



**RECOMMENDATION:**

The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction as shown on architectural plans prepared by Joe Newell Architect Inc., stamped “Received February 16, 2016”, and sited as detailed on the survey plans prepared by Powell and Associates, BCLS stamped “Received February 16, 2016 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 006-074-448, Lot 9, Block 4, Section 11, Esquimalt District, Plan 83 [1188 Esquimalt Road], be forwarded to Council with a recommendation **to either approve, or deny the application.**

**Zoning Bylaw, 1992, No. 2050, Section 44.1 (5)(a) – Lot Coverage** A 7.5% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 30% of the area of a parcel [i.e. increase from 30% to 37.5% lot coverage];

**VI. PLANNER’S STATUS REPORT**

**VII. COUNCIL LIAISON**

**VIII. INPUT FROM APC TO STAFF**

**X. NEXT REGULAR MEETING**

Tuesday, April 19, 2016

**XI. ADJOURNMENT**



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**HELD ON**  
**TUESDAY JANUARY 19, 2016**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Nick Kovacs, Chair      Graeme Dempster  
Christina Hamer      Lorne Argyle  
David Schinbein      Amy Higginbotham

**REGRETS:** Mark Salter

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

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

**SECRETARY:** Simone Manchip

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**I. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by the Chair.

**II. LATE ITEMS**

**III. ADOPTION OF AGENDA**

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

The Motion **CARRIED UNANIMOUSLY.**

**IV. ADOPTION OF MINUTES – DECEMBER 15, 2015**

Moved by Lorne Argyle seconded by Graeme Dempster that the minutes of the Advisory Planning Commission held December 15, 2015 be adopted as distributed.

The Motion **CARRIED UNANIMOUSLY.**

**V. BUSINESS FROM MINUTES**

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

(1) TEMPORARY USE PERMIT

856 Esquimalt Road and 858 Esquimalt Road  
PID 026-691-418, Lot A Section 11 Esquimalt District Plan VIP80973  
PID 002-925-966, Lot 2, Section 11, Esquimalt District, Plan 23904

**Purpose of the Application**

Karen Hay, Planner outlined that the property owner is requesting a Temporary Use Permit in order to legitimize the use of the northern portion of the existing parking lot at 856 Esquimalt Road for the parking of large commercial trucks [moving trucks] not associated with the Cambie Pub and Liquor Store. And the northern portion of 858 Esquimalt Road for the parking of large commercial trucks [moving trucks] associated with the business currently located at this address [2 Burley Men Moving Ltd.].

A similar application was brought before the APC on March 31, 2015 which attempted to deal with the many illegal uses that were occurring on the 856 Esquimalt Road property at that time, and were generating numerous police and bylaw complaints. That application was considered by Council in August and the direction to staff and the applicant was to consult with the neighbours and find a way to allow 2 Burley Men Moving Ltd. to temporarily continue operating at this location without causing further disturbance to the neighbourhood.

The existing building at 858 Esquimalt Road is currently occupied by 2 Burley Men Moving Ltd., who are operating a business office with onsite storage space solely for their goods and services (not clients). There is also one single residential dwelling unit located upstairs in this building that is independent of the business. The building at 856 Esquimalt Road continues to be used as a Licensed Liquor Establishment [Cambie Pub and Liquor Store].

The Esquimalt Official Community Plan and the Zoning Bylaw allow Council to consider approving a commercial or industrial land use, on a temporary basis for a period of up to two years, with appropriate notifications (as required by the *Local Government Act*).

If necessary, the temporary commercial or industrial use permit may be renewed for a second two year term, however, only one renewal is permitted.

The *Local Government Act* allows the local government to 'specify conditions under which the temporary use may be carried on'. Staff are recommending the following conditions would form part of the Temporary Use Permit:

1. 'Commercial and Industrial Parking' means the parking of 'Moving Trucks' is allowed on the northern portion of the properties at 856 Esquimalt Road and 858 Esquimalt Road subject to the following conditions:

- a. 'Business office with associated storage' for the business at 858 Esquimalt Road shall occupy no less than 125 square metres of the building at this location;
- b. That the sixty-seven [67] parking spaces required for the Cambie Pub and Liquor Store shall be maintained at all times;
- c. That two [2] parking spaces for the business office located at 858 Esquimalt Road shall be maintained at 856 Esquimalt Road [PID 026-691-418, Lot A Section 11 Esquimalt District Plan VIP80973] during regular daytime business hours;
- d. That the moving trucks and commercial vehicles will be located away from the neighbouring residential properties and toward the northern and western most property lines;

- e. That no trucks weighing over 10 000 kg, no semi-trailers or tandem axle trucks, shall be parked on the subject properties;
- f. That all vehicles parked on the subject properties overnight will be single axle, fully licensed for road transit, and in operational condition;
- g. That no more than twenty-seven [27] Moving Trucks will be parked on the northern portion of the 856 Esquimalt Road property at any time;
- h. That no more than four [4] Moving Trucks will be parked on the northern portion of the 858 Esquimalt Road property at any time;
- i. That a maneuvering aisle will be maintained adjacent to the rear of the Cambie Pub and Liquor Store building, allowing for fire truck access at all times;
- j. Moving Truck access and egress from the northern portion of the property at 856 Esquimalt Road would be limited by the Esquimalt Maintenance of Property, Unsightly Properties and Nuisance Bylaw, Bylaw No. 2826;
  - (1) Notwithstanding Bylaw No. 2826, the site will only be used:
    - (i) Saturdays: 9:00 am to 7:00 pm;
    - (ii) Sundays and Statutory Holidays: 9:00 am to 5:00 pm; and
    - (iii) Weekdays: 7:00 am to 7:00 pm;
- k. Moving Truck access and egress from the northern portion of the property at 858 Esquimalt Road shall be permitted 24 hours a day 7 days per week;
- l. No commercial activity associated to the Moving Trucks (ie. no selling from the vehicles) is permitted;
- m. No washing or maintenance of vehicles is allowed on the subject properties;
- n. No fuel storage, or storage of waste fluids for the vehicles is allowed on the subject properties;
- o. No parking or storage of vehicles containing 'dangerous goods', as defined by the *Transport of Dangerous Goods Act* allowed on the subject properties;
- p. Within fourteen days [14] of Council's approval of this Permit the parking lots of both properties will be painted and signs posted, delineating spaces dedicated for the Moving Trucks and other current uses of the subject properties, or the Permit will not be issued;
- q. Within fourteen days [14] of Council's approval of this Permit the continuous cedar fence, as proposed in the landscape plan of DP No. 06/2011, will be erected along the eastern property line of 856 Esquimalt Road, or the Permit will not be issued;
- r. Within fourteen days [14] of Council's approval of this Permit a security deposit in the sum of \$10 000.00 (ten thousand) will be deposited with the Township of Esquimalt, [to guarantee performance to the Terms and Conditions of the Permit], or the Permit will not be issued;
- s. Permit shall be valid until \_\_\_\_\_, 2018 [2 years from the date of issuance];
- t. All 'Moving Trucks' shall be removed from the subject properties within forty-eight [48] hours of the expiry of the Temporary Use Permit.

Staff met with the applicant the afternoon of January 19, 2016 to discuss alternate conditions to the Temporary Use Permit (TUP). Staff suggested that the APC members consider the following alternate conditions:

- The Temporary Use Permit would be valid for 1 year;
- Would not require painting of the parking lot;
- The cedar fence does not need to be installed on the east side of the property; and
- The security deposit would be set at \$5,000.

Sam Yehia, Owner/Applicant and Gabriel Ducharme were present to answer questions from the Advisory Planning Commission.

**APC Comments:**

Members commented that they were in support of the amended conditions to the Temporary Use Permit as presented by staff.

**RECOMMENDATION:**

Moved by David Schinbein, seconded by Christina Hamer that the Advisory Planning Commission recommends to Council that the application for a Temporary Use Permit [TUP] authorizing the Commercial/Industrial Parking for Moving Trucks on the northern portion of the properties located at PID 026-691-418, Lot A Section 11 Esquimalt District Plan VIP80973 [856 Esquimalt Road] and PID 002-925-966, Lot 2, Section 11, Esquimalt District, Plan 23904 [858 Esquimalt Road], be forwarded to Council with a recommendation **to approve as presented amended by staff.**

The Motion **carried unanimously.**

**(2) REZONING APPLICATION**

**“West Bay Triangle”**

- 468 Head Street [Lot 8, Block H, Section 11, Esquimalt District, Plan 292]**
- 470 Head Street [Lot 5, Block H, Section 11, Esquimalt District, Plan 292]**
- 472 Head Street [Lot 4, Block H, Section 11, Esquimalt District, Plan 292]**
- 515 Gore Street [Lot 1, Block H, Section 11, Esquimalt District, Plan 292]**
- 509 Gore Street [Lot 2, Block H, Section 11, Esquimalt District, Plan 292]**
- 922 Lyall Street [Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509]**
- 920 Lyall Street [Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509]**
- 918 Lyall Street [Lot 6, Block H, Section 11, Esquimalt District, Plan 292]**
- 912 Lyall Street [Lot 7, Block H, Section 11, Esquimalt District, Plan 292]**

**Purpose of the Application**

Trevor Parkes, Staff Liaison outlined that the applicant is requesting a change in zoning from the current mix of RS-1 [Single Family Residential], RD-2 [Two Family Small Lot Residential], and C-7 [West Bay Commercial] zoning which currently regulates the 9 subject properties to a Comprehensive Development zone [CD] to facilitate the consolidation of the subject properties and authorize a new 6 storey, commercial mixed use building containing ground floor commercial space oriented toward Head Street and 73 residential units.

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

contained within the Official Community Plan and the West Bay Neighbourhood Design Guidelines [attached], endorsed by Esquimalt Council on November 16, 2015.

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

Mark Lindholm, Owner/Applicant and Peter Hardcastle, Hillel Architecture were present to answer questions from the Advisory Planning Commission.

Peter Hardcastle, Hillel Architecture provided a PowerPoint presentation detailing the proposed development.

**APC Comments:**

The Chair thanked Mr. Hardcastle for the thorough comprehensive presentation.

Members commented that they were genuinely impressed with the thought and consideration put into the proposal.

Members sought and received confirmation that the proposed commercial retail spaces would remain commercial and could not change to residential use, that the development would be designed to accommodate disabled residents, that the proposal would include some electric vehicle infrastructure and that it was the developers intent to allow rental in a percentage of the units.

Members stated they were pleased that this plan has been developed with input from the local community and that stakeholders were given the opportunity to comment on the plan prior to it being presented to APC. A member commented that the West Bay Triangle has been a “dead zone” for too long and that change is welcome.

Members thanked Mr. Lindholm for not walking away from the project and for taking the time to redesign the proposal stating that this proposal represents a balance of the needs of the developer and those of the community. Members complimented the applicant for doing a good job recognizing community input and securing community “buy in” to this design.

**RECOMMENDATION:**

Moved by Amy Higginbotham, seconded by Lorne Argyle that the Advisory Planning Commission recommends that the application for rezoning to facilitate consolidation of nine properties located between Head Street, Gore Street and Lyall Street and to permit a new 6 storey, commercial mixed use building containing ground floor commercial space oriented toward Head Street and 73 residential units, sited in accordance with the survey plan prepared by McIlvaney Riley Land Surveying Inc., stamped “Received December 23, 2016”, and incorporating height and massing consistent with architectural plans prepared by Hillel Architecture, stamped “Received December 8, 2016” be forwarded to Council with a recommendation **for approval**.

The Motion **carried unanimously**.

**VII. STAFF LIAISON**

**322 Plaskett Place:** [Rezoning] 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 December 7, 2015 and was granted 1<sup>st</sup> and 2<sup>nd</sup> reading. The Public Hearing occurred on January 18, 2016. After numerous members of the public addressed Council at a Public Hearing lasting approximately 3 hours, Council voted 5 – 2 to deny approval of the amendment bylaw.

**616/620 Lampson Street:** 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 date remains pending until the applicant provides a Traffic Study.

**933 Admirals Road:** [Development Variance Permit] APC recommended the application to authorize relaxations associated with the installation of a new address sign be approved on December 15, 2015. The DVP application was presented to Council at the January 18, 2016 Council meeting and the DVP was approved for issuance.

**808 Viewfield Road:** [Development Variance Permit] APC recommended the application to authorize relaxations to parking be approved on December 15, 2015. The DVP application was presented to Council at the January 18, 2016 Council meeting and the DVP was approved for issuance.

**973 Wollaston Street:** [Development Permit Including Variances] APC recommended the application to authorize relaxations to parking be denied on December 15, 2015. The DP application was presented to Council at the January 18, 2016 Council meeting and Council voted 4-3 to deny the DP.

**826 Esquimalt Road:** APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on December 15, 2015. The amendment Bylaw was presented to Council on January 4, 2016 and the amendment bylaw was granted 1<sup>st</sup> and 2<sup>nd</sup> reading. The Public Hearing is scheduled to occur on February 1, 2016.

**Interim Zoning Bylaw Amendments:** [Zoning Bylaw Revisions] APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050. The amendment Bylaw was presented to Council on November 16, 2015 and the amendment bylaw was granted 1<sup>st</sup> and 2<sup>nd</sup> reading with minor amendments. The Public Hearing occurred on December 7, 2015. Staff have made changes requested by Council that do not effect density or use therefore the amended bylaw will be returned to Council on February 1<sup>st</sup> for consideration of 3<sup>rd</sup> reading and adoption.

**VIII. COUNCIL LIAISON**

Councillor Morrison commented that Council continues to make progress reviewing the Esquimalt Village Plan Request for Proposal submissions.

**IX. INPUT FROM APC TO STAFF**

None

**X. NEW BUSINESS**

None

**XI. NEXT REGULAR MEETING**

Tuesday, February 16, 2016

**XII. ADJOURNMENT**

On motion the meeting adjourned at 8:36 P.M.

CERTIFIED CORRECT:

\_\_\_\_\_  
CHAIR, ADVISORY PLANNING COMMISSION

THIS DAY OF , 2015

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

DRAFT



# 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: March 15, 2016

## STAFF REPORT

**DATE:** March 9, 2016

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

**FROM:** Karen Hay, Planner

**SUBJECT: DEVELOPMENT VARIANCE PERMIT**  
**1188 Esquimalt Road**  
PID 006-074-448, Lot 9, Block 4, Section 11, Esquimalt District, Plan 83

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### RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction as shown on architectural plans prepared by Joe Newell Architect Inc., stamped "Received February 16, 2016", and sited as detailed on the survey plans prepared by Powell and Associates, BCLS stamped "Received February 16, 2016 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 006-074-448, Lot 9, Block 4, Section 11, Esquimalt District, Plan 83 [1188 Esquimalt Road], be forwarded to Council with a recommendation **to either approve, or deny the application.**

**Zoning Bylaw, 1992, No. 2050, Section 44.1 (5)(a) – Lot Coverage** A 7.5% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 30% of the area of a parcel [i.e. increase from 30% to 37.5% lot coverage];

### BACKGROUND:

#### Context

**Applicant:** Joe Newell

**Owners:** Darwin Miller, Victoria Apartment Properties Ltd., Inc. No. 478265

**Property Size:** Metric: 5061.7 m<sup>2</sup> Imperial: 54485.5 ft<sup>2</sup>

**Existing Land Use:** Congregate Care Senior Citizens Apartments

#### **Surrounding Land Uses:**

**North:** Single Family Residence

**South:** Core Commercial

**East:** Multiple Family Residence

**West:** Multiple Family Residence

**Existing Zoning:** RM-4C [Multiple Family Residential – Congregate Care] [No change required]

**Purpose of the Application**

The owners of the property are proposing to build a sunroom over what is now a low deck/patio space. The owners have stated that the space will be much more useful to the residents if it is more protected from weather conditions. A development variance permit is required before a building permit could be issued.

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

#### **44.1 MULTIPLE FAMILY RESIDENTIAL – CONGREGATE CARE [RM-4C]**

The intent of this Zone is to accommodate medium density Apartment development.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Apartment Residential
- (b) Congregate Care Senior Citizens Apartments
- (c) Home Occupation
- (d) Food service for Congregate Care residents

(2) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.0.

(3) **Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 60.0 square metres.

(4) **Building Height**

- (a) No Principal Building shall exceed a Height of 11 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(5) **Lot Coverage**

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

(6) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 6 metres of an Interior Side Lot Line nor within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Buildings:**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.

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

(7) **Usable Open Space**

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

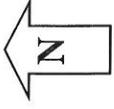
(8) **Fencing**

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

(9) **Off Street Parking**

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

1188 Esquimalt Road



1188 Esquimalt Road – photo of existing deck where sunroom to be added

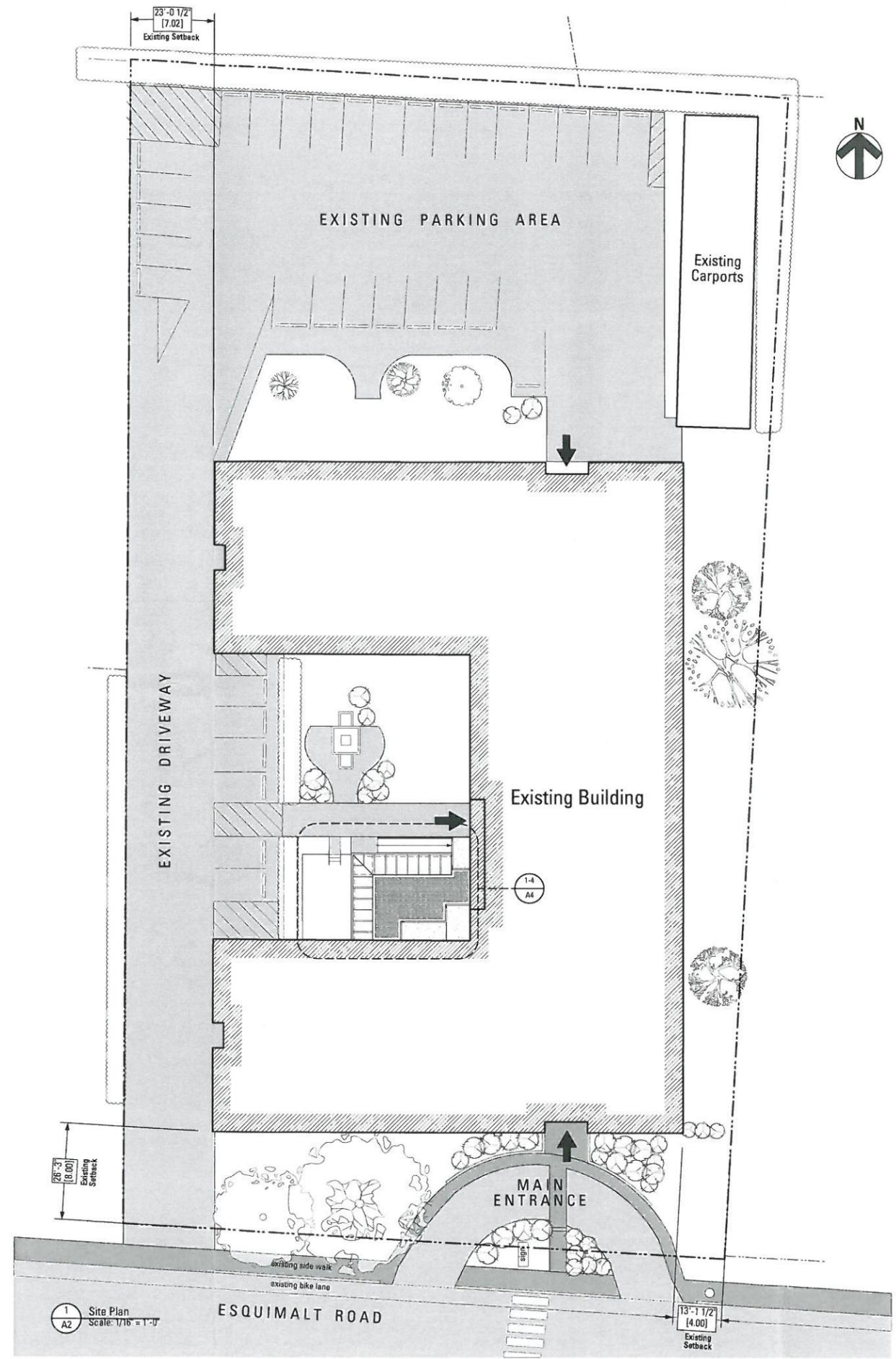


Project Data			
<b>Owner:</b>	Victoria Apartment Properties Ltd. 1188 Esquimalt Road, Victoria B.C.		
<b>Architect:</b>	Joseph R. Newell, MAIBC, B.Arch, B.E.S. Joe Newell Architect Inc, 612 Yates Street, Victoria B.C. Telephone: 382-4240 Fax: 382-5733		
<b>Civic Address of Property:</b>	1188 Esquimalt Road, Township of Esquimalt, B.C.		
<b>Legal Description of Property:</b>	Lot 9, Block 4, Plan VIP83, Section 11, Land District 21 Lot 10, Block 4, Plan VIP83, Section 11, Land District 21 - EXCEPT Parcel A (DD 380241)		
<b>Zoning:</b>	RM-4C - Multiple Family Residential - Congregate Care		
<b>Site Area:</b>	5061.70 m <sup>2</sup>	(54,483.68 s.f.)	
<b>Building Footprint:</b>	Existing: 1661.56 m <sup>2</sup> Proposed: 1719 m <sup>2</sup>	(17,885.00 s.f.) (18,500.00 s.f.)	
<b>Site Coverage:</b>	Permitted: 30.00 % Proposed: 33.96 %		
<b>Floor Area:</b>	Sunroom: 71.53 m <sup>2</sup> First Floor: 1643.63 m <sup>2</sup> Second Floor: 1601.64 m <sup>2</sup> Third Floor: 1601.64 m <sup>2</sup> Total: 4918.43 m <sup>2</sup>	(770.00 s.f.) (17,692.00 s.f.) (17,240.00 s.f.) (17,240.00 s.f.) (52,942 s.f.)	Proposed Existing Existing Existing Proposed
<b>Floor Space Ratio:</b>	Permitted: 1.0 : 1.0 Proposed: 0.97 : 1.00		
<b>Setbacks:</b>			
<b>Front:</b> (Esquimalt Road)	Required: 7.50 m Existing: 8.10 m	(24.6') (26.6')	
<b>Side (West):</b>	Required: 6.00 m Existing: 7.20 m	(19.7') (23.6')	
<b>Rear:</b>	Required: 7.50 m Existing: 30.75 m	(24.6') (100.9')	
<b>Side (East):</b>	Required: 6.00 m Existing: 4.02 m	(19.7') (13.2')	
<b>Building Height:</b>	Maximum: 11.00 m Existing: 9.14 m	(36.1') (30.0')	
<b>Open Site Space:</b>	Minimum: 7.5 % Proposed: 21.5 %		
<b>Parking:</b>	Required: 0.50 parking spaces per dwelling unit / 59 dwelling units = 30 Existing: 33		

Building Code Information	
<b>Design Code:</b>	British Columbia Building Code, 2012, Part 3
<b>Major Occupancy:</b>	Base Building: Residential - Group C Classifications as per BCBC 12 - 3.1.2.1 Building facing 1 street - 3.2.2.10 (4)
<b>Building Height / Construction:</b>	3 Storey Building Combustible construction
<b>Exits:</b>	Existing Base Building: 2 exits required - 2 exits provided. Exits are not less than 9 meters apart. Travel distance is under the allowed maximum 45 meters.  Proposed Sunroom: 1 exit required - 1 exit provided. Travel distance is under the allowed maximum 15 meters.
<b>Fire Separations:</b>	1 hr. FRR required for Floors and Roof 1 hr. FRR walls required to support Floors 1 hr. FFR Suites and between Suites/Corridors

Drawing List	
A1	Project Data and Site Plan
A2	Existing Main Floor Plan
A3	Existing 2nd & 3rd Floor Plans
A4	Foundation, Floor, Roof & Reflected Ceiling Plan
A5	Elevations, Sections, Window & Door Schedule (Reserved)
A6	Wall Sections & Details (Reserved)

General Notes	
1.	The contractor shall verify all dimensions and conditions on site and shall report any discrepancies or variations to the architect.
2.	Dimensions on floor plans are to face of stud of interior walls or outside face of exterior sheathing unless noted otherwise.
3.	All construction is to be performed in good workmanlike manner, to the best standard trade practice.
4.	All finished slopes are away from the building to the drains, all slopes and drain locations are to be confirmed on site.
5.	Existing finishes are to be maintained and infill walls are to match existing finishes.
6.	Protect natural components which are to remain part of the finished landscaping, including existing trees, boulevards, curbs, etc.

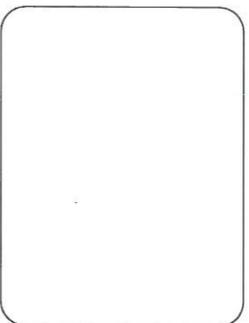


Symbol Key	
(X)	door type
(X)	window type
(X)	wall/floor/roof type
(X)	material
(X)	revision
(X)	detail number sheet number
(X)	section number sheet number
(X)	elevation number sheet number
(X)	structural gridlines

- GENERAL NOTES:**
- Interior dimensions are to the face of stud unless otherwise noted.
  - Exterior dimensions are to the face of sheathing unless otherwise noted.
  - Insulation shown in sections does not necessarily represent the full extent of the area to be insulated. Where a wall, floor, or roof is shown with insulation it is intended that the entire section of the wall, floor or roof is to be insulated. This is typical for all details.
  - PT denotes pressure-treated; SAM denotes self-adhering membranes; CS denotes combed spruce.
  - Preservative treatment of the PT strapping, blocking at plywood sheathing is to be CCA.
  - Fully insulate all rough opening void spaces.

#	REVISION	DATE
A	Description of Revisions:	yyyy.mm.dd

ISSUED FOR:	DATE
Review, 90% complete	2016.02.12
Development Perm. Amendment	2016.02.15
Building Permit Submission	yyyy.mm.dd
Construction	yyyy.mm.dd

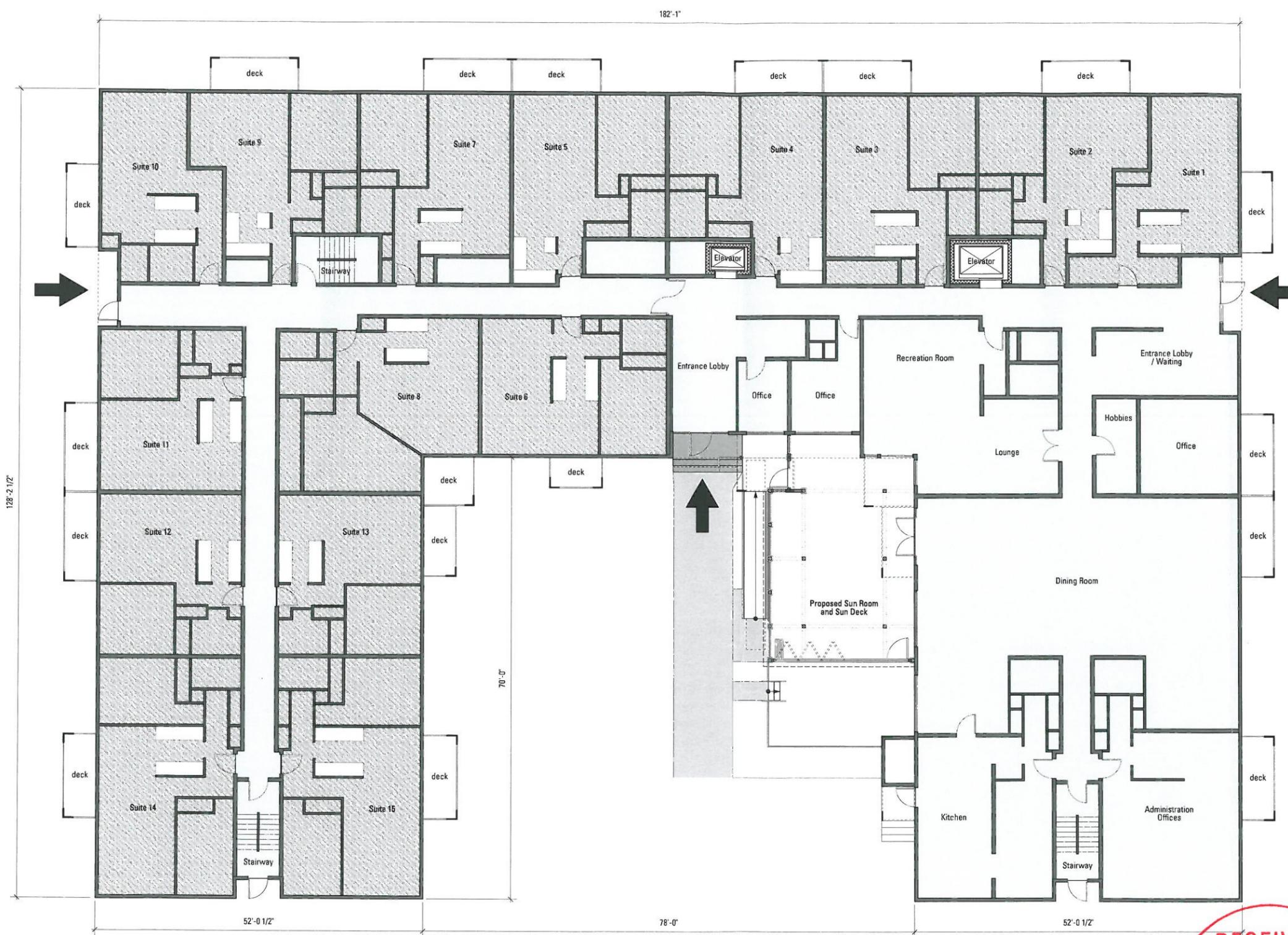


**Joe Newell**  
ARCHITECTURE INC.  
612 Yates Street, Victoria, BC, V8W 1K9  
p. 250.382.4240, f. 250.382.5733  
www.joewellarchitect.com

PROJECT No.: 150605  
**1188 Esquimalt Road, Victoria, B.C.**  
Sunroom Addition  
for  
Renaissance Retirement Residence

TITLE  
**Site Plan, Project Data, General Notes, Code Info**

DATE: February 2015 SHEET  
SCALE: 1/16" = 1'-0" **A1**  
DRAWN BY: JE, REV. of



**Symbol Key**

- (X) door type
- (X) window type
- (X) wall/floor/roof type
- (X) material
- (X) revision
- (X) detail number sheet number
- (X) section number sheet number
- (X) elevation number sheet number
- (X) structural gridlines

**GENERAL NOTES:**

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2. Exterior dimensions are to the face of sheathing unless otherwise noted.
3. Insulation shown in sections does not necessarily represent the full extent of the area to be insulated. Where a wall, floor, or roof is shown with insulation it is intended that the entire section of the wall, floor or roof is to be insulated. This is typical for all details.
4. PT denotes pressure-treated; SAM denotes self-adhering membrane; CS denotes combed spruce.
5. Preservative treatment of the PT strapping, blocking at plywood sheathing is to be CCA.
6. Fully insulate all rough opening void spaces.

#	REVISION	DATE
A	Description of Revisions.	yyyy.mm.dd

ISSUED FOR:	DATE
Review, 90% complete	2016.02.12
Development Permit Amendment	2016.02.15
Building Permit Submission	yyyy.mm.dd
Construction	yyyy.mm.dd

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1 Existing Main Floor Plan  
A2 Scale: 1/8" = 1'-0"

Fill	Description
[White Box]	Existing Public Space
[Hatched Box]	Existing Private Space



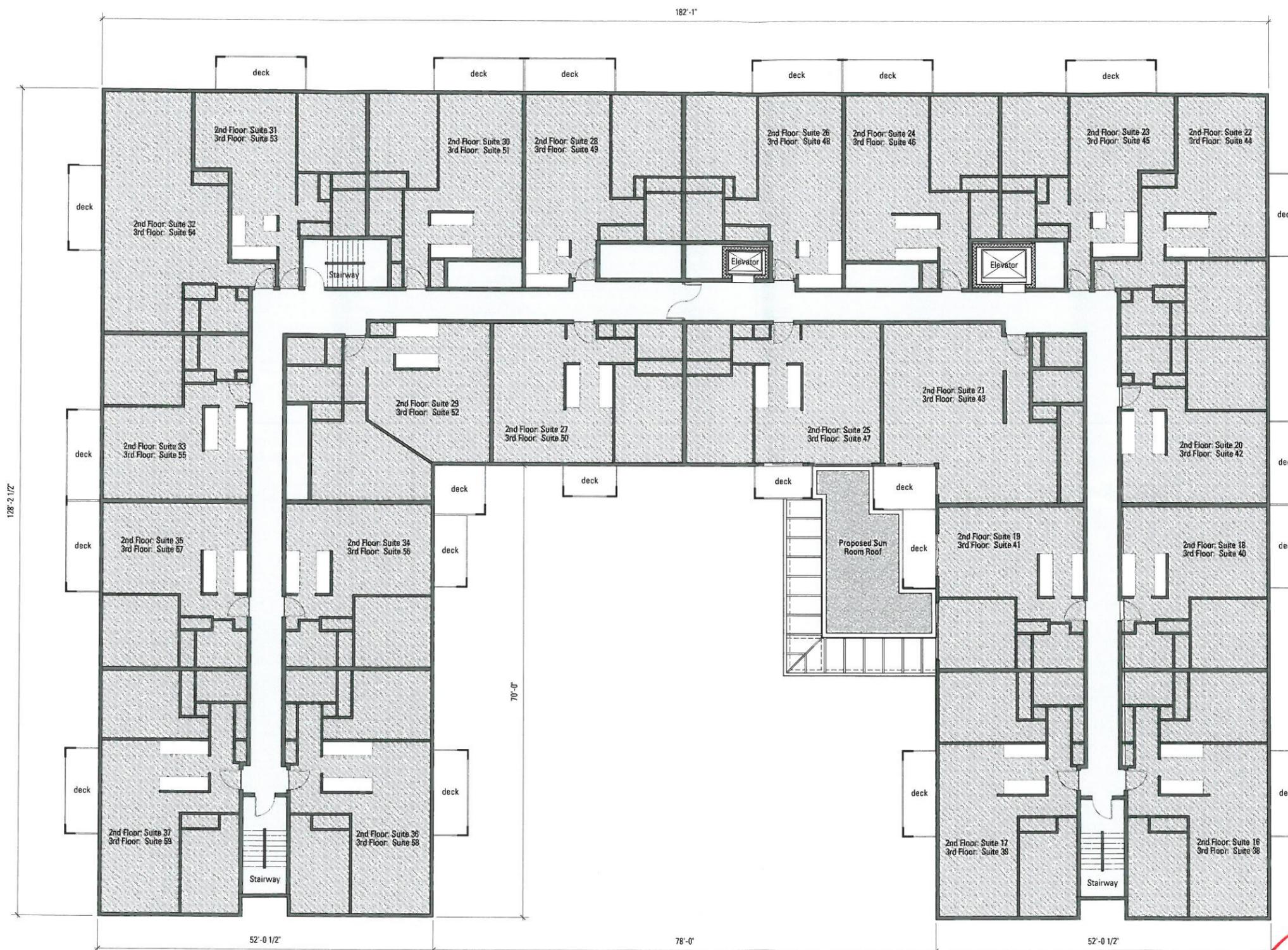
**Joe Newell**  
architect inc.  
612 Yates Street, Victoria, BC, V8W 1K9  
p. 250.382.4240, f. 250.382.5733  
www.joewellarchitect.com

PROJECT: 1180 Esquimalt Road, Victoria, B.C.  
Sunroom Addition  
for Renaissance Retirement Residence

No.: 158805

**Existing Main Floor Plan**

DATE: February 2015 SHEET: A2  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JE REV. of



**Symbol Key**

- door type
- window type
- wall/floor/roof type
- material
- revision
- detail number sheet number
- section number sheet number
- elevation number sheet number
- structural gridlines

- GENERAL NOTES:**
1. Interior dimensions are to the face of stud unless otherwise noted.
  2. Exterior dimensions are to the face of sheathing unless otherwise noted.
  3. Insulation shown in sections does not necessarily represent the full extent of the area to be insulated. Where a wall, floor, or roof is shown with insulation it is intended that the entire section of the wall, floor or roof is to be insulated. This is typical for all details.
  4. PT denotes pressure treated, SAM denotes self-adhering membrane, CS denotes combad spruce.
  5. Preservative treatment of the PT strapping, blocking at plywood sheathing is to be CCA.
  6. Fully insulate all rough opening void spaces.

#	REVISION	DATE
A	Description of Revisions.	yyyy.mm.dd

ISSUED FOR:	DATE
Review, 90% complete	2016.02.12
Development Permit Amendment	2016.02.15
Building Permit Submission	yyyy.mm.dd
Construction	yyyy.mm.dd

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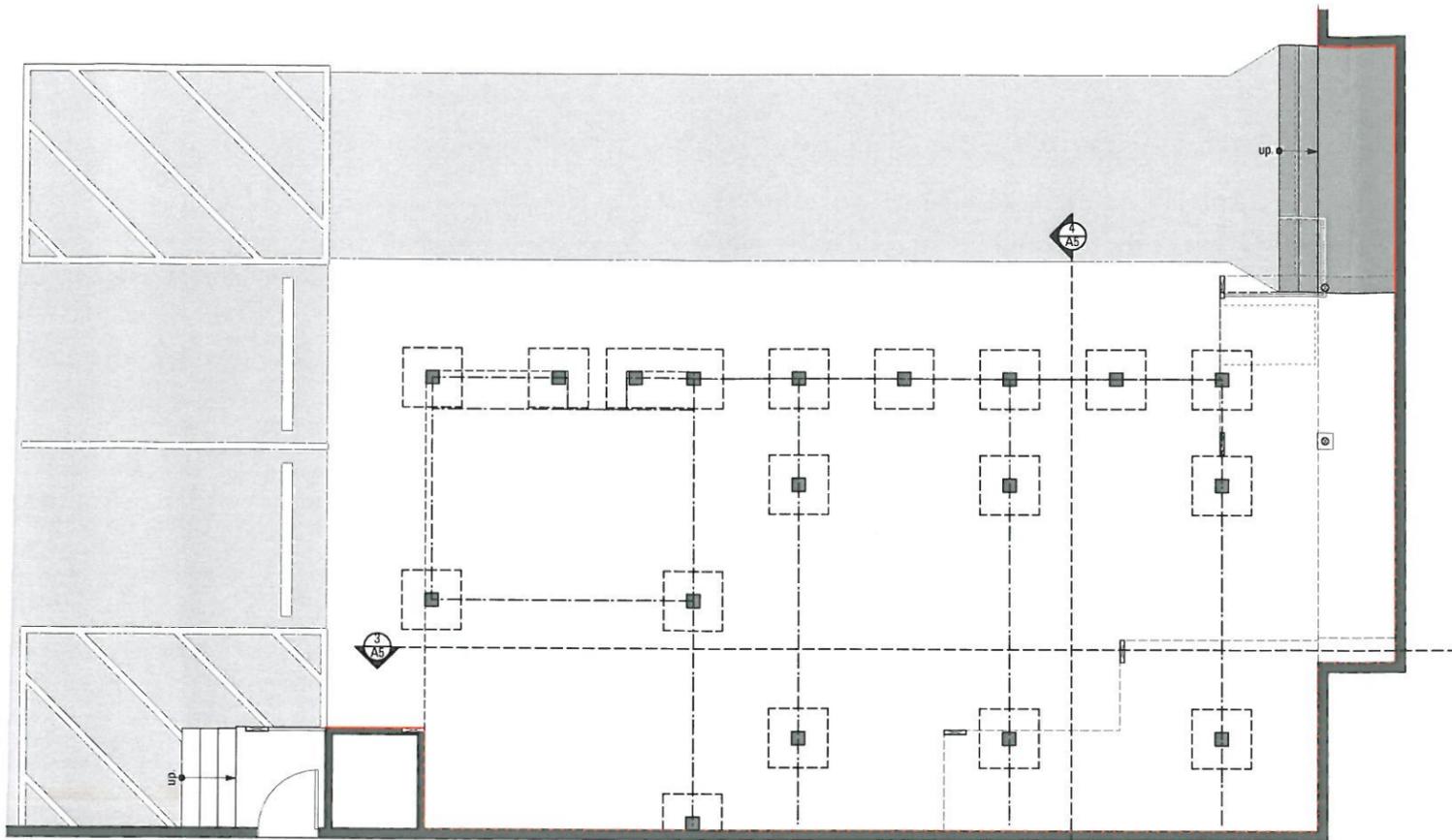
**Joe Newell**  
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612 Yates Street, Victoria, BC, V8W 1K9  
p. 250.382.4240, f. 250.382.5733  
www.joewellarchitect.com



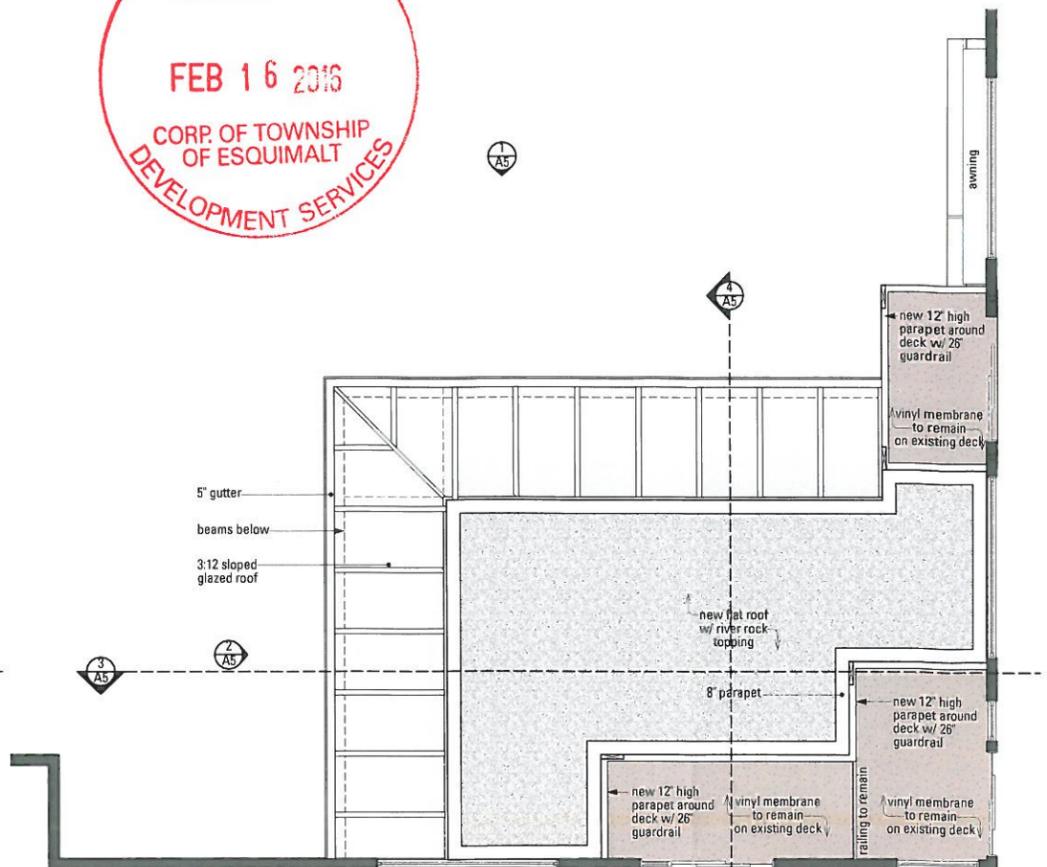
**1**  
**A2** Existing 2nd and 3rd Floor Plans  
Scale: 1/8" = 1'-0"

Fill	Description
	Existing Public Space
	Existing Private Space

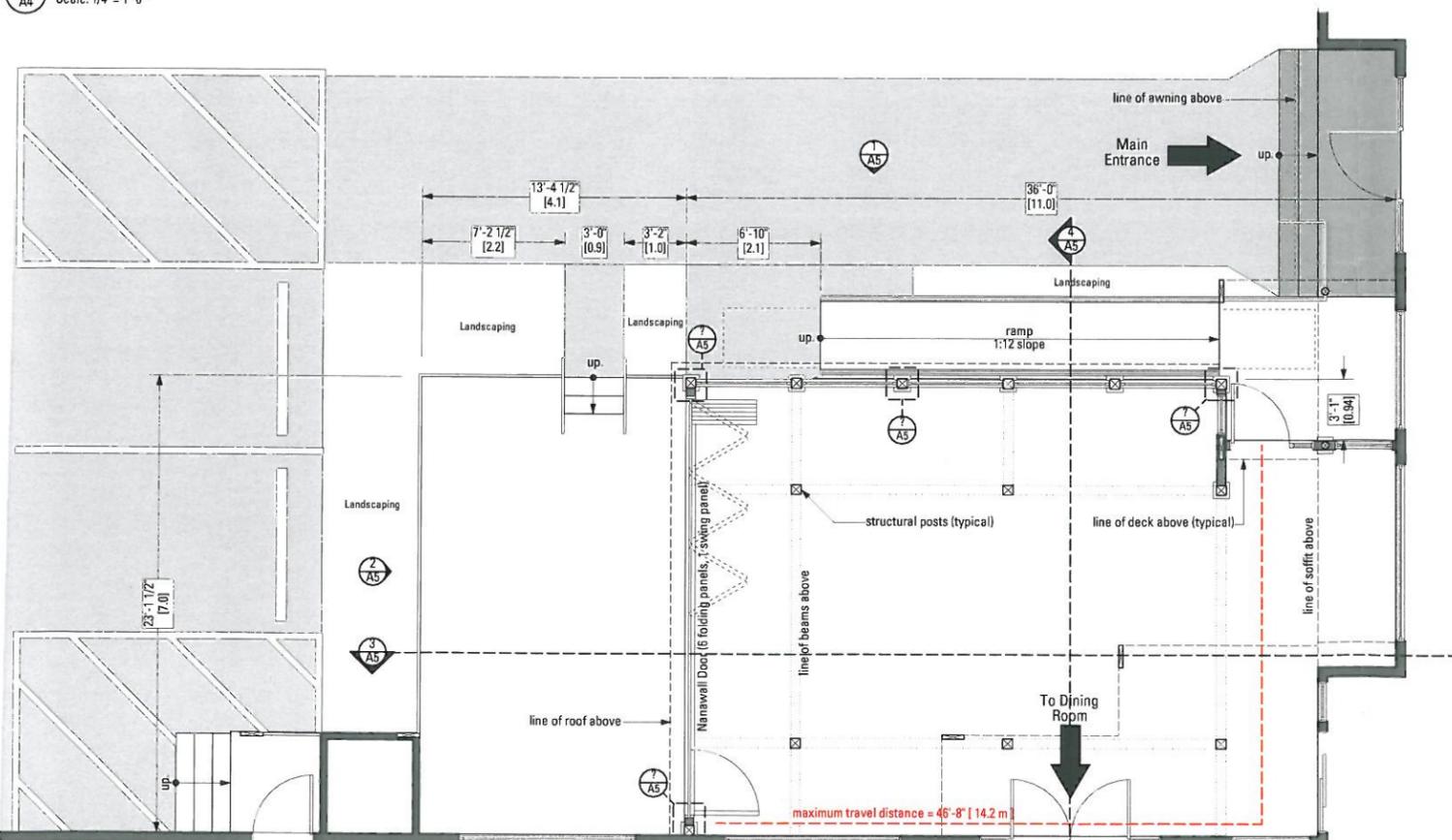
PROJECT	No.: 158605
1188 Esquimalt Road, Victoria, B.C. Sunroom Addition for Renaissance Retirement Residence	
<b>TITLE</b> Existing 2nd & 3rd Floor Plans	
DATE: February 2015	SHEET
SCALE: 1/8" = 1'-0"	<b>A3</b>
DRAWN BY: JE	REV. of



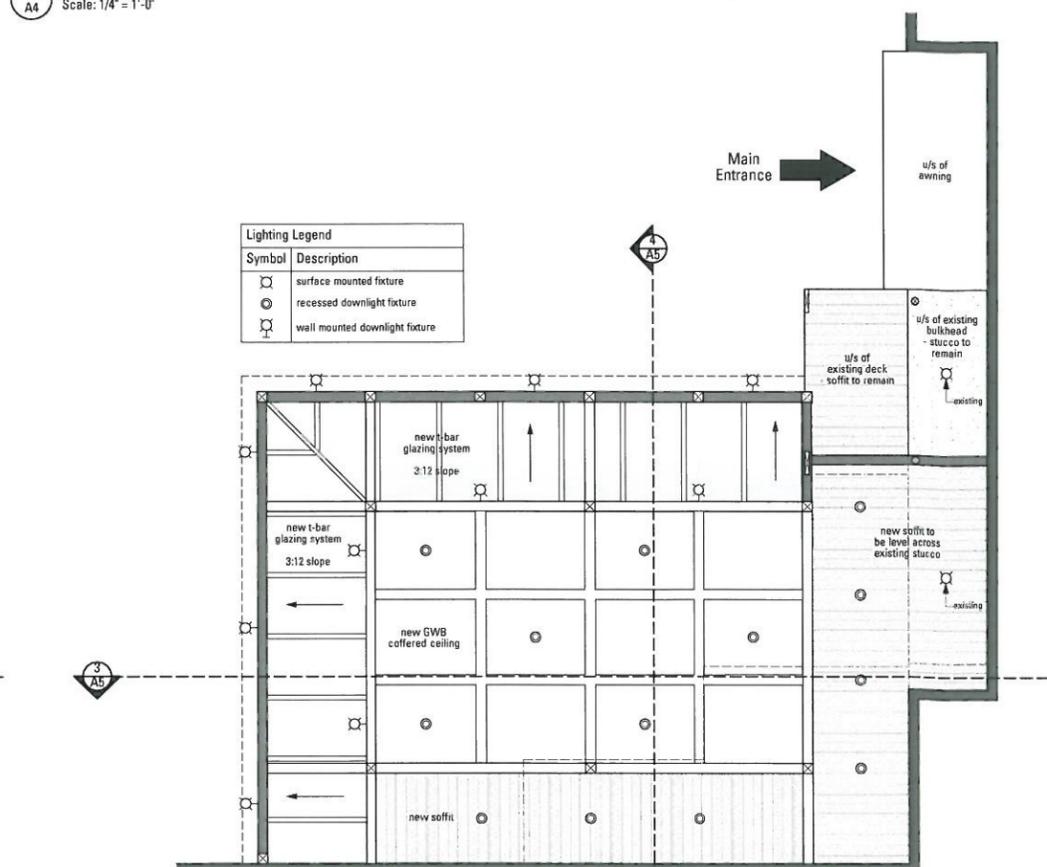
1 Foundation Plan  
Scale: 1/4" = 1'-0"



3 Roof Plan  
Scale: 1/4" = 1'-0"



2 Main Floor Plan  
Scale: 1/4" = 1'-0"



4 Reflected Ceiling Plan  
Scale: 1/4" = 1'-0"

**Symbol Key**

- (X) door type
- (X) window type
- (X) wall/floor/roof type
- (X) material
- (XX) revision
- (X/AS.Y) detail number sheet number
- (2/AS.Y) section number sheet number
- (3/AS.Y) elevation number sheet number
- (X) structural gridlines

- GENERAL NOTES:**
- Interior dimensions are to the face of stud unless otherwise noted.
  - Exterior dimensions are to the face of sheathing unless otherwise noted.
  - Insulation shown in sections does not necessarily represent the full extent of the area to be insulated. Where a wall, floor, or roof is shown with insulation it is intended that the entire section of the wall, floor or roof is to be insulated. This is typical for all details.
  - PT denotes pressure-treated; SAM denotes self-adhering membrane; CS denotes combed spruce.
  - Preservative treatment of the PT strapping, blocking at plywood sheathing is to be CCA.
  - Fully insulate all rough opening void spaces.

#	REVISION	DATE
A	Description of Revisions.	yyyy.mm.dd

ISSUED FOR:	DATE
Review, 90% complete	2016.02.12
Development Permit Amendment	2016.02.15
Building Permit Submission	yyyy.mm.dd
Construction	yyyy.mm.dd

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**Lighting Legend**

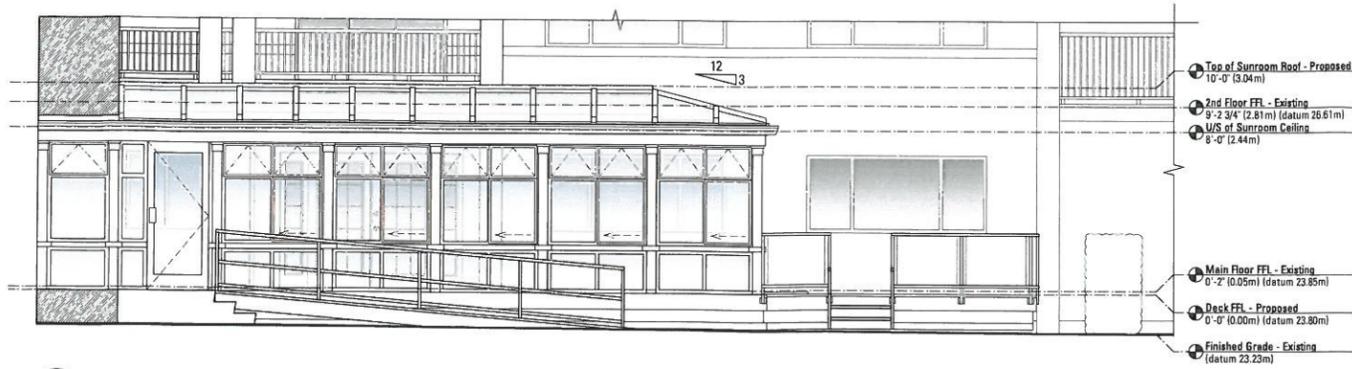
Symbol	Description
(X)	surface mounted fixture
(O)	recessed downlight fixture
(X)	wall mounted downlight fixture

**Joe Newell**  
architect inc.  
612 Yates Street, Victoria, BC, V8W 1K9  
p. 250.382.4240, f. 250.382.5733  
www.joewellarchitect.com

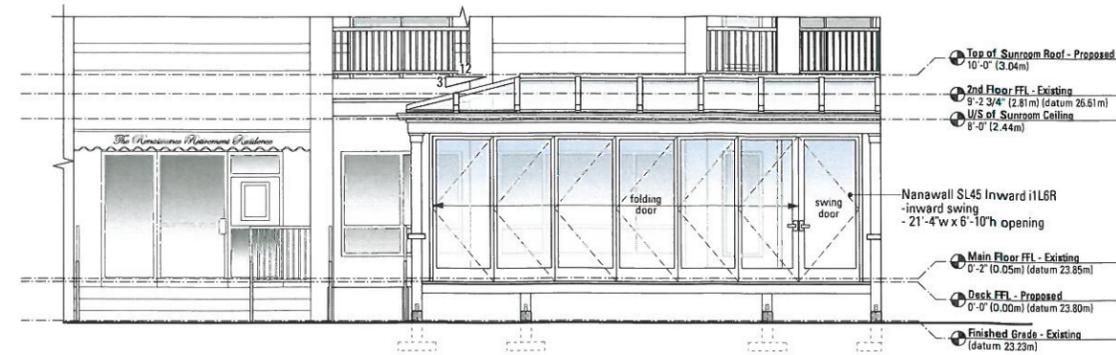
PROJECT No.: 150605  
**1180 Esquimalt Road, Victoria, B.C.**  
**Sunroom Addition**  
for  
**Renaissance Retirement Residence**

TITLE  
**Foundation, Floor, Roof and R.C. Plans**

DATE: February 2015 SHEET  
SCALE: 1/4" = 1'-0" **A4**  
DRAWN BY: JE REV. of



1 North Elevation  
Scale: 1/4" = 1'-0"



2 East Elevation  
Scale: 1/4" = 1'-0"

Symbol Key

- (X) door type
- (X) window type
- (X) wall/floor/roof type
- (X) material
- (xx) revision
- (X) detail number sheet number
- (X) section number sheet number
- (X) elevation number sheet number
- (X) structural gridlines

GENERAL NOTES:

1. Interior dimensions are to the face of stud unless otherwise noted.
2. Exterior dimensions are to the face of sheathing unless otherwise noted.
3. Insulation shown in sections does not necessarily represent the full extent of the area to be insulated. Where a wall, floor, or roof is shown with insulation it is intended that the entire section of the wall, floor or roof is to be insulated. This is typical for all details.
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#	REVISION	DATE
A	Description of Revisions.	yyyy.mm.dd

ISSUED FOR:	DATE
Review, 90% complete	2016.02.12
Development Permit Amendment	2016.02.15
Building Permit Submission	yyyy.mm.dd
Construction	yyyy.mm.dd

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**Joe Newell**  
architect inc.  
612 Yates Street, Victoria, BC, V8W 1K9  
p. 250.382.4240, f. 250.382.5733  
www.joewellarchitect.com

PROJECT	No.: 150605
1188 Esquimalt Road, Victoria, B.C. Sunroom Addition for Renaissance Retirement Residence	
TITLE <b>Proposed Elevations</b>	
DATE: February 2015	SHEET
SCALE: 1/4" = 1'-0"	<b>A5</b>
DRAWN BY: JE	REV. of

# BC LAND SURVEYORS SITE PLAN OF:

## Civic: 1188 Esquimalt Road

### Legal Lot 9, Block 4, Section 11, Esquimalt District, Plan 83

Parcel Identifier: 006-074-448 in the Municipality of Esquimalt

### & Lot 10, Block 4, Section 11, Esquimalt District, Plan 83, Except Parcel A (DD 39024I)

Parcel Identifier: 006-074-464 in the Municipality of Esquimalt

Scale - 1 : 30.0  
Distances are in metres.



The intended print size is 11" by 17".



November 27, 2015

File : 12,228 - 19  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

#### LEGEND

Elevations are to geodetic datum.

# - denotes - existing elevation

Setbacks are derived from field survey.

Parcel dimensions shown hereon are

derived from Land Title Office records.

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

