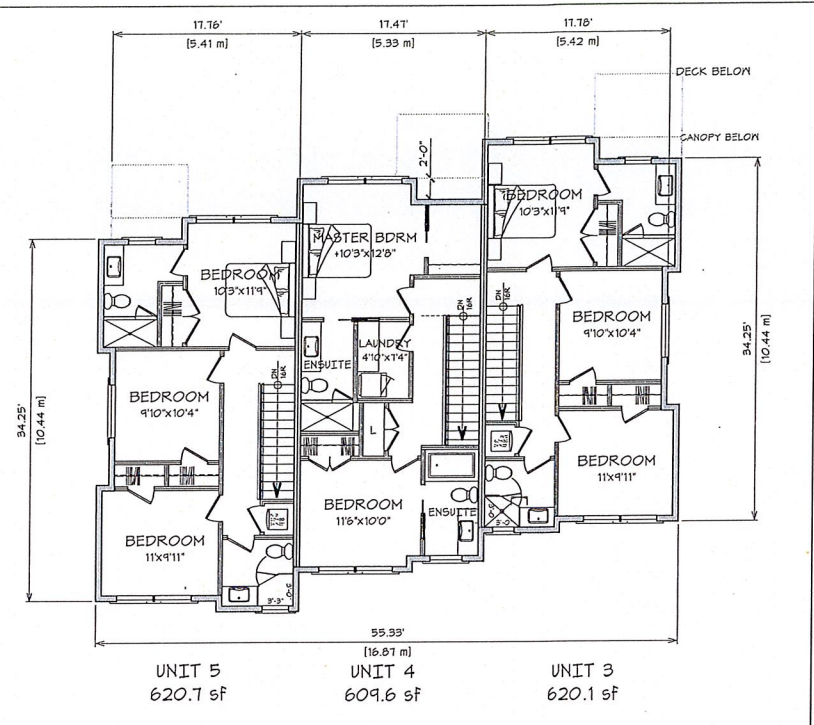




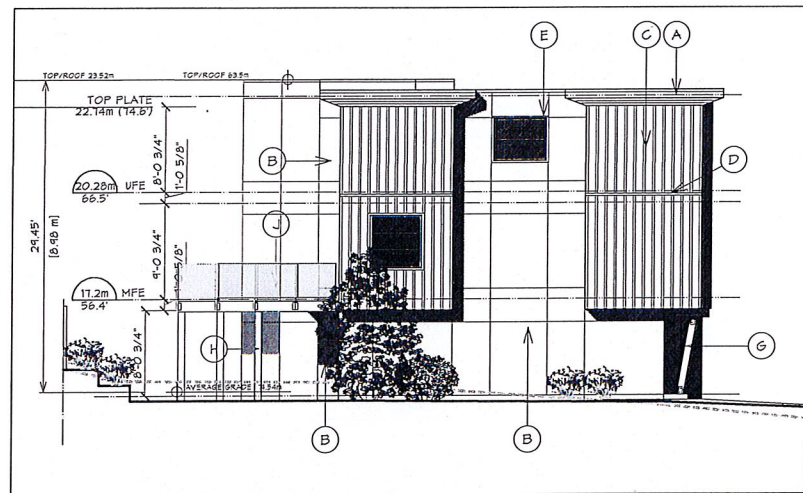
1 GROUND FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 977.3 sf + garages



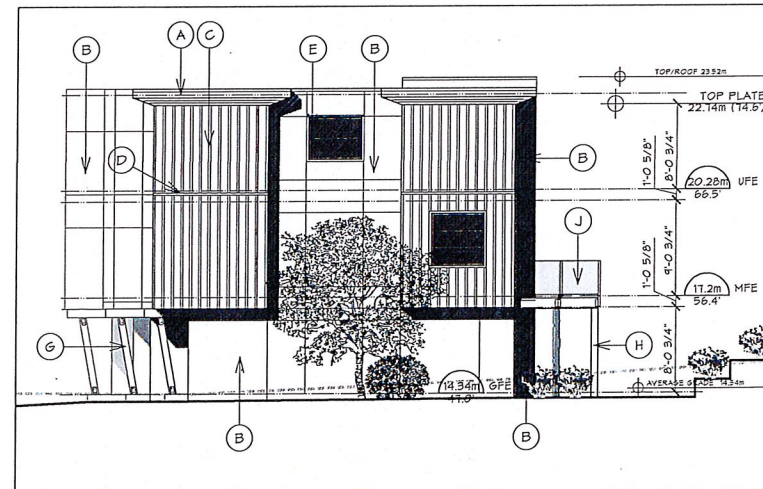
2 MAIN FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 1850.7 sf



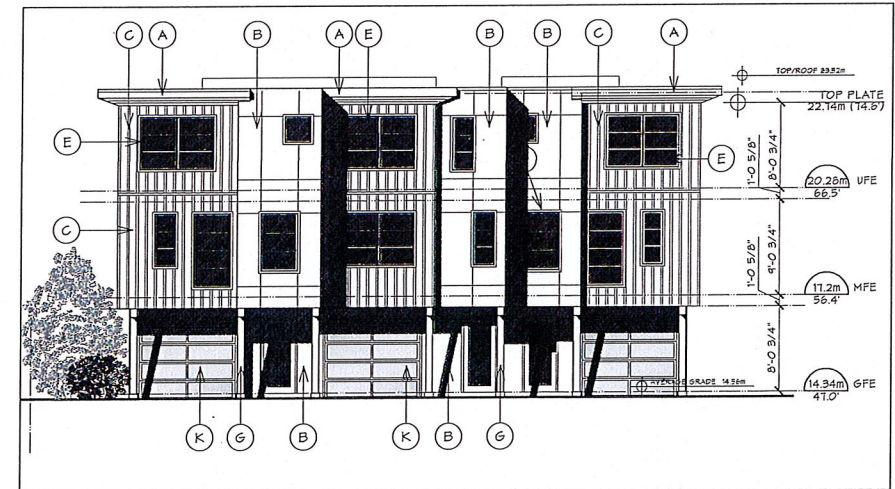
3 UPPER FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 1850.4 sf



4 SOUTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



5 NORTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



6 EAST ELEVATION
SK-3 SCALE= 1/8"=1'-0"



7 WEST ELEVATION
SK-3 SCALE= 1/8"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9/18/11

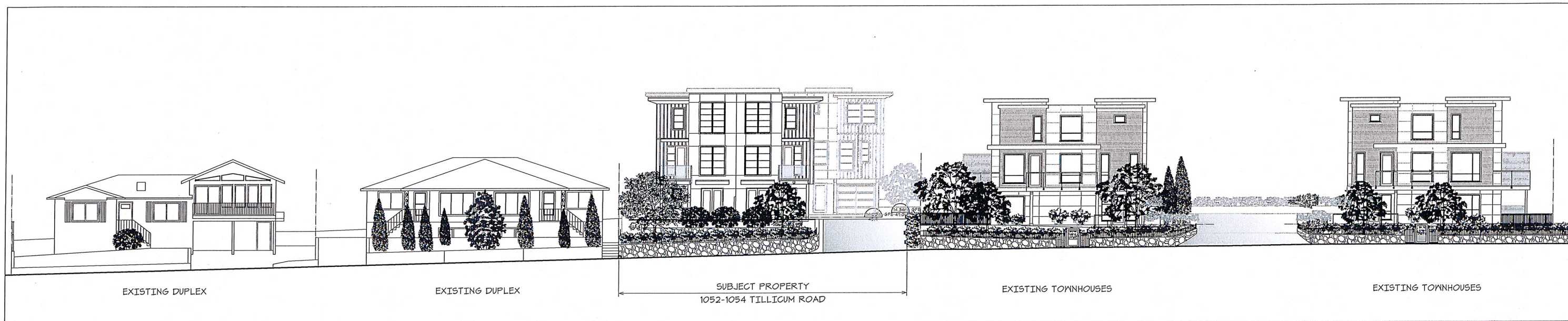
FINISH SCHEDULE	
A	1x10 PROJECTING FASCIA AND CANTED CEDAR T&G SOFFIT
B	CEMENTITIOUS PANELS c/w REVEALS
C	BOARD & BATTEN
D	2x CANTED WATERLINE
E	2x3 WINDOW/DR TRIM, WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	1x10 FASCIA ON PROJECTING CANOPY
G	6x6 TIMBER KNEE BRACE
H	6x6 TIMBER COLUMN
J	GLAZED BALCONY GUARDRAILS
K	GLASS & ALUMINUM GARAGE DOOR



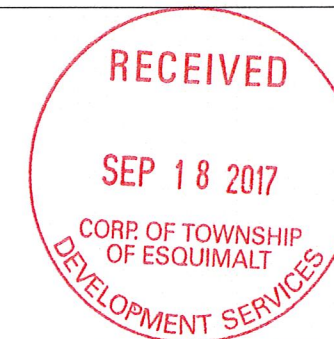
BUILDING B
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

SCALE = 1/8"=1'-0"

SK-3



1 STREETScape at TILLICUM RD.
SK-4 SCALE = 3/32"=1'-0"

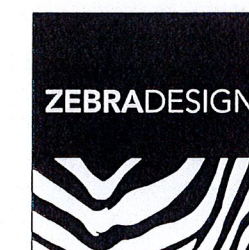


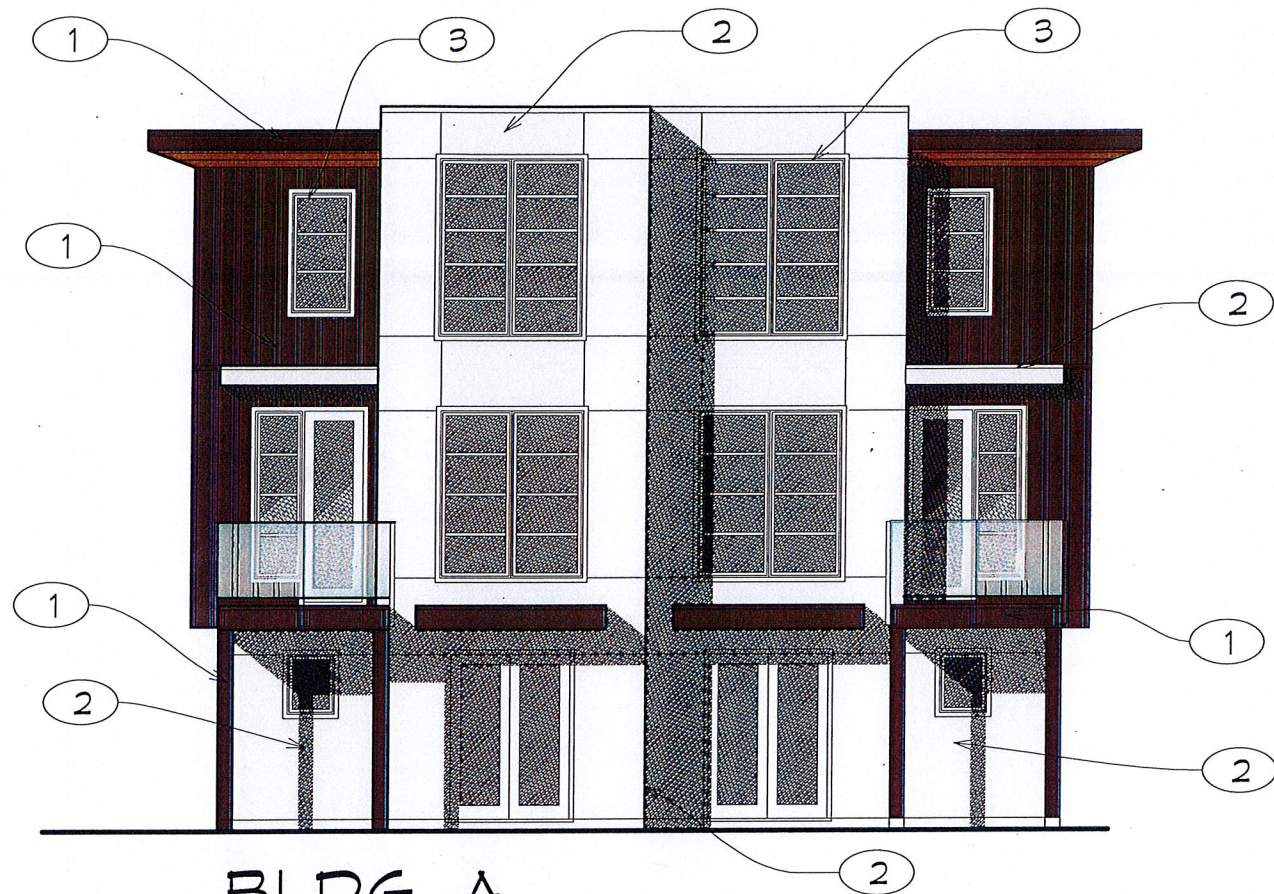
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

STREETScape
PROPOSED REZONING AT
1052-1054 TILLICUM RD.
ESQUIMALT B.C

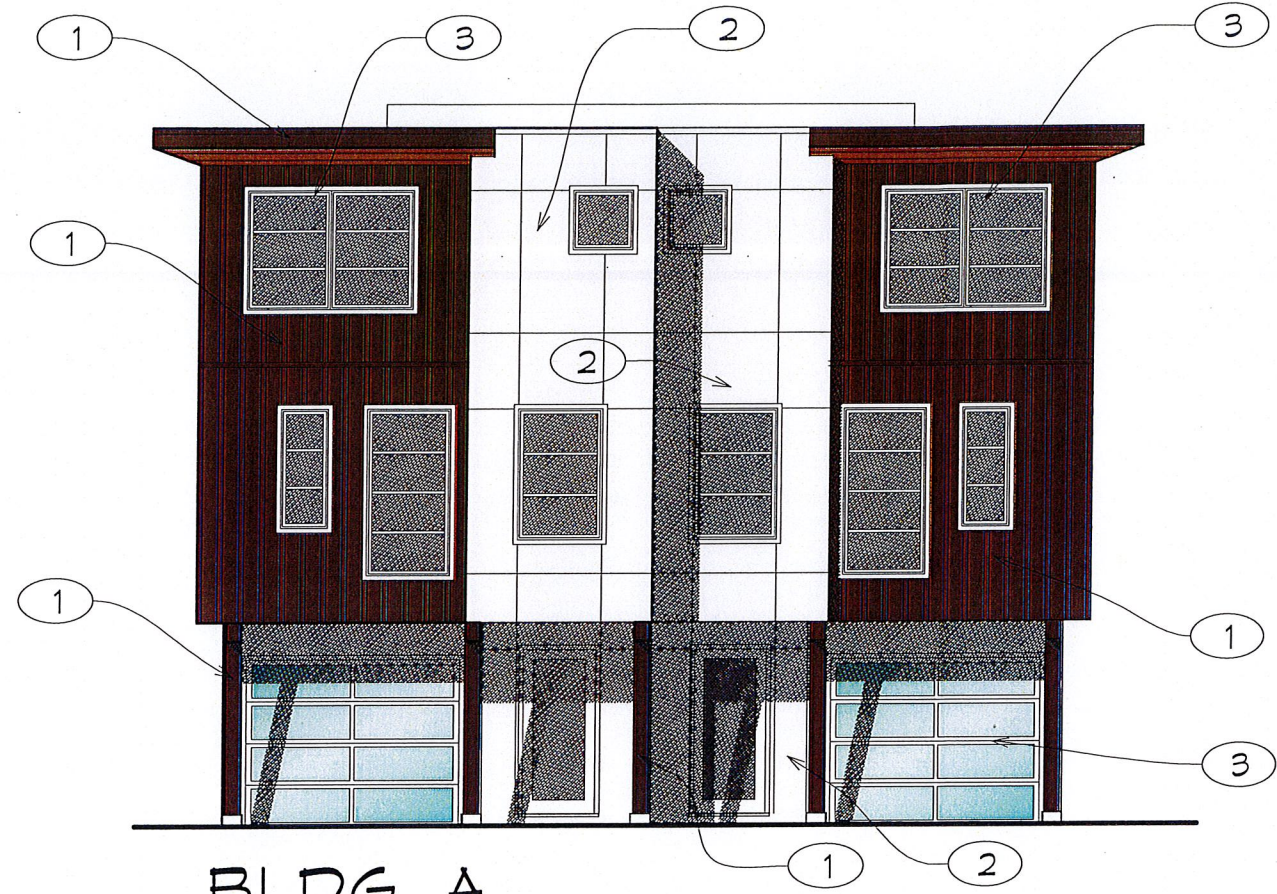
SCALE = 3/32"=1'-0"

SK-4

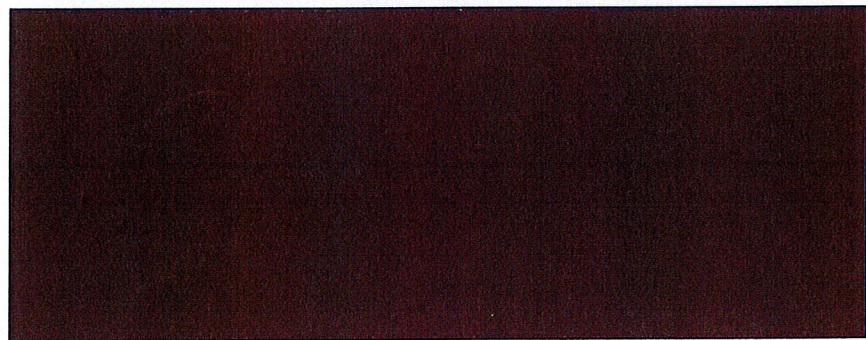




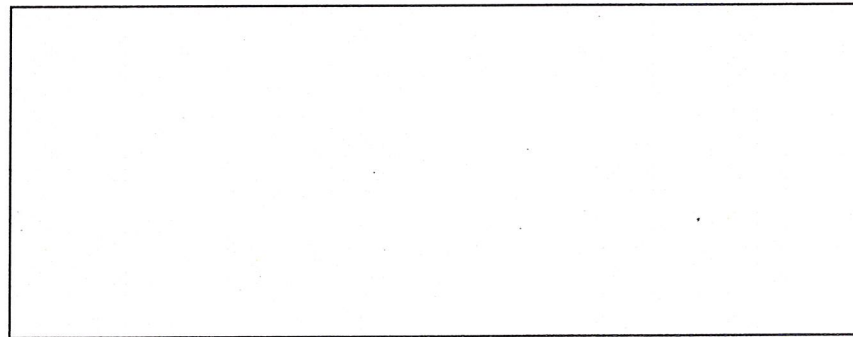
BLDG. A
EAST ELEVATION



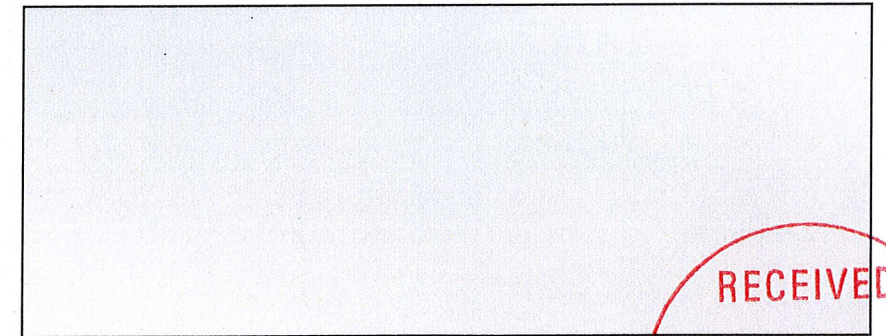
BLDG. A
WEST ELEVATION



FINISH TYPE 1
FLOODPRO
SEMITRANSSPARENT
OIL FINISH
"NIGHT LITE"



FINISH TYPE 2
SHERWIN WILLIAMS
SW 7004
SNOWBOUND



FINISH TYPE 3
WESTECK
SILVER WINDOW FRAME
OBSCURE GLASS IN GARAGE DR

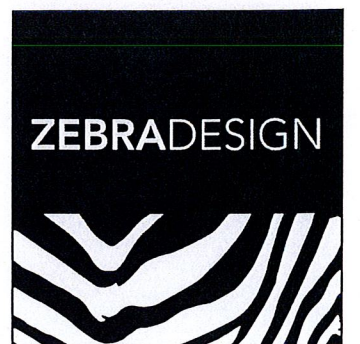


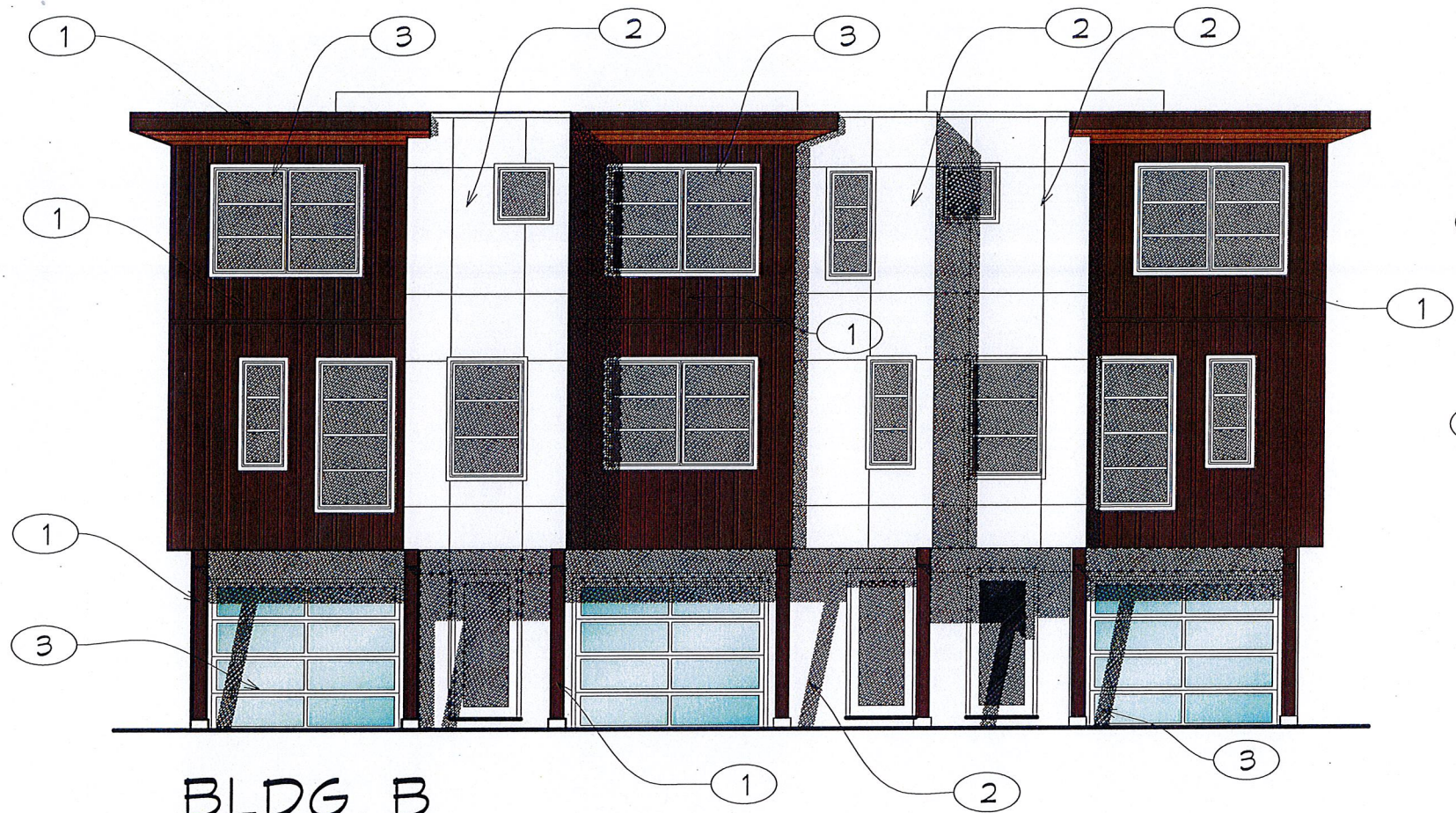
COLOUR SCHEME BUILDING A
PROPOSED REZONING AT
1052-1054 TILLICUM RD.
ESQUIMALT B.C.

SCALE = 1/8"=1'-0"

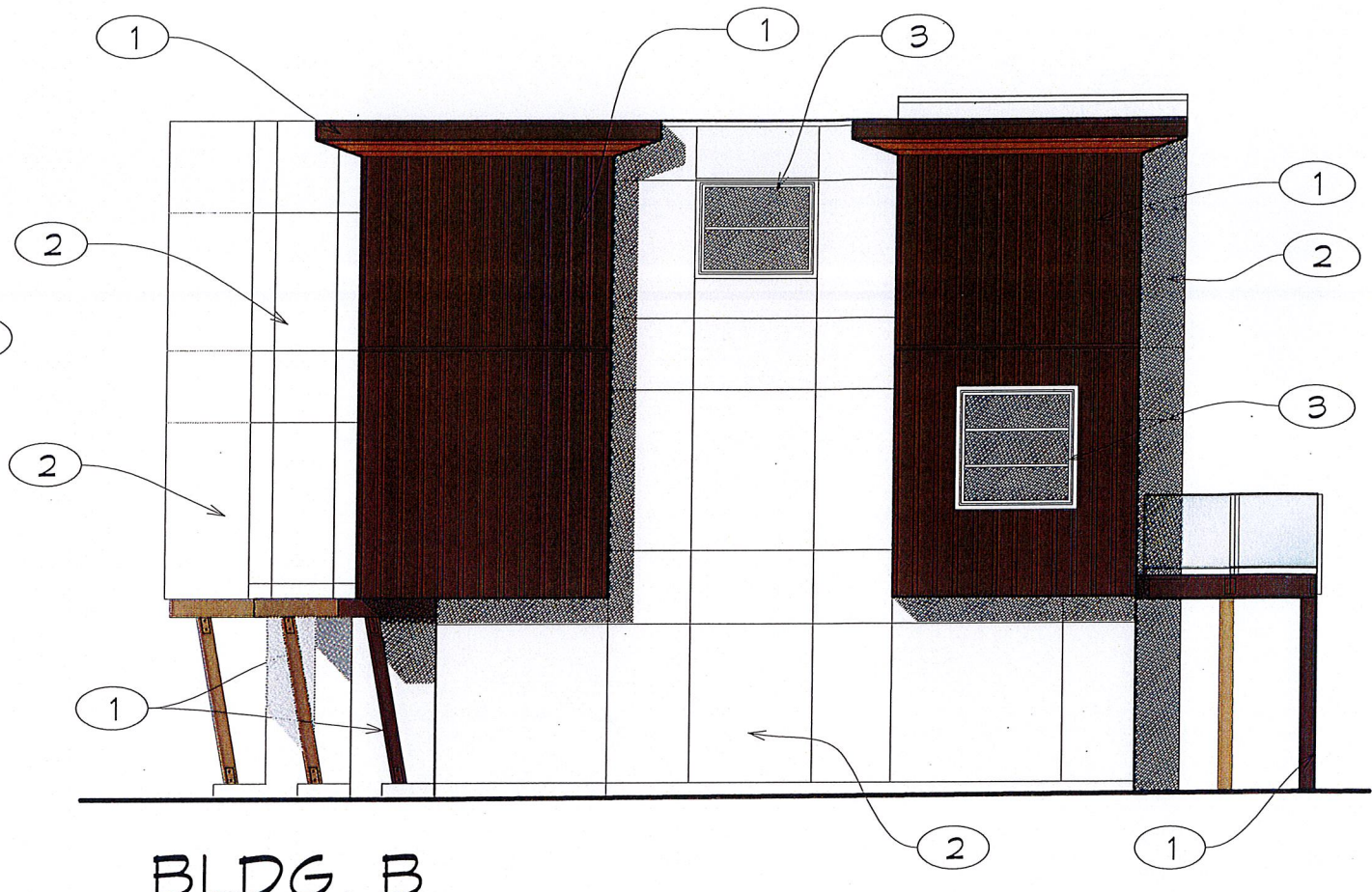
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

SK-5

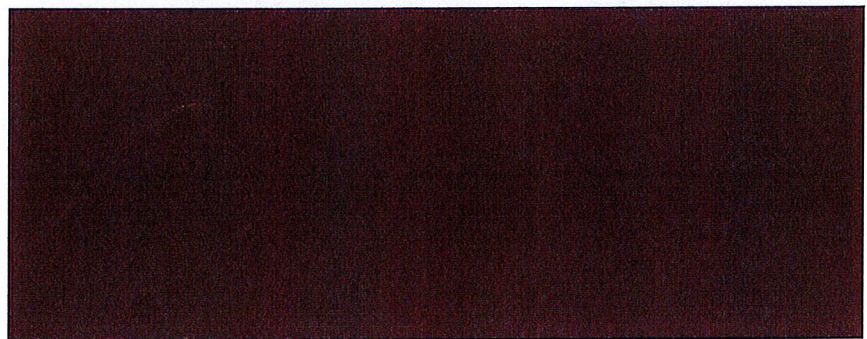




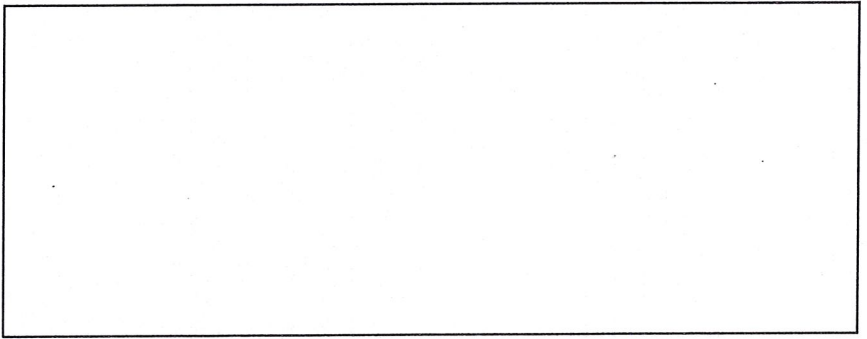
BLDG. B
EAST ELEVATION



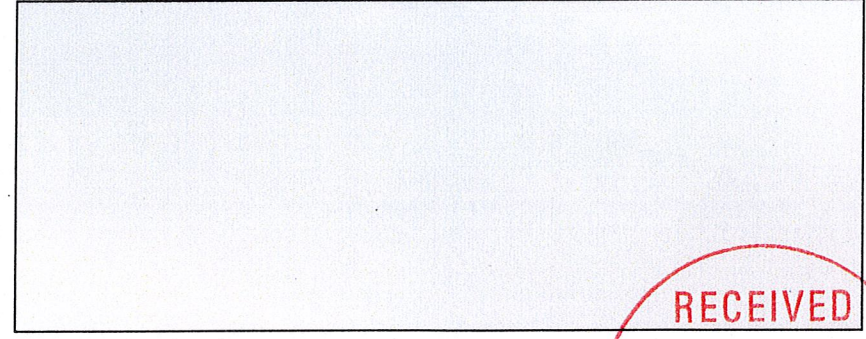
BLDG. B
NORTH ELEVATION



FINISH TYPE 1
FLOODPRO
SEMITRANSSPARENT
OIL FINISH
"NIGHT LITE"



FINISH TYPE 2
SHERWIN WILLIAMS
SW 7004
SNOWBOUND



FINISH TYPE 3
WESTECK
SILVER WINDOW FRAME

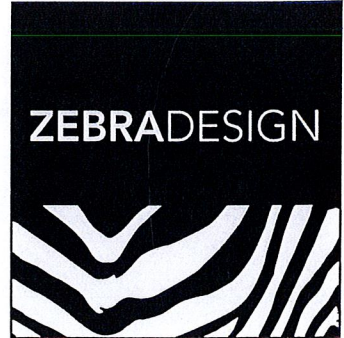


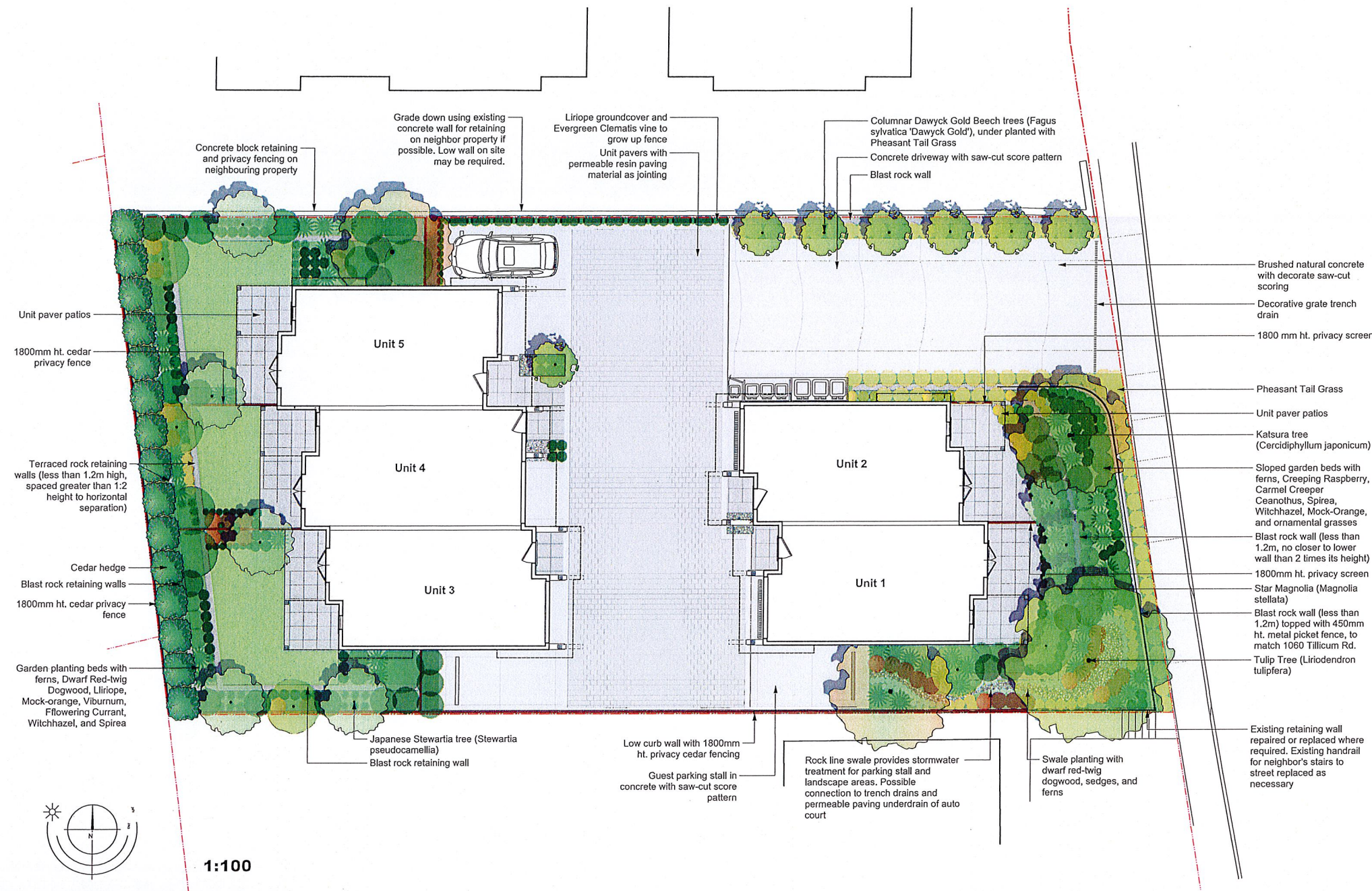
COLOUR SCHEME BUILDING B
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

SCALE = 1/8"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.18.17

SK-6





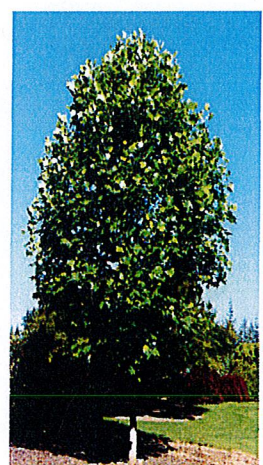
Recommended Nursery Stock

Trees	Total: 31	Botanical Name	Common Name	Size
		Cercidiphyllum japonicum	Katsura Tree	8cm cal
		Fagus sylvatica 'Dawycck Gold'	Dawycckii Beech	8cm cal.
		Liriodendron tulipifera	Tulip Tree	8cm cal.
		Stewartia pseudocamellia	Japanese Stewartia	8cm cal.
		Thuja 'Green Giant'	Green Giant Western Arborvitae	#15 pot
Large Shrubs	Total: 37	Botanical Name	Common Name	Size
		Cholsya ternata 'Sundance'	Sundance Mexican Orange Blossom	#5 pot
		Hamamelis mollis 'Palida'	Palida Chinese Witch Hazel	#7 pot
		Magnolia stellata 'Royal Star'	Royal Star Magnolia	#25 pot, 1.25m
		Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	#7 pot
		Viburnum plicatum tomentosum 'Mariesii'	Doublefile Viburnum	#10 pot
Medium Shrubs	Total: 20	Botanical Name	Common Name	Size
		Cholsya ternata 'Sundance'	Sundance Mexican Orange Blossom	#5 pot
		Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spiraea	#7 pot
Small Shrubs	Total: 35	Botanical Name	Common Name	Size
		Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 pot
Perennials, Annuals and Ferns	Total: 407	Botanical Name	Common Name	Size
		Anemanthe Lessoniana	Pheasant Tail Grass	#1 pot
		Blechnum spicant	Deer Fern	#1 pot
		Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
		Carex glauca 'Blue Zinger'	Blue Sedge	#1 pot
		Carex testacea	Orange New Zealand Sedge	#1 pot
		Cholsya ternata 'Sundance'	Sundance Mexican Orange Blossom	#5 pot
		Liriope muscari 'Variegata'	Variegated Lilyturf	#1 pot
		Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	#1 pot
		Polystichum munium	Sword Fern	#5 pot
Groundcovers	Total: 44	Botanical Name	Common Name	Size
		Ceanothus griseus horizontalis	Carmel Creeper California Lilac	#3 pot
		Rubus calycinoideus	Creeper Bramble	#1 pot
Vines	Total: 17	Botanical Name	Common Name	Size
		Clematis armandii	Evergreen Clematis	#5 pot

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



Retaining wall and low metal fence at 1060 Tillicum Road



Recommended Trees

1052-1054 Tillicum Road | Landscape Concept Plan

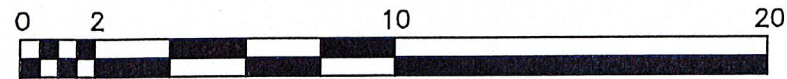


BC LAND SURVEYORS SITE PLAN OF:

Civic: 1052 & 1054 Tillicum Road

**Legal Lot C, Section 10,
Esquimalt District, Plan 11683**

Parcel Identifier: 001-863-185 in the Municipality of Esquimalt



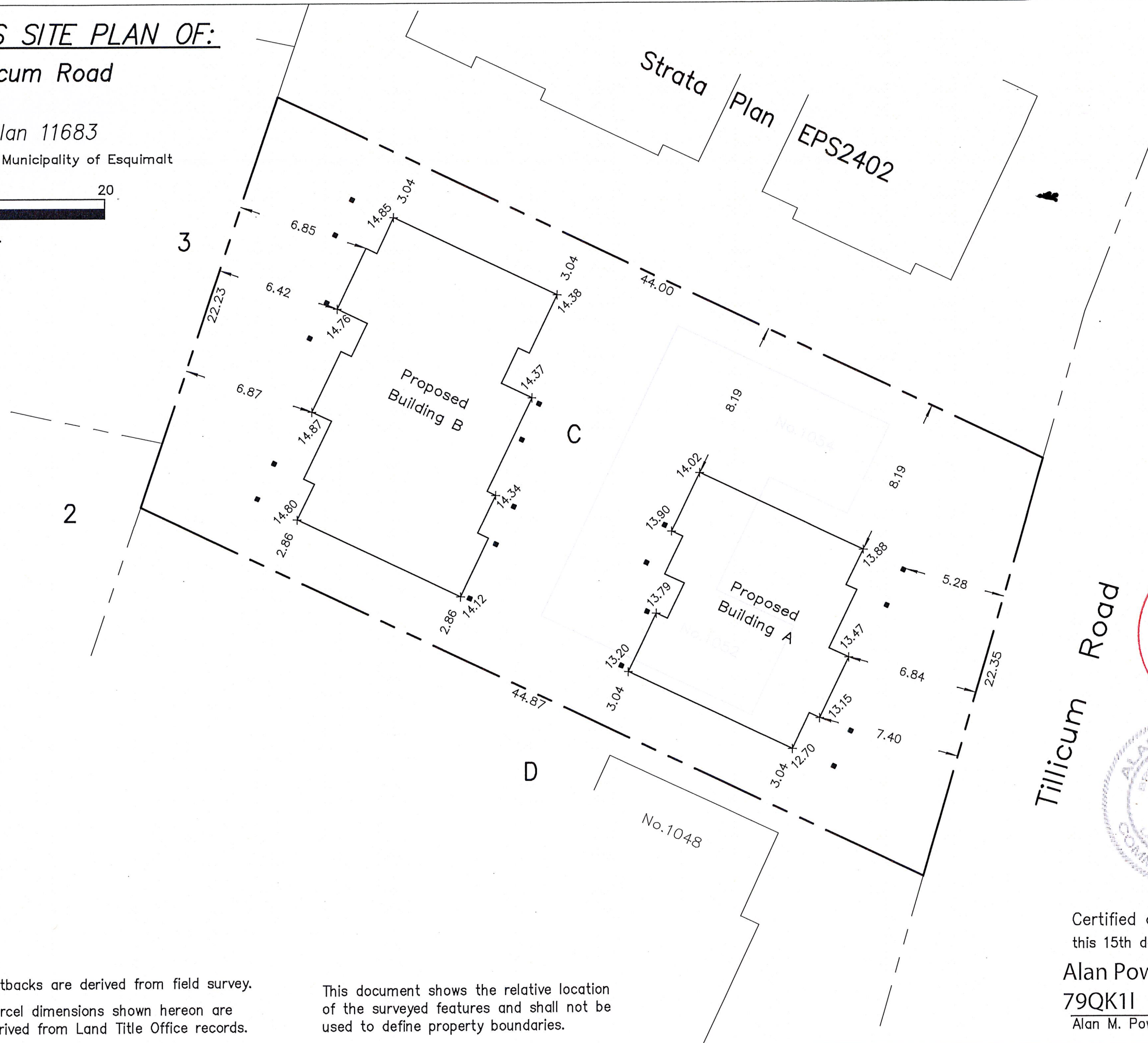
The intended print size is 11" by 17".

LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

Lot Area = 980 m²



September 15, 2017

File : 12,451-35
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

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

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

Certified correct
 this 15th day of September, 2017

Alan Powell
79QK11

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

Digitally signed by Alan Powell 79QK11
 DN: c=CA, cn=Alan Powell 79QK11, o=BC
 Land Surveyor, ou=Verify ID at
 www.juricert.com/LKUP.cfm?id=79QK11
 Date: 2017.09.15 16:05:39 -07'00'