



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY PLANNING COMMISSION  
AGENDA  
TUESDAY JANUARY 16, 2018  
7:00 P.M.  
ESQUIMALT COUNCIL CHAMBERS**

**MEMBERS:** David Schinbein Ken Armour  
Duncan Cavens Christina Hamer  
Berdine Jonker Graeme Dempster  
Amy Higginbotham

**COUNCIL LIAISON:** Councillor Beth Burton-Krahn  
Councillor Tim Morrison

**STAFF LIAISON:** Trevor Parkes, Senior Planner

**SECRETARY:** Pearl Barnard

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- I. CALL TO ORDER
- II. ELECTION OF CHAIR
- III. ELECTION OF VICE CHAIR
- IV. LATE ITEMS
- V. ADOPTION OF AGENDA
- VI. ADOPTION OF MINUTES – November 28, 2017
- VII. STAFF REPORTS

**DEVELOPMENT PERMIT  
832 Old Esquimalt Road  
[PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307]**

**Purpose of the Application:**

The applicant is proposing to construct a side by side strata titled Two Family Residential dwelling on the subject property. The property is currently zoned Two Family Residential [RD-1]. This two-unit dwelling is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

**RECOMMENDATION:**

The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit limiting the form and character of the development, and authorizing the construction as illustrated in the architectural plans and the landscape plan prepared by Hartmann's Drafting & Design, stamped "Received November 28, 2017", sited as detailed on the survey plan prepared by J.E. Anderson & Associates, stamped "Received January 12, 2018", for the property located at PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307 [832 Old Esquimalt Road] be forwarded to Council with a recommendation **to either approve, approve with conditions or deny the application; including the reasons for the recommendation.**

**VIII. COUNCIL LIAISON**

**IX. INPUT FROM APC TO STAFF**

**X. NEXT REGULAR MEETING**

Tuesday, February 20, 2018

**XI. ADJOURNMENT**



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**HELD ON**  
**TUESDAY, NOVEMBER 28, 2017**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** David Schinbein (CHAIR)      Christina Hamer  
Amy Higginbotham                                      Berdine Jonker  
Ken Armour    Duncan Cavens  
Graeme Dempster

**STAFF LIAISON:** Trevor Parkes, Senior Planner

**COUNCIL LIAISON:** Councillor Beth Burton-Krahn

**SECRETARY:** Pearl Barnard

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**I. CALL TO ORDER**

The meeting was called to order at 7:03 p.m.

**II. LATE ITEMS**

No late items

**III. APPROVAL OF THE AGENDA**

Moved by Christina Hamer, seconded by Duncan Cavens, that the agenda be adopted as circulated. **The Motion CARRIED UNANIMOUSLY**

**IV. MINUTES**

Moved by Graeme Dempster, seconded by Christina Hamer, that the minutes of the Advisory Planning Commission held October 17, 2017 be adopted as circulated. **The Motion CARRIED UNANIMOUSLY**

**V. STAFF REPORTS**

**REZONING APPLICATION**

**669 Constance Avenue**

**[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]**

**658 Admirals Road**

**[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]**

**662 Admirals Road**

**[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]**

**Purpose of the Application:**

Trevor Parkes outlined that the applicant is requesting a change in zoning from the current mix of Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1] zones to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 12 storey, 83 unit, multiple family, prefabricated, residential building.

Mr. Parkes explained that the land use designation for the subject property is Multiple Unit High Rise Residential, which the Official Community Plan contemplates accommodating up to 12 storeys in height with a Floor Area Ratio of up to 3.0. The Floor Area Ratio for this proposal is 2.9 and the tallest portion of the building does achieve 12 storey overall height. The parking associated with the building is a reduction from the Parking Bylaw requirement;

however, the applicant has provided a parking study in support of the parking profile provided. The bicycle parking is a ratio of 1.5 spaces per unit, which is consistent with the Official Community Plan.

Oliver Lang, Architect LWPAC, Troy Grant and Casey O'Byrne, Standing Stone Developments and Jim Partlow, Lombard North Group Inc. presented the application.

Casey O'Byrne outlined that their goal is to make inspired homes that are market affordable. The building will be constructed with mass timber and have a low carbon footprint.

Oliver Lang gave a PowerPoint presentation detailing the site plan, an overview of the building design, elevations, materials and colours for the project. Mr. Lang explained that the proposal will provide 83 market affordable homes and the building will be Passive House Certified. On site, parking will include 83 vehicle parking spaces and 125 bicycle parking stalls.

Jim Partlow gave an overview of the landscape features for the project.

**Commission Members comments and questions included:**

- Members like the design. The innovative building method and concept will be great for Esquimalt. It will be great to see improvements at the north end of Constance Avenue.
- Increasing density in that location will be great for the business there.
- The siting relaxations seem reasonable and appropriate considering the unusual site.
- A member commented that the common areas are quite large and visible from the street. There was a concern about whether the seating areas would be underutilized. Mr. Lang advised that these areas could be for engagement, collaboration and social interaction.
- A member commented that the courtyard is a beautiful feature but is visible only for the people living in the building. It would be desirable to have some beautiful features in the front of the building.
- A member commented that the face of the building looks monolithic and imposing. The design or the facade needs something to make the building look a little less imposing and institutional.
- Concerns were expressed with relationship between the building and Admirals Road; a member commented that it is a tall mass situated close to Admirals Road. However, they stated that this would be a good location for it if there is going to be building of this nature.
- A concern was raised that there are no amenities for children in this development.
- A member commented that additional effort could be made in the design of the building to represent its location adjacent to the Naval Base.
- A member commented that parking in that area is already limited and asked the applicant if they had done an assessment of where the overflow parking is going to be. Mr. Lang advised that traffic assessment had been done and it was concluded that the smaller homes, from an affordability prospective, will not likely want the parking spaces and some of the larger homes would require 1.5 to 2 stalls. He stated his opinion that the younger generation has an increasing tendency to put their money towards alternative forms of transportation if they live in smaller homes. There will be 4 or 5 additional on-street parking spaces on Constance Avenue. Mr. Lang also advised that disability parking is provided in the parking structure in response to a member's question.
- A member asked if the parking limitation was a cost limitation or a geotechnical limitation. Mr. Lang advised that it is an environmental limitation. There is a good ratio of 1:1 parking spaces per unit and in his opinion the building's parking will not have an impact on the neighbourhood.

- A member asked for clarification on how the building would be approved as it does not meet existing BC Building Code Standard requirements. Mr. Parkes advised that buildings of this nature are not contemplated by the current BC Building Code and would require either an “alternative solutions” approach or a site specific Building Code approach applied to the design to allow for the building to proceed. Mr. Lang advised that they have adopted an approach towards alternative solutions where they are basically demonstrating code compliance. He then added that they are working with the Building Official at the Township of Esquimalt.
- Clarification was sought regarding comments stated on Page 4 of the staff report - “Staff note that the applicant is seeking a custom zone to accommodate this proposal, however, as this is a residential, not a commercial mixed use building, staff have concerns with this unconventional approach to building siting, particularly as it relates to the parcels to the south of the site and to the public realm of both Constance Avenue and Admirals Road.” Mr. Parkes clarified that a example of a conventional approach to siting for a residential building, based on the RM-5 zone, would be to provide a 7.5 metre front setback off Admirals Road, a 7.5 metre setback off Constance Avenue and a 6 metre setback off the northern and southern lot lines. Based on these setbacks, the building and massing would be loaded towards the center of the site. Using a traditional multiple family residential siting profile, this proposal encroaches into the setbacks. Mr. Parkes noted that staff have concerns regarding how the building relates to the public realm of Admirals Road. In addition, there are concerns regarding the close proximity of the building to Constance Avenue and the perception of it from the pedestrian realm as the setback off Constance Avenue is close to 0.85 metres instead of traditional 7.5 metre setback. Staff must also consider future development potential for the adjacent properties to the south and the relationship this building has with them.
- A member inquired if a car share option had been considered? Mr. Lang advised that it has been considered.
- Are electric charging stations being installed in each parking space. Mr. Lang advised that is a possibility and indicated that both capacity and conduit to parking spaces would be installed to allow for future installation of charging stations.
- A member asked the applicant to define market affordable. Mr. Lang advised that affordability means that you have the possibility to get a space that you find desirable and that is flexible while remaining attainable.
- A member commended staff on the expeditious processing of this application and added that this helps with affordability.
- What is the Township’s ability to ensure Passive House Certification is done. Mr. Parkes advised that in the past staff have addressed these types of commitments through the registration of a Land Title Act, Section 219 covenant against the title of the property.
- A member asked the applicant about the waste management associated with demolition of the existing buildings. Mr. Lang advised that the buildings would be deconstructed rather than demolished. In addition, the operational carbon footprint of the proposed building will be a significant offset.

**RECOMMENDATION:**

Moved by Graeme Dempster, seconded by Duncan Cavens: The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for rezoning to facilitate consolidation of three properties located between the northernmost end of Constance Avenue and Admirals Road, and authorizing a 36 metre [12 storey], 83 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services Ltd., stamped “Received October 26, 2017”, and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped “Received November 14, 2017”, be forwarded to Council with a recommendation for approval as the parking is reasonable and the setback relaxations are

reasonable given the irregular shape of the parcel and the context of the location. **The Motion Carried** (1 opposed)

**VI. PLANNER'S STATUS REPORT**

- 1379 Esquimalt Road (St. Peter's / St. Paul's) – A Development Permit and Subdivision Application have been received. The proposal is for 24 new affordable seniors' rental apartments over a new Church Hall and Community Centre.
- 899 Esquimalt Road – (proposal for a 12 storey building) The OCP Amendment and Rezoning Application will be presented to the Advisory Planning Commission in the near future

**VII. COUNCIL LIAISON**

Councillor Burton-Krahn gave an update on the Monday, November 18<sup>th</sup> Council Meeting.

- The Rezoning Application for 615 Fernhill Road was given first and second reading.
- The Development Variance and Development Permit Application for the English Inn 429 Lampson Street were presented to Council. Council decided to address the project as Site A and Site B. Site A, the hotel wing was denied due to some noise and setback concerns and Site B the condo and commercial portion of the project was approved.
- 1237 Esquimalt Road was discussed Council received feedback from the tenants in the building and decided that the building will remain as is for 6 months and will then be deconstructed. She clarified that the purchase of this parcel is tied in strategically with the CRD sewage amenities money and the future development of the site will be subject to community consultation.

She also noted that The West Bay Quay Project has launched their sales center in West Bay.

**VIII. INPUT FROM APC TO STAFF**

- The Staff Report for the 669 Constance Ave Rezoning Application was great.
- Has the Township received an application for 833 / 835 Dunsmuir Road? Mr. Parkes advised that the Township has not received an application to date. However, the applicant has held a Public Open House detailing a multiple family building proposal.

**IX. NEXT REGULAR MEETING**

Tuesday, December 19, 2017

**X. ADJOURNMENT**

On motion the meeting adjourned at 8:40 P.M.

CERTIFIED CORRECT



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: January 16, 2018

### STAFF REPORT

**DATE:** January 12, 2018

**TO:** Chair and Members of the Advisory Planning Commission

**FROM:** Alex Tang, Planning Technician  
Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT**  
**832 Old Esquimalt Road**  
**[PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307]**

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### RECOMMENDATION:

The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit limiting the form and character of the development, and authorizing the construction as illustrated in the architectural plans and the landscape plan prepared by Hartmann's Drafting & Design, stamped "Received November 28, 2017", sited as detailed on the survey plan prepared by J.E. Anderson & Associates, stamped "Received January 12, 2018", for the property located at PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307 [832 Old Esquimalt Road] be forwarded to Council with a recommendation to **either approve, approve with conditions or deny the application; including the reasons for the recommendation.**

### BACKGROUND:

#### Purpose of the Application

The applicant is proposing to construct a side by side strata titled Two Family Residential dwelling on the subject property. The property is currently zoned Two Family Residential [RD-1]. This two-unit dwelling is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

#### Context

**Applicant:** Michael Staite

**Owners:** Dorothy Anne Mary McDermott

**Property Size:** Metric: 773 m<sup>2</sup> Imperial: 8318 ft<sup>2</sup>

**Existing Land Use:** Single Family Residential

**Surrounding Land Uses:**

North:	Industrial
South:	Single Family Residential
West:	Single Family Residential
East:	Single Family Residential

**Proposed Use:** Two Family Residential

**Existing Zoning:** Two Family Residential [RD-1]

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

**Existing OCP Designation:** Single and Two-Unit Residential [no change required]

**Zoning**

The proposed Two-Family Residential Dwelling does not require any variances to the Zoning Bylaw, 1992, Bylaw No. 2050 as it is in accordance with all the requirements of the RD-1 zone.

**Official Community Plan**

The Official Community Plan does allow for sensitive infill development in residential zones provided the development is compatible with, and enhances the surrounding neighbourhood.

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.

**Development Permit Guidelines**

This proposal is subject to Section 9.7 'Development Permit Area No. 5 – Enhanced Design Control Residential' of the Official Community Plan and the Design Guidelines of Section 9.7.5 are applicable.

The Two-Family Dwelling is configured side by side which corresponds to guideline 9.7.5(e).

In accordance with guideline 9.7.5(k), a landscape plan has been provided that shows the planting of a deciduous tree and a flowering plum tree while 3 cedar trees, 1 fir tree and a deciduous boulevard tree are being removed.

As per guideline 9.7.5(t), there is a proposed hedge in the landscape plan that separates the driveway to each unit.

**ALTERNATIVES:**

1. Forward the application for a Development Permit to Council with a **recommendation of approval.**
2. Forward the application for a Development Permit to Council with a **recommendation of approval with conditions.**
3. Forward the application for a Development Permit to Council with a **recommendation of denial.**



851

845

Viewfield Rd

841

825

823

828

826

818

814

812

844

838

836

832

Old Esquimalt Rd

Subject Property Map:  
832 Old Esquimalt Road



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

### 9.7.1 Scope

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

### 9.7.2 Category

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

### 9.7.3 Justification

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

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

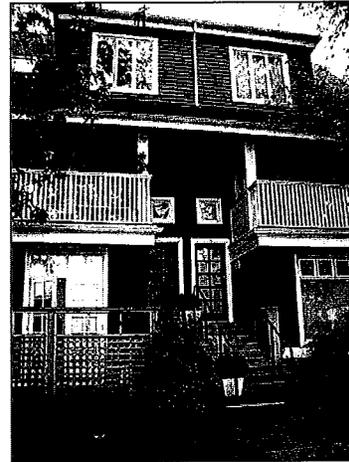
- a) Owners of land within Development Permit Area No. 5 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
- ♦ construct a two-unit dwelling;
  - ♦ subdivide a two-unit dwelling;
  - ♦ convert a single-unit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

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

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

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

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



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

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

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

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

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Two Family Residential
- (b) Home Occupation
- (c) Boarding: subject to the requirements of Section 30.3
- (d) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) **Parcel Size**

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

(3) **Minimum Lot Width**

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

(4) **Floor Area Ratio**

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

(5) **Floor Area**

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

(6) **Building Height**

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

(7) **Building Width**

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

(8) **Lot Coverage**

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

(8.1) **Building Massing**

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

(9) **Siting Requirements**

(a) **Principal Building**

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

(b) **Accessory Building**

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

(c) **Garage Setback**

Detached and attached garages shall be set back a minimum of 1.5 metres from the front face of the Dwelling Unit.

(10) **Common Wall Requirements**

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

(11) **Fencing**

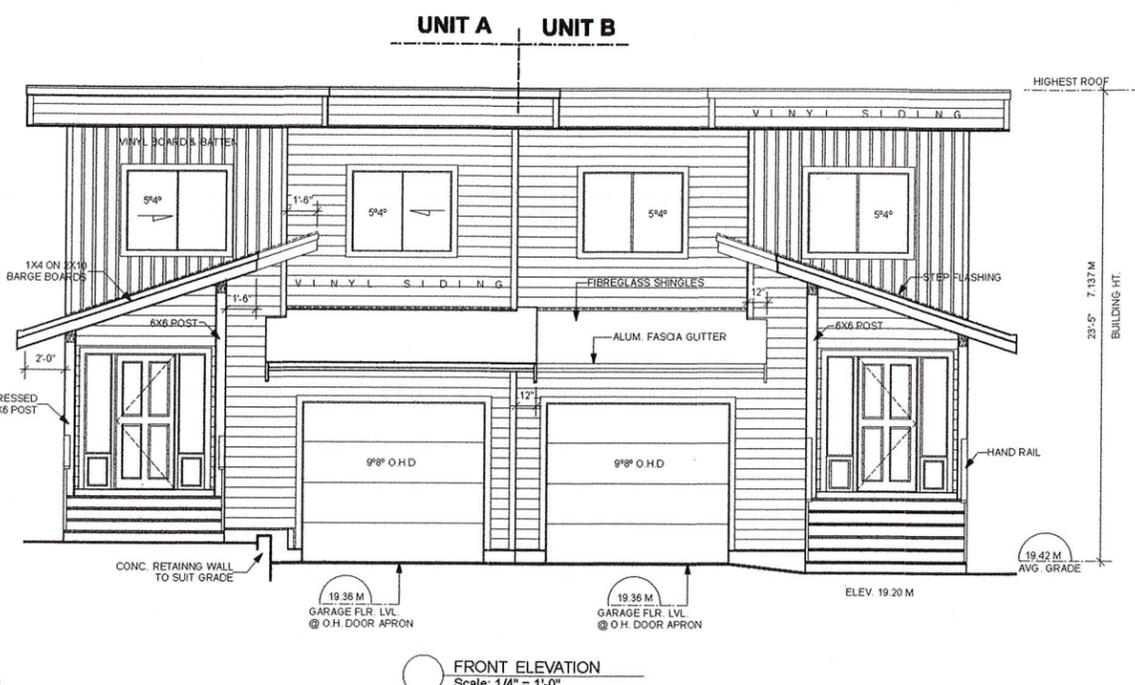
Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(12) **Off Street Parking**

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

(13) **Driveway Width**

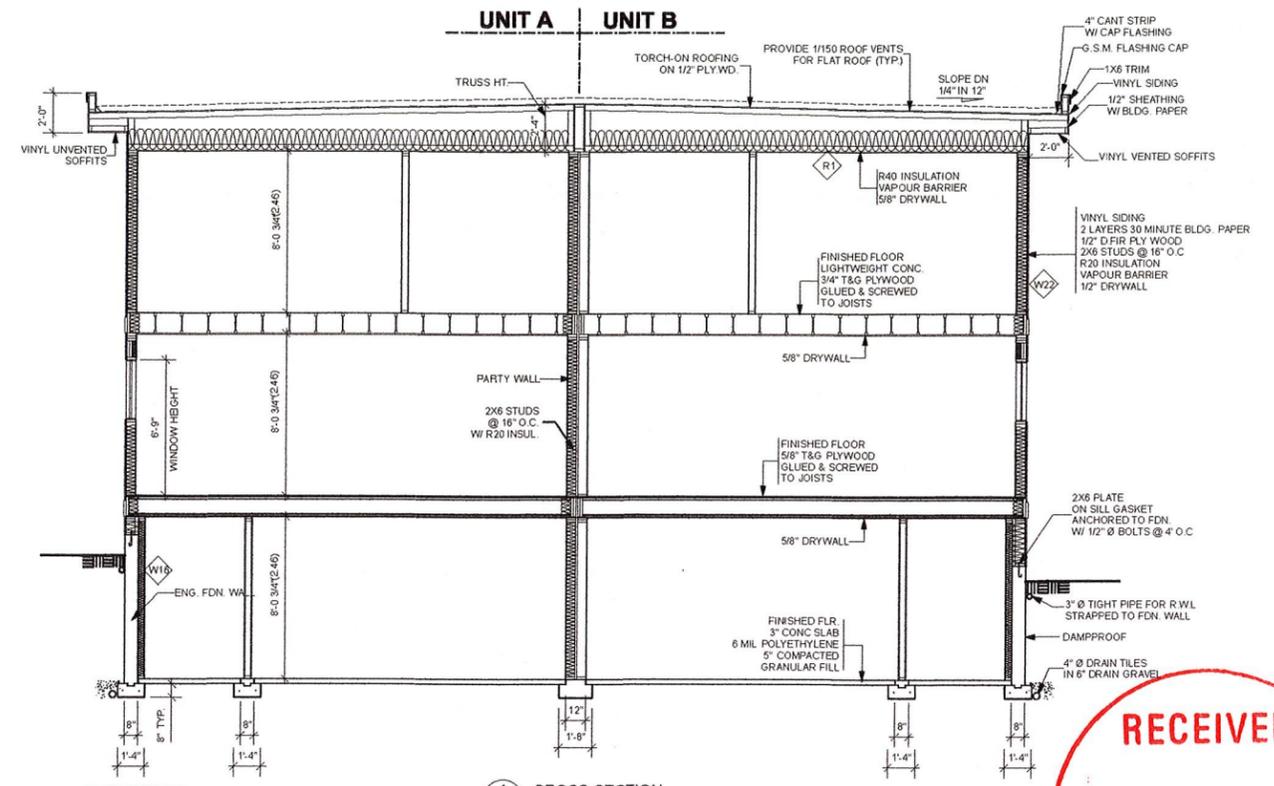
The maximum width of a driveway surface on a Two Family Residential lot shall be a total of 5.5 metres. This applies to a double-wide driveway, or the combined width of two (2) single lane driveways serving a Two Family Dwelling.



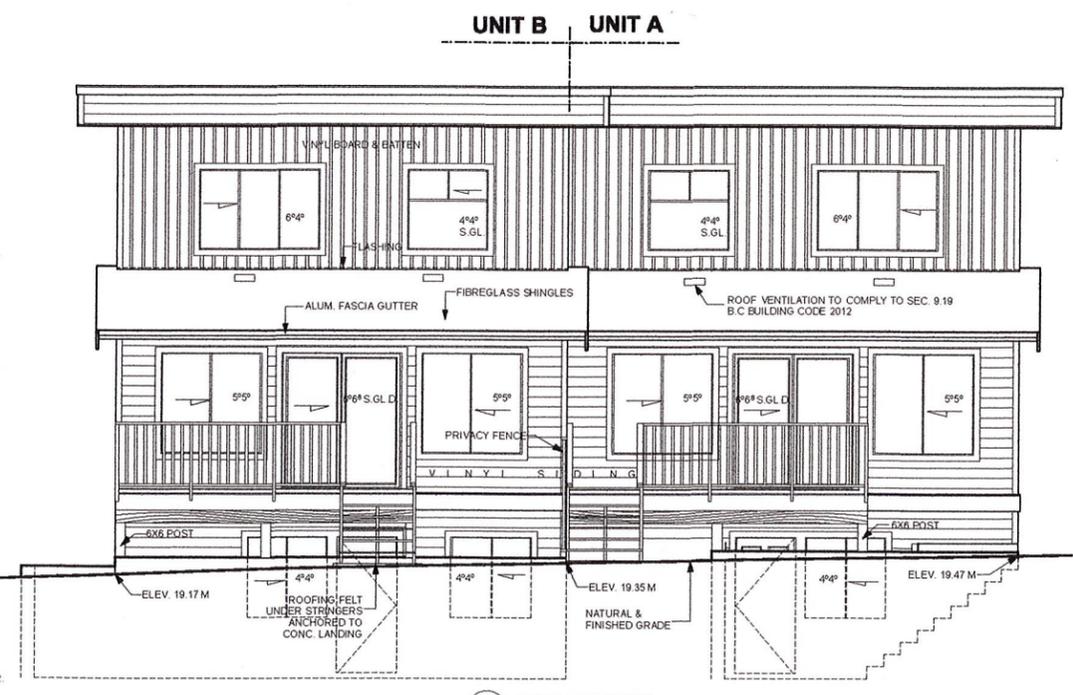
FRONT ELEVATION  
Scale: 1/4" = 1'-0"

NOTE: FLASHING OVER ALL EXTERIOR WALL OPENINGS SHALL COMPLY TO ARTICLE 9.27.3.8 B.C. BUILDING CODE 2012. ALL INTELS TO BE 2-2 X 10 #2 SPR. OR BETTER OR AS SHOWN.

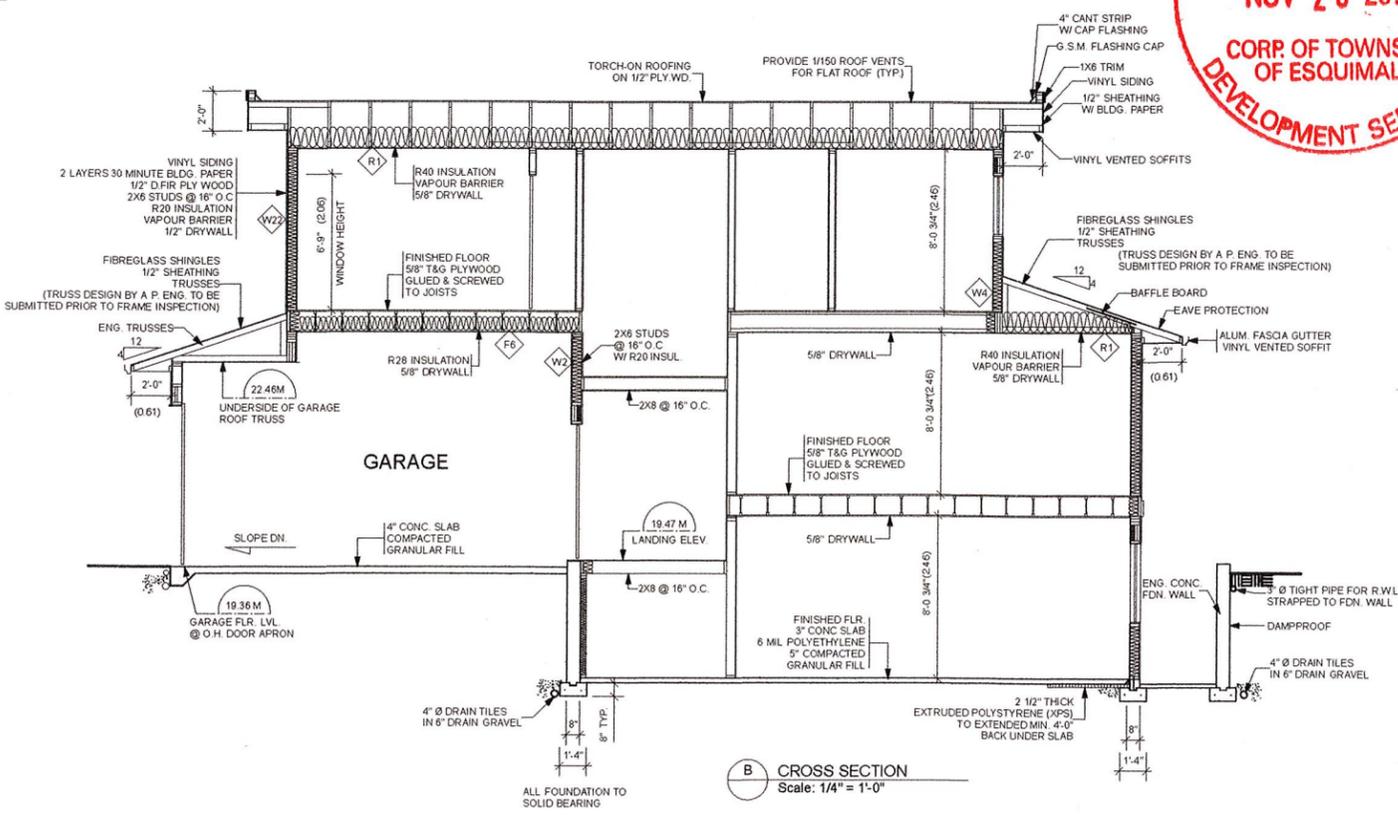
BRACING FOR RESISTANCE TO LATERAL LOADS SHALL BE DESIGN BY A P. ENG.



A CROSS SECTION  
Scale: 1/4" = 1'-0"



REAR ELEVATION  
Scale: 1/4" = 1'-0"



B CROSS SECTION  
Scale: 1/4" = 1'-0"



GENERAL NOTES:  
THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE. BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY.  
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE.

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa (3000 P.S.I.) AT 28 DAYS. ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2012.

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. OR AS SHOWN. MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 9.32.3 B.C. BUILDING CODE 2012.  
ELECTRICAL TO COMPLY WITH SEC. 9.34 B.C. BUILDING CODE 2012.

ALL FRAMING LUMBER #2 SPRUCE OR BETTER ALL WINDOW STANDARDS TO COMPLY TO AAMA WDMA/CSA 101/H.8.2/A440 SUBSECTION 9.7.4 B.C. BUILDING CODE 2012.  
NAFS (North American Fenestration Standard) & LW (Limited Water) water penetration resistance rating TO BE SUBMITTED BY WINDOW & DOOR MANUF.

HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN.

ELECTRIC BASEBOARD HEATING PROVIDE SUMP PUMP. THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK" 1999 EDITION.

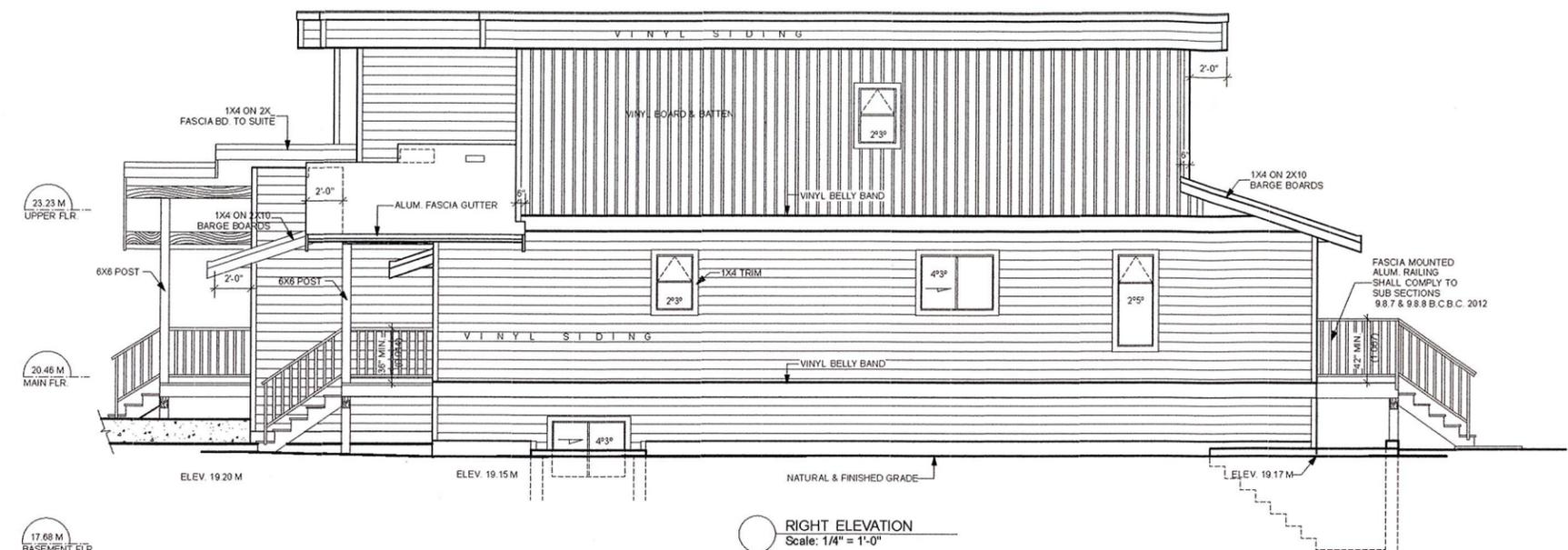


SCALE 1/4" = 1'-0"  
DATE NOV 2017  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 121

PROPOSED DUPLEX FOR MR. MIKE STAITE

SHEET 1 OF 6

EXPOSED BUILDING FACE 106.68 SQ. M  
 LIMITING DISTANCE 3.04 M  
 ALLOWABLE OPENING X 10% 10.66 SQ. M  
 PROPOSED OPENING 3.74 SQ. M



**R1 ROOF TRUSS CEILINGS**

RSI FRAMING CALCULATION	
SPRUCE (0.0085)	
2X4 BOTTOM CHORD (89mm)	0.0085 X 89 = 0.756
@ 24" O.C. (11%)	11 - 0.756 = 14.55

RSI CAVITY CALCULATION	
0.01875 X 2X4 (89mm)	1.688
@ 24" O.C. (89%)	89 - 1.688 = 53.35

PARALLEL-PATH FLOW METHOD	
RSI PARALLEL =	100
14.55% AREA OF FRAMING + 53.35% AREA OF CAVITY	
100 - 67.9 =	1.47

RSI R40 INSULATION CALCULATION	
0.01875 X 11 1/4" (285.75mm)	5.3578

CALCULATING EFFECTIVE R-VALUE TYPICAL TRUSS ROOF CEILING	
DESCRIPTION	EFFECTIVE
2X4 BOTTOM CHORD @ 24" O.C.	1.47
W/ GLASS FIBRE LOOSE FILL INSUL.	
11 1/4" THICK GLASS FIBRE LOOSE FILL INSUL (R40)	5.3578
INTERIOR AIR FILM	0.11
5/8" GYPSUM BOARD	0.096
VAPOUR BARRIER	0.00
<b>TOTAL EFFECTIVE</b>	<b>7.03</b>
ZONE 4 MINIMUM REQ. EFFECTIVE	6.81

**W2 WALLS**

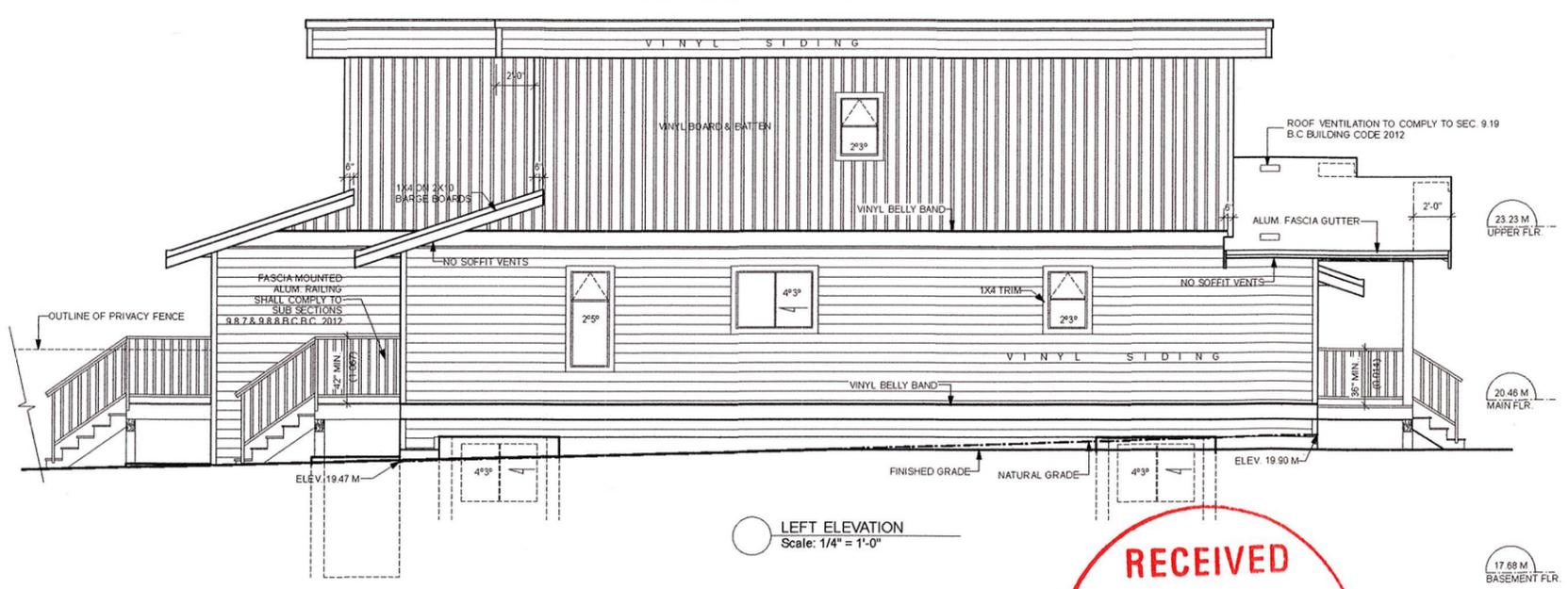
RSI FRAMING CALCULATION	
SPRUCE (0.0085)	
2X6 STUDS (140mm)	0.0085 X 140 = 1.19
@ 24" O.C. (20%)	20 - 1.19 = 16.806

RSI CAVITY CALCULATION	
R20 COMPRESSED	3.34
@ 24" O.C. (80%)	80 - 3.34 = 23.95

PARALLEL-PATH FLOW METHOD	
RSI PARALLEL =	100
16.806% AREA OF FRAMING + 23.95% AREA OF CAVITY	
100 - 40.756 =	2.45

CALCULATING EFFECTIVE R-VALUE WALLS ABOVE GRADE		
DESCRIPTION	NOMINAL	EFFECTIVE
R20 COMPRESSED IN 2X6 WOOD FRAMING @ 24" O.C.	3.34	2.45
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.077	
VAPOUR BARRIER	0.00	
1/2" D FIR PLY WOOD	0.139	
BUILDING PAPER	0.00	
WVHL		
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>		<b>2.816</b>
ZONE 4 MINIMUM REQ. EFFECTIVE		2.78

EXPOSED BUILDING FACE 99.08 SQ. M  
 LIMITING DISTANCE 1.5 M  
 ALLOWABLE OPENING X 8% 7.92 SQ. M  
 PROPOSED OPENING 3.15 SQ. M



**W4 WALLS ADJOINING VENTED ROOF AREA**

RSI FRAMING CALCULATION	
SPRUCE (0.0085)	
2X6 STUDS (140mm)	0.0085 X 140 = 1.19
@ 16" O.C. (23%)	23 - 1.19 = 19.327

RSI CAVITY CALCULATION	
R24 INSUL	4.23
@ 16" O.C. (77%)	77 - 4.23 = 18.2

PARALLEL-PATH FLOW METHOD	
RSI PARALLEL =	100
19.327% AREA OF FRAMING + 18.2% AREA OF CAVITY	
100 - 37.53 =	2.66

CALCULATING EFFECTIVE R-VALUE WALLS ABOVE GRADE		
DESCRIPTION	NOMINAL	EFFECTIVE
R22 INSUL	3.34	2.66
2X6 WOOD FRAMING @ 16" O.C.		
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.077	
VAPOUR BARRIER	0.00	
1/2" GYPSUM BOARD	0.077	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>		<b>2.89</b>
ZONE 4 MINIMUM REQ. EFFECTIVE		2.78

**W2 WALLS ADJOINING UNCONDITIONED GARAGE**

RSI FRAMING CALCULATION	
SPRUCE (0.0085)	
2X6 STUDS (140mm)	0.0085 X 140 = 1.19
@ 16" O.C. (23%)	23 - 1.19 = 19.327

RSI CAVITY CALCULATION	
R20 COMPRESSED	3.34
@ 16" O.C. (77%)	77 - 3.34 = 23.053

PARALLEL-PATH FLOW METHOD	
RSI PARALLEL =	100
19.327% AREA OF FRAMING + 23.053% AREA OF CAVITY	
100 - 42.380 =	2.359

CALCULATING EFFECTIVE R-VALUE WALLS ABOVE GRADE		
DESCRIPTION	NOMINAL	EFFECTIVE
R20 COMPRESSED IN 2X6 WOOD FRAMING @ 16" O.C.	3.34	2.359
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.077	
VAPOUR BARRIER	0.00	
1/2" GYPSUM BOARD	0.077	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>		<b>2.883</b>
ZONE 4 MINIMUM REQ. EFFECTIVE		2.78-16 = 2.62

**FE ENG. FLOORS OVER UNCONDITIONED GARAGE**

CALCULATING EFFECTIVE R-VALUE FLOORS OVER UNCONDITIONED AREAS	
DESCRIPTION	EFFECTIVE
R28 INSULATION IN 11 7/8" ENCL. JOISTS @ 16" O.C.	4.55
INTERIOR AIR FILM	0.16
5/8" D FIR PLY WOOD	0.172
5/8" GYPSUM BOARD	0.096
EXTERIOR AIR FILM	0.03
<b>TOTAL EFFECTIVE</b>	<b>5.008</b>
ZONE 4 MINIMUM REQ. EFFECTIVE	4.67-16 = 4.51

**W16 STRAPPED FOUNDATION WALLS**

CALCULATING EFFECTIVE R-VALUE WALLS ABOVE GRADE		
DESCRIPTION	NOMINAL	EFFECTIVE
R12 INSUL IN 2X4 WOOD FRAMING @ 24" O.C.	2.11	1.71
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.08	
VAPOUR BARRIER	0.00	
1/2" GYPSUM BOARD	0.077	
BUILDING PAPER	0.00	
8" (CONCRETE 0.0004)	203.2 X 0.0004 = 0.0812	
<b>TOTAL EFFECTIVE</b>		<b>1.99</b>
ZONE 4 MINIMUM REQ. EFFECTIVE		1.99

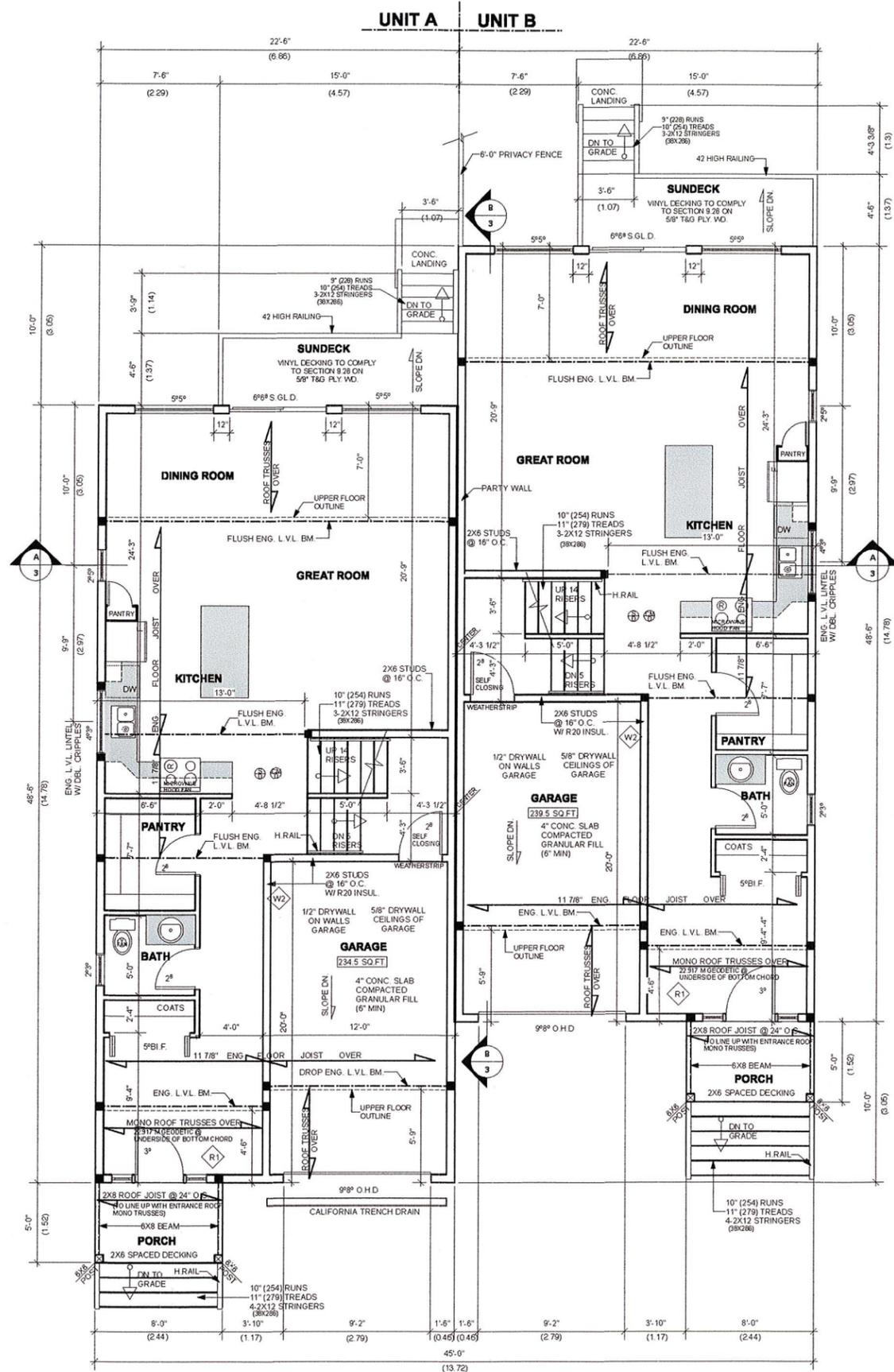
**RECEIVED**  
 NOV 28 2017  
 CORP. OF TOWNSHIP OF ESQUIMALT  
 DEVELOPMENT SERVICES



SCALE 1/4" = 1'-0"  
 DATE NOV 2017  
 DRAWN BY TMAR  
 CHK BY KMAR  
 PLAN # 121

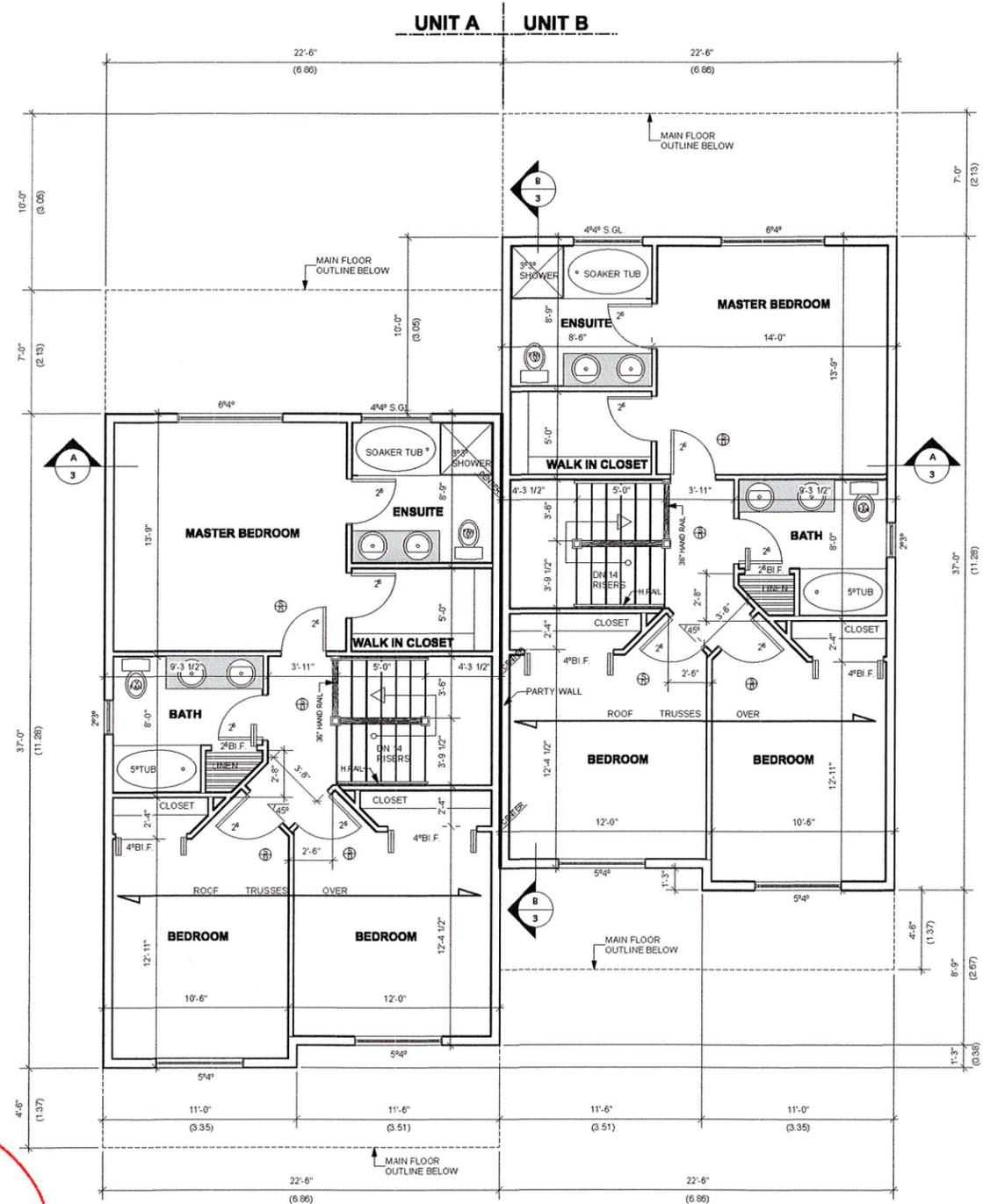
**PROPOSED DUPLEX FOR MR. MIKE STAITE**

SHEET OF 6  
**2**



MAIN FLOOR PLAN  
Scale: 1/4" = 1'-0"

MAIN FLR. AREA 2080 SQ. FT. (193.23 SQ. M.)  
LESS MAX GARAGE ALLOWANCE 430.55 SQ. FT. (40 SQ. M.)  
ACTUAL MAIN FLR. AREA 1649.45 SQ. FT. (153.23 SQ. M.)



UPPER FLOOR PLAN  
Scale: 1/4" = 1'-0"

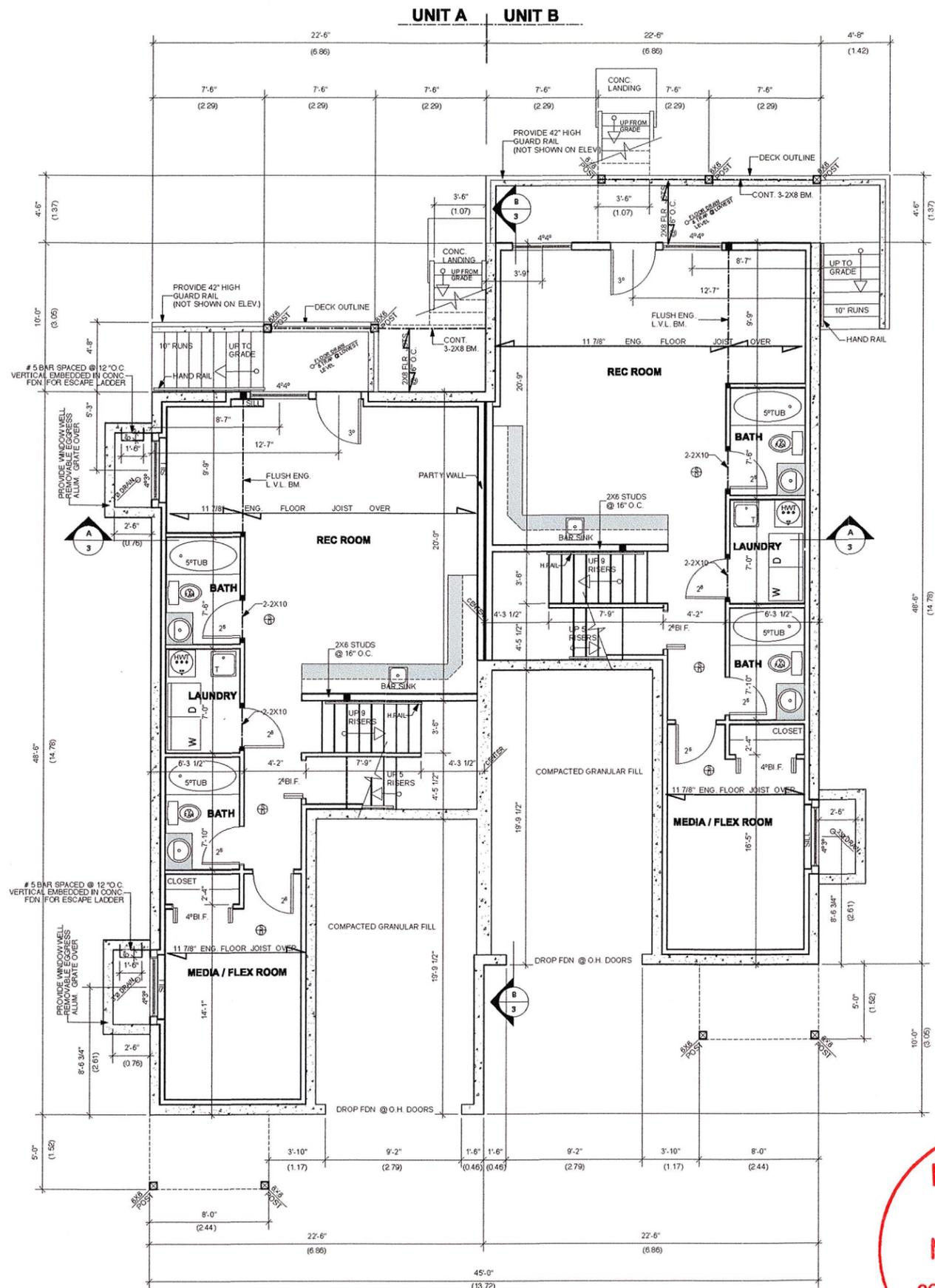
UPPER FLR. AREA 1544 SQ. FT. (143.44 SQ. M.)



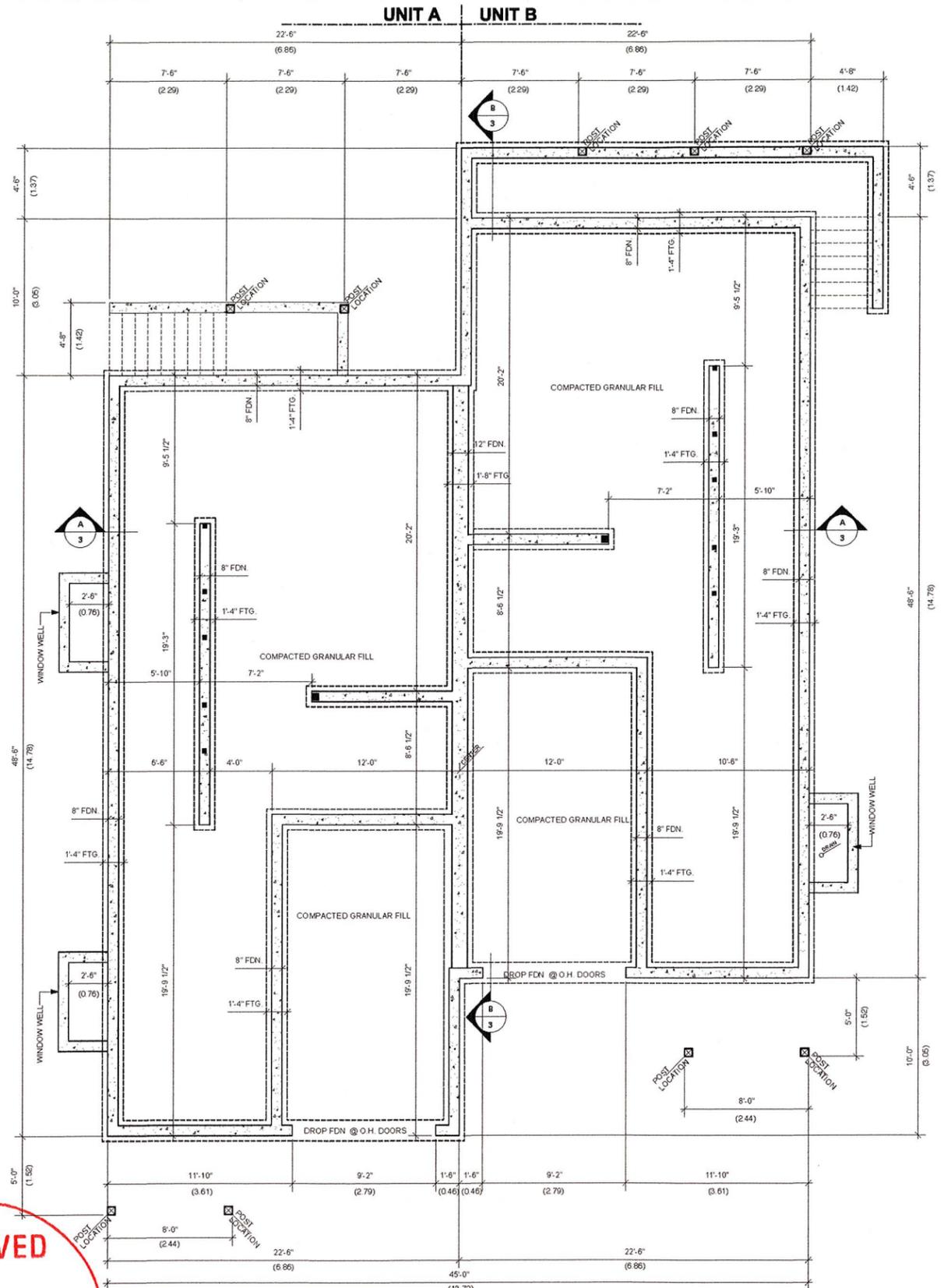
SCALE 1/4" = 1'-0"  
DATE NOV 2017  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 121

PROPOSED DUPLEX FOR  
MR. MIKE STAITE

SHEET 3 OF 6



**BASEMENT FLOOR PLAN**  
Scale: 1/4" = 1'-0"  
UPPER FLR. AREA 1518.153 SQ. FT. (141.04 SQ.M)



**FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

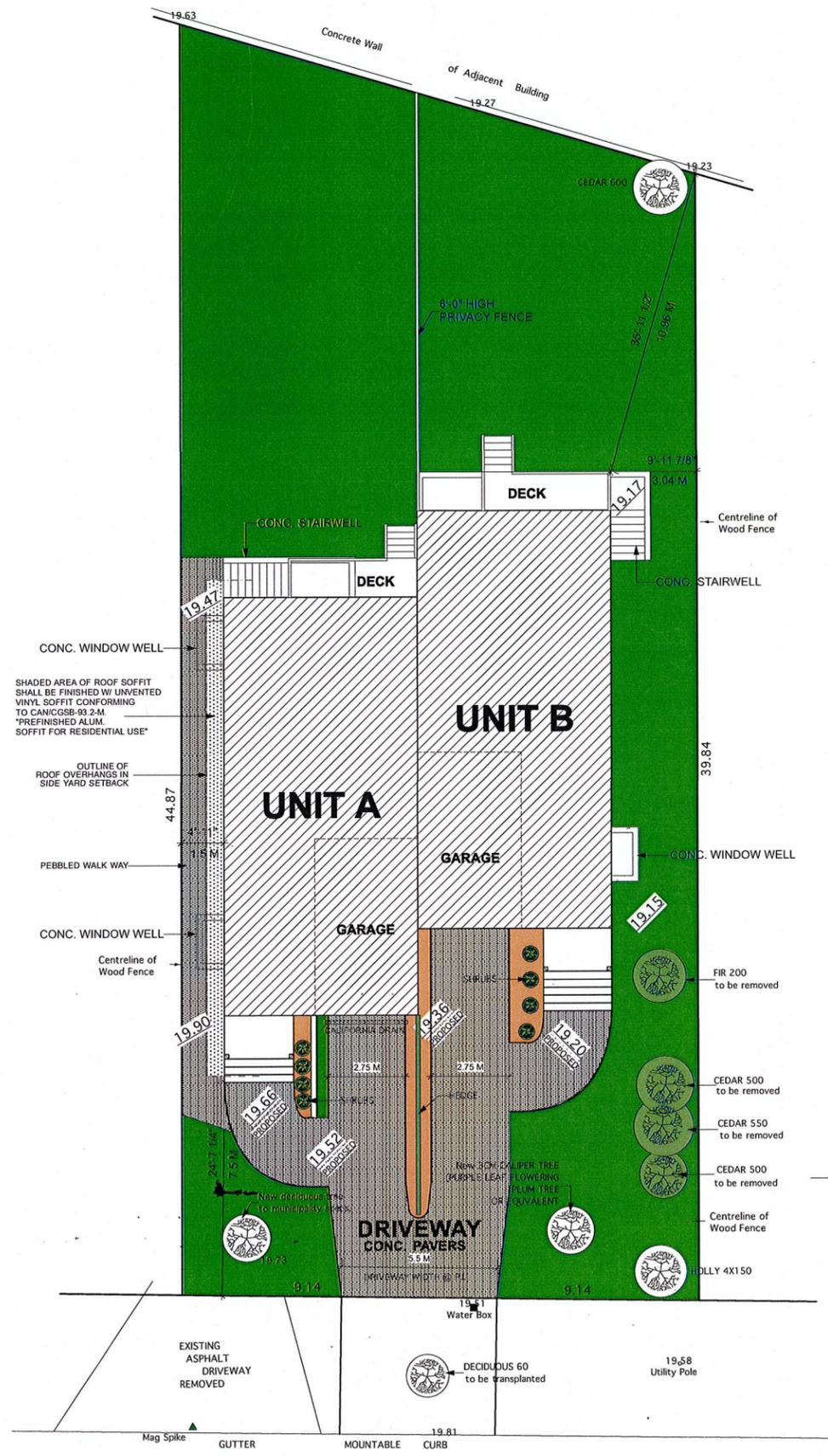
**RECEIVED**  
NOV 28 2017  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



SCALE 1/4" = 1'-0"  
DATE NOV 2017  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 121

**PROPOSED DUPLEX FOR  
MR. MIKE STAITE**

SHEET  
OF 6  
**4**

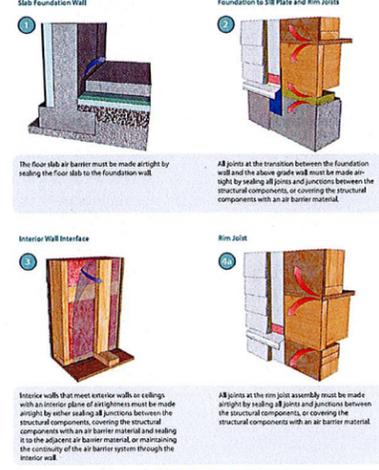


832 OLD ESQUIMALT ROAD

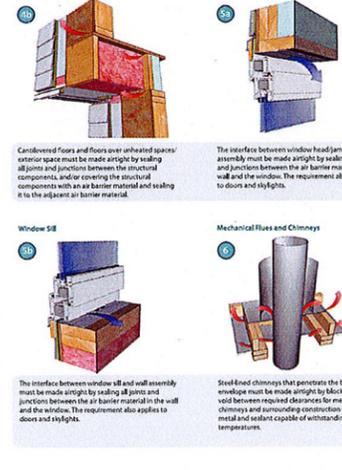
SITE PLAN  
Scale: 1/8" = 1'-0"

SITE PLAN BY J.E. ANDERSON & ASSOCIATES WITH CHANGES BY HARTMANN DESIGN

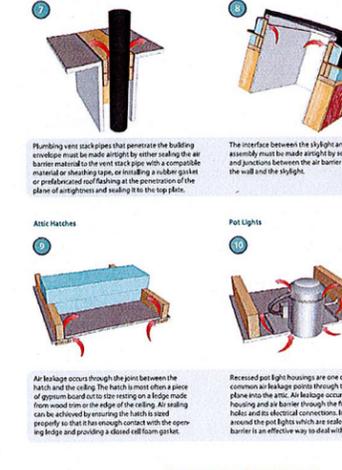
**Leakage Paths in Problematic Air Barrier Details**



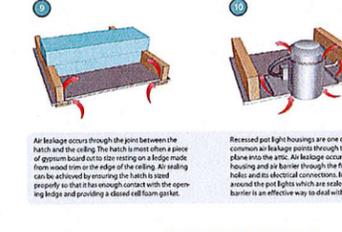
**Cantilevered Floor**



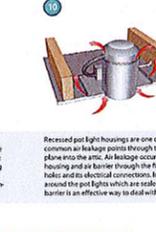
**Plumbing Stacks**



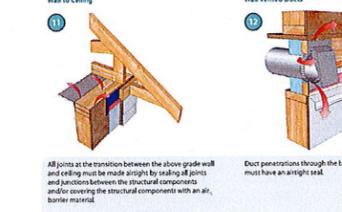
**Attic Hatches**



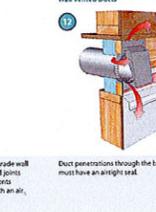
**Post Lights**



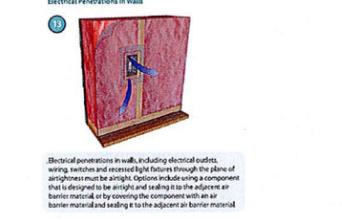
**Wall to Ceiling**



**Wall Vented Ducts**



**Electrical Penetrations in Walls**



**LANDSCAPING TABLE**

DESCRIPTION	QUANTITY	BUDGET (INSTALLED)
TREE REMOVAL	5 EA.	\$1500.00
NEW & TRANSPLANTED DECIDUOUS TREES	2 EA.	\$600.00
6'-0" CEDAR FENCE PANELS	60 EA.	\$8500.00
DRIVEWAY PAVERS	800 SQ.FT.	\$4500.00
HEDGE ROW - BOXWOOD	25 FT.	\$500.00
SHRUBS / GROUND COVER	8 EA.	\$600.00
GRAVEL, BARK MULCH, SOD ROLLS, SOIL & MATERIALS	AS REQUIRED	\$7000.00

TOTAL BUDGET  
\$23200.00

**LANDSCAPING DETAILS**

- (1) HEDGE ROW SHALL BE 1'-0" WIDE X 1'-0" TALL TRUE DWARF BOXWOOD SPECIES OR EQUIVALENT
- (2) SHRUB SPECIES NEAR ENTRANCE STEPS SHALL BE SENECIO GREY11, BLUESTAR JUNIPER, GOLDEN EVONYMUS, ROCOCO JAPANESE BOXWOOD AND / OR GOLDEN MOP CYPRESS (OR EQUIVALENT)

SITE DATA	PROPOSED	PERMITTED
OWNER	MIKE STAITE	
ADDRESS	832 OLD ESQUIMALT ROAD	
ZONE	RD-1 ZONING	
LEGAL DESCRIPTION		
LOT	7	
PLAN	307	
SECTION	11	
DISTRICT	ESQUIMALT	
SITE AREA	8328.037 SQ.FT. 773.7 SQ.M.	
SITE COVERAGE	2486.184 SQ.FT. 230.97 SQ.M. 29.85%	30% MAX
TOTAL FLOOR AREA	3193.45 SQ.FT. (296.68 SQ.M.) 38.34%	40% MAX
2ND STOREY FLOOR AREA	74.2%	75% MAX
SETBACKS		
FRONT	7.5 M	7.5 M MIN
REAR	10.96 M	7.5 M MIN
SIDE	1.5 M	1.5 M MIN
SIDE	3.04 M	3.0 M MIN
BUILDING HEIGHT	23'-5" (7.13 M)	7.3 M MAX



**HARTMANN'S**  
DRAFTING & DESIGN  
3404 MAPLEWOOD RD. VICTORIA, B.C.  
V8P 3K3 PHONE: 383-1285

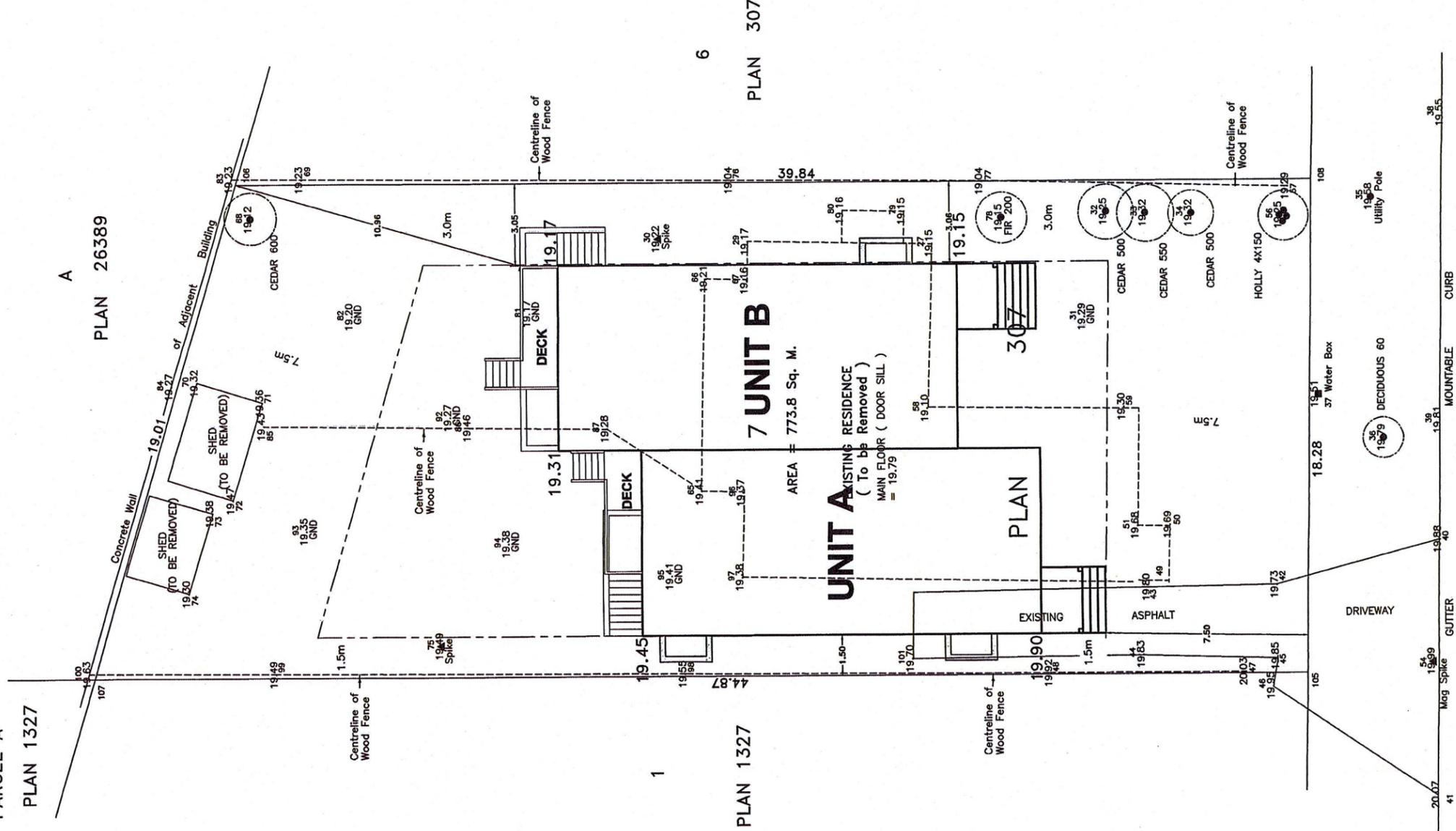
SCALE 1/4" = 1'-0"  
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CHK BY KMAR  
PLAN # 121

**PROPOSED DUPLEX FOR MR. MIKE STAITE**

SHEET 5 OF 6

PARCEL A  
PLAN 1327

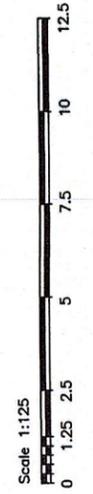
A  
PLAN 26389



As to physical information and elevation shown  
Certified correct, this 12th day of January, 2018.

*[Signature]*  
Ryan P. Hourston, BCLS

NOTE : ELEVATIONS ARE TO GEODETIC DATUM  
THE DECIMAL POINT OF THE ELEVATION  
DENOTES THE LOCATION OF THE SHOT  
TAKEN UNLESS OTHERWISE SPECIFIED  
PROPERTY LINES HAVE BEEN CALCULATED  
FROM CURRENT SURVEY  
TREE INFORMATION MUST BE CONFIRMED  
BY AN ARBORIST  
TREE DIAMETER IS SHOWN IN mm  
GND DENOTES EXISTING GROUND



*F. E. Anderson and Associates*  
SURVEYORS ENGINEERS  
VICTORIA NANAIMO

OLD ESQUIMALT ROAD

SITE PLAN - DUPLEX OPTION	
AT 832 OLD ESQUIMALT ROAD	PID 000-150-037
LEGAL : LOT 7, SECTION 11, ESQUIMALT DISTRICT, PLAN 307	
DRAWN BY : DBL	PROJECT SURVEYOR : RYAN HOURSTON
SCALE : 1 : 125	DATE : JAN. 12, 2018.
CLIENT : CANENG DEVELOPMENTS MR. MIKE STAITE	
OUR FILE : 30892	REVISION :