



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION AGENDA WEDNESDAY, JUNE 21, 2016 7:00 P.M. ESQUIMALT COUNCIL CHAMBERS

**MEMBERS:** Nick Kovacs                      David Schinbein  
Lorne Argyle                              Christina Hamer  
Berdine Jonker                          Graeme Dempster  
Amy Higginbotham

**COUNCIL LIAISON:** Councillor Tim Morrison  
Councillor Susan Low

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

**SECRETARY:** Pearl Barnard

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- I.     **CALL TO ORDER**
- II.    **LATE ITEMS**
- III.   **ADOPTION OF AGENDA**
- IV.    **ADOPTION OF MINUTES – MAY 18, 2016**
- V.     **STAFF REPORTS**

- (1) **DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT**  
1310 Esquimalt Road  
[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]

#### **Purpose of the Application**

The property owners are proposing a Red Barn Market retail grocery store for the existing building. The Red Barn Market has distinctive branding in the form of signage for its stores. The property is located within Development Permit Area No. 2 – Commercial, therefore, alterations to the form and character of the building and new signage requires a Development Permit. As some of the signage proposed does not comply with Sign Regulation Bylaw, 1996, No. 2252; a Development Variance Permit is required before the Development Permit and the Sign Permit can be issued. In addition, the building's parking is non-conforming to Parking Bylaw, 1992, No. 2011 requirements; therefore, a parking variance is required before the Development Permit can be issued.

#### **RECOMMENDATION:**

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing the parking layout and signage as shown on the site plan and drawings prepared by Phillip YM Chang, Architect, stamped "Received June 6, 2016", and including the following variances for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] be forwarded to Council with **a recommendation to either approve, approve with conditions, or deny the application;** and provides reasons for the chosen recommendation.

**Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces** – A reduction to the number of required off-street Parking Spaces, from 1 spaces per 25 m<sup>2</sup> gross floor area to 1 spaces per 64 m<sup>2</sup> gross floor area [ie. 47 spaces to 18 spaces];

**Sign Regulation Bylaw, 1996, No. 2252, Section 9.6.3 - Fascia Sign - Area and Dimensions** – An increase to the restriction that Fascia signs not cover more than 15% of the area of a building façade, for the south elevation. [ie. from 15% to 17%];

**Sign Regulation Bylaw, 1996, No. 2252, Section 9.16.1 – Wall Sign – Number Permitted** – A relaxation to allow one Wall sign on an elevation of the building that also has Fascia Signage, for the east elevation.

**(2) DEVELOPMENT PERMIT**

**500 Park Place (Public Safety Building)**

**[PID 029-349-320, Lot 1, Suburban Lot 40, Esquimalt District, Plan EPP36750]**

**Purpose of the Application**

The Esquimalt Fire Rescue Department is proposing an addition to the Public Safety Building in order to accommodate all the fire trucks in one location. Currently one truck is parked across the street on the Town Square property, in a building that will be removed from the site [relocated] in order to make way for the new Town Square Development. The Public Safety Building is non-conforming to Zoning Bylaw, 1992, No. 2050. The proposed addition requires further relaxations to the zoning regulations; therefore, approval of a Development Variance Permit is required before a Building Permit could be issued

**RECOMMENDATION:**

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing the development as shown on the site plan and drawings prepared by Praxis Architects Inc., stamped “Received June 10, 2016”, and including the following variances for the property at PID 029-349-320, Lot 1, Suburban Lot 40, Esquimalt District, Plan EPP36750 [500 Park Place] be forwarded to Council with **a recommendation to either approve, approve with conditions, or deny the application**; and provides reasons for the chosen recommendation.

**Zoning Bylaw, 1992, No. 2050, Section 58 (3) – Lot Coverage** - A 18% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 40% of the area of a parcel [i.e. increase from 40% to 58% lot coverage];

**Zoning Bylaw, 1992, No. 2050, Section 58 (4)(c) – Side Setback** - A 4.5 metre reduction to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 0 metres];

**Zoning Bylaw, 1992, No. 2050, Section 58 (4)(d) – Rear Setback** - A 3.5 metre reduction to the requirement that no building shall be located within 7.5 metres of a Rear Lot Line [i.e. from 7.5 metres to 4.0 metres];

**(3) DEVELOPMENT PERMIT**

**851 Coles Street**

**[PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729]**

**Purpose of the Application**

Comprehensive Development District No. 94 [CD-94] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000071 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township’s Official Community Plan [attached].

**RECOMMENDATION:**

The Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped “Received June 9, 2016”, and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped “Received May 20, 2016” and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped “Received May 26, 2016” for the proposed development located at PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729 [851 Coles Street], be forwarded to Council with a recommendation **to either approve, or deny the application, including reasons for the recommendation.**

**(4) DEVELOPMENT PERMIT**

**1110 Craigflower Road**

**[PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153]**

**Purpose of the Application**

Comprehensive Development District No. 85 [CD-85] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000017 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township’s Official Community Plan [attached].

**RECOMMENDATION:**

The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on the architectural plans and the landscape plan provided by Zebra Design, both stamped, “Received May 20, 2016”, and sited as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped “Received May 20, 2016” and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped “Received May 20, 2016” for the proposed development located at PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153 [1110 Craigflower Road], be forwarded to Council with a recommendation **to either approve, or deny the application, including reasons for the recommendation.**

**VI. PLANNER'S STATUS REPORT**

**VII. COUNCIL LIAISON**

**VIII. INPUT FROM APC TO STAFF**

**X. NEXT REGULAR MEETING**

Tuesday, July 19, 2016

**XI. ADJOURNMENT**



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**HELD ON**  
**WEDNESDAY MAY 18, 2016**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Nick Kovacs                      Lorne Argyle  
Amy Higginbotham                      David Schinbein  
Berdine Jonker

**REGRETS:** Graeme Dempster  
Christina Hamer  
Councillor Susan Low

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

**COUNCIL LIAISON:** Councillor Tim Morrison

**SECRETARY:** Simone Manchip

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**I. CALL TO ORDER**

The meeting was called to order at 7:02 p.m. by the Chair.

**II. LATE ITEMS**

**ADOPTION OF AGENDA**

Trevor Parkes, Staff Liaison requested that the agenda be amended under section V – Staff Reports, item 2 – 741 Admirals Rd should read Covenant Discharge and DVP, item 3 – civic address should read 1040 Colville Rd and item 4 – civic address should read 1038 Colville Rd.

Moved by Lorne Argyle seconded by David Schinbein that the agenda be adopted as amended.

The Motion **CARRIED UNANIMOUSLY.**

**III. ADOPTION OF MINUTES – APRIL 19, 2016**

Moved by Lorne Argyle seconded by Berdine Jonker that the minutes of the Advisory Planning Commission held April 19, 2016 be adopted as distributed.

The Motion **CARRIED UNANIMOUSLY.**

**V. BUSINESS FROM MINUTES**

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

(1) DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT  
925 Esquimalt Road  
PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176

David Schinbein declared a conflict of interest and left the meeting at 7:14 pm.

**Purpose of the Application**

Karen Hay, Planner outlined that the owner is proposing a new roof for the building which would include a new roof profile. The new roof is an alteration to the form and character of the subject Multi-Unit Residential Building therefore a Development Permit is required. The building is non-conforming to current Zoning Bylaw requirements for both height and siting. The new roof profile will further increase the height of the building; therefore the variance is required before a building permit can be issued.

John Keay, Keay Cecco Architecture Ltd presented the application.

**APC Comments:**

- Appreciate that applicant is trying to extend the life span of the building and make it meet the current standards; visual impact of the proposed slope of the roof pitch would be minimal.
- A member commented that they had concerns the roof pitch will have a visual impact for the homeowners across the street.

**RECOMMENDATION:**

Moved by Lorne Argyle, seconded by Berdine Jonker that the Advisory Planning Commission recommends provide Council with comments on the exterior alteration [new pitched roof] proposed for 925 Esquimalt Road as illustrated in the architectural drawings prepared by Keay Cecco Architecture Ltd., stamped "Received May 3, 2016", and including the following variances for the property at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [925 Esquimalt Road] and make a recommendation **to approve as the building height and siting would have a minimal impact.**

**Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height:** A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch hip roof.

**Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building:** A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for existing balconies located on the east elevation and also for the north wall of the building.

The Motion **carried 3 in Favour, 1 Opposed** (Amy Higginbotham).

David Schinbein returned to the meeting at 7:24 pm.

**(2) COVENANT DISCHARGE AND DEVELOPMENT VARIANCE PERMIT**

**741 Admirals Road**

**PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District,  
Plan 913**

**Purpose of the Application**

Karen Hay, Planner outlined that the application is for the removal of a restrictive covenant on the property, and for a development variance permit to legitimize the parking situation that has existed for several years. The current owner wishes to legalize a suite that was created by a previous owner, without the benefit of a building permit, and contrary to the covenant. The covenant must be removed and a variance permit issued before a building permit could be issued.

Mike La Roy, Owner and Robert Rocheleau, Praxis Architects Inc. were in attendance.

Robert Rocheleau, Praxis Architects Inc. presented the application.

**APC Comments:**

Members commented that they applauded the owner for coming forward to work with the Township to legalize the suite that has been in existence for several years.

**RECOMMENDATION:**

Moved by David Schinbein, seconded by Amy Higginbotham that the Advisory Planning Commission recommends to Council that the application to discharge a restrictive Covenant from the property that would restrict development of additional suites within the building for the development located at PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District, Plan 913 [741 Admirals Road], be forwarded to Council with a **recommendation to approve**;

and

That the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the parking layout as shown on the site plan prepared by Robert G. Rocheleau, Praxis Architects Inc., stamped "Received May 4, 2016 and including the following relaxations to Parking Bylaw, 1992, No. 2011, for the development located at PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District, Plan 913 [741 Admirals Road], be forwarded to Council with a **recommendation to approve as it has low impact on the neighbourhood, legitimizes the existing parking and allows for a Building Permit to be obtained for the additional unit**;

**Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking** – A reduction to the requirement that for land zoned multiple family residential 1 of every 4 spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 12];

**Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces** – A reduction to the number of required off-street Parking Spaces, from 14 spaces to 12 spaces [ie. from 1.10 spaces per dwelling unit to 1.0 space per dwelling unit];

**Parking Bylaw, 1992, No. 2011, Section 14(2)(a) Parking Requirements - Dimensions of Off-Street Parking** – A change to the requirement that for multiple family residential land uses properties are permitted to dedicate up to 50% of parking spaces as small car spaces, allowing 60% of spaces to be small car spaces [ie. 8 of the 12 spaces would be small car sized spaces];

**Parking Bylaw, 1992, No. 2011, Section 14 - Dimensions of Off-Street Parking Table 2** – A 0.2 metre reduction to the width of the maneuvering isle adjacent to 0° angle [parallel] parking from 3.7 metres to 3.5 metres for the maneuvering isle adjacent to the north property line;

**Parking Bylaw, 1992, No. 2011, Section 14 - Dimensions of Off-Street Parking Table 2** – A 2.2 metre reduction to the width of the maneuvering isle adjacent to 90° angle parking from 7.9 metres to 5.7 metres for the maneuvering isle adjacent to the east property line.

The Motion **carried unanimously.**

**(3) DEVELOPMENT PERMIT**  
**1040 Colville Road**  
**Proposed Lot 1, 1038 Colville Road**

**Purpose of the Application**

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 92 [CD-92] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000067 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan [attached].

This application for Development Permit DP000067 will not move forward to Council until such time as the subdivision of 1038 Colville Road is complete and a new property title is registered for Proposed Lot 1. The subdivision application is pending approval at this time.

Phil Aitkin, Owner was in attendance.

Trevor Parkes, Staff Liaison presented the project design drawings on behalf of Rus Collins of Zebra Design who was unable to attend.

**APC Comments:**

- Like the look of the contemporary design as it is in line with what people are looking for.
- Feel that it is an interesting layer of eclectic mix of housing for the community.
- A member commented that the design feels too boxy and they would have liked to see more character in the design to fit in with the historic feel of the streetscape.

**RECOMMENDATION:**

Moved by Lorne Argyle, seconded by Berdine Jonker that the Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped “Received April 27, 2016”, and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped “Received April 27, 2016” and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped “Received May 10, 2016” for the proposed development located at Proposed Lot 1, 1038 Colville Road, be forwarded to Council with a recommendation **to approve based on submitted design, consistent with single-unit infill Official Community Plan guidelines.**

The Motion **carried 4 in Favour, 1 Opposed** (David Schinbein).

**(4) DEVELOPMENT PERMIT  
1038 Colville Road  
Proposed Lot 2, 1038 Colville Road**

**Purpose of the Application**

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 92 [CD-92] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000068 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township’s Official Community Plan [attached].

This application for Development Permit DP000068 will not move forward to Council until such time as the subdivision of 1038 Colville Road is complete and a new property title is registered for Proposed Lot 2. The subdivision application is pending approval at this time.

Phil Aitkin, Owner was in attendance.

Trevor Parkes, Staff Liaison presented the project design drawings on behalf of Rus Collins of Zebra Design who was unable to attend.

**RECOMMENDATION:**

Moved by Lorne Argyle, seconded by Amy Higginbotham that the Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped “Received April 27, 2016”, and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped “Received April 27, 2016” and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped “Received May 10, 2016” for the proposed development located at Proposed Lot 2, 1038 Colville Road, be forwarded to Council with a recommendation **to approve based on**

submitted design, consistent with single-unit infill Official Community Plan guidelines.

The Motion **carried 4 in Favour, 1 Opposed** (David Schinbein).

**(5) OFFICIAL COMMUNITY PLAN AND REZONING APPLICATION**

**“Esquimalt Village Project”  
1235 Esquimalt Road  
Lot 1, Section 11, Plan EPP32782**

**Purpose of the Application**

Bill Brown, Director of Development Services outlined that the purpose of the application is to amend the Official Community Plan and the Zoning Bylaw in order to allow for the development of the Esquimalt Village Project. The Esquimalt Village Project is a 12,795.1 m<sup>2</sup> mixed-use project proposed for an 8090 m<sup>2</sup> parcel located in the heart of the Township of Esquimalt adjacent to the existing Municipal Hall. The Esquimalt Village Project is envisioned as a model example of exemplary mixed-use design that will be the catalyst for the rejuvenation of Esquimalt's core.

The Design Review Committee reviewed the application on May 11, 2016 and is in favour of the project.

Julie Brown, D'Ambrosio Architecture + Urbanism, Dan Casey, Boulevard Transportation and Scott Murdoch, Murdoch de Greeff Inc. was in attendance.

Julie Brown, D'Ambrosio Architecture + Urbanism provided a Powerpoint presentation. She explained the proposed project would incorporate a new Public Library, The Justice Institute, residential and commercial spaces; as well as an urban plaza, the Esquimalt Town Square. A public Art Walk is also proposed for this development.

Dan Casey, Boulevard Transportation presented the parking study.

Scott Murdoch, Landscape Architect gave a brief overview of the proposed landscaping and stormwater management plan for the site.

**APC Comments:**

Members commented that they like the proposal, but are concerned about the impact of parking for public events on the surrounding neighbourhood.

**RECOMMENDATION:**

Moved by Amy Higginbotham, seconded by Berdine Jonker that the Esquimalt Advisory Planning Commission recommends that the application to amend the Official Community Plan and to rezone the subject property to facilitate the development of the Esquimalt Village Project (EVP) be forwarded to Council with a recommendation to **approve with the following condition:**

1. Applicant to provide more detail relating to parking requirements for special events held in public space.

The Motion **carried unanimously.**

**Motion #2:**

Moved by Amy Higginbotham, seconded by David Schinbein that the Esquimalt Advisory Planning Commission strongly recommends that Council complete an assessment to clarify parking requirements of the local neighbourhood based on projected development.

The Motion **carried 4 in Favour, 1 Opposed** (Lorne Argyle).

**RECESS AND RECONVENE**

The Chair recessed the APC meeting at 9:45 pm and reconvened at 9:50 pm

**VII. STAFF LIAISON**

**527 Fraser Street:** [DVP to allow change room at Adventure Park] APC recommended approval of the application on April 19<sup>th</sup>. The DVP has not been forward to Council as there has been a delay on the registration of the new legal title at LTSA. Once the title issues are resolved then the DVP will be presented to Council.

**616/620 Lampson Street:** [12 unit TH] APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on November 17, 2015. The amendment bylaw was presented to Council on January 18, 2016 and was granted 1<sup>st</sup> and 2<sup>nd</sup> reading. The Public Hearing occurred March 7, 2016 and Council read the bylaw a third time. Adoption of the amendment bylaw remains outstanding pending the registration of a S.219 covenant.

**826 Esquimalt Road:** [6 Storey, 30 unit MFR] APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on December 15, 2015. The amendment Bylaw was presented to Council for adoption on May 2, 2016 and Council adopted the amendment bylaw thereby rezoning the property.

DRC reviewed the application for Development Permit on April 13, 2016. DRC requested the applicant amend the design and return the revised plan to DRC for review. Applicant returned to DRC on May 11, 2016 with amendments to the parking garage design. DRC recommended design changes that would impact the number of parking spaces in an effort to lower the parking garage into the ground further than proposed. The applicant has reviewed design options to satisfy DRC comments and upon consideration of the impacts, has requested the application move on to Council for consideration.

**468 Head Street [West Bay Triangle]:** [Rezoning for 6 Storey, 73 unit commercial mixed use] Presented to the APC on January 19, 2016 and forwarded to Council with a recommendation for approval. Application was presented to DRC on February 10, 2016. The DRC generally liked the application, but raised concerns relating to how the design would integrate with the future development to be located on the two properties to the southeast, adjacent to the Head St and Lyall St Intersection. Application returned to DRC on May 11, 2016 with modest changes and the applicant provided site plan and mass renderings for the “Marina Residences” proposed to be located at 460 and 464 Head Street. These plans allowed DRC to understand the expected relationship of the current proposal to the concept satisfying their concerns. DRC recommended approval of the application. The amendment bylaw was presented to Council on Monday, May 16th and it was read a 1<sup>st</sup> and 2<sup>nd</sup> time. Staff are working toward a June 20<sup>th</sup> Public Hearing.

**Esquimalt Village Project:** A Memorandum of Understanding has signed with Aragon Investments to be the Township's development partner for the Esquimalt Village Plan. OCP amendment and rezoning application was presented to DRC on May 11<sup>th</sup>. DRC forwarded the applications to Council with a recommendation of approval.

**Official Community Plan Review:** OCP public consultation session entitled the **Looking Forward Forum** occurred at 7pm on May 4, 2016 at the Esquimalt Recreation Centre. The purpose of the **Looking Forward Forum** was to collect public input on the development of new policies in the following areas: Arts, Culture & Heritage / Community Health & Safety/ Economic Development/ Environment/ Parks, Trails & Recreation/ Planning & Development/ Transportation & Infrastructure. The event was very well attended. Upon the close of the OCP Survey on May 31<sup>st</sup> staff will collate the information received and report back to Council.

## VIII. COUNCIL LIAISON

Councilor Morrison commented that:

- May 16, 2016, Council approved the Tax Incentive Program.
- Council approved the Request for Proposal (RFP) for the Urban Design Guidelines for Esquimalt Rd.
- Comments regarding the Esquimalt Rd Urban Design Guidelines can be made via the Official Community Plan (OCP) survey.
- The applicants for 533 Admirals Rd (formerly the Tudor House) received their building permit to commence building on the site.
- May 27, 2016, Aragon will be holding a Public Open House beginning at 7 pm at the English Inn.
- Esquimalt has been featured as a destination on the Greater Victoria Tourism map.

## IX. INPUT FROM APC TO STAFF

None

## X. NEW BUSINESS

## XI. NEXT REGULAR MEETING

Tuesday, June 21, 2016

## XII. ADJOURNMENT

On motion the meeting adjourned at 10:10 P.M.

CERTIFIED CORRECT:

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VICE CHAIR, ADVISORY PLANNING COMMISSION

\_\_\_\_\_  
ANJA NURVO,  
CORPORATE OFFICER

THIS DAY OF , 2016



## 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: June 21, 2016

### STAFF REPORT

**DATE:** June 15, 2016

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

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

**SUBJECT:** **DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT**  
**1310 Esquimalt Road**  
**[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]**

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#### RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing the parking layout and signage as shown on the site plan and drawings prepared by Phillip YM Chang, Architect, stamped "Received June 6, 2016", and including the following variances for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] be forwarded to Council with **a recommendation to either approve, approve with conditions, or deny the application;** and provides reasons for the chosen recommendation.

**Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces** – A reduction to the number of required off-street Parking Spaces, from 1 spaces per 25 m<sup>2</sup> gross floor area to 1 spaces per 64 m<sup>2</sup> gross floor area [ie. 47 spaces to 18 spaces];

**Sign Regulation Bylaw, 1996, No. 2252, Section 9.6.3 - Fascia Sign - Area and Dimensions** – An increase to the restriction that Fascia signs not cover more than 15% of the area of a building façade, for the south elevation. [ie. from 15% to 17%];

**Sign Regulation Bylaw, 1996, No. 2252, Section 9.16.1 – Wall Sign – Number Permitted** – A relaxation to allow one Wall sign on an elevation of the building that also has Fascia Signage, for the east elevation.

**BACKGROUND:****Purpose of the Application**

The property owners are proposing a Red Barn Market retail grocery store for the existing building. The Red Barn Market has distinctive branding in the form of signage for its stores. The property is located within Development Permit Area No. 2 – Commercial, therefore, alterations to the form and character of the building and new signage requires a Development Permit. As some of the signage proposed does not comply with Sign Regulation Bylaw, 1996, No. 2252; a Development Variance Permit is required before the Development Permit and the Sign Permit can be issued. In addition, the building's parking is non-conforming to Parking Bylaw, 1992, No. 2011 requirements; therefore, a parking variance is required before the Development Permit can be issued.

**Context**

**Applicant:** Peter Hansen, Red Barn Market

**Owner:** Songhees Nation Investment Corporation

**Architect:** Phillip YM Chang

**Property Size:** Metric: 1414 m<sup>2</sup> Imperial: 155221 ft<sup>2</sup>

**Existing Land Use:** Core Commercial [Vacant Retail Building]

**Surrounding Land Uses:**

North: Club House [Esquimalt Legion] [CD-82]

South: Core Commercial - Mixed Use Commercial/ Residential

West: Core Commercial - Mixed Use Commercial/ Residential

East: Service Station Commercial

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

**Signage**

Sign Regulation Bylaw, 1996, No. 2252 regulates signage numbers, types, sizes, lighting and location. The proposed signs for the building are consistent with the 'Red Barn' branding that is seen on other outlets in the Victoria region and largely consistent with the sign bylaw.

Three of the signs [signs A, B and C, (see page A2 of drawings)] are defined as 'Fascia' signs with the fourth sign [sign D] being a 'Wall' sign. On the south [Esquimalt Road] elevation of the building the proposed 'Fascia' signage slightly exceeds the percentage of the building façade that can be covered with signage; therefore, a variance is requested to allow a two percent increase to the 15% maximum façade coverage permitted in the sign bylaw, from 15% coverage to 17% coverage.

On the east [Admirals Road] elevation of the building a 'Wall' sign [sign D] is proposed for the same elevation that also has a proposed 'Fascia' sign. The Sign Bylaw only allows a Wall sign on a building elevation that does not have any other signage; therefore, a variance is being requested to allow 'Sign D'.

### **Parking**

The building on the subject property was originally built as a BC Liquor Store with a BC liquor distribution warehouse on the lower level; therefore, the building provides considerable storage for the proposed retail store. Customers will only have access to the main floor level of the store. Parking Bylaw, 1992, No. 2011 requires retail businesses to provide 1 parking space per 25 square metres of gross floor area. When the whole buildings gross floor area is used to calculate the required parking spaces the number of required spaces is high at 47 spaces. The gross floor area of the main level [customer area], at 550 square metres' requires 22 parking spaces. The parking lot is proposed to have 18 spaces.

This location is well served by BC Transit, will have considerable pedestrian traffic, and both Admirals Road and Esquimalt Road are serviced with bicycle lanes.

### **Public Notification**

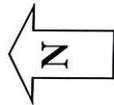
As this is a development variance permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

### **ALTERNATIVES:**

1. Forward the application to Council with a recommendation of **approval**.
2. Forward the application to Council with a recommendation of **approval including specific conditions**.
3. Forward the application to Council with a recommendation of **denial**.



1310 Esquimalt Road



Red Barn - signage at night







EXISTING



PROPOSED



ESQUIMALT Red Barn MARKET



1833 Cordova Bay Road  
 Saanich, B.C. V8L 1X3  
 Phone 250-668-8866  
 Cell 250-418-9825

DATE: April 19, 2016  
 SCALE:  
 DRAWN: PC  
 APPROVED BY:

A0







**Red Barn MARKET**

**SIGN A**

- ONE Set of LED illuminated channel letters
- 3" deep returns finished to match flashing colour Zinc Gray (by Raven Metals)
- 3-1/2" thick, translucent white acrylic faces with translucent Red vinyl graphics applied first surface
- Letters fastened to top of metal raceways, overhanging front edge of raceway by 1". Raceways fastened flush to surface of wall. Raceways painted Zinc Gray
- Seal all fastener penetrations in stucco rain-screen surface.

**SIGN B**

**SIGN C**

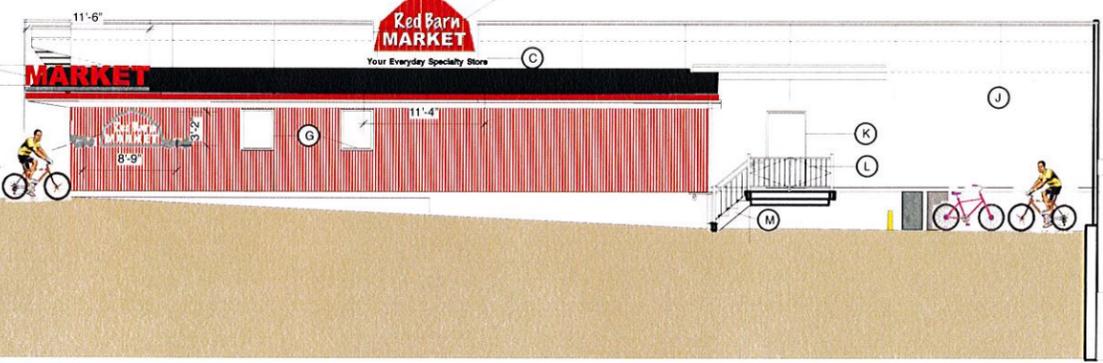
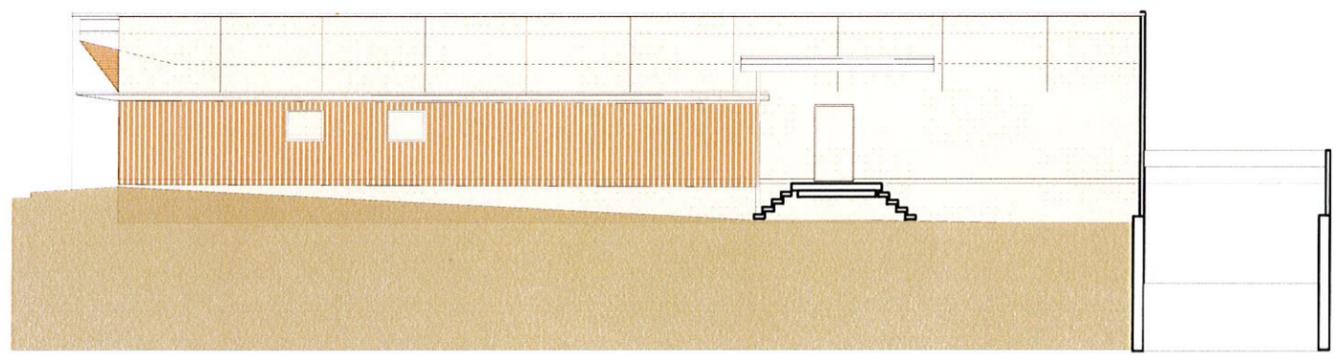
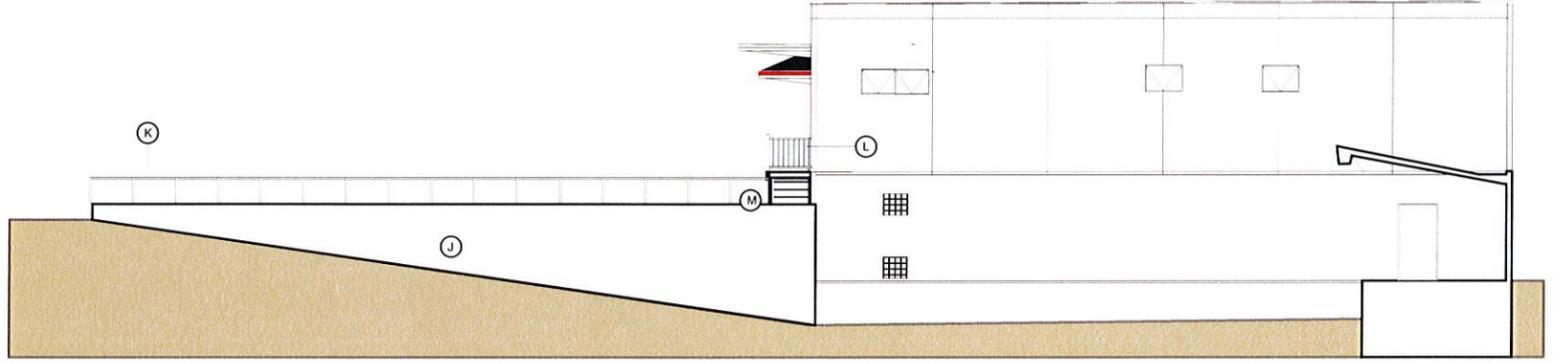
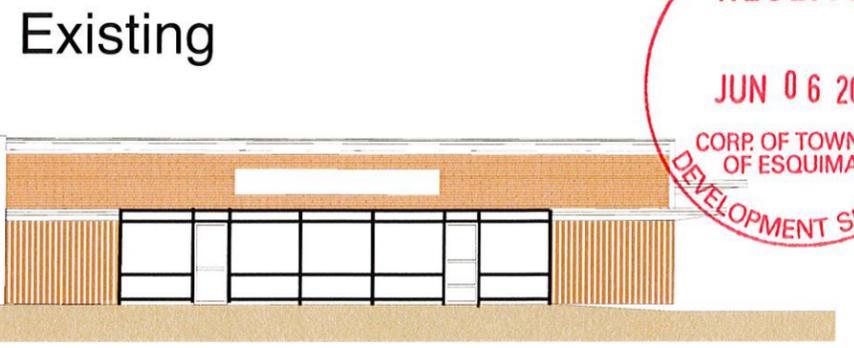
- ONE Set of LED illuminated channel letters - (Red Barn MARKET)
- 3" deep returns finished Zinc Gray to match flashing (by Raven Metals)
- 3-1/2" thick, translucent white acrylic faces
- Letters fastened flush to backer panel
- Backer panel - aluminum tube & angle internal frame with 12 ga aluminum skin
- Painted White with 3" deep returns painted Zinc Gray & applied Red vinyl graphics
- Backer panel fastened flush to surface of wall
- Your Everyday Specialty Store to be 1/2" thick, non-illuminated PVC letters, pin mounted to surface of wall with 1/2" long standoffs
- Seal all fastener penetrations in stucco rain-screen surface.

**SIGN D**

- ONE Non-illuminated wall display
- 1/2" thick White PVC for the Red Barn letters, Outline barn shape, & animals
- Animals to have vinyl graphics applied to face of shapes
- All pin mounted to wall with 3/4" long standoffs
- Seal all fastener penetrations in stucco rain-screen surface.



- EXTERIOR FINISHES**
- (A) SIGN A
  - (B) SIGN B
  - (C) SIGN C
  - (D) SIGN D
  - (E) New Awning in metal Frame
  - (F) New 1x4 wood siding (red)
  - (G) New Alum. store front Wind screen
  - (H) New Alum. Slider Entry store front doors (silver)
  - (I) New Red metal Fascia
  - (J) Paint existing with (TYPE 1) colour
  - (K) Paint existing with (TYPE 2) colour
  - (L) New Alum. Railing with Lockable gate
  - (M) New Alum. Stair and Railing



**Proposed Exterior Colour Scheme**

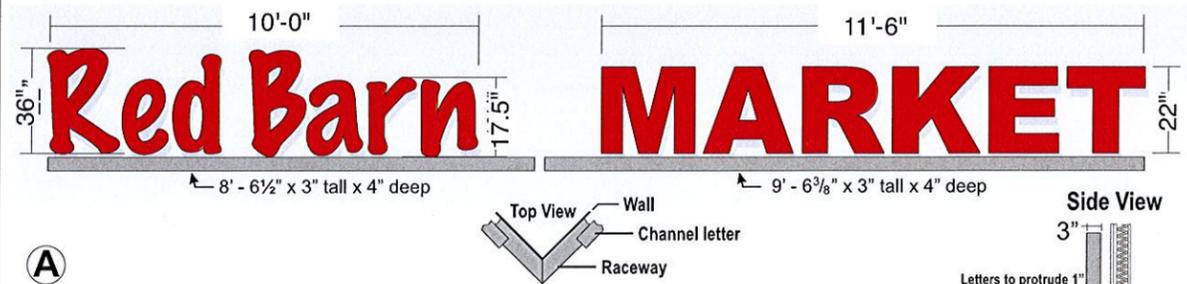
TYPE 1 COLOUR WHITE BM 2121-30	TYPE 2 COLOUR RED	Semi Transparent stain RED	PEWTER
			BLACK AWNING

ESQUIMALT Red Barn MARKET

Philip yiu chang

4835 Cordova Bay Road  
Saanich B.C. V8L 1K3  
Phone: 250-658-4865  
Cell: 250-418-5825

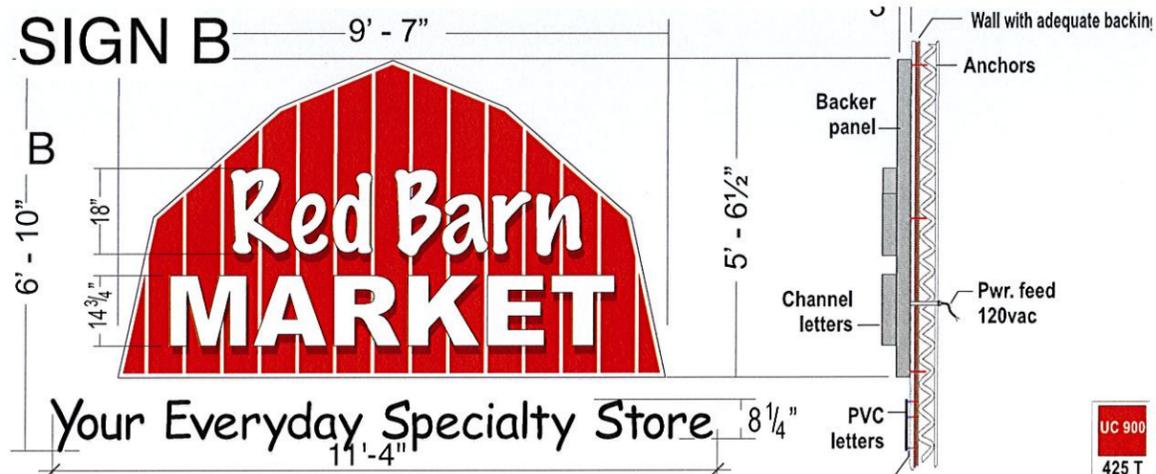
DATE: April29/2016  
SCALE:  
DRAWN: PC  
APPROVED BY:



**A**

- ONE Set of LED illuminated channel letters.
- 3" deep returns finished to match flashing colour Zinc Gray (by Raven Metals)
- 3/16" thick, translucent white acrylic faces, with translucent Red vinyl graphics applied first surface.
- Letters fastened to top of metal raceways, overhanging front edge of raceway by 1". Raceways fastened flush to surface of wall. Raceways painted Zinc Gray.

### SIGN A



**C**

- ONE Set of LED illuminated channel letters - (Red Barn MARKET).
- 3" deep returns finished Zinc Gray to match flashing (by Raven Metals)
- 3/16" thick, translucent white acrylic faces.
- Letters fastened flush to backer panel.
- Backer panel - aluminum tube & angle internal frame with 12 ga. aluminum skin. Painted White with 3" deep returns painted Zinc Gray & applied Red vinyl graphics.
- Backer panel fastened flush to surface of wall.
- Your Everyday Specialty Store to be 1/2" thick, non-illuminated PVC letters, pin mounted to surface of wall with 1/2" long standoffs .
- Seal all fastener penetrations in stucco rain-screen surface.

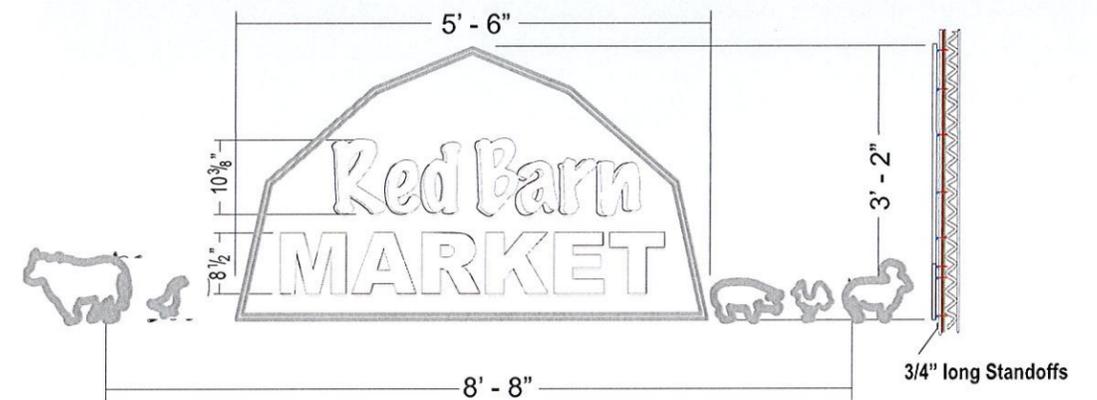
UC 900  
425 T  
Tomato Red

Raven Metals  
Zinc Gray

White

Colour Sample REQD.

### SIGN C



**D**

- ONE Non-illuminated wall display.
- 1/2" thick White PVC for the Red Barn letters, Outline barn shape, & animals. animals to have vinyl graphics applied to face of shapes.
- All pin mounted to wall, with 3/4" long standoffs.
- Seal all fastener penetrations in stucco rain-screen surface .

### SIGN D

**BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE  
OF LOT 1, SUBURBAN LOT 39, ESQUIMALT DISTRICT, PLAN EPP28097.**

P.I.D. 029-072-883



All distances are in metres and decimals thereof, unless otherwise noted.

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

Parcel dimensions shown hereon are derived from Plan EPP28097.

Setbacks are to exterior sheathing and are derived from field survey completed on October 20th, 2015.

This plan was prepared for building inspection purposes and is for the exclusive use of the Songhees Nation Investment Corporation, Inc. No. BC0961948.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

The civic address is:  
1310 Esquimalt Road  
Esquimalt, BC  
V9A 3P6

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

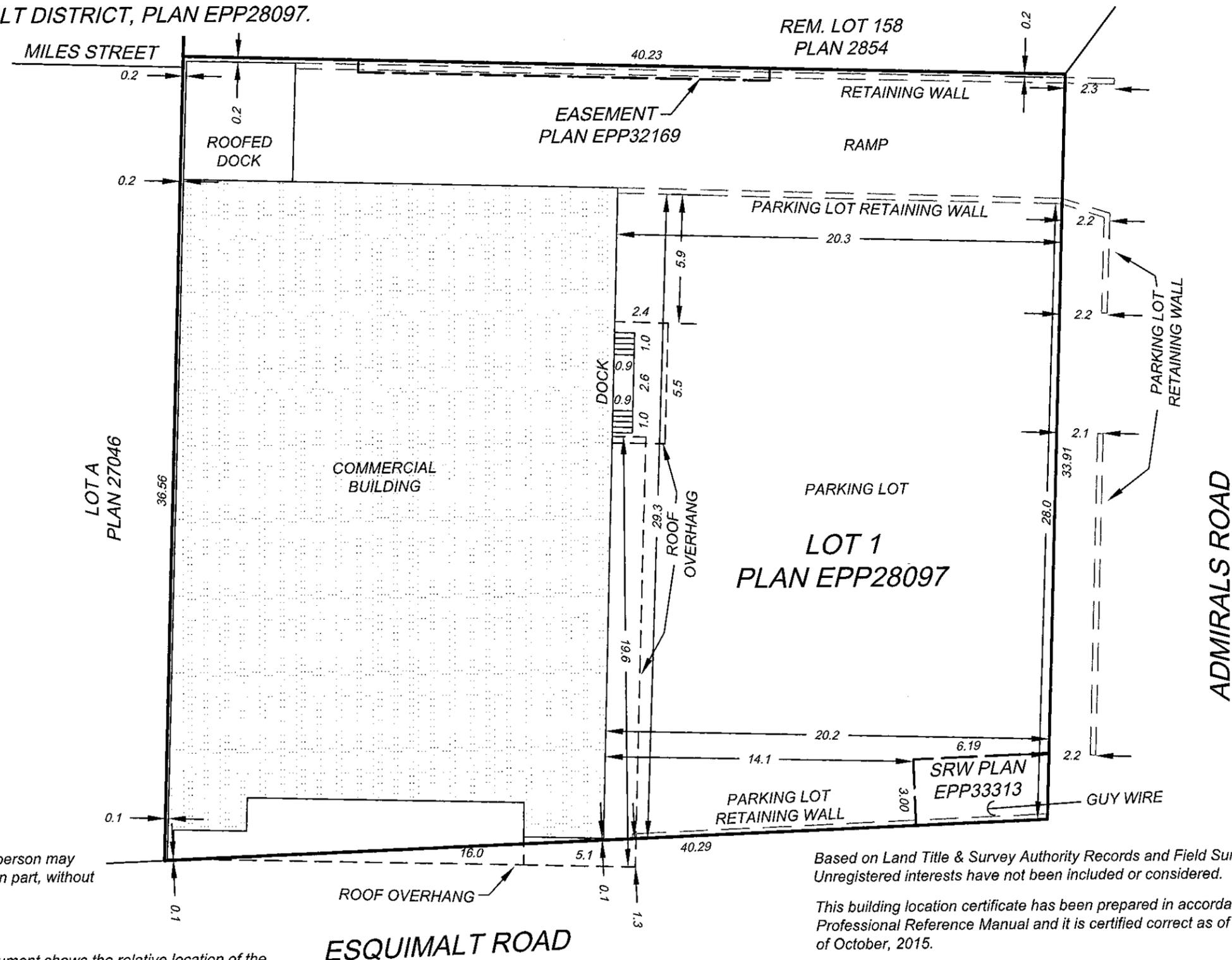
- CA3393392 Statutory Right of Way
- CA3393393 Statutory Right of Way
- CA3437224 Easement
- CA3451928 Undersurface and other Exc & Res
- CA3451929 Covenant

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**Polaris Land Surveying Inc.**  
Box 324, #110-174 Wilson Street  
Victoria BC V9A 7N7

File: 0599-SONGHEES-PLSI001  
Drawing: 0599-BLC.DWG  
Date: October 20, 2015

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.



Based on Land Title & Survey Authority Records and Field Survey. Unregistered interests have not been included or considered.

This building location certificate has been prepared in accordance with the Professional Reference Manual and it is certified correct as of the 20th day of October, 2015.

Jordan Elliot Litke, BCLS 905  
This document is not valid unless digitally signed.



## 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: June 21, 2016

### STAFF REPORT

**DATE:** June 15, 2016

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

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

**SUBJECT: DEVELOPMENT VARIANCE PERMIT  
500 Park Place (Public Safety Building)  
[PID 029-349-320, Lot 1, Suburban Lot 40, Esquimalt District, Plan  
EPP36750]**

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#### RECOMMENDATION:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing the development as shown on the site plan and drawings prepared by Praxis Architects Inc., stamped "Received June 10, 2016", and including the following variances for the property at PID 029-349-320, Lot 1, Suburban Lot 40, Esquimalt District, Plan EPP36750 [500 Park Place] be forwarded to Council with **a recommendation to either approve, approve with conditions, or deny the application**; and provides reasons for the chosen recommendation.

**Zoning Bylaw, 1992, No. 2050, Section 58 (3) – Lot Coverage** - A 18% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 40% of the area of a parcel [i.e. increase from 40% to 58% lot coverage];

**Zoning Bylaw, 1992, No. 2050, Section 58 (4)(c) – Side Setback** - A 4.5 metre reduction to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 0 metres];

**Zoning Bylaw, 1992, No. 2050, Section 58 (4)(d) – Rear Setback** - A 3.5 metre reduction to the requirement that no building shall be located within 7.5 metres of a Rear Lot Line [i.e. from 7.5 metres to 4.0 metres];

**BACKGROUND:****Purpose of the Application**

The Esquimalt Fire Rescue Department is proposing an addition to the Public Safety Building in order to accommodate all the fire trucks in one location. Currently one truck is parked across the street on the Town Square property, in a building that will be removed from the site [relocated] in order to make way for the new Town Square Development. The Public Safety Building is non-conforming to Zoning Bylaw, 1992, No. 2050. The proposed addition requires further relaxations to the zoning regulations; therefore, approval of a Development Variance Permit is required before a Building Permit could be issued.

**Context**

**Applicant:** Chris Jancowski, Fire Chief, Township of Esquimalt

**Owner:** Township of Esquimalt

**Architect:** Praxis Architects

**Property Size:** Metric: 1420 m<sup>2</sup> Imperial: 15285 ft<sup>2</sup>

**Existing Land Use:** Public/Institutional [Public Safety Building]

**Surrounding Land Uses:**

North: Core Commercial  
 South: Single and Two Family Residential  
 West: Mixed Commercial/Residential  
 East: Town Centre

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

**Zoning**

The building is currently non-conforming to the Public/ Institution [P-1] zone [attached]. The following table compares the setbacks, and lot coverage for this proposal:

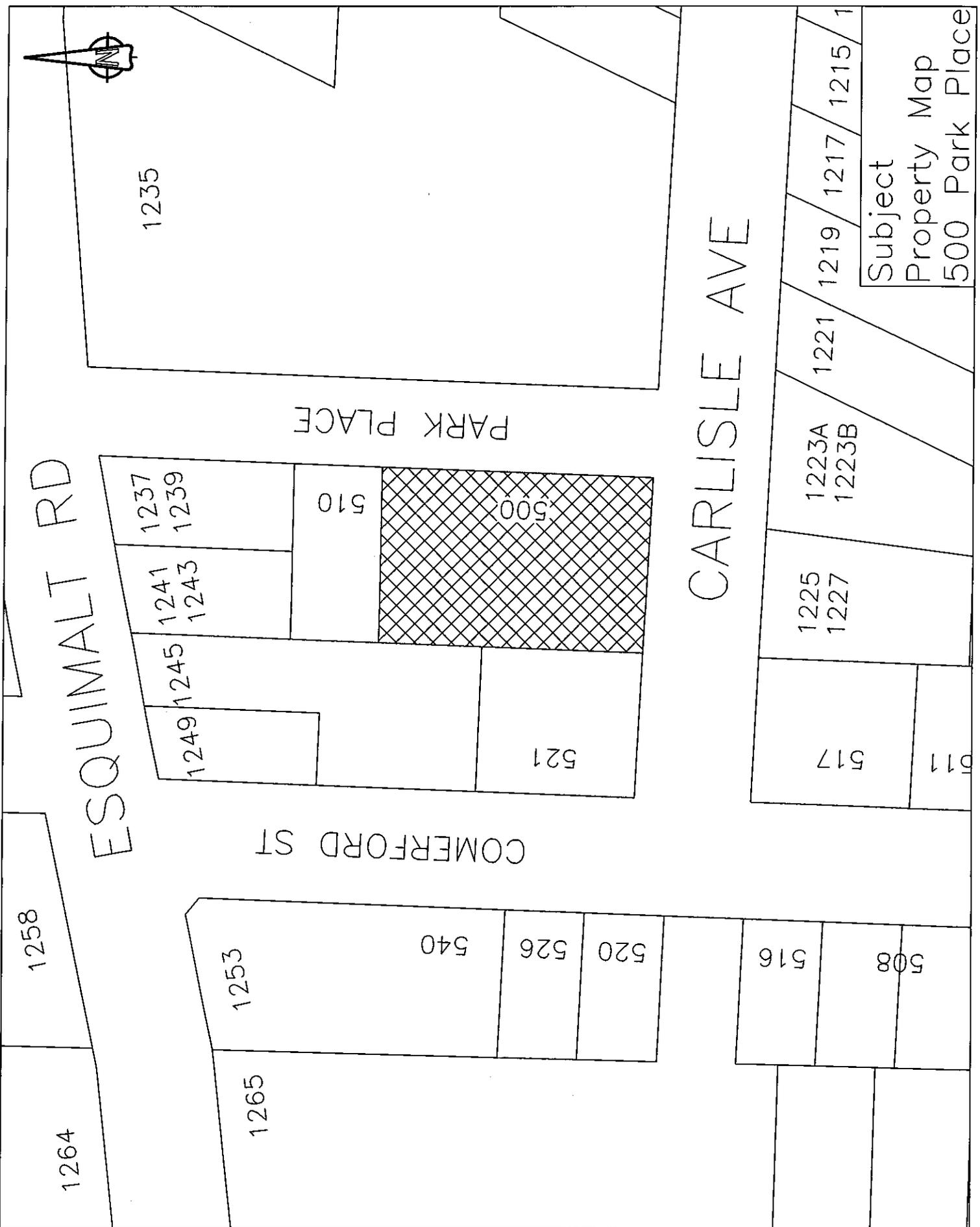
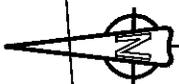
	<b>P-1 zone regulation and (existing building)</b>	<b>Proposed</b>
Lot Coverage	40% (existing 47%)	58%
Front Setback	7.5 metre (existing 7.5 metres)	No change
Side Setback (interior or exterior)	4.5 metres (existing 0 metres)	0 metres
Rear Setback	7.5 metres (current 7.5 metres)	3.5 metres

**Public Notification**

As this is a development variance permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

**ALTERNATIVES:**

1. Forward the application to Council with a recommendation of **approval**.
2. Forward the application to Council with a recommendation of **approval including specific conditions**.
3. Forward the application to Council with a recommendation of **denial**.



ESQUIMALT RD

COMERFORD ST

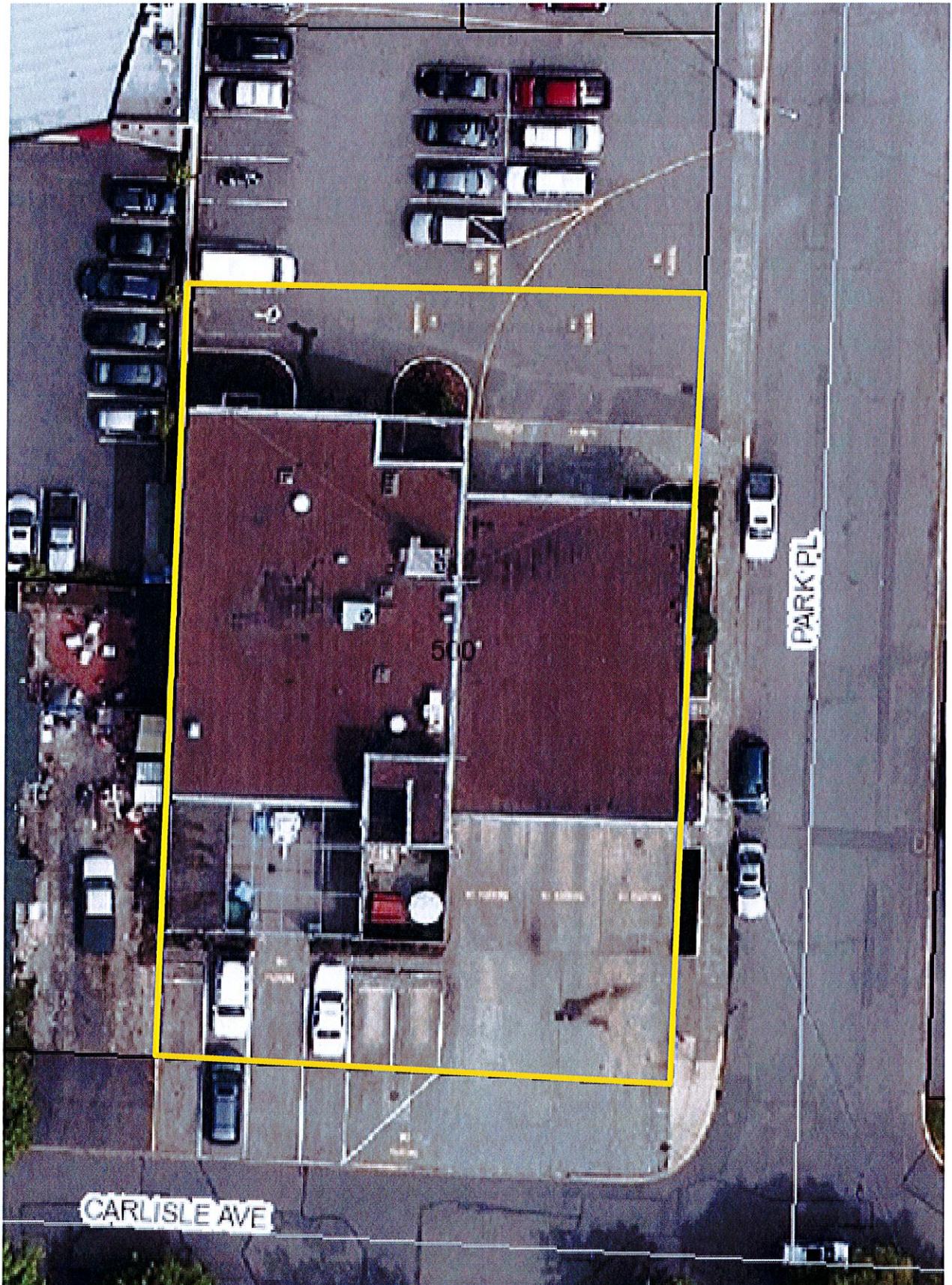
PARK PLACE

CARLISLE AVE

Subject  
Property Map  
500 Park Place



500 Park Place



## **DIVISION 4 - INSTITUTIONAL AND CIVIC ZONES**

### **58. PUBLIC/INSTITUTIONAL [P-1]**

The intent of this Zone is to accommodate public and institutional facilities.

#### **(1) Permitted Uses**

The following Uses and no others are permitted:

- (a) Library
- (b) Government office
- (c) Sports Centre
- (d) Recreation Centre
- (e) Group Children's Day Care Centre
- (f) Group home
- (g) Rest home
- (h) Community Care Facility
- (i) Schools (public and private)
- (j) Hospital
- (k) Public Health Clinic or facility
- (l) Church
- (m) Fire hall
- (n) Police station
- (o) Parks nursery
- (p) Archive
- (q) Museum
- (r) Cemetery
- (s) Charitable organization office
- (t) Counselling Services
- (u) Assembly Use

#### **(2) Building Height**

No Building shall exceed a Height of 13 metres.

#### **(3) Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel.

#### **(4) Siting Requirements**

- (a) Front Setback: No Building shall be located with 7.5 metres of a Front Lot Line.
- (b) Side Setback: No Building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line.
- (c) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

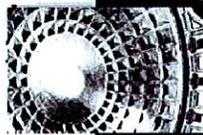
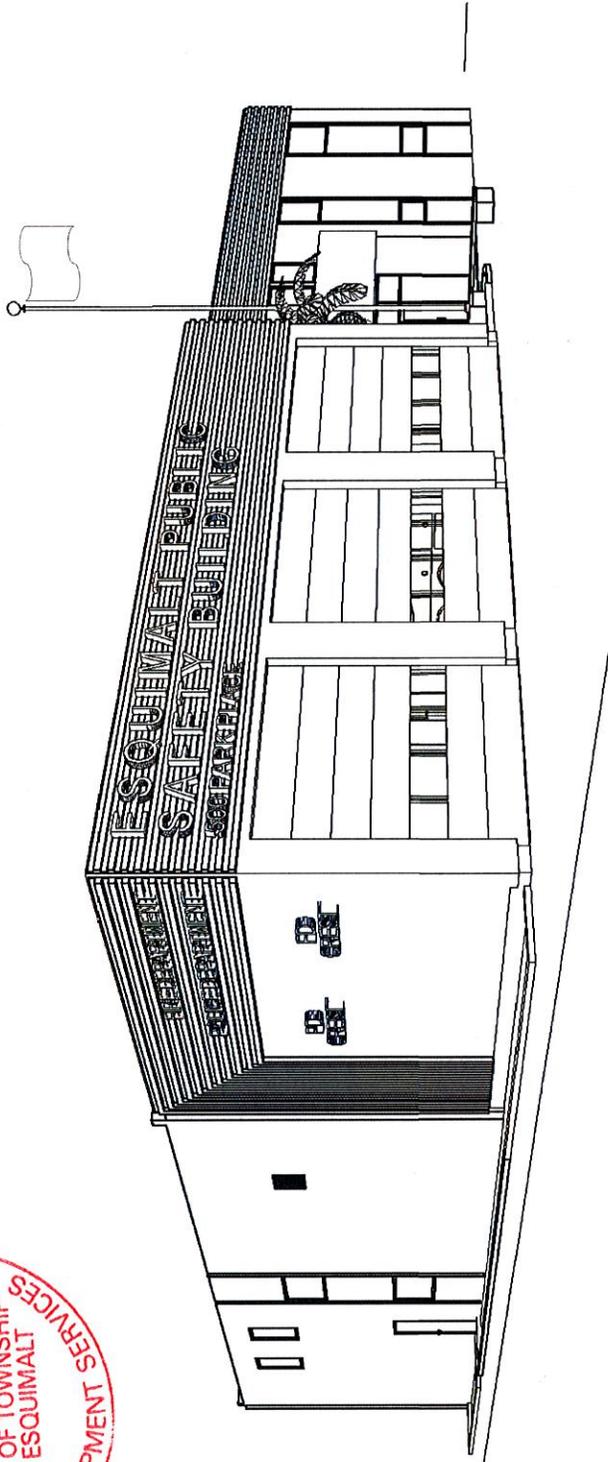
(5) **Screening and Landscaping**

- (a) Screening and Landscaping shall be provided in accordance with Section 23.
- (b) Landscaping shall be provided along the entire Front Lot Line for a minimum width of 7.5 metres except for points of ingress and egress. In the case of a Corner Lot, the exterior Side Yard Setback of 4.5 metres shall also be landscaped except for points of ingress and egress.

(6) **Off Street Parking**

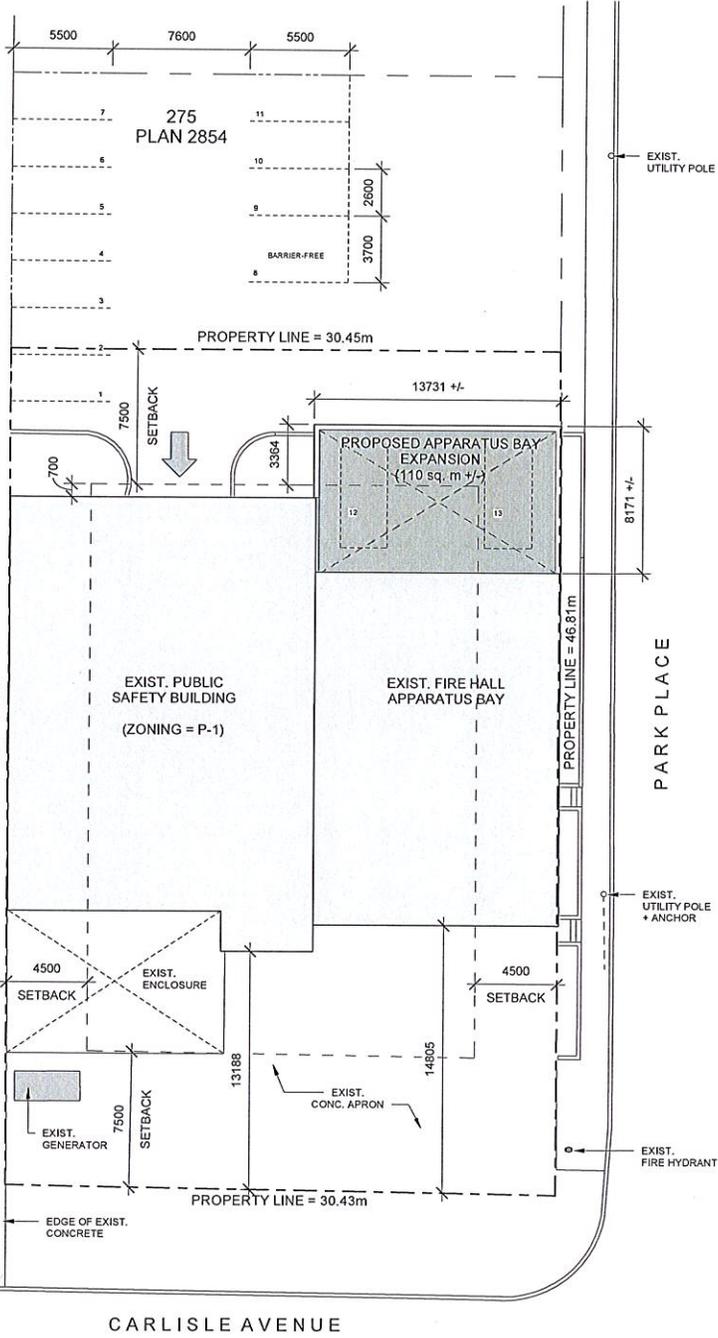
Off street parking shall be provided in accordance with the requirements specified in Parking Bylaw, 1992, No. 2011 (as amended).

RECEIVED  
JUN 10 2016  
CORP. OF TOWNSHIP  
OF ESQUIMAULT  
DEVELOPMENT SERVICES



**P R A X I S**  
architects inc.

CONCEPTUAL 3D VIEW FROM NORTH / EAST  
JUNE 16, 2016



STRATA PLAN  
VIS6276

SURVEY INFORMATION PROVIDED BY  
POWELL & ASSOCIATES  
BC LAND SURVEYORS  
FILE: 11,621 - 19  
JUNE 2, 2016

A  
PLAN  
EPP27669

ZONING = P-1  
(PUBLIC / INSTITUTIONAL)

LOT COVERAGE:  
PERMITTED = 40%  
CURRENT = 47% +/-  
PROPOSED = 55% +/-

SETBACKS:  
FRONT  
REQUIRED = 7.5m  
PROVIDED = 13.2m

SIDES  
REQUIRED = 4.5m  
PROVIDED = 0m

BACK  
REQUIRED = 7.5m  
EXISTING PROVIDED = 8.2m  
PROPOSED = 3.3m +/-  
ENCROACHMENT

PARKING:  
EXIST. SURFACE = 11  
(COULD INCLUDE 1 BARRIER-FREE)  
NEW INSIDE = 2  
TOTAL = 13



DATE: 2016.06.10

PRELIMINARY SITE PLAN  
SCALE: NTS

ESQUIMALT FIRE STATION - PROPOSED EXPANSION





# 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: June 21, 2016

## STAFF REPORT

**DATE:** June 16, 2016  
**TO:** Chair and Members of the Advisory Planning Commission  
**FROM:** Trevor Parkes, Senior Planner  
**SUBJECT:** **DEVELOPMENT PERMIT**  
**851 Coles Street**  
**[PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729]**

---

### RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped "Received June 9, 2016", and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped "Received May 20, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 26, 2016" for the proposed development located at PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729 [851 Coles Street], be forwarded to Council with a recommendation **to either approve, or deny the application, including reasons for the recommendation.**

### BACKGROUND:

#### Context

**Applicant:** Zebra Design [Rus Collins]

**Owner:** Shaun Wedick

**Property Size:** Metric: 431.8 m<sup>2</sup> Imperial: 4647 ft<sup>2</sup>

**Existing Land Use:** Vacant Lot

**Surrounding Land Uses:** North: Federal DND Lands  
South: Single Family and Two Family Residential  
West: Single Family Residential  
East: Single Family Residential

**Existing Zoning:** CD- 94 [Comprehensive Development District No. 94]

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

### **Purpose of the Application**

Comprehensive Development District No. 94 [CD-94] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000071 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan [attached].

### **ISSUES:**

#### **Zoning**

CD-94 zoning was specifically tailored to accommodate this home design when the rezoning application was approved in October, 2015. The applicant has proposed no design changes to the building therefore the proposal satisfies all of the CD-94 zone regulations [attached]. Staff note that an amendment to the design of the exterior basement access, located on the north wall of the home, was required in order for the landscaping design to meet retaining wall height regulations which changed in February 2016 as part of the update of Definitions and General Regulations of Zoning Bylaw, 1992, No. 2050. The proposed design meets all relevant zoning regulations.

#### **Official Community Plan Design Guidelines**

**Building Design:** The building design is a two storey single family dwelling complete with a full basement which may, if desired by the owner, contain a secondary suite. The home incorporates a craftsman design form, including a triple dormer assembly on the front façade to mitigate the mass of the home. This form is combined with a contemporary cladding treatment consisting of a mix of horizontal cedar siding and cement board paneling further highlighted through the use of generous window openings, a natural stained wood front door, natural stained knee brackets accenting the building corners and a standing seam metal roof capping the painted wood garage door. The use of varied cladding materials and colours combined with generous windows create visual interest while successfully breaking up the massing of the building.

The proposal is consistent with the Single-Unit Infill Housing Guidelines [attached] contained in the Township of Esquimalt Official Community Plan as the proposed home is complimentary in scale, size, siting, and height to homes in the immediate area. The proposed colours and cladding materials are expected to blend well into the neighbourhood, and the design is considerate of the privacy of adjacent home owners. The proposed gabled roof design is consistent with traditional gabled and hipped rooflines in the area and the building form attempts to break up the mass of the building on the second floor to address OCP Sections 9.9.4.2(a) and 9.9.4.2(b) however the design is not entirely consistent with these guidelines. Noting this, staff are of the opinion that this proposal enhances the neighbourhood by adding a new focal point into the streetscape.

**Landscaping:** The applicant is proposing a mix of plantings in beds flanking the driveway in the front yard in addition to a turf lawn. In addition, a new tree and associated shrubs are proposed to anchor the southwest corner of the front yard balancing the boulevard tree located just off the northwest corner thereby framing the home from the street face. The contrasting permeable paver driveway and second parking space, concrete pedestrian path and brushed

concrete driveway drop and boulevard crossing serve to break up the mass of the hard surfacing at the front of the building.

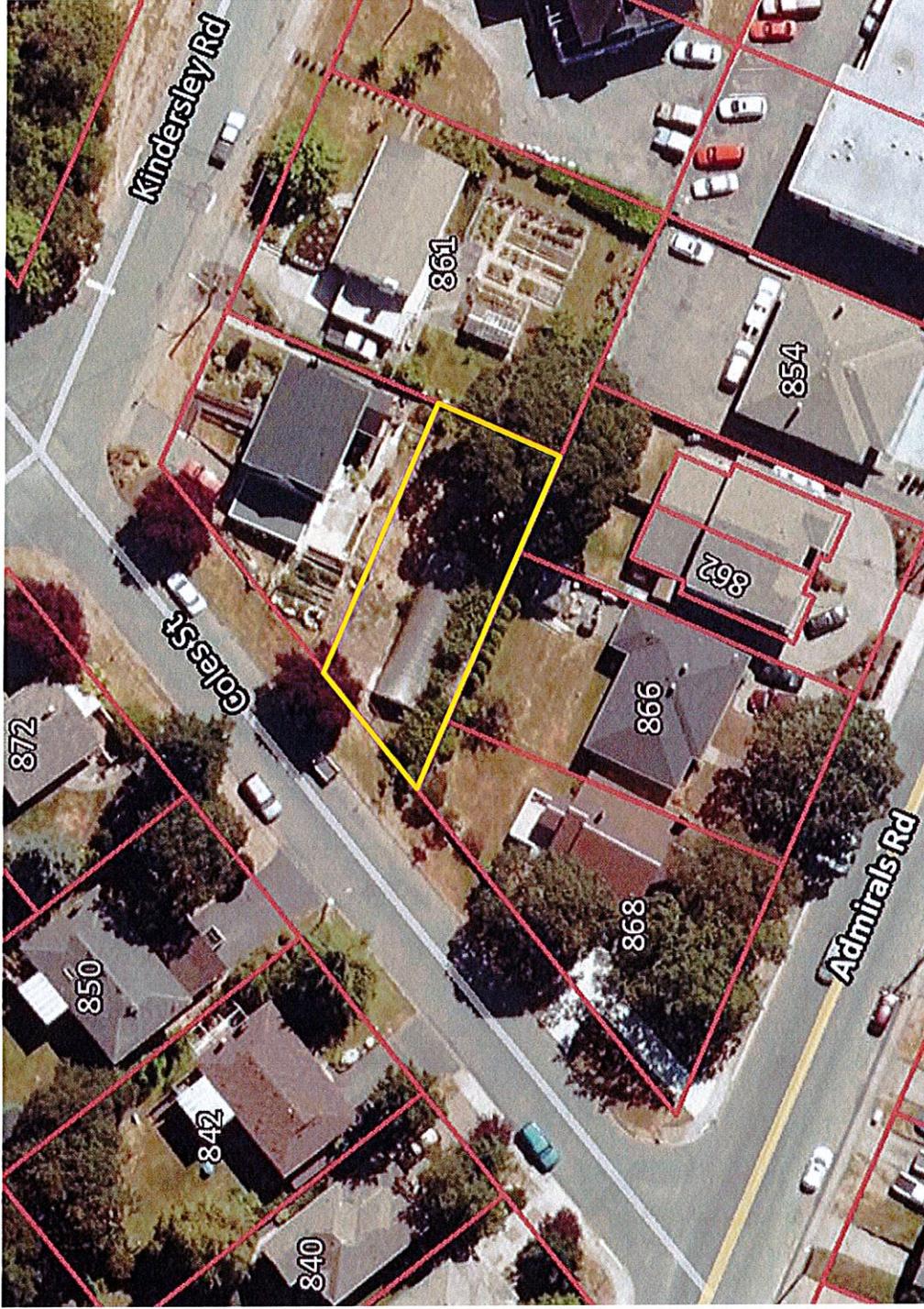
The rear yard is generous for a lot of this size and can be accessed directly from the main floor living area of the first storey via a double door covered opening creating desirable indoor/outdoor transitions for residents. A generous concrete patio complimented by an adequate lawn area, bordered by a planting bed and partly shaded by the significant Oak Tree that is to retained combine to create desirable and inviting rear yard environment.

The external basement access to the northern side yard will connect residents to the driveway and the rear yard via a grade level concrete path. Alternatively, should a suite be installed this access will allow private, independent access for renters as well as providing a desirable dedicated surface patio, screened from the rest of the property and the neighbor for use by the tenants.

**ALTERNATIVES:**

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

**851 Coles Street**



Subject Property Boundary: 

## **9.9 Guidelines for Single-unit Infill Housing**

### **9.9.1 Definition**

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

### **9.9.2 Purpose**

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

### **9.9.3 Guidelines**

#### **9.9.3.1 Preferred Locations/Site Characteristics**

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

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

### **9.9.4 Design**

#### **9.9.4.1 Context**

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

#### 9.9.4.2 Massing

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

#### 9.9.4.3 Privacy/Screening/Shadowing

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

#### 9.9.4.4 Landscaping

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

#### 9.9.4.5 Private Open/Yard Space

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

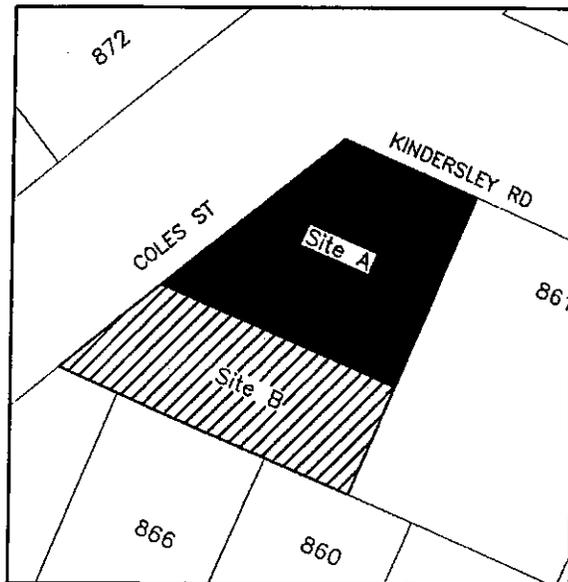
### 9.9.5 **Process**

#### 9.9.5.1 Rezoning

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

**67.81 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 94 [CD NO. 94]**

In that Zone designated as CD No. 94 [Comprehensive Development District No. 94] 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.



**Figure 1. Site A & Site B**

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6, except any subsection otherwise prohibiting that use within this zone.

(2) **Parcel Size**

- (a) The minimum Parcel Size for a Parcel created by subdivision consistent with Site A [Figure 1] shall be 530 square metres.
- (b) The minimum Parcel Size for a Parcel created by subdivision consistent with Site B [Figure 1] shall be 430 square metres.

(3) **Frontage**

- (a) The minimum Frontage of a parcel created by subdivision consistent with Site A [Figure 1] shall be 16.4 metres measured at the Front Lot Line.
- (b) The minimum Frontage of a parcel created by subdivision consistent with Site B [Figure 1] shall be 15.0 metres measured at the Front Lot Line.

(4) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a parcel.

(5) **Floor Area Ratio**

- (a) The Floor Area Ratio shall not exceed 0.47 for a parcel created by subdivision consistent with Site A [Figure 1].
- (b) The Floor Area Ratio shall not exceed 0.39 for a parcel created by subdivision consistent with Site B [Figure 1].

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

(6) **Floor Area**

The minimum Floor Area for the first storey of a Principal Building shall be 80 square metres.

(7) **Building Height**

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

(8) **Building Width**

The minimum width for a Principal Building shall be 7.0 metres.

(9) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 29% of a parcel.
- (b) Notwithstanding Section 9(a), a Principal Building shall not cover more than 27% of the Area of a parcel

(10) **Siting Requirements**

- (a) **Principal Buildings:** Where lands in this CD-94 zone have been subdivided into two Parcels:
  - (i) **Front Setback (Site A [Figure 1]):** No Principal Building shall be located within 6.1 metres of the Front Lot Line.
  - (ii) **Side Setback (Site A [Figure 1]):** No Principal Building shall be located within 2.1 metres of any Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.3 metres.
  - (iii) **Rear Setback (Site A [Figure 1]):** No Principal Building shall be located within 3.5 metres of the Rear Lot Line.
  - (iv) **Front Setback (Site B [Figure 1]):** No Principal Building shall be located within 7.5 metres of the Front Lot Line.

- (v) Side Setback (Site B [Figure 1]): No Principal Building shall be located within 1.5 metres of any Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres.
- (vi) Rear Setback (Site B [Figure 1]): No Principal Building shall be located within 8.1 metres of the Rear Lot Line.
- (vii) Principal Buildings within Comprehensive Development District No. 94 [CD No. 94] shall be separated by not less than 6.5 metres.

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

(b) **Accessory Buildings:**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setbacks: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line nor 6.5 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of any Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of any Principal Building.

(11) **Fencing**

Subject to Part 4, Section 22, no fence shall exceed a Height of:

- (a) 1.2 metres in front of the front face of any Principal Building;
- (b) 1.2 metres along Coles Street, except that a maximum of 2.0 metres is permissible from the southwest corner of the Principal Building to the Rear Lot Line of Site A provided the fence is set back at least 5.6 m. from Coles Street; and
- (c) 2.0 metres otherwise.

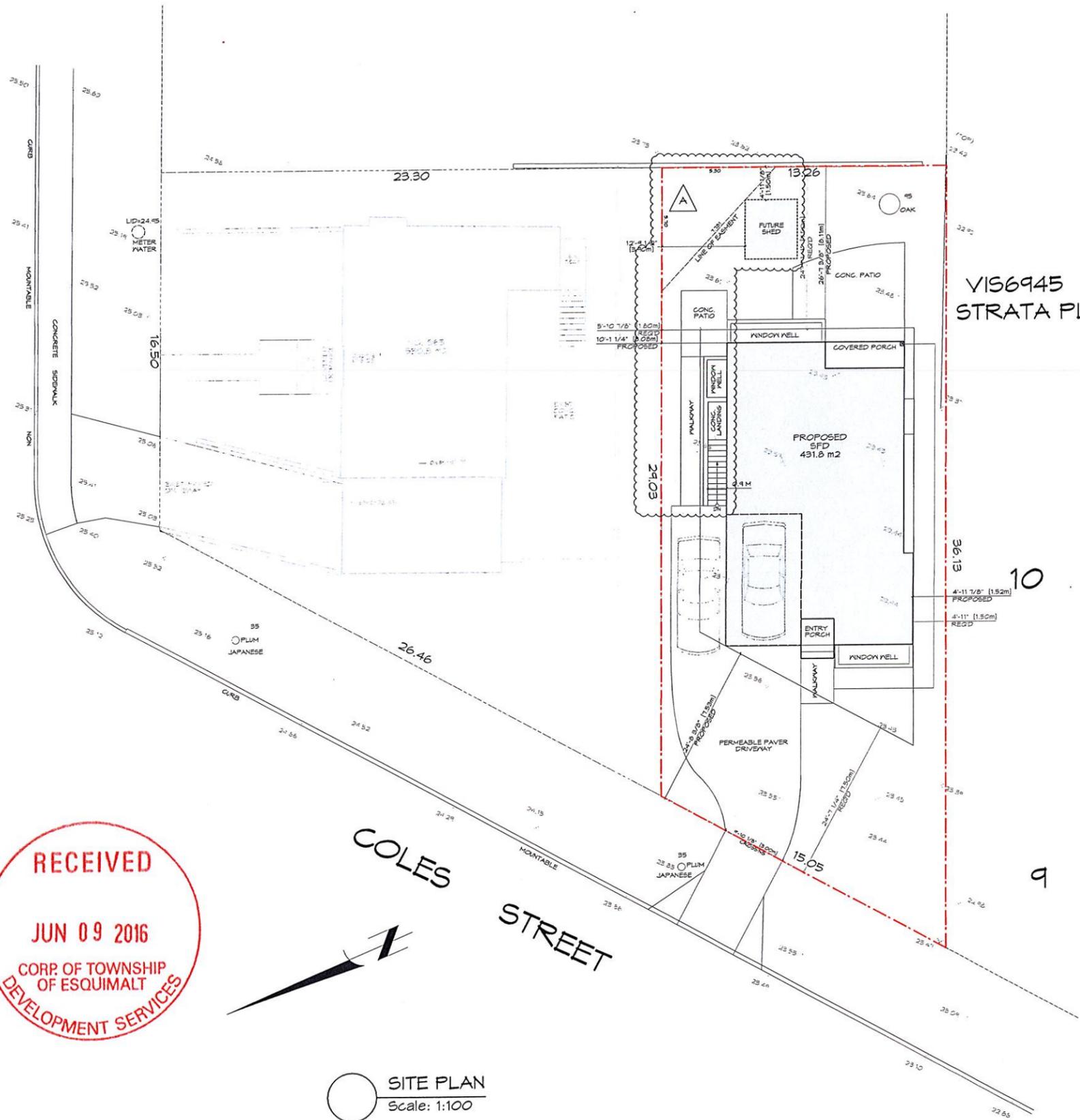
(12) **Landscaping and Open Space**

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

(13) **Off-Street Parking**

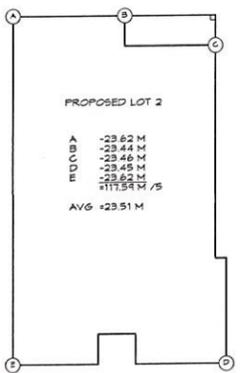
Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).

KINDERSLEY ROAD



VIS6945  
STRATA PLAN

SITE DATA - 851 COLES ST.	
LEGAL DESCRIPTION - LOT 2, SECTION 10, EPP 58729 ESQUIMALT DISTRICT, PLAN V1P12881	
ZONING- CD-94	
<b>PROPOSED HOUSE</b>	
LOT AREA	431.82 M <sup>2</sup> (4648.10 SF)
LOT WIDTH	13.26 M (43.50 FT)
LOT DEPTH	32.55 M (106.78 FT)
BUILDING WIDTH	8.71 M (28.567 FT)
<b>SETBACKS</b>	
FRONT	7.53 M (24.70 FT)
REAR	8.11 M (26.60 FT)
SIDE (NORTHEAST)	3.08 M (10.10 FT)
SIDE (SOUTHWEST)	1.52 M (4.98 FT)
<b>AVG. GRADE</b>	23.51 M (77.04 FT)
<b>BUILDING HEIGHT</b>	7.3 M (23.95 FT)
<b>FLOOR AREA</b>	
UPPER FLOOR	86.25 M <sup>2</sup> (928.49 SF)
MAIN FLOOR	83.62 M <sup>2</sup> (900.13 SF)
GARAGE (EXCLUDED)	18.30 M <sup>2</sup> (197.04 SF) EXCLUDED
LOWER FLOOR (BSMT)	76.73 M <sup>2</sup> (825.97 SF)
NON-BASMENT, TOTAL	169.88 M <sup>2</sup> (1828.62 SF)
ALL FLOORS, TOTAL	246.62 M <sup>2</sup> (2654.60 SF)
<b>FLOOR AREA RATIO</b> EXCLUDES BSMT AREA	0.393
<b>SITE COVERAGE</b>	26.31 % 27.86 % (WITH SHED)
<b>PARKING</b>	2 SPACES
<b>PROPOSED SHED (FUTURE)</b>	
FRONT	22.53 M (73.92 FT)
REAR	1.50 M (4.92 FT)
SIDE (NORTHWEST)	8.91 M (22.67 FT)
SIDE (SOUTHWEST)	3.90 M (12.80 FT)
TO PRINCIPAL BLDG	3.86 M (12.66 FT)
<b>AVG. GRADE</b>	23.60 M (254.02 FT)
<b>BUILDING HEIGHT</b>	3.60 M (11.81') - MAX
<b>FLOOR AREA</b>	5.08 M <sup>2</sup> (54.75 SF)
<b>SITE COVERAGE</b>	1.55 %



**DRAWING LIST:**

DP1	SITE PLAN & GENERAL NOTES
DP2	PLANS & ELEVATIONS
DP3	STREETSCAPE
DP4	LANDSCAPE PLAN



SITE PLAN  
Scale: 1:100

ISSUED FOR DP  
MAY. 16, 2016



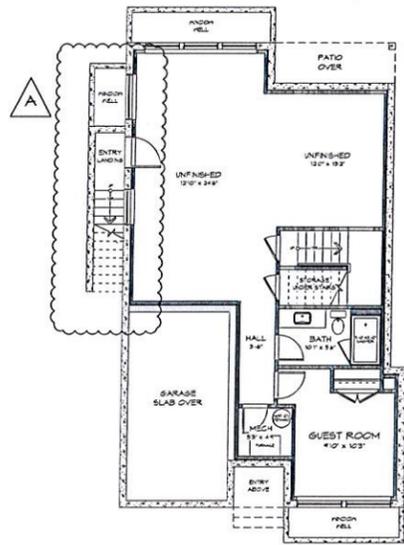
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C. COLLINS  
Date: JUNE 08, 2016  
Scale: AS NOTED  
Project: 851 COLES ST. - PROPOSED SFD

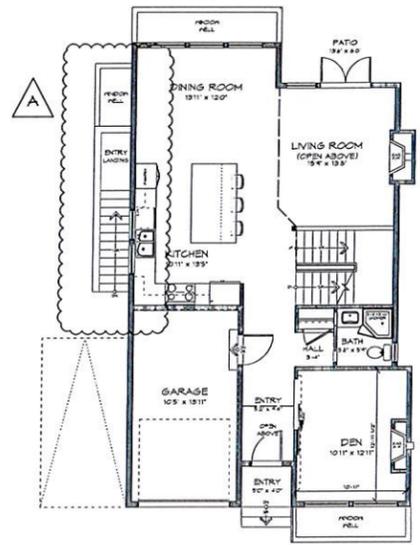
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REV. NO.	DESCRIPTION	DATE
A	SUNKEN PATIO CHANGED TO STAIRWELL & LANDING W/ WINDY WELL SERVICES BASEMENT, ON GRADE WALKWAY & PATIO ADDED ON NORTH EAST SIDE, EASEMENT ADDED TO SITE PLAN, PROPOSED FUTURE SHED MOVED TO CONFORM WITH EASEMENT, SITE DATA REVISED TO SUITE	JUNE 08/16

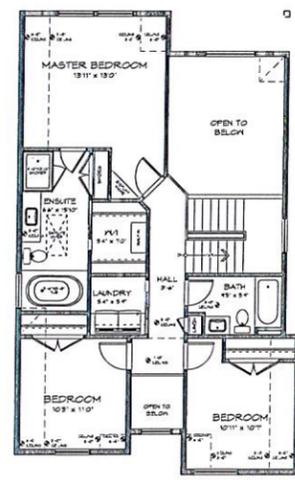
Revision: FIRST SUBMISSION JUNE 08, 2016  
Sheet: DP1  
Proj.No. ####



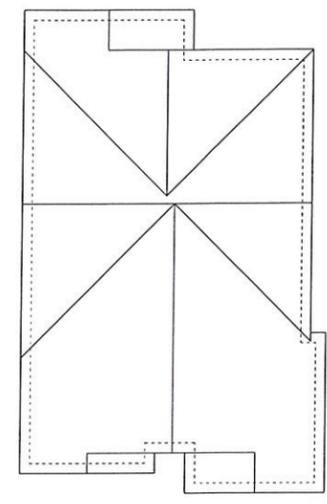
LOWER FLOOR PLAN  
Scale: 1/8" = 1'-0"



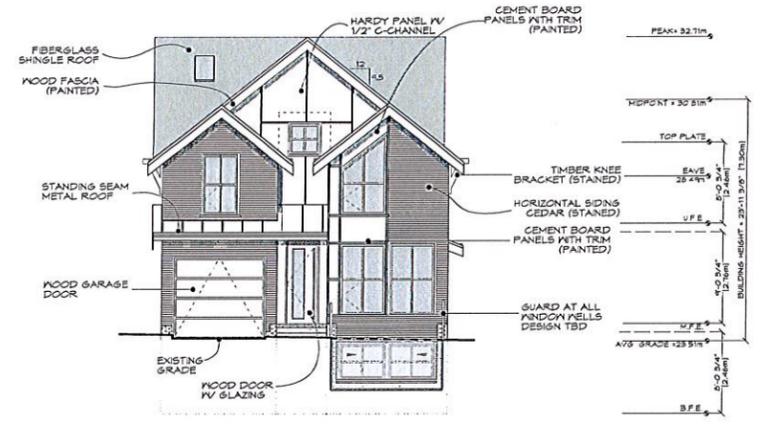
MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"



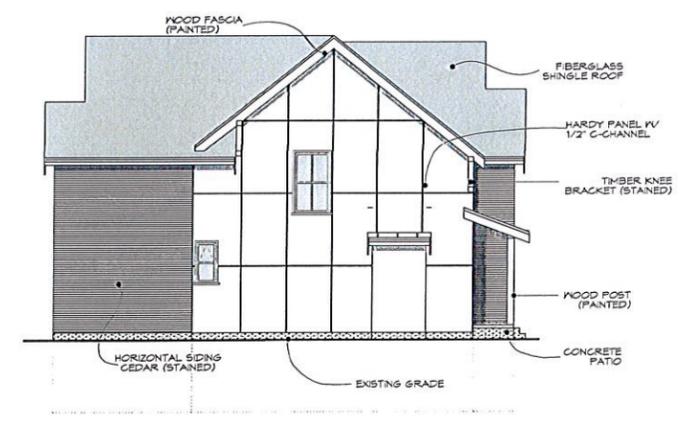
UPPER FLOOR PLAN  
Scale: 1/8" = 1'-0"



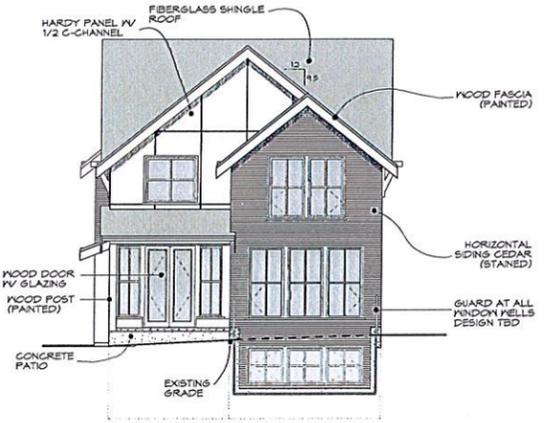
ROOF PLAN  
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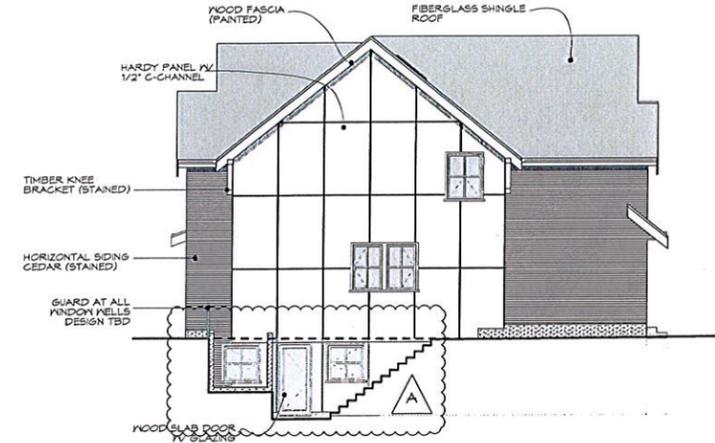
FRONT  
Scale: 1/8" = 1'-0"



RIGHT SIDE  
Scale: 1/8" = 1'-0"



REAR  
Scale: 1/8" = 1'-0"



LEFT SIDE  
Scale: 1/8" = 1'-0"



REV. NO.	DESCRIPTION	DATE
A	SUNKEN PATIO CHANGED TO STAIRWELL & LANDINGS W/ WINDOW WELL SERVICES BASEMENT, BASEMENT WINDOWS/DOOR MOVED TO SUITE	JUNE 08/16

ISSUED FOR DP  
MAY. 16, 2016

**ZEBRADESIGN**

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C. COLLINS  
Date: JUNE 08, 2016  
Scale: AS NOTED  
Project: 851 COLES ST. - PROPOSED SFD

Title: FLOOR PLANS & ELEVATIONS

Revision: Sheet:  
FIRST SUBMISSION  
JUNE 08, 2016  
**DP2**  
Proj.No. ###



○ STREET SCAPE  
Scale: 3/32" = 1'-0"



ISSUED FOR DP  
MAY. 16, 2016

**ZEBRADESIGN**



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C. COLLINS

Date: JUNE 08, 2016

Scale: AS NOTED

Project:  
851 COLES ST. -  
PROPOSED SFD

Title:  
STREETSCAPE

REV. NO.	DESCRIPTION	DATE
A	NO CHANGES	JUNE 08/16

Revision:	Sheet:
FIRST SUBMISSION JUNE 08, 2016	<b>DP3</b>
	Proj.No. ###

Kindersley Road



LANDSCAPE PLAN  
Scale: 1:100

### LANDSCAPE PLAN LEGEND

**TREES/SHRUBS**

- EXISTING TREE
- NEW TREE
- NEW SHRUBS

**GROUNDCOVER**

- LAWN
- PLANTED AREA
- GROUNDCOVER PLANTS

**HARD LANDSCAPING**

- PERMEABLE PAVEMENT
- CONCRETE STAIRS/WALKWAYS & PATIOS
- PAVED SIDEWALK
- RETAINING WALL
- BRUSHED CONCRETE DRIVEWAY CROSSING

**NOTES:**

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. INSTALL GRATE OVER WINDOY WELL TO ALLOW PASSAGE OVER (WALKWAY); WINDOY WELL GRATE TO BE OPENABLE FROM BELOW FOR EGRESS.



ISSUED FOR DP  
MAY. 16, 2016



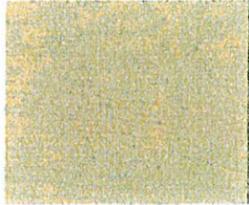
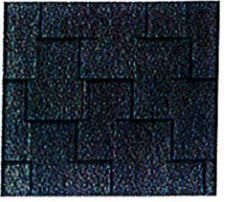
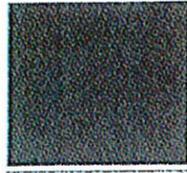
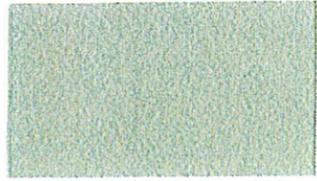
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C. COLLINS  
Date: JUNE 08, 2016  
Scale: AS NOTED  
Project: 851 COLES ST. - PROPOSED SFD

Title: LANDSCAPE PLAN

REV. NO	DESCRIPTION	DATE
A	SUNKEN PATIO CHANGED TO STAIRWELL LANDING IN WINDOY WELL SERVING BASEMENT. ON GRADE WALKWAY & PATIO ADDED ON NORTH EAST SIDE. PROPOSED FUTURE SHED MOVED TO CONFORM WITH EASEMENT	JUNE 08/16

Revision: FIRST SUBMISSION  
JUNE 08, 2016  
Sheet: DP4  
Proj.No. ####



"GALVALUME"  
STANDING SEAM  
METAL ROOF

"IRON GRAY"  
JAMES HARDIE SIDING  
COLOUR JH90-30  
CEMENT BOARD  
PANELS WITH TRIM  
(PAINTED)

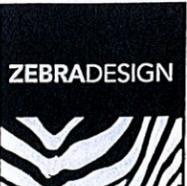
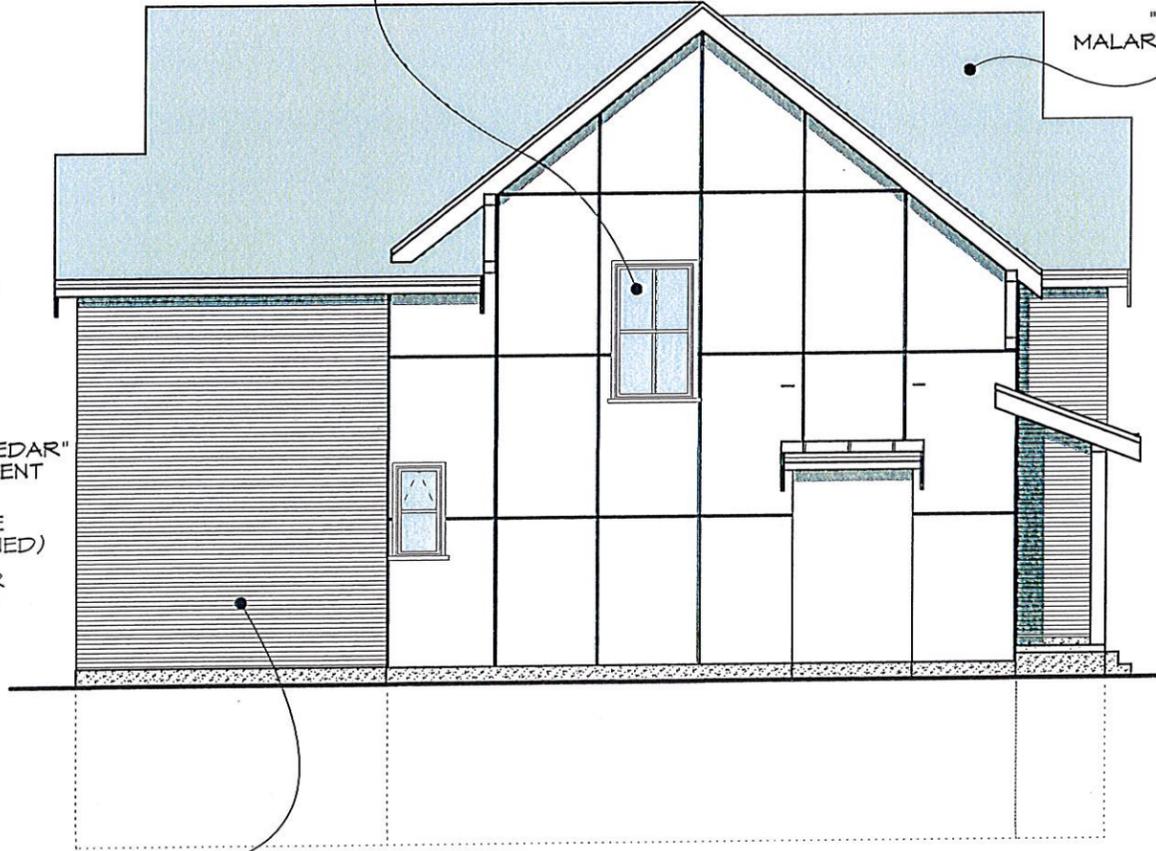
"BLACK"  
VINYL WINDOWS

"MIDNIGHT BLACK"  
MALARKEY ASPHALT SHINGLES  
FIBERGLASS  
SHINGLE ROOF

"IRON ORE"  
SHERWIN WILLIAMS PAINT,  
# SW7069  
WOOD FASCIA  
(PAINTED)  
WOOD GARAGE  
DOOR

"NATURAL TONE CEDAR"  
SEMI TRANSPARENT  
STAIN  
TIMBER KNEE  
BRACKET (STAINED)  
WOOD DOOR  
W/ GLAZING

"MOSSY ROCK"  
CLOVERDALE SEMI  
TRANSPARENT STAIN  
ST024  
HORIZONTAL SIDING  
CEDAR (STAINED)



PROPOSED SFD

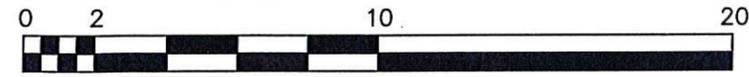
**BC LAND SURVEYORS SITE PLAN OF:**

**Civic: 851 Coles Street**

**Legal – Lot 2, Section 10,  
Esquimalt District, Plan EPP58729**

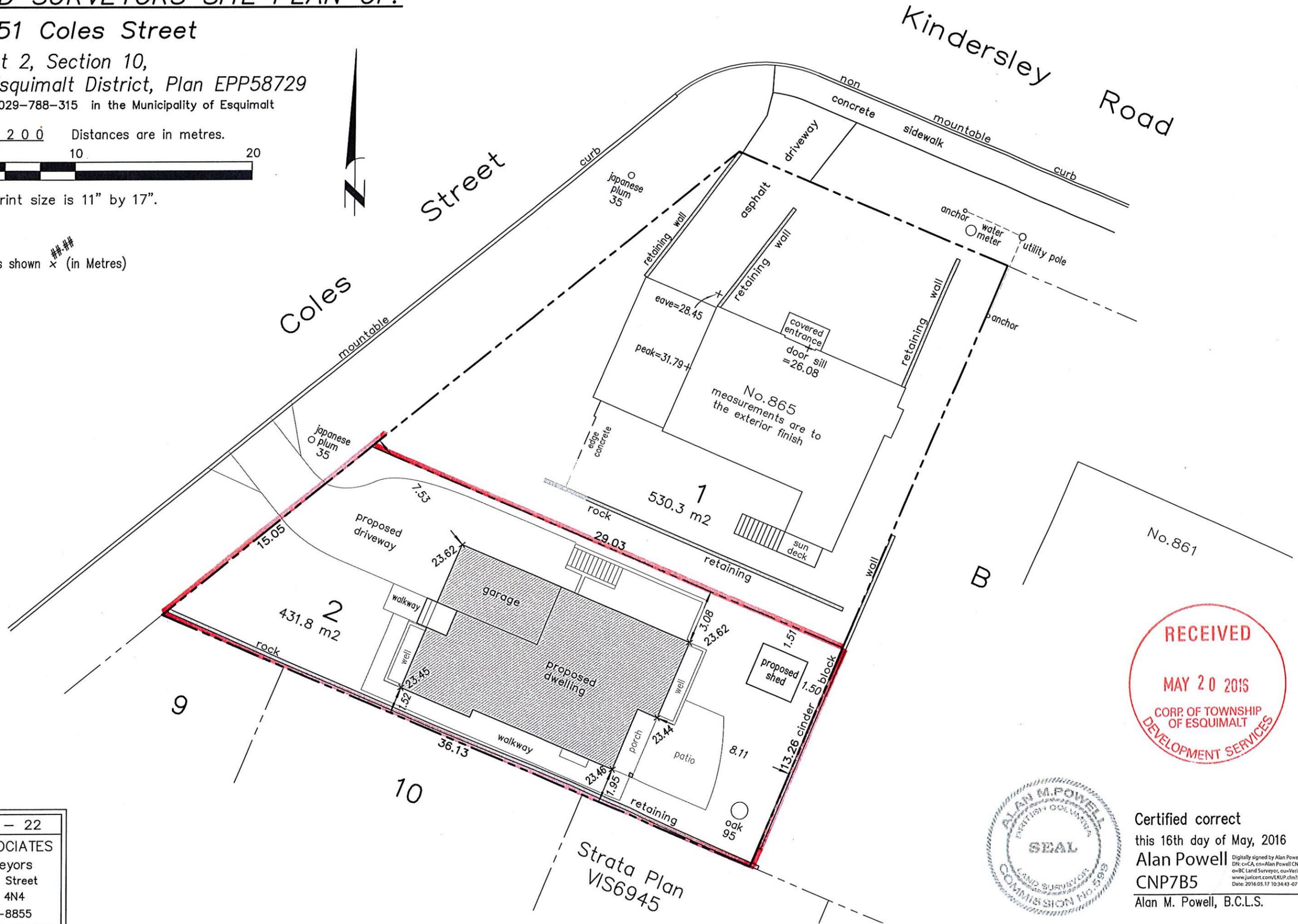
Parcel Identifier: 029-788-315 in the Municipality of Esquimalt

Scale – 1 : 200 Distances are in metres.



The intended print size is 11" by 17".

Geodetic elevations shown  $\times$  (in Metres)



Certified correct  
this 16th day of May, 2016  
**Alan Powell**  
CNP7B5  
Alan M. Powell, B.C.L.S.

Digitally signed by Alan Powell CNP7B5  
DN: c=CA, cn=Alan Powell CNP7B5,  
o=BC Land Surveyors, ou=Verify ID at  
www.juricert.com/LKUP.cfm?id=CNP7B5  
Date: 2016.05.17 10:34:43 -07'00'

File : 12,137 – 22  
**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Strata Plan  
VIS6945



# 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: June 21, 2016

## STAFF REPORT

**DATE:** June 17, 2016  
**TO:** Chair and Members of the Advisory Planning Commission  
**FROM:** Trevor Parkes, Senior Planner  
**SUBJECT: DEVELOPMENT PERMIT**  
**1110 Craigflower Road**  
**[PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153]**

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### RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on the architectural plans and the landscape plan provided by Zebra Design, both stamped, "Received May 20, 2016", and sited as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received May 20, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 20, 2016" for the proposed development located at PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153 [1110 Craigflower Road], be forwarded to Council with a recommendation **to either approve, or deny the application, including reasons for the recommendation.**

### BACKGROUND:

#### Context

**Applicant:** Tom Leahy [Drakensburg Development Corporation]

**Owners:** Ravinder Gill and Jaspreet Gill and Amandeep Gill

**Property Size:** Metric: 1054.4 m<sup>2</sup> Imperial: 11350 ft<sup>2</sup>

**Existing Land Use:** Single Family Residence

**Surrounding Land Uses:**

North:	Park [Esquimalt Gorge Park]
South:	Multiple Family Residential
West:	Single Family Residential [CD-21]
East:	Single Family Residential [CD-85]

**Existing Zoning:** CD-85 [Comprehensive Development District No. 85]

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

**Purpose of the Application:**

Comprehensive Development District No. 85 [CD-85] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000017 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township’s Official Community Plan [attached].

**ISSUES:****Zoning**

CD-85 zoning was specifically tailored to accommodate this home design when the rezoning application was approved in January 2014. As the applicant has proposed no design changes, the proposal satisfies all of the CD-85 zone regulations.

**Official Community Plan**

**Building Design:** The proposed home is a contemporary west coast, two storey design, complete with a full basement. The home incorporates a combination of stained horizontal wood siding with traditional stucco and hardie-panel siding completed by a stained wood front door and glazed garage door. The front entry is covered by a cantilevered flat roof tied to the home via a cable anchor which sits adjacent to a small, south exposed, elevated patio overlooking the front yard. The modestly elevated rear deck is also covered and this space connects directly down to the rear yard via a short flight of stairs creating a desirable indoor/ outdoor transition for residents. Similarly, sunken stairs lead from the basement to access both the front of the home as well as the rear yard creating excellent flow to the site.

The proposal is consistent with the Single-Unit Infill Housing Guidelines [attached] contained in the Township of Esquimalt Official Community Plan as the proposed home is complimentary in scale, size, siting, and height to homes in the immediate area. The proposed cladding materials blend well into the neighbourhood, and the design is considerate of the privacy of adjacent home owners. The proposed flat roof design is a departure from the traditional gabled and hipped rooflines in the area and the rectilinear building form which carries much of the mass of the building onto the second floor fails to address OCP Sections 9.9.4.2(a) and 9.9.4.2(b). Noting this, staff are of the opinion that this proposal enhances the neighbourhood by adding a new focal point into the streetscape.

The owner has registered a Section 219 covenant on the titles of both properties to ensure future purchasers are notified that Secondary Suites are prohibited within both these homes.

**Landscaping:** The proposed landscape plan is consistent with the basic design guideline contained in the OCP. While the plan details an asphalt driveway drop and boulevard crossing, the Township standard is brushed concrete. The applicant is proposing an asphalt driveway leading to the home from the front lot line serving both vehicles and pedestrians. In contrast the pedestrian paths located in both side yards, sunken stairway and rear patio are to be built of concrete. Fencing is proposed to be installed along the entire perimeter of the rear yard and the majority of the side yards of the parcel. The proposed fence height, detailed on the inset, is consistent with Zoning Bylaw.

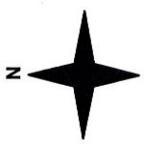
Planting beds are proposed adjacent to the front entrance and the northwest corner of the house. While not clearly detailed on this landscape plan, these planting areas will be installed as

rain gardens as they serve an important role in managing storm-water for this site. Construction specifications for the rain gardens will be dealt with as part of the detailed civil engineering plan required prior to the issuance of a Building Permit. All plantings in these gardens will be required to be appropriate to the conditions. Two existing trees are noted on this plan as being retained however both the boulevard tree and the Spruce Tree have already been removed from the site. It is unclear whether the applicant intends to replant trees as part of this installation. Trees located abutting the rear lot line remain and are expected to be retained as they are well removed from the excavation area. Turf will round out the balance of the landscaping for this site, while soil and seed are not inappropriate for the rear yard, staff are of the opinion that sod should be required for the front yard to ensure the final streetscape impact is completed in a timely manner.

**ALTERNATIVES:**

1. Forward the application for Development Permit to Council with a **recommendation of approval including reasons for the recommendation.**
2. Forward the application for Development Permit to Council with a **recommendation of approval including reasons for the recommendation** and with conditions as determined by the Commission.
3. Forward the application for Development Permit to Council with a **recommendation of denial including reasons for the recommendation.**

# 1110 Craigflower Road



Subject Property Boundary: 

## **9.9 Guidelines for Single-unit Infill Housing**

### **9.9.1 Definition**

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

### **9.9.2 Purpose**

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

### **9.9.3 Guidelines**

#### **9.9.3.1 Preferred Locations/Site Characteristics**

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

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

### **9.9.4 Design**

#### **9.9.4.1 Context**

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

#### **9.9.4.2 Massing**

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

#### **9.9.4.3 Privacy/Screening/Shadowing**

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

#### **9.9.4.4 Landscaping**

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

#### **9.9.4.5 Private Open/Yard Space**

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

### **9.9.5 Process**

#### **9.9.5.1 Rezoning**

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

**67.72 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 85 [CD NO. 85]**

In that Zone designated as CD No. 85 [Comprehensive Development District No. 85] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single 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 of fee simple Parcels created by subdivision shall be 527 square metres.

(3) **Density**

The number of Dwelling Units permitted on Lot 9, Section 10, Esquimalt District, Plan 6105 shall be limited to two [2] for a density of one [1] unit per 527 square metres.

(4) **Building Height**

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

(5) **Lot Coverage**

- (a) All Principal Buildings and Structures combined shall not cover more than 25% of the Area Lot 9, Section 10, Esquimalt District, Plan 6105.
- (b) Notwithstanding Section 5(a) Principal Buildings shall not cover more than 22% of the Area Lot 9, Section 10, Esquimalt District, Plan 6105.

(6) **Floor Area Ratio**

The combined Floor Area Ratio of all Principal Buildings on Lot 9, Section 10, Esquimalt District, Plan 6105 shall not exceed 0.28.

(7) **Siting Requirements**

(a) **Principal Buildings**

- (i) The easternmost Principal Building shall not be located within 11.8 metres of the Front Lot Line.
- (ii) The westernmost Principal Building shall not be located within 14.9 metres of the Front Lot Line.
- (iii) No Principal Building shall be located within 1.5 metres of any Interior Side Lot Line with the total setback of all Side Yards not to be less than 3.3 metres.
- (iv) The easternmost Principal Building shall not be located within 22.0 metres of the Rear Lot Line.
- (v) The westernmost Principal Building shall not be located within 19.0 metres of the Rear Lot Line.
- (vi) The separation between Principal Buildings within Comprehensive Development District No. 85 [CD No. 85] shall not be less than 3.3 metres.

(b) **Accessory Buildings**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building
- (ii) Side Setbacks: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of any Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 7.0 metres of any Principal Building.

(8) **Fencing**

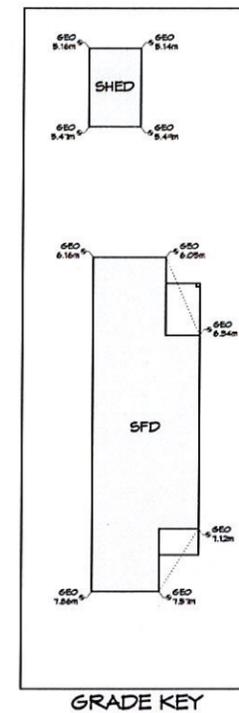
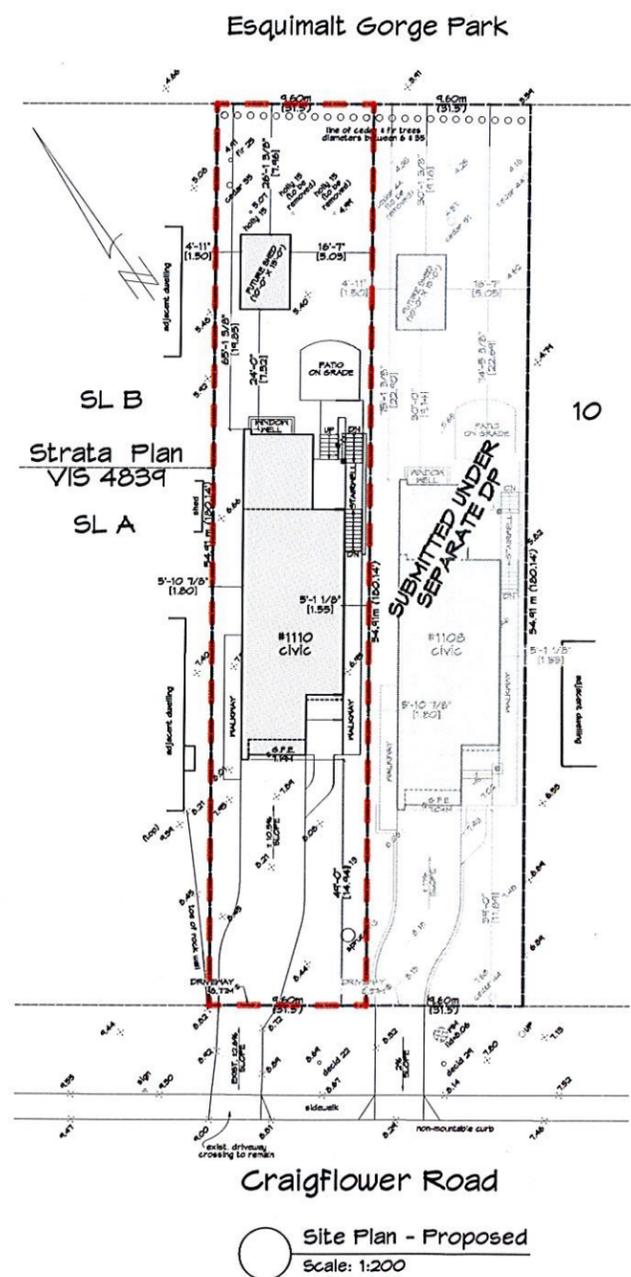
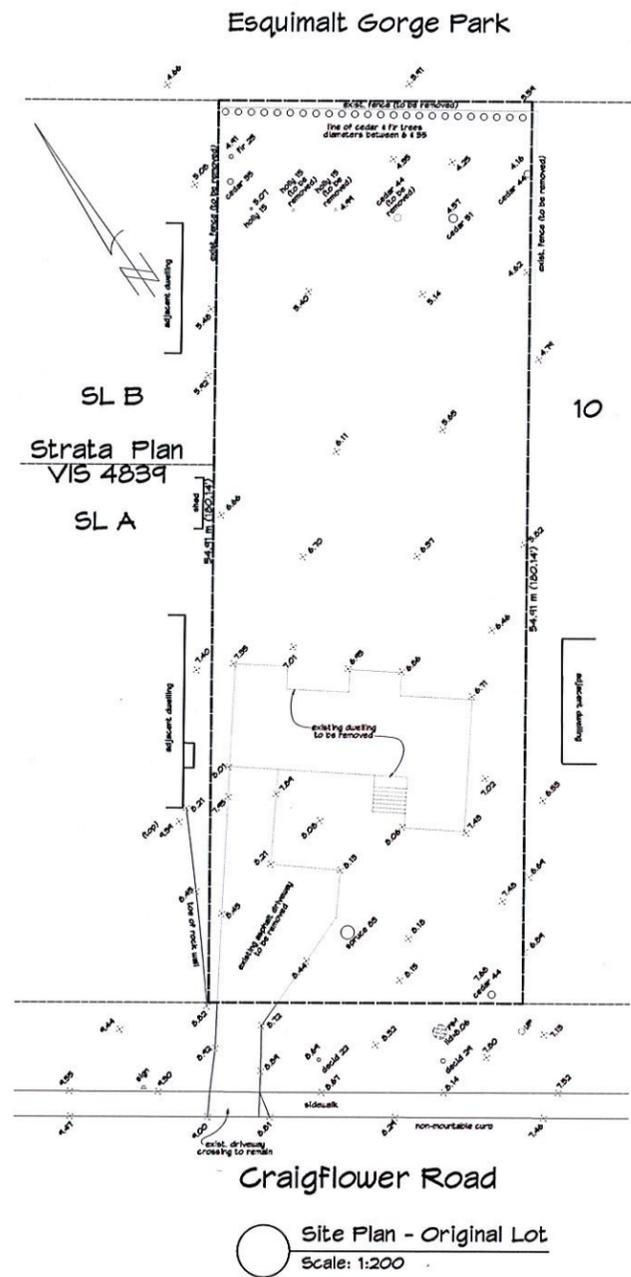
Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of any Principal Building and 2 metres behind the front face of the Principal Building.

(9) **Landscaping and Open Space**

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

(10) **Off Street Parking**

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



SITE DATA - 1110 Craigflower Rd	
LEGAL DESCRIPTION - LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN EPP43153	
PROPOSED ZONING - CDD (COMPREHENSIVE DEVELOPMENT DISTRICT)	
<b>LOT AREA</b>	PROPOSED 527.11 M <sup>2</sup> (5674.96 FT <sup>2</sup> )
<b>LOT WIDTH</b>	9.60 M (31.50')
<b>LOT DEPTH</b>	54.91 M (180.15')
<b>BUILDING WIDTH</b>	6.25 M (20.51')
<b>SETBACKS</b>	
FRONT	14.94 M (49.00')
REAR	19.85 M (65.12')
SIDE (NORTHWEST)	1.80 M (5.91')
SIDE (SOUTHEAST)	1.55 M (5.09')
<b>AVG. GRADE</b>	6.85 M (22.47')
<b>BUILDING HEIGHT</b>	7.90 M (25.95')
<b>FLOOR AREA</b>	
UPPER FLOOR	68.96 M <sup>2</sup> (742.29 FT <sup>2</sup> )
MAIN FLOOR	70.90 M <sup>2</sup> (756.67 FT <sup>2</sup> )
GARAGE (EXCLUDED)	25.78 M <sup>2</sup> (277.46 FT <sup>2</sup> ) EXCLUDED
LOWER FLOOR (NON-BSMT)	0.00 M <sup>2</sup> (0.00 FT <sup>2</sup> )
LOWER FLOOR (BASEMENT)	57.72 M <sup>2</sup> (621.52 FT <sup>2</sup> )
<b>TOTAL, NON-BASEMENT AREA</b>	139.26 M <sup>2</sup> (1498.96 FT <sup>2</sup> )
<b>TOTAL, INCL. BASEMENT</b>	196.98 M <sup>2</sup> (2120.28 FT <sup>2</sup> )
<b>FLOOR AREA RATIO</b>	0.26 EXCLUDES BASEMENT AREA
<b>SITE COVERAGE</b>	24.63% INCLUDING FUTURE ACCESSORY BLDG
<b>PARKING</b>	1 SPACE
<b>ACCESSORY BLDG SETBACKS</b>	PROPOSED
FRONT	42.97 M (139.00')
REAR	7.96 M (26.12')
SIDE (NORTHWEST)	1.50 M (4.92')
SIDE (SOUTHEAST)	5.05 M (16.57')
TO PRINCIPAL BLDG	7.92 M (24.02')
<b>AVG. GRADE</b>	5.92 M (17.44')
<b>BUILDING HEIGHT</b>	9.60 M (11.81')
<b>FLOOR AREA</b>	11.53 M <sup>2</sup> (124.09 FT <sup>2</sup> )
<b>SITE COVERAGE</b>	2.64%

- DRAWING LIST:**
- DP2.0 SITE PLAN & SITE DATA
  - DP2.1 FLOOR PLANS & ELEVATIONS
  - DP2.2 STREETScape
  - DP2.3 LANDSCAPE PLAN



ISSUED FOR DEVELOPMENT PERMIT  
MAY 16, 2016

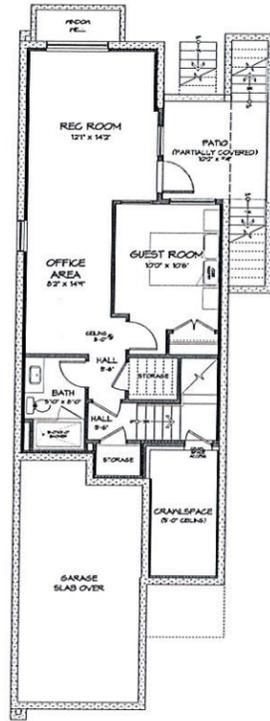
**ZEBRADESIGN**

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

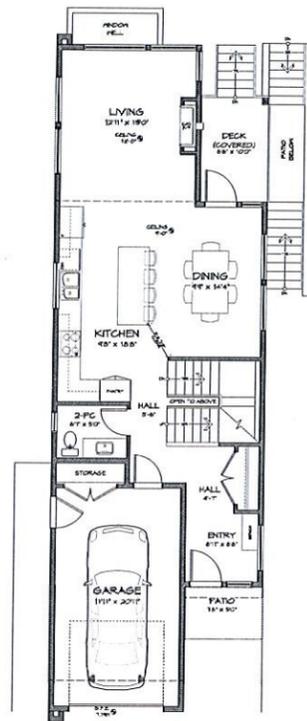
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Date: MAY 16, 2016  
Scale: AS NOTED  
Project: PROPOSED NEW SFD  
1110 CRAIGFLOWER RD  
(DP - INFILL HOUSING)

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SITE PLAN AND  
SITE DATA

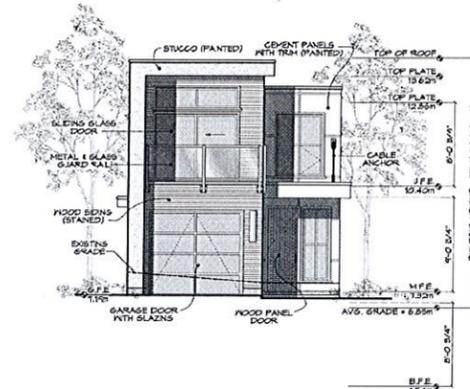
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2.0  
Proj.No. TBD



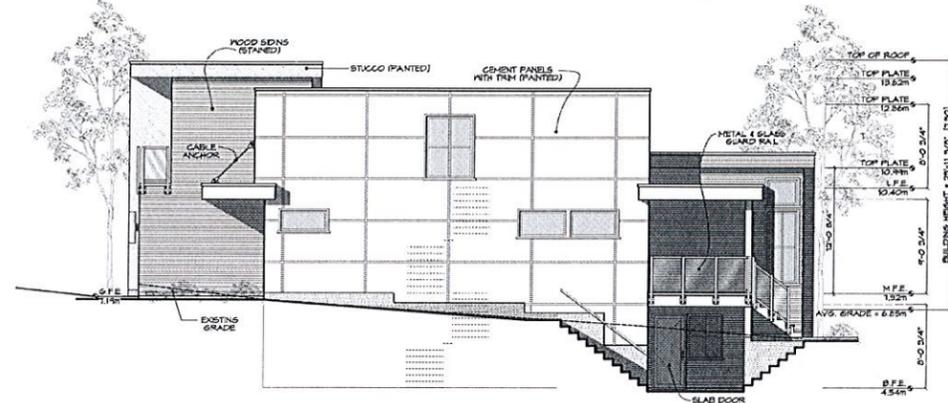
Lower Floor Plan  
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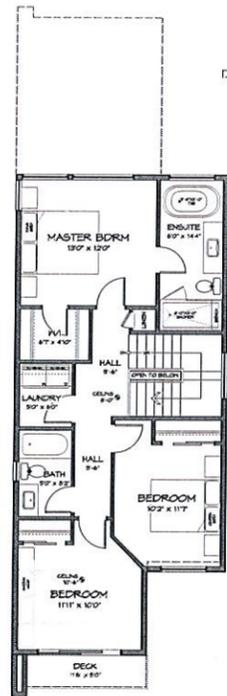
Main Floor Plan  
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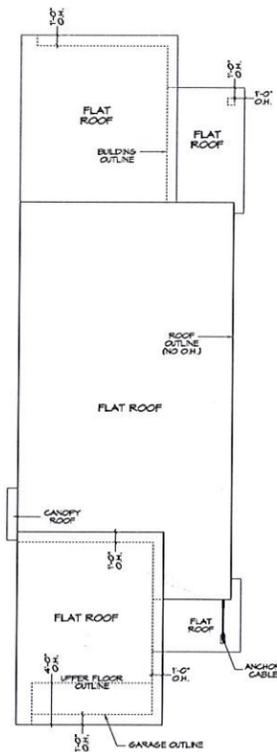
Front Elevation  
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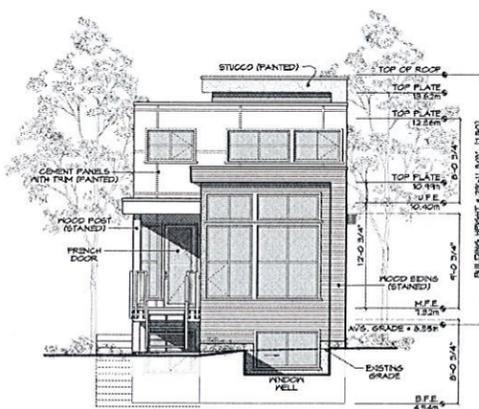
Side (Southeast) Elevation  
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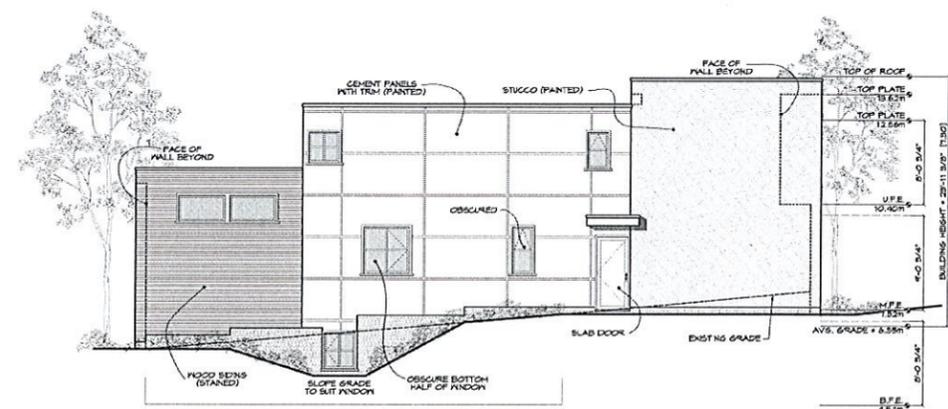
Upper Floor Plan  
Scale: 1/8" = 1'-0"



Roof Plan  
Scale: 1/8" = 1'-0"



Rear Elevation  
Scale: 1/8" = 1'-0"



Side (Northwest) Elevation  
Scale: 1/8" = 1'-0"



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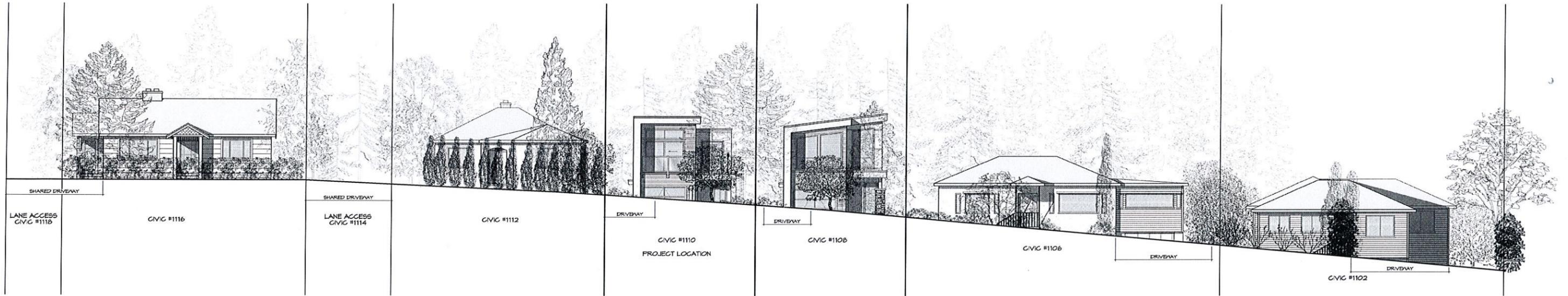
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PROPOSED NEW SFD  
1110 CRAIGFLOWER RD  
(DP - INFILL HOUSING)

Title:  
PLANS &  
ELEVATIONS

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○ Streetscape

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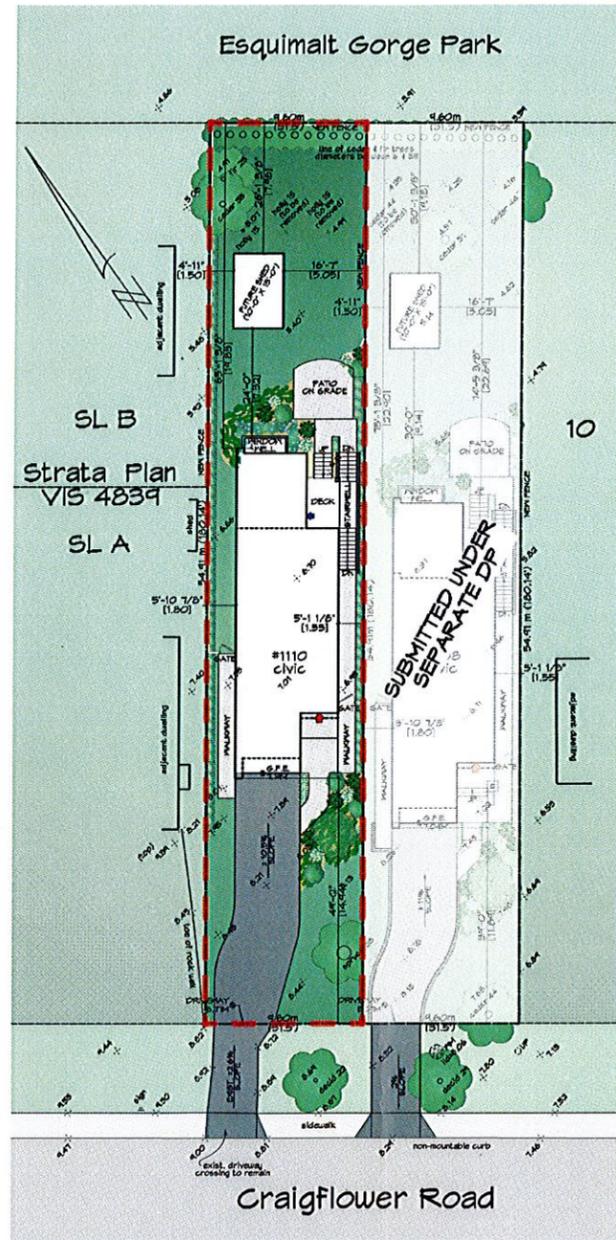
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1110 CRAIGFLOWER RD  
(DP - INFILL HOUSING)

Title:  
STREETSCAPE

Revision:	Sheet:
	DP 2.2
	Proj.No. TBD



Suggested Plant List			
	Botanical Name	Common Name	Size
Trees	Cornus Florida	Flowering Dogwood	2.5m height, B4B
	Camellia Japonica specimen	Evergreen Camellia	3.0m height, B4B
	Phellodendron Amurense	Cork Tree	2.5m height, B4B
Shrubs	Arbutus Unedo Compacta	Strauberry Tree	#5
	Berberis Thunbergii Atropurpurea	Barberry	#2
	Buxus Microphylla	Dwarf Boxwood	#2
	Camellia Japonica	Red Camellia	#5
	Cistus Ladanifer	Crimson Rock Rose	#3
	Ceanothus Gloriosus Incrabre	Prostrate Mountain Liliac	#1
	Erica Carnea Springwood	White Heather	#1
	Erica x Darleysis Furzey	Pink Heather	#1
	Escallonia Newport Dwarf	Dwarf Escallonia	#2
	Hebe "Patty's Purple"	Hebe	#2
	Lavendula Angustifolia Hidcote	Hidcote Lavender	#1
	Ribes Sanguineum King Edward	Pink Flowering Current	#5
	Rhododendron	White Rhododendron	#5
	Spiraea Frunifolia	Bridal Wreath Spiraea	#5
	Viburnum Davidii	Evergreen Viburnum	#3
Groundcovers	Parthenocissus Quinquefolia	Virgin Creeper	#1
	Thymus Pink Ripple	Creeping Thyme	Sp3, 30cm o.c.



○ Landscape Plan - Proposed  
Scale: 1:200

### LANDSCAPE PLAN LEGEND

**TREES/SHRUBS**

EXISTING TREE (Green circle with dot)  
NEW TREE (Green circle with outline)  
NEW SHRUBS (Green cluster)

**GROUNDCOVER**

LAWN (Green rectangle)  
PLANTED AREA (Yellow rectangle)  
GROUNDCOVER PLANTS (Green cluster)

**HARD LANDSCAPING**

ASPHALT DRIVEWAY & CROSSING (Dark grey rectangle)  
CONCRETE STAIRS/WALKWAYS & PATIOS (Light grey rectangle)  
PAVED SIDEWALK (White rectangle)

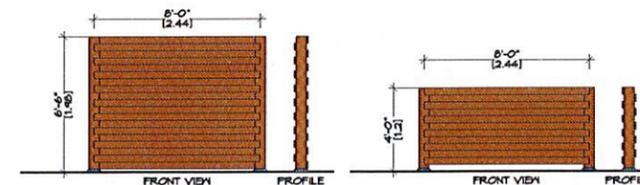
RETAINING WALL (Dashed line)  
CEDAR PRIVACY FENCE (Dotted line)

**EGRESS**

MAIN ENTRY (Red arrow)  
SECONDARY ENTRY (Blue arrow)

**NOTES:**

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXCAVATIONS.
- ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE
- CEDAR FENCE TO BE MAX HEIGHT OF:  
1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING  
2.00M (6'-6") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE



○ Fence Design  
Scale: 1/4" = 1'-0"



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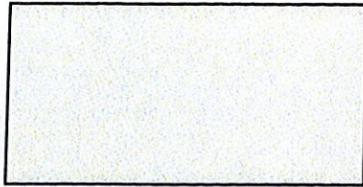
Date: MAY 16, 2016

Scale: AS NOTED

Project:  
PROPOSED NEW SFD  
1110 CRAIGFLOWER RD  
(DP - INFILL HOUSING)

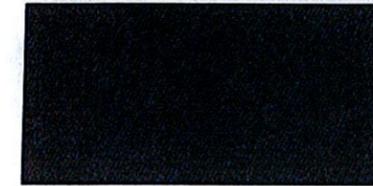
Title:  
LANDSCAPE PLAN

Revision:	Sheet:
	DP 2.3
	Proj.No. TBD



"NATURAL CHOICE" SW7011  
SHERWIN WILLIAMS PAINTS

CEMENT BOARD PANELS & TRIM



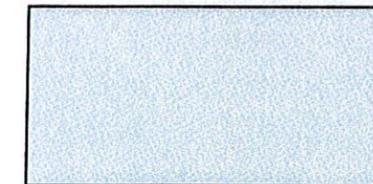
"BLACK FOX" SW7020  
SHERWIN WILLIAMS PAINTS

WOOD FASCIA & WOOD POSTS



"BALINESE DREAM"  
IMASCO MINERALS INC.

STUCCO FINISH



"SILVER"  
WESTECK WINDOWS

WINDOWS



"ARCHITECTURAL GREY"  
SICO SEMI-TRANSPARENT STAIN

HORIZONTAL WOOD SIDING



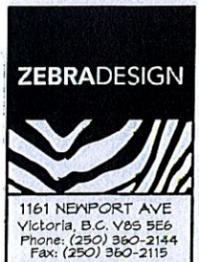
"BLACK FOX" SW7020  
SHERWIN WILLIAMS PAINTS

FRONT ENTRY DOOR

**PROPOSED COLOUR BOARD**

1110 CRAIGFLOWER ROAD

MAY 16, 2016



**BC LAND SURVEYORS SITE PLAN OF:**

**Civic: 1110 Craigflower Road**

**Legal Lot 2, Section 10,  
Esquimalt District, Plan EPP43153**

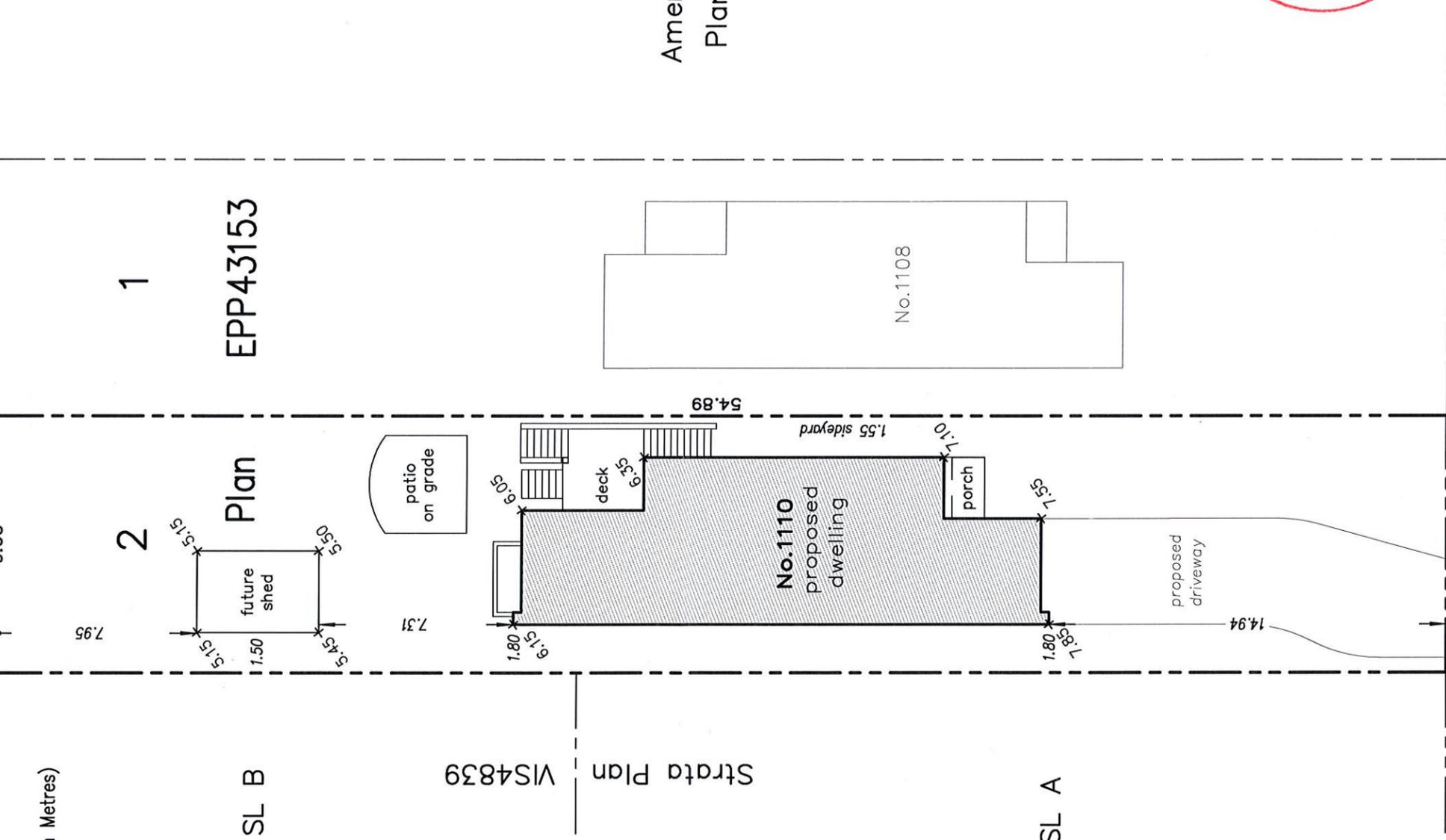
Parcel Identifier: 029-494-192 in the Municipality of Esquimalt

Scale - 1 : 200 Distances are in metres.

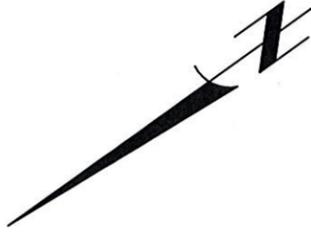


The intended print size is 11" by 17".

Part Parcel C of Section 10



Geodetic elevations shown x (in Metres)



File : 11596-35

**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

sidewalk  
non-mountable curb

**Craigflower Road**

Certified correct

this 17th day of May, 2016

Alan Powell

CNP7B5

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

