



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**DESIGN REVIEW COMMITTEE
AGENDA**

**WEDNESDAY, June 13, 2018
3:00 P.M.**

ESQUIMALT COUNCIL CHAMBERS

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – May 9, 2018

V. STAFF REPORT

- 1) 1052 Tillicum Road – Development Permit Application for a 5-unit townhouse development in the form of 2 buildings – one containing 2 dwelling units and one containing 3 dwelling units [Lot C, Section 10, Esquimalt District, Plan 11683]**

Purpose of Application

Purpose of the Application:

The applicant is proposing five new townhouse residential units contained in two detached buildings. Comprehensive Development District No. 106 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to govern this development; and a development permit is required to ensure the application is generally consistent with Development Permit Area No. 1 – Multi-Unit Residential [attached] guidelines contained within the Esquimalt Official Community Plan Bylaw, 2006, No. 2646. The development permit is required prior to a building permit being issued for the construction of a building or structure.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant design guidelines.

Recommendation

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 of five townhouse residential units contained in two detached buildings are consistent with the architectural plans provided by Zebra Design, the Landscape Plan by LADR Landscape Architects and sited as detailed in the Land Surveyor's Site Plan prepared by Alan Powell, B.C.L.S, all stamped "Received April 5, 2018"; to be located at 1052 Tillicum Road, [Lot C, Section 10, Esquimalt District, Plan 11683] be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application and provide reasons for the chosen recommendation.**

VI. NEXT REGULAR MEETING

July 11, 2018

VII. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF MAY 9, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Roger Wheelock, Chair Wendy Kay Jill Singleton Graeme Verhulst	Bev Windjack Ally Dewji (arrived at 3:03 p.m.) Robert Schindelka
ABSENT:	Cst. Rae Robirtis	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:00 p.m.

II. LATE ITEMS

- (1) Pertaining to Agenda Item (V) **STAFF REPORTS** 1) Official Community Plan Amendment and Rezoning Application – 1379 Esquimalt / 520 Foster Street (St. Peter and St. Paul's Church)
- Tree Plan

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Jill Singleton: That the agenda be approved as amended with the inclusion of the late item. **Carried Unanimously**

IV. ADOPTION OF MINUTES – April 11, 2018

Moved by Bev Windjack, seconded by Jill Singleton: That the minutes of April 11, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) Official Community Plan (OCP) Amendment and Rezoning Application 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church)

Staff advised that on Page 2 of the Staff Report – Property Size should read:
Metric: 6284 m² Imperial: 1.54 acres

Peter Daniel, Anglican Diocese of British Columbia, Barry Cosgrave, Number Ten Architectural Group, John Dam, JDA and Brad Forth, 4*Site provided an overview of the OCP amendment and rezoning application for 1379 Esquimalt Road / 520 Foster Street, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Building looks too institutional consider looking at redesign options
- Consider options to use the roof area that connects the residential building and the church
- Only two scooter storage/parking spaces for the building? *Yes, as the building ages in place, more scooter storage/parking might be considered*

- Enhance the landscaping and add additional trees to the interior parking area
- South exposed balconies might become a problem in the future. Consider relocating the balconies to the Esquimalt Road side.
- Tree Retention Plan needs to be reviewed for consistency with the Site Plan
- Consider relocating the future play area, to provide more community access
- Parking not seen as an issue
- Reducing the upper floor massing would be desirable

RECOMMENDATION:

Moved by Robert Schindelka, seconded by Jill Singleton: That the Esquimalt Design Review Committee [DRC] recommends that the Official Community Plan Amendment and Rezoning Application authorizing a new 5 storey, 24 unit, multiple family residential building with a new 'ministry centre' on the ground floor sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc., and incorporating height and massing consistent with the architectural plans provided by Number Ten Architectural Group, stamped "Received April 24, 2018" detailing the development proposal, to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church) [PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092] **be forwarded to Council with a recommendation for approval** as the proposed development generally conforms to the intentions of the OCP. **Carried Unanimously**

2) REVIEW OF THE DRAFT OFFICIAL COMMUNITY PLAN

Committee comments included:

- 23 DPA No. 6: Multi-Family Residential
Page 93 - 23.5 Guidelines
 - #3 Consider adding – "to address human scale, public space and maximum light penetration at the street level"
 - #6. Consider changing to - Underground parking "should be encouraged" for any multi-unit residential buildings exceeding four storeys
 - Add the following guidelines:
 - Use architectural emphasis to define street corners
 - Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents
 - Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or land to encourage community interaction
 - Use of indigenous or adaptive plant species is encouraged
 - All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards
 - Wherever possible, outdoor storage and parking areas should be screened from view
 - Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to or viewed from a public street. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:
 - Install a vertical trellis in front of the wall with climbing vines or other plan material
 - Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening
 - Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface

- Employ quality materials of different textures and colours to make the wall more interesting visually
- Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest
- Incorporate walls into a patio or sidewalk café space
- Terrace (step down) retaining walls
- Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours
- Exposed stairways & hallways on the exterior street facing portion of the building are discouraged
- 27 DPA No. 10: Esquimalt Town Square
 - Page 112 Guideline #20. Consider changing to - Use of indigenous “or adaptive” plant species is encouragedMoved by Ally Dewji, seconded by Wendy Kay **Carried Unanimously**

Ally Dewji left the meeting at 4:45 p.m.

- Gateway locations was discussed
 - Page 161 Schedule G Public View Corridors - add gateway location icons to the map
 - Page 64 Heritage & Page 69 Tourism – add “Any property that abuts a gateway location should reflect that location”Moved by Jill Singleton, seconded by Graeme Verhulst **Carried Unanimously**
- Building height along Esquimalt Road was discussed
 - Generally not supportive of buildings over 6 storeys, but would consider up to 12 storeys depending on context and circumstancesMoved by Bev Windjack, seconded by Jill Singleton **Carried** (1 opposed Robert Schindelka)

Wendy Kay left the meeting at 5:20 p.m.

- Ground floor commercial along Esquimalt Road was discussed
 - Committee supports the option of ground floor commercial along Esquimalt Road “except in commercial / commercial mixed use areas”Moved by Graeme Verhulst, seconded by Jill Singleton **Carried Unanimously**

VIII. NEXT REGULAR MEETING

Wednesday, June 13, 2018

The Chair advised that it is Jill Singletons last meeting and thanked her for her hard work.

IX. ADJOURNMENT

The meeting adjourned at 5:30 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

DRC Meeting: June 13, 2018

STAFF REPORT

DATE: June 8, 2018

TO: Chair and Members of the Design Review Committee

FROM: Karen Hay, Planner
Bill Brown, Director of Development Services

SUBJECT: **Development Permit Application - 1052 Tillicum Road**
[Lot C, Section 10, Esquimalt District, Plan 11683]

RECOMMENDATION:

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 of five townhouse residential units contained in two detached buildings are consistent with the architectural plans provided by Zebra Design, the Landscape Plan by LADR Landscape Architects and sited as detailed in the Land Surveyor's Site Plan prepared by Alan Powell, B.C.L.S, all stamped "Received April 5, 2018"; to be located at 1052 Tillicum Road, [Lot C, Section 10, Esquimalt District, Plan 11683] be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application and provide reasons for the chosen recommendation.**

BACKGROUND:

Purpose of the Application:

The applicant is proposing five new townhouse residential units contained in two detached buildings. Comprehensive Development District No. 106 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to govern this development; and a development permit is required to ensure the application is generally consistent with Development Permit Area No. 1 – Multi-Unit Residential [attached] guidelines contained within the Esquimalt Official Community Plan Bylaw, 2006, No. 2646. The development permit is required prior to a building permit being issued for the construction of a building or structure.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant design guidelines.

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: Townhouse Residential

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 (pending adoption)

Existing Zoning: RD-1 [Two Family Residential]

Proposed Zoning: CD No. 106 [Comprehensive Development District No. 106] (pending adoption)

Comments from Design Review Committee [DRC]:

The OCP amendment and rezoning applications were originally considered at the regular meeting of the DRC held on October 11, 2017; and reconsidered at the regular meeting of DRC held on November 8, 2017. At that meeting DRC members complimented the applicant for the elegant solutions to the issues identified by the DRC, and stated that this project would relate well to the existing project to the north, and that the enlarged garages were a positive change as they would provide needed storage space. The DRC forwarded the application to Council with a recommendation for approval as the applicant had addressed all concerns raised by the DRC at the October 17, 2017 meeting.

Comments from Advisory Planning Commission:

This application was considered at the regular meeting of APC held on October 17, 2017. Members received the concept of townhouses at this site favourably; however, concerns were raised regarding the massing of the project, pedestrian access to the site, and the request for density marginally higher than the maximum base density identified in the Official Community Plan. The APC forwarded the application to Council with a recommendation for approval with the condition that the Floor Area Ratio be reduced to .70 or less.

The reason: Townhouse residential is a desirable building form to add density to the community.

Comments From Other Departments

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

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**

CD No. 106 zoning was specifically tailored to accommodate this proposal. The proposed design is consistent with the form and character presented in the rezoning application and the proposed building height, massing, density, siting and parking requirements satisfy all of the CD-106 zone regulations outlined in Amendment Bylaw No. 2914 [attached] which is pending adoption by Council.

Density, Lot Coverage, Siting and Setbacks: The following chart details the unit size, setbacks, floor area ratio, lot coverage and parking requirements of this proposal.

	CD No. 106 Zone (5 Townhouse Units)
Minimum Unit Size	130 m ²
Floor Area Ratio	0.70
Lot Coverage	34%
Setbacks	
• Front	5.2 m
• Rear	5.0 m
• Side	2.6/ 2.5 m
Building Height	9.2m
Off Street Parking	8 spaces (5 private, 3 visitor)

Official Community Plan

Section 9.3 Development Permit Area No. 1 - Multi-Unit Residential of Official Community Plan Bylaw, 2006, No. 2646 contains Development Permit Guidelines for land contained within Development Permit Area No. 1.

OCP Section 9.3.5(a) states, in part, that the size and siting of buildings abutting single, two-unit and townhouse dwellings should reflect the size and scale of adjacent development and compliment surrounding uses. The proposed buildings are designed and sited to be complimentary to the neighbourhood which contains a variety of building types, from single family dwellings to four storey residential buildings.

OCP Section 9.3.5(b) states, in part, that new buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units. The landscaping along the western property line was designed with a terrace retaining wall and cedar hedge in order to minimize the visual intrusion into neighbouring properties. The installation and maintenance of the coniferous hedge has been secured by zoning. The north and south building elevations have been designed with few windows in order to minimize visual overlook to the neighbouring residential properties.

OCP Section 9.3.5(d) states that landscaping 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 front yard gardens and pedestrian pathway to the two front units should assist in creating an attractive streetscape while providing some private outdoor space for residents of those units.

OCP Section 9.3.5(i) states that retention and protection of trees and natural habitat is encouraged. This site has no trees or natural habitat to retain.

OCP Section 9.3.5 (j) states that townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent. The applicant has achieved this in two buildings.

OCP Section 9.3.5(k) states that site lighting should provide personal safety while being of a type that reduces glare and does not cause spillover of light onto adjacent parcels. Information on lighting was not available at time of this report.

OCP Section 9.3.5(l) states garbage receptacle areas should be screened. This is achieved as the garbage and recycling area is proposed to be contained within a fenced area with vegetation between this area and the street.

OCP Section 9.3.5(p)(ii) states that parking areas should be placed away from the street. The parking for this proposal is located within the buildings in private garages, with three visitor spaces next to the buildings.

OCP Section 9.3.5(p)(iii) states that porches and windows should overlook the street to increase personal interaction and safety. The proposed design achieves this by providing windows and patios that over look Tillicum Road.

Green Building Features

The applicant has provided a list of 'Green Initiatives' that will be considered, in lieu of completing the Esquimalt Green Building Checklist [attached].

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



1067

1060

4

5

6

7

8

9

10

1071

1075

1052

1051

Tillicum Rd

1048

1047₉₂₆

1085

1093

1044

McNaughton Ave

Subject Property Map
1052 Tillicum Road

1052 Tillicum Road



Subject Property Boundary: 



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2914

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

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

1. This bylaw may be cited as the “*ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2914*”.
2. That Bylaw No. 2050, cited as the “Zoning Bylaw, 1992, No. 2050” be amended as follows:

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

“Comprehensive Development No. 106 (1052 Tillicum Road) CD No. 106”

- (2) by adding the following text as Section 67.93 (or as other appropriately numbered subsection within Section 67):

67.93 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 106 [CD NO. 106]

In that Zone designated as CD No. 106 [Comprehensive Development District No. 106] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- a) Townhouse Residential
- b) Two Family Residential
- c) Home Occupation
- d) Boarding: subject to the requirements of Section 30.3

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 980 square metres.

(3) **Number of Principal Buildings**

Not more than two (2) Principal Buildings shall be located on a Parcel.

(4) **Number of Dwelling Units**

No more than five (5) Dwelling Units shall be located on a Parcel.

(5) **Unit Size**

Dwelling Units shall not be less than 130 square metres.

(6) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.70.

(7) **Building Height**

No Principal Building shall exceed a Height of 9.2 metres.

(8) **Lot Coverage**

Principal Buildings and Structures combined shall not cover more than 34% of the Area of the Parcel.

(9) **Siting Requirements**

(a) **Principal Buildings:**

- (i) No Principal Building shall be located within 6.8 metres of the Front Lot Line.
- (ii) No Principal Building located within 20.0 metres of the Front Lot Line shall be located within 7.8 metres of the northeastern Side Lot Line, and otherwise no Principal Building shall be located within 3.0 metres of the northeastern Side Lot Line.
- (iii) No Principal Building shall be located within 2.9 metres of the southwestern Side Lot Line.
- (iv) No Principal Building shall be located within 6.4 metres of the Rear Lot Line.
- (v) Principal Buildings shall be separated by not less than 7.6 metres

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(10) **Siting Exceptions**

- a) The minimum distance to the northeastern and southwestern Side Lot Lines may be reduced by not more than 0.35 metres to

accommodate cantilevered parts of a building constructed above the first storey.

- b) The minimum separation between Principal Buildings may be reduced by not more than 1.4 metres to accommodate cantilevered parts of buildings constructed above the first storey.
- c) The minimum distance to the Front Lot Line and the Rear Lot Line may be reduced by not more than 2.5 metres to accommodate exterior decks, attached to and forming part of a Principal Building.

(11) **Fencing**

- a) Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres within 6.5 metres of the Front Lot Line [Tillicum Road].
- b) No fence sited beyond 6.5 metres of the Front Lot Line shall:
 - (i) be less than a height of 1.8 metres,
 - (ii) exceed a height of 2.0 metres, and
 - (iii) be visually permeable at a height less than 1.5 metres, except for fencing located along the Rear Lot Line may be visually permeable.

(12) **Screening**

A coniferous hedge shall be provided and maintained along the Rear Lot Line having a minimum height of 2.0 metres in order to mask and separate this use from adjacent lots and to provide additional privacy for the Yards located along this lot line.

(13) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), off-street parking shall be provided in the ratio of 1.6 spaces per Dwelling Unit.
 - (b) Notwithstanding Section 9(4) of Parking Bylaw, 1992, No. 2011 (as amended), one (1) parking stall, contained within a Principal Building, shall be provided for each Dwelling Unit.
 - (c) A minimum of 3 Visitor Parking Spaces shall be provided.
- (3) by changing the zoning designation of PID: 001-863-185, Lot C, Section 10, Esquimalt District, Plan 11683 [1052 Tillicum Road] shown cross-hatched on Schedule "A" attached hereto from RD-1 [Two Family Residential] to CD No. 106 [Comprehensive Development District No. 106].
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the 26th day of February, 2018.

READ a second time by the Municipal Council on the 26th day of February, 2018.

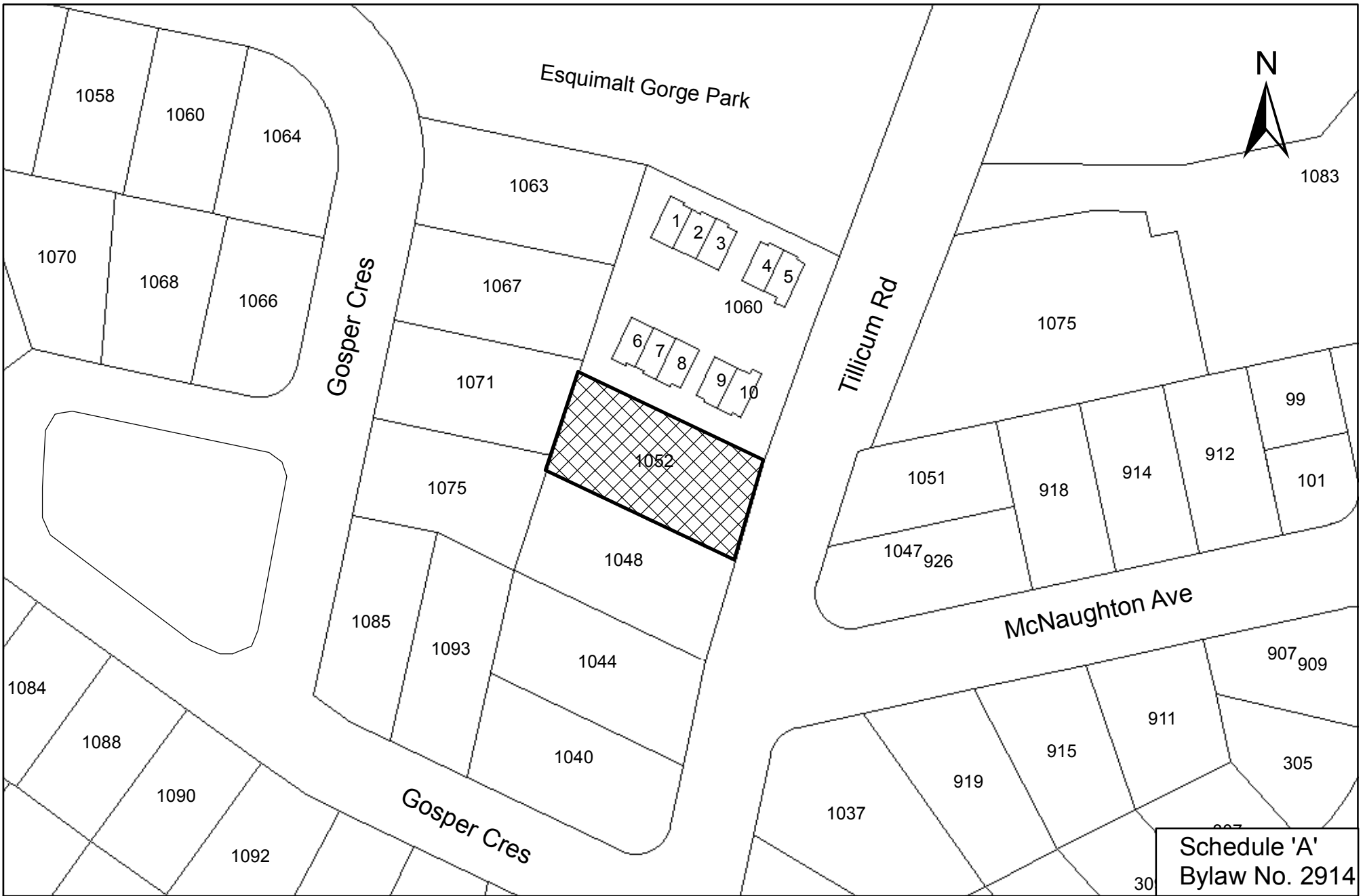
A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the 19th day of March, 2018.

READ a third time by the Municipal Council on the 19th day of March, 2018.

ADOPTED by the Municipal Council on the ---- day of -----, 2018.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



Schedule 'A'
Bylaw No. 2914

Development Permit Area No. 1 – Multi-Unit Residential

9.3.1 Scope

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

9.3.2 Category

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

9.3.3 Justification

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

9.3.4 Requirements of Owners of Land within the Development Permit Area

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

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

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

b) Exemptions:

The following do not require a development permit:

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

9.3.5 Guidelines for Owners of Land within the Development Permit Area

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

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



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



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.

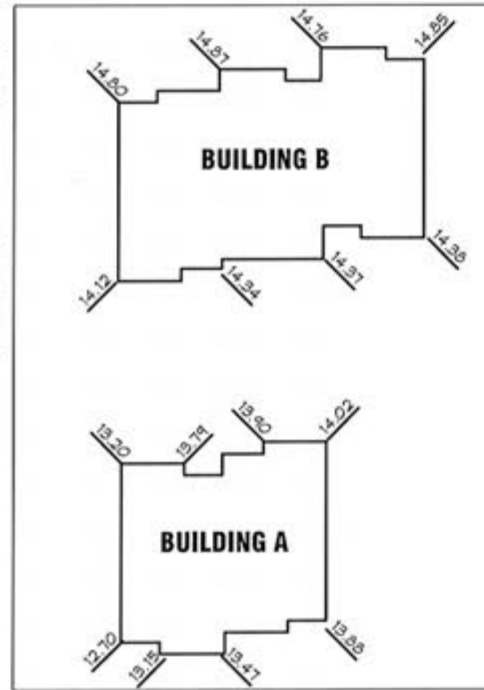
Sincerely,

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



1 CONTEXT PLAN
SK-1

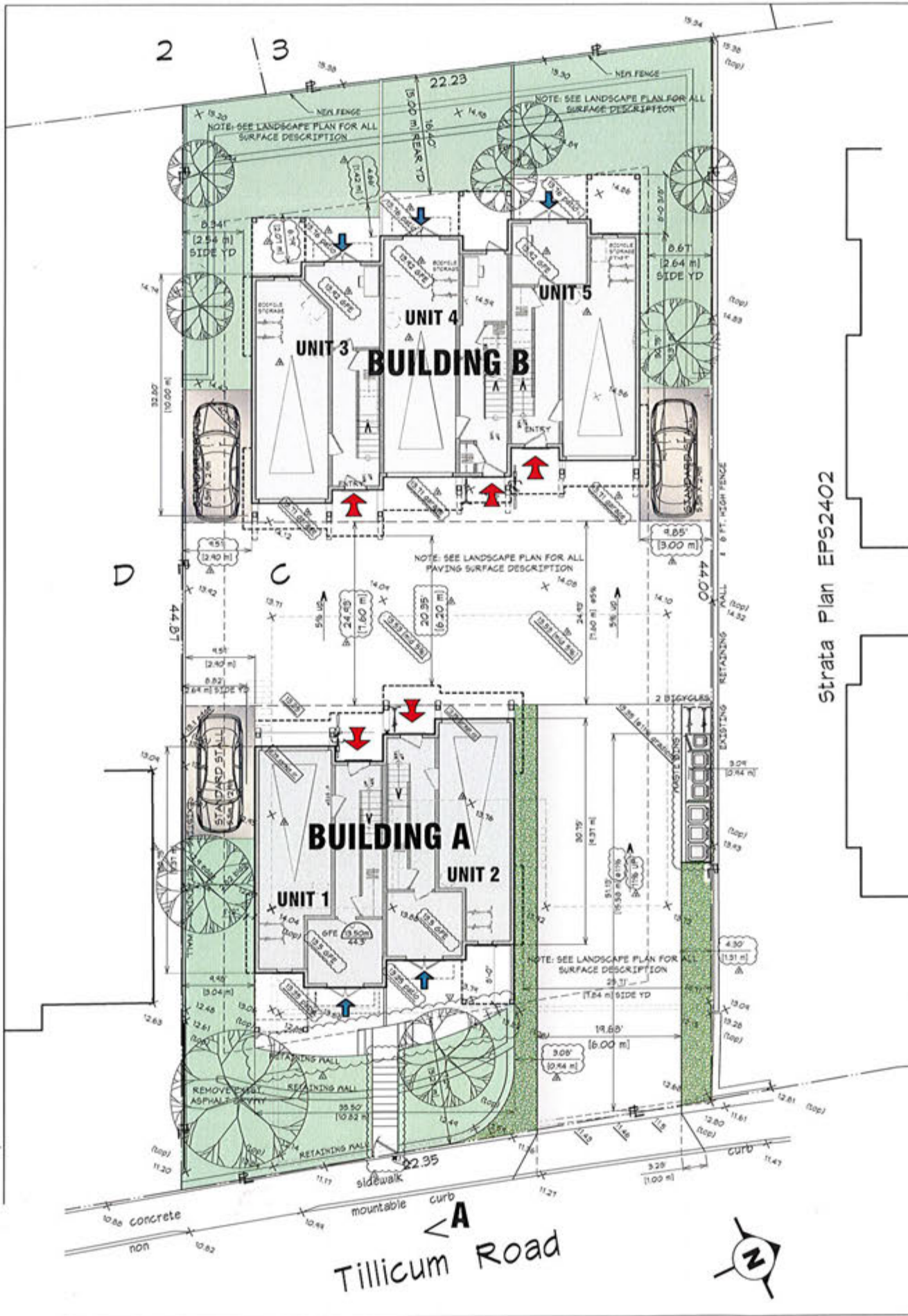
AVERAGE GRADE		
	BUILDING A	BUILDING B
CORNER POINTS	13.20 13.14 13.4 14.02 12.10 13.15 13.47 13.88	14.8 14.87 14.76 14.85 14.12 14.34 14.37 14.38
TOTAL	108.11	116.44
AVERAGE GRADE	108.11/8 = 13.51 m	116.44/8 = 14.56 m



2 ELEVATIONS FOR AVERAGE GRADE
SK-1 SCALE: NONE

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

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



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

PROJECT DATA

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

CURRENT ADDRESS
1052-1054 TILLICUM ROAD

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

SITE AREA
480 m² (10,548 SF)

NO. OF UNITS
5 (FIVE)

NET INTERIOR
FLOOR AREA BLDGS 1,1,2 =
2482.3+4395.7 =
1318 sf

FAR = 1318/10,548 = .644

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

TOTAL COVERAGE
3510.6/10548 = 33.35%

BLDG. A COV. 1441.0 sf
BLDG. B COV. 2129.6sf
TOTAL COV. = 3570.6 sf

FLOOR AREA
BUILDING A
UPPER 1241.0 sf
MAIN 1241.2 sf
LOWER 500.1 sf
TOTAL 2482.3 sf

FLOOR AREA
BUILDING B
UPPER 1845.8 sf
MAIN 1851.6 sf
LOWER 648.3 sf
TOTAL 4395.7 sf

BUILDING HEIGHT

BUILDING A
AVERAGE GRADE: 13.51m
BUILDING HEIGHT: 9.14m [30.0']

BUILDING B
AVERAGE GRADE: 14.56m
BUILDING HEIGHT: 6.50m [21.4']

SETBACKS BUILDING A		
SETBACK TYPE	COMPARE CD-81	PROPOSED
FRONT @ STREET	5.0 m 16.4'	5.21 m 17.2' MIN. @ NE BLDG. CORNER
REAR MIN. TO BLDG B	N/A	6.20 m 20.35'
SIDE NORTH	3.0 m 9.8'	1.84 m 5.99' AT CANTILEVER
SIDE SOUTH	3.0 m 9.8'	2.64 m 8.66' @ CANTILEVER 3.04m @ GROUND LVL

SETBACKS BUILDING B		
SETBACK TYPE	COMPARE CD-81	PROPOSED
FRONT TO BLDG A	5.0 m 16.4'	6.20 m 20.35'
REAR	N/A	5.00 m 16.40'
SIDE NORTH	3.0 m 9.8'	2.64 m [0.67] @CANTILEVER 3.00m [9.85] @GROUND LVL
SIDE SOUTH	3.0 m 9.8'	2.54 m [0.34] @ CANTILEVER 2.90m [9.51] @GROUND LVL

NOTE:
REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPING

EGRESS

PRIMARY EGRESS ↑

SECONDARY EGRESS ↑

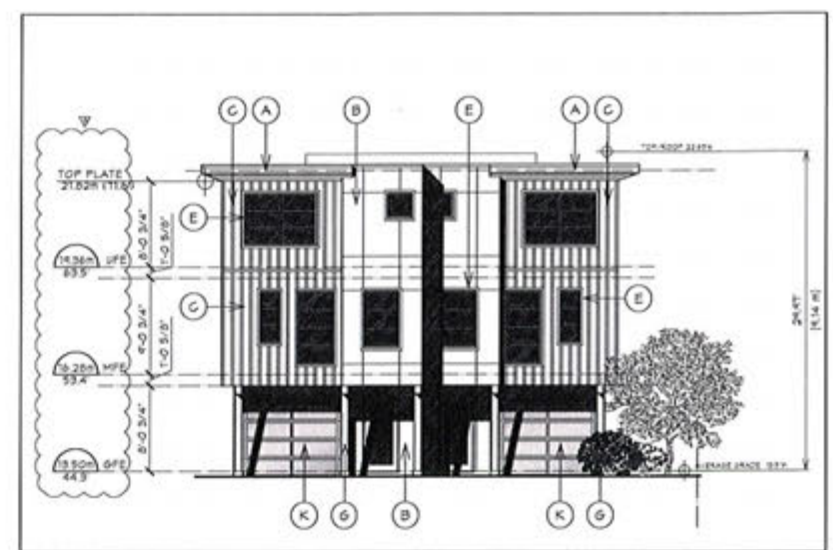
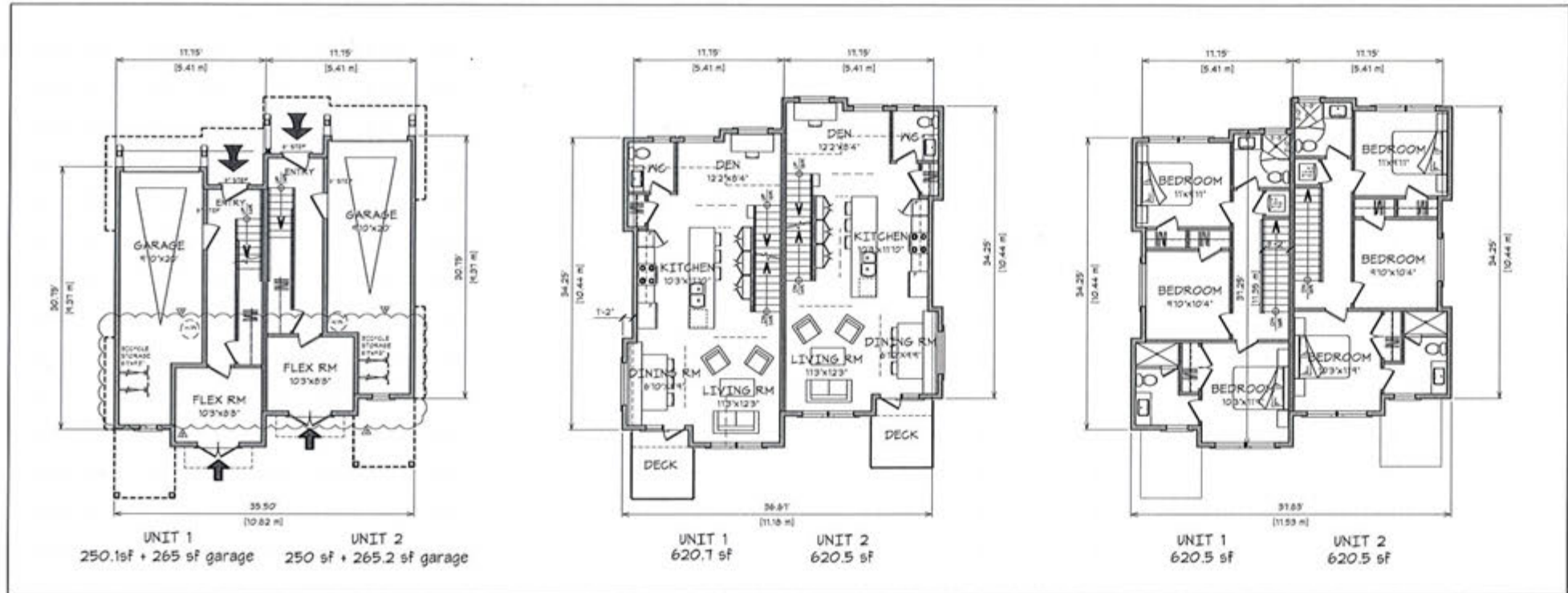


REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	4/18/17
B	REVISIONS FOR DRG UNITS 2&4 MOVED NORTH 5TH & 4TH. BLDGS 2&4 LOKER BY 5TH. ACCESS DRIVE TO 14. ACCESS DRIVE SHIFTED SOUTH. WASTE BINS RE-LOCATED. ACCESS STAKE FROM ST. TO UNITS 1&2. ADD 2 BICYCLE STANDS. AND BICYCLE LOCK-UPS	10/28/17
C	FRONT STACK REVISIT	12/21/17
D	DEVELOPMENT PERMIT APPLICATION	04/03/18



SK-1

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	4.18.17
B	REVISIONS TO DRG UNITS 204 MOVED NORTH 3" & 48". BLDGS BAG LOCKER BY 5"	10.26.17

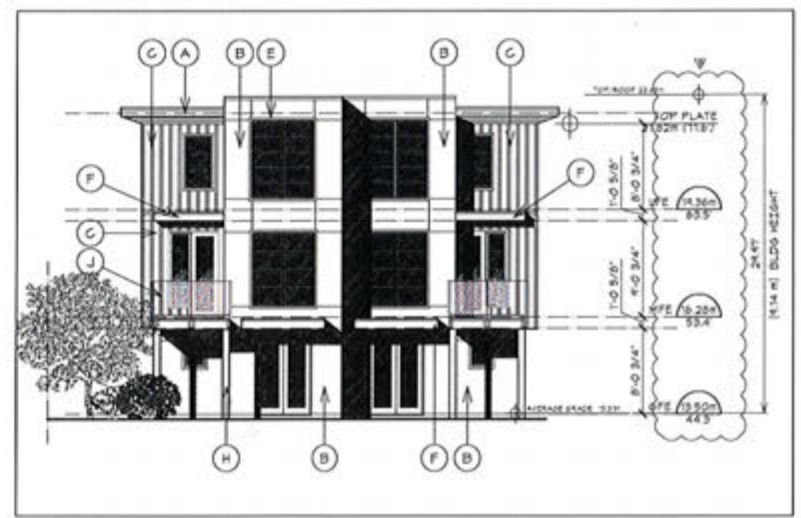
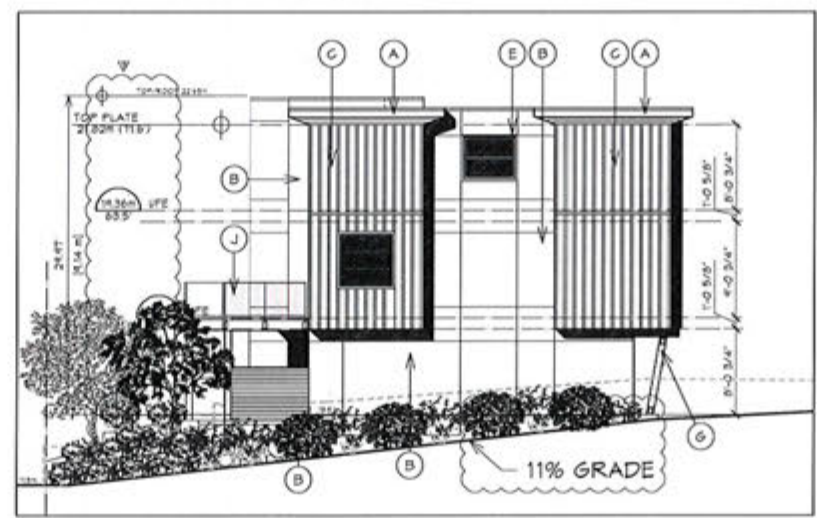
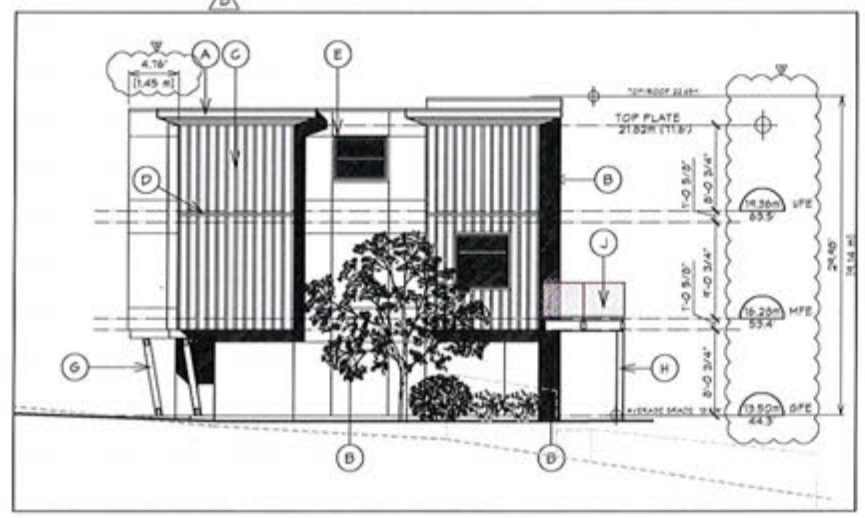


1 GROUND FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 500.1 sf garages

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 CANTED CEDAR T&O SOFFIT
B	CEMENTITIOUS PANELS C/W REVEALS
C	BOARD & BATTEN
D	2x CANTED WATERLINE
E	2x3 PINDOW/DK TRIM, PINDOW WITH HORIZONTAL MNTN 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

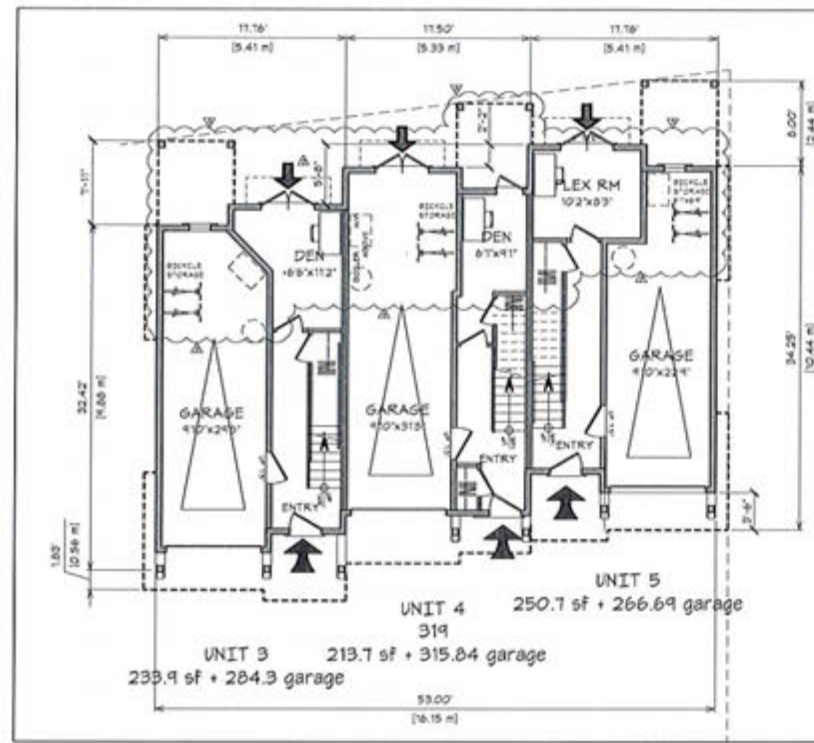
BUILDING A
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

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

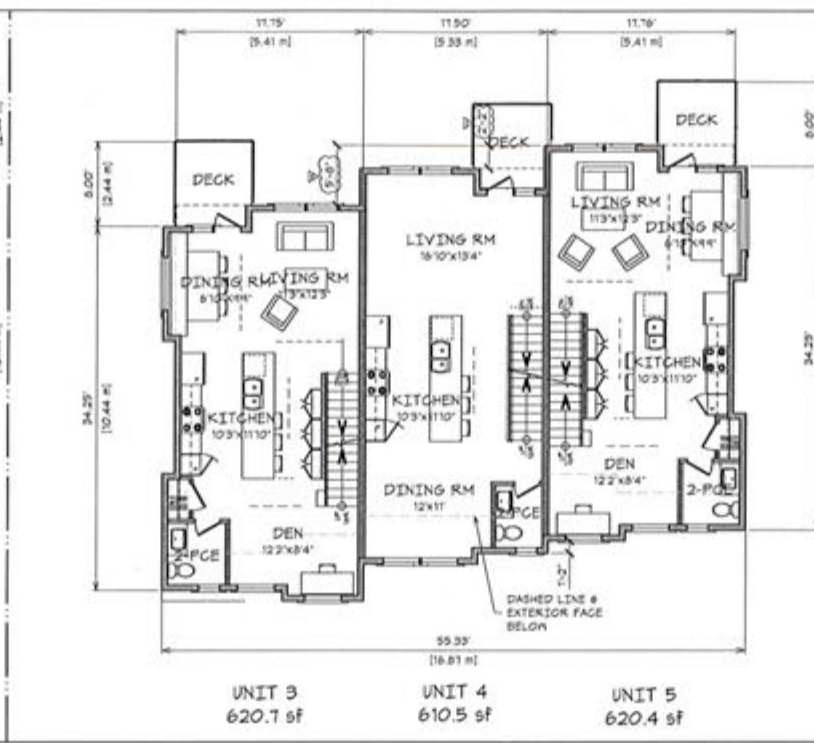
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	4.18.17
B	DEVELOPMENT PERMIT APPLICATION	04.09.18

SK-2

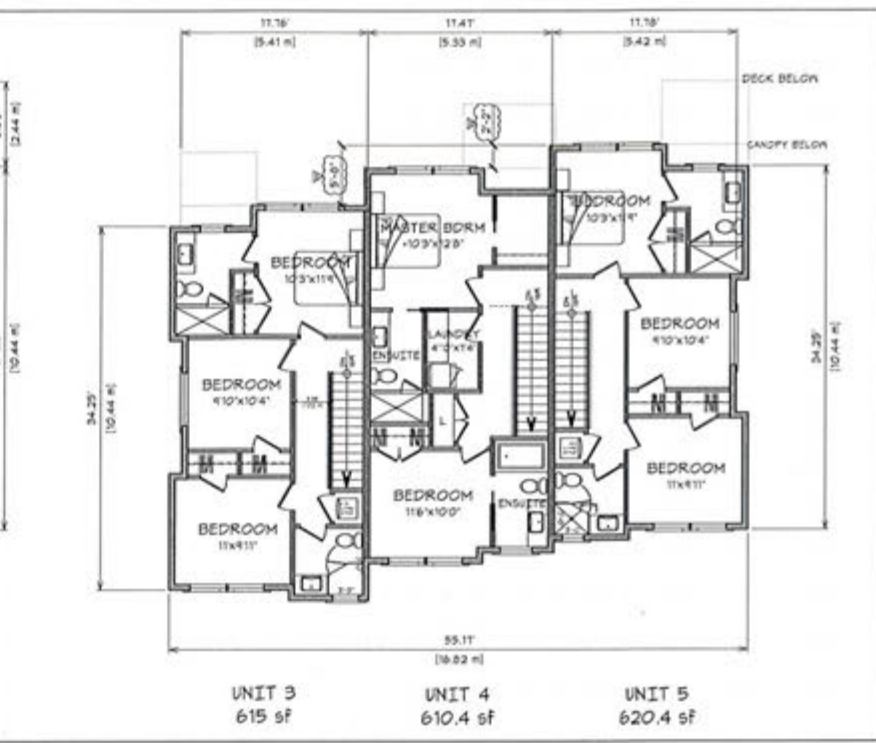




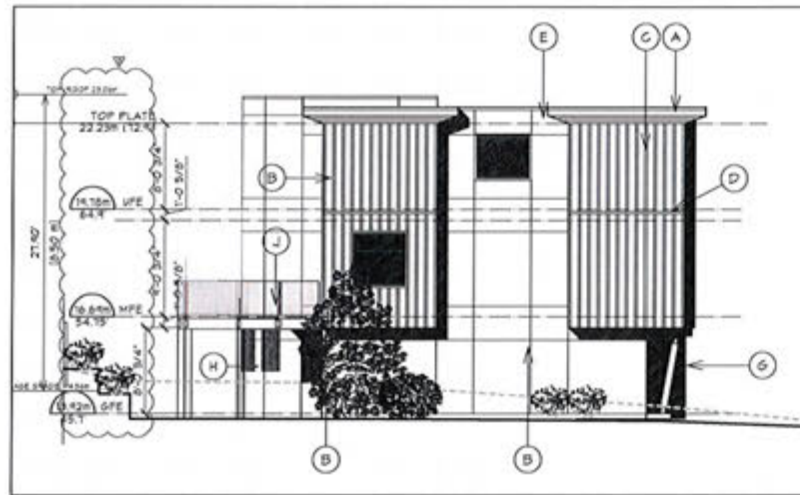
1 GROUND FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 690.3 sf + garages



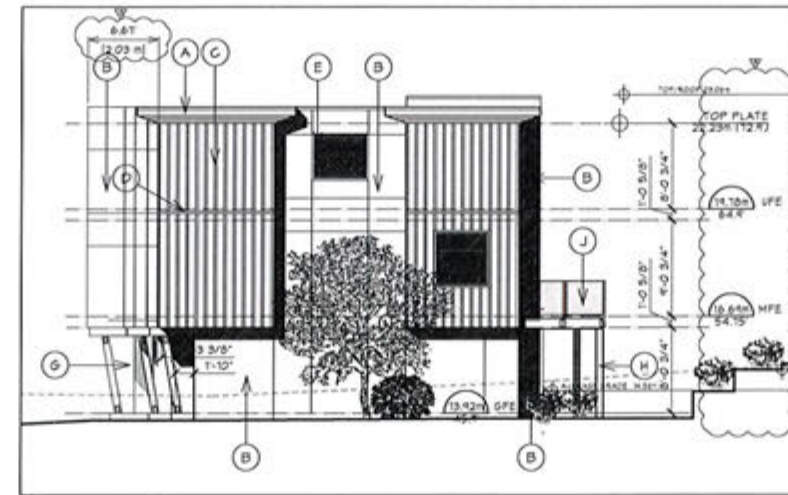
2 MAIN FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 1850.7 sf



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"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APP. SCAT'ON	4/18/11
B	REVISIONS FOR DRG UNITS 3&4 MOVED NORTH 5TH & 48th	10/26/11
C	BLDG'S BEC LOWER BY 5ft	
C	DEVELOPMENT PERMIT APP. SCAT'ON	04/03/13



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



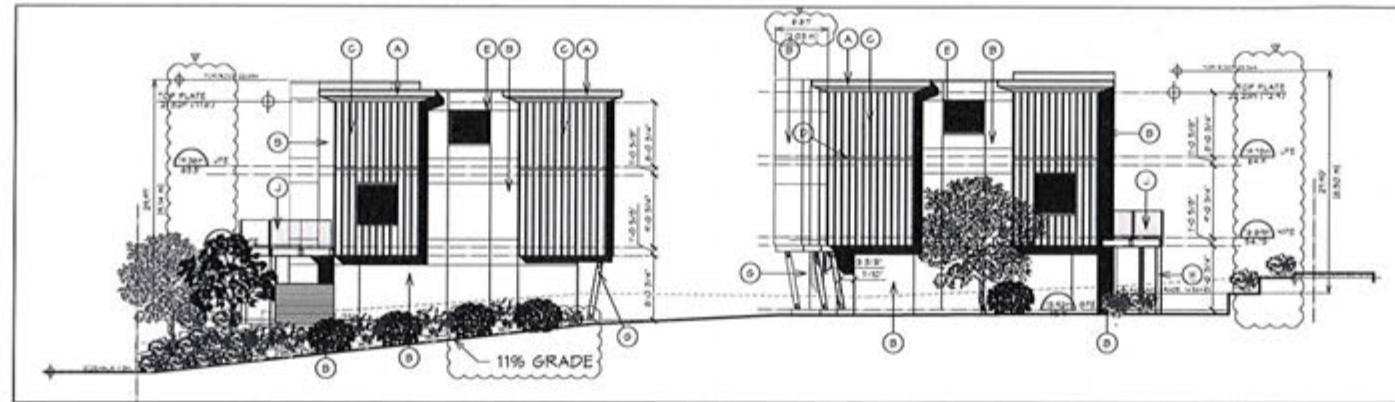
BUILDING B
PLANS AND ELEVATIONS
PROPOSED REZONING AT
1052-1054 TILlicUM RD.
ESQUIMALT B.C

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

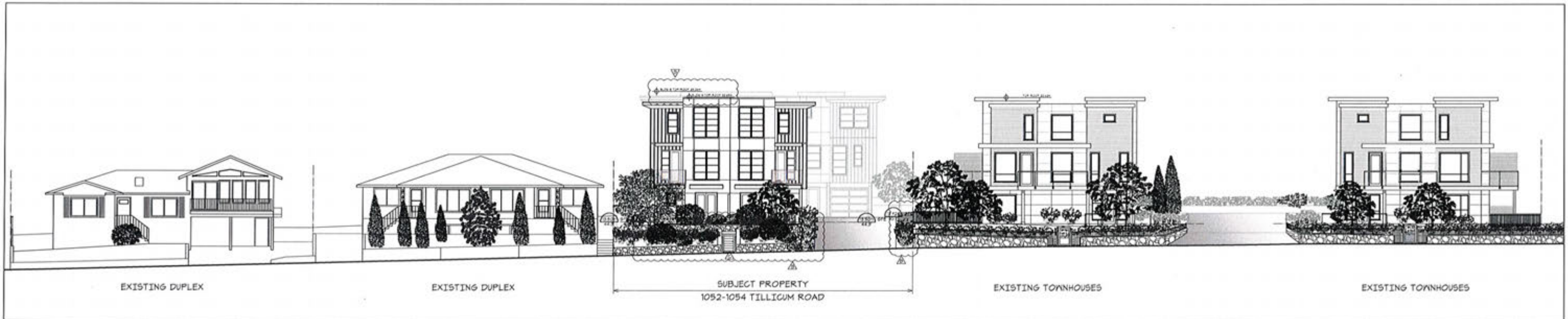
FINISH SCHEDULE	
A	1x10 PROJECTING FASCIA AND CANTED CEDAR TAG SOFFIT
B	CEMENTITIOUS PANELS CAV REVEALS
C	BOARD & BATTEN
D	2x4 CANTED WATERLINE
E	2x3 WINDOW/DR TRIM, WINDOW WITH HORIZONTAL MUNTIN BARS
F	1x10 FASCIA ON PROJECTING CANOPY
G	2x4 TIMBER KNEE BRACE
H	2x4 TIMBER COLUMN
J	GLAZED BALCONY GUARDRAILS
K	GLASS & ALUMINUM GARAGE DOOR

SK-3





1 SECTION at ACCESS DRIVE
 SK-4 SCALE= 3/32"=1'-0"



2 STREETSCAPE at TILlicUM RD.
 SK-4 SCALE= 3/32"=1'-0"

REVISIONS & ISSUES		
REV	DESCRIPTION	DATE
A	RE-CONING APP. SECTION	4/18/17
B	BUILDING & SITE ELEVATIONS, RETAINING WALL TIERS, DRIVEWAY RELOCATION, BON RELOCATION, ADD PLANTING BED ALONG DRIVEWAY.	10/28/17
C	REVISE FRONT STAIR ORIENTATION	10/27/17
D	DEVELOPMENT PERMIT APPLICATION	04/05/18

STREETSCAPE & SITE SECTION
 PROPOSED REZONING AT
 1052-1054 TILlicUM RD.
 ESQUIMALT B.C.

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

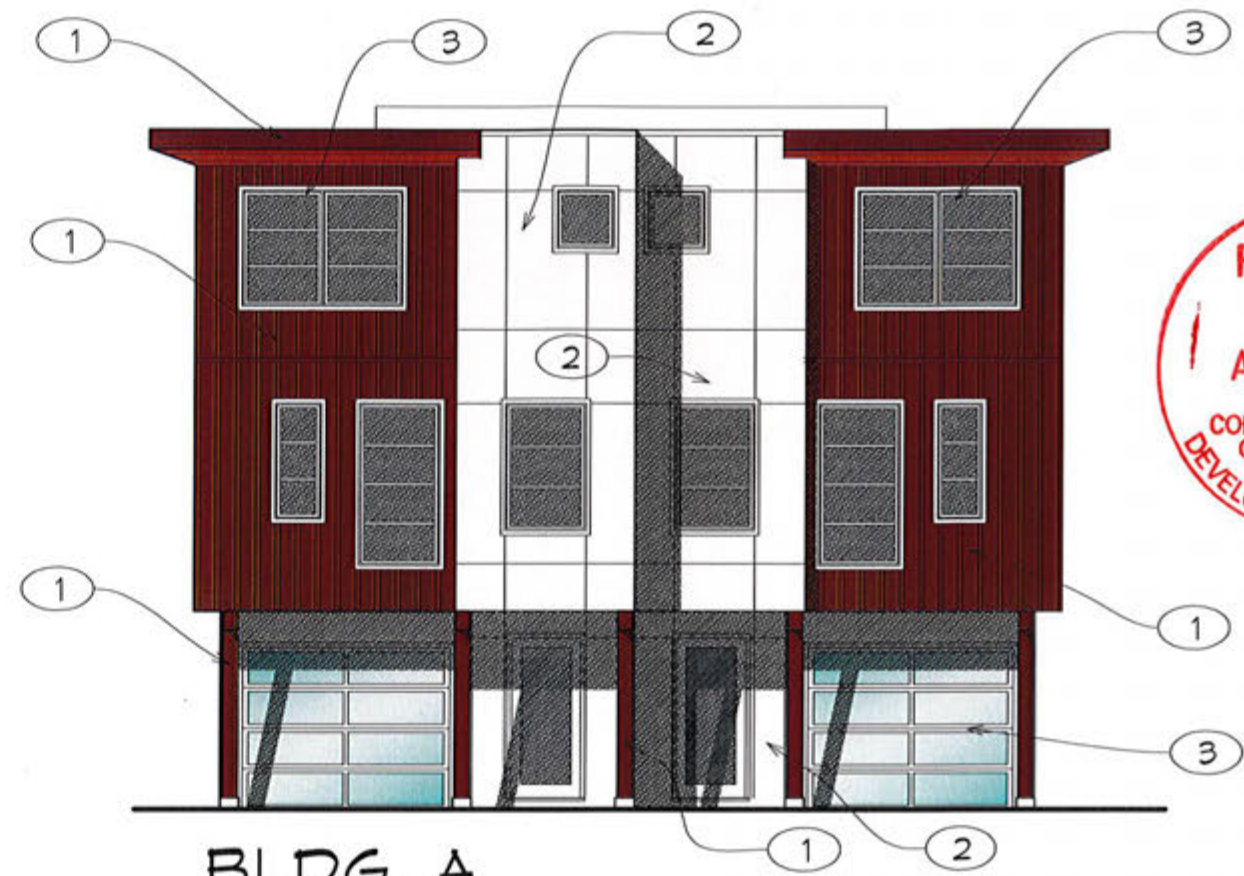
SK-4



Z:\Project Files by Year\2017\UOHL_Sak_1052-1054 Tillicum Rd TNHS\Design\Uohl\Design M&B Dev\Permit 04.03.18.dwg_SK-5 ColourBoard BldgA 11x17, 4/3/2018 11:05:11 AM, ANSI full bleed B (11.00 x 17.00 inches), 1:1



**BLDG. A
EAST ELEVATION**



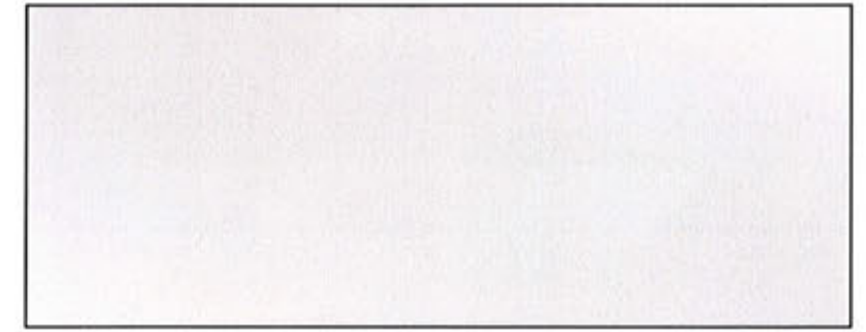
**BLDG. A
WEST ELEVATION**



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
B	DEVELOPMENT PERMIT APPLICATION	04.03.18

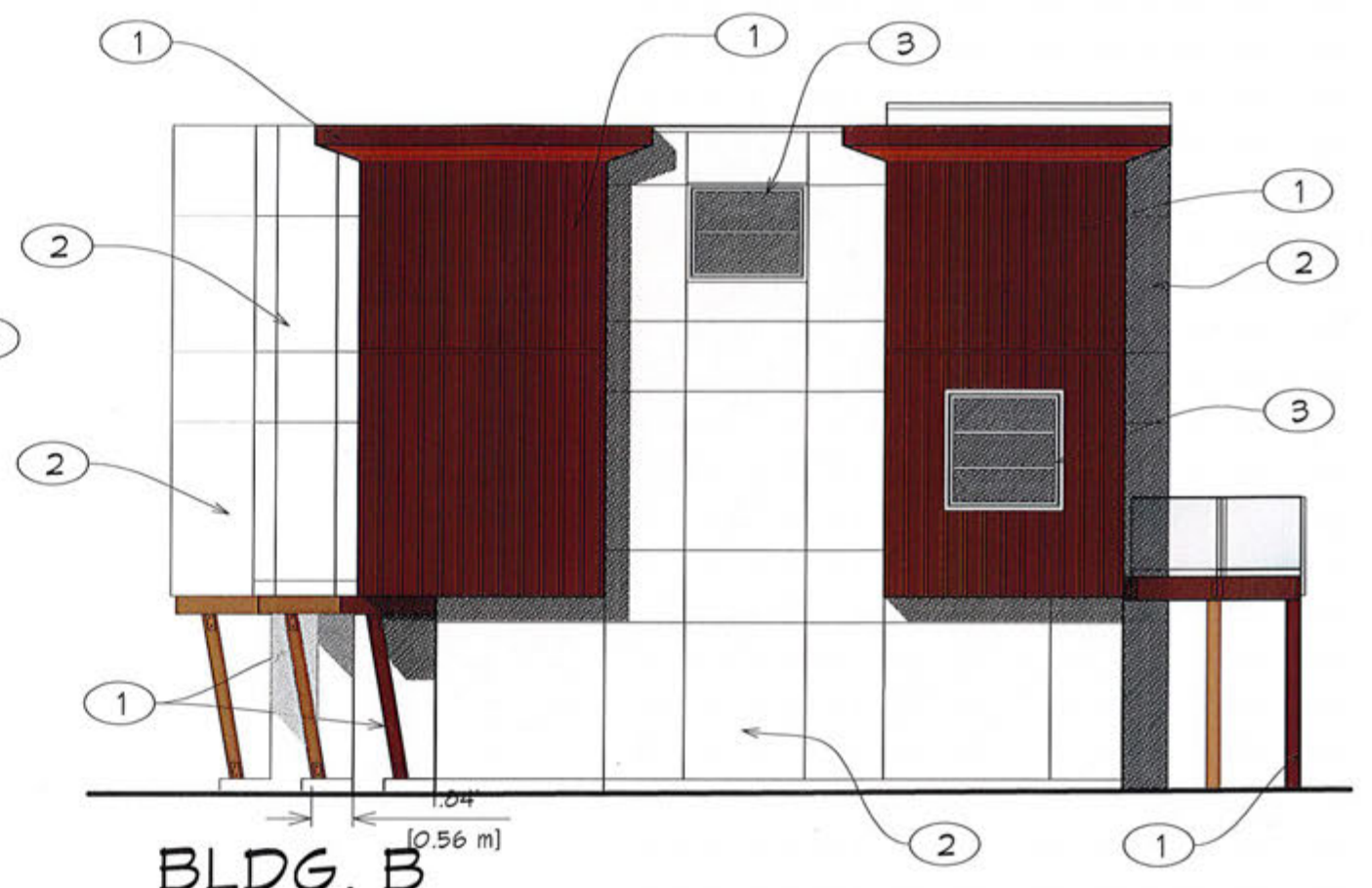
SK-5



Z:\Project Files by Year\2017\UOHL_Sak_1052-1054 Tillicum Rd TNHS\Design\Johli\Design M&B Dev\Permit 04.03.18.dwg, SK-6 ColourBoard BldgB, 4/3/2018 11:05:21 AM, ANSI full bleed B (11.00 x 17.00 inches), 1:1



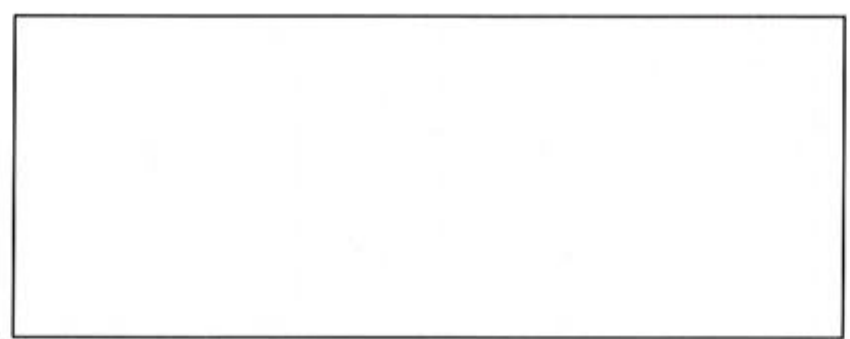
BLDG. B
EAST ELEVATION



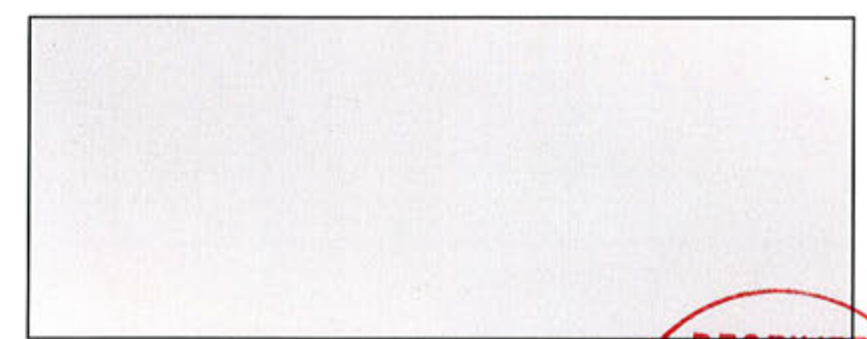
BLDG. B
NORTH ELEVATION



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

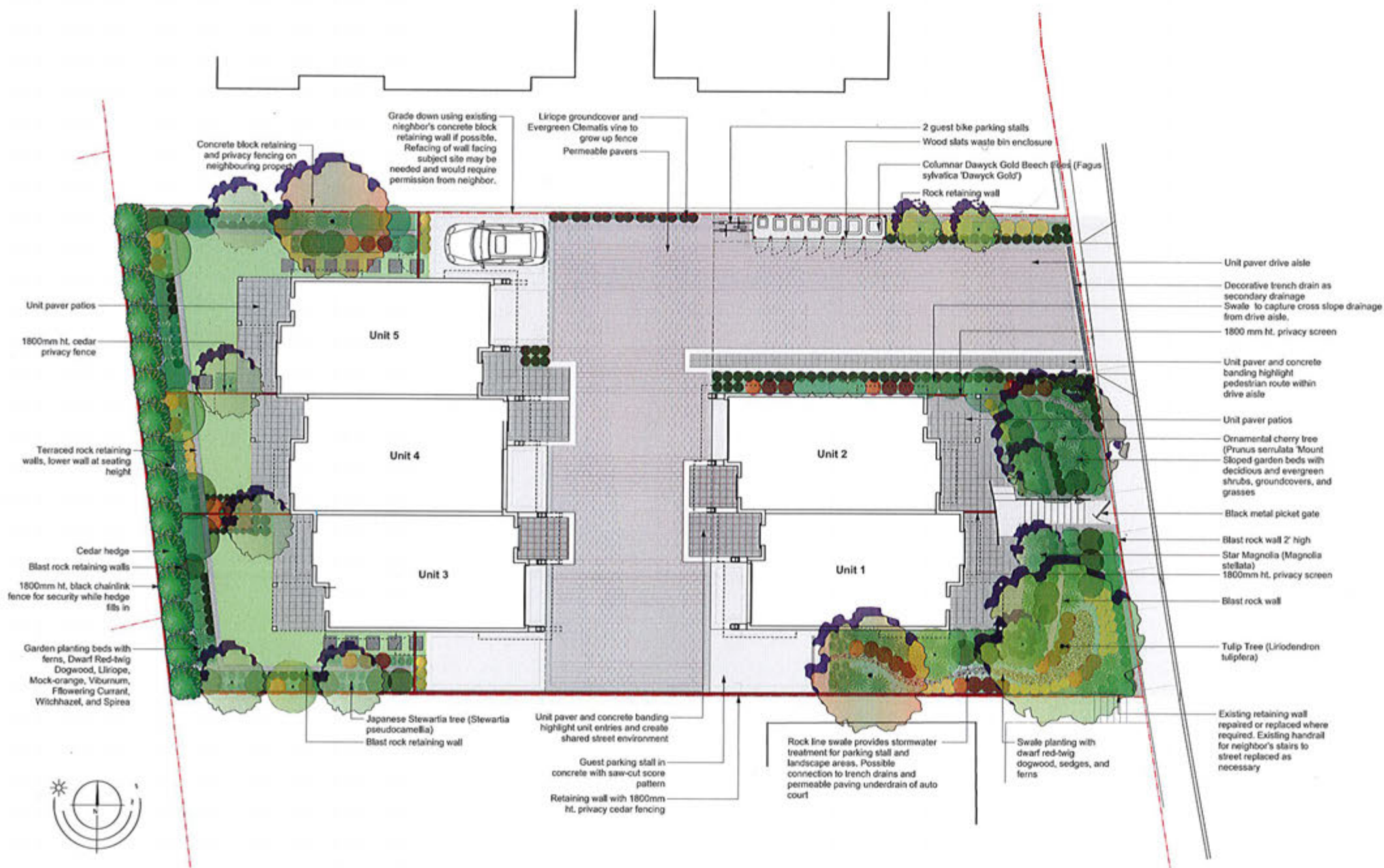
SCALE = 1/8"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	9.10.17
B	DEVELOPMENT PERMIT APPLICATION	04.03.18



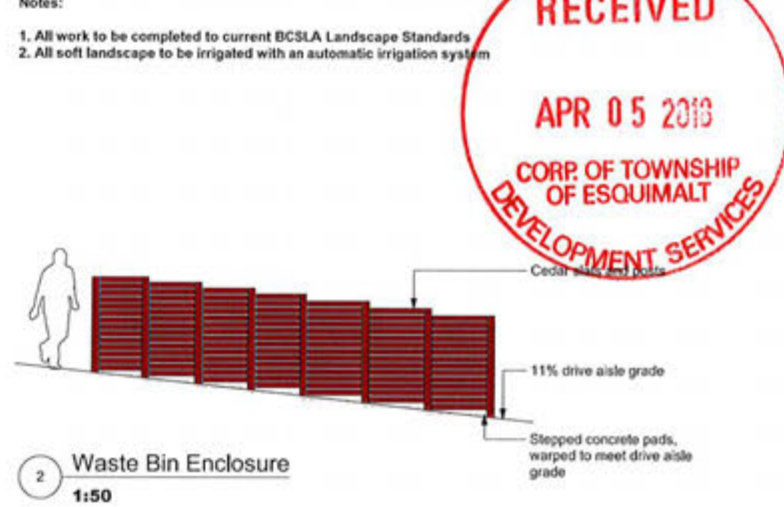
SK-6





Recommended Nursery Stock

Botanical Name	Common Name	Size
Trees Total: 31		
Cercidiphyllum japonicum	Katsura Tree	8m cal
Fagus sylvatica 'Dawyck Gold'	Dawyck Beech	8m cal.
Liriodendron tulipifera	Tulip Tree	8m cal.
Prunus serrulata 'Mount Fuji'	Mount Fuji Japanese Flowering Cherry	6m cal.
Stewartia pseudocamellia	Japanese Stewartia	8m cal.
Thuja 'Green Giant'	Green Giant Western Arborvitae	#15 pot
Large Shrubs Total: 37		
Hemamelis mollis 'Pallida'	Pallida Chinese Witch Hazel	#7 pot
Magnolia stellata 'Royal Star'	Royal Star Magnolia	#25 pot, 1.25m
Viburnum plicatum tomentosum 'Marlesii'	Doublefile Viburnum	#10 pot
Medium Shrubs Total: 20		
Choisya ternata 'Sundancer'	Sundance Mexican Orange Blossom	#5 pot
Ribes sanguineum 'White Ickle'	White Ickle Flowering Currant	#7 pot
Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#5 pot
Spiraea thunbergii 'Ogon'	Golden Bridalweath Spiraea	#7 pot
Small Shrubs Total: 35		
Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 pot
Perennials, Annuals and Ferns Total: 407		
Anemone pulsatilla	Pheasant Tail Grass	#1 pot
Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Foster's Feather Reed Grass	#1 pot
Carex glauca 'Blue Zinger'	Blue Sedge	#1 pot
Carex testacea	Orange New Zealand Sedge	#1 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		
Ceanothus griseus horizontalis	Cornel Creeper California Lilac	#3 pot
Rubus calycoides	Creeping Bramble	#1 pot
Vines Total: 17		
Clematis armandi	Evergreen Clematis	#5 pot



1052-1054 Tillicum Road | Landscape Concept Plan