



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

Council

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Monday, March 20, 2023

7:00 PM

Esquimalt Council Chambers

In person attendance is permitted.

Members of the public are encouraged to submit their support or opposition in writing by emailing comments to council@esquimalt.ca or mailing or delivering comments to 1229 Esquimalt Rd, Esquimalt, BC, V9A 3P1 before 12:00 p.m. (noon) on the day of the meeting.

To provide Public Input or Comments to Council at a meeting by telephone, please contact the Corporate Officer for inclusion on the Speakers' List at 250-414-7135 before 4:30 p.m. on the day of the meeting.

*The Regular Meeting of Council will be streamed on the following link:
<https://esquimalt.ca.legistar.com/Calendar.aspx>.*

1. CALL TO ORDER

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

4. ADOPTION OF MINUTES

- 1) [23-161](#) Minutes of the Regular Council meeting held on February 27, 2023

Attachments: [Minutes - Regular Council meeting February 27, 2023](#)

- 2) [23-162](#) Minutes of the Regular Council meeting held on March 6, 2023

Attachments: [Minutes - Regular Council meeting March 6, 2023](#)

5. PUBLIC INPUT ON AGENDA ITEMS 6, 7 AND 8.

Limit 2 minutes per speaker.

6. STAFF REPORTS

Development Services

- 1) [23-123](#) Regional Household Affordability and Prosperity Project, Staff Report No. DEV-23-015

Recommendation:

That the Township of Esquimalt support the City of Colwood as the primary applicant for a second round of grant funding from the Poverty Reduction Planning & Action Program, with the Community Social Planning Council leading the project in a consulting relationship.

Attachments: [Appendix A: RHAP Background](#)
[Appendix B: RHAP Evaluative Summary](#)

- 2) [23-144](#) Rezoning Application - 1072 & 1076 Colville Road - Requirement for a Public Hearing, Staff Report No. DEV-23-018

Recommendation:

That staff proceed with the appropriate public notification so that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3099, allowing Secondary Suites as a permitted use in Zone CD-128 at 1072 Colville Road, can be considered by Council for first, second, and third readings without holding a Public Hearing.

That staff proceed with the appropriate public notification so that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3100, allowing Secondary Suites as a permitted use in Zone CD-129 at 1076 Colville Road, can be considered by Council for first, second, and third readings without holding a Public Hearing.

Attachments: [Appendix A: Aerial Photos 1072 and 1076 Colville Road](#)
[Appendix B: 1072 and 1076 Colville Road Updated Architectural and Landscape Plans](#)
[Appendix C: 1072 and 1076 Zoning Amendment Bylaws No. 3099 and No. 3100](#)
[Appendix D: 1072 & 1076 Colville Road 219 Covenants](#)
[Appendix E: Summary of revisions](#)
[Appendix F: Open House Summary](#)
[Appendix G: Green Building Checklist](#)
[Appendix H: Information sheet](#)
[Appendix I: Staff Presentation](#)
[Appendix J: Applicant's presentation](#)

7. REPORTS / MINUTES FROM COMMITTEES

- 1) [23-168](#) Recommendations from the Committee of the Whole Meeting of March 13, 2023 - Remaining Resolutions to be Ratified

Attachments: [Committee of the Whole Remaining Resolutions from March 13, 2023](#)

8. COMMUNICATIONS

For Council's Consideration

- 1) [23-169](#) Letter from the BC Association of Farmers' Markets dated February 16, 2023 Re: BC Farmers' Market Nutrition Coupon Program Letter of Support.

Attachments: [Letter - BC Farmers' Market Nutrition Coupon Program](#)

- 2) [23-171](#) Email from Mandy Stanhope dated March 13, 2023 Re: Light Up Green on May 3, 2023 for Lyme Disease Awareness

Attachments: [Email - Light Up Green for Lyme Disease Awareness](#)

- 3) [23-172](#) Email from Susan Nickerson dated March 13, 2023 Re: Proclamation and Light Up on May 5, 2023 for Huntington Disease Awareness

Attachments: [Email - Proclamation and Light Up for Huntington Disease Awareness](#)

- 4) [23-174](#) Email from the Victoria Jazz Society dated March 14, 2023 Re: Request to revise awarded funding to the Victoria Jazz Society for the TD Victoria International JazzFest in Bullen Park

Attachments: [Email - Victoria Jazz Society Funding](#)

9. PUBLIC COMMENT PERIOD

Address Council on any topic that impacts Esquimalt (excluding Agenda items and matters that will be or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

10. ADJOURNMENT



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Draft
Council

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Monday, February 27, 2023

7:00 PM

Esquimalt Council Chambers

Present: 7 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Andrea Boardman
Councillor Duncan Cavens
Councillor Jacob Helliwell
Councillor Tim Morrison
Councillor Darlene Rotchford

Staff: Dan Horan, Chief Administrative Officer
Ian Irvine, Director of Financial Services & IT
Bill Brown, Director of Development Services
James Davison, Manager of Development Services
Deb Hopkins, Manager of Corporate Services/Corporate Officer
Sarah Holloway, Deputy Corporate Officer/Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the Regular Council meeting to order at 7:00 PM.

Councillor Rotchford acknowledged with respect the Lekwungen-speaking peoples on whose traditional territory the Township stands and the Songhees and Esquimalt peoples whose historical relationships with the land continue to this day.

2. INTRODUCTION OF LATE ITEMS

- 1) [23-127](#) Late Correspondence
- 1) Item No.6.2 - Development Permit Application - 1221 Carlisle Ave, Staff Report No. DEV-23-008
 - Meagan Klaassen - received February 27, 2023
- 2) Item No.8.4 - Letter from Tom Woods, Esquimalt Ribfest dated February 21, 2023 Re: Turf Field Proposal
 - Kelly Farish - received February 27, 2023

3. APPROVAL OF AGENDA

Moved by Councillor Morrison, seconded by Councillor Boardman: That the agenda be approved with item 8.4 "Letter from Tom Woods, Esquimalt Ribfest dated February 21, 2023 Re: Turf Field Proposal" be moved up to item 6.2; the agenda be renumbered accordingly; and with the inclusion of

the late items. Carried Unanimously.

4. ADOPTION OF MINUTES

- 1) [23-107](#) Minutes of the Regular Council meeting held on January 23, 2023
- 2) [23-109](#) Minutes of the Special meeting of Council held on February 6, 2023
- 3) [23-110](#) Minutes of the Regular Council meeting held on February 6, 2023
- 4) [23-112](#) Minutes of the Special Meeting of Council held on February 13, 2023

Moved by Councillor Rotchford, seconded by Councillor Boardman: That the Minutes of the Regular Council meeting held on January 23, 2023, the Special meeting of Council held on February 6, 2023, the Regular Council meeting held on February 6, 2023, and the Special Meeting of Council held on February 13, 2023 be approved as circulated. Carried Unanimously.

5. PUBLIC INPUT ON AGENDA ITEMS 6, 7, 8 AND 9

Tom Woods, addressed Council on behalf of Esquimalt Rib Fest and the sponsoring team hoping to build a turf field at Esquimalt High School, expressed the need for an outdoor outlet for sports in the community that could be used all year long, and requested that Council offer support for this endeavour.

Aaron Walker-Duncan, President of Gorge Soccer Association spoke in support of the turf field and informed Council of the challenge the Association has in accessing all weather field space.

6. STAFF REPORTS

Administration

- 1) [23-119](#) Council Budget Discussion - Victoria Police Department 2023 Budget, Staff Report No. ADM-23-007

Mayor Desjardins proposed that Council postpone the discussion until after the City of Victoria's discussion of the Police Budget.

Council commented that it would be advantageous to hear the City of Victoria's position prior to discussing this item.

Moved by Councillor Boardman, seconded by Councillor Rotchford: That this item be postponed and brought forward to the Regular Council meeting on March 6, 2023. Carried Unanimously.

- 2) [23-121](#) Letter from Tom Woods, Esquimalt Ribfest dated February 21, 2023 Re: Turf Field Proposal

Mayor Desjardins introduced the item and informed Council that the previous Council identified this as a strategic initiative, but the application to the Province for funding was not successful at the time.

The Chief Administrative Officer in response to questions from Council outlined that should this be chosen as a strategic priority, that staff would be able to return to Council with information on the delivery and budgets.

Council commented that having a turf field in the community would be a benefit and would prevent players from having to travel outside of the area.

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council support the development of a turf field at Esquimalt High School. Carried Unanimously.

Development Services

- 3) [23-057](#) Development Permit Application - 1221 Carlisle Ave, Staff Report No. DEV-23-008

Mayor Desjardins recused herself and left the meeting at 7:16 PM due to the proximity of her personal property to the following development permit application.

Mayor Desjardins delegated Councillor Helliwell as Chair in her absence.

The Manager of Development Services presented a PowerPoint and the following responses were given to questions of Council:

- In consideration of closing Carlisle Street, engineering studies and discussions were held that resulted in a denial due to issues stemming from fire access.
- There is no requirement for parking stalls to be separate from units.
- Construction arrangements concerning crew parking and designated truck routes are arranged at the time of the servicing agreement.

Council commented that it was concerning that there has not been a formalised commitment to deconstruct and relocate the heritage homes designated for removal.

Rob Whetter of DHK Architects, the applicant, presented a PowerPoint and provided the following responses to questions of Council:

- There is full intention to move, reuse, and deconstruct as many of the heritage houses as possible, but can not guarantee success due to the age and physical state of the homes.
- There are currently 18 bike racks in the design.

Council comments included:

- The application provides great density and added value to the core area.
- The building is attractive.
- An increase in bike racks to the design should be considered.

Moved by Councillor Cavens, seconded by Councillor Armour: That Council approve Development Permit No. DP000210 attached as Appendix A to Staff Report No. DEV-23-008, for the properties legally described as:

Lot	Section	District	Plan	PID
11	11	Esquimalt	946	002-179-105
14	11	Esquimalt	946	008-183-309
15	11	Esquimalt	946	008-183-376
16	11	Esquimalt	946	000-248-134
17	11	Esquimalt	946	008-183-422
18	11	Esquimalt	946	008-183-481
19	11	Esquimalt	946	008-183-546
20	11	Esquimalt	946	005-587-638
21	11	Esquimalt	946*	008-183-597
21	11	Esquimalt	946**	008-183-601
22	11	Esquimalt	946	008-183-619
23	11	Esquimalt	946	008-183-635
A	11	Esquimalt	3829	006-111-092
B	11	Esquimalt	3829	006-111-131

* THAT PART OF LOT 21, SECTION 11, ESQUIMALT DISTRICT, PLAN 946, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH EASTERLY AND SOUTH WESTERLY BOUNDARIES OF SAID LOT

**EXCEPT THAT PART OF LOT 21, SECTION 11, ESQUIMALT DISTRICT, PLAN 946, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH EASTERLY AND SOUTH WESTERLY BOUNDARIES OF SAID LOT

and that staff be directed to issue the permit and register the notice on the title of the property upon receipt of the landscape deposit. Carried Unanimously.

7. REPORTS / MINUTES FROM COMMITTEES

- 1) [23-113](#) Recommendation from the Committee of the Whole Meeting of February 13, 2023 - Resolution to be Ratified

Mayor Desjardins returned to the meeting at 7:50 PM and resumed the

Chair.

Councillor Cavens proposed the motion be amended to return to the Committee of the Whole for further discussion.

Moved by Councillor Cavens, seconded by Councillor Rotchford: That Council direct staff to prepare a brief Council Code of Conduct policy for consideration at an upcoming Committee of the Whole meeting. Carried Unanimously.

8. COMMUNICATIONS

For Council's Consideration

- 1) [23-111](#) Email from Amanda Evans, Director of Programs and Partnerships, Green Teams of Canada dated January 30, 2023 Re: Community Investment Partnership Proposal

Council commented that Green Teams of Canada does a lot for the community in the removal of invasive species, the engagement of volunteers and youth, and in service to the environment.

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council direct staff to prepare a staff report on a Community Investment Partnership Proposal with Green Teams of Canada. Carried Unanimously.

- 2) [23-116](#) Email from the Mayor of Victoria dated February 16, 2023 Re: Become a Partner Host of the AVICC Convention in 2024

Council comments included:

- Support for the City of Victoria should be provided as this is an opportunity to promote the community and region to members of Association of Vancouver Island and Coastal Communities (AVICC).
- Consideration should be given to the offer of facilitating a pre programming event.
- This could provide an opportunity to promote the Gorge Point Pavilion.
- Discussion should be had on the study tour options.

Moved by Councillor Morrison, seconded by Councillor Helliwell: That Council authorize the contribution of \$500 to support the cost for services and become a partner host for the Association of Vancouver Island and Coastal Communities (AVICC) AGM and Convention in 2024 with the City of Victoria. Carried Unanimously.

- 3) [23-117](#) Email from Maureen Murray and Brian Mcquhae dated February 21, 2023 Re: Multiple Myeloma Awareness Month 2023

Moved by Councillor Armour, seconded by Mayor Desjardins: That Council proclaim March 2023 as Multiple Myeloma Awareness Month. Carried Unanimously.

9. RISE AND REPORT (FROM IN CAMERA)

- 1) [23-120](#) Rise and Report from the In Camera Meeting of February 13, 2023 - Committee Appointments

At the In Camera meeting held on February 13, 2023, Council passed the following resolutions:

(1) Committee Appointments - Youth Representative

That Council appoint Eden Andarge to the Environment, Parks and Recreation Advisory Committee as the Youth Representative for an interim term effective immediately and ending June 30, 2023.

(2) Appointments to Advisory Planning Commission and Environment, Parks and Recreation Advisory Committee, Staff Report No. ADM-23-006

That Council appoint TJ Schur to the Advisory Planning Commission for an interim term effective immediately and ending December 31, 2023.

That Council appoint James Proctor to the Environment, Parks and Recreation Advisory Committee for an interim term effective immediately and ending December 31, 2024.

That Council appoint Kyler Nurmsoo to the Environment, Parks and Recreation Advisory Committee for an interim term effective immediately and ending December 31, 2023.

10. PUBLIC COMMENT PERIOD

Dave Allen, non resident, spoke as a previous resident for 20 years and as the former principal of Esquimalt High School on being pleased to see the direction given for the turf field and that it will tremendously benefit the young people of Esquimalt.

Kelly Farish, from the Victoria Ultimate Society, spoke in support of the turf field and expressed that the ultimate community would be happy with the decision.

11. ADJOURNMENT

Moved by Councillor Rotchford, seconded by Councillor Helliwell: That the Regular Council meeting be adjourned at 8:07 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS
THIS DAY OF _____, 2023

DEBRA HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

Council

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Monday, March 6, 2023

7:00 PM

Esquimalt Council Chambers

Present: 7 - Mayor Barbara Desjardins
Councillor Ken Armour
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Bill Brown, Director of Development Services
James Davison, Manager of Development Services
Deb Hopkins, Manager of Corporate Services/Corporate Officer
Sarah Holloway, Deputy Corporate Officer/Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the Regular Council meeting to order at 7:00 PM.

Councillor Morrison recognized and acknowledged the Songhees and Esquimalt Nations on whose traditional territory we live, we learn, and we do our work.

Mayor Desjardins expressed condolences to the Nygaard family in recognition of Ruby Nygaard who was a longstanding resident and volunteer of Esquimalt.

Mayor Desjardins welcomed Constable Diack to the Township as the new community resource officer.

2. INTRODUCTION OF LATE ITEMS

- 1) [23-149](#) Late Correspondence
- 1) Item No.5.1 - Public Hearing - OCP Amendment & Rezoning 485 S Joffre St, Staff Report No.: DEV-23-010
 - Flo Steel - received March 3, 2023
 - Joshua Galbraith - received March 6, 2023
 - Maria Hla-Tin - received March 6, 2023
 - Suzanne Bradbury - received March 6, 2023

- The Homes for Living Team - received March 6, 2023
- Erin Rice - received March 6, 2023
- Kelly Teeple and Ken Whitehead - received March 6, 2023
- Rosalie D and J Harvey Queen - received March 6, 2023
- Cathie Lamont - received March 6, 2023
- Saira Reynolds & Colin - received March 6, 2023

2) Item No.7.2 - 2023 Local Grant Allocations, Staff Report No. FIN-23-003

- Casey Edmunds, Executive Director, Société francophone de Victoria
- received March 6, 2023

3. APPROVAL OF AGENDA

Moved by Councillor Morrison, seconded by Councillor Rotchford: That the agenda be approved as circulated with the inclusion of the late items. Carried Unanimously.

4. PUBLIC AND STATUTORY HEARINGS

The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.

- 1) [23-130](#) Notice of Public Hearing - 485 South Joffre Street

5. PUBLIC HEARING STAFF REPORTS

Background Information - Available for Viewing Separately

a) Director of Development Services - Overview of Application

- 1) [23-043](#) Public Hearing – OCP Amendment & Rezoning 485 S Joffre St, Staff Report No.: DEV-23-010

The Manager of Development Services presented the application and responded to questions from Council.

The application is for an amendment to the Official Community Plan from the property's current Low Density Residential designation to a Townhouse Residential designation, with an associated change from the Enhanced Design Control Residential to a Multi-Family Development Permit Area; and a change in zoning from the current Two Family DADU Residential [RD-4] zone to a new Comprehensive Development District, to accommodate six (6) strata townhouse dwelling units, to be constructed in one building on the subject property.

b) Applicant or Authorized Representative - Overview of Application

Kim Colpman, the applicant presented a Powerpoint and in response to questions from Council stated the following:
- Bike storage lockers will be 3 X 6.

- The garden space use could be changed to a playground if the units were pre sold to families prior to development.

Moved by Councillor Morrison, seconded by Councillor Helliwell: That the written submissions be received as circulated. Carried Unanimously.

c) Public Input

Linda Clarke, resident, spoke in opposition due to the amendment to the Official Community Plan, massing and density. The resident would prefer 4 town homes or a duplex as it is a narrow street with no sidewalks and the increase in cars on the street will be hazardous for children from the daycare who need to walk on the street.

John Scott, resident, spoke of concerns with the trend to concentrate units on large sites and/or land assemblies in order to solve the housing crisis.

Eivin Hoy, resident, spoke in opposition due to the expected increase in parking and traffic which could lead to safety concerns on the small street already coping with pre existing parking issues. The resident would prefer a duplex with suites.

Normand Groulx, resident, spoke in opposition due to expected parking issues on the small street and was concerned with the tight turning radius which could effect garbage and recycling pickup. The resident requested that the Township limit parking at the property to one car only and designate it to their area.

Doug Marshall, resident, spoke in opposition due to density and raised concerns for the existing infrastructure being effected.

Meagan Brame, resident and property owner of the Daycare on Joffre Street, spoke in support of the application as it offers missing middle housing and 1:1 ratio for parking. The resident acknowledged that it is a narrow street with parking challenges that are exasperated due to large events held nearby.

Doug Scott, resident, spoke in support of the project due to the 1:1 ratio for parking, additional housing, the massing not being overwhelming, the opportunity for a playground at the back of the property, and that it provides three bedroom units.

Mayor Desjardins invited members of the public to speak a second time.

John Scott, resident, expressed concern that by approving this application it would open a flood gate of profit oriented developers or home owners to

develop other single family lots in low density areas. The resident would prefer the lot remain either single family or duplex.

Linda Clarke, resident, expressed concerns that per current animal bylaw regulations there could be up to 12 dogs allowed on the property.

Eivin Hoy, resident, informed Council of the non residents parking in front of driveways during major events in the community and that parking is a constant challenge on Joffre Street.

Mayor Desjardins invited members of the public to speak a third time.

There were no additional speakers.

d) Adjournment of Hearing

Mayor Desjardins declared the Public Hearing for Bylaws 3071 and 3072 closed at 7:48 PM.

e) Consideration of Staff Recommendation

Council comments included:

- The verbal commitment made by the applicant to fund the sidewalk frontage should be formalised.
- The application provides missing middle housing and needed three bedroom units in the neighbourhood.
- Building to Step Code 3, the 1:1 parking ratio and making changes to the application based on feedback is appreciated.
- The application meets the goals set out by Council.
- Due to the cycling space given, each unit being provided a yearly bus pass and the proximity to major bus routes the increased density, which can mitigate the housing crisis, is supportable.
- In the correspondence to Council there were many letters of support from the community.
- The housing strategy needs to address the issues with the Official Community Plan and future development.
- A revision of the parking bylaw may help address the parking challenges throughout the community.
- The narrowness of Joffre Street and the tight turnarounds that may effect emergency vehicles are a concern.
- Below grade units are not preferred.
- The applicant should be commended for the development achieving a look and feel of a large home.
- Spot zoning is a better solution than blanket rezoning's.

In response to questions from Council the Director of Development Services informed Council that the Township would not be able to enforce any measures taken by the applicant to regulate parking by owners on the street or to prevent car ownership.

Moved by Councillor Cavens, seconded by Councillor Armour:

1. That Council amend Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2022, No. 3071 by replacing the words “cross-hatched” with “hatched” in sections 2(1) and 2(2) and give Bylaw No. 3071 second reading as amended;
2. That Council give third reading as amended to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2022, No. 3071 which would amend Schedule B, by changing the “Proposed Land Use Designations” from “Low Density Residential” to “Townhouse Residential” and Schedule H, by changing the Development Permit Area from “No. 3 Enhanced Design Control Residential” to “No. 6 Multi-family Residential” for 485 South Joffre Street;
3. That Council amend Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3072 by replacing the words “cross-hatched” with “hatched” in section 2(3) and replacing “11.5 m” with “9.5 m” in Section 6 Building Height and give Bylaw No. 3072 second reading as amended;
4. That Council, give third reading as amended to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3072 to change the zoning designation from Two Family DADU Residential [RD-4] to CD No. 154 [Comprehensive Development District No. 154] for 485 South Joffre Street [PID 006-104-801; Lot 5, Block B, Section 11, Esquimalt District, Plan 4478]; and
5. That Township staff be directed to coordinate with legal counsel and the applicant to register a Section 219 Covenant on the title of the subject property prior to Council’s consideration of adoption of Amendment Bylaws No. 3071 and 3072. Carried with Councillor Rotchford Opposed.

In Favour: 6 - Mayor Desjardins, Councillor Armour, Councillor Boardman, Councillor Cavens, Councillor Helliwell, and Councillor Morrison

Opposed: 1 - Councillor Rotchford

Moved by Councillor Cavens, seconded by Councillor Morrison: That Council directs staff, subject to the strategic planning process, to review the Sidewalk Master Plan in order to prioritize the construction of pedestrian infrastructure, such as sidewalks, for infill projects above 2 units, particularly when relaxation to parking requirements are being sought. Carried Unanimously.

In Favour: 7 - Mayor Desjardins, Councillor Armour, Councillor Boardman, Councillor Cavens, Councillor Helliwell, Councillor Morrison, and Councillor Rotchford

In response to questions from Council the Chief Administrative Officer explained that staff are guided by legislation and the Subdivision Bylaw in their discussions with development applicants in regards to improvements to the municipality, such as sidewalks, when formalising the engineering servicing agreement.

Council commented that the applicant's verbal commitment to providing funding for a sidewalk should be ensured and formalised.

Moved by Councillor Morrison, seconded by Councillor Helliwell: That Council direct staff to ensure that the verbal commitment to provide funding for a frontage sidewalk at 485 South Joffre Street is fulfilled by the applicant. Carried with Councillor Armour Opposed.

In Favour: 6 - Mayor Desjardins, Councillor Boardman, Councillor Cavens, Councillor Helliwell, Councillor Morrison, and Councillor Rotchford

Opposed: 1 - Councillor Armour

6. PUBLIC INPUT ON AGENDA ITEMS 7, 8 AND 9

Casey Edmunds, Executive Director of Société francophone de Victoria, requested that Council reconsider the recommendation from the Local Grant Committee to not fund the Société; reminded Council that Franco Fest will be held in Esquimalt for the first time this year; and, that of the Township's population 4% identify French as their first language and 13% speak French.

7. STAFF REPORTS

Administration

- 1) [23-119](#) Council Budget Discussion - Victoria Police Department 2023 Budget, Staff Report No. ADM-23-007

Moved by Councillor Rotchford, seconded by Councillor Boardman: That Council Budget Discussion - Victoria Police Department 2023 Budget be postponed. Carried Unanimously.

Finance

- 2) [23-124](#) 2023 Local Grant Allocations, Staff Report No. FIN-23-003

Councillor Cavens recused himself and left the meeting at 8:30 PM due to a conflict of interest arising from being a board member of one of the organizations that has requested a grant.

Councillor Armour, Chair of the Local Grant Committee spoke to the recommendation, the committee's decision making process and emphasized the need to create an approach that would offer stability to organizations so they could scale their funding over four years without the uncertainty of a yearly application process.

Council comments included:

- A call for proposals would no longer be required. Applications could be received anytime throughout the year.
- Any additional requests would be considered from the contingency fund.
- In reviewing the applications the Committee chose to provide funds to applicants that had received funds in previous years, but saw merit in all of the organizations regardless.
- Preference was given to organizations that were based in Esquimalt or provided a benefit to Esquimalt residents.
- Applicants will continue to be required to provide evidence of authorized funding use.

The Director of Financial Services informed Council that the 10% reserve funds that remain in the Local Grant account would be retained until a revised policy is in place and Council could make a decision as to the allocation at that time.

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council:

- (i) allocate the local grants in the amount of \$143,300 annually for the 2023, 2024, 2025 and 2026 fiscal years as set out in the schedule as attached to Staff Report No. FIN-23-003, and
- (ii) direct staff to prepare a revised local grant policy for Council consideration. Carried Unanimously.

In Favour: 6 - Mayor Desjardins, Councillor Armour, Councillor Boardman, Councillor Helliwell, Councillor Morrison, and Councillor Rotchford

Absent: 1 - Councillor Cavens

Mayor Desjardins recommended that Council consider funding the Société francophone de Victoria for 2023.

Council comments included that this motion would be in contravention of the recommendation from the Local Grant Committee.

Moved by Mayor Desjardins, seconded by Councillor Morrison: That Council allocate \$3,000 from the remaining amount in the Local Grant account to the Société francophone de Victoria for 2023. Carried with Councillor Armour Opposed and Councillor Cavens Absent.

In Favour: 5 - Mayor Desjardins, Councillor Boardman, Councillor Helliwell, Councillor Morrison, and Councillor Rotchford

Opposed: 1 - Councillor Armour

Absent: 1 - Councillor Cavens

3) [23-138](#) 2023 Draft Budget Presentation

Councillor Cavens returned to the meeting at 8:53 PM.

Councillor Morrison left the meeting at 8:54 PM and returned at 8:55 PM.

The Director of Financial Services made a PowerPoint presentation and with the Chief Administrative Officer, responded to questions from Council.

Council comments included:

- The presentation has provided some welcome changes that focus on key long term service and infrastructure levels.
- The draft budget is introducing realistic staffing levels to make up for the past under funding of Township operations.
- The proposed tax increase of 8.31% will ensure service levels can be maintained.
- Tax rates in the Township have greatly benefited from the Payments in Lieu of Taxes (PILT) Program for federal properties.

8. **REPORTS / MINUTES FROM COMMITTEES**

- 1) [23-118](#) Draft Minutes of the Local Grant Committee meeting held on February 16, 2023.

The minutes were received for information.

9. **COMMUNICATIONS**

For Council's Consideration

- 1) [23-131](#) Letter from the Town of View Royal dated February 23, 2023 Re: Implementation of Service Priorities for Transit Routes 24, 40 and 46

Moved by Councillor Morrison, seconded by Councillor Armour: That Council are in support of a joint letter to be submitted by View Royal requesting that BC Transit implement the service priorities of Route 24 realignment (Admirals Walk/Cedar Hill); Route 40 introduction (UVic to Dockyard via Admirals-McKenzie); and Route 46 expansion (Dockyard/Westhills). Carried Unanimously.

10. **PUBLIC COMMENT PERIOD**

Billie Field, resident, updated Council on a resident planning committee to improve Anderson Park by updating the play structure, adding picnic tables, benches, bike lock ups and additional trees. The Committee will be presenting their proposal along with an 85 resident signature petition to the Environment, Parks, Recreation Advisory Committee for consideration on March 9, 2023.

Elna MacLeod, resident, spoke in support of a plan to improve Anderson

Park, informed Council of the minimal equipment and outdated swings, and described the park use by high school students and families that could benefit from the addition of picnic benches.

Natalie Kelt, resident, informed Council of the need for updates to Anderson Park due to growth in the community with an increase in families, and requested that there be more shade and a multi aged play structure included in any improvements.

11. RESOLUTION TO CLOSE THE MEETING PURSUANT TO SECTION 90 OF THE COMMUNITY CHARTER

Moved by Councillor Boardman, seconded by Councillor Rotchford: That pursuant to Section 90 (2) (b) of the Community Charter, the meeting be closed to the general public for the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party. Carried unanimously.

12. ADJOURNMENT

Moved by Councillor Boardman, seconded by Councillor Rotchford: That the Regular Council meeting be adjourned at 9:41 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS
THIS DAY OF _____, 2023

DEBRA HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Staff Report

File #:23-123

REQUEST FOR DECISION

DATE: March 20, 2023

Report No. DEV-23-015

TO: Dan Horan, Chief Administrative Officer

FROM: Mikaila Montgomery, Planner and Bill Brown, Director of Development

SUBJECT:

Regional Household Affordability and Prosperity Project (RHAP)

RECOMMENDATION:

That the Township of Esquimalt support the City of Colwood as the primary applicant for a second round of grant funding from the Poverty Reduction Planning & Action Program, with the Community Social Planning Council leading the project in a consulting relationship.

RELEVANT POLICY:

Official Community Plan

STRATEGIC RELEVANCE:

Healthy, Livable and Diverse Community: Support community growth, housing, and development consistent with our Official Community Plan (OCP).

BACKGROUND:

Appendix A: RHAP Background

Appendix B: RHAP Evaluative Summary

PURPOSE:

The City of Colwood is seeking the Township of Esquimalt's support in applying for a second round of grant funding under the Union of BC Municipalities (UBCM) Poverty Reduction Planning & Action Program to secure funds for Phase Two of the Regional Household Affordability and Prosperity Project (RHAP). Staff from Esquimalt have been informally working with staff from other greater Victoria municipalities and the Community Social Planning Council to carry out the project in 2022 and hope to continue this work into 2023. The community of practice convenes every four to six weeks and has been instrumental in outlining priorities for the scope and work completed for the

RHAP project, thus far. A preliminary summary of RHAP achievements to date is attached as Appendix A for reference. An Evaluative Summary for proposed activities in 2023 is attached as Appendix B.

Official Community Plan Analysis:

The Official Community Plan contains several provisions in support of the proposed Phase 2 work of the Regional Household Affordability and Prosperity Project starting with the Vision Statement which in part reads:

To support the vision that Esquimalt is a caring and welcoming community that has strong relationships with our neighbours, the Esquimalt and Songhees Nations, regional municipalities and the naval base.

In addition, section 3.3 of the Regional Context Statement states in part:

The RGS seeks to provide for an adequate, accessible and diverse supply of affordable housing across the housing spectrum. The OCP responds to this policy by providing for increased densification through provisions for suites in duplexes, detached accessory dwelling units, and increased height and density for medium density residential housing and local commercial mixed-use designated land... The Plan also supports the provision a variety of housing types and tenures delivered by both market and non-market developers to support the housing needs of a diverse demographic.

Furthermore, section 5.4 Affordable Housing, has the following objective:

To encourage a range of housing by type, tenure, and price so that people of all ages, household types, abilities, and incomes have a diversity of housing choice in Esquimalt.

Finally, section 5.6 Family and Child-friendly Housing, has the following objective:

To address the shortage of family and child friendly housing in Esquimalt.

Read within the overall context of the OCP, the above noted sections provide a policy framework that would support the Township's involvement in Phase 2 of the RHAP.

ISSUES:

1. Rationale for Selected Option

The community of practice (CoP) developed as part of the RHAP project has significantly improved communication and collaboration on affordable housing policy between staff in each municipality. The result is a more cohesive and concerted regional effort to tackle the pervasive issue of poverty and housing affordability that transcends municipal boundaries. Furthermore, there is policy support in the OCP for participation in the RHAP.

2. Organizational Implications

Staff will devote approximately two hours per month to participating in RHAP activities. The City of Colwood staff will provide overall grant management of the project.

3. Financial Implications

There are no financial implications for the Township of Esquimalt. One hundred percent of the funding would come from the 2023 Poverty Reduction Planning & Action Grant Program. The maximum grant for regional scale projects such as this one is \$150,000.00.

4. Sustainability & Environmental Implications

Seeking intermunicipal solutions to the inextricably linked issues of poverty and housing affordability is integral to achieving regional sustainability.

5. Communication & Engagement

There are no public input requirements.

ALTERNATIVES:

1. That the Township of Esquimalt support the City of Colwood as the primary applicant for a second round of grant funding from the Poverty Reduction Planning & Action Program, with the Community Social Planning Council leading the project in a consulting relationship
2. That Council does not support participation in the Poverty Reduction Planning & Action Program.
3. That Council provide alternate direction to staff.

Regional Household Affordability & Prosperity Project

Project Rationale

As the Greater Victoria area presently has a significant lack of affordable housing, many living in the regions' 13 interconnected municipalities have been unable to truly prosper and thrive. As a result of the housing crisis and the negative effects it has on the well-being and economic prosperity of communities, municipalities should incorporate a regional strategy while still operating independently to serve their citizens needs. By continually assessing the availability of affordable housing, and by fostering regional collaboration and information sharing between municipal governments, this project has the ability to help prioritize household prosperity and economic resilience within the region.

Progress Made – Phase 1

Many things were accomplished during Phase 1 of the RHAP project, which included but was not limited to: creating a Community of Practice within participating municipalities to foster collaboration and information-sharing about local housing affordability strategies; offering informational materials and free events for both the public sector and members of the public on housing affordability and poverty reduction; and generating literature-based publications on housing affordability tools, strategies, and the impacts of housing unaffordability within the communities of the Greater Victoria Area.

Main Goals – Phase 2

This project will build upon the progress made in Phase 1 by continuing to support the local governments of the Greater Victoria Area in their efforts to develop the most effective poverty reduction and housing affordability strategies. However, during Phase 2, the RHAP project aims to expand its reach and intensify its impact. This will be achieved by adding more municipal partners both within and outside the Greater Victoria Area in order to achieve deeper regional collaboration; involving City Councillors so that they may inform social policies in their respective municipalities; raising awareness and reducing stigma about issues related to housing unaffordability and poverty within our communities; and sharing innovative solutions for affordable housing that are applicable in a local context to bolster household prosperity and economic resilience in the region.

Partnerships

Funding:

Union of BC Municipalities (UBCM) via the Province of BC (Poverty Reduction Grants)

Key Community Partner:

The Community Social Planning Council of Greater Victoria

Regional partnership:

Phase 1:

Lead and Host: City of Colwood

Municipal partners: Victoria, Saanich

Participants: Oak Bay, Esquimalt, Langford, Capital Regional District (CRD)

Project Activities

- Continually generating research on housing and homelessness in the region
- Sharing local & best practices among city staff, councillors, and the public
- Profiling local challenges surrounding housing poverty & vulnerability
- Compiling local policy practices & shared learnings
- Hosting events for networking and information sharing
- Fostering community engagement with municipal, business, community partners, and members
- Raising awareness on social issues impacting local communities
- Reducing stigma around housing poverty and housing insecurity

Municipal Involvement

Municipal partners within the RHAP project will have the ability to participate in a variety of the project's activities in accordance with each municipality's capacity and needs. These include, but are not limited to:

- Having research support and in-service workshops
- Engaging with the community on housing affordability challenges and solutions
- Taking part in a Community of Practice for staff members that prioritizes information sharing and collaboration surrounding affordable housing strategies
- Attending events, in-person or virtual, that enable staff and elected officials to learn more about affordable housing best practices

About the Community Social Planning Council

The Community Social Planning Council provides reliable information and engagement processes that inform decision making across all sectors in order to support broad based social well-being. This is done by bringing people together to address community issues, conducting community-based research, and supporting community and regional planning processes.

Regional Household Affordability and Prosperity Project (RHAP)

Evaluative Summary February 2023

Proposed Activity	Description
Activity 1: Establish regional municipal and stakeholder advisory groups.	1: leadership group from municipalities that will shape and oversee the project, confirm key activities, deliverables 2: Community partner advisory to include community perspectives, vulnerable households, lived experience of housing poverty
Activity 2: Evidence base and case studies	1: Literature review of best practices 2: Case studies of applicable cities
Activity 3: Data profile of household vulnerabilities, risk factors	Data driven report profiling household vulnerabilities and intersectional lens regarding household affordability and risk factors.
Activity 4: Local policy instruments in place and planned to address housing affordability challenges	Report regarding policy instruments that are in place and planned to address housing affordability challenges.
Activity 5: Increase local capacity	Workshops, research, educational materials
Activity 6: Community Engagement	Engage with stake holders, those with lived experience: <ul style="list-style-type: none"> • Municipal staff, councils • Businesses • Developers, related associations • Organizations working with low-income groups & housing related issues • Tenant & landlord groups
Activity 7: Communication	Communicate to the public – raise awareness of housing poverty, affordability solutions research, shared learnings on housing poverty
Ongoing Evaluation	Reporting project progress throughout duration
Final Evaluation and reporting	Final evaluation, project report at completion. Evaluation will be participatory with leadership from advisory committees/CoP.

Proposed Activity 1: Regional Stakeholder and Municipal Advisory Groups

Community of Practice (Municipalities):
Work Complete
<p>Municipalities/Entities participating:</p> <ul style="list-style-type: none">• Colwood (Host and Lead City)• Victoria (Municipal Partner)• Saanich (Municipal Partner)• Oak Bay• Esquimalt• Langford• Capital Regional District (CRD) <p>Originally, the three RHAP lead, and partner municipalities were limited to participation in this Community of Practice. However, this group has now expanded to informally include 3 other municipalities and the CRD.</p> <p>This CoP has met usually about every month or month and a half since June 2022. The CoP has been instrumental at outlining priorities for the scope and work completed for this project, thus far.</p>

Activity 2: Evidence Base and Case Studies

1: Literature review of best practices	
The CSPC has created a toolkit that outlines best practices of tools and policies that can be used to effect housing affordability. As well, this toolkit outlines examples where these tools have been put into place across the province.	
Status	Completed in February 2023

2: Case Studies of Applicable Cities	
The CSPC is creating, with input from the CoP, a report highlighting a series of case studies from cities from around the world and what innovations and successes they have had regarding housing policy, tools, and outcomes.	
Estimated Overall Completion	Early-April 2023

Activity 3: Data Profile of Household Vulnerabilities & Risk Factors

1: Data Profiles
The CSPC is creating a report that will profile household vulnerabilities and risk factors, in the region but particularly for the participating municipalities, Colwood, Saanich, and Victoria.

Estimated Overall Completion	Early June 2023
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Activity 4: Local Affordable Housing Policy Instruments Report

1: Local Policy Instruments Report	
The CSPC is creating a report outlining policy instruments that are in place and planned to address housing affordability challenge, in our region and particularly within Colwood, Saanich and Victoria.	
Estimated Overall Completion	End of April 2023.

Activity 5: Increase Local Capacity

1: "The Councillor Learning Session: Municipal Levers for Housing Affordability" Event
Activity
On December 5, 2022, the CSPC in partnership with the RHAP municipalities held an in-person workshop focused on bringing together new and experienced councillors and mayors, to engage in roundtable discussions and educational presentations. Approximately 65 staff, councillors and mayors, and representatives from the CRD, non-profits, city planners, and academics attended. At this event, the toolkit draft was shared with all attendees.

Upcoming in Person Events	
March 2023	Follow up in person event for city councillors, mayors, and staff regarding housing affordability in our region.
Spring 2023	An in-person event focusing on housing for families, and its importance in our region and how to support increased creation of affordable housing for families.

Activity 6: Community Engagement

Online Webinars	
Drivers of Homelessness	
The CSPC held an online webinar, focused on the content of our Drivers of Homelessness Report . This webinar can also be accessed as a recording on our website .	
Date	June 22, 2022
Filling the Gap: Analytics to Support Housing for All in Greater Victoria	
"Filling the Gap" explored UBC's HART Method and highlights the variations in local need by looking specifically at the municipalities of Sooke, Esquimalt, Saanich, and the City of Victoria in comparison to Greater Victoria. The HART Method, developed by UBC's Housing	

Research Collaborative, offers an approach to determining local housing needs that includes housing size, accessible homes, and the maximum costs for rent at specific income levels. The Community Social Planning Council has piloted the HART Method of developing housing needs assessments for five areas in Greater Victoria and discussed the resulting findings at this event.

Following this public webinar, the CSPC held a private roundtable conversation for elected officials. The recorded online event and discussion can be accessed [here](#).

Date	September 20, 2022
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Policy + Protection: How Municipalities Can Increase Density While Protecting Tenants

The CSPC hosted this event in conjunction with Liveable Victoria, to hold a solutions-based conversation with experts, community members, and those with lived experience.

This event functioned as a forum to have community ideas heard and share in dialogue on an important issue facing our community. The objective of this conversation is to identify ways in which we can:

- Provide strong tenant protections/displacement supports while
- Increasing housing supply and thereby addressing the systemic shortage of housing.

The recorded online event and discussion can be accessed [here](#).

Date	September 28, 2022
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Making Affordable Housing Happen: Non-profit Solutions for Cities

The CSPC held this webinar with local leaders in the non-profit field discuss non-market solutions to the housing crisis. Past reports and webinars such as the Housing Needs Assessment, Drivers of Homelessness, and Tenant Displacement Protection provided a basis for the presentations and conversation, with discussion from community members, elected officials, and local government staff.

The recorded online event and discussion can be accessed [here](#).

Date	November 16th
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Community Engagement

We have met with several members of the business community regarding their experiences, concerns and input regarding regional housing affordability.

We have engaged with individuals from the business community, community organizations and those who have lived experience regarding housing unaffordability and homelessness.

Activity 7: Communication

Webinars & Reports

All CSPC webinars and reports regarding housing have been communicated widely to the public and are available on our website. We have created press releases for many of these events, which have amplified community knowledge and engaging with these events and their learnings.



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Staff Report

File #:23-144

REQUEST FOR DECISION

DATE: March 20, 2023

Report No. DEV-23-019

TO: Dan Horan, Chief Administrative Officer

FROM: Mikaila Montgomery, Planner and Bill Brown, Director of Development Services

SUBJECT:

Rezoning Application - 1072 & 1076 Colville Road - Requirement for a Public Hearing

RECOMMENDATION:

That staff proceed with the appropriate public notification so that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3099, allowing Secondary Suites as a permitted use in Zone CD-128 at 1072 Colville Road, can be considered by Council for first, second, and third readings without holding a Public Hearing.

That staff proceed with the appropriate public notification so that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3100, allowing Secondary Suites as a permitted use in Zone CD-129 at 1076 Colville Road, can be considered by Council for first, second, and third readings without holding a Public Hearing.

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922

Zoning Bylaw, 1992, No. 2050

Local Government Act

Declaration of Climate Emergency

Parking Bylaw, 1992, No. 2011

Development Application Procedures and Fees Bylaw, 2012, No. 2791

Advisory Planning Commission Bylaw, 2012, 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

STRATEGIC RELEVANCE:

Healthy, Liveable and Diverse Community: Support community growth, housing, and development consistent with our Official Community Plan.

BACKGROUND:

Appendix A: Aerial Photos
Appendix B: Architectural and Landscape Plans
Appendix C: Amendment Bylaws No. 3099 and No. 3100
Appendix D: Section 219 Covenant
Appendix E: Summary of revisions
Appendix F: Open house summary
Appendix G: Green building checklist
Appendix H: Information sheet
Appendix I: Staff presentation
Appendix J: Applicant's Presentation

PURPOSE OF APPLICATION:

The applicant is requesting to amend Comprehensive Development Districts CD-128 and CD - 129 to allow Secondary Suites as a permitted uses on both properties. A Section 219 covenant [Appendix D] that restricts the creation of Secondary Suites within any dwelling unit or otherwise on the Lands is currently registered on both Titles. The applicant has applied for the covenants to be discharged, which must occur before the Rezoning Bylaw is adopted. In addition, each suite will require an on-site parking space. The Zoning Bylaw amendments include exemptions to Parking Bylaw Part 4, Section 9(4) to accommodate them in the driveway in front of the front face of the Principal Building.

Before Council can consider the Bylaw, a decision on whether a public hearing is required must be made. Section 464 (2) of the Local Government Act states:

- (2) A local government is not required to hold a public hearing on a proposed zoning bylaw if*
- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and*
 - (b) the bylaw is consistent with the official community plan.*

Given that the proposed Zoning Bylaw amendment is consistent with the Official Community Plan, Council has an opportunity not to require a public hearing.

CONTEXT:

Applicant: Denise Kors
Owner: David Kindrat and Alyssa Carlson
Designer: Adapt Designs
Landscape Designer: Duane Ensing
Property Size: 653m2

OCP Land Use Designation: Low Density Residential

Current: Low Density Residential

Proposed: Low Density Residential

Zone: Comprehensive Development No. CD-128 and No. CD-129

Existing Land Use: Single Family Residential

Proposed Land Use: Two Family Residential

Surrounding Land Use:

North: Agricultural Land Reserve (Golf Course)

South: Low Density Residential

East: Low Density Residential

West: Low Density Residential

CHRONOLOGY:

2019 - Rezoning application submitted to change from RS-6 to CD-128 and CD-129 to allow for the construction of a Two-Family dwelling

2021 - Section 219 Covenant prohibiting suites is registered

2021 - Rezoning completed

2022 - Current Rezoning application submitted (August)

2022 - Advisory Planning Commission (October)

2023 - Revised plans submitted (February)

OCP ANALYSIS:

The site is designated 'Low Density Residential' as illustrated on the "Proposed Land Use Designation" map (Official Community Plan Bylaw, 2018, No. 2922 - Schedule B).

The Official Community Plan supports the expansion of housing types in residential areas, particularly missing middle housing types. The following policies should be considered in the evaluation of this proposal.

5.1 Anticipated Housing Needs in the Next 5 Years

Objective: Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

Policy - Support the inclusion of secondary suites within present and proposed low density residential land use designated areas. *The applicant is proposing to add two Secondary Suites to this lot. See Appendix B for the architectural plans of the proposed suites.*

Policy - Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are

designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

Policy - Encourage the development of rental accommodation designed for a variety of demographic household types, including young families. *These secondary suites would add rental stock to Esquimalt.*

5.2 Low Density Residential Redevelopment

Objective: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Policy - Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Policy - Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

5.4 Affordable Housing

Objective: To encourage a range of housing by type, tenure and price so that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

Policy - Encourage the provision of missing middle housing types such as two-unit dwellings (duplexes), townhouses and small lot infill as one avenue to address housing affordability.

13.3.3 Building Energy Efficiency

Objective: To reduce building emissions by increasing energy efficiency in new buildings.

Policy - Pursue higher energy-efficiency performance in new developments, through the achievement of higher steps in the BC Energy Step Code as an amenity associated with rezoning.

The applicant has indicated they plan to build to Step Code 3 standards [see Green Building Checklist, Appendix G].

13.3.6 Passenger Vehicle Alternatives

Objective: To reduce impact of motor vehicles that derive energy from fossil fuels by increasing capacity for alternative fueling and sharing.

Policy - Encourage the installation of electric vehicle charging infrastructure in all new multi-unit developments.

Policy - Pursue the installation of electric vehicle charging capacity in new developments during the rezoning process.

ZONING ANALYSIS:

Comprehensive Development District No. 128 includes the following regulations:

	CD Zone 128
Floor Area Ratio	0.4
Lot Coverage	36%
Building Height	7.3 metres
Front Setback	7.5 metres
Side Setback East	2.2 metres
Side Setback West	2.1 metres
Rear Setback	7.5 metres
Permitted Uses	Two Family Residential, Home Occupation, Boarding, Urban Hens

Comprehensive Development District No. 129 includes the following regulations:

	CD Zone 129
Floor Area Ratio	0.4
Lot Coverage	36%
Building Height	7.3 metres
Front Setback	7.5 metres
Side Setback East	1.6 metres
Side Setback West	2.1 metres
Rear Setback	7.5 metres
Permitted Uses	Two Family Residential, Home Occupation, Boarding, Urban Hens

The proposed changes are to add “Secondary Suite: subject to the requirements of Section 30.6” to the Permitted Uses, and to amend On-site parking to read “Notwithstanding Section 9(4) of the Parking Bylaw, 1992, No. 2011 (as amended), a maximum of two parking spaces may be located closer to the Front Lot Line than the front face of the Principal Building.

PARKING ANALYSIS:

Parking Bylaw, 1992, No. 2011 requires 1 space per dwelling unit for Two Family Dwellings, which means two parking spaces are required for each property. Two parking spaces are proposed for each garage, and the other two are proposed for the driveway [see Appendix B]. Parking Bylaw No. 2011 Section 9(4) states that parking spaces in residential zones shall be located no closer to the Front Lot Line than the front face of the Principal Building. The additional parking spaces proposed as part of this rezoning would require an exception to Parking Bylaw, 1992, No. 2011 (as amended) to allow the

suite parking to be located where they are proposed [see Appendix B].

COMMENTS FROM OTHER DEPARTMENTS:

Engineering

According to Bylaw 2175, including all schedules, the developer may be required to provide all Works and Services up to the road centerline. All Works and Services that are required to be constructed and installed at the expense of the Owner shall be constructed before the Approving Officer approves the development unless the Owner: deposits with the Municipality a Security Deposit in the amount of 120% of the estimated construction cost and enters into a Servicing Agreement with the Municipality. The proposed development is to have services including but not limited to new sewer and drain connections, and new curb gutter, and sidewalk along the frontage.

Building Official

Sprinklers are required by Building Regulation Bylaw, 2017, No. 2899.

COMMITTEE RECOMMENDATIONS:

Advisory Planning Commission

This application was considered at the regular meeting of the Advisory Planning Commission (APC) held on October 18, 2022. The APC discussed the inclusion of suites in the proposed duplexes. There was support for the design, additional housing units, and density. Concerns over natural light/lack of windows, parking, suite storage and bike storage were discussed.

The Advisory Planning Commission forwarded the application for rezoning to allow Secondary Suites as a permitted use in the Zone CD-128 at 1072 and CD-129 at 1076 Colville Road [Lots 12 and 13, Block 12, Section 10, Esquimalt District, Plan 5241] to Council with a recommendation of approval with the following conditions: 1) Solve the natural light issue in the secondary suites and, 2) Provide storage, including bicycle storage, for the units and suites. Carried Unanimously.

The applicant has addressed the concerns of the Advisory Planning Commission through changes to the design. See Appendix E for a summary of the revisions.

ISSUES:

1. Rationale for Selected Option

The conditions outlined in Section 464 (2) of the Local Government Act are applicable to the two rezoning applications being presented to Council at this time. Therefore, Council can elect not to hold a public hearing. Given that the addition of a suite for each previously approved duplex unit (four suites in total) represents a relatively minor increase in gross density, and that there is a severe shortage of housing in Esquimalt, staff recommend that this application proceed without a public hearing.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

The proposal before Council would result in a denser urban environment which is generally associated with reduced greenhouse gas emissions. The livability of a development and the neighbourhood contributes to the social and economic sustainability of the community. The applicant has also submitted a Green Building checklist [Appendix G].

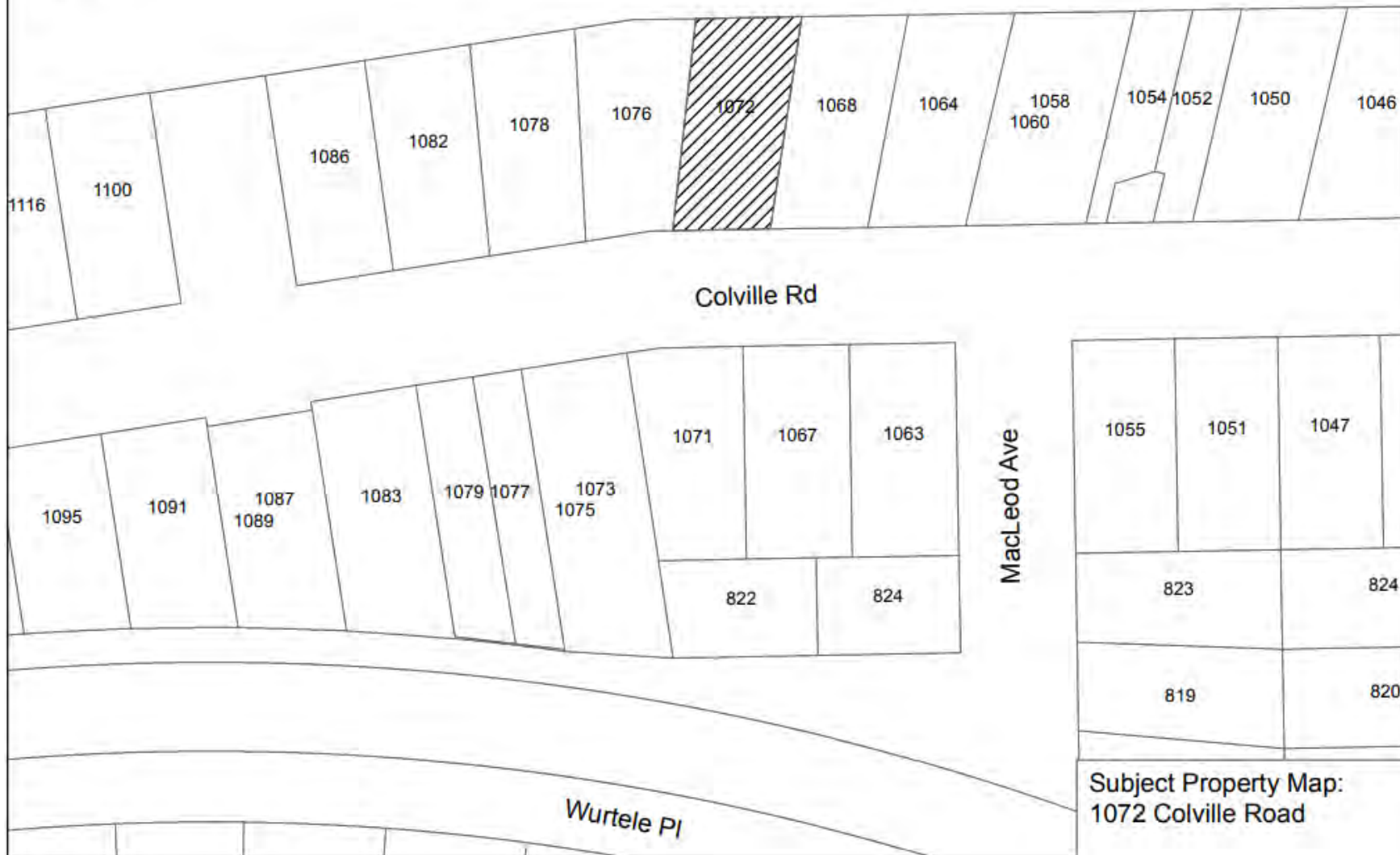
5. Communication & Engagement

As per S.467 of the *Local Government Act* if Council decides to not hold a Public Hearing on the proposed Zoning Bylaw Amendment, a notice would be mailed to tenants and owners of properties within 100 metres (328 feet) of the subject property, and notice would be placed in two editions of the Victoria News. Signs indicating that the property is under consideration for a change in zoning have been placed on the Colville Road frontage and would be updated to reflect that a Public Hearing will not be held.

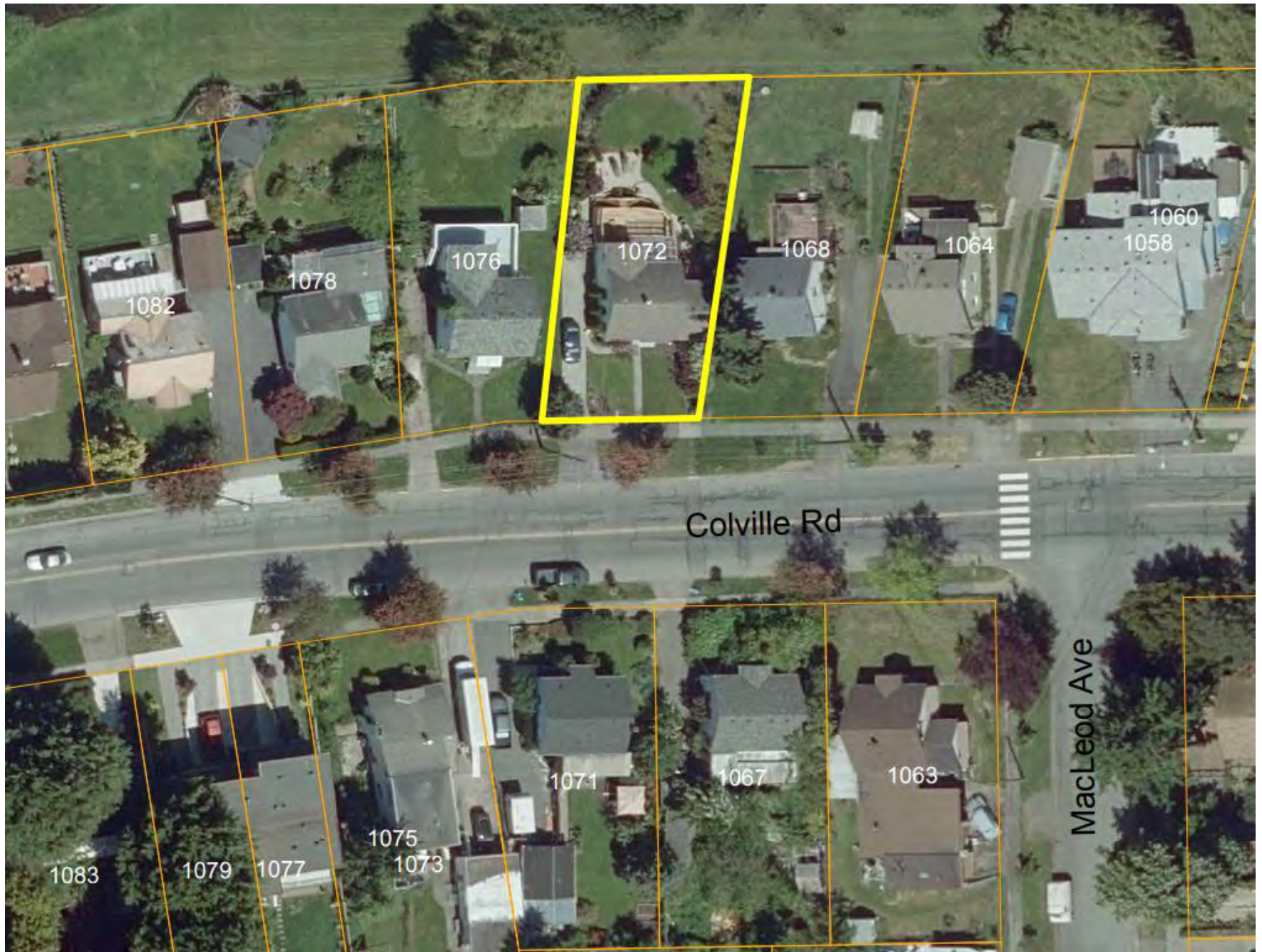
Alternatively, if Council decides to hold a public hearing for the proposed Zoning Bylaw Amendment, a notice would be mailed to tenants and owners of properties within 100 metres (328 feet) of the subject property, notice of the Public Hearing would be placed in two editions of the Victoria News, and the signs on the property frontages would be updated to reflect the time and date of the Public Hearing.

ALTERNATIVES:

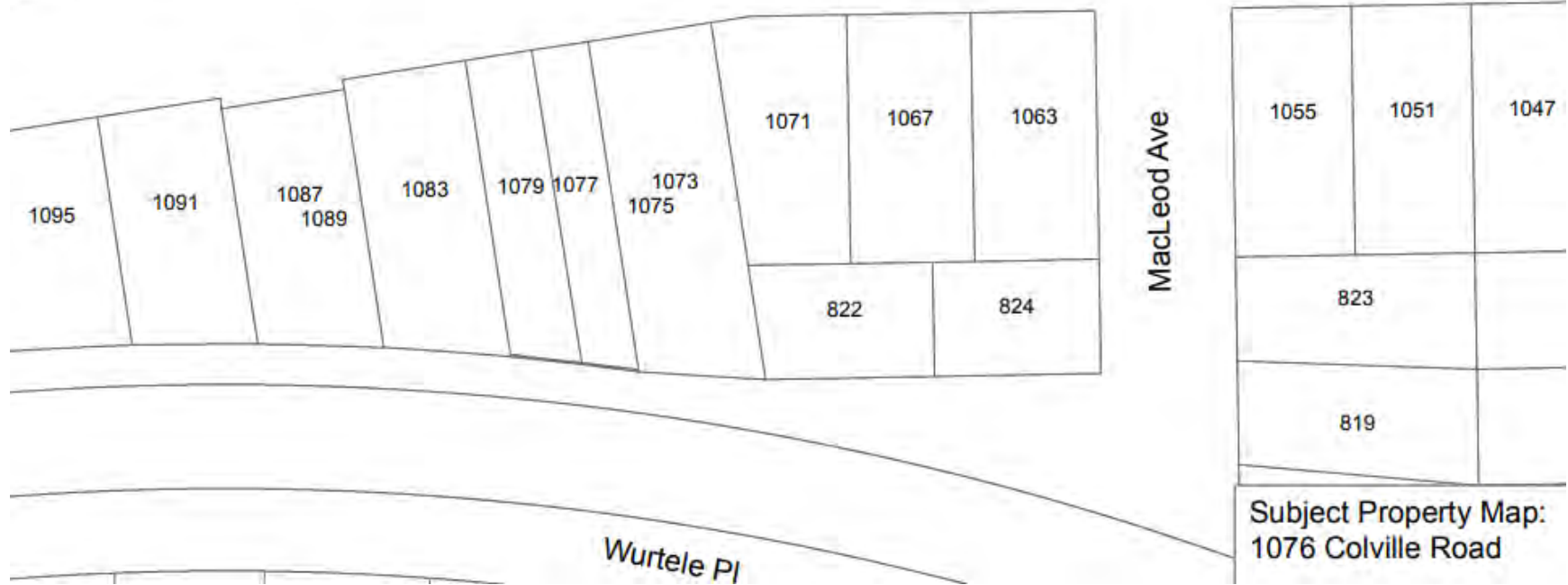
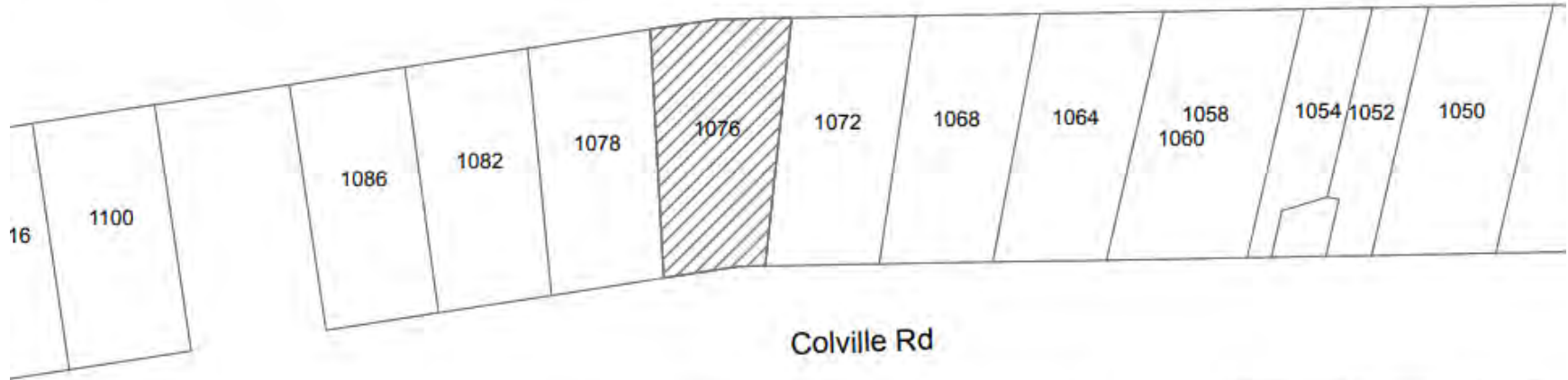
1. That staff be directed to provide the appropriate notifications, and that the amending bylaws be brought to Council for first, second, and third readings without holding a public hearing.
2. That Council give first and second readings to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3099 [Appendix C] and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3100 [Appendix C], and that a Public Hearing be scheduled for both these bylaws.
3. That Council defeat Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3099 [Appendix C] and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3100 [Appendix C].



Subject Property Map:
1072 Colville Road







GENERAL NOTES

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), GOOD CONSTRUCTION PRACTICE, AS WELL AS ANY OTHER LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE

ALL MEASUREMENTS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS/SITE CONDITIONS AND MEANS DIMENSIONS & ELEVATIONS HAVE BEEN VERIFIED & ARE ACCEPTABLE

IF ANY DISCREPANCIES ARISE, THEY SHOULD BE REPORTED TO THE DESIGNER

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

FRAMING LUMBER SHALL BE GRADED #2 OR BETTER UNLESS OTHERWISE SPECIFIED

ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES AND MILLWORK TO OWNERS APPROVAL

STAIR TREADS TO BE PLYWOOD OR OTHER ENGINEERED PRODUCT AND SECURED WITH SCREWS AND SUB-FLOOR ADHESIVE

TEMPORARY HEAT REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK. MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%

SITE PLAN
LAYOUT TO BE CONFIRMED BY A CURRENTLY REGISTERED BRITISH COLUMBIA LEGAL LAND SURVEYOR

ALL SET BACKS TO BE CONFIRMED BY THE OWNER AND BUILDER

ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER

VERIFY EXISTING AND PROPOSED GRADES PRIOR TO CONSTRUCTION

FOUNDATION
THE BUILDER IS RESPONSIBLE FOR LOCATING THE FOOT PRINT OF THE STRUCTURE IN THE PROPER PLACE AS PER PLANS

CONCRETE FOUNDATION WALLS NOT SUBJECT TO SURCHARGE SHALL BE INSTALLED ON COMPACTED, UNDISTURBED, INORGANIC STABLE SOILS BELOW THE DEPTH OF FROST PENETRATION WITH AN ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER. IF SOFTER CONDITIONS APPLY, THE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL WITH NOT LESS THAN 12.7mm Ø ANCHOR BOLTS SPACED NOT MORE THAN 2.4m O.C. OR FOR BRACED WALL PANELS 2 15mm Ø ANCHOR BOLTS PER BRACED WALL PANEL 500mm FROM THE ENDS OF THE FOUNDATION AND SPACED 1.7m O.C. EMBEDDED 100mm DEEP

ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED OR PROTECTED BY A MOISTURE RESISTANT GASKET

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED AND ADVISE THE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE ENGINEERING

ALL FOUNDATION WALLS ARE 200mm THICK 20MPa CONCRETE UNLESS OTHERWISE SPECIFIED

FOUNDATION WALLS MAY BE A MAXIMUM OF 4' HIGH FROM GRADE TO UNDERSIDE OF FLOOR IF Laterally UNSUPPORTED AT TOP. ALL OTHER CONCRETE FOUNDATION WALLS TO BE ENGINEERED

FRAMING
ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER

ALL SPANS AND LOADINGS SHALL CONFORM TO THE CURRENT VERSION OF THE BCBC. VERIFICATION OF ALL COMPONENTS IS THE RESPONSIBILITY OF THE OWNER/BUILDER. ANY COMPONENTS WHICH CANNOT BE DESIGNED WITH THE BCBC SHALL BE DESIGNED BY A QUALIFIED ENGINEER

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS

IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE 2018 BCBC AND INDUSTRY STANDARDS FOR WOOD FRAME CONSTRUCTION. NOT EVERY DETAIL OF WOOD FRAMING IS SHOWN ON THESE DRAWINGS

ALL LINTELS DOUBLE 2X10 S.S. SPF FOR CLEAR SPANS UP TO 5' UNLESS OTHERWISE NOTED

EXTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF EXTERIOR SHEATHING TO INSIDE OF DRYWALL

INTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF DRYWALL TO OUTSIDE OF DRYWALL

ROOM MEASUREMENTS SHOWN ARE TO THE NEAREST INCH. DIMENSIONS SHOWN ARE TO THE NEAREST 1/2"

CONFIRM ALL VANITY'S, BATHTUBS, SHOWERS AND KITCHEN CUPBOARDS WITH OWNER PRIOR TO FRAMING AS THESE MAY REQUIRE MODIFICATIONS TO THE ROOM SIZES

TYPICAL DOOR AND WINDOW HEADER HEIGHT"
8' CEILINGS: 6'8"
9' CEILINGS: 7'0"
10' CEILINGS: VARIES

ROOFING

ALL ROOFING SHALL BE APPLIED TO THE MANUFACTURERS SPECIFICATIONS AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMMING AND SNOW BUILD UP

PLUMBING AND ELECTRICAL

ANY PLUMBING AND ELECTRICAL SHOWN ON THESE PLANS IS FOR ILLUSTRATIONAL PURPOSES ONLY AND MUST BE DESIGNED AND INSTALLED BY A QUALIFIED PROFESSIONAL

FLASHING

ALL PENETRATIONS THROUGH THE ROOF WILL REQUIRE FLASHING.

ALL ROOFING TO INCLUDE STEP FLASHING.

ALL EXPOSED OPENINGS TO INCLUDE FLASHING

ALL FLASHING END DAMS TO BE 25mm (1") HIGH

DOORS

FRAME OPENING TO BE 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS.
FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5"
ALL INTERIOR DOORS TO BE 30" WIDE UNLESS OTHERWISE SPECIFIED

FENESTRATION

ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO NAFS-08 AND THE CANADIAN SUPPLEMENT TO NAFS

FENESTRATION PERFORMANCE REQUIREMENTS:
CLASS R - PG 30 - +VE/-VE DP = 1440Pa/1440Pa - WATER PENETRATION RESISTANCE = 260Pa - CANADIAN AIR INFILTRATION/EXFILTRATION = A2

WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION

SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS AND MILLWORK TO OWNERS APPROVAL

ALL WINDOWS ADJACENT TO BATH TUBS TO BE SAFETY GLASS

GUARDS/HANDRAILS

INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" TO 38" ABOVE STAIR NOSING

INSTALL GUARDS AT ALL BALCONIES, DECKS AND PORCHES GREATER THAN 2' ABOVE GRADE .
INSTALL GUARD AT 42" HEIGHT WHERE SURFACE IS GREATER THAN 6' ABOVE ADJACENT SURFACE, OTHERWISE 36" GUARDRAIL ALLOWABLE

TOPLESS GLASS GUARDS TO BE ENGINEERED WITH SEALED DRAWINGS

VENTILATION

PROVIDE ATTIC AND CRAWLSPACE ACCESS AND VENTILATION IN ACCORDANCE WITH BCBC

PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH BCBC AND LOCAL BYLAWS

MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FRAMING INSPECTION

MISC.

SMOKE/CARBON MONOXIDE ALARMS TO BE PROVIDED ON EVERY FLOOR AND ARE TO BE HARDWIRED AND WITHIN 5m OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. SMOKE ALARMS TO ALSO BE PROVIDED IN EVERY BEDROOM. ALL SMOKE ALARM LOCATIONS WILL HAVE BOTH PHOTOELECTRIC AND IONIC DETECTION SYSTEMS

BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 3.8ft² WITH NO DIMENSION LESS THAN 15"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION. ADAPT DESIGN DOES NOT ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE
-CONFORMITY OF PLANS TO SITE
-ERRORS AND/OR OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS
THESE PLANS REMAIN THE PROPERTY OF ADAPT DESIGN AND CAN BE RECLAIMED AT ANY TIME

COMMENCEMENT OF CONSTRUCTION OR DEMOLITION MEANS THAT YOU HEREBY EXPRESSLY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH HAVE OR MAY IN FUTURE HAVE, AGAINST ADAPT DESIGN, AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, REPRESENTATIVES, AFFILIATES, SHAREHOLDERS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, "RELEASEES"), ON ACCOUNT OF ERRORS OR OMISSIONS ON THE DRAWINGS WHICH MAY RESULT IN CONSEQUENTIAL LOSS, INJURY, DAMAGE INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS AND LOSS OF MARKETS. I COVENANT NOT TO MAKE OR BRING ANY SUCH CLAIM, INCLUDING CLAIMS OF NEGLIGENCE, AGAINST ADAPT DESIGN OR ANY OTHER RELEASEE, AND FOREVER RELEASE AND DISCHARGE ADAPT DESIGN AND ALL OTHER RELEASEES FROM LIABILITY UNDER SUCH CLAIMS.



PERSPECTIVE VIEW

NOT TO SCALE

Issued

COVER SHEET & GENERAL INFO

A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>

PLANS

A 101	FOUNDATION PLAN	<input type="checkbox"/>
A-102	BASEMENT AND ROOF PLAN	<input type="checkbox"/>
A-103	MAIN AND UPPER FLOOR PLAN	<input type="checkbox"/>

ELEVATIONS

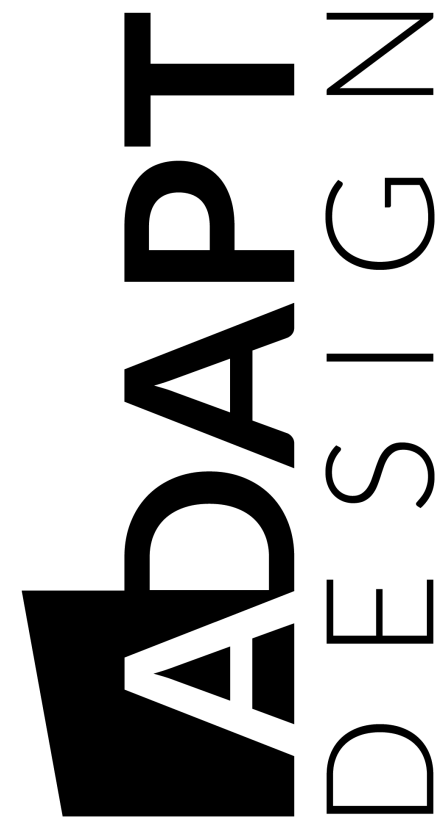
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A-202	ELEVATIONS	<input type="checkbox"/>

SECTIONS

A-301	CROSS SECTION	<input type="checkbox"/>
A-302	CROSS SECTION	<input type="checkbox"/>

DETAILS

A-401	DETAILS	<input type="checkbox"/>
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COLVILLE
ROAD 1072

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ISSUED:

COVER SHEET

A-001

Printed: 2023-02-08

PROJECT:
NEW MODERN DUPLEX

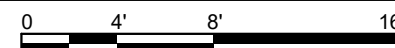
A = 7.81m
B = 6.81m
C = 6.79m
D = 6.83m
E = 6.86m
F = 6.90m
G = 7.04m
H = 7.83m
I = 7.96m
J = 8.00m
K = 7.95m
L = 7.95m
M = 7.90m
N = 7.81m
 $104.44\text{m}/14 = 7.46\text{m}$

A diagram of a parking space. It is a rectangle with a width of 5.5m and a height of 2.6m. A triangular area on the left side is labeled "PARKING SPACE".



SITE PLAN

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



Project Type:	New Duplex w/ S.S.	
Owner:	David Kindrat	
Site Address:	1072 Colville Road, Esquimalt, BC	
Legal Description:	Lot 11 Block 6 Section 10 Esquimalt District Plan 5240 PID 001-478-656	
Zoning: CD-128	<u>Zoning</u>	<u>Proposed</u>
<u>Setbacks:</u>		
North	7.50m	10.20m
East	2.20m	2.27m
South	7.50m	8.73m
West	2.1m	2.16m
Cov. Entry Posts	0.7m	0.5m

Floor Area:	
Basement	99.87m ²
Main	116.22m ²
Upper	132.11m ²
Garage	46.07m ²
Total	394.3m ²

<u>Lot Coverage:</u>	36%	27.14%
----------------------	-----	--------

Lot Area:	653m ²
Building Footprint:	177.3m ²

-BC Building Code Current Edition (2018)

Compliance path: BCBC 9.36
Requirements applicable to this project: Prescriptive Path

BCBC 9.32

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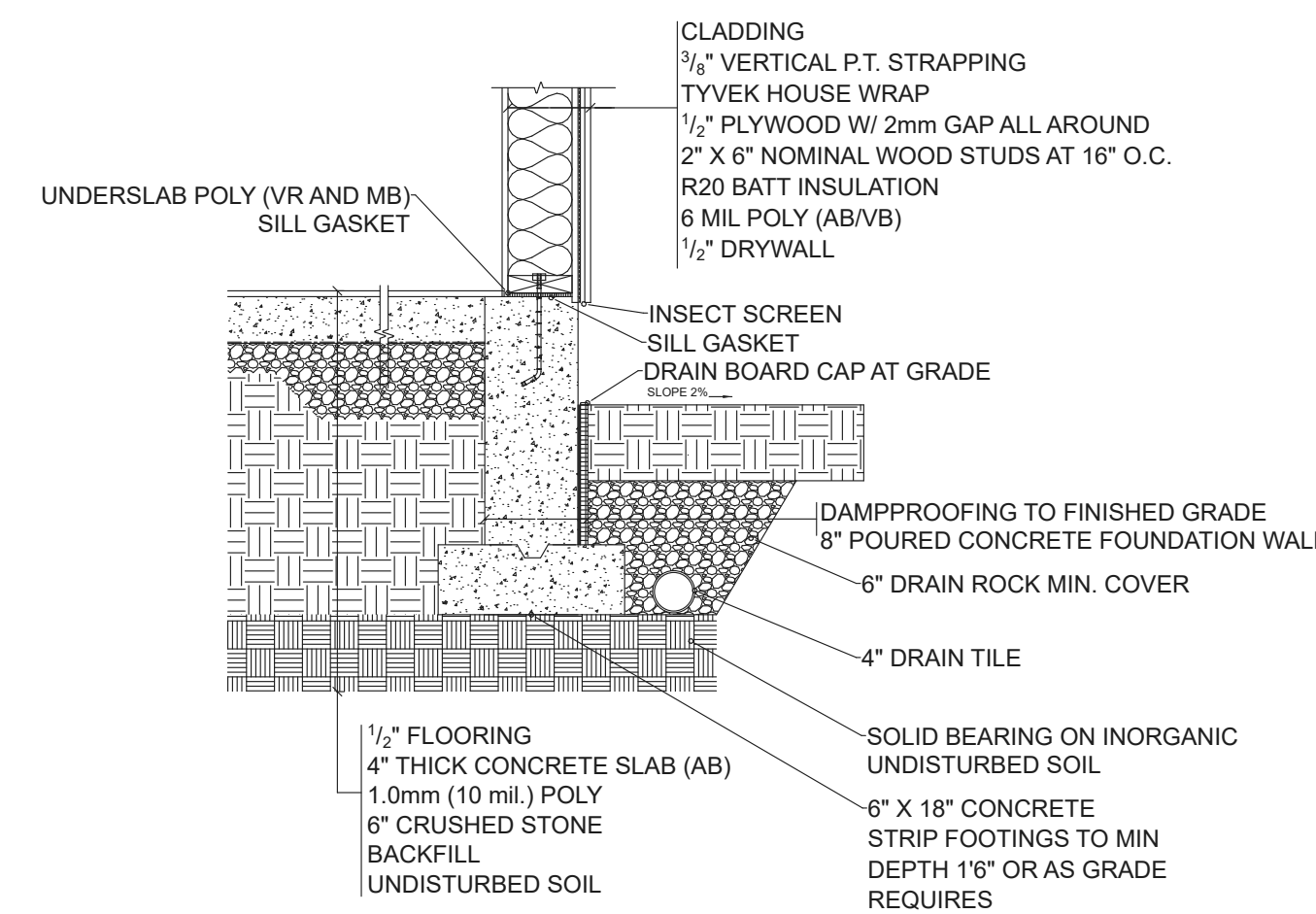
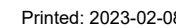
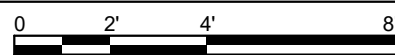
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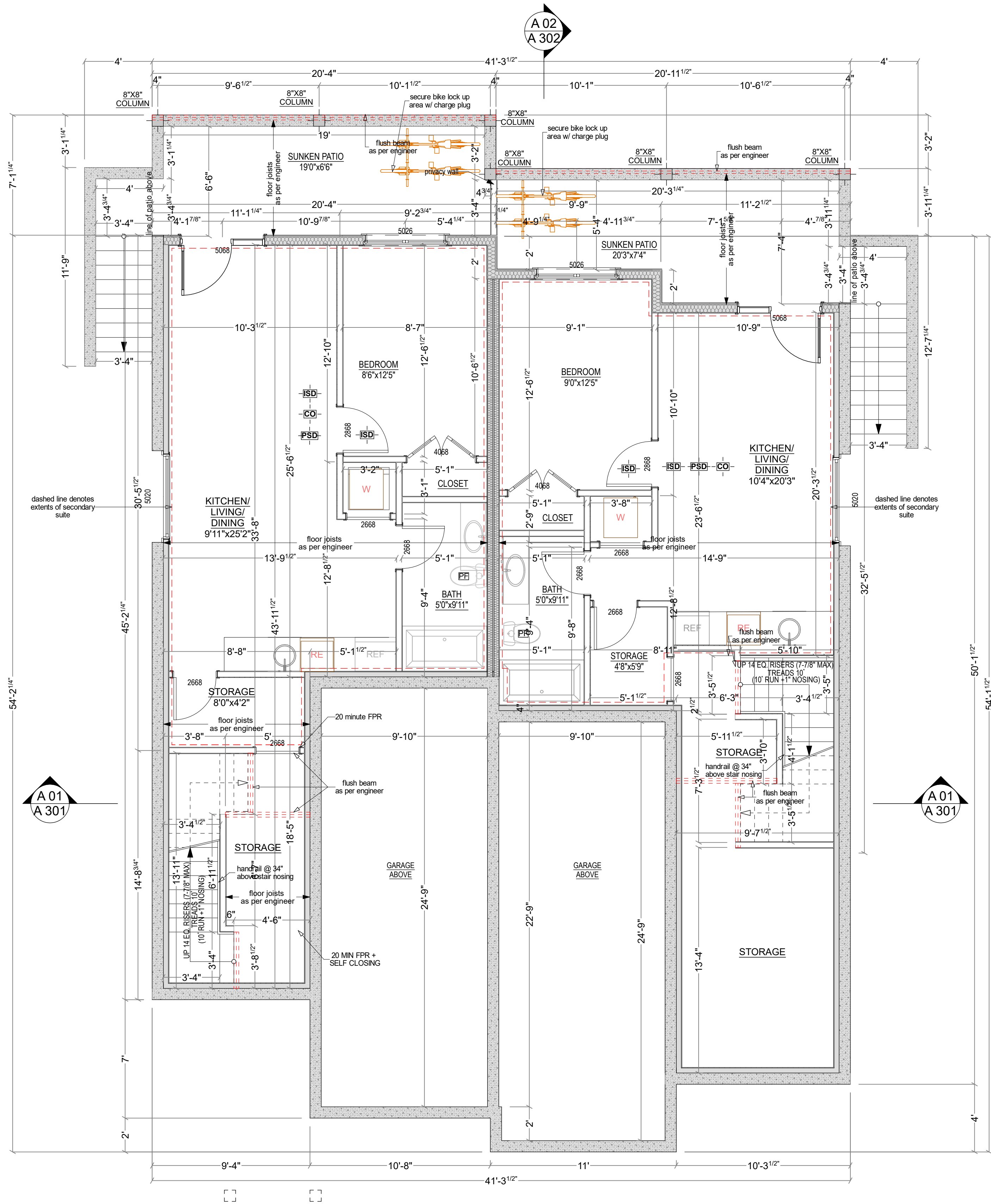
ISSUED:

SITE PLAN

A-002

ed: 2023-02-08





UNIT 1

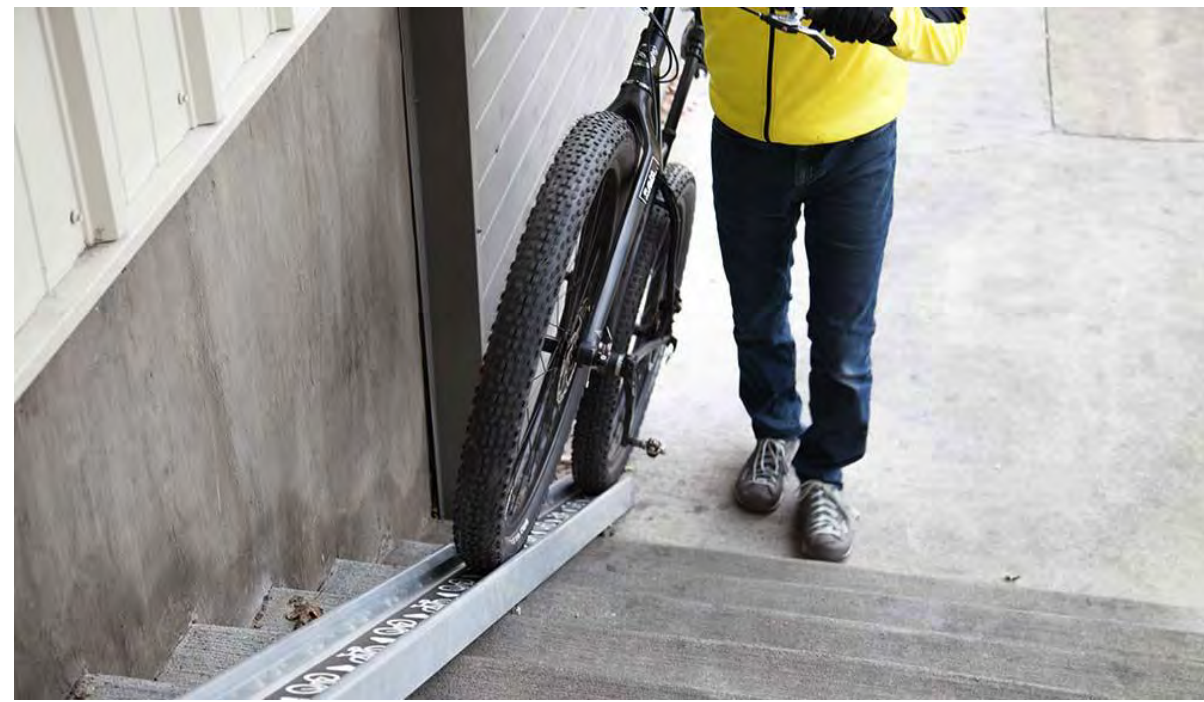
BASEMENT AREA
577 sq ft

SUITE AREA
509 sq ft

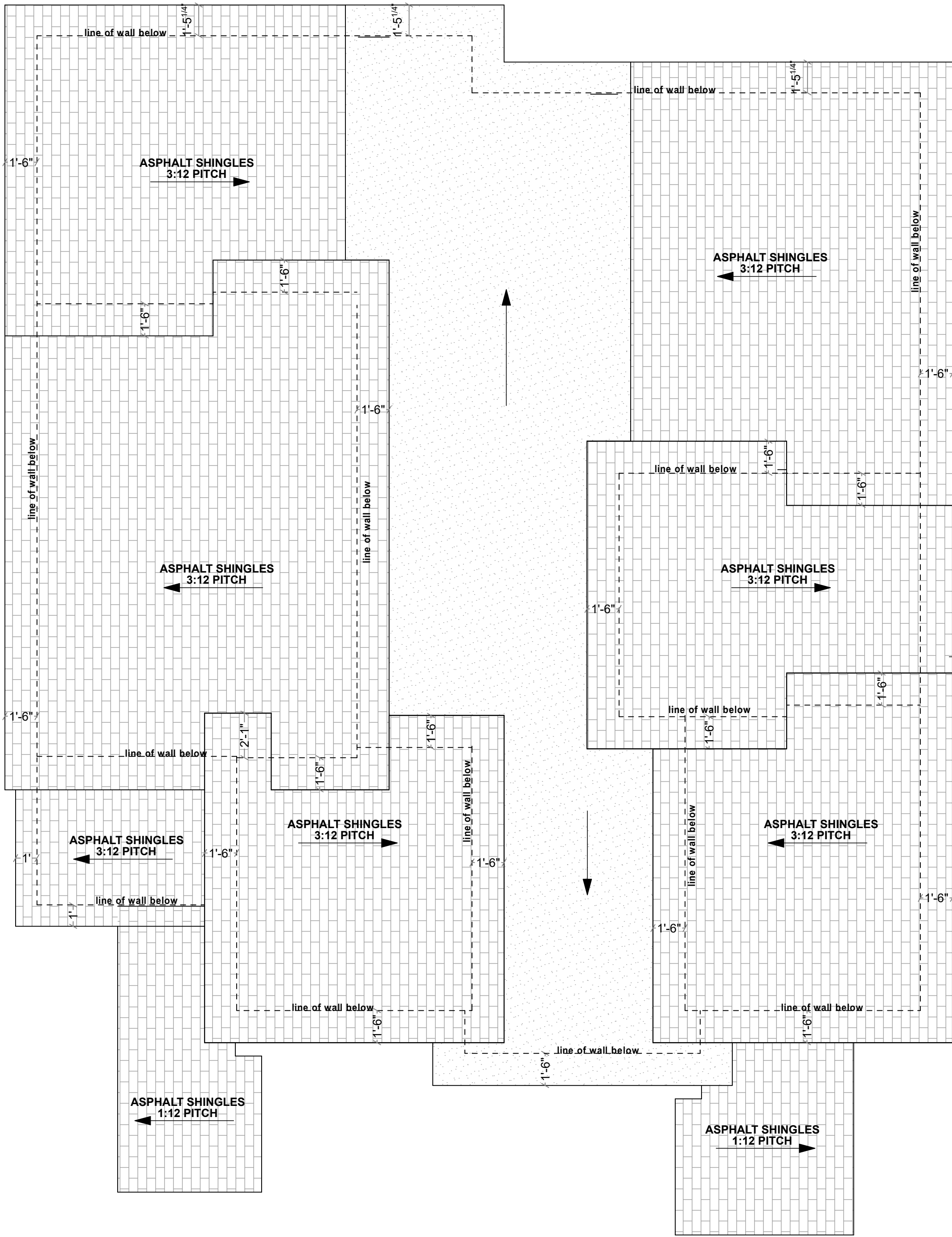
UNIT 2

BASEMENT AREA
498 sq ft

SUITE AREA
449 sq ft



TYPICAL BIKE TRACK



PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS
WIDTH X DEPTH
- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
- KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET

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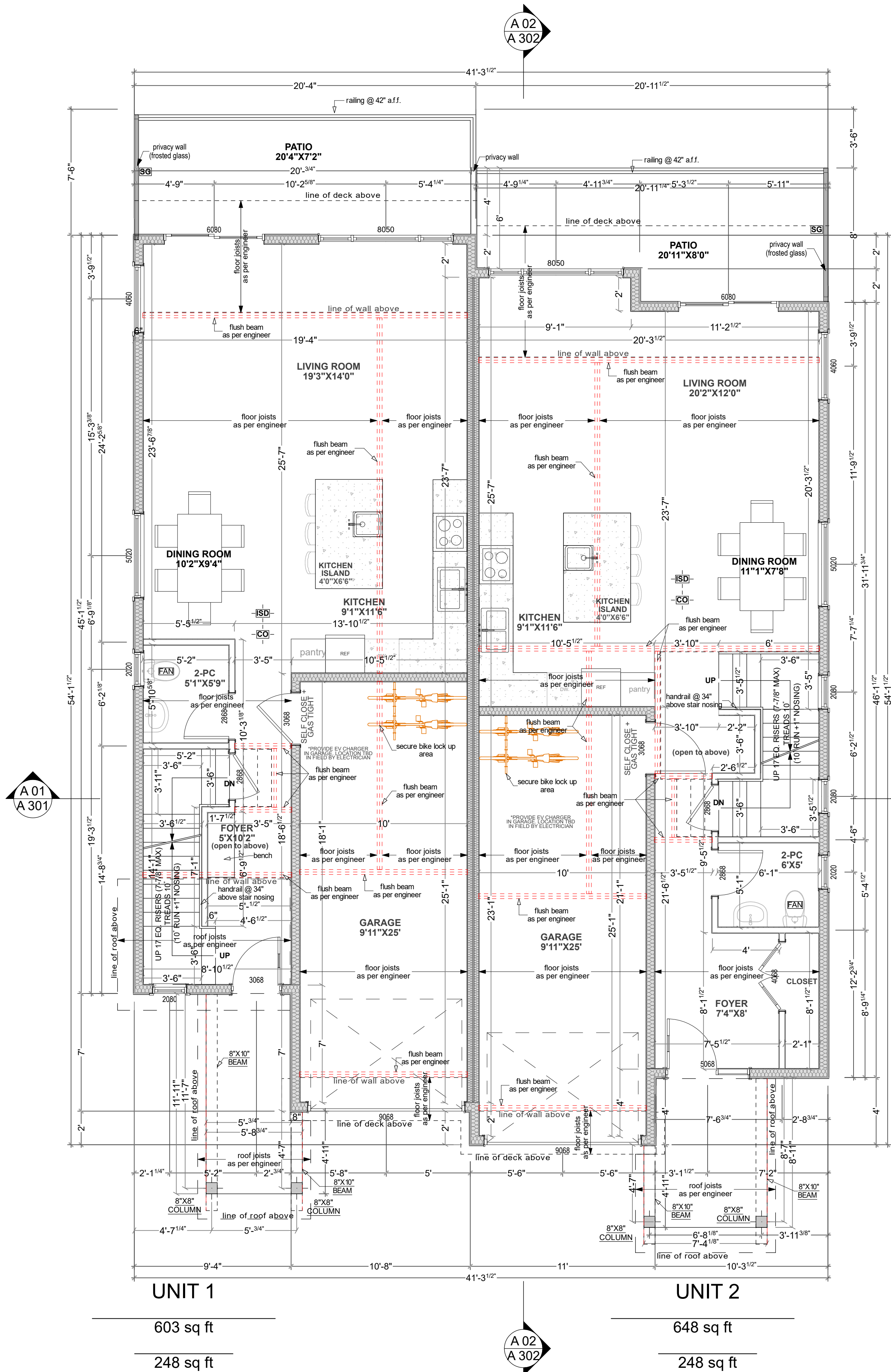
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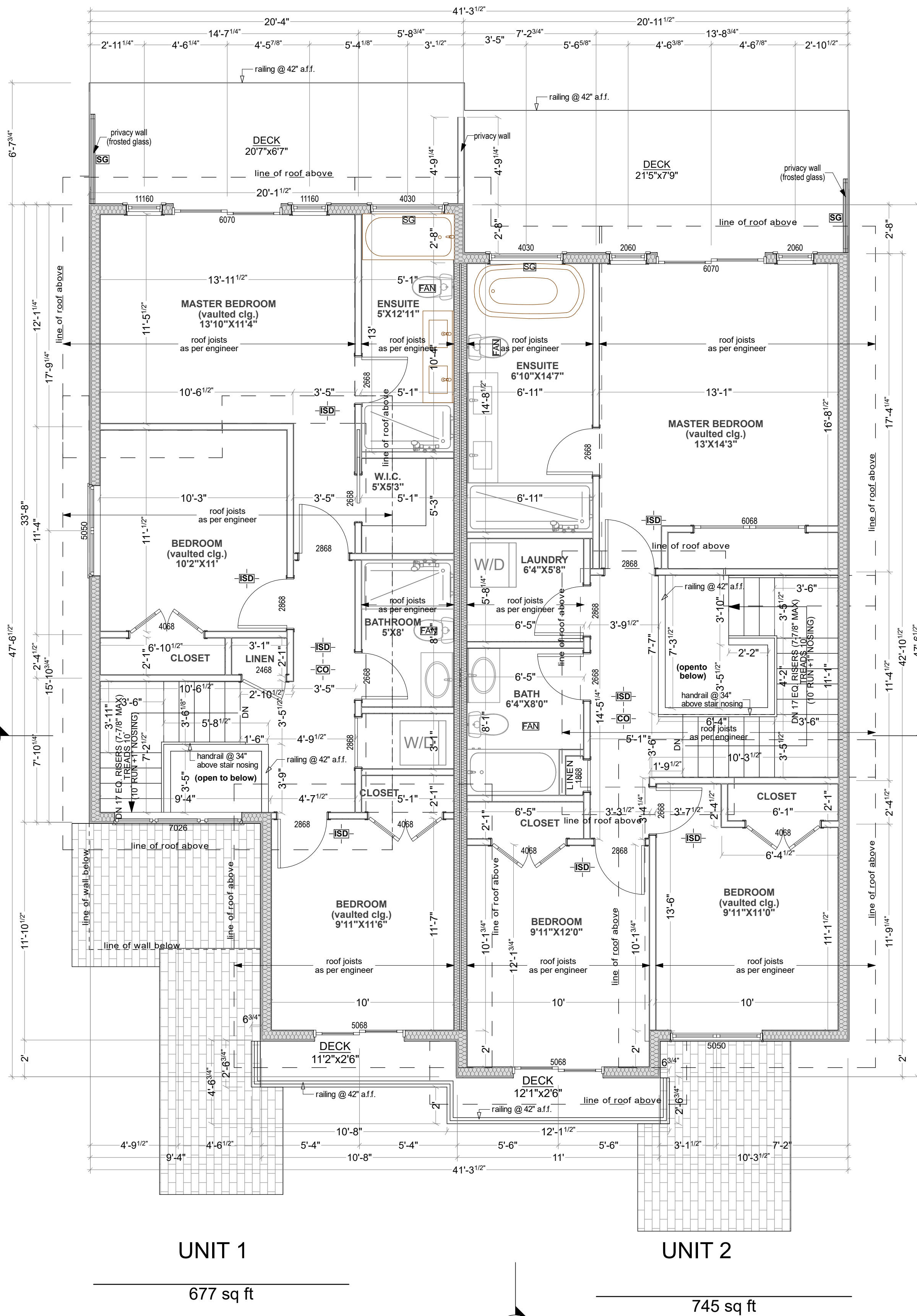
BASEMENT AND ROOF PLAN

A-102

Printed: 2023-02-08



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



2 Upper Floor Plan
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
- KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET

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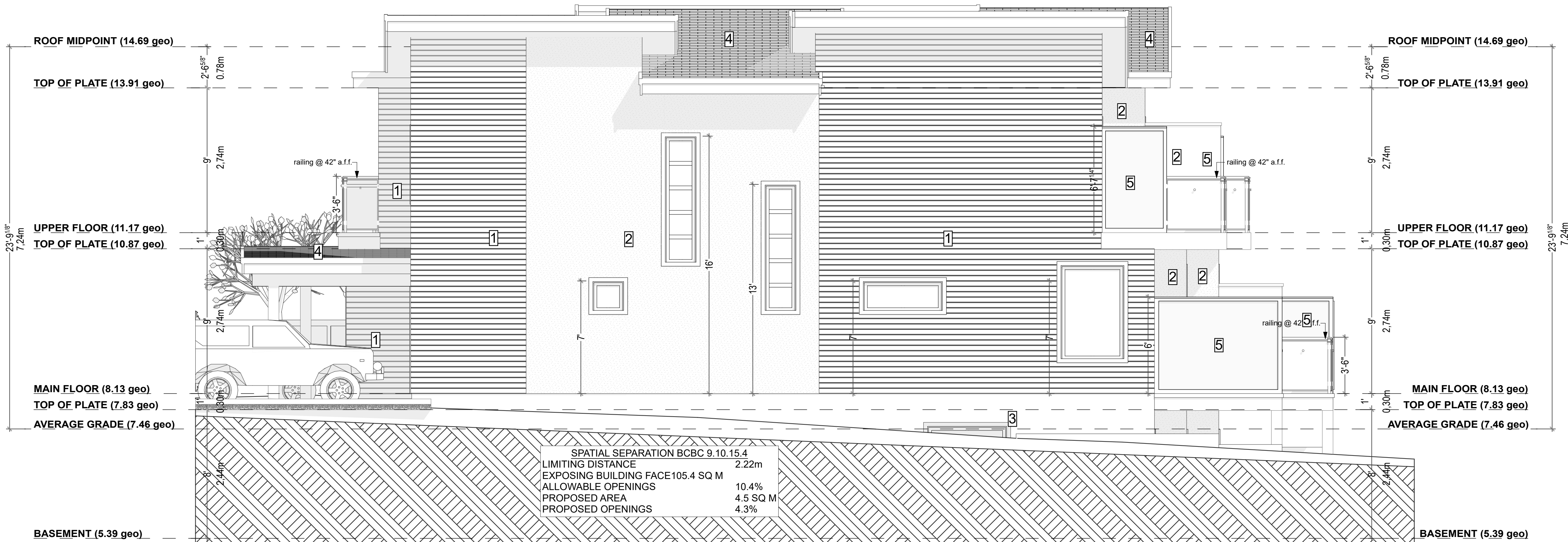
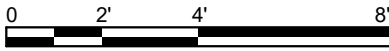
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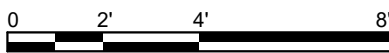
MAIN AND UPPER FLOOR PLAN



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



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND	
1	SAGIPER WALL CLADDING PREFINISHED
2	STUCCO ACRYLIC FINISH
3	CONCRETE FOUNDATION
4	ASPHALT ROOFING SHINGLES
5	FROSTED GLASS

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
SCOFFIT	VENTED ALUMINUM (PREFINISHED)
FASCIA	2X10 COMB FACED SPF (PAINTED)
BELLY BAND	2X8 COMB FACED SPF (PAINTED)
WINDOW TRIM	SHEET METAL REVEALS (PREFINISHED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
NOTE: WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDW'S	
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS	
ALL COLORS AS PER OWNER	



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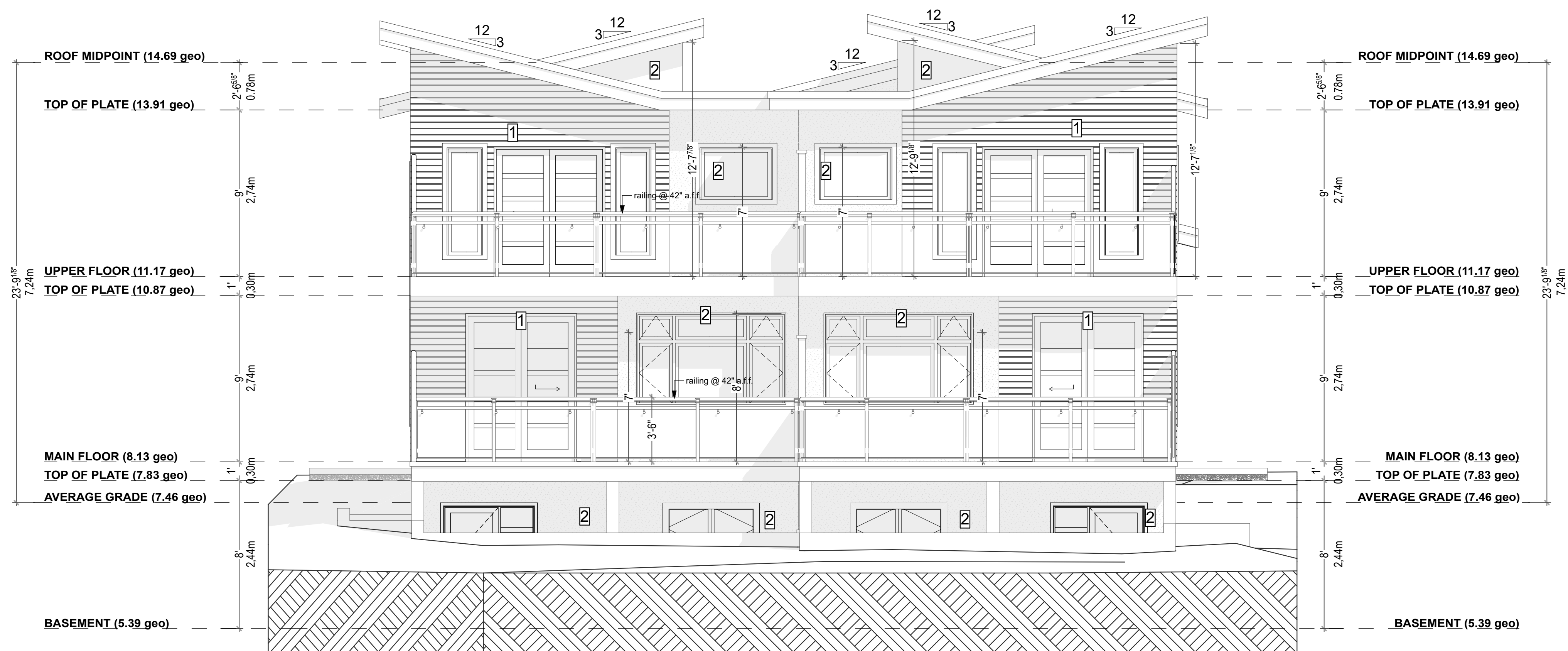
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ISSUED:

ELEVATIONS

A-201



EXTERIOR CLADDING LEGEND	
1	SAGIPER WALL CLADDING PREFINISHED
2	STUCCO ACRYLIC FINISH
3	CONCRETE FOUNDATION
4	ASPHALT ROOFING SHINGLES
5	FROSTED GLASS

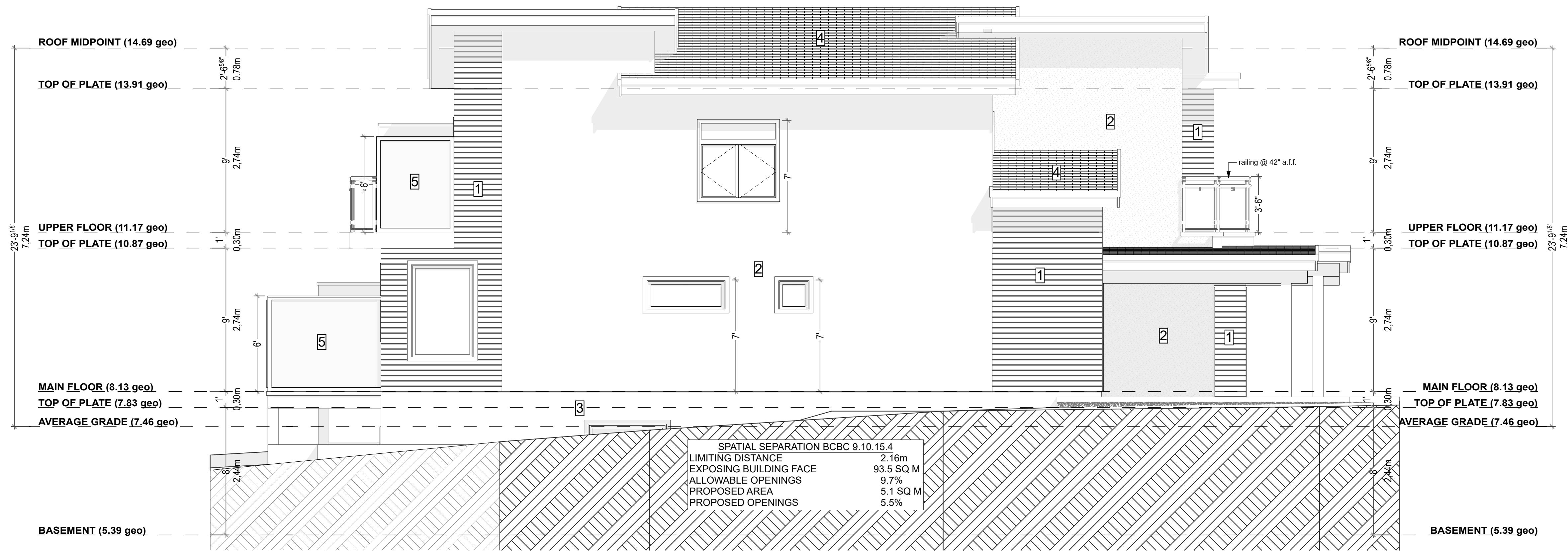
ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SCOFFIT	C/W 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
BELLY BAND	2X10 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X8 COMB FACED SPF (PAINTED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
	SHEET METAL REVEALS (PREFINISHED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY
ALL R.O. PRIOR TO ORDERING WDWS

FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS

ALL COLORS AS PER OWNER

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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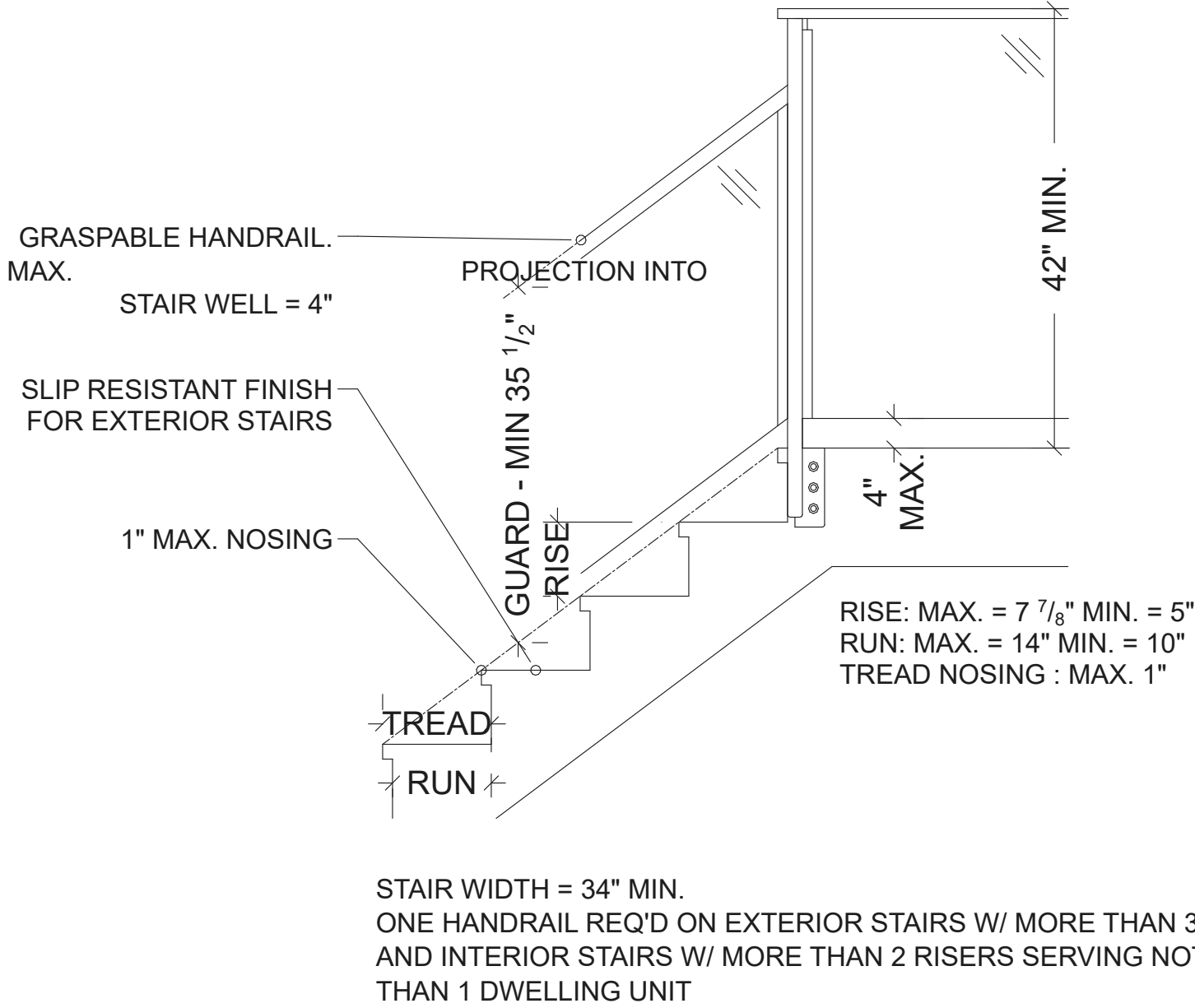
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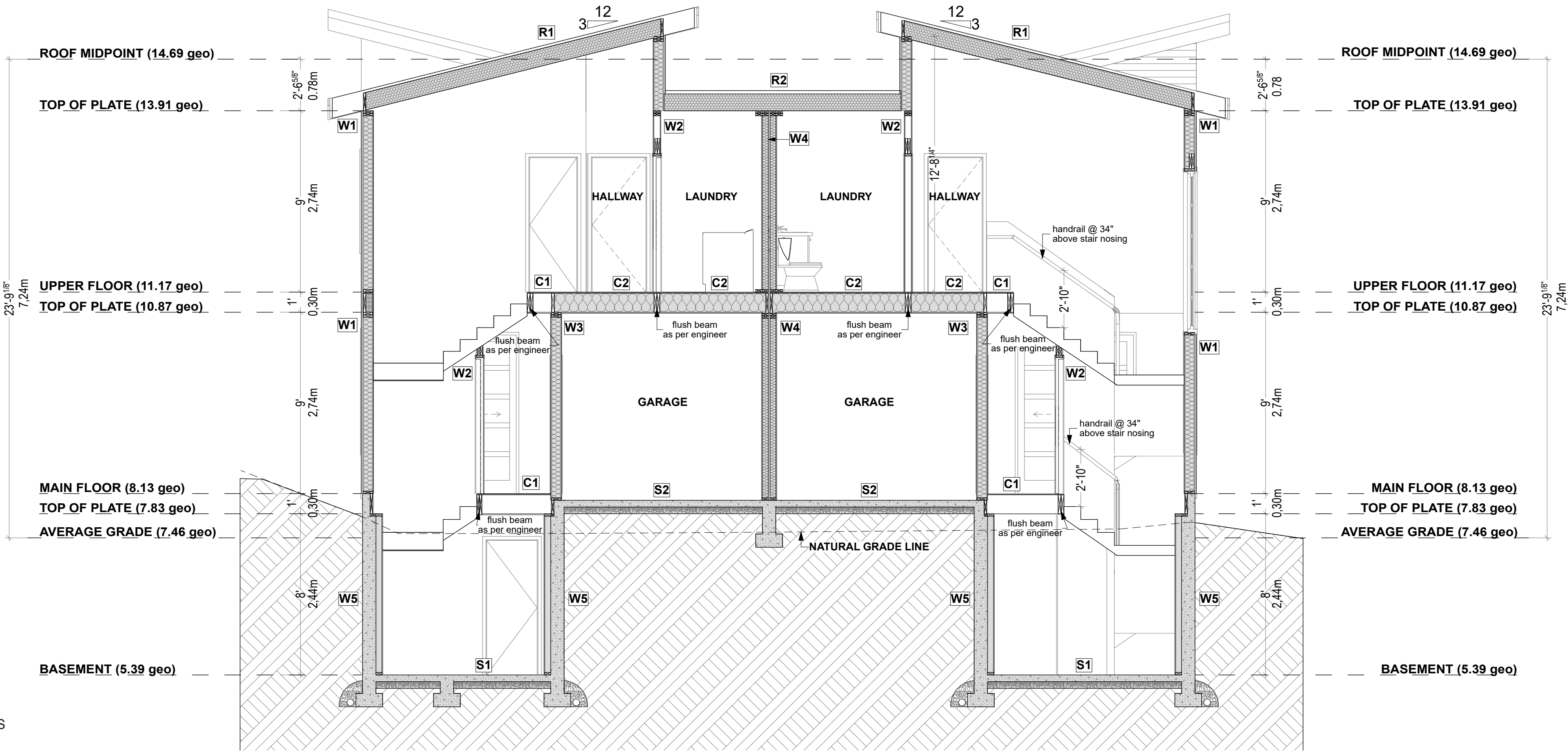
ELEVATIONS

A-202

Printed: 2023-02-08



TYPICAL STAIRS



CROSS SECTION 01

BCBC 9.36 PRESCRIPTIVE PATH CLIMATE ZONE 4	
ASSEMBLY DESCRIPTION	
EFF. RSI	
TRUSS CEILING	6.91 RSI
CATHEDRAL CEILING & FLAT ROOF	4.67 RSI
EXTERIOR WALLS	2.78 RSI
FLOORS OVER GARAGE/UNHEATED SPACE 4:51 RSI	
WALL @ GARAGE	2.62 RSI
HEATED CONCRETE SLABS	2.32 RSI
CONCRETE SLABS	1.96 RSI
FOUNDATION WALL BELOW GRADE	1.99 RSI

EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPNUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPNUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.78 RSI	

VAULTED CEILING EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPNUM BOARD	0.08 RSI
2X10 RAFTERS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.22 RSI @ 13% CEILING
INTERIOR AIR FILM	0.11 RSI
GYPNUM BOARD	0.08 RSI
R20 BATT INSULATION	3.52 RSI
R12 BATT INSULATION	2.11 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	5.85 RSI @ 87% CEILING
EFF. THERMAL RESISTANCE = 4.82 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI	

TRUSS ROOF EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPNUM BOARD	0.08 RSI
3-1/2" BOTTOM CHORD	0.76 RSI
1/2" SHEATHING	0.16 RSI
2X10 JOISTS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	2.54 RSI @ 13% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
GYPNUM BOARD	0.08 RSI
3-1/2" BLOWN INSULATION	1.67 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE @ 89% =	1.89 RSI
EFFECTIVE THERMAL INSULATION @ CAVITY = 1.71 RSI	
12" BLOWN FG ABOVE FRAMING = 5.63 RSI	
TOTAL EFF. THERMAL RESISTANCE = 7.34 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 6.91 RSI	

FLOOR OVER UNHEATED SPACE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
R28 INSULATION	4.93 RSI
GYPNUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.11 RSI
TOTAL EFF. R VALUE =	5.47 RSI @ 87% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
3/4" SHEATHING	0.16 RSI
R28 BATT INSULATION	4.93 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	5.47 RSI @ 87% FLOOR AREA
EFF. THERMAL RESISTANCE = 4.75 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI	

FLOORS OVER GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
R28 INSULATION	4.93 RSI
GYPNUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.11 RSI
TOTAL EFF. R VALUE =	5.56 RSI @ 87%
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
2X10 FLOOR JOISTS	1.99 RSI
GYPNUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.46 RSI @ 13%
EFF. THERMAL RESISTANCE = 4.77 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.51 RSI	

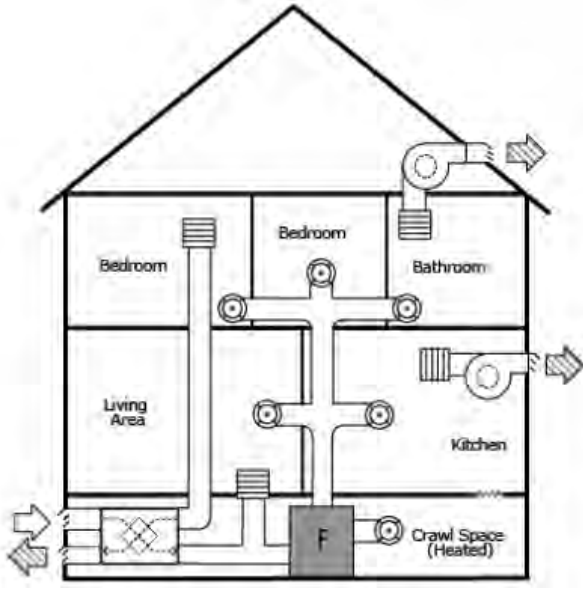
EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPNUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPNUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.79 RSI	

WALL @ GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPNUM BOARD	0.08 RSI
POLYETHYLENE	NIL
2X6 STUD	1.19 RSI
GYPNUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	1.59 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPNUM BOARD	0.08 RSI
POLYETHYLENE	NIL
R20 INSULATION	3.52 RSI
GYPNUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	3.92 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 2.93 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.62 RSI	

BASEMENT SLAB ABOVE FROST LINE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
2-1/2" XPS	2.15 RSI
EFF. THERMAL INSULATION = 2.35 RSI (R13.3)	
REQUIRED EFF. THERMAL INSULATION = 1.96 RSI (R13.2)	
BASEMENT HEATED FLOOR EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
2-1/2" XPS	2.15 RSI
EFF. THERMAL RESISTANCE = 2.35 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 2.32 RSI	

THERMAL BREAK BETWEEN SLAB AND FOUNDATION WALL EFFECTIVE INSULATION	
1-1/2" XPS	1.32 RSI
50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X	
50% = 1.18 RSI REQUIRED	
EFF. THERMAL INSULATION = 1.32 RSI	
REQUIRED EFF. THERMAL INSULATION = 1.18 RSI	
CRAWLSPACE FOUNDATION WALLS EFFECTIVE INSULATION	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
R12 FOIL BACK INSULATION	0.04 RSI
8" THICK CONCRETE WALL	2.11 RSI
EFF. THERMAL RESISTANCE = 2.31 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 1.99 RSI	

FOUNDATION WALL BELOW GRADE INTERIOR FURRING WALL	
200mm CONCRETE	0.08 RSI
1/2" AIR SPACE	0.16 RSI
2X4 @ 24" OC FRAMING (13%)	0.76 RSI
R12 FG BATT (87%)	2.11 RSI
1/2" GYPNUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL INSULATION = 2.22 RSI	
REQUIRED EFF. THERMAL INSULATION MIN. = 1.99 RSI	
FOUNDATION WALL BELOW GRADE EXTERIOR INSULATION	
200mm CONCRETE	0.08 RSI
2-1/2" XPS CONTINUOUS INSULATION	2.15 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL RESISTANCE = 2.35 RSI	
REQUIRED EFF. THERMAL RESISTANCE MIN. = 1.99 RSI	



BCBC 9.32 MECHANICAL VENTILATION REQUIREMENTS FORCED AIR HEATING SYSTEM W/ HRV	
HRV DRAWS SUPPLY AIR FROM EXTERIOR INTO THE RETURN AIR PLENUM OF FURNACE	
HRV DRAWS EXHAUST AIR THROUGH DEDICATED DUCTING, ONE OF WHICH IS MIN. 2M ABOVE THE FLOOR OF THE UPPERMOST LEVEL	
THE CAPACITY OF THE HRV IS TO BE NO LESS THAN THE AIR FLOW RATE AS PER BCBC T9.32.3.5	
PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS	
CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH MECHANICAL VENTILATION CHECKLIST ON OR PRIOR TO FRAMING INSPECTION	

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/2" GYPNUM BOARD PAINTED

C2 - GARAGE CEILING

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
1/2" GYPNUM BOARD PAINTED

C3 - DECK OVER LIVING SPACE (NOT SHOWN)

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
R28 CLOSED CELL SPRAY FOAM
1/2" GYPNUM BOARD PAINTED

C4 - DECK (NOT SHOWN)

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
PERFORATED METAL SOFFIT

ROOF TYPES

R1 - JOIST ROOF

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
CROSS PURLINS
R28 FG BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPNUM BOARD PAINTED
ROOF VENTED 1:150
*SPRAY FOAM REQUIRED WHERE TRADITIONAL VENTING IMPRACTICAL

R2 - FLAT ROOF

2 PLY TORCH ON SBS ROOFING MEMBRANE
1/2" PLYWOOD C/W H CLIPS
SLOPED TAPERS
CROSS PURLINS
JOISTS AS PER ENGINEER
R28 BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPNUM BOARD PAINTED
ROOF VENTED 1:150

R3 - ENTRY ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
PERFORATED METAL SOFFIT

SLAB TYPES

S1 - FLOOR SLAB

4" THICK CONCRETE SLAB
6 MIL. POLY.
2-1/2" XPS RIGID INSULATION 4' PERIMETER
2" THERMAL BREAK @ SLAB EDGE
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

S2 - GARAGE SLAB

4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY.
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL

CLADDING AS PER ELEVATIONS
1/2" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSB SHEATHING OR AS PER ENGINEER
2X6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY. (AB/VB)
1/2" GYPNUM BOARD PAINTED

W2 - INTERIOR WALL

1/2" GYPNUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION (OPTIONAL)
1/2" GYPNUM BOARD PAINTED

W3 - GARAGE WALL

1/2" DRYWALL PAINTED
2X6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY. (GAS BARRIER)
1/2" GYPNUM BOARD PAINTED

W4 - DEMISING WALL 1 HR FRR

5/8" TYPE X GYPNUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION
1" AIR GAP
R12 BATT INSULATION
2X4 STUDS @ 16" OC
5/8" TYPE X GYPNUM BOARD PAINTED

W5 - FROST WALL

DAMP PROOFING
8" THICK CONCRETE WALL
1/2" AIR SPACE
2X4 STUDS @ 16" OC
R14 BATT INSULATION
1/2" GYPNUM BOARD PAINTED



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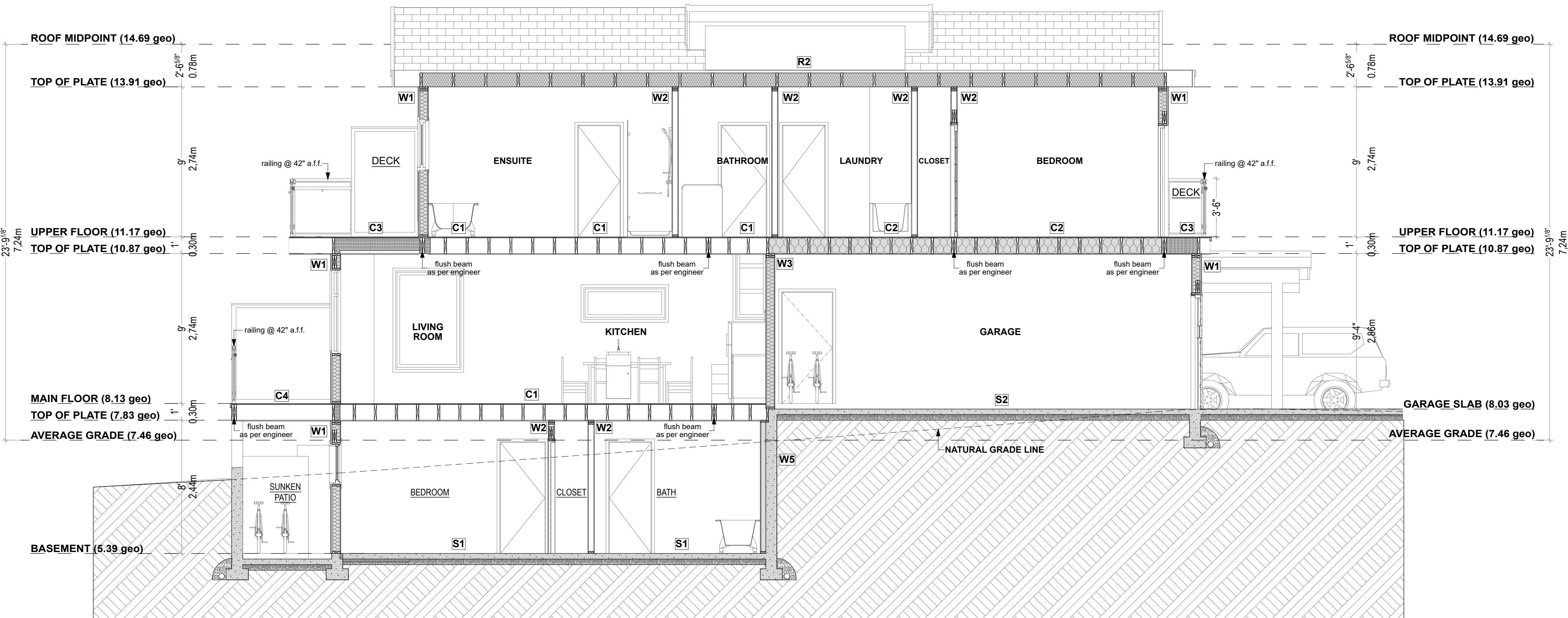
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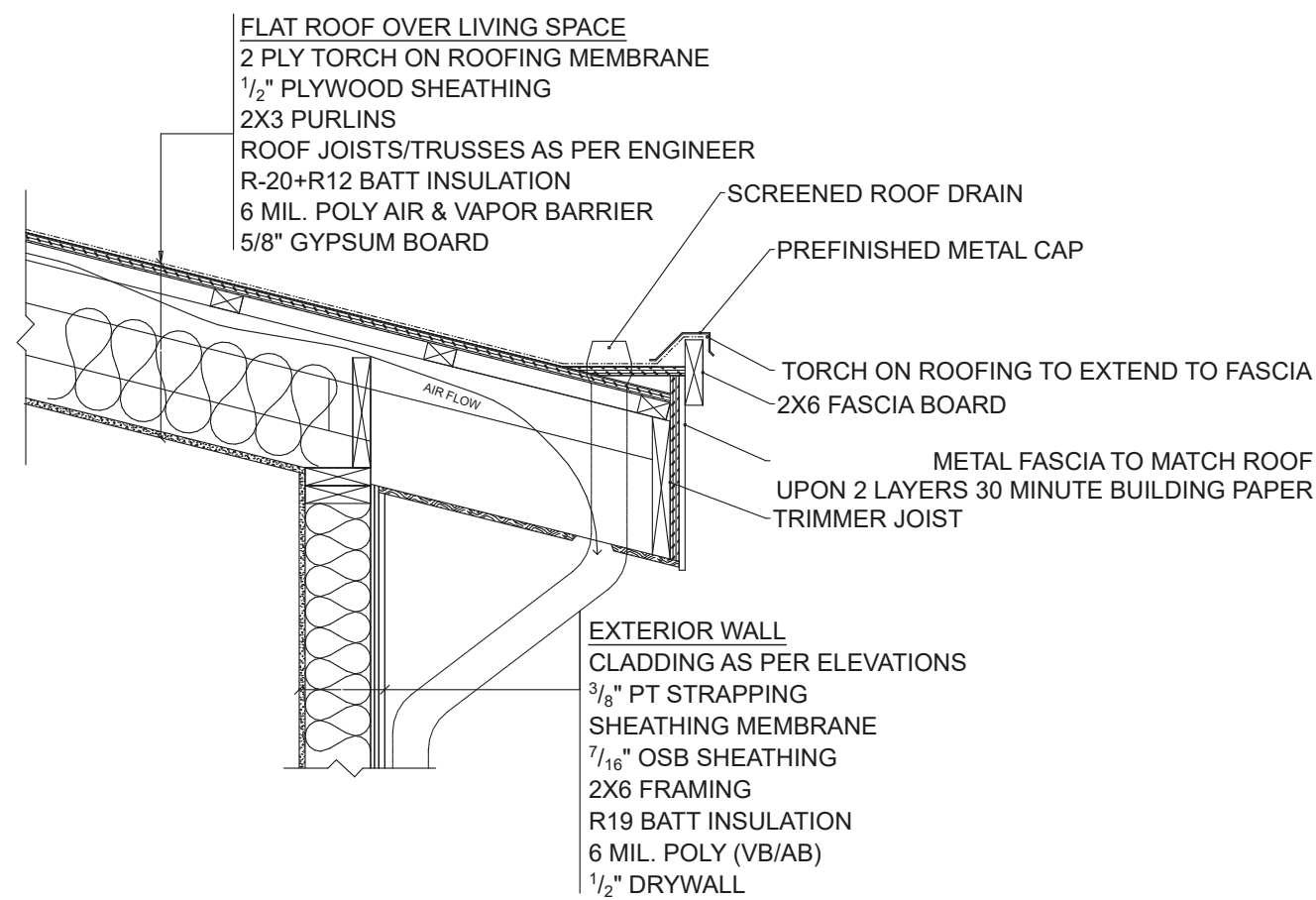
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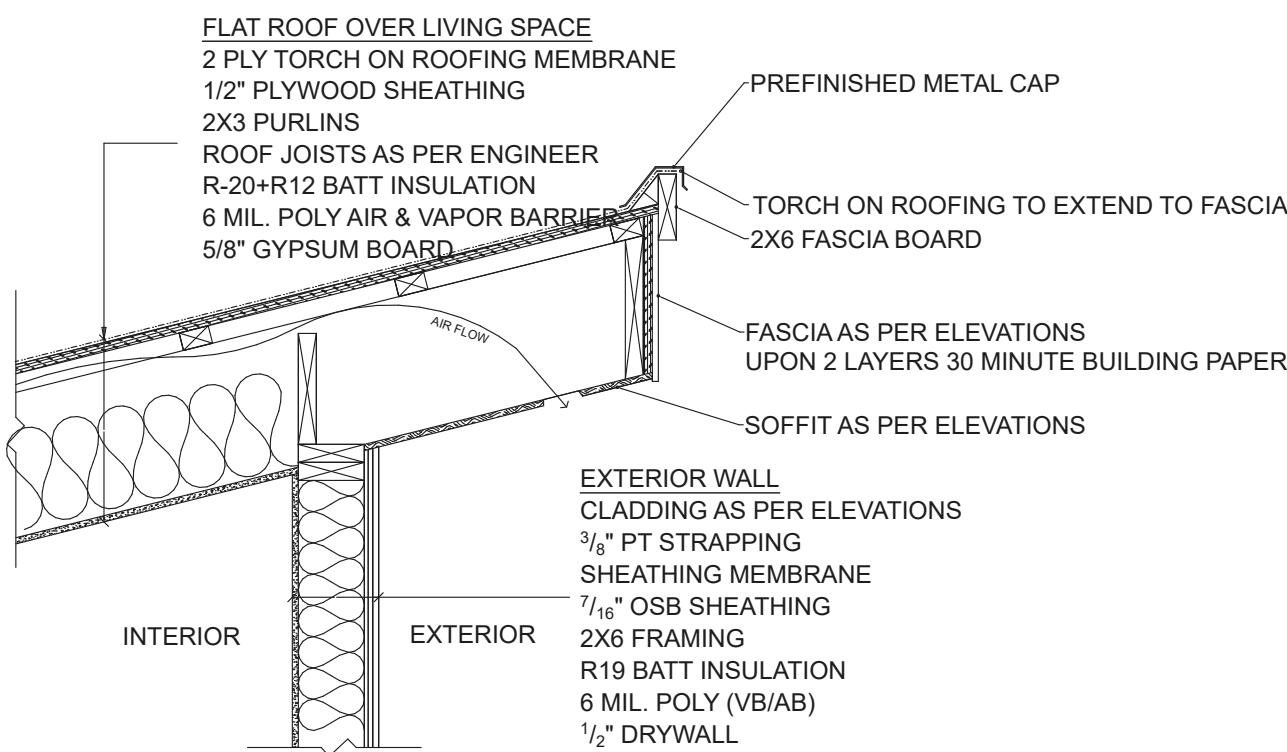
A-301



2 CROSS SECTION 2
SCALE: 1/4" = 1'-0"



ROOF EAVE



TOP OF ROOF

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/2" GYPSUM BOARD PAINTED

C2 - GARAGE CEILING

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

C3 - DECK OVER LIVING SPACE

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
R28 CLOSED CELL SPRAY FOAM
1/2" GYPSUM BOARD PAINTED

C4 - DECK

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
PERFORATED METAL SOFFIT

ROOF TYPES

R1 - JOIST ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
CROSS PURLINS
R28 FG BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150
*SPRAY FOAM REQUIRED WHERE TRADITIONAL VENTING IMPRACTICAL

R2 - FLAT ROOF

2 PLY TORCH ON SBS ROOFING MEMBRANE
1/2" PLYWOOD C/W H CLIPS
SLOPED TAPERS
CROSS PURLINS
JOISTS AS PER ENGINEER
R28 BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150

R3 - ENTRY ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
PERFORATED METAL SOFFIT

SLAB TYPES

S1 - FLOOR SLAB

4" THICK CONCRETE SLAB
6 MIL. POLY.
2-1/2" XPS RIGID INSULATION 4' PERIMETER
2" THERMAL BREAK @ SLAB EDGE
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

S2 - GARAGE SLAB

4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY.
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL

CLADDING AS PER ELEVATIONS
1/2" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSB SHEATHING OR AS PER ENGINEER
2X6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY. (AB/VB)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL

1/2" GYPSUM BOARD PAINTED
2X4 STUDS @ 16" O.C.
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL

1/2" DRYWALL PAINTED
2X6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY. (GAS BARRIER)
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL 1 HR FRR (NOT SHOWN)

5/8" TYPE X GYPSUM BOARD PAINTED
2X4 STUDS @ 16" O.C.
R12 BATT INSULATION
1" AIR GAP
R12 BATT INSULATION
2X4 STUDS @ 16" O.C.
5/8" TYPE X GYPSUM BOARD PAINTED

W5 - FROST WALL

DAMP-PROOFING
8" THICK CONCRETE WALL
1/2" AIR SPACE
2X4 STUDS @ 16" O.C.
R14 BATT INSULATION
1/2" GYPSUM BOARD PAINTED



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ISSUED:

CROSS SECTION

A-302

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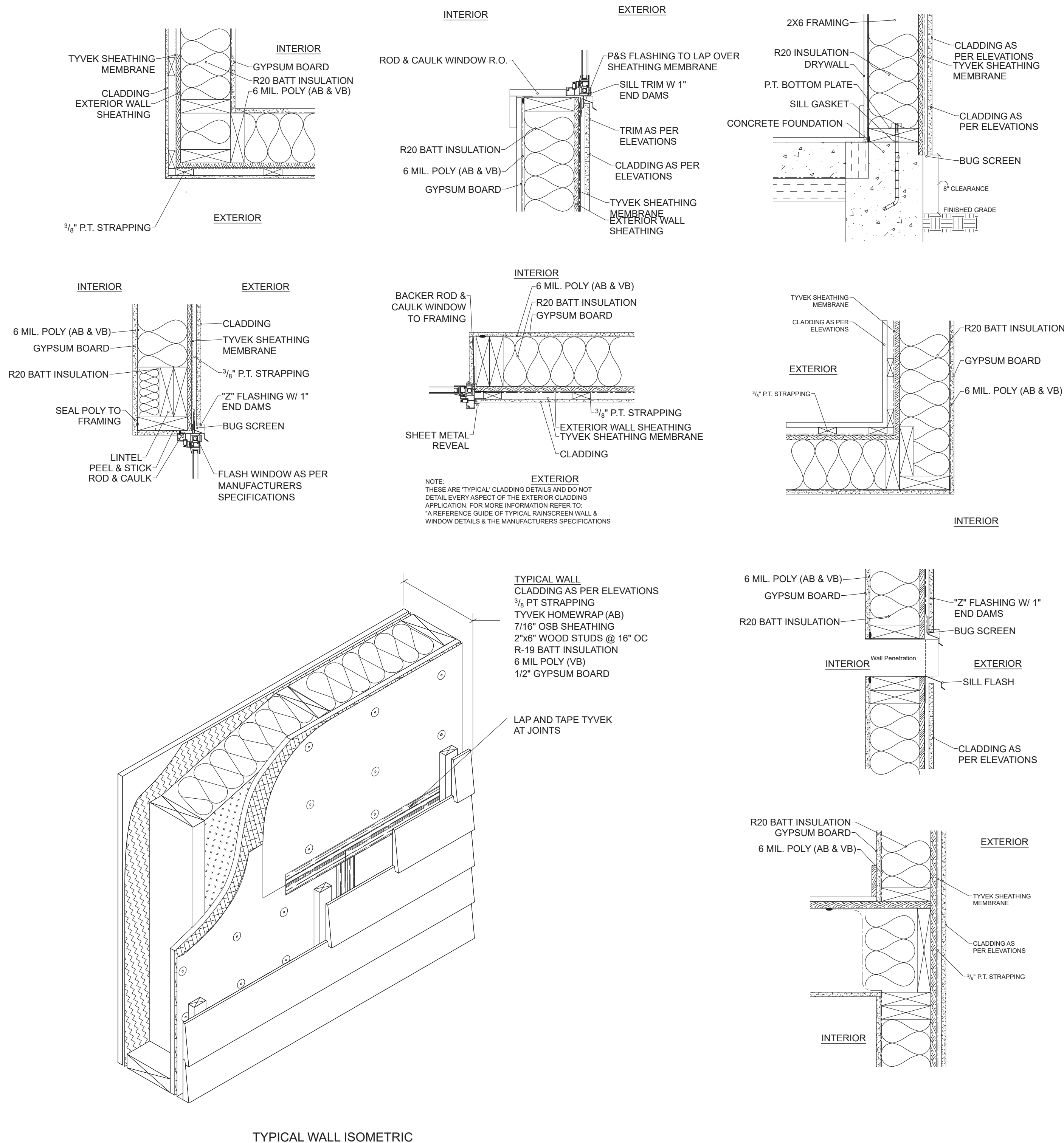
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ISSUED:

DETAILS

A-401

Printed: 2023-02-08



CLADDING DETAILS

LEGEND

HARDSCAPE FINISHES:

- PP1 SF Rima or equal - permeable unit pavers; Old Country Stone; La Jolla colour
- PP2 CIP concrete paving; Smooth finish. Charcoal colour.
- PP3 Concrete unit pavers; Old Country Stone; All types. Shadow colour
- PP4 Existing road and sidewalk paving (to remain)

SOFTSCAPE:

- Lawn
- Planting area

MISCELLANEOUS:

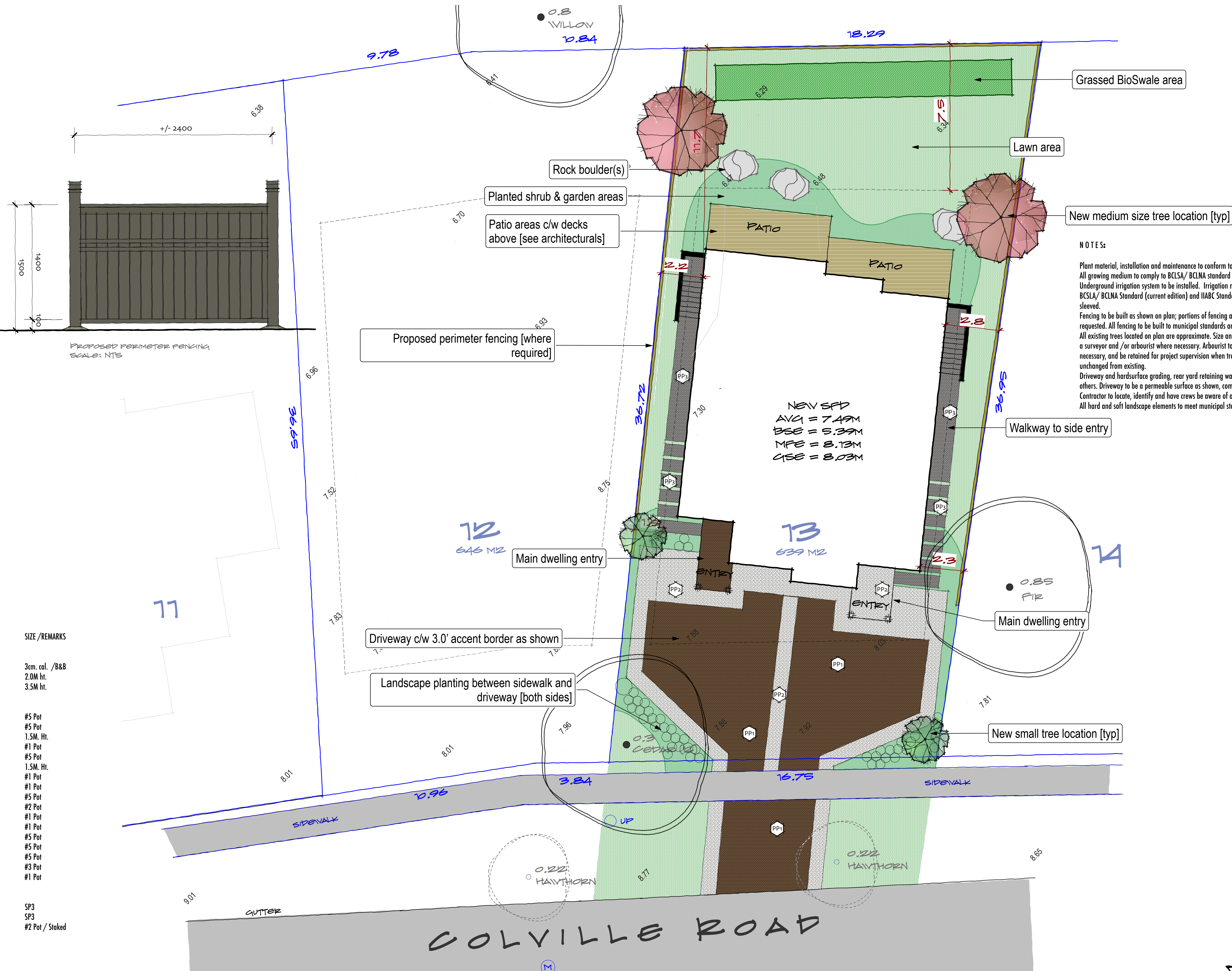
- Wooden privacy fencing or screening approx. 1500-1800mm height
- Large rock boulders approx 4' x3' dia.
- Concrete or mortared rock retaining/upstand walls; Heights may vary.

NOTES:

- 1) All building layout information and setback dimensions supplied by Adapt Design.
- 2) All survey information supplied by Adapt Design.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
Acer rubrum Crimson Sentry	Crimson Sentry Maple	3cm. cal. /B&B
Acer circinatum *	Vine Maple	2.0M ht.
Fagus sylv. Dawyckii Gold	Columnar Gold Beech	3.5M ht.
SHRUBS & PERENNIALS		
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
Camelia Japonica	Pink Flowering Camelia	#5 Pot
Ceanothus	California Lilac	1.5M. Ht.
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
Hamamelis Int. Jellena	Orange Witch Hazel	1.5M. Ht.
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Magnolia Rickii	Purple Magnolia	#5 Pot
Mahonia aquifolium *	Oregon Grape	#2 Pot
Mahonia nervosa *	Dull Oregon Grape	#1 Pot
Pennisetum alopec. Orientale	Oriental Fountain Grass	#1 Pot
Phormium tenax Amazing Red	Dwarf NZ Flax	#5 Pot
Phormium tenax Sundowner	Bronze NZ Flax	#5 Pot
Ribes Sang. King Edward *	Ornamental Currant	#5 Pot
Rosemary Officinalis	Rosemary	#3 Pot
Rudbeckia Fulgida	Orange Coneflower	#1 Pot
VINES & GROUND COVER		
Arctostaphylos uva ursi *	Kinnikinnick	SP3
Thymus pseudolanuginosus	Wooly Thyme	SP3
Parthenocissus Tricus. Veitchii	Boston Ivy	#2 Pot / Staked



SKL.01
15.OCTOBER.2018
1:100
LATEST REVISION: 27.OCTOBER.2022

1072 COLVILLE ROAD
LANDSCAPE LAYOUT



GENERAL NOTES

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), GOOD CONSTRUCTION PRACTICE, AS WELL AS ANY OTHER LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE

ALL MEASUREMENTS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS/SITE CONDITIONS AND MEANS DIMENSIONS & ELEVATIONS HAVE BEEN VERIFIED & ARE ACCEPTABLE

IF ANY DISCREPANCIES ARISE, THEY SHOULD BE REPORTED TO THE DESIGNER

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

FRAMING LUMBER SHALL BE GRADED #2 OR BETTER UNLESS OTHERWISE SPECIFIED

ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES AND MILLWORK TO OWNERS APPROVAL

STAIR TREADS TO BE PLYWOOD OR OTHER ENGINEERED PRODUCT AND SECURED WITH SCREWS AND SUB-FLOOR ADHESIVE

TEMPORARY HEAT REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK. MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%

SITE PLAN
LAYOUT TO BE CONFIRMED BY A CURRENTLY REGISTERED BRITISH COLUMBIA LEGAL LAND SURVEYOR

ALL SET BACKS TO BE CONFIRMED BY THE OWNER AND BUILDER

ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER

VERIFY EXISTING AND PROPOSED GRADES PRIOR TO CONSTRUCTION

FOUNDATION
THE BUILDER IS RESPONSIBLE FOR LOCATING THE FOOT PRINT OF THE STRUCTURE IN THE PROPER PLACE AS PER PLANS

CONCRETE FOUNDATION WALLS NOT SUBJECT TO SURCHARGE SHALL BE INSTALLED ON COMPACTED, UNDISTURBED, INORGANIC STABLE SOILS BELOW THE DEPTH OF FROST PENETRATION WITH AN ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER. IF SOFTER CONDITIONS APPLY, THE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL WITH NOT LESS THAN 12.7mm Ø ANCHOR BOLTS SPACED NOT MORE THAN 2.4m O.C. OR FOR BRACED WALL PANELS 2 15mm Ø ANCHOR BOLTS PER BRACED WALL PANEL 500mm FROM THE ENDS OF THE FOUNDATION AND SPACED 1.7m O.C. EMBEDDED 100mm DEEP

ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED OR PROTECTED BY A MOISTURE RESISTANT GASKET

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED AND ADVISE THE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE ENGINEERING

ALL FOUNDATION WALLS ARE 200mm THICK 20MPa CONCRETE UNLESS OTHERWISE SPECIFIED

FOUNDATION WALLS MAY BE A MAXIMUM OF 4' HIGH FROM GRADE TO UNDERSIDE OF FLOOR IF Laterally UNSUPPORTED AT TOP. ALL OTHER CONCRETE FOUNDATION WALLS TO BE ENGINEERED

FRAMING
ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER

ALL SPANS AND LOADINGS SHALL CONFORM TO THE CURRENT VERSION OF THE BCBC. VERIFICATION OF ALL COMPONENTS IS THE RESPONSIBILITY OF THE OWNER/BUILDER. ANY COMPONENTS WHICH CANNOT BE DESIGNED WITH THE BCBC SHALL BE DESIGNED BY A QUALIFIED ENGINEER

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS

IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE 2018 BCBC AND INDUSTRY STANDARDS FOR WOOD FRAME CONSTRUCTION. NOT EVERY DETAIL OF WOOD FRAMING IS SHOWN ON THESE DRAWINGS

ALL LINTELS DOUBLE 2X10 S.S. SPF FOR CLEAR SPANS UP TO 5' UNLESS OTHERWISE NOTED

EXTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF EXTERIOR SHEATHING TO INSIDE OF DRYWALL

INTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF DRYWALL TO OUTSIDE OF DRYWALL

ROOM MEASUREMENTS SHOWN ARE TO THE NEAREST INCH. DIMENSIONS SHOWN ARE TO THE NEAREST 1/2"

CONFIRM ALL VANITY'S, BATHTUBS, SHOWERS AND KITCHEN CUPBOARDS WITH OWNER PRIOR TO FRAMING AS THESE MAY REQUIRE MODIFICATIONS TO THE ROOM SIZES

TYPICAL DOOR AND WINDOW HEADER HEIGHT"
8' CEILINGS: 6'8"
9' CEILINGS: 7'0"
10' CEILINGS: VARIES

ROOFING
ALL ROOFING SHALL BE APPLIED TO THE MANUFACTURERS SPECIFICATIONS AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMMING AND SNOW BUILD UP

PLUMBING AND ELECTRICAL
ANY PLUMBING AND ELECTRICAL SHOWN ON THESE PLANS IS FOR ILLUSTRATIONAL PURPOSES ONLY AND MUST BE DESIGNED AND INSTALLED BY A QUALIFIED PROFESSIONAL

FLASHING
ALL PENETRATIONS THROUGH THE ROOF WILL REQUIRE FLASHING.

ALL ROOFING TO INCLUDE STEP FLASHING.

ALL EXPOSED OPENINGS TO INCLUDE FLASHING

ALL FLASHING END DAMS TO BE 25mm (1") HIGH

DOORS
FRAME OPENING TO BE 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS.
FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5"
ALL INTERIOR DOORS TO BE 30" WIDE UNLESS OTHERWISE SPECIFIED

FENESTRATION
ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO NAFS-08 AND THE CANADIAN SUPPLEMENT TO NAFS

FENESTRATION PERFORMANCE REQUIREMENTS:
CLASS R - PG 30 - +VE/-VE DP = 1440Pa/1440Pa - WATER PENETRATION RESISTANCE = 260Pa - CANADIAN AIR INFILTRATION/EXFILTRATION = A2

WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION

SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS AND MILLWORK TO OWNERS APPROVAL

ALL WINDOWS ADJACENT TO BATH TUBS TO BE SAFETY GLASS

GUARDS/HANDRAILS
INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" TO 38" ABOVE STAIR NOSING

INSTALL GUARDS AT ALL BALCONIES, DECKS AND PORCHES GREATER THAN 2' ABOVE GRADE .
INSTALL GUARD AT 42" HEIGHT WHERE SURFACE IS GREATER THAN 6' ABOVE ADJACENT SURFACE, OTHERWISE 36" GUARDRAIL ALLOWABLE

TOPESS GLASS GUARDS TO BE ENGINEERED WITH SEALED DRAWINGS

VENTILATION
PROVIDE ATTIC AND CRAWLSPACE ACCESS AND VENTILATION IN ACCORDANCE WITH BCBC

PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH BCBC AND LOCAL BYLAWS

MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FRAMING INSPECTION

MISC.
SMOKE/CARBON MONOXIDE ALARMS TO BE PROVIDED ON EVERY FLOOR AND ARE TO BE HARDWIRED AND WITHIN 5m OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. SMOKE ALARMS TO ALSO BE PROVIDED IN EVERY BEDROOM. ALL SMOKE ALARM LOCATIONS WILL HAVE BOTH PHOTOELECTRIC AND IONIC DETECTION SYSTEMS

BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 3.8ft² WITH NO DIMENSION LESS THAN 15"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION. ADAPT DESIGN DOES NOT ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE
-CONFORMITY OF PLANS TO SITE
-ERRORS AND/OR OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS
THESE PLANS REMAIN THE PROPERTY OF ADAPT DESIGN AND CAN BE RECLAIMED AT ANY TIME

COMMENCEMENT OF CONSTRUCTION OR DEMOLITION MEANS THAT YOU HEREBY EXPRESSLY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH HAVE OR MAY IN FUTURE HAVE, AGAINST ADAPT DESIGN, AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, REPRESENTATIVES, AFFILIATES, SHAREHOLDERS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, "RELEASEES"), ON ACCOUNT OF ERRORS OR OMISSIONS ON THE DRAWINGS WHICH MAY RESULT IN CONSEQUENTIAL LOSS, INJURY, DAMAGE INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS AND LOSS OF MARKETS. I COVENANT NOT TO MAKE OR BRING ANY SUCH CLAIM, INCLUDING CLAIMS OF NEGLIGENCE, AGAINST ADAPT DESIGN OR ANY OTHER RELEASEE, AND FOREVER RELEASE AND DISCHARGE ADAPT DESIGN AND ALL OTHER RELEASEES FROM LIABILITY UNDER SUCH CLAIMS.



FRONT PERSPECTIVE

Issued		
COVER SHEET & GENERAL INFO		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
PLANS		
A 101	FOUNDATION PLAN	<input type="checkbox"/>
A-102	BASEMENT AND ROOF PLAN	<input type="checkbox"/>
A-103	MAIN AND UPPER FLOOR PLAN	<input type="checkbox"/>
ELEVATIONS		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
SECTIONS		
A-301	SECTIONS	<input type="checkbox"/>
A-302	SECTIONS	<input type="checkbox"/>
DETAILS		
A-401	DETAILS	<input type="checkbox"/>



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ISSUED:

COVER SHEET

A-001

Printed: 2023-02-08

PROJECT:
NEW MODERN DUPLEX

Diagram of a parking space. The width is 5.5m and the height is 2.6m. The area is labeled "PARKING SPACE".



Applicable Codes

-BC Building Code Current Edition (2018)

Energy

Compliance path: BCBC 9.36
Requirements applicable to this project: Prescriptive Path

Ventilation

BCBC 9.32

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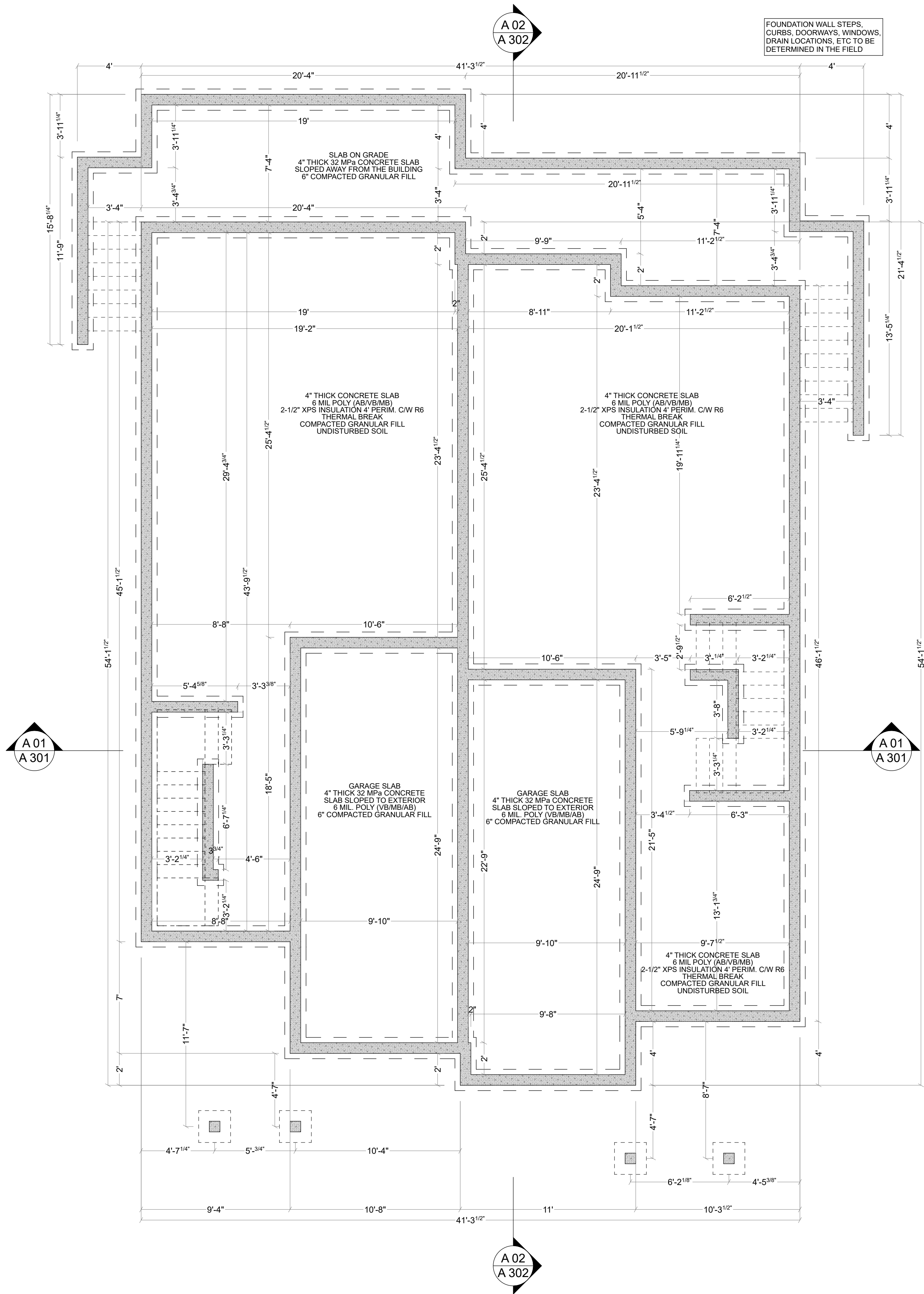
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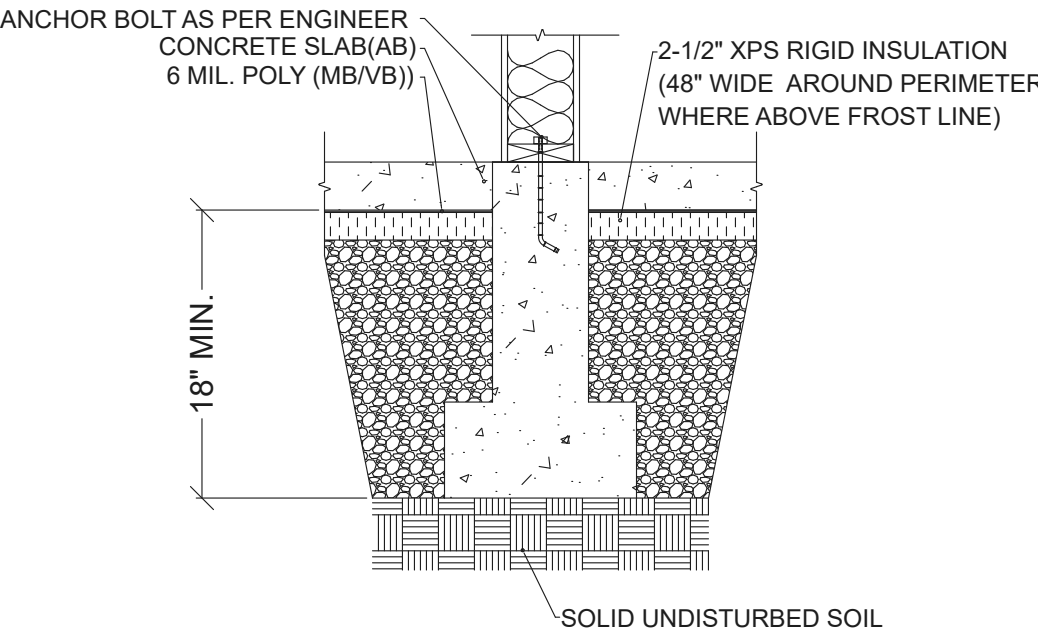
SITE PLAN

Printed: 2023-02-0

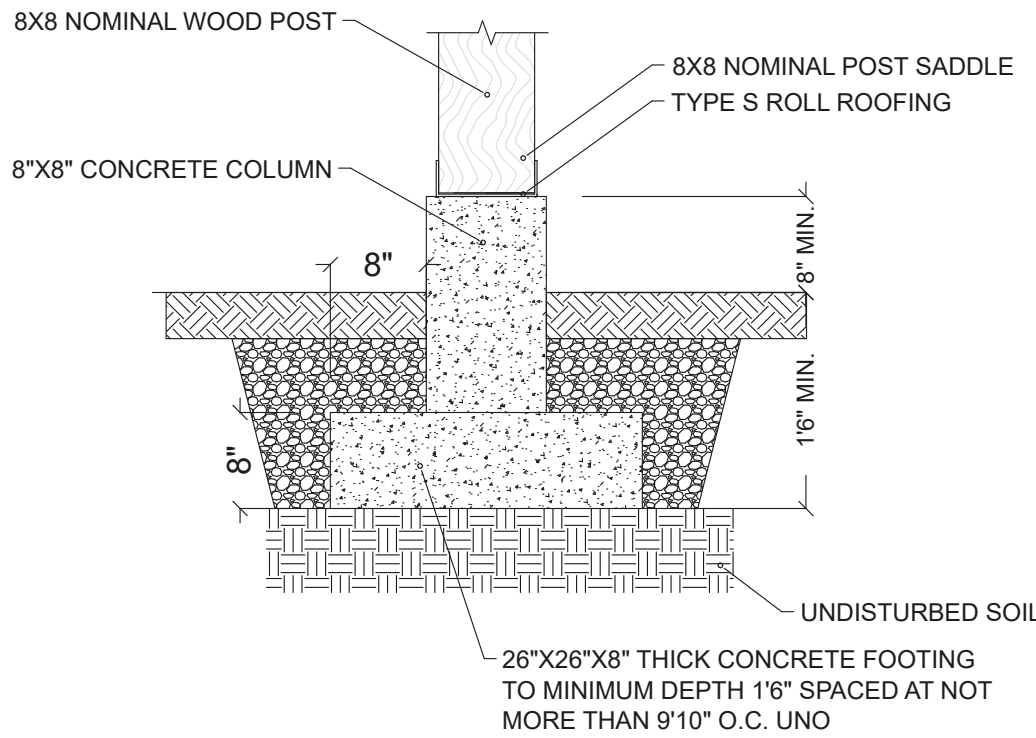


PLAN LEGEND

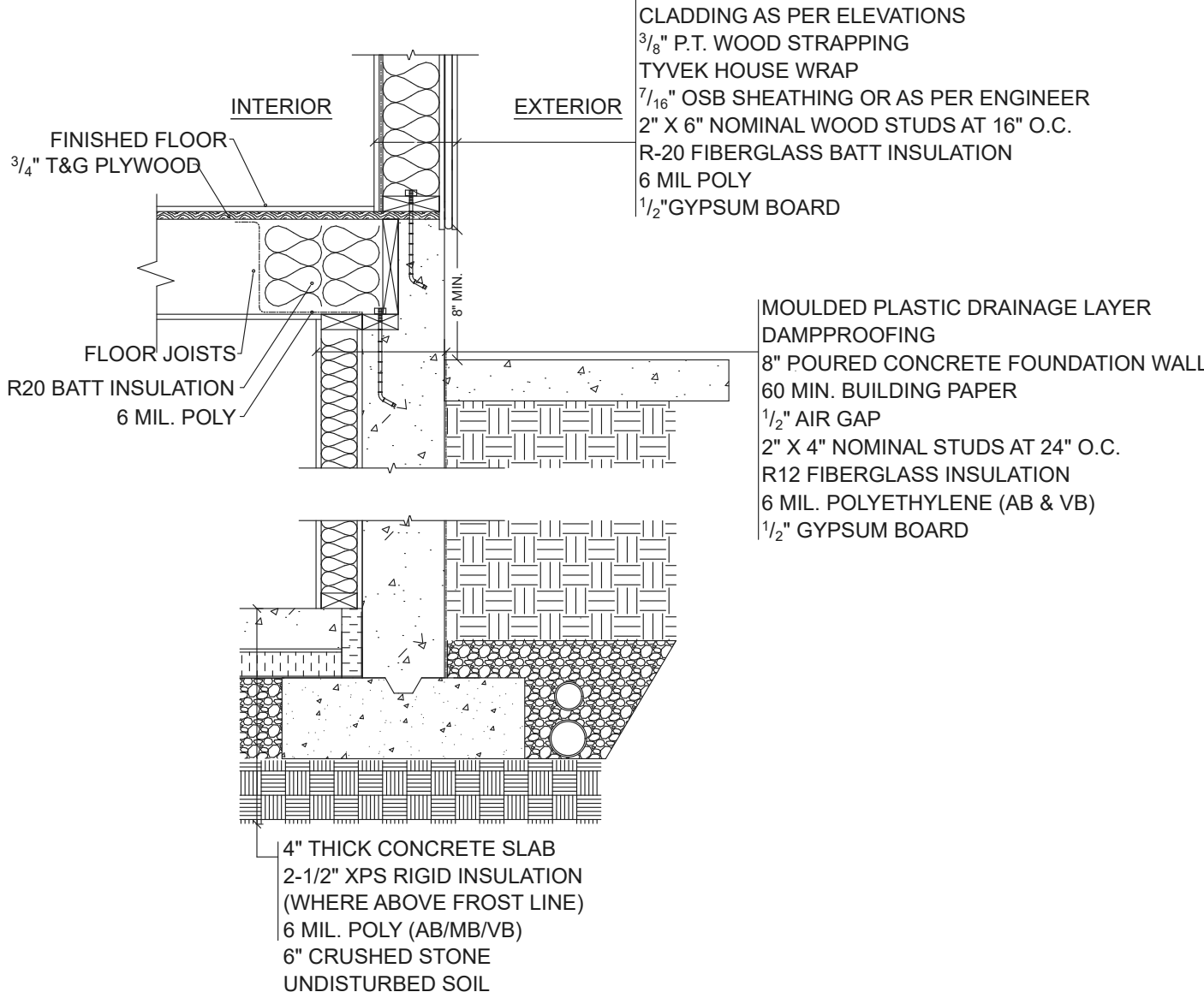
- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
- KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET



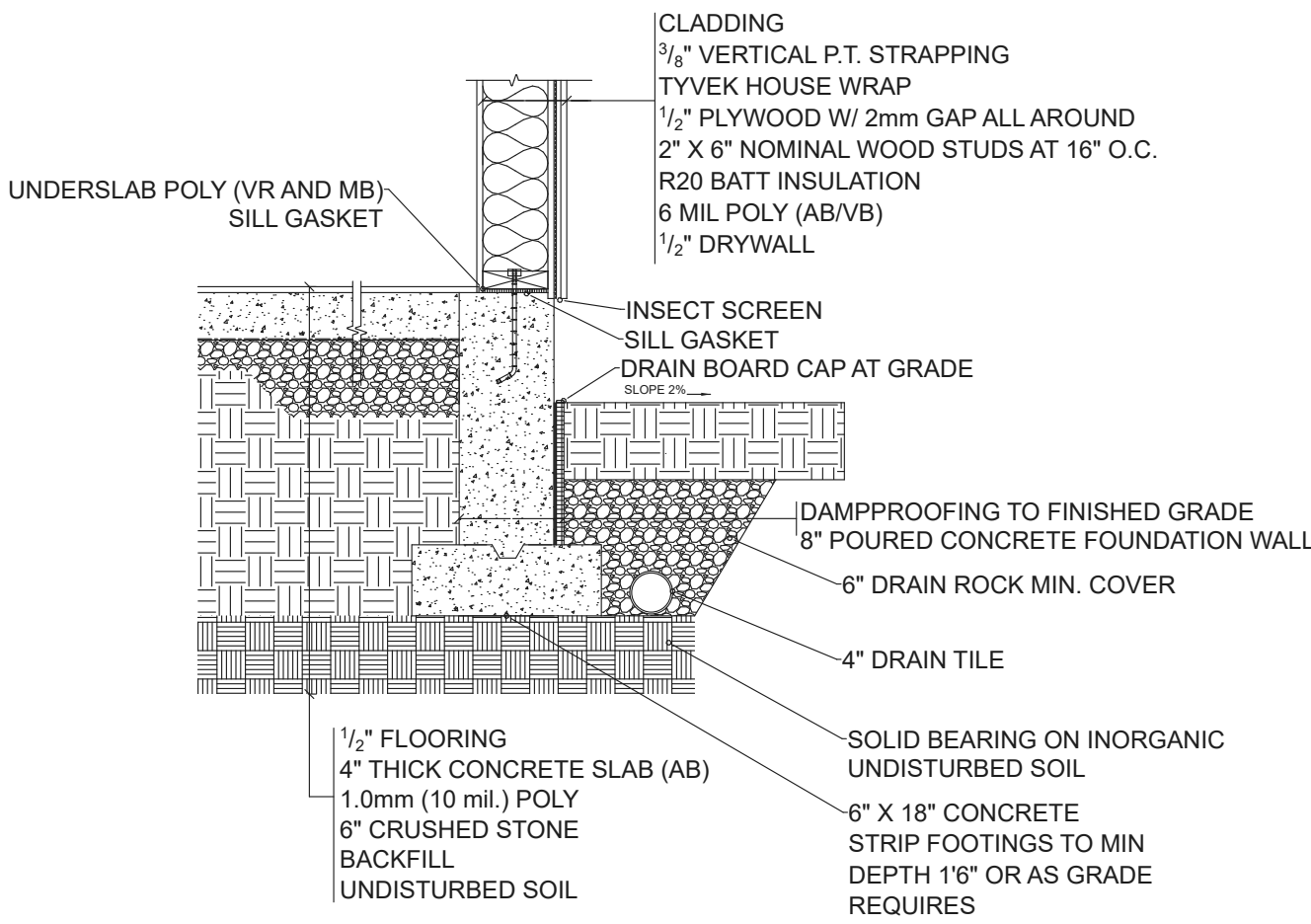
INTERIOR BEARING WALL



COLUMN FOOTING



BASEMENT WALL



GARAGE SLAB ON GRADE

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



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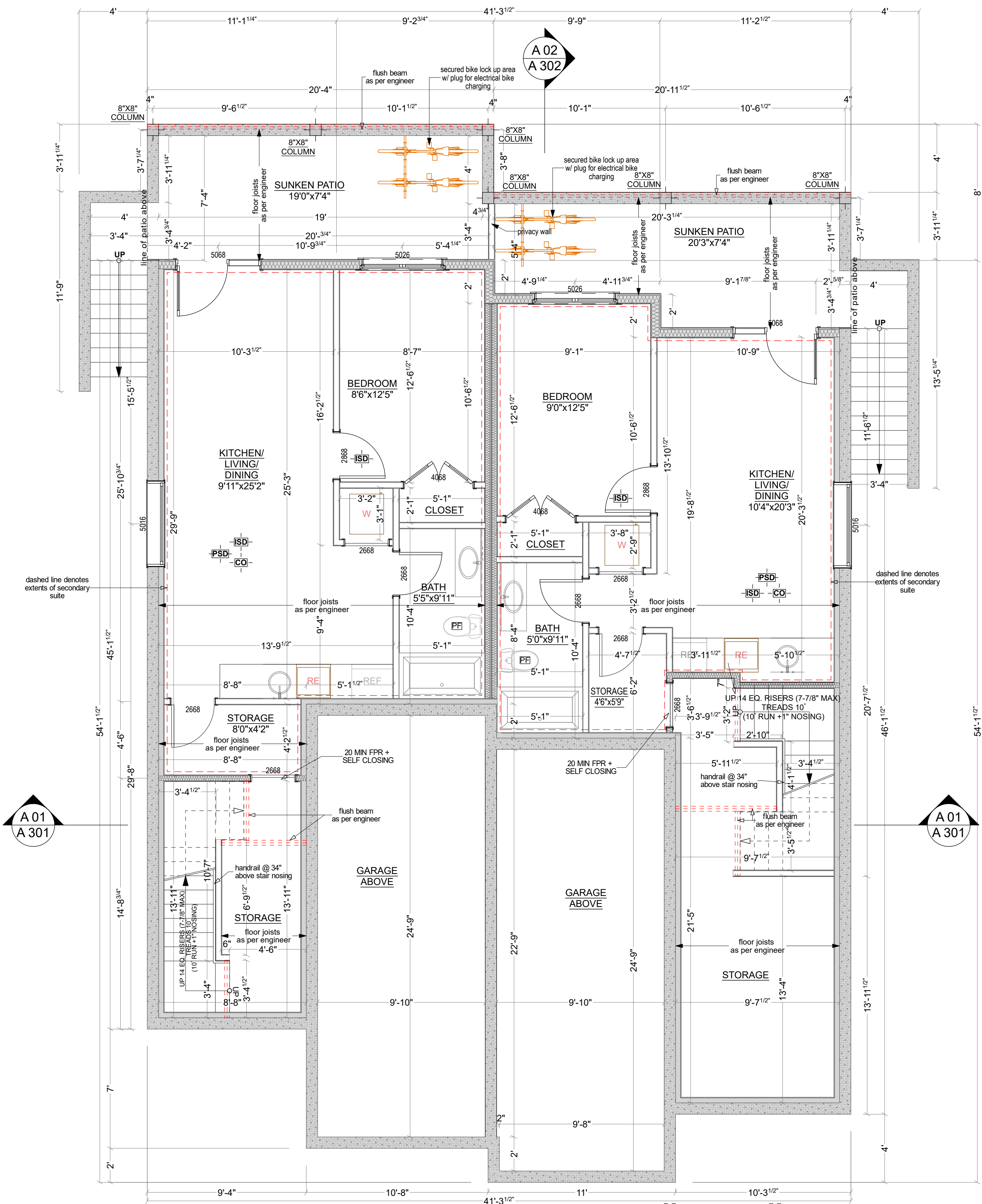
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REVIEW

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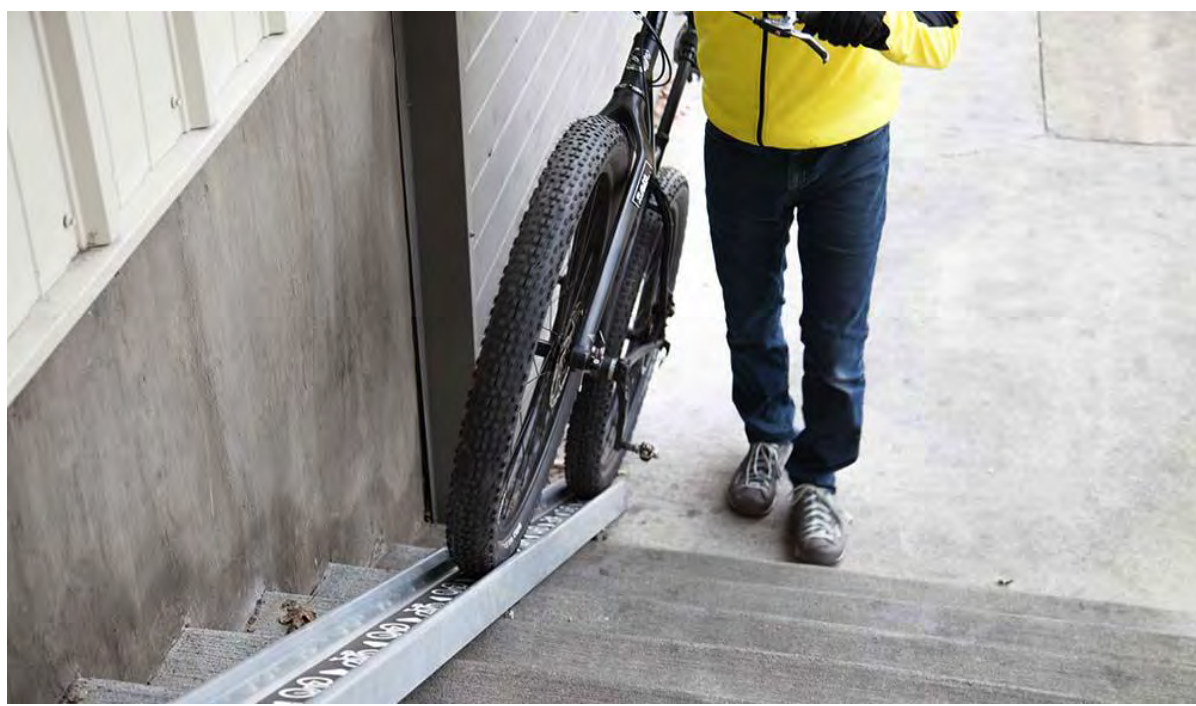
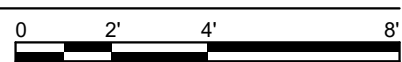
FOUNDATION PLAN

A 101

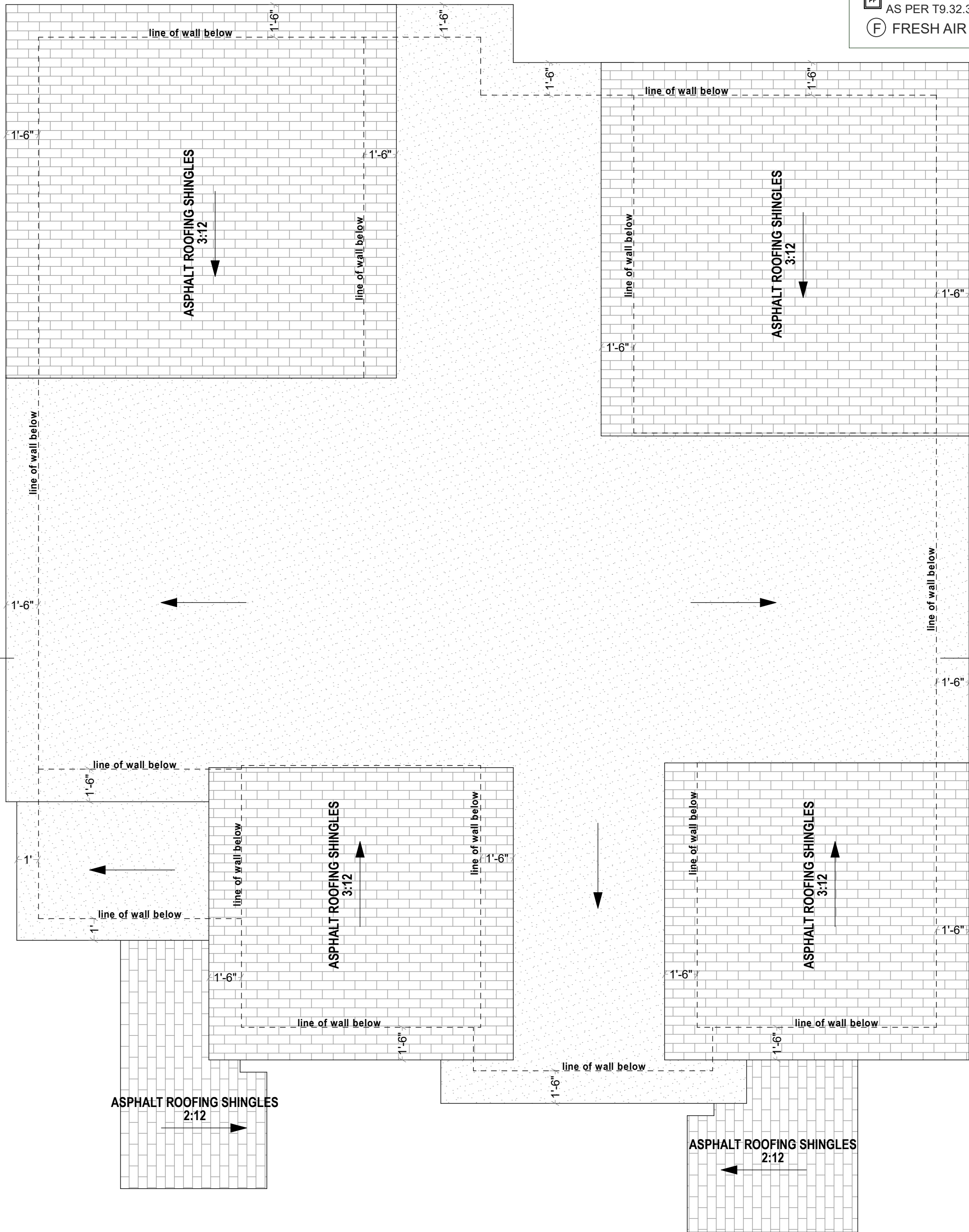
Printed: 2023-02-08



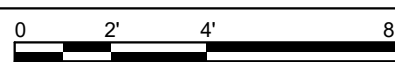
1 Basement
SCALE: 1/4" = 1'-0"



TYPICAL BIKE TRACK



2 Roof Plan
SCALE: 1/4" = 1'-0"



PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
- KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET

ROOF SCUPPER/DRAIN LOCATIONS, VENTS, STACKS, PENETRATIONS, ETC TO BE DETERMINED IN THE FIELD



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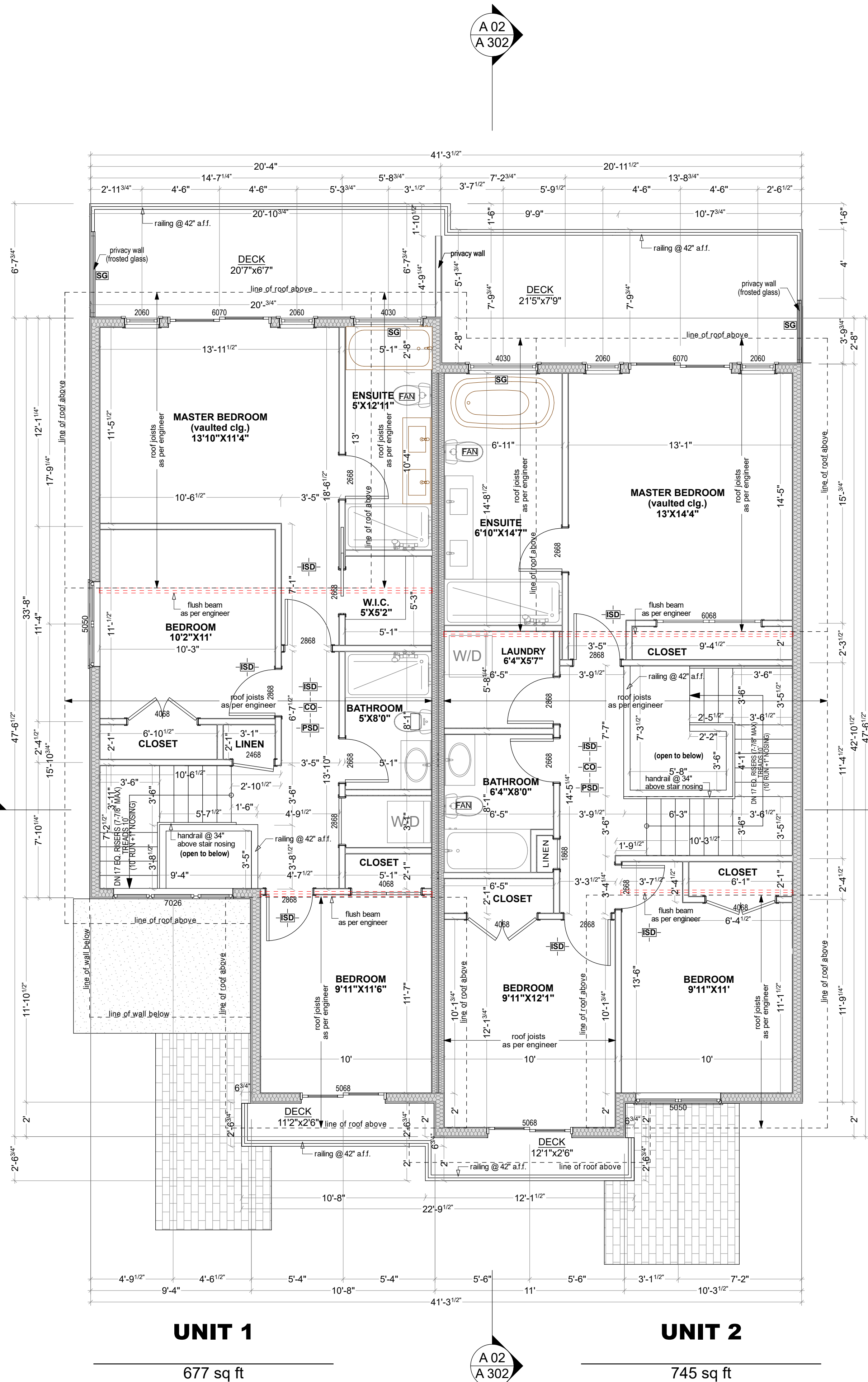
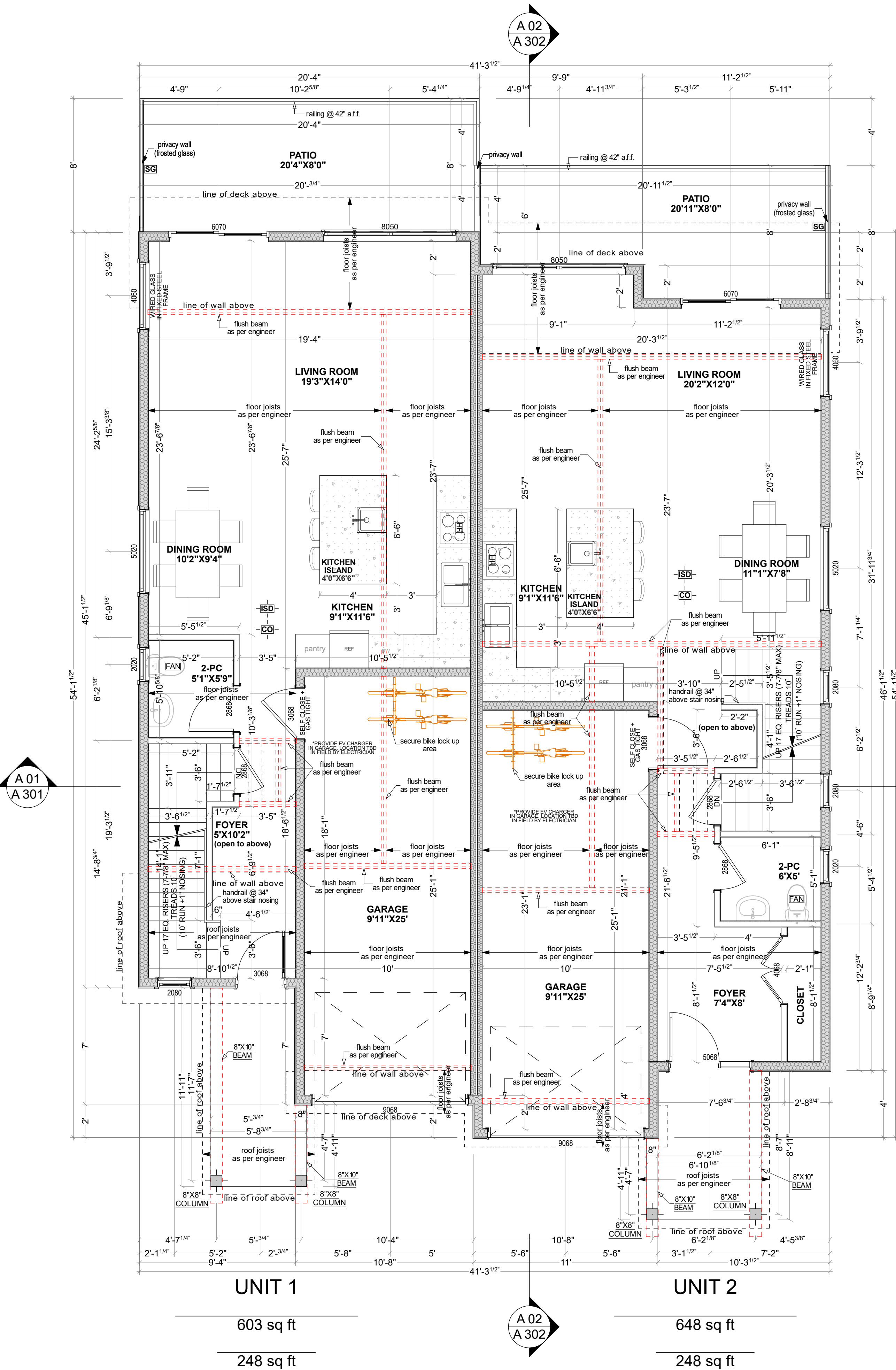
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ISSUED:

**BASEMENT AND ROOF
PLAN**

A-102

Printed: 2023-02-08



PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
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- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
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- FRESH AIR SUPPLY
- PASSIVE AIR INLET

ADAPT DESIGN

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ISSUED:

MAIN AND UPPER FLOOR PLAN

A-103

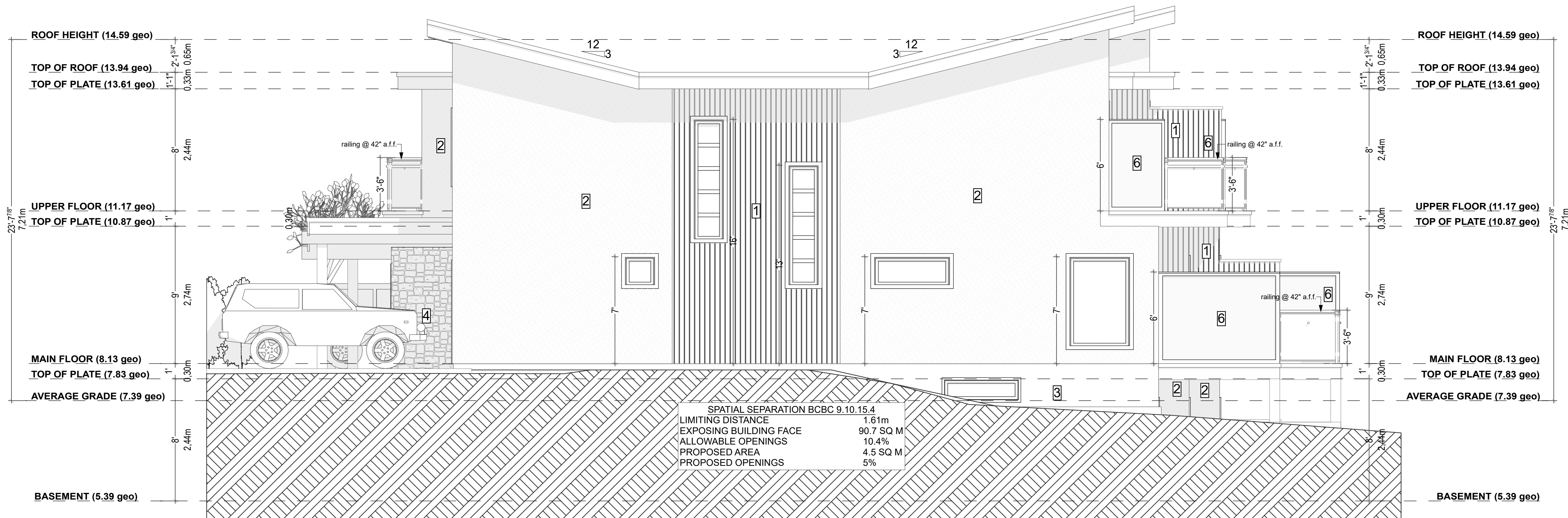
Printed: 2023-02-08

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

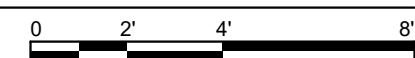
2 Upper Floor Plan
SCALE: 1/4" = 1'-0"



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



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND

- 1 CLEAR CEDAR SIDING
STAINED
- 2 STUCCO
ACRYLIC FINISH
- 3 CONCRETE FOUNDATION
- 4 STONE VENEER
AS PER OWNER
- 5 ASPHALT ROOFING SHINGLES
- 6 FROSTED GLASS

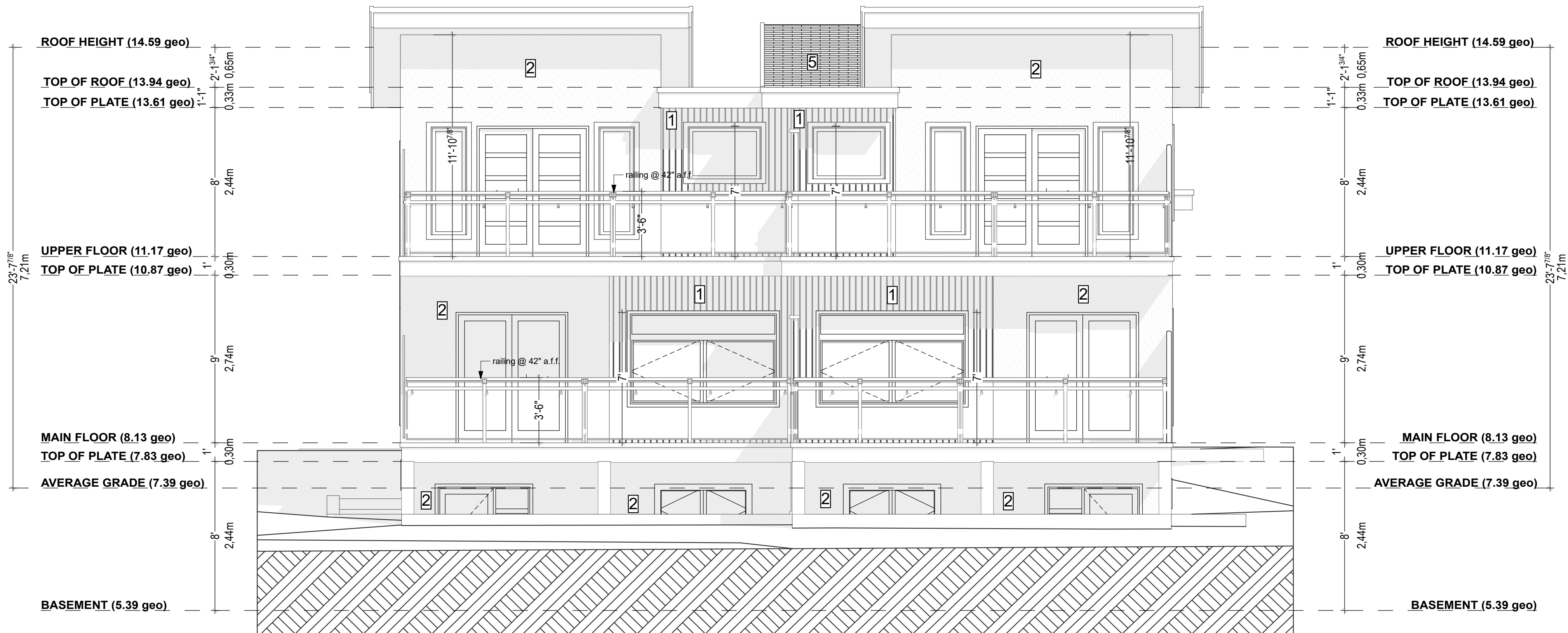
ADDITIONAL EXTERIOR FINISHINGS

GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CW #12" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
BELLY BAND	2X10 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X8 COMB FACED SPF (PAINTED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
	SHEET METAL REVEALS (PREFINISHED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY
ALL R.O. PRIOR TO ORDERING WDW'S

FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS

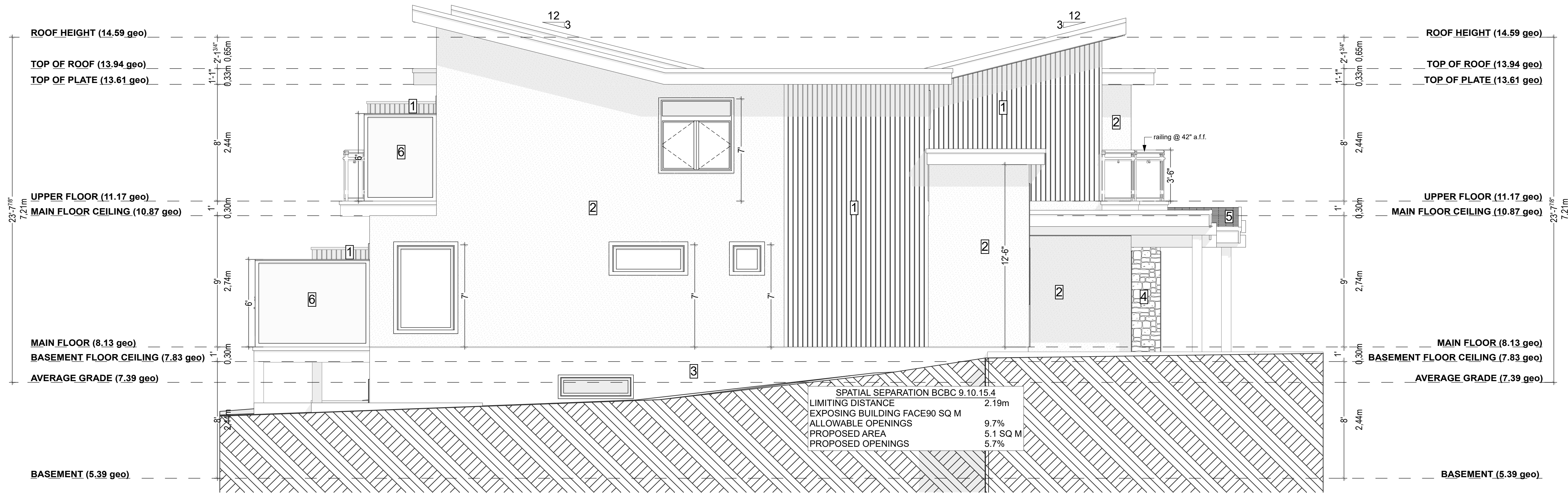
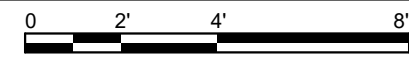
ALL COLORS AS PER OWNER



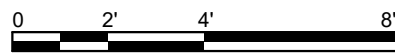
EXTERIOR CLADDING LEGEND	
1	CLEAR CEDAR SIDING STAINED
2	STUCCO ACRYLIC FINISH
3	CONCRETE FOUNDATION
4	STONE VENEER AS PER OWNER
5	ASPHALT ROOFING SHINGLES
6	FROSTED GLASS

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
CW	4"x4" ALUMINUM DOWNSPOUT (PREFINISHED)
SOFFIT	VENTED ALUMINUM (PREFINISHED)
FASCIA	2X10 COMB FACED SPF (PAINTED)
BELLY BAND	2X6 COMB FACED SPF (PAINTED)
WINDOW TRIM	SHEET METAL REVEALS (PREFINISHED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
NOTE: WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDWs	
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS	
ALL COLORS AS PER OWNER	

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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ISSUED:

ELEVATIONS

A-202

Printed: 2023-02-08

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/2" GYPSUM BOARD PAINTED

C2 - GARAGE CEILING

FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

C3 - DECK OVER LIVING SPACE (NOT SHOWN)

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
R28 CLOSED CELL SPRAY FOAM
1/2" GYPSUM BOARD PAINTED

C4 - DECK (NOT SHOWN)

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
PERFORATED METAL SOFFIT

C5 - SUITE CEILING

T9.10.3.1.-B FLOOR # F8c 45 MIN FRR STC 48

1/2" FINISHED FLOORING
3/4" T&G PLYWOOD SUBFLOOR
FLOOR JOISTS AS PER ENGINEER
ROXUL SAFE N SOUND BATTS
RESILIENT METAL CHANNELS @ 2' OC
5/8" TYPE X DRYWALL

ROOF TYPES

R1 - JOIST ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
CROSS PURLINS
R28 FG BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150
*SPRAY FOAM REQUIRED WHERE TRADITIONAL VENTING IMPRACTICAL

R2 - FLAT ROOF

2 PLY TORCH ON SBS ROOFING MEMBRANE
1/2" PLYWOOD C/W H CLIPS
SLOPED TAPERS
CROSS PURLINS
JOISTS AS PER ENGINEER
R28 BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150

R3 - ENTRY ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
PERFORATED METAL SOFFIT

SLAB TYPES

S1 - FLOOR SLAB

4" THICK CONCRETE SLAB
6 MIL. POLY
2-1/2" XPS RIGID INSULATION 4' PERIMETER
2" THERMAL BREAK @ SLAB EDGE
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

S2 - GARAGE SLAB

4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL

CLADDING AS PER ELEVATIONS
3/4" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSB SHEATHING OR AS PER ENGINEER
2X6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL

1/2" GYPSUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL

1/2" DRYWALL PAINTED
2X6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (GAS BARRIER)
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL 1 HR FRR

5/8" TYPE X GYPSUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION
1" AIR GAP
R12 BATT INSULATION
2X4 STUDS @ 16" OC
5/8" TYPE X GYPSUM BOARD PAINTED

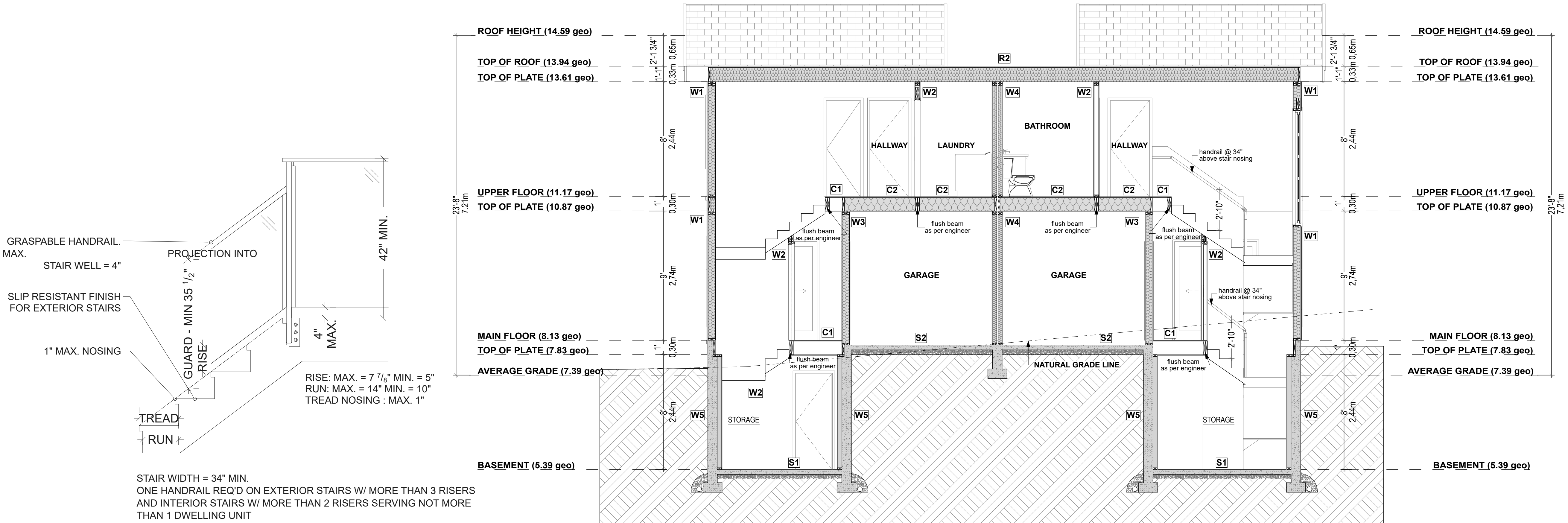
W5 - FROST WALL

DAMP-PROOFING
8" THICK CONCRETE WALL
1/2" AIR SPACE
2X4 STUDS @ 16" OC
R14 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

W6 - DEMISING WALL

T9.10.3.1.-A WALL # W3a 1 HR FRR STC 45

(NOT SHOWN)
5/8" TYPE X GYPSUM BOARD
2X4 STUDS @ 16" OC
3-1/2" ROXUL SAFE N SOUND BATTS
RESILIENT METAL CHANNELS @ 2' OC
5/8" TYPE X GYPSUM BOARD



TYPICAL STAIRS

CROSS SECTION 01

SCALE: 1/4" = 1'-0"

BCBC 9.36 PRESCRIPTIVE PATH CLIMATE ZONE 4	
ASSEMBLY DESCRIPTION	
EFF. RSI	
TRUSS CEILING	6.91 RSI
CATHEDRAL CEILING & FLAT ROOF	4.67 RSI
EXTERIOR WALLS	2.78 RSI
FLOORS OVER GARAGE/UNHEATED SPACE 4.51 RSI	
WALL @ GARAGE	2.62 RSI
HEATED CONCRETE SLABS	2.32 RSI
CONCRETE SLABS	1.96 RSI
FOUNDATION WALL BELOW GRADE	1.99 RSI

EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.78 RSI	

VAULTED CEILING EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
2X10 RAFTERS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.22 RSI @ 13% CEILING
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
R20 BATT INSULATION	3.52 RSI
R12 BATT INSULATION	2.11 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	5.85 RSI @ 87% CEILING
EFF. THERMAL RESISTANCE = 4.82 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI	

TRUSS ROOF EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
3-1/2" BOTTOM CHORD	0.76 RSI
OUTSIDE AIR FILM	0.16 RSI
TOTAL EFF. R VALUE @ 11% =	0.98 RSI
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
3-1/2" BLOWN INSULATION	1.67 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE @ 89% =	1.89 RSI
EFFECTIVE THERMAL INSULATION @ CAVITY = 1.71 RSI	
12" BLOWN FG ABOVE FRAMING = 5.63 RSI	
TOTAL EFF. THERMAL RESISTANCE = 7.34 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 6.91 RSI	

FLOOR OVER UNHEATED SPACE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
3/4" SHEATHING	0.16 RSI
2X10 JOISTS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	2.54 RSI @ 13% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
3/4" SHEATHING	0.16 RSI
R28 BATT INSULATION	4.93 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	5.47 RSI @ 87% FLOOR AREA
EFF. THERMAL RESISTANCE = 4.75 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI	

FLOORS OVER GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
R28 INSULATION	4.93 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.11 RSI
TOTAL EFF. R VALUE =	5.56 RSI @ 87%
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
2X10 FLOOR JOISTS	1.99 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.46 RSI @ 13%
EFF. THERMAL RESISTANCE = 4.77 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.51 RSI	

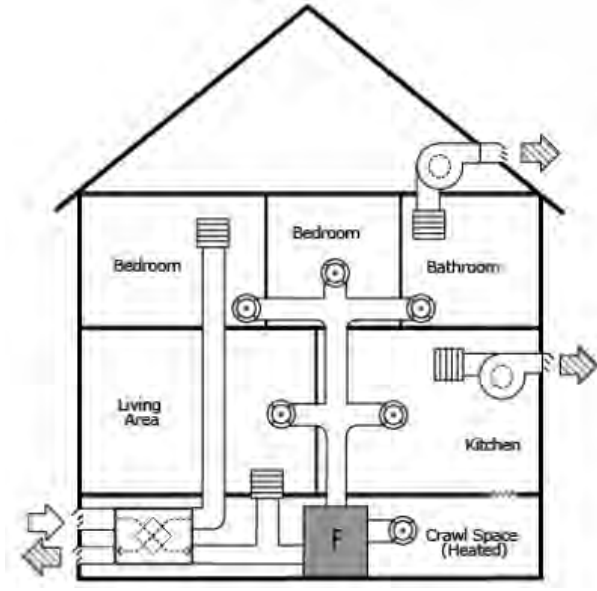
EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.79 RSI	

WALL @ GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	NIL
2X6 STUD	1.19 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	1.59 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	NIL
R20 INSULATION	3.52 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	3.92 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 2.93 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.62 RSI	

BASEMENT SLAB ABOVE FROST LINE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X	2.15 RSI
50% = 1.18 RSI REQUIRED	
EFF. THERMAL INSULATION = 1.32 RSI	
REQUIRED EFF. THERMAL INSULATION = 1.18 RSI (R13.2)	
BASEMENT HEATED FLOOR EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
2-1/2" XPS	2.15 RSI
EFF. THERMAL RESISTANCE = 2.35 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 2.32 RSI	

THERMAL BREAK BETWEEN SLAB AND FOUNDATION WALL EFFECTIVE INSULATION	
1-1/2" XPS	1.32 RSI
50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X	2.15 RSI
50% = 1.18 RSI REQUIRED	
EFF. THERMAL INSULATION = 1.32 RSI	
REQUIRED EFF. THERMAL INSULATION = 1.18 RSI	
CRAWLSPACE FOUNDATION WALLS EFFECTIVE INSULATION	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
R12 FOIL BACK INSULATION	0.04 RSI
8" THICK CONCRETE WALL	2.11 RSI
EFF. THERMAL RESISTANCE = 2.31 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 1.99 RSI	

FOUNDATION WALL BELOW GRADE INTERIOR FURRING WALL	
200mm CONCRETE	0.08 RSI
1/2" AIR SPACE	0.16 RSI
2X4 @ 24" OC FRAMING (13%)	0.76 RSI
R12 FG BATTS (87%)	2.11 RSI
1/2" GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL RESISTANCE = 2.22 RSI	
REQUIRED EFF. THERMAL INSULATION MIN. = 1.99 RSI	
FOUNDATION WALL BELOW GRADE EXTERIOR INSULATION	
200mm CONCRETE	0.08 RSI
2-1/2" XPS CONTINUOUS INSULATION	2.15 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL RESISTANCE = 2.35 RSI	
REQUIRED EFF. THERMAL RESISTANCE MIN. = 1.99 RSI	

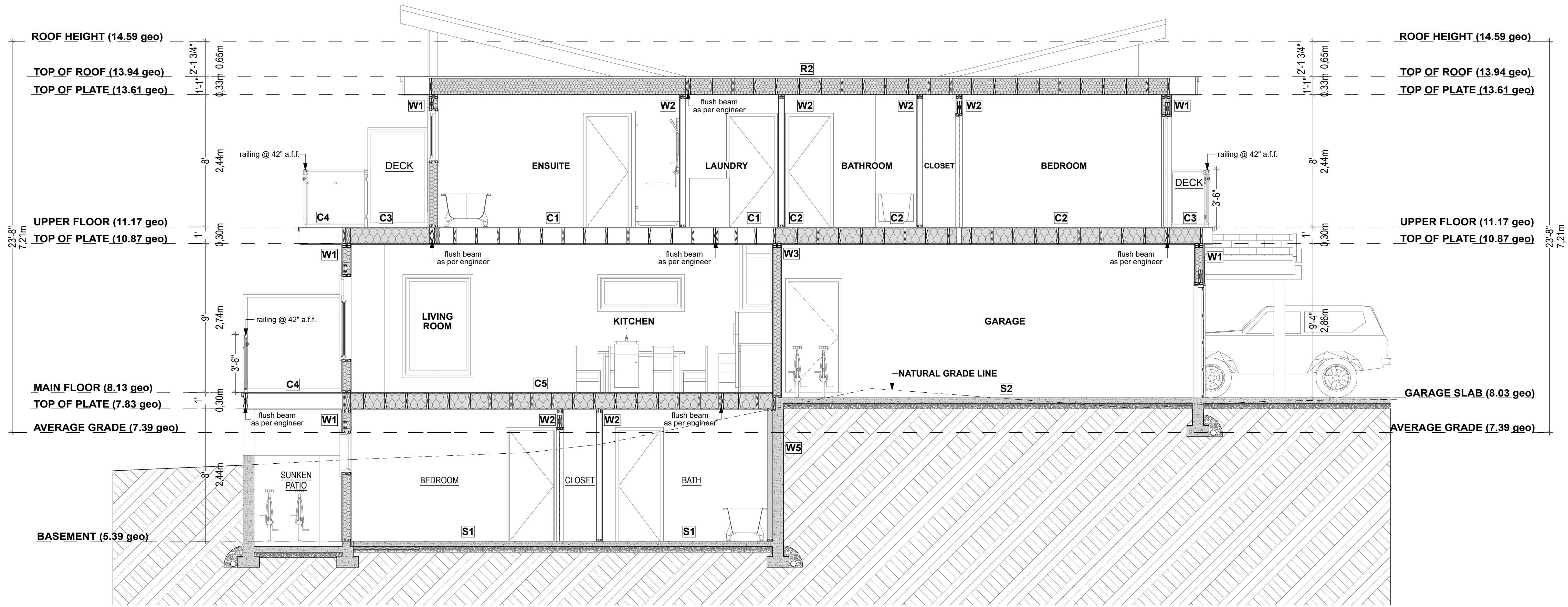


BCBC 9.32 MECHANICAL VENTILATION REQUIREMENTS FORCED AIR HEATING SYSTEM W/ HRV
HRV DRAWS SUPPLY AIR FROM EXTERIOR INTO THE RETURN AIR PLENUM OF FURNACE
HRV DRAWS EXHAUST AIR THROUGH DEDICATED DUCTING, ONE OF WHICH IS MIN. 2M ABOVE THE FLOOR OF THE UPPERMOST LEVEL
THE CAPACITY OF THE HRV IS TO BE NO LESS THAN THE AIR FLOW RATE AS PER BCBC T9.32.3.5
PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS
CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH MECHANICAL VENTILATION CHECKLIST ON OR PRIOR TO FRAMING INSPECTION

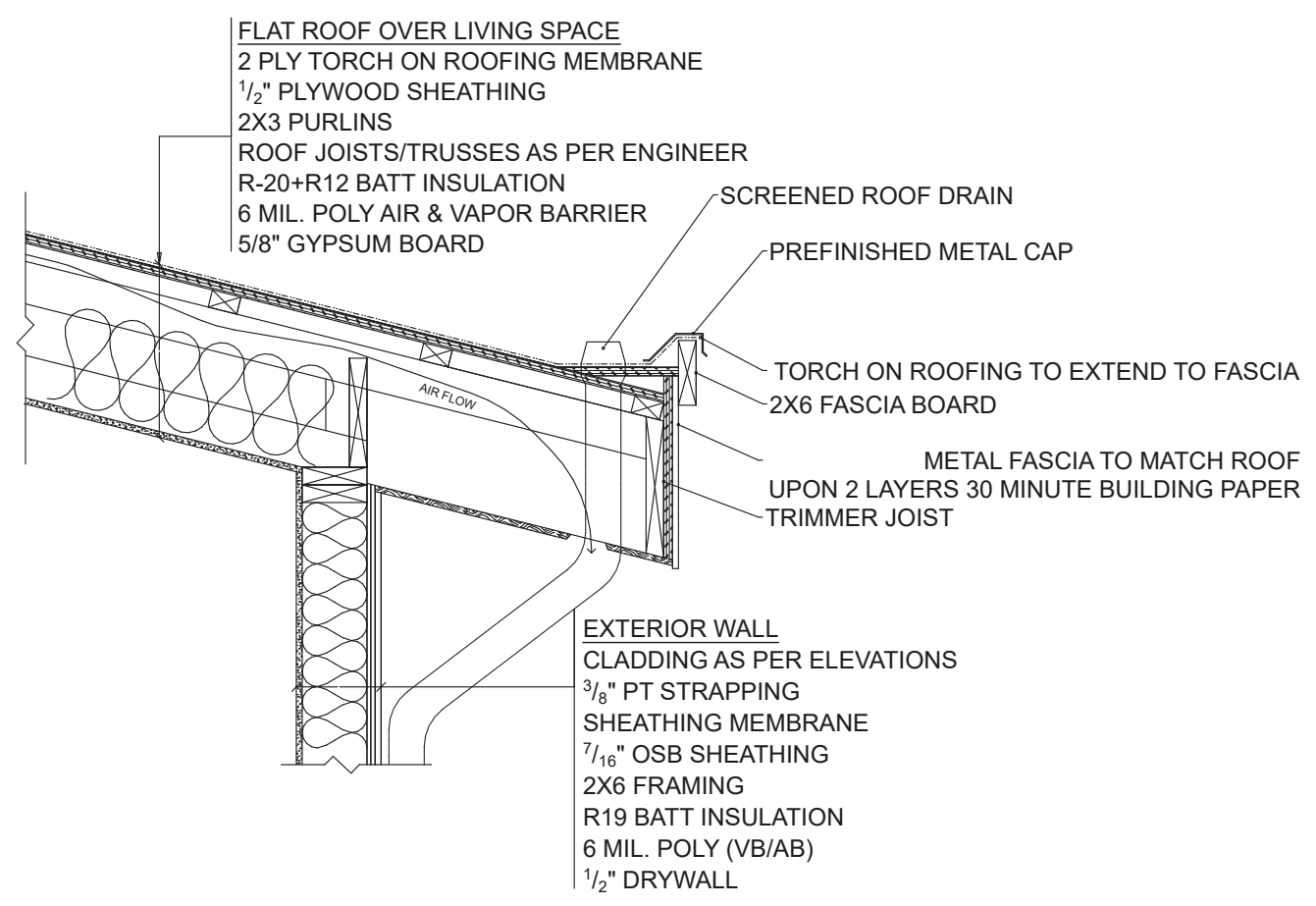
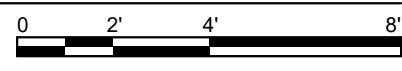
MECHANICAL VENTILATION REQUIREMENTS PRINCIPAL DWELLING

SECTIONS

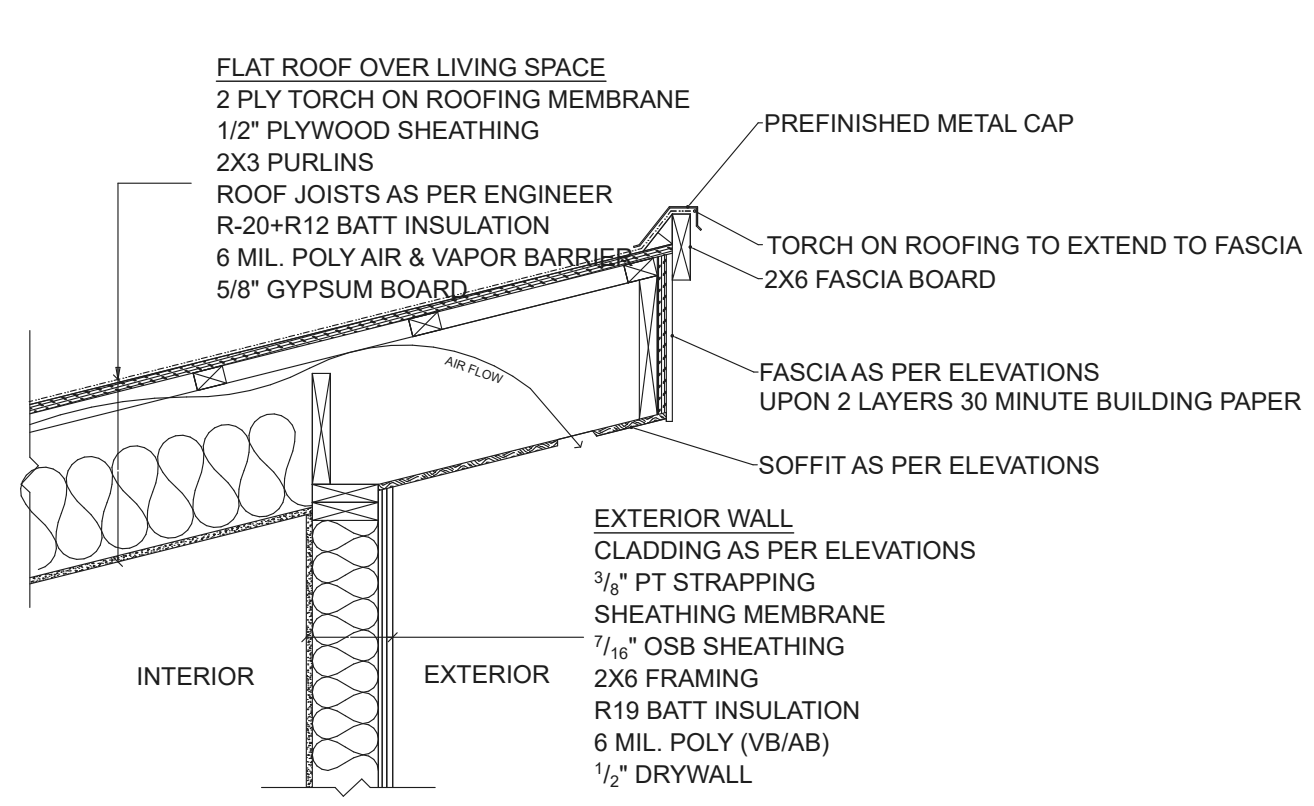
A-301



2 CROSS SECTION 2
SCALE: 1/4" = 1'-0"



ROOF EAVE



TOP OF ROOF

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/2" GYPSUM BOARD PAINTED

C2 - GARAGE CEILING

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

C3 - DECK OVER LIVING SPACE

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
R28 CLOSED CELL SPRAY FOAM
1/2" GYPSUM BOARD PAINTED

C4 - DECK

DECKING MEMBRANE
3/4" T&G PLYWOOD
TAPERS FOR 2% SLOPE
JOISTS AS PER ENGINEER
PERFORATED METAL SOFFIT

ROOF TYPES

R1 - JOIST ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
CROSS PURLINS
R28 FG BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150
*SPRAY FOAM REQUIRED WHERE TRADITIONAL VENTING IMPRACTICAL

R2 - FLAT ROOF

2 PLY TORCH ON SBS ROOFING MEMBRANE
1/2" PLYWOOD C/W H CLIPS
SLOPED TAPERS
CROSS PURLINS
JOISTS AS PER ENGINEER
R28 BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150

R3 - ENTRY ROOF (NOT SHOWN)

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
PERFORATED METAL SOFFIT

SLAB TYPES

S1 - FLOOR SLAB

4" THICK CONCRETE SLAB
6 MIL. POLY.
2-1/2" XPS RIGID INSULATION 4' PERIMETER
2" THERMAL BREAK @ SLAB EDGE
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

S2 - GARAGE SLAB

4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY.
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL

CLADDING AS PER ELEVATIONS
1/2" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSB SHEATHING OR AS PER ENGINEER
2"x6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY. (AB/VB)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL

1/2" GYPSUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL

1/2" DRYWALL PAINTED
2X6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY. (GAS BARRIER)
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL 1 HR FRR (NOT SHOWN)

5/8" TYPE X GYPSUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION
1" AIR GAP
R12 BATT INSULATION
2X4 STUDS @ 16" OC
5/8" TYPE X GYPSUM BOARD PAINTED

W5 - FROST WALL

DAMP PROOFING
8" THICK CONCRETE WALL
1/2" AIR SPACE
2X4 STUDS @ 16" OC
R14 BATT INSULATION
1/2" GYPSUM BOARD PAINTED



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

COLVILLE
ROAD 1076

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Received February 13, 2023

ISSUED FOR
REVIEW

ISSUED:

SECTIONS

A-302

Received February 13, 2023

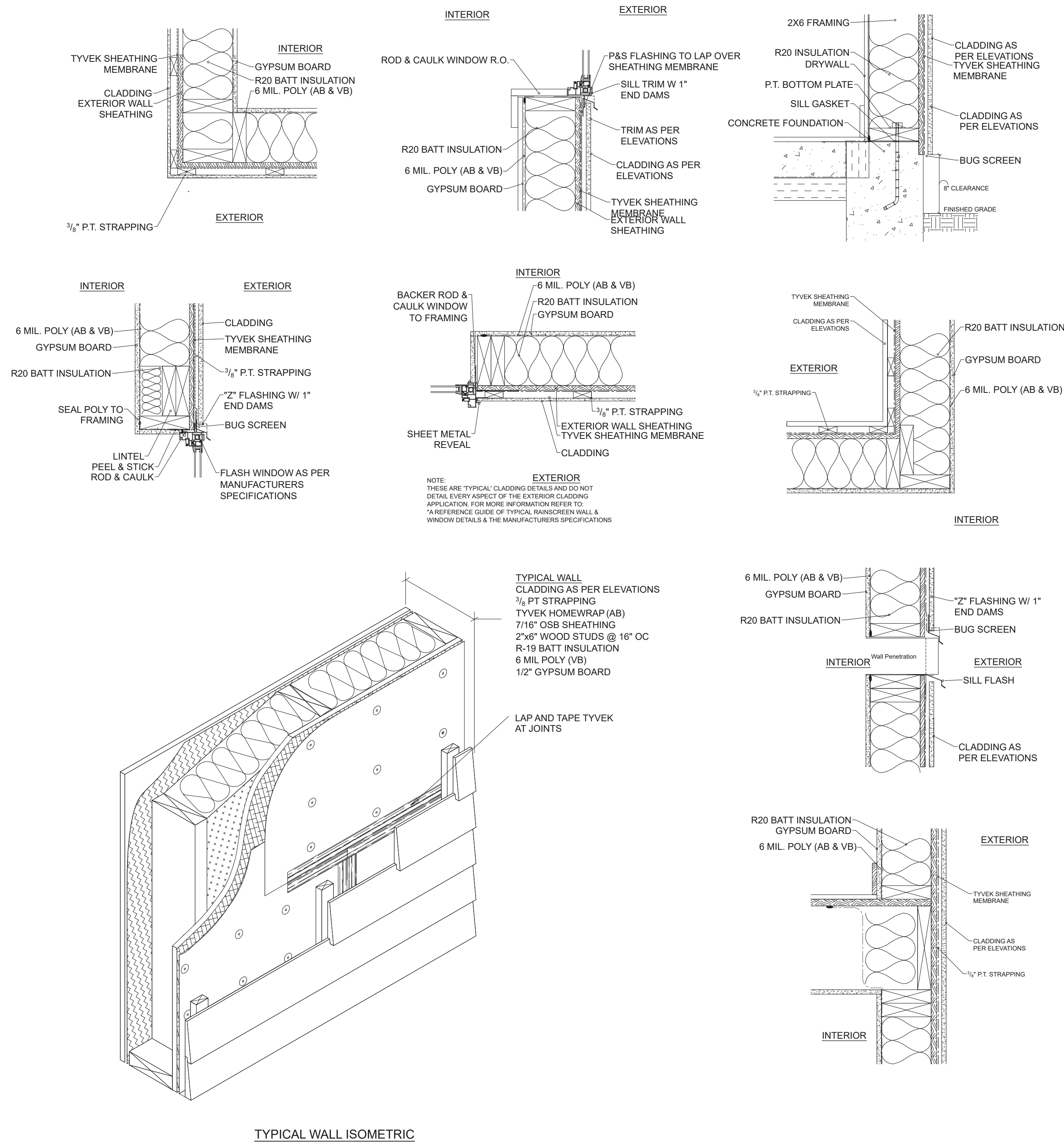
ISSUED FOR
REVIEW

ISSUED:

DETAILS

A-401

Printed: 2023-02-08



TYPICAL WALL ISOMETRIC

- CLADDING DETAILS

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3099

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

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

1. This bylaw may be cited as the "*ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW, 2023, NO. 3099*".
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

- (1) At Part 5 – ZONING DISTRICTS, Section 67.115 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 128 [CD NO. 128], replace the existing Section (1) Permitted Uses with the following:

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- a) Two Family Residential
- b) Home Occupation
- c) Secondary Suite: subject to the requirements of Section 30.6
- d) Boarding: subject to the requirements of Section 30.3
- e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

- (2) At Part 5 – ZONING DISTRICTS, Section 67.115 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 128 [CD NO. 128], replace the existing Section (10) Off-Street Parking with the following:

(10) **Off-Street Parking**

Notwithstanding Section 9(4) of the Parking Bylaw, 1992, No. 2011 (as amended), a maximum of two parking spaces may be located closer to the Front Lot Line than the front face of the Principle Building.

READ a first time by the Municipal Council on the ____ day of _____, 2023.

READ a second time by the Municipal Council on the ____ day of _____, 2023.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ____ day of _____, 2023.

READ a third time by the Municipal Council on the ____ day of _____, 2023.

ADOPTED by the Municipal Council on the ____ day of _____, 2023.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3100

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

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

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW, 2023, NO. 3100"*.
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

- (1) At Part 5 – ZONING DISTRICTS, Section 67.116 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 129 [CD NO. 129], replace the existing Section (1) Permitted Uses with the following:

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- a) Two Family Residential
- b) Home Occupation
- c) Secondary Suite: subject to the requirements of Section 30.6
- d) Boarding: subject to the requirements of Section 30.3
- e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

- (2) At Part 5 – ZONING DISTRICTS, Section 67.116 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 129 [CD NO. 129], replace the existing Section (10) Off-Street Parking with the following:

(10) **Off-Street Parking**

Notwithstanding Section 9(4) of the Parking Bylaw, 1992, No. 2011 (as amended), a maximum of two parking spaces may be located closer to the Front Lot Line than the front face of the Principle Building.

READ a first time by the Municipal Council on the ____ day of _____, 2023.

READ a second time by the Municipal Council on the ____ day of _____, 2023.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ____ day of _____, 2023.

READ a third time by the Municipal Council on the ____ day of _____, 2023.

ADOPTED by the Municipal Council on the ____ day of _____, 2023.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER



Land Title Act

Charge

General Instrument – Part 1

VICTORIA LAND TITLE OFFICE

OCT 08 2021 15:21:02.001

CA9422136-CA9422137

1. Application

Pearson & Company Law Corp
1103 Goldstream Avenue
Victoria BC V9B 2Y9
250 474-2226

2. Description of Land

PID/Plan Number	Legal Description
000-541-885	LOT 13, BLOCK 12, SECTION 10, ESQUIMALT DISTRICT, PLAN 5241

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Pursuant to S. 219 LTA from the Transferors David Robert Kindrat and Alyssa May Carlson
PRIORITY AGREEMENT		Giving the above Covenant priority over CA8813477 from the Transferor Vancouver City Savings Credit Union, In Trust (See DF BL051963)

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

DAVID ROBERT KINDRAT**ALYSSA MAY CARLSON****VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE DF BL051963), NO.FI97**

6. Transferee(s)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
1129 ESQUIMALT ROAD
VICTORIA BC V9A 3P1

7. Additional or Modified Terms



Land Title Act

Charge

General Instrument – Part 1

8. Execution(s)

This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

C. ROBERT PEARSON
Barrister & Solicitor
1103 Goldstream Avenue
Victoria BC V9B 2Y9

YYYY-MM-DD

2021-03-12

DAVID ROBERT KINDRAT

ALYSSA MAY CARLSON

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

Arlana Heron
Commissioner for Taking Affidavits
for British Columbia
Suite 1300, 13450-102 Ave
Surrey BC V3T 5X4

YYYY-MM-DD

2021-05-17

VANCOUVER CITY SAVINGS CREDIT
UNION, IN TRUST (SEE DF BL051963)
By their Authorized Signatory

Mary Schumaker

Expiry Date: 31 May 2022

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Land Title Act

Charge

General Instrument – Part 1

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

Debra Hopkins
Commissioner for Taking Affidavits
for British Columbia
1229 Esquimalt Road
Esquimalt BC V9A 3P1

YYYY-MM-DD

2021-10-05**CORPORATION OF THE TOWNSHIP
OF ESQUIMALT**

By their Authorized Signatory

Barbara Desjardins, Mayor

Laurie Hurst, CAO

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Charles Robert
Pearson D9NU8D****Digitally signed by
Charles Robert Pearson
D9NU8D
Date: 2021-10-08
11:56:08 -07:00**

TERMS OF INSTRUMENT - PART 2

RECITALS:

- A. The Transferor (the "**Owner**") is the registered owner in fee-simple of those lands with a current civic address of 1072 Colville Road, more particularly described in Item #2 of Form C, in the Township of Esquimalt in the Province of British Columbia, namely:

000-541-885 Lot 13, Block 12, Section 10, Esquimalt District, Plan 5241
(the "**Lands**").

- B. The Transferee is the Township of Esquimalt ("**Transferee**" or "**Township**").
- C. The Owner has submitted an application to the Township to rezone the Lands to Comprehensive Development No. 128 (1072 Colville Road) CD No. 128 further to ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2979 (the "**Amendment Bylaw**") to authorize the development of a Two Family Dwelling with two dwelling units in one building on the Lands, with 2 parking spaces (the "**Development**"), and acknowledging that the amenities and restrictions contained herein are in the public interest the Owner has offered and voluntarily provided this Section 219 Covenant to the Township, and the Township has accepted this covenant and required its registration as a condition of the Amendment Bylaw (the "**Agreement**").
- D. Section 219 of the *Land Title Act* gives authority for a covenant and indemnity, whether of a negative or positive nature, to be registered against the Lands and granted in favour of the Township with provisions:
- in respect of the use of land or the use of a building on or to be erected on land;
 - that land is to be built on in accordance with the covenant;
 - that land is not to be built on or subdivided except in accordance with the covenant;
 - that land is not to be used, built on or subdivided;
 - that parcels of land designated in the covenant and registered under one or more indefeasible titles are not to be sold or otherwise transferred separately; and
 - that land or a specified amenity in relation to it be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state in accordance with the covenant and to the extent provided in the covenant.

NOW THEREFORE in consideration of the payment of the sum of \$10.00 by the Township to the Owner (receipt and sufficiency acknowledged), the mutual covenants and agreements contained in this Agreement, and for other good and valuable consideration, the parties covenant and agree as to the following, including under Section 219 of the *Land Title Act*:

1. The Owner and Township agree that this Agreement shall be interpreted in accordance with the definitions in the Township's zoning bylaw, as amended from time to time.

Restrictions and Requirements – No Additional Suites

2. Notwithstanding broader or greater uses, density or other regulations in the Township's Zoning Bylaw, as amended from time to time, the Owner covenants and agrees that the Lands must not be subdivided (including under the *Strata Property Act*), built upon or used for more than two (2) dwelling units.
3. For greater certainty, the Owner covenants and agrees that it will at no time allow or permit the creation of additional suites within any dwelling units or otherwise on the Lands.

Indemnity and Release

4. The Owner covenants and agrees to indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
5. The Owner releases and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Owner can or may have against the Township for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
6. Without limiting the above release and indemnity, the Owner acknowledges that this Agreement may be interpreted to contain conditions, restrictions, requirements, benefits or gifts that may not be specifically identified or required by law, although consistent with the Township's Regional Growth Strategy, Official Community Plan and Zoning Bylaw. The Owner hereby expresses its intention to be solely responsible for the costs resulting from satisfying the conditions of this Agreement. The Owner further releases, waives and forever discharges the Township from and against any claims, actions, or causes of action, whether based in contract, tort or equity, for damages or losses, for the recovery of the contributions or costs incurred, including legal expenses, or for unjust enrichment, in connection with the provision of those contributions.
7. The release and indemnity provisions of this Agreement survive its termination.

Registration

8. The restrictions and requirements in this Agreement are covenants running with the Lands in favour of the Township and intended to be perpetual, and shall continue to bind all of the Lands when subdivided.
9. At the Owner's sole cost, the Owner must do everything necessary to secure priority of registration and interest for this Agreement over all encumbrances of a financial nature on the Lands.

10. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
11. The Owner, as a personal covenant between the parties, agrees to pay the legal fees and land title office costs of the Township in connection with the preparation and registration of this Agreement.

General

12. The Township and Owner agree that this Agreement shall be interpreted in accordance with the definitions in the Township's zoning bylaw, as amended from time to time.
13. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement.
14. It is mutually understood, acknowledged and agreed by the parties that the Township has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
15. The Owner acknowledges that the Township does not represent to the Owner or to any other person that any future application for subdivision of the Lands by the owner will be approved.
16. Nothing contained or implied in this Agreement:
 - (a) prejudices or affects the rights, powers or discretion of the Township in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Owner;
 - (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or
 - (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Township with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity.
17. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of section 219(9) of the *Land Title Act*.
18. The Owner covenants and agrees that the Township may withhold development permits, building permits and other approvals related to the use, building or subdivision of land as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a permit or approval does not act as a representation or warranty by the Township that the covenants of this Agreement have been satisfied.
19. The Owner covenants and agrees that:

- (a) if the Township advises of a breach of this Agreement, as determined in its reasonable discretion, the Owner must promptly remedy that breach at its sole cost;
 - (b) if the Owner has not remedied the breach to the reasonable satisfaction of the Township within fifteen (15) days of notice or other longer time period specified by the Township, the Township may, but is under no obligation to, remove or rectify the breach at the expense of the Owner without further notice; and
 - (c) any costs to the Township of such removal or rectification is a debt due from the Owner to the Township together with interest at a rate of 3% per annum in excess of the Prime Lending Rate of the Royal Bank of Canada in effect from time to time, and:
 - (i) the Owner shall pay such costs and interest to the Township forthwith upon demand; and
 - (ii) failing payment, the Township may add such costs to property taxes for the Lands.
20. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity. The Owner agrees that the Township is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach of this Agreement by the Owner.
21. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver is effective unless it is written and signed by both parties.
22. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
23. The Owner acknowledges having received legal advice prior to executing this Agreement, and the Owner agrees that it fully and completely understands this Agreement and its impact on the Lands.
24. Any notice required or permitted to be given in connection with this Agreement will be in writing and delivered personally or sent by prepaid express mail to the applicable addresses set out above. If notice is delivered personally, it will be considered given when delivered. If notice is mailed, it will be considered given five days after mailing by deposit at a Canada Post mailing point or office. A party may only change their address for delivery under this section by notice to the other party in accordance with this section.
25. Whenever the plural, singular, masculine or neuter is used herein, the same shall be construed as including the plural, singular, feminine, body corporate or politic unless the context requires otherwise.
26. Where there is a reference to an enactment of the Province of British Columbia in this

Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

27. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Priority

- 28 VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE DF BL051963) Inc. No. FI97 (the "Chargeholder") the registered holder of a charge by way of MORTGAGE against the Lands, registered under No. CA8813477 (the "Charge") agrees with the Transferee, in consideration of the sum of Ten Dollars (\$10.00) paid by the Transferee to the Chargeholder (receipt and sufficiency acknowledged), that the Agreement shall be an encumbrance upon the Lands in priority to the Charge in the same manner and to the same effect as if the Agreement had been dated and registered prior to the Charge.

The Owner and the Township acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached.

DECLARATION(S) ATTACHED



Land Title Act
Charge
General Instrument – Part 1

VICTORIA LAND TITLE OFFICE
OCT 08 2021 15:17:39.001
CA9422126-CA9422127

1. Application

Pearson & Company Law Corp
1103 Goldstream Avenue
Victoria BC V9B 2Y9
250 474-2226



2. Description of Land

PID/Plan Number	Legal Description
000-716-901	LOT 12 BLOCK 12 SECTION 10 ESQUIMALT DISTRICT PLAN 5241

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Pursuant to s. 219 LTA from the Transferor David Robert Kindrat and Alyssa May Carlson
PRIORITY AGREEMENT		Giving the above Covenant priority over CA8813476 from the Transferor Vancouver City Savings Credit Union, In Trust (See DF BL051963)

4. Terms

Part 2 of this instrument consists of:
(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

DAVID ROBERT KINDRAT
ALYSSA MAY CARLSON
VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE DF BL051963), NO.FI97

6. Transferee(s)

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
1229 ESQUIMALT ROAD
VICTORIA BC V9A 3P1

7. Additional or Modified Terms



Land Title Act
Charge
General Instrument – Part 1

8. Execution(s)

This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

C. Robert Pearson
Barrister & Solicitor
1103 Goldstream Avenue
Victoria BC V9B2Y9

YYY-MM-DD

2021-03-12

DAVID ROBERT KINDRAT

ALYSSA MAY CARLSON

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

Arlana Heron
Commissioner for Taking Affidavits
for British Columbia
SUITE 1300 13450-102 AVE
SURREY BC V3T 5X5

YYY-MM-DD

2021-05-17

VANCOUVER CITY SAVINGS CREDIT
UNION, IN TRUST (SEE DF BL051963)
By their Authorized Signatory

Expiry Date: 31 May 2022

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Land Title Act
Charge
General Instrument – Part 1

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

Debra Hopkins
Commissioner for Taking Affidavits
for British Columbia
1229 Esquimalt Road
Esquimalt BC V9A 3P1

YYYY-MM-DD

2021-10-05

CORPORATION OF THE TOWNSHIP
OF ESQUIMALT

By their Authorized Signatory

Barbara Desjardins, Mayor

Laurie Hurst, CAO

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Charles Robert
Pearson D9NU8D

Digitally signed by
Charles Robert Pearson
D9NU8D
Date: 2021-10-08
11:55:09 -07:00

TERMS OF INSTRUMENT - PART 1

RECITALS:

- A. The Transferor (the "Owner") is the registered owner in fee-simple of those lands with a current civic address of 1076 Colville Road, more particularly described in Item #2 of Form C, in the Township of Esquimalt in the Province of British Columbia, namely:

000-716-901 Lot 12, Block 12, Section 10, Esquimalt District, Plan 5241

(the "Lands").

- B. The Transferee is the Township of Esquimalt ("Transferee" or "Township").
- C. The Owner has submitted an application to the Township to rezone the Lands to Comprehensive Development No. 129 (1076 Colville Road) CD No. 129 further to ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2980 (the "Amendment Bylaw") to authorize the development of a Two Family Dwelling with two dwelling units in one building on the Lands, with 2 parking spaces (the "Development"), and acknowledging that the amenities and restrictions contained herein are in the public interest the Owner has offered and voluntarily provided this Section 219 Covenant to the Township, and the Township has accepted this covenant and required its registration as a condition of the Amendment Bylaw (the "Agreement").
- D. Section 219 of the *Land Title Act* gives authority for a covenant and indemnity, whether of a negative or positive nature, to be registered against the Lands and granted in favour of the Township with provisions:
- in respect of the use of land or the use of a building on or to be erected on land;
 - that land is to be built on in accordance with the covenant;
 - that land is not to be built on or subdivided except in accordance with the covenant;
 - that land is not to be used, built on or subdivided;
 - that parcels of land designated in the covenant and registered under one or more indefeasible titles are not to be sold or otherwise transferred separately; and
 - that land or a specified amenity in relation to it be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state in accordance with the covenant and to the extent provided in the covenant.

NOW THEREFORE in consideration of the payment of the sum of \$10.00 by the Township to the Owner (receipt and sufficiency acknowledged), the mutual covenants and agreements contained in this Agreement, and for other good and valuable consideration, the parties covenant and agree as to the following, including under Section 219 of the *Land Title Act*:

1. The Owner and Township agree that this Agreement shall be interpreted in accordance with the definitions in the Township's zoning bylaw, as amended from time to time.

Restrictions and Requirements – No Additional Suites

2. Notwithstanding broader or greater uses, density or other regulations in the Township's Zoning Bylaw, as amended from time to time, the Owner covenants and agrees that the Lands must not be subdivided (including under the *Strata Property Act*), built upon or used for more than two (2) dwelling units.
3. For greater certainty, the Owner covenants and agrees that it will at no time allow or permit the creation of additional suites within any dwelling units or otherwise on the Lands.

Indemnity and Release

4. The Owner covenants and agrees to indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
5. The Owner releases and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Owner can or may have against the Township for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
6. Without limiting the above release and indemnity, the Owner acknowledges that this Agreement may be interpreted to contain conditions, restrictions, requirements, benefits or gifts that may not be specifically identified or required by law, although consistent with the Township's Regional Growth Strategy, Official Community Plan and Zoning Bylaw. The Owner hereby expresses its intention to be solely responsible for the costs resulting from satisfying the conditions of this Agreement. The Owner further releases, waives and forever discharges the Township from and against any claims, actions, or causes of action, whether based in contract, tort or equity, for damages or losses, for the recovery of the contributions or costs incurred, including legal expenses, or for unjust enrichment, in connection with the provision of those contributions.
7. The release and indemnity provisions of this Agreement survive its termination.

Registration

8. The restrictions and requirements in this Agreement are covenants running with the Lands in favour of the Township and intended to be perpetual, and shall continue to bind all of the Lands when subdivided.
9. At the Owner's sole cost, the Owner must do everything necessary to secure priority of registration and interest for this Agreement over all encumbrances of a financial nature on the Lands.

10. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
11. The Owner, as a personal covenant between the parties, agrees to pay the legal fees and land title office costs of the Township in connection with the preparation and registration of this Agreement.

General

12. The Township and Owner agree that this Agreement shall be interpreted in accordance with the definitions in the Township's zoning bylaw, as amended from time to time.
13. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement.
14. It is mutually understood, acknowledged and agreed by the parties that the Township has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
15. The Owner acknowledges that the Township does not represent to the Owner or to any other person that any future application for subdivision of the Lands by the owner will be approved.
16. Nothing contained or implied in this Agreement:
 - (a) prejudices or affects the rights, powers or discretion of the Township in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Owner;
 - (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or
 - (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Township with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity.
17. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of section 214(9) of the *Land Title Act*.
18. The Owner covenants and agrees that the Township may withhold development permits, building permits and other approvals related to the use, building or subdivision of land as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a permit or approval does not act as a representation or warranty by the Township that the covenants of this Agreement have been satisfied.
19. The Owner covenants and agrees that:

- (a) If the Township advises of a breach of this Agreement, as determined in its reasonable discretion, the Owner must promptly remedy that breach at its sole cost;
 - (b) if the Owner has not remedied the breach to the reasonable satisfaction of the Township within fifteen (15) days of notice or other longer time period specified by the Township, the Township may, but is under no obligation to, remove or rectify the breach at the expense of the Owner without further notice; and
 - (c) any costs to the Township of such removal or rectification is a debt due from the Owner to the Township together with interest at a rate of 3% per annum in excess of the Prime Lending Rate of the Royal Bank of Canada in effect from time to time, and:
 - (i) the Owner shall pay such costs and interest to the Township forthwith upon demand; and
 - (ii) failing payment, the Township may add such costs to property taxes for the Lands.
20. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity. The Owner agrees that the Township is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach of this Agreement by the Owner.
21. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver is effective unless it is written and signed by both parties.
22. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
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Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

27. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

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- 28 VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE DF BL051963) Inc. No. FI97 (the "Chargeholder") the registered holder of a charge by way of MORTGAGE against the Lands, registered under No. CA8813476 (the "Charge") agrees with the Transferee, in consideration of the sum of Ten Dollars (\$10.00) paid by the Transferee to the Chargeholder (receipt and sufficiency acknowledged), that the Agreement shall be an encumbrance upon the Lands in priority to the Charge in the same manner and to the same effect as if the Agreement had been dated and registered prior to the Charge.

The Owner and the Township acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached.



Land Title Act
Declaration

Related Document Number: CA9422126
Fee Collected for Document: \$14.34

The application has defected because the name of the corporate transferor's authorized signatories have not been typed or printed below the signatures in item 8.

I, C. Robert Pearson, confirm this was a typographical error and under section 8. the Corporation of the Township of Esquimalt authorized signatories should be shown as follow:

BARBARA DESJARDINS, MAYOR
LAURIE HURST, CAO

Electronic Signature

Your electronic signature is a representation that

- (a) You are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this document by an e-filing direction made under section 168.22(2) of the act, or
- (b) You are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession, or
- (c) If the purpose of this declaration is to bring to the attention of the registrar an error, omission or misdescription in a previously submitted document under section 168.55 of the act, you certify that, based on your personal knowledge or reasonable belief, this declaration sets out the material facts accurately.

**Charles Robert
Pearson D9NU8D**

Digitally signed by
Charles Robert Pearson
D9NU8D
Date: 2021-10-22
16:00:41 -07:00

Note: A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.



KORS Development Services Inc.
mobile: 250-686-7125 denise@korsdevelopment.com



Mikaila Montgomery
Planner 1 - Development Services
Township of Esquimalt
1229 Esquimalt Road,
Esquimalt, BC V9A 3P1

February 9, 2023

Re: Rezoning Application for 1072/1076 Colville Rd – Revised Application

Dear Ms. Montgomery,

Further to your email of October 19, 2022 and the APC comments, we attach the revised the revised building and landscape drawings for this rezoning application as follows;

1. Additional windows have been added to the side elevations to increase the amount of natural light in the suites;
2. Separate storage areas have been added to the plans for both the main unit and the suites;
3. Secure bike parking has been added for the suites in the sunken patio areas which include a plug-in for E-bikes and in the garages for the main units;
4. Bike rolling strips have been added to the site plan adjacent to the steps leading to the suites as suggested;
5. I reviewed your suggestion that the suite parking be located at the sides of the buildings rather than in the front with the design team. In order to make that space, a significant revised design would need to be created. The maneuverability of access in and out of the suite parking would also be impacted. To address the comment, we have revised the landscape plan to show additional landscape screening at the front to reduce the visual impacts from the street. We would like to proceed with a parking exception through a variance as you outlined in your email (let me know if there are additional application forms to be completed); and
6. An EV charging station is now shown on the plans for each parking space.

These revisions are included in the attached duplex design plans and landscape plans. Upon review of these revised plans, please don't hesitate to call the undersigned at (250) 686-7125 if you have any questions or additional comments.

Yours truly,

L. Denise Kors, P.Eng. LEED Ap
Land Development Manager
Kors Development Services

1072 & 1076 Colville Rd Text Amendment – Neighbourhood Open House Summary

On August 25th, an application for a Text Amendment for these two duplex zoned properties was submitted to the Township of Esquimalt to permit suites in each of the duplex units. Early in September 2022, the Township mailed out 43 open house notices to neighbouring properties. On Sept 27, 2022, the Open House was hosted at the Archie Browning Sports Centre and was attended by three people from two area households. A copy of the sign-in sheet is attached.

Information boards at the Open House provided the proposed development details, building designs, landscape plans, background on the OCP designation and zoning of the properties and how to provide feedback on the project to us. Following the open house, the attendees were given two weeks (to October 11, 2022) to provide their comments by email or mail to be included in this summary.

The key concerns provided at the open house and by email in the following two week period included;

- Concerns that the original comprehensive development zone process was recently completed to permit 4 duplex units (a doubling) on these two lots and now there is an application to amend the zone to permit suites which changes these properties from the existing two homes to 8 possible units (a quadrupling). This is an area with mostly single and two-family homes. There are concerns about zoning creep.
- Concerns about parking in the area included;
 - The safety of parking on Colville Rd and observations that some parking on side streets like Macleod Ave may be related to the perception that it is safer to park there than on a busy street like Colville.
 - The small sample size of those completing the recent Esquimalt parking survey and whether there had been enough advertising related to the opportunity to complete the survey.
 - Whether possible future cycling lanes on Colville would further exacerbate parking issues and congestion on Colville to access services not available in walking distance.
 - Less concern about the appearance of parking in front of the building and more concern that off-street parking for suites is provided.
- There were concerns about the increase in density related to this application and possible others like it and that continued densification of the area should consider adding more areas within walking distance for commercial amenities like coffee shops or corner stores. Right now, there is a long walking distance to get to these areas of Esquimalt especially from north Rock Heights. Increased density will increase congestion without walkable amenities and services.
- Concerns about reduced property values linked to;
 - Continued densification in this area
 - Lack of amenities in walking distance resulting in continued automobile dependency.
- In the past, there were times when access to Colville was difficult due to high traffic volumes during peak periods (pre-covid?). It remains to be seen whether this continues with the lifting of restrictions.
- There were concerns about the lack of planning attention to the north side of Rock Heights regarding future densification and lack of services (which makes it difficult to reduce automobile use). Density must be planned along with amenities and services to ensure livability for residents of new units as well as existing residents. This project increases density with no other benefits to the nearby neighbours other than housing increases. The lack of amenities and green spaces and community gathering spaces in the immediate neighbourhood currently does not make this an appropriate area for changing the zoning text.

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

Applicant's Name Kors Development Services Inc

Site Address 1076 Colville Road



1.0 Certification		Please check
1.1	Step Code (Please indicate level) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
1.2	EnerGuide rating	
1.3	LEED	<input type="checkbox"/>
1.4	Passive House	<input type="checkbox"/>
1.6	Living building	<input type="checkbox"/>
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	<input type="checkbox"/>
2.0 Siting		
2.1	New buildings > 10 m ² are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings > 10 m ² are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	<input type="checkbox"/>
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	<input type="checkbox"/>
2.5	Buildings are located within disturbed or developed areas.	<input checked="" type="checkbox"/>
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	<input type="checkbox"/>
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	<input type="checkbox"/>
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	<input type="checkbox"/>
3.5	Light from building and landscaping does not cast over water.	<input type="checkbox"/>
3.6	Wildlife habitat has been incorporated into seawall design.	<input type="checkbox"/>

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	<input type="checkbox"/>
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	<input checked="" type="checkbox"/>
4.3	The project features a green roof.	<input type="checkbox"/>
4.4	The total amount of impervious surface is not greater than 20%.	<input type="checkbox"/>
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	<input type="checkbox"/>
5.2	Waterless urinals will be used.	<input type="checkbox"/>
5.3	Water features use re-circulating water systems.	<input type="checkbox"/>
5.4	Rainwater will be collected for irrigation purposes.	<input type="checkbox"/>
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	<input type="checkbox"/>
5.6	An approved greywater reuse system will be installed.	<input type="checkbox"/>
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	<input checked="" type="checkbox"/>
6.2	There will be no net loss of trees.	<input checked="" type="checkbox"/>
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	<input checked="" type="checkbox"/>
6.4	At least 25% of replacement trees are large canopy trees.	<input checked="" type="checkbox"/>
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	<input checked="" type="checkbox"/>
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	<input checked="" type="checkbox"/>
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	<input checked="" type="checkbox"/>
7.2	Invasive species will be removed from landscaped areas.	<input checked="" type="checkbox"/>
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	<input checked="" type="checkbox"/>
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	<input type="checkbox"/>
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	<input type="checkbox"/>
8.4	Passive heating is supported via building orientation, window design and thermal mass.	<input type="checkbox"/>
8.5	The building will have necessary structural support and conduit for Solar PV.	<input type="checkbox"/>
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	<input type="checkbox"/>
8.7	Heating uses a low carbon heating source, such as air source heat pump.	<input checked="" type="checkbox"/>

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	<input type="checkbox"/>
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	<input type="checkbox"/>
9.3	Charging infrastructure for E-bikes will be provided.	<input type="checkbox"/>
9.4	EV charging conduit supplied to 100% of residential parking units.	<input type="checkbox"/>
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	<input checked="" type="checkbox"/>
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	<input checked="" type="checkbox"/>
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	<input type="checkbox"/>
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	<input checked="" type="checkbox"/>
10.2	Uses at least two materials which are certified for recycled content.	<input type="checkbox"/>
10.3	Uses engineered structural material for two major applications (>10% of floor area).	<input checked="" type="checkbox"/>
10.4	5 major building elements made from >50% recycled content.	<input type="checkbox"/>
10.5	Use foundation, floor and >50% of walls from existing building.	<input type="checkbox"/>
10.6	Deconstruct at least 50% of existing building for material salvage.	<input type="checkbox"/>
10.7	Use at least five major materials or systems produced in BC.	<input type="checkbox"/>
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	<input type="checkbox"/>
10.9	Eliminate use of wood from threatened trees.	<input checked="" type="checkbox"/>
10.10	Recycling area provided within residential suites.	<input checked="" type="checkbox"/>
10.11	Recycling collection area for multi-family buildings.	<input checked="" type="checkbox"/>
10.12	Pickup of compostables provided in multi-family units.	<input checked="" type="checkbox"/>
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	<input type="checkbox"/>

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

Locating increased housing units within the same floor area of this previously approved duplex is a more efficient use of the land and utilities. Meeting step code 3 is also an additional benefit as well as being solar ready and having EV plug-ins in the garages.

Text Amendment Applications for
1072 & 1076 Colville Road
INFO SHEET

Registered Owner:

1112202 BC Ltd c/o Dave Kindrat
1028 Hillside Ave
Victoria, BC V8T 2A3

Applicant:

Kors Development Services Inc
PO Box 431
Shawnigan Lake, BC V0R 2W0
250-686-7125 [denise@korsdevelopment.com]



Civic Address: 1072 & 1076 Colville Road, Esquimalt, BC

Legal Description: Lot 12 & 13, Block 12, Section 10, Esquimalt District, Plan 5241
PID: 000-541-885 and 000-716-901

Approximate Lot Area: Lot 12 - 646 m² (approx.)
Lot 13 - 639 m² (approx.)

Existing Zoning: CD-128 & CD-129 Two Family Residential

OCP Designation: Within the "Low Density Residential Area of Schedule A and B of the OCP – Within DPA No 3 – Enhanced Design Control Residential Development Permit Area.

OCP Policies: **Section 5.2** - Objective – Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Policy – Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Policy – Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

DP Areas: **Section 20 – DP#3** – Enhanced Design Control Residential – Duplex Guidelines
Section 24 – DP#7 – Energy Conservation & Greenhouse Gas Reduction
Section 25 – DP#8 – Water Conservation

Adjacent land uses: Immediately surrounding the subject property to the east and west is are single family lots (RS-1) and to the north is Gorge Vale Golf Course. Across the street to the south are both single family homes (RS-1) and duplex zoned lots (RD-1 and RD-3).

Area Services: These lots are close to the BC Transit Bus Route #14 which runs on Craigflower St between UVic and Victoria General Hospital. The #24 Route runs on Colville Road in front of these lots between the Admirals Road Mall, through downtown Victoria and up to McKenzie and Shelbourne near UVic. Local Shopping is available nearby and there are numerous local parks and schools.

Existing Grades: Grades are relatively flat for the south half and more steeply sloping down towards the golf course to the north. Grades are provided on the attached site plan.

Development Proposal

Proposed Use: In early 2022, Esquimalt Council approved rezoning applications on these two properties to permit two family residential housing in CD zones #128 and #129. Since then, housing costs and demand have continued to rise impacting the affordability of this land use and construction. It is also noted that recent changes to the Building code and evaluations of the need for housing attainability and the missing middle have increased the suitability for consideration of this housing type. A text amendment to the zones for these two lots would permit the duplexes to have suites and would help address these impacts while retaining the same building design that was proposed for the original duplex application with the addition of one more parking stall for each duplex unit. Permitting the additional parking in the front will allow the application to move forward with the same exterior designs as previously submitted.

Table 1	Lot Area	Lot Width	Avg Lot Depth
Lot 13 – 1072 Colville RD	639 m ²	17.0 m	36.7 m
Lot 12 – 1076 Colville Rd	646 m ²	15.5 m	36.8 m

The addition of suites to the existing duplex land use is proposed for both lots and the proposed duplex design plans with suites, additional parking, landscape plans and a streetscape are attached. The only changes from the original application are the addition of separate living spaces and an off-street parking space for each proposed suite. The suites are proposed to be one bedroom units of between 450sf and 550sf in size. Table 2 provides the design criteria for the existing CD zones which are the same as the zoning including the text amendment to permit suites. There is currently a “no-suites” covenant on the lots registered with the previous rezoning to permit duplexes. Approval to remove this covenant would also be needed to permit this change in land use.

Table 2 – Design Criteria

	CD-128 Existing	1072 Colville Rd Proposed	CD-129 Existing	1076 Colville Rd Proposed
Lot Area	633m ²	639 m ²	640m ²	653 m ²
Front Setback	7.5m	8.73m	7.5m	8.54m
Rear Setback	7.5m	10.2m	7.5m	10.2m
Interior Side Setback E/W	2.2/2.1m	2.27/2.16m	1.6/2.1m	1.61/2.19m
Siting Exception for Front entry	0.7m	0.5m	0.7m	0.5m
Floor Area Ratio	0.4	0.39	0.4	0.39
Site Coverage	36%	27.14%	36%	27.14%
Building Height	7.3m	7.24m	7.3m	7.21m
Parking (front)	1 per unit	2 per unit	1 per unit	2 per unit

Development Permit Considerations: In support of the proposed rezoning, the building designs have been completed considering the policies of DPA# 3 outlined in Section 20.5 of the OCP Guidelines - Duplex Housing. In consideration of these policies, duplex designs including site plans, elevations and a streetscape drawing have been provided as well as landscape plans and the following features are noted;

- The proposed duplex is located in an area close to transit, schools, parks and shopping;
- The exterior of the building designs created for the original duplex rezoning have been retained with only the basement floor plan changed to show the potential suites.
- Design Elements include;
 - each duplex has a shared driveway to reduce road impacts, the front faces are staggered with upper storey patios and the landscape plans provide complimentary planting and decorative permeable surfacing materials and grass areas;
 - The angled sideyards provide greater separation between existing homes on either side towards the rear yards. The landscape plans show new fencing to improve the screening between the new units and adjacent homes.
 - Although these units are two storey, the existing drop in grade from south to north as well as the proposed setbacks, flat roofs and design elements, diminish the overall massing as demonstrated in the streetscape drawing.
 - The landscape plan shows the preservation of a front cedar at 1072 Colville Rd. The neighbouring fir tree and a willow at the rear of 1076 Colville Road will not be impacted. In addition, two new trees are proposed for each duplex lot in the rear yard to ensure there is no net loss of trees on the sites.
 - The rear yard setbacks both exceed the zone minimum providing ample space for each duplex unit. There are also rear decks and sunken patios which have been incorporated to bring more light into the lower floor in keeping with the lower grades at the back. There are no existing homes to the north (golf course).
 - To protect the neighbour's privacy, the windows have been minimized especially on the second floor. The rear decks are well behind the existing rear walls of the adjacent houses. The north/south orientation and low roof profiles will minimize shadowing of adjacent lots.
 - Exterior building materials, window placement, variable roof lines and walls break up the wall areas from all angles.
 - All the proposed units (including the suites) have useable private outdoor areas for each dwelling.
 - Continuing to move forward with the original building design with the properties outlined in table 2 above shows that the design criteria will adhere to the existing zone minimums and to minimize infill impacts.
 - The suites will have separate entrances and use of the sunken patios. The additional suite parking is located close to the suite entrances.

Housing Agreement: It is proposed that each building will have two titles to ownership which includes one duplex unit and one suite. In this way, there is the potential to retain the suites as rental accommodation. The owner has indicated a willingness to consider a housing agreement to secure rentals of the suites for a 10 year period.

Servicing: The proposed servicing for the lots will be from existing mains on Colville Road and will be located under the driveways for each unit.

Green Building: The Green Building Checklist has been completed and is attached to this application. Specific features are noted in the next section and on the attached plans.

Development Permit Requirements

DP #1 – Natural Environment – OCP Section 18

A number of design elements were incorporated into the attached plans related to the guidelines in section 18.5. The subject lands do not have any high ecosystem conservation values. The plans work with the existing topography, preserve and enhance trees and planting, provide new fences to screen the main floor from adjacent homes and locates services under the driveways.

DP#7 – Energy Conservation & Greenhouse Gas Reduction – OCP Section 24

The attached Green Building Checklist provides a summary of the proposed green building features of the new duplexes. These include heat pumps for each unit, ducting to make the units solar ready and installing plug-ins for electric cars in each of the garages.

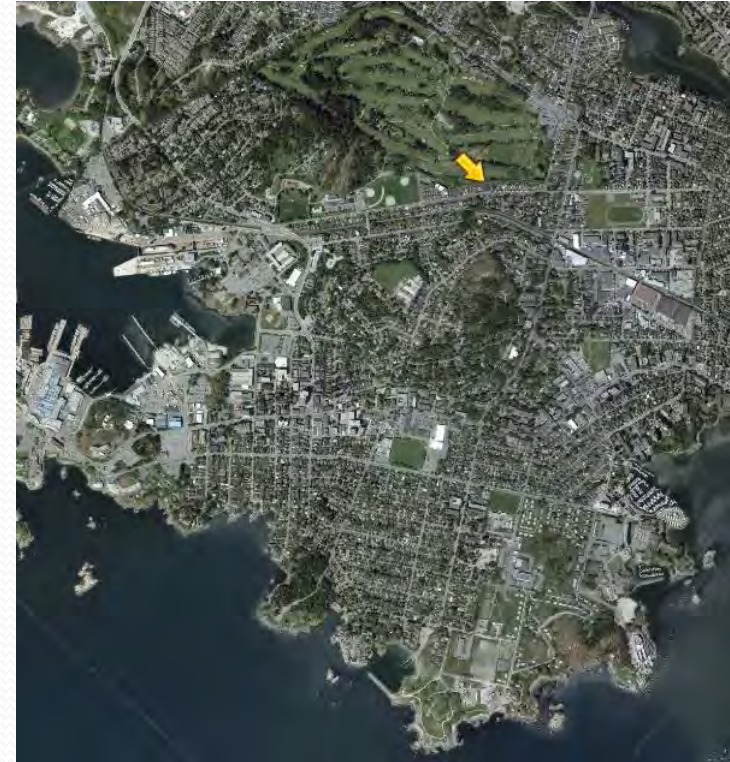
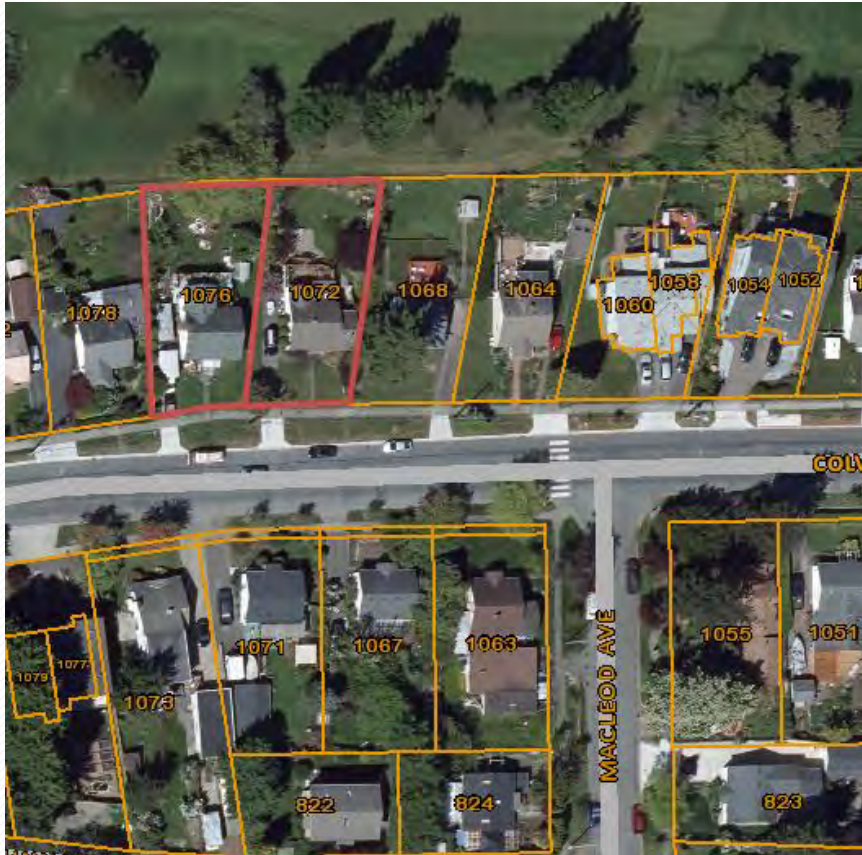
DP#8 – Water Conservation – OCP Section 25

The attached Green Building Checklist provides a summary of the proposed water conservation features of the new duplexes. These include the provision of rear yard bioswales to intercept and treat runoff and provide additional storage and retention. The driveway surfaces are proposed to be a hybrid with permeable areas as noted on the landscape plans.

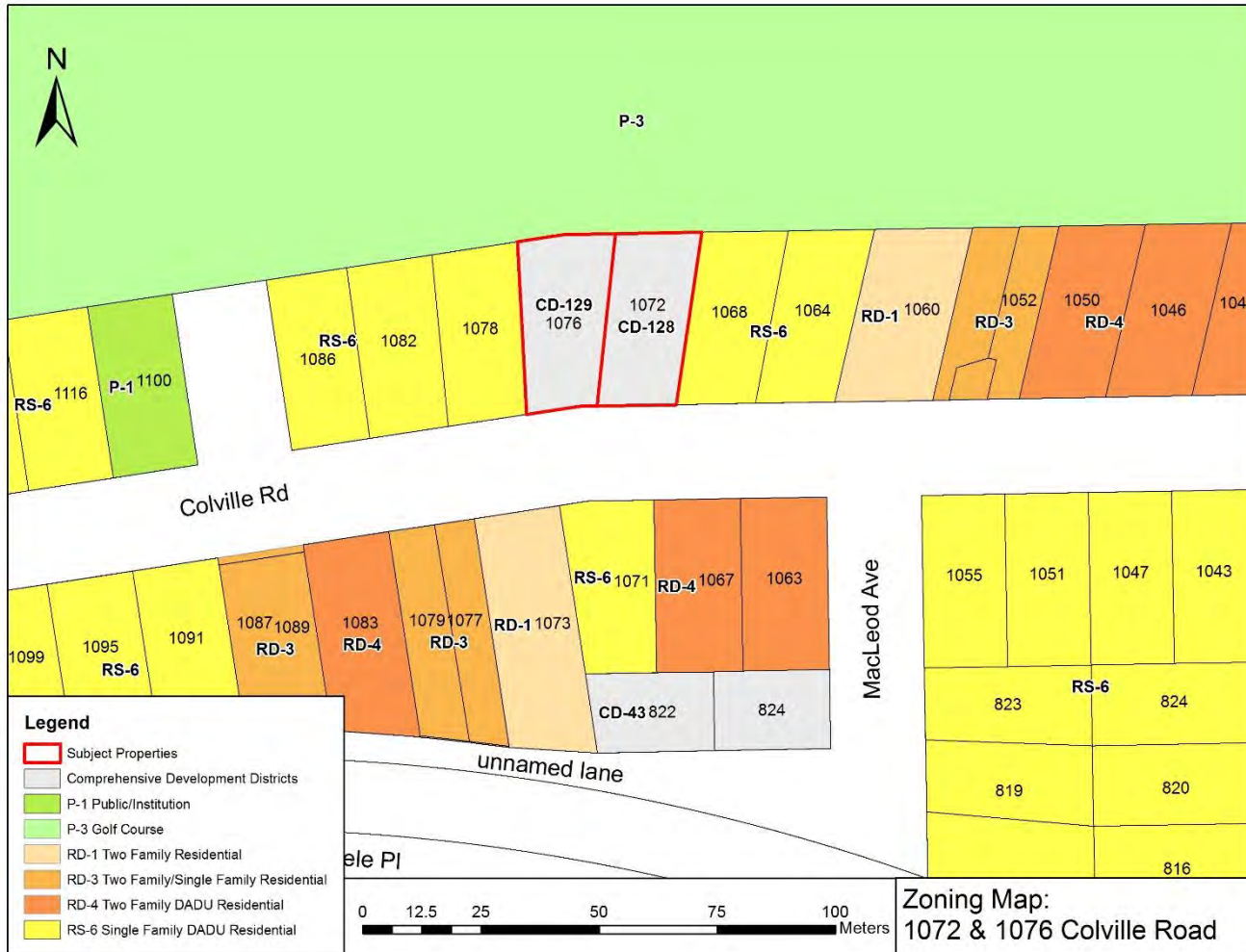
1072 & 1076 Colville Road

Rezoning Applications

Site Location



Zoning

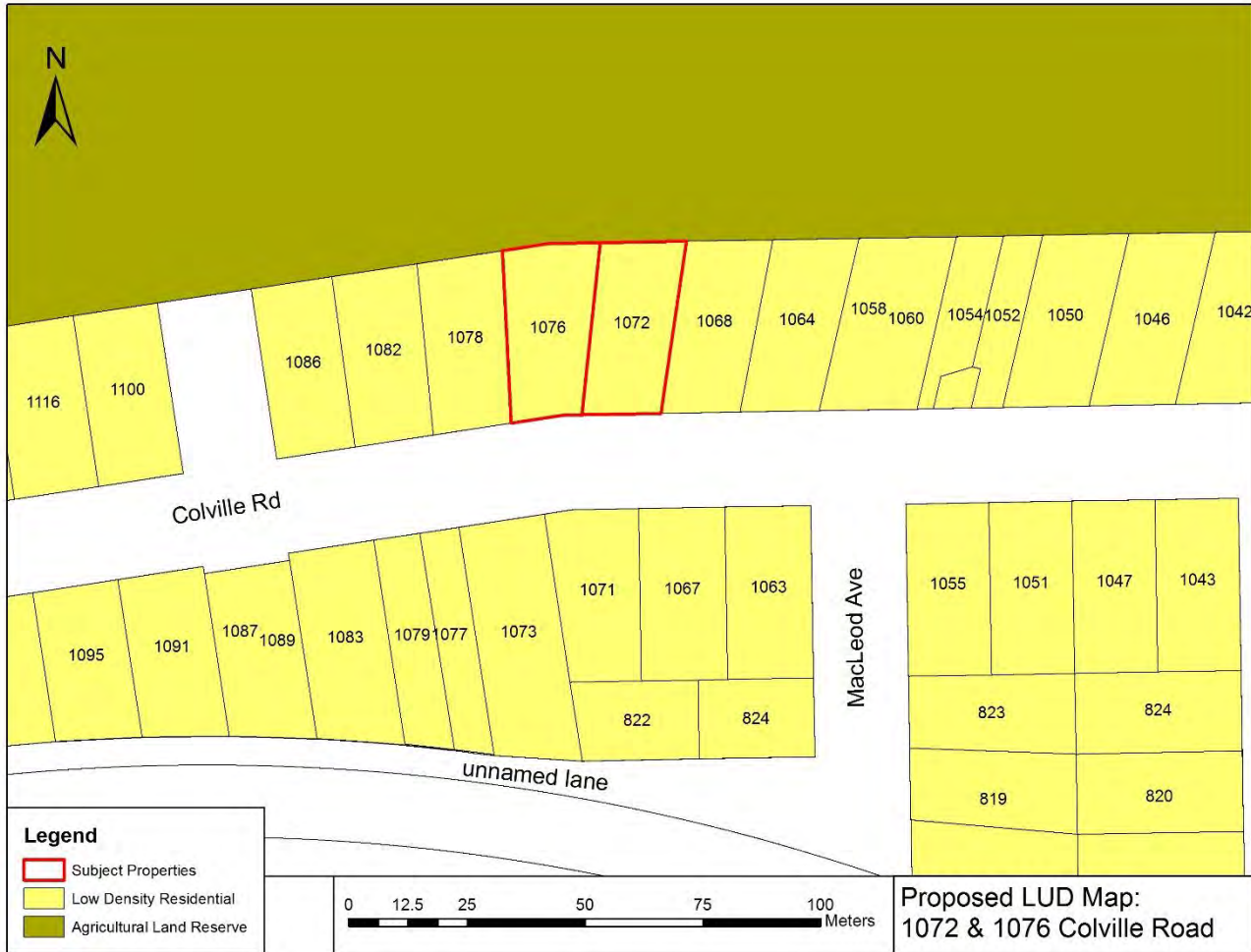


Existing Zoning

Comprehensive Development
Districts No. 128 & 129
(Rezoning completed in 2021)

Present & Proposed Land Use

Low Density Residential



Rezoning Application – text amendments

Proposed Amendments

- Add Secondary Suite as a permitted use
- Amend On-site parking regulations to allow parking in front of the dwelling

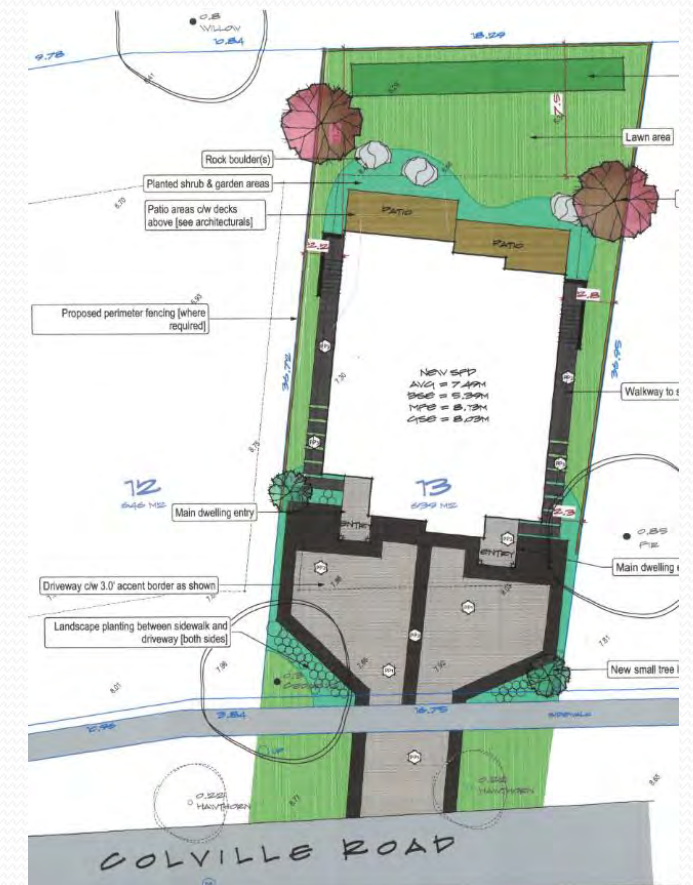
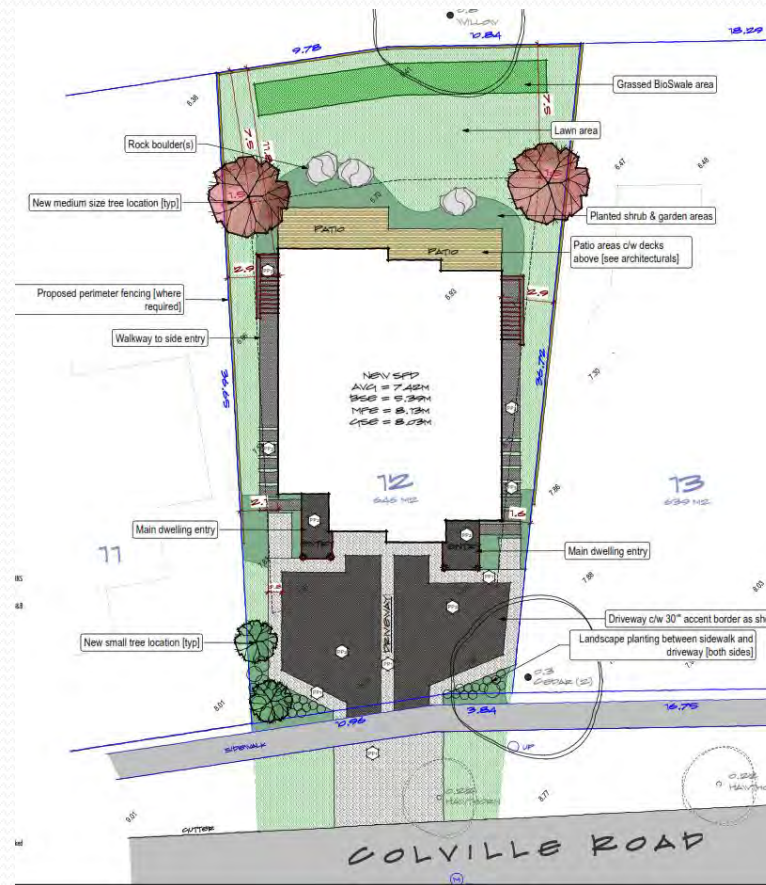
CD-128 & CD-129

	Proposed
Height	7.3m
Lot Coverage	36%
Floor Area Ratio (FAR)	0.4
Front setback	7.3m
Rear setback	7.5m
Side setback east	2.2m / 1.6m
Side setback west	2.1m



Site Plan

- Duplex with Suites
- 2 storeys & basement

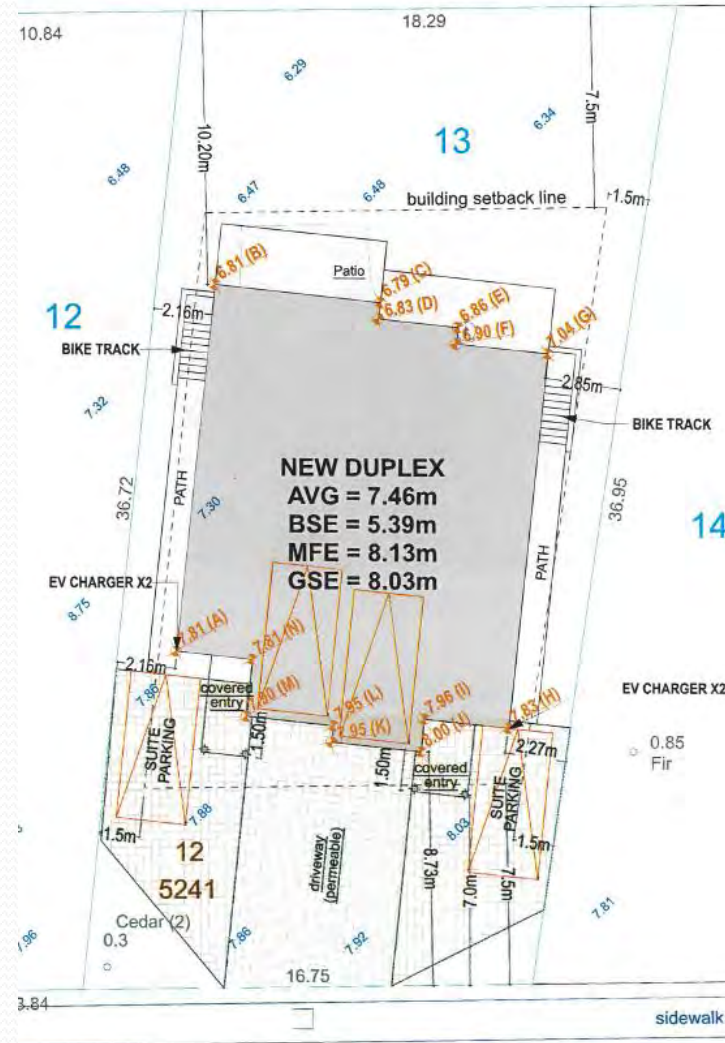


S. 219 Covenant

- Restricts the creation of Secondary Suites on the parcels
- Registered on both Titles
- Must be discharged for the applications to be approved

Parking

- 4 parking spaces
 - 2 garage
 - 2 driveway





Township of
ESQUIMALT



1076 Colville Rd – Zoning Change for Duplex with Suites



1076 Colville Rd — Development Proposal

- Previous applications for existing duplex zones approved in 2021 using the same designs
- Recent high construction costs & housing crisis concerns led to this amendment to permit suites in each unit
- Opportunity to increase both owned units & rental suites while retaining the ground-oriented character of the area
- Gentle infill which provides for the “Missing Middle”
- Requires council consider removing an existing no-suites covenant

1076 Colville Rd OCP Designation

- Current OCP Designation is “Low Density Residential”
- Permits sensitive infill residential with consideration of suites
- Close to transit routes as well as cycling, shopping, parks, work and schools
- Rear yards face the golf course reducing neighbour impacts on that side





1076 Colville Rd – Location Features

- On a Transit Route on Colville Rd
- Adjacent to the regional E&N Trail Connector (E/W) to the south and proposed future cycling lanes on Tillicum/Lampson (N/S)
- Close proximity to the CFB Esquimalt, Esquimalt High School, Rock Heights Middle School and numerous area parks

Public Parking

On-Street Parking Utilization Weekday Daytime



Public Parking

On-Street Parking Utilization Weekday Evening

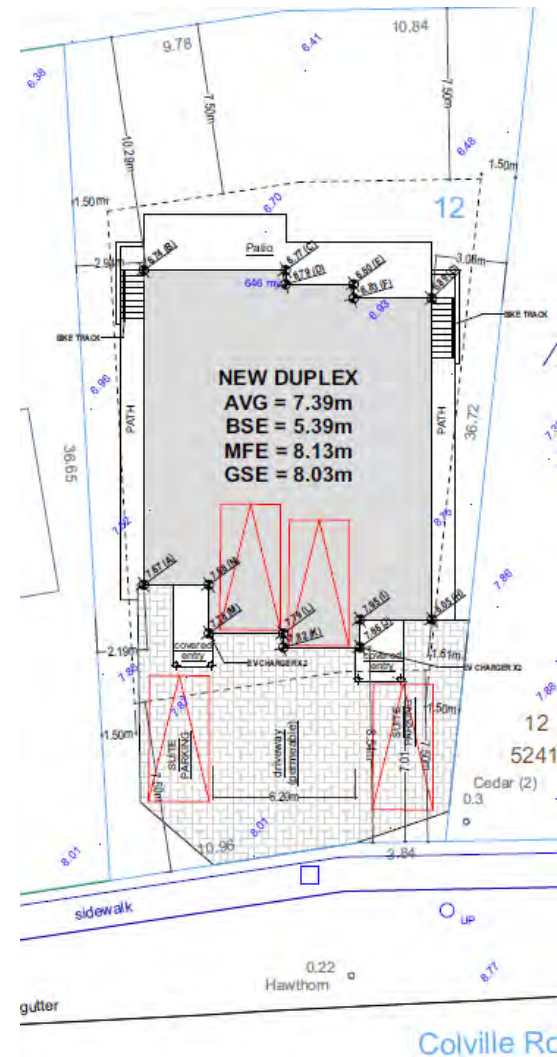


Area Transportation and Parking Considerations

- 2022 Urban Systems Presentation to Committee of the Whole indicated that this section of Colville shows <50% street parking utilization for both Weekday Daytime & Evening
- Also noted emerging mobility trends related to active transportation, shared mobility, ride hailing and work-from-home options for residents.
- Current transportation profile shows 1.2 vehicles per household, 1.14 bicycles per household and 20% of residents commute via walking or cycling and 61% by private automobile

Using The Existing Zone Criteria

- No impact on previous exterior design by adding suites
- Meets existing duplex zone height, FSR, setbacks & coverage
- 3 bedroom main units & lower 1 bedroom suites
- Suites will have rear yard access, private outdoor space, private storage and secure bike storage
- Building design has same sensitive infill design features which consider neighbour privacy and landscaping



1076 Colville Rd - What is changing?

- Addition of lower suites in each duplex unit
- Addition of one off-street parking stall in front of each unit
- Addition of storage areas for both the suite and main units so garages can be used for car parking
- Main units and suites will have secure bike parking with charging outlets
- Addition of side windows to increase light in the suites
- Additional front landscaping to reduce the visual impact of the proposed front yard parking
- Bike rolling strips along rear stairs



Parking Design

- Each duplex will have two parking stalls
- The additional suite parking is located in the front
- Landscaping is proposed to reduce the visual impact of the additional parking
- Storage areas for both the main unit and the suite have been added to support the use of the garages for car parking
- Large boulevard area fronting these lots has more separation from the road



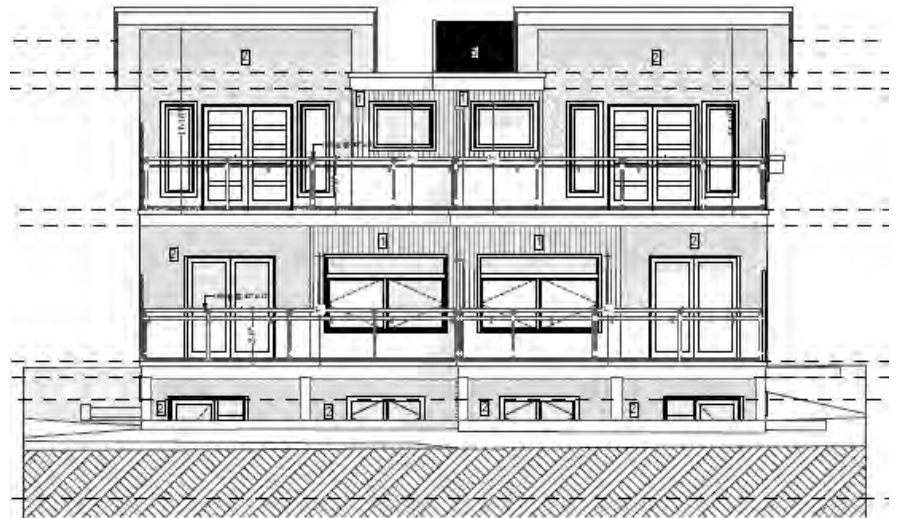
○ FRONT PERSPECTIVE

Duplex Design Front & Rear Views

- Use of varying materials, windows and roof lines to break up the wall spaces
- Use of the rear grade drop to create a private rear patio for the suites
- Landscaping to screen the suite parking



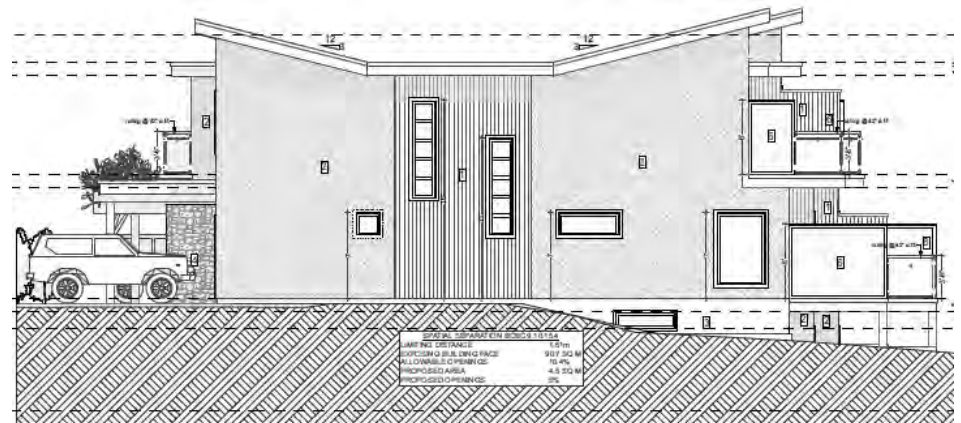
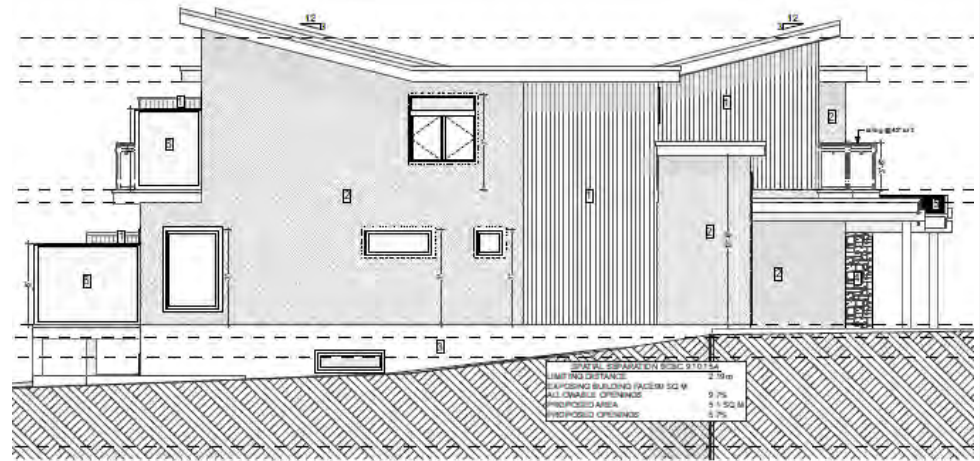
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

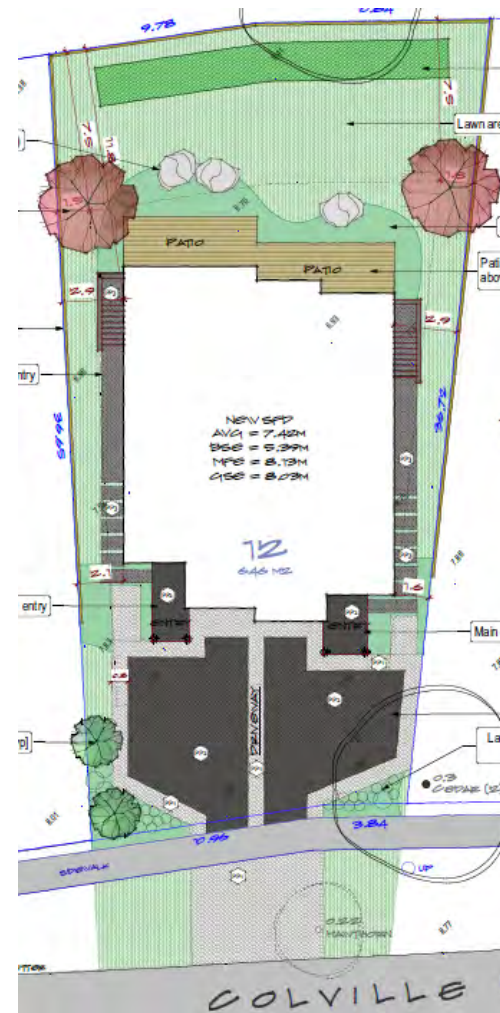
Duplex Design Side Views

- A variety of roof lines
- Smaller upper storey to reduce massing
- Reduced upper storey windows to preserve privacy
- Additional side lower floor windows to increase light in the suites
- Privacy screening between the units on the decks and patios



Landscape Plan

- Two tone permeable paved driveways
- Privacy fencing
- Bioswale for rear yard drainage
- Retention of some trees and new trees proposed
- Landscaping to provide screening of suite parking areas





1076 Colville Rd Neighbourhood Consultation

- Neighbour response related to the original duplex rezoning (2019-2021) had no opposition
- Open House for new proposal on Sept 27, 2022
- 43 invitations mailed - 3 people from 2 households attended
- Concerns related to street parking, increased densification in the area, need for amenities in the area, lack of commercial within walking distance & amending such a new application
- Summary of open house sent to staff in October 2022

APC & Staff Comments

- Attended APC Oct 18, 2022
- In response to comments, the design changes included:
 - Added side windows to increase light in suites
 - Added storage rooms for both the main unit & the suite to optimize use of the garages for parking
 - Added secure bike parking for both the main units & the suites with charging capabilities
 - Added landscape screening for front parking
 - Added bike rolling strips to outdoor suite access stairs
 - EV charging for each parking stall



○ FRONT PERSPECTIVE



1076 Colville Road - Summary

- New development is located close to transit, cycling network, parks, schools, work & shopping
- Sensitive infill provides a new & desirable housing option to address the “missing middle”
- Designs use the existing duplex design criteria with changes to parking and to permit suites
- Addresses both home ownership and rental accommodation
- Incorporating design features to encourage the use of cycling
- Consideration of neighbour privacy, suite parking and landscaping



1076 Colville Rd – Zoning Application

QUESTIONS?



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

RESOLUTIONS TO BE RATIFIED

From the Committee of the Whole Meeting of March 13, 2023:

1. Council Budget Discussion - Victoria Police Department 2023 Budget, Staff Report No. ADM-23-007

- i. *"That Council request that the 2022 decision to reduce the number of officers deployed in Esquimalt by 3 be upheld."*

2. Accessible BC Act - Municipal Requirements, Staff Report No. ADM-23-011

"That it be recommended to Council:

That in response to the Provincial requirement to establish an Accessibility Committee by September 1, 2023, the municipality participate in a joint sub-regional Accessibility Committee, the Capital West Accessibility Advisory Committee, representing the City of Colwood, the Township of Esquimalt, the District of Highlands, the City of Langford, the District of Metchosin, the District of Sooke, and the Town of View Royal; and

That each member municipality of this joint sub-regional Accessibility Advisory Committee provide an equal share of the costs to retain a consultant to prepare an Accessibility Plan which member municipalities will apply to their own accessibility initiatives; and

That each member municipality of this joint sub-regional Accessibility Advisory Committee allocate nominal annual operating funds for Committee expenses; and

That the draft Committee Terms of Reference, provided as Attachment C to this report, be adopted; and

That a joint Accessibility Advisory Committee advertisement be placed seeking members for this Committee; and further

That the member municipalities each establish an email address to receive public comments as set out in the legislation."

From: [Jack Briedé-Cooper](#)
To: [Dan Horan](#); [Deb Hopkins](#)
Subject: BC Association of Farmers" Markets Re BC Farmers" Market Nutrition Coupon Program
Date: March-13-23 1:51:04 PM
Attachments: [BC Association of Farmers" Markets Re BC Farmers" Market Nutrition Coupon Program.pdf](#)

Copy of correspondence forwarded to:

Council & CAO – For Information

Deb, Corporate Officer – For Council Agenda (Mar 20)

Jack Briedé-Cooper

Administrative Assistant

Township of Esquimalt | Corporate Services

Tel: 1-250-414-7109 | www.esquimalt.ca



CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 13th, 2022
For Information	<input checked="" type="checkbox"/> CAO <input checked="" type="checkbox"/> Mayor/Council
Other	
Referred to:	Deb, Corporate Officer
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW
For Agenda	<input type="checkbox"/> In Camera <input type="checkbox"/> Late Item

February 16, 2023

Barbara Desjardins
Mayor, Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Dear Mayor Barbara Desjardins and Council,

We are writing to share a great story from your community with wonderful outcomes:

- People in your community accessed fresh, healthy local food from local farmers.
- Local farmers saw greater economic activity - strengthening their sustainability.

Each year, with funding from the Province of British Columbia, the BC Association of Farmers Markets delivers the BC Farmers' Market Nutrition Coupon Program across the province. In 2022, through an increase in funding we expanded the number of seniors and elders in the program and increased the weekly coupon allocation per family from \$21 to \$27.

In Your Community

In **Esquimalt**, we proudly partnered with **Esquimalt Neighbourhood House Society** who provided lower-income pregnant persons, families, and seniors with coupons to purchase fresh fruits, vegetables, cheese, eggs, nuts, fish, meat, herbs and honey directly from farmers at your local farmers' market.

And with these coupons they redeemed **\$31,530** with local farmers at the **Esquimalt Farmers Market Society**.

Over **36** lower-income residents from **Esquimalt** ate and enjoyed more local, fresh foods, learned about healthy eating, and felt connected to their community. At the same time, your local food system was strengthened with farmers in your community who benefited from this additional income to sustain their farms.

Our Request To You

If you agree the BC Farmers' Market Nutrition Coupon Program is a valuable program, we kindly ask you to send a thank you letter to the Minister of Health, Adrien Dix. Your encouragement and feedback means a lot and can strengthen support for ongoing funding for the BC Farmers' Market Nutrition Coupon Program.

We are ready to dig in and work with your community again in 2023!

With gratitude,



Heather O'Hara
Executive Director



Wylie Bystedt
President, Board of Directors

BC Association of Farmers' Markets

208 - 1089 West Broadway Vancouver, BC V6H 1E5
604 /34 9797 bcfarmersmarket.org bcfarmersmarket@trail.com

From: [Jack Briedé-Cooper](#)
To: [Dan Horan](#); [Deb Hopkins](#)
Subject: Mandy Stanhope Re Light Up Green for Lyme May 3rd 2023
Date: March-14-23 1:32:17 PM

Copy of correspondence forwarded to:

Council & CAO – For information
Deb, Corporate Officer – For Action

Jack Briedé-Cooper
Administrative Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7109 | www.esquimalt.ca

From: Mandy Stanhope <[REDACTED]>
Sent: March-13-23 3:49 PM
To: Council <council@esquimalt.ca>
Subject: Light Up Green for Lyme May 3rd 2023

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Dear Mayor and Council,
The month of May is Lyme Disease Awareness Month across Canada. In order to raise awareness, members of BC Lyme are reaching out to their communities to support their efforts by lighting up their cities on May 3rd with Green lights. You can participate by:

1. Light up Green at any location in the city that supports green lighting.
2. and /or Share information to raise awareness on your social media.

The main awareness day is on May 3rd, but for those who can light up longer and share information on social media, this is very much appreciated as the entire month of May is Lyme Disease awareness month. I am hoping that the Township of

Esquimalt will participate in this awareness campaign.

This year will be our 3rd year where the month of May was declared BC Lyme Awareness month by the Provincial Government. We are very proud of this accomplishment.

BC Lyme is a Support Group that continues to meet on Zoom since Covid. It is an informal group attended by Lyme sufferers all across the province. Attendance is free and open to all, including family and friends of those suffering from Lyme disease. The group invites prominent guest speakers and shares current information on all aspects of Lyme disease.

Lyme disease is the most common and fastest-growing vector-borne infection in Canada and the United States. It is caused by the bacteria *Borrelia Burgdorferi* transmitted by a tick. The tick also carries many co-infections such as *Bartonella*, *Babesia*, *Anaplasmosis*, *Ehrlichiosis*, *Mycoplasma* and many more! It has now spread to every province and state in North America and it is directly impacting people in our community.

Lyme disease and other tick-borne diseases are preventable. By taking the right precautions and spreading the word, we can effectively protect all from Lyme. As we spend more time outdoors in beautiful BC, it is more important than ever that people are well informed on how to protect themselves and their loved ones from this vector borne disease. This is why this Awareness campaign is very important. Prevention is our best chance to avoid infection! You will find information on prevention, safe tick removal, transmission and more on our website <https://www.bclyme.com/>

I can provide you with information on prevention, safe tick removal, transmission, etc. that can be shared on your social media.

I hope the Township of Esquimalt will participate in the May 3rd Green light event and light up the Township Hall and any other municipal locations to support green lighting. If possible, we would appreciate you keeping the lights green a little longer in May and post information about Lyme on your social media.

If you require more information, please do not hesitate to ask.

I look forward to hearing back from you

Regards,
Mandy Stanhope

Volunteer, BC Lyme
Non-Profit Society

From: [Jack Briedé-Cooper](#)
To: [Dan Horan](#); [Deb Hopkins](#)
Subject: Susan Nickerson Re Illumination and Proclamation request from Huntington Society of Canada - Can you help us shine a light on Huntington disease?
Date: March-13-23 2:14:59 PM
Attachments: [Light It Up 4 HD 2023.pdf](#)

Copy of correspondence forwarded to:

Council & CAO – For Information
Deb, Corporate Officer – For Action

Jack Briedé-Cooper
Administrative Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7109 | www.esquimalt.ca

From: Susan Nickerson <[REDACTED]>
Date: March 12, 2023 at 2:49:28 PM PDT
To: Barb Desjardins <Barbara.Desjardins@esquimalt.ca>
Subject: Illumination and Proclamation request from Huntington Society of Canada - Can you help us shine a light on Huntington disease?

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Barb!

I hope you are well! I have just accepted the role of Volunteer Event Coordinator for the Huntington Society of Canada (HSC), Vancouver Island Chapter. I am reaching out on behalf of HSC for the annual #LightItUp4HD 2023 campaign as well as a Township of Esquimalt proclamation to declare the month of May Huntington Disease Awareness month. In the past, the City of Victoria has participated in this initiative and this year I would like to expand the awareness to several more municipalities on the Island.


Will you help us raise awareness for Huntington disease (HD) by lighting up the Town Hall in blue and/or purple for one or more days in May? If possible, we kindly request the light up occur on Friday, May 5 and continue for as many days as possible but sincerely grateful for any date(s). We also kindly request Mayor and Council consider a proclamation declaring the month of May Huntington disease awareness month.

HD is a fatal genetic disorder that has no cure. It is often described as having ALS, Parkinson's and Alzheimer's all at the same time. Sites across Canada are helping us raise awareness for HD and Juvenile HD by lighting up in blue and purple, respectively.

The #LightItUp4HD campaign is a wonderful opportunity for those with HD to raise awareness, connect and gain support from their communities. Please let us know if it is possible to light up our Town Hall in blue and/or purple for one or more days in May 2023.

If you are able to help us, please reply to this email with the following information:

- Name, address and website of site
- Contact person's information
- When the site will light up
- What part of the site will light up
- All social media handles for the site so that we can promote your involvement

If you prefer, you may complete the attached PDF form and email it to 

Please reach out to me if you have any questions or need additional information. Thank you for raising awareness about Huntington disease and bringing connection to the community.

Warmly,

Susan Nickerson
Volunteer Event Coordinator
Huntington Society of Canada – Vancouver Island Chapter

<Participating Site Information Light It Up 2023 - Fillable (1) (1).pdf>

Information about Huntington disease and #LightItUp4HD



About Huntington disease

Huntington disease (HD) is a genetic brain disorder with physical, mental and emotional symptoms. HD is often described as having ALS, Parkinson's, schizophrenia and Alzheimer's, all at the same time. There is no known cure. Each child of a parent with Huntington disease has a 50% chance of having the gene mutation that leads to the progression of Huntington disease.

Juvenile Huntington disease occurs when Huntington disease appears in someone under the age of 20.

One in every 7,000 Canadians has HD and approximately one in every 5,500 is at-risk for developing the disease. Many more are touched by HD as a caregiver, family member, or friend.

About Huntington Society of Canada

At the Huntington Society of Canada (HSC), we are inspired by the spirit of the Huntington disease community. We hope to one day live in a world free from HD. Our goal is to increase the quality of life of people living with HD by:

- Delivering support services
- Raising awareness about HD
- Supporting HD research

About #LightItUp4HD

Every year in May, Huntington disease Awareness Month, buildings and structures across Canada and around the world light up in blue for HD and purple for Juvenile HD.

2022 was a record-breaking year for #LightItUp4HD, with 250 sites lighting up across the world! Eighty-three of those were in Canada, and in total 13 countries participated, including new-to-the-campaign Italy and India. HSC, Huntington disease organizations around the world, and many community members share the photos on social media to raise awareness about the campaign. HSC also promotes #LightItUp4HD via emails, on our website huntingtonsociety.ca, and in publications such as our newsletter and annual report.

Seeing the brightly lit sites in person and sharing photos of these beautiful buildings and monuments lit up in blue and purple for HD and Juvenile HD brings so much joy to our community. This beautiful initiative also brings HD out of the shadows and shines a light on the individuals and families facing HD. We thank you for your part in raising awareness and building hope.

From: [Lora McIntosh](#)
To: [Council](#)
Cc: [Steve Knoke](#)
Subject: Letter for Mayor and Council, March 20, 2023
Date: March-14-23 3:33:01 PM
Attachments: [Letter for Mayor & Council.pdf](#)

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Hello

As per my conversation with Steve Knoke (cc'd here), I am attaching a letter requesting a revision to the funding awarded the Victoria Jazz Society for the TD Victoria International JazzFest in Bullen Park. Please advise if it is possible to add this to the Council Meeting on Monday, March 20, 2023 as it is extremely time-sensitive.

Sincerely

Lora





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VICTORIA, BC V9A 3S5

(250) 388-4423
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March 13, 2023

Mayor and Council
Township of Esquimalt
1229 Esquimalt Road
Victoria, BC V9A 3P1

Dear Mayor and Council

We thank the Mayor and Council for their continuing support of the TD Victoria International JazzFest in 2023, however, upon notification of our grant award for the 2023 TD Victoria International JazzFest (which is planned to be held at Bullen Park from June 29 – July 2), it was apparent that an unintentional mistake had been made in the Victoria Jazz Society's application for this year's festival and we have been advised by Esquimalt staff to write this letter to council to request an amendment to our application for funding.

Unfortunately, as this was our first year completing this application, when asked to *"attach your program or event budget. This should include all revenue classified as either secured or speculative"*, we were unaware that we should also be including the required in-kind amount in our budget as this was not stated. While this omission was in our budget, in our narrative, our needs were expressed in the following way:

"10. What is the minimum level of funding required for the program, project or event to occur? What would be the impacts if you received less than your full request?"

Even with Township of Esquimalt funding in 2022, the Victoria Jazz Society faced post-pandemic sky-rocketing operational costs to execute the Bullen Park TD JazzFest series which included site security costs, artist fees, technical wages, production infrastructure costs, health/safety expenses, event insurance, advertising, and promotional materials. This, combined with the inclement weather on July 3, resulted in a significant financial loss from beverage and ticket sales for the VJS for the Bullen Park series in 2022. With the significant increase in operational expenses projected to continue in 2023, it is imperative that the VJS receive status quo funding from the Township of Esquimalt for next year's festival. If the VJS receives less than its full request, the impact would be that all artists presented would need to be lower profile acts due to less funds available to put towards artist fees, thus risking a decrease in audience interest and therefore attendance. Without the entire funding available, another scenario may be that programming will have to be reduced at the site in 2023."

With this in mind, we ask the Mayor and Council to approve in-kind funding status quo to our 2022 grant amount, which was \$19,978.00 in addition to the generous cash grant of \$15,000, for a total grant of \$34,978. With the financial loss faced in 2022, and production costs for our outdoor site expected to continue to rise in 2023, in addition to the fact that we have already confirmed high-profile artists for the Bullen Park series, it is imperative that we receive this status quo funding to produce JazzFest at Bullen Park in Esquimalt.

Sincerely,

Darryl Mar
Executive/Artistic Director
Victoria Jazz Society