



STERLING

815/825 Selkirk Avenue – Design Review Committee

Township of Esquimalt's Design Review
Committee Presentation August 10th , 2022 |
2:30pm PST

Working Partners & Affiliations

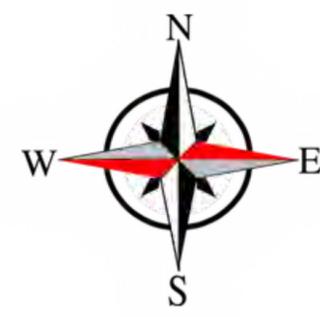
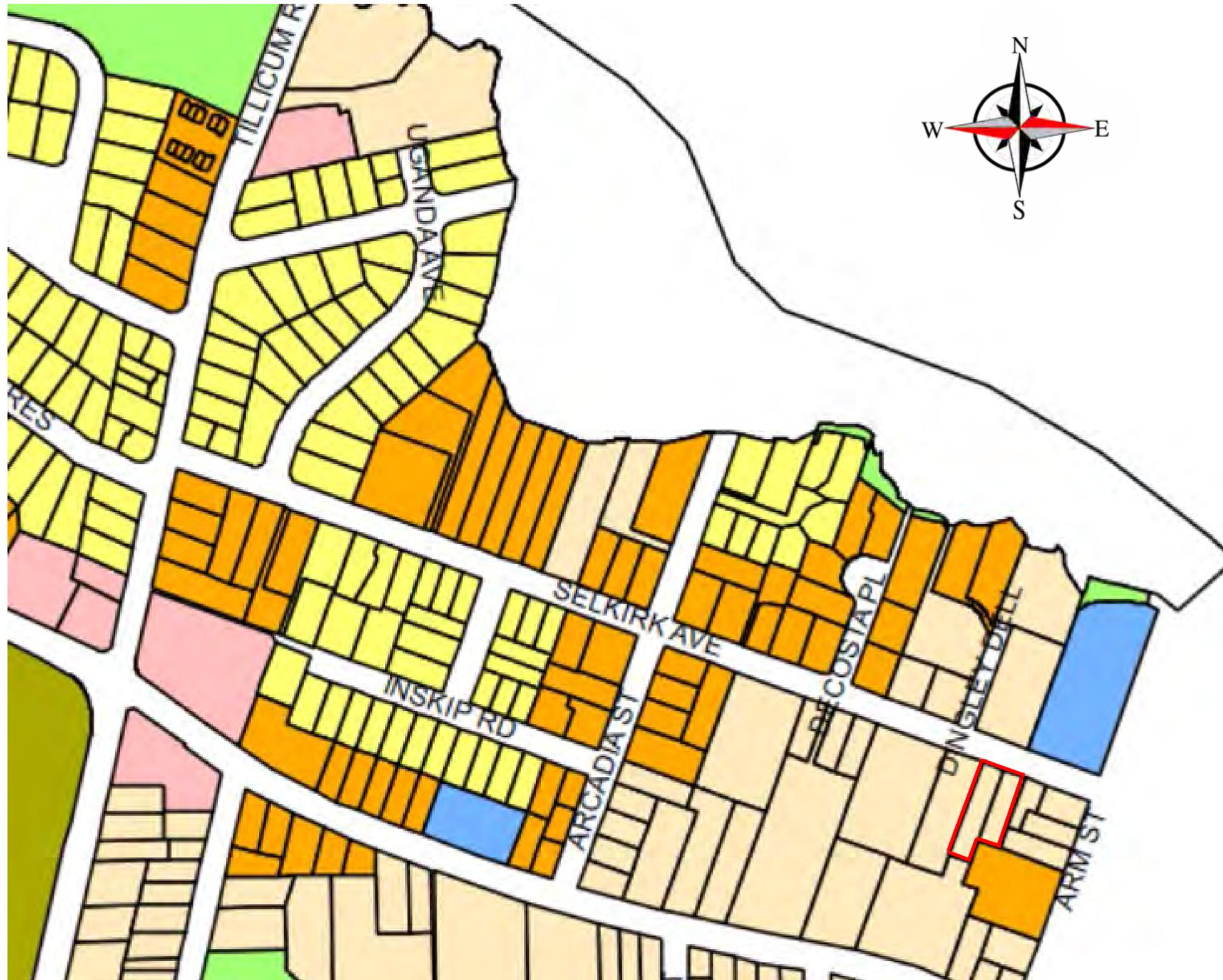


Project Evolution



	Original Concept	Pre-Application	DRC & APC	1 st Reading	Current
Site coverage	42.14%	45.89%	45.02%	43.61%	43.59%
Total Units	56	55	52	52	46
FAR	2.45	2.23	1.99	2.00	1.75
Height	20m	20m	17.15m	17.15m	14.2m
Parking Ratio	1.09 / 1	0.9 / 1	0.98 / 1	1 / 1	1.13 / 1
Underground Coverage	94.75%	81.35%	81.35%	77.21%	77.21%
Bike Parking	56	68	69	59	58

Site Location



OFFICIAL COMMUNITY PLAN
SCHEDULE B
PROPOSED LAND USE
DESIGNATIONS

Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- High Density Residential
- Parks and Open Space
- Agricultural Land Reserve
- Neighbourhood Commercial Mixed-Use
- Commercial/Commercial Mixed-Use
- Business
- Public Utilities
- Institutional
- Federal Land
- English Inn Mixed-Use
- Esquimalt Town Square
- Floathome Residential



PROJECT INFORMATION

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consultants:

LEGAL DESCRIPTION: LOT 5& 7, SECTION 10, PLAN 1258,

CIVIC ADDRESS: 815 & 825 Selkirk Avenue
Esquimalt, B.C. V9A 2T7

ZONING DATA

CURRENT ZONING: RS-1
PROPOSED ZONING:

	ALLOWED / REQUIRED	PROPOSED
LOT AREA :		1752.80 m ²
DENSITY:		1.75 FSR
BUILDING HEIGHT:		14.95 m (49' 1")
SITE COVERAGE (%):		43.95 %
AVE. GRADE:		16.40 m
(A+B+C+D+E)/ 5= (15.49+15.55+17.43+17.48+16.07)/5 =		16.40 m
STOREYS:		5 storeys
UNITS:		46
SETBACKS:		
FRONT :	-- m	7.5 m
SIDE :	-- m	5.18 m
OTHER SIDE :	-- m	4.55 m
REAR SETBACK:	-- m	3.21 m

PARKING CALCULATION :
RESIDENTIAL PARKING : 2 BED OR 1 BD-1.3 PER DW UNIT

	60	52
PARKING :		
SMALL CARS:	1/2 OF TOTAL	30 STALLS
HC PARKING:	1 / 50 STALLS	2 STALLS
BICYCLE PARKING :	(1 PER DW UNIT)	58
PARKADE SITE COVERAGE:	77.21% (with respect to LOT AREA)	

GROUND COVERAGE AREA: 770.40 SQM. (8,292.35 SQFT.)

BUILDING AREAS:		
GROUND FLOOR AREA:	608.80 SQM.	(6,552.80 SQFT.)
2nd, 3rd & 4th FLOOR AREA:	628.35 SQM.	(6,763.55 SQFT.)
5th FLOOR AREA:	550.30 SQM.	(5,923.20 SQFT.)

BASEMENT 1 ELECTRICAL ROOM FLOOR AREA: 12.10 SQM. (130.30 SQFT.)

BASEMENT 2 BOILER ROOM FLOOR AREA: 5.85 SQM. (62.95 SQFT.)

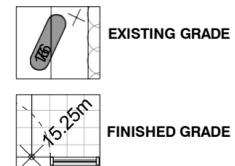
BASEMENT 2 MECH. ROOM FLOOR AREA: 5.85 SQM. (62.95 SQFT.)

GROSS FLOOR AREA: 3,067.95 SQM. (33,022.85 SQFT.)

BASEMENT 1 & 2 FLOOR AREA: 1,353.25 SQM. (14,566.40 SQFT.).
(P1 & P2) (EACH FLOOR -INCLUDING ELECTRICAL, BOILER AND MECH. ROOM IN P1 & P2)

BUILDING CLASSIFICATION: 3.2.2.50 GROUP C, up to 6 Storeys, sprinklered Floor Assemblies to be 1 hr F.R.R.

LEVELS -



APPROXIMATE BUILDING LOCATION FLOOR ELEVATION (CONC. SLAB) = 17.28
EAVE ELEV = 25.37
PEAKELEV = 26.51

REMAINDER LOT 11 BLOCK B PLAN 195

LOT 6 PLAN 1258

LOT 3 PLAN 1258

LOTA PLAN 26468

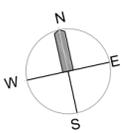
BUILDING STRATA PLAN VIS 3625

ArmSt.

1 PROPOSED SITE PLAN

A1.0 SCALE: 1:200

project north:

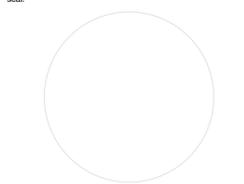


issue / revisions:

No.	Issued / Revisions	Date
4	FOR DEVELOPMENT PERMIT APPLICATION	14 JUN., '22
3	REVISIONS ON REZONING APPLICATION	14 APR., '22
2	REVISIONS ON REZONING APPLICATION	08 MAR., '22
1	FOR REZONING APPLICATION	22 NOV. '21

alan lowe architect inc.

118 - 21 Erie St. Victoria, British Columbia 1 250.360.2888



project title: SELKIRK APARTMENTS

815 & 825 Selkirk Avenue Esquimalt, BC

drawing title: SITE PLAN & PROJECT DATA

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM, TCP

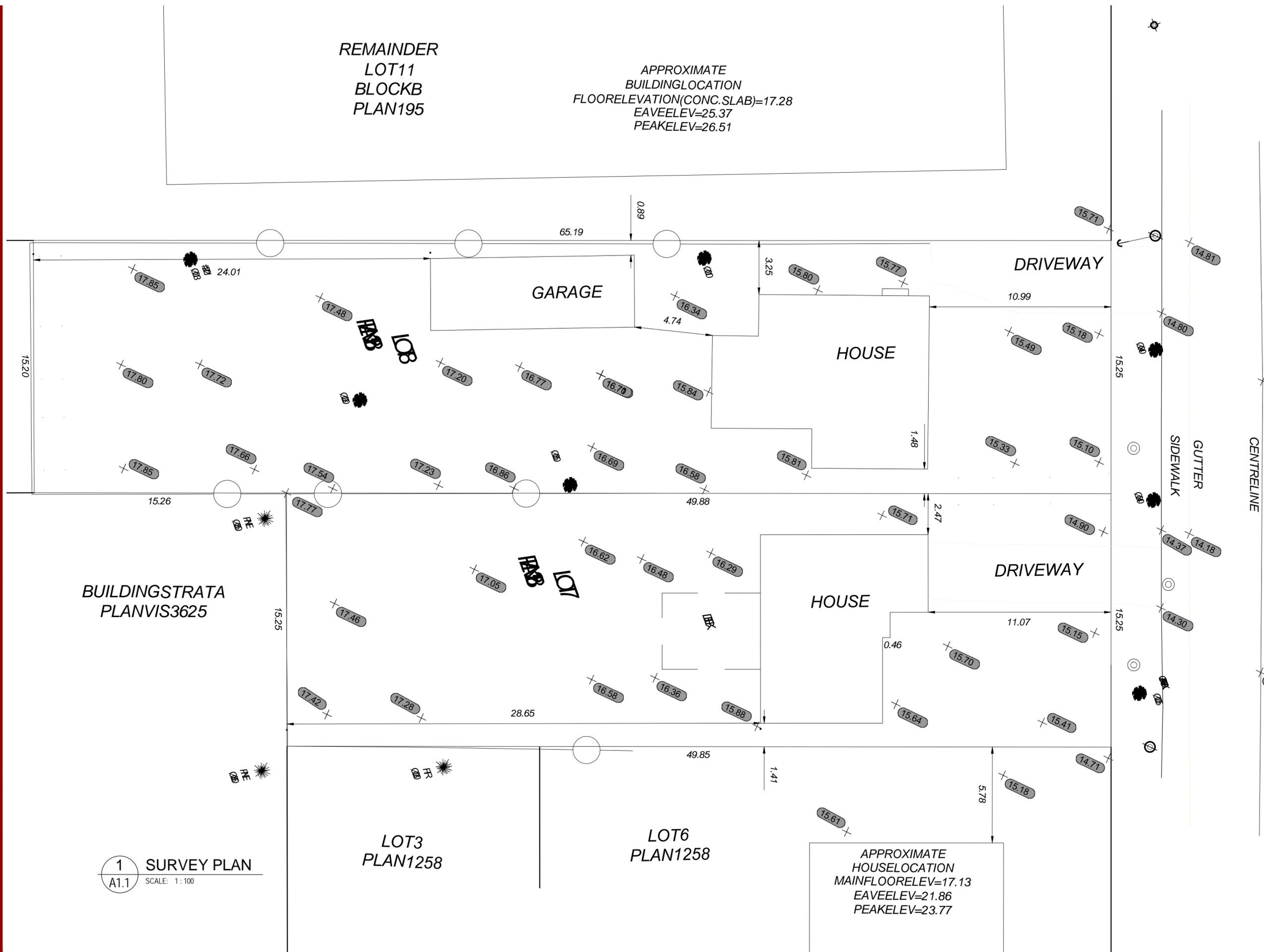
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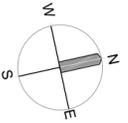
consultants:

REMAINDER
LOT11
BLOCKB
PLAN195

APPROXIMATE
BUILDINGLOCATION
FLOORELEVATION(CONC.SLAB)=17.28
EAVEELEV=25.37
PEAKELEV=26.51



project north:



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Victoria, British Columbia t 250.360.2888



project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC
drawing title:
SURVEY PLAN

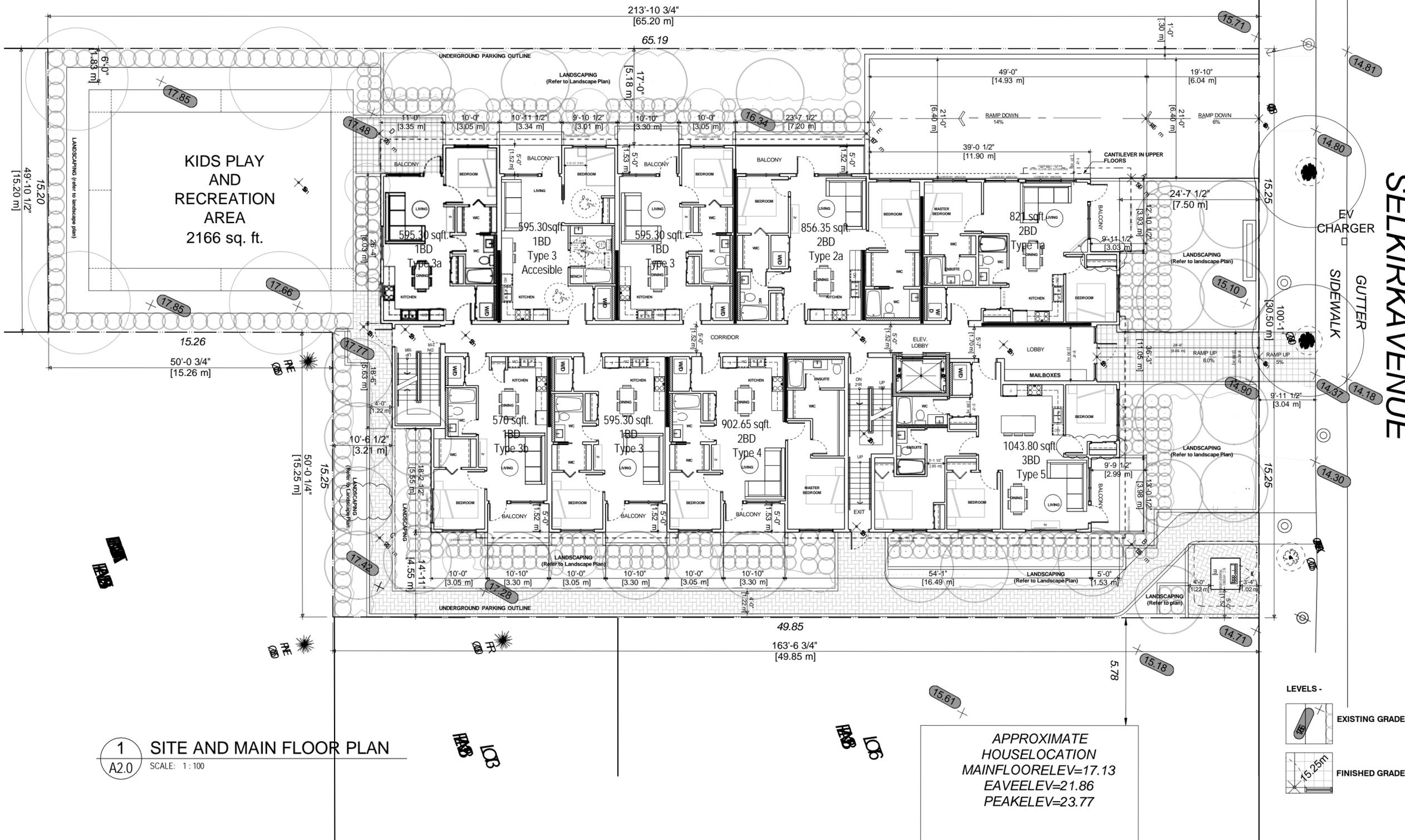
1 SURVEY PLAN
A1.1 SCALE: 1:100

project no.: 21.705
date: 14 JUN., 2022 scale: AS NOTED
checked by: LOWE drawn by: RM
sheet no.:

A1.1

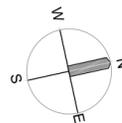
REMAINDER
LOT11
BLOCKB
PLAN195

APPROXIMATE
BUILDINGLOCATION
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EAVEELEV=25.37
PEAKELEV=26.51



SELKIRK AVENUE

project north:



issue / revisions:

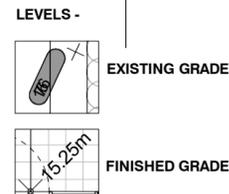
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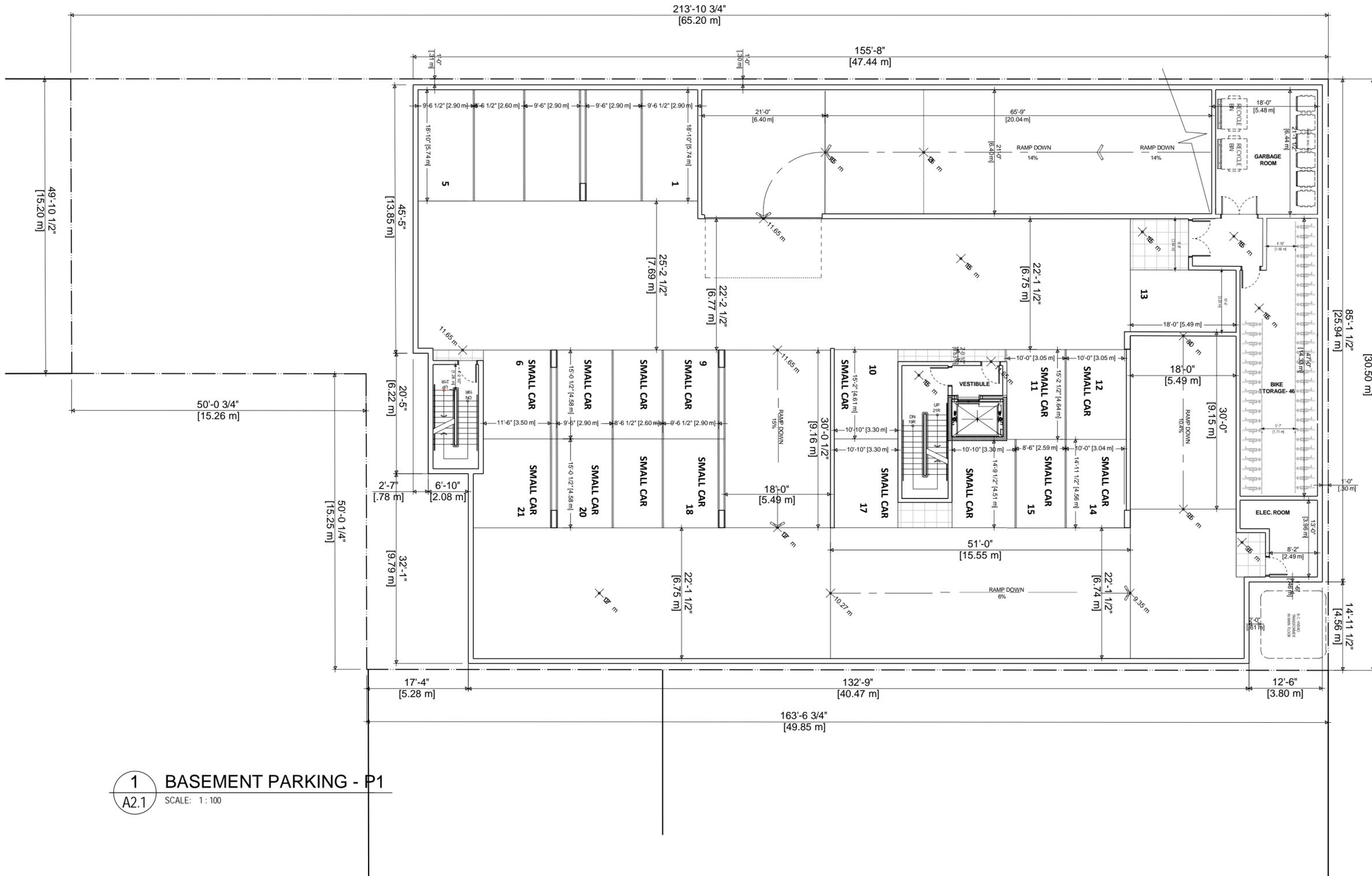
drawing title:
MAIN FLOOR PLAN AND SITE PLAN

project no.: 21.705
date: 14 JUN., 2022 scale: AS NOTED
checked by: LOWE drawn by: RM
sheet no.:



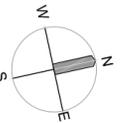
1 SITE AND MAIN FLOOR PLAN
A2.0 SCALE: 1:100

APPROXIMATE
HOUSELOCATION
MAINFLOORELEV=17.13
EAVEELEV=21.86
PEAKELEV=23.77



1 BASEMENT PARKING - P1
A2.1 SCALE: 1:100

project north:



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SELKIRK AVENUE

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seal:



project title:

SELKIRK APARTMENTS

815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
BASEMENT PARKING - P1

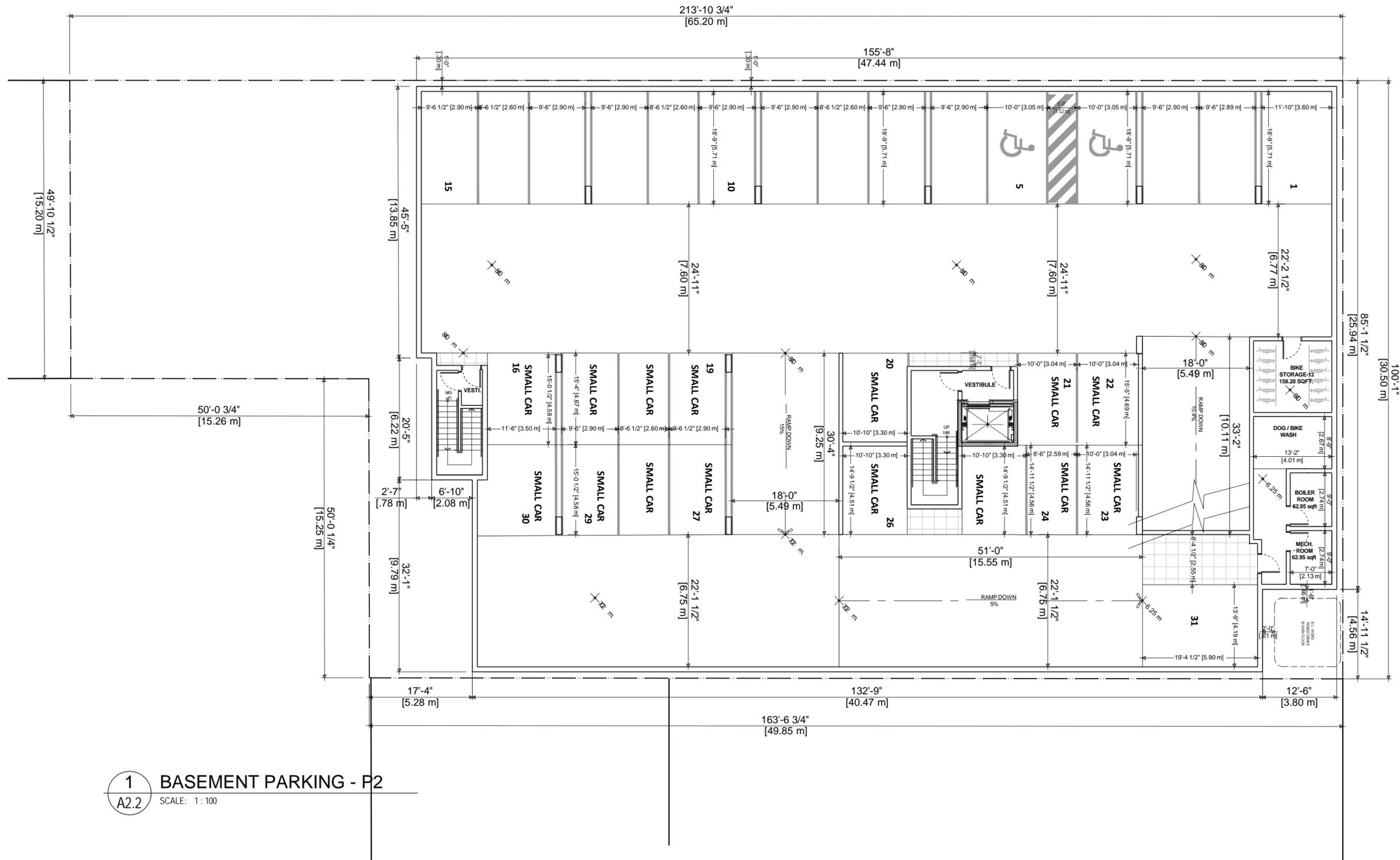
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date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

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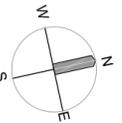
A 2.1



1 BASEMENT PARKING - P2
A2.2 SCALE: 1:100

SELKIRK AVENUE

project north:



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seal:



project title:

SELKIRK APARTMENTS

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drawing title:

BASEMENT PARKING - P2

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

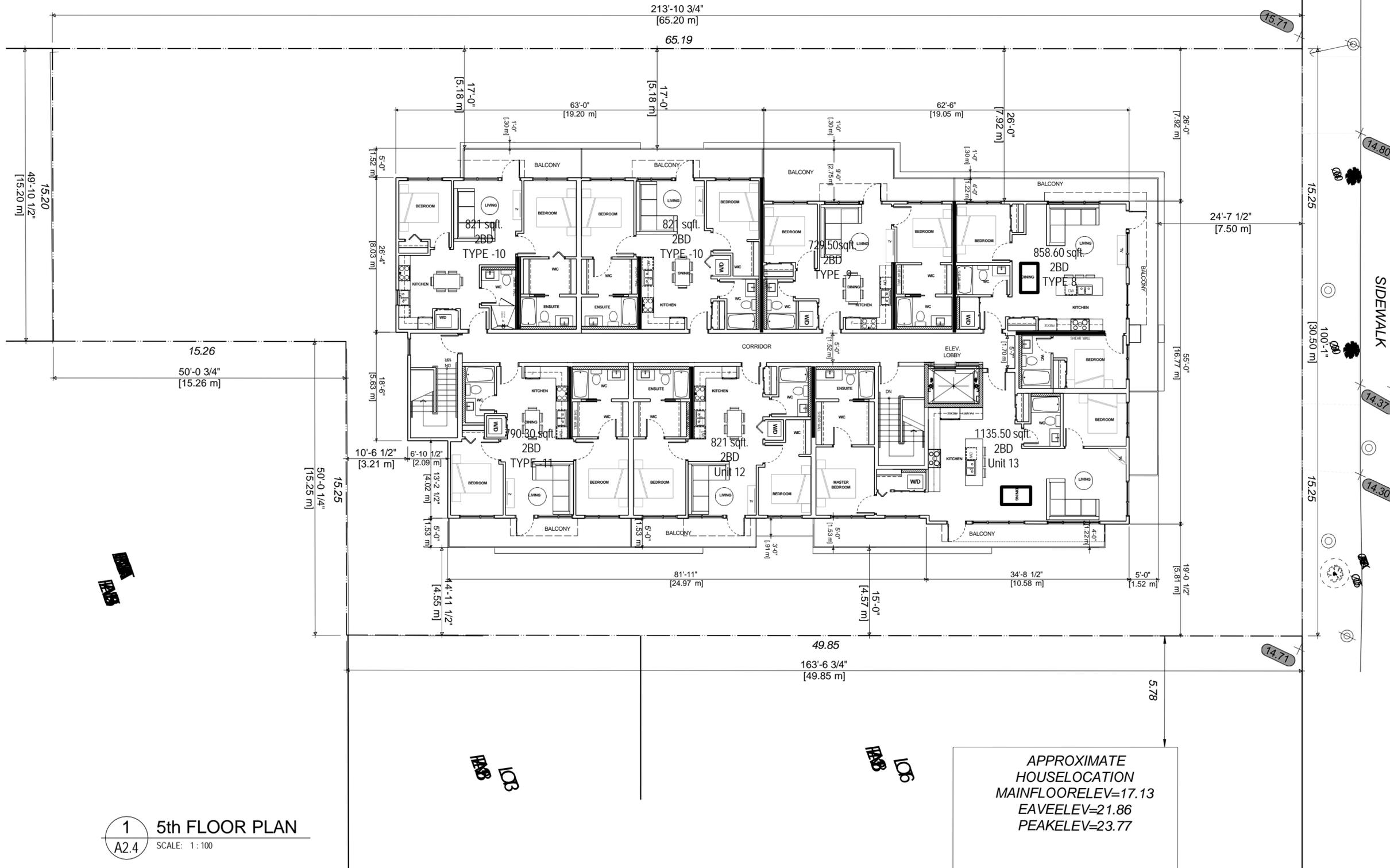
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sheet no.:

A 2.2

REMAINDER
LOT11
BLOCKB
PLAN195

APPROXIMATE
BUILDINGLOCATION
FLOORELEVATION(CONC.SLAB)=17.28
EAVEELEV=25.37
PEAKELEV=26.51



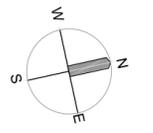
1 5th FLOOR PLAN
A2.4 SCALE: 1:100

APPROXIMATE
HOUSELOCATION
MAINFLOORELEV=17.13
EAVEELEV=21.86
PEAKELEV=23.77

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consultants:

project north:



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drawing title:
5TH FLOOR PLAN

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

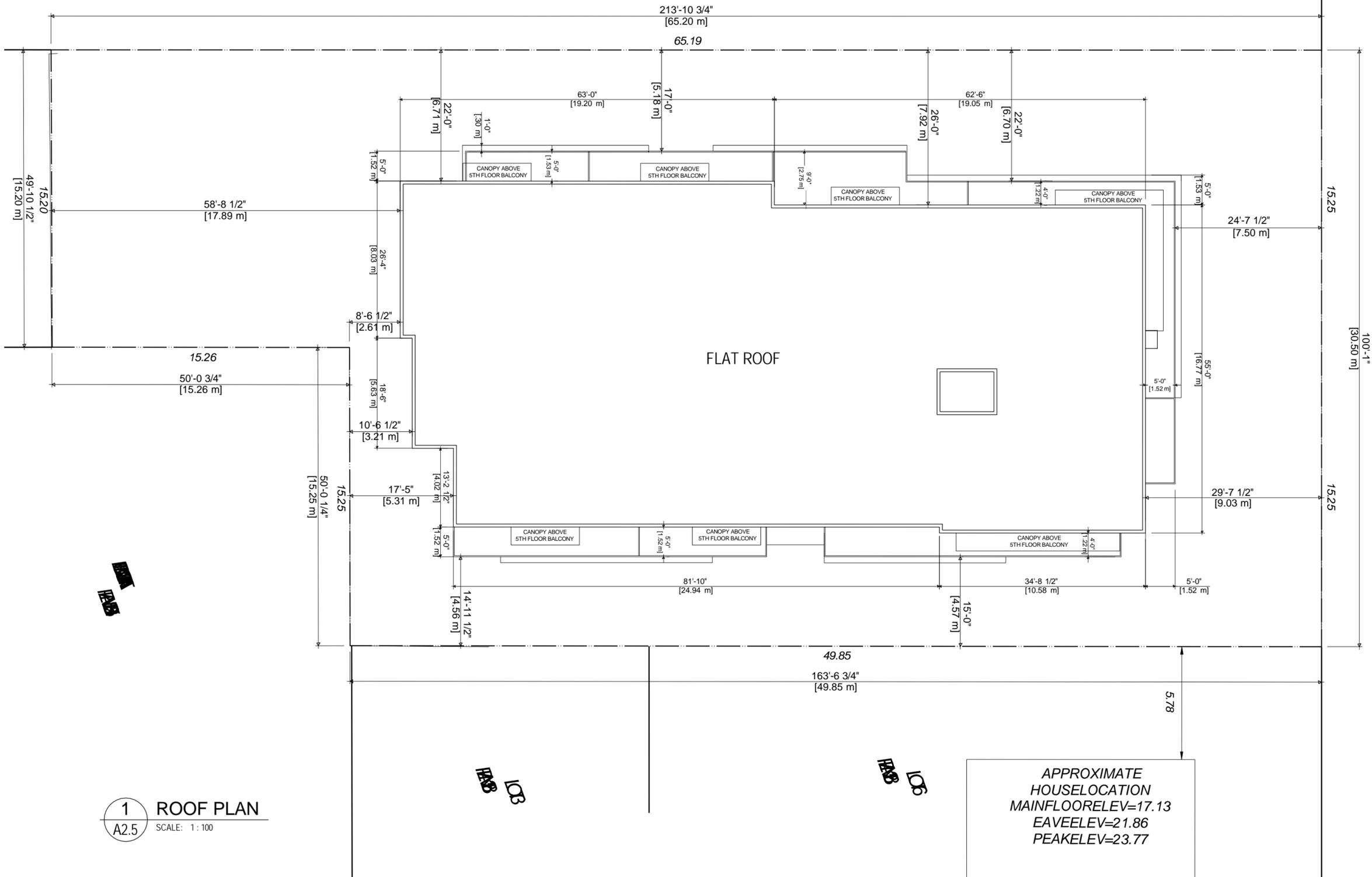
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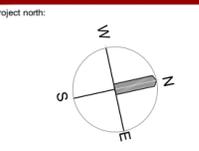
REMAINDER
LOT11
BLOCKB
PLAN195

APPROXIMATE
BUILDINGLOCATION
FLOORELEVATION(CONC.SLAB)=17.28
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PEAKELEV=26.51



1 ROOF PLAN
A2.5 SCALE: 1:100

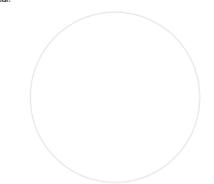
SELKIRK AVENUE



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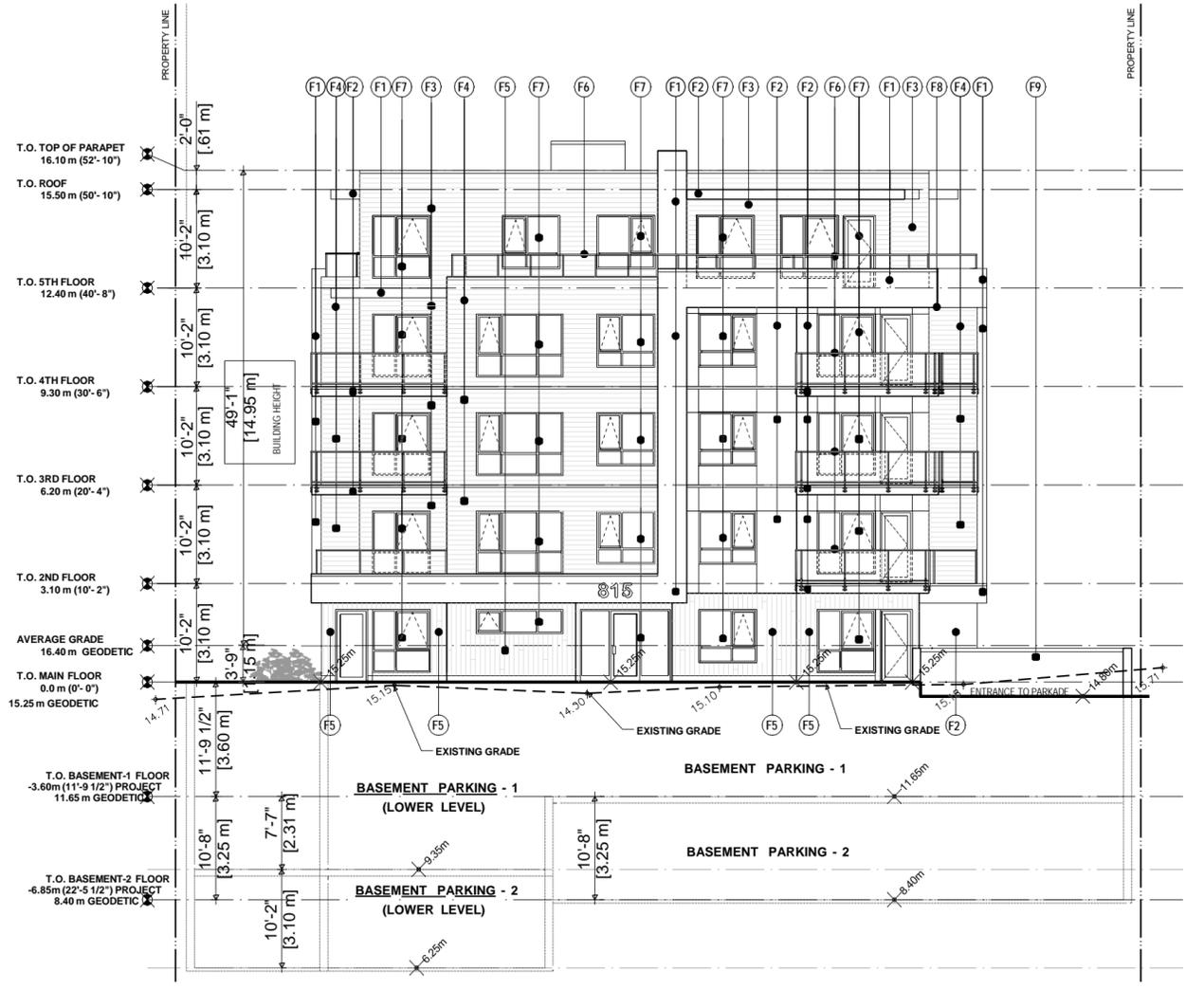


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SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC
drawing title:
ROOF PLAN

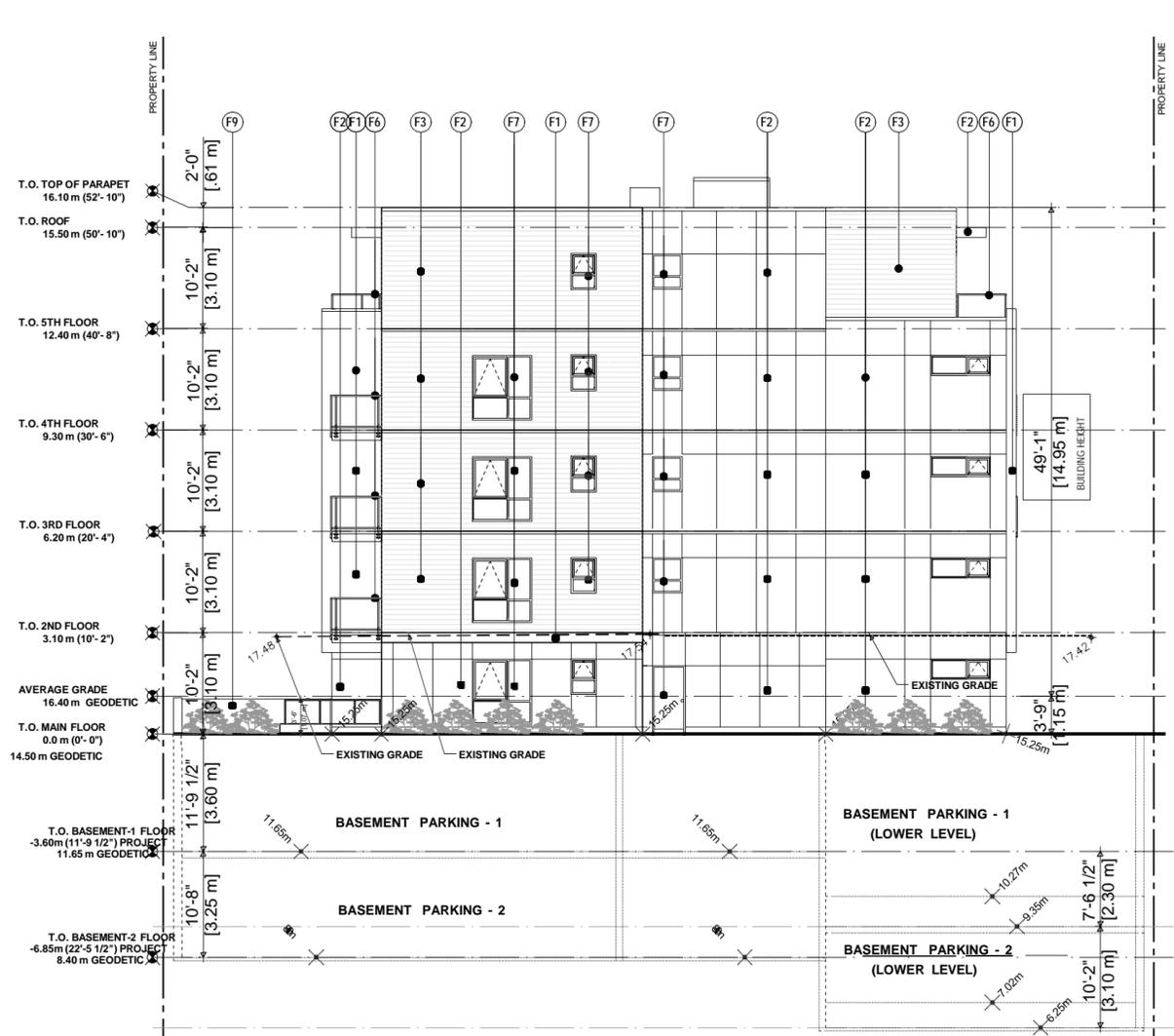
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checked by:	LOWE
scale:	AS NOTED
drawn by:	RM
sheet no.:	

A2.5

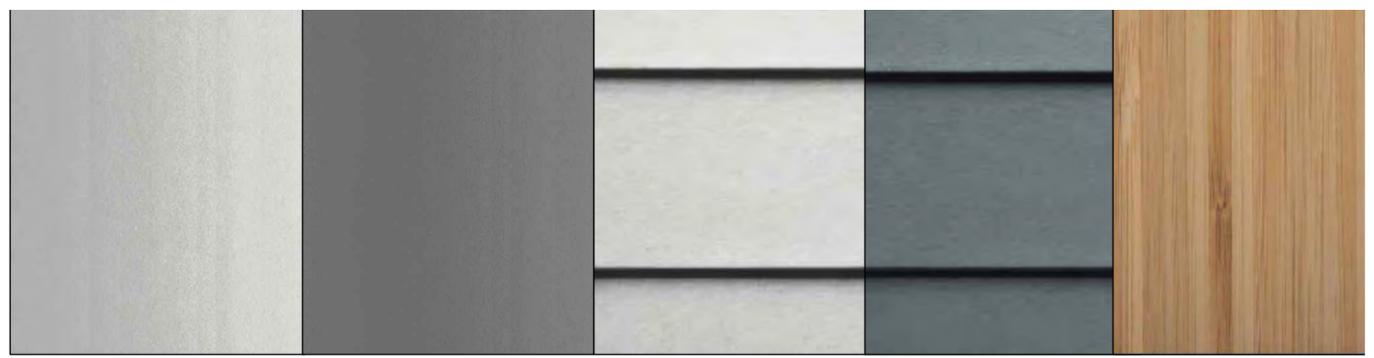
consultants:



1 NORTH ELEVATION
A3.0 SCALE: 1:100



2 SOUTH ELEVATION
A3.0 SCALE: 1:100



HARDIE PANEL SMOOTH - ARCTIC WHITE HARDIE PANEL SMOOTH - GRAY SLATE HARDIE PLANK LAP SIDING - ARCTIC WHITE HARDIE PLANK LAP SIDING - BOOTHBAY BLUE VERTICAL WOOD SIDING

3 MATERIAL BOARD
A3.0 SCALE: N.T.S.

EXTERIOR FINISHES & NOTES :

- F1 HARDIE PANEL SMOOTH - ARCTIC WHITE
- F2 HARDIE PANEL SMOOTH - GRAY SLATE
- F3 HARDIE PLANK LAP SIDING - ARCTIC WHITE
- F4 HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
- F5 VERTICAL WOOD SIDING
- F6 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F7 PREFINISHED VINYL WINDOWS AND DOORS - WHITE
- F8 SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
- F9 CONCRETE RETAINING WALL

project north:

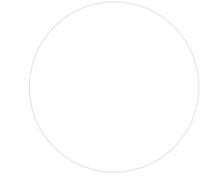
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seal:



project title:
SELKIRK APARTMENTS

815 & 825 Selkirk Avenue Esquimalt, BC

drawing title:
ELEVATIONS

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.0

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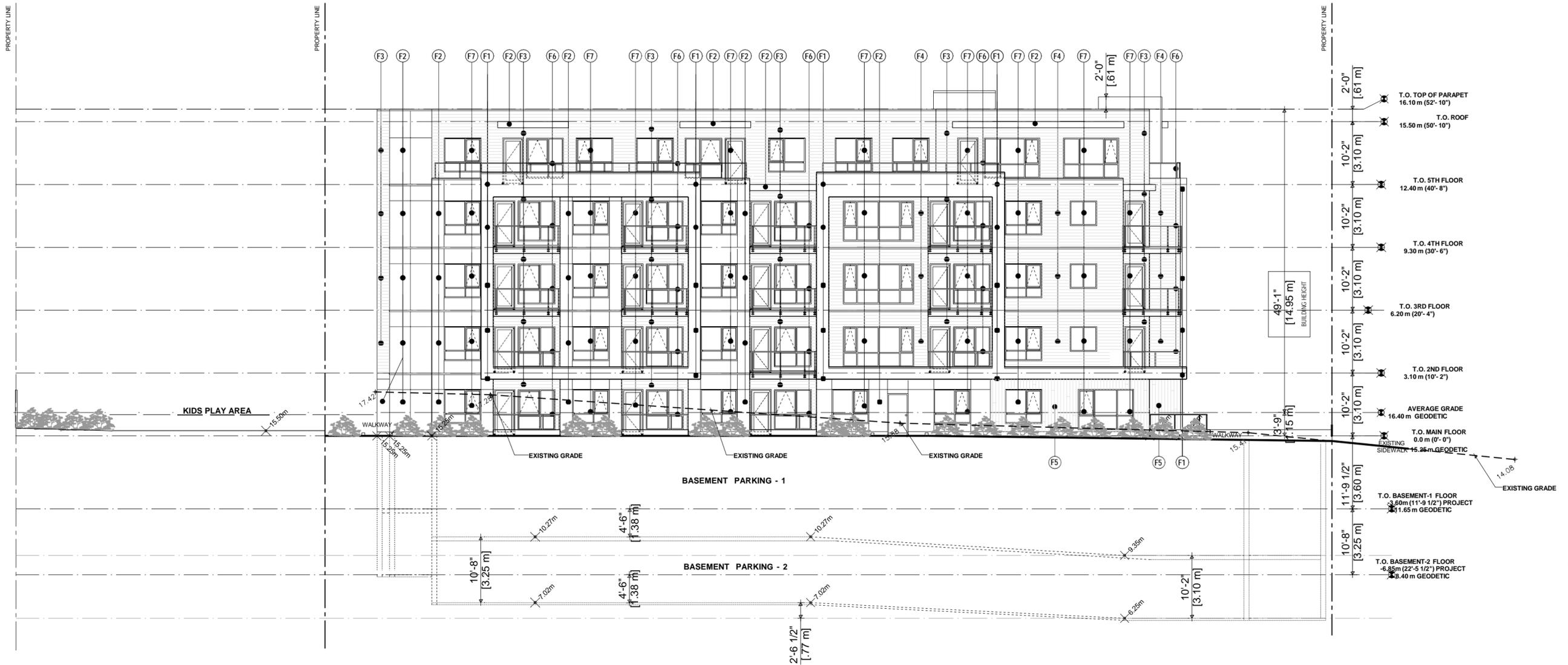
sheet no.:

A3.1



1 WEST ELEVATION
A3.1 SCALE: 1:100

- ### EXTERIOR FINISHES & NOTES :
- (F1) HARDIE PANEL SMOOTH - ARCTIC WHITE
 - (F2) HARDIE PANEL SMOOTH - GRAY SLATE
 - (F3) HARDIE PLANK LAP SIDING - ARCTIC WHITE
 - (F4) HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
 - (F5) VERTICAL WOOD SIDING
 - (F6) PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
 - (F7) PREFINISHED VINYL WINDOWS AND DOORS - WHITE
 - (F8) SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
 - (F9) CONCRETE RETAINING WALL



1 EAST ELEVATION
A3.2 SCALE: 1 : 100

EXTERIOR FINISHES & NOTES :

- (F1) HARDIE PANEL SMOOTH - ARCTIC WHITE
- (F2) HARDIE PANEL SMOOTH - GRAY SLATE
- (F3) HARDIE PLANK LAP SIDING - ARCTIC WHITE
- (F4) HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
- (F5) VERTICAL WOOD SIDING
- (F6) PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- (F7) PREFINISHED VINYL WINDOWS AND DOORS - WHITE
- (F8) SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
- (F9) CONCRETE RETAINING WALL

project north:

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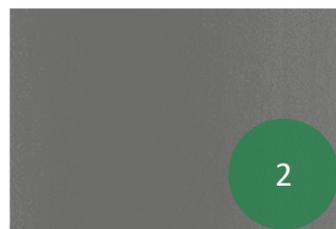
A3.2

Elevation and Material Board

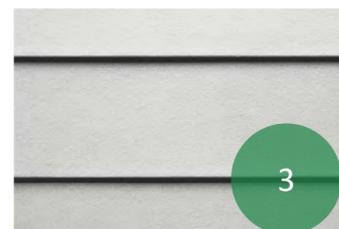
EXTERIOR FINISHES & NOTES :	
(F1)	HARDIE PANEL SMOOTH - ARCTIC WHITE
(F2)	HARDIE PANEL SMOOTH - GRAY SLATE
(F3)	HARDIE PLANK LAP SIDING - ARCTIC WHITE
(F4)	HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
(F5)	VERTICAL WOOD SIDING
(F6)	PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
(F7)	PREFINISHED VINYL WINDOWS AND DOORS - WHITE
(F8)	SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
(F9)	CONCRETE RETAINING WALL



Hardie Panel Smooth- Arctic White



Hardie Panel Smooth- Gray Slate



Hardie Plank Lap Siding- Arctic White



Hardie Plank Lap Siding- Boothbay Blue



Vertical Wood Siding



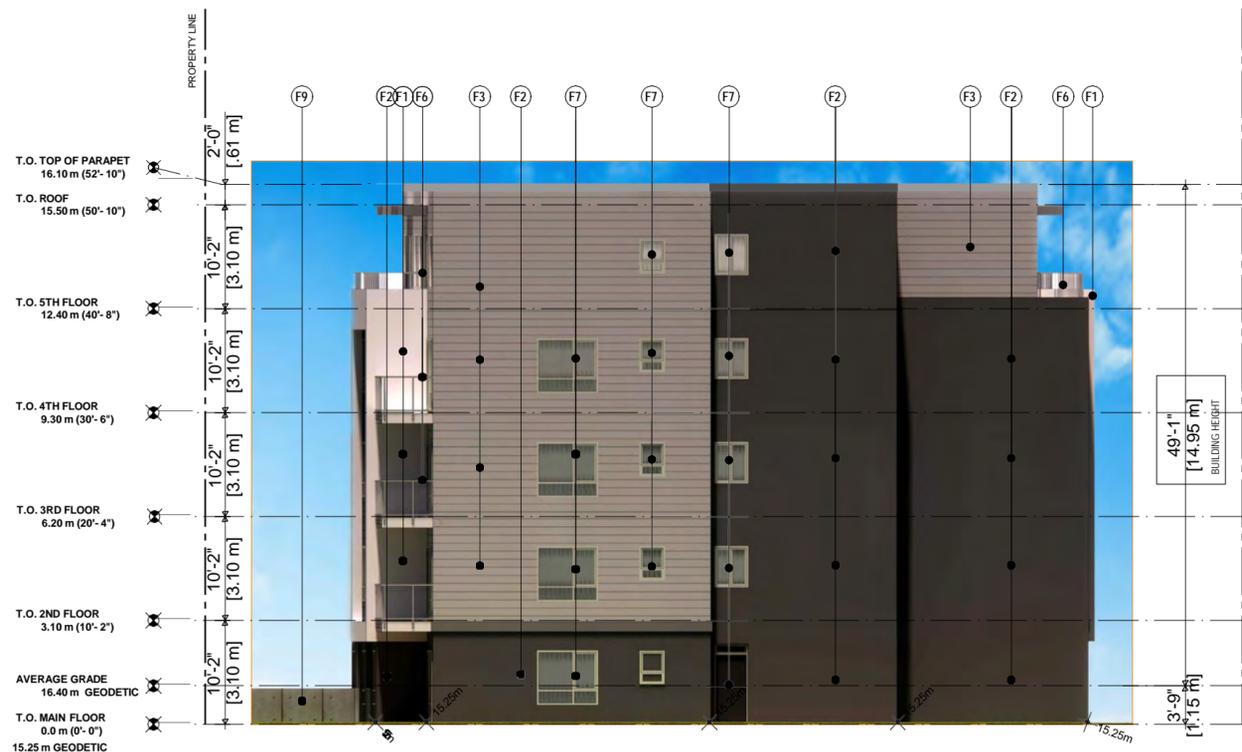
Prefinished Aluminum Guardrails



Vinyl Windows - White



1 NORTH ELEVATION
A3.3 SCALE: 1:100



2 SOUTH ELEVATION
A3.3 SCALE: 1:100

EXTERIOR FINISHES & NOTES :

- (F1) HARDIE PANEL SMOOTH - ARCTIC WHITE
- (F2) HARDIE PANEL SMOOTH - GRAY SLATE
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- (F9) CONCRETE RETAINING WALL

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815 & 825 Selkirk Avenue
Esquimalt, BC

RENDERED
ELEVATIONS

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.3



1 WEST ELEVATION
A3.4 SCALE: 1:100



2 EAST ELEVATION
A3.4 SCALE: 1:100

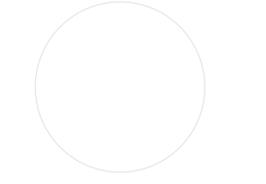
NOTE - SEE SHEET NUMBER A3.3 FOR EXTERIOR FINISHES DETAIL.

project north:

issue / revisions:

No.	Issued / Revisions	Date
4	FOR DEVELOPMENT PERMIT APPLICATION	14 JUN., 22
3	REVISIONS ON REZONING APPLICATION	14 APR., 22
2	REVISIONS ON REZONING APPLICATION	08 MAR., 22
1	FOR REZONING APPLICATION	22 NOV., 21

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project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
RENDERED ELEVATIONS

project no.: 21.705
date: 14 JUN., 2022 scale: AS NOTED
checked by: LOWE drawn by: RM
sheet no.:

A3.4

consultants:

project north:

issue / revisions:

No.	Issued / Revisions	Date
4	FOR DEVELOPMENT PERMIT APPLICATION	14 JUN., 22
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2	REVISIONS ON REZONING APPLICATION	08 MAR., 22
1	FOR REZONING APPLICATION	22 NOV. 21

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seal:



project title: SELKIRK APARTMENTS

815 & 825 Selkirk Avenue Esquimalt, BC

drawing title: RENDERS

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.5



1 RENDER. FRONT ENTRANCE FROM WEST
A3.5 SCALE: N.T.S.



2 RENDER. FRONT ENTRANCE FROM EAST
A3.5 SCALE: N.T.S.



1 PERSPECTIVE. EAST SIDE OF THE BUILDING
 A3.6 SCALE: N.T.S.



2 PERSPECTIVE. WEST SIDE OF THE BUILDING
 A3.6 SCALE: N.T.S.

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seal:



project title:
SELKIRK APARTMENTS

815 & 825 Selkirk Avenue
 Esquimalt, BC

drawing title:
RENDERS

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.6



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seal:



project title:
SELKIRK APARTMENTS

815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
**CONTEXT RENDER
ALONG SELKIRK AVE.**

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.7

1 CONTEXT RENDER ALONG SELKIRK AVENUE
A3.7 SCALE: N.T.S.

Rendering Intent



NE

NW

SW

SE

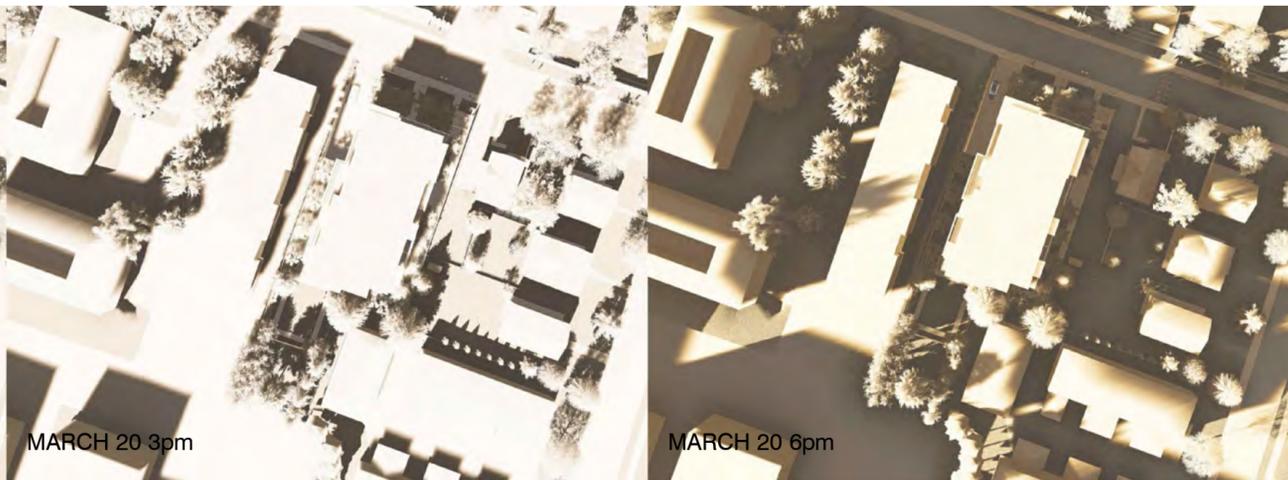




MARCH 20 9am



MARCH 20 NOON



MARCH 20 3pm



MARCH 20 6pm



JUNE 21 9am



JUNE 21 NOON



JUNE 21 3pm



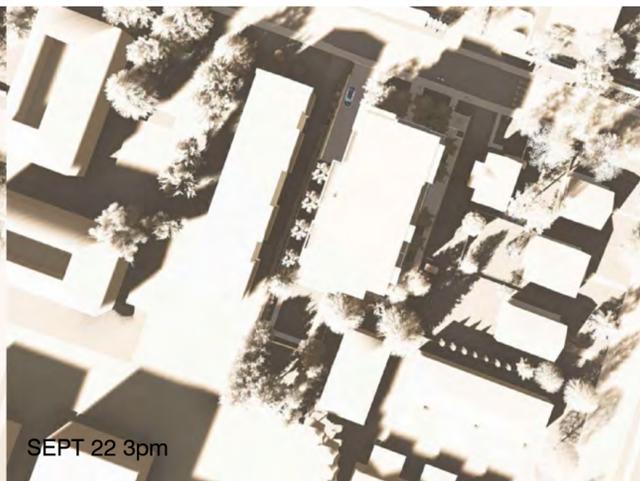
JUNE 21 6pm



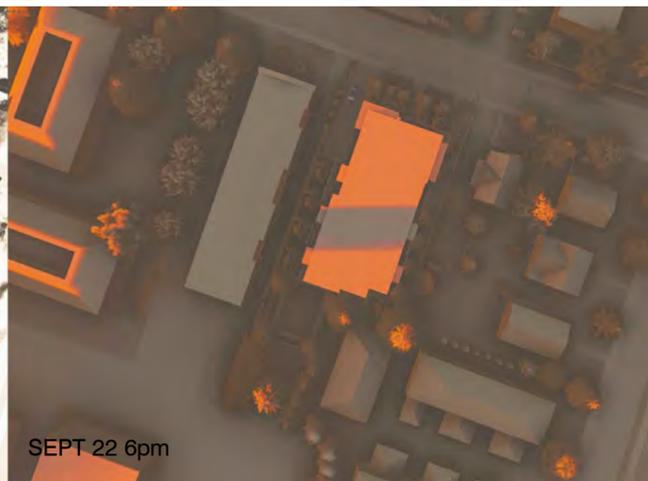
SEPT 22 9am



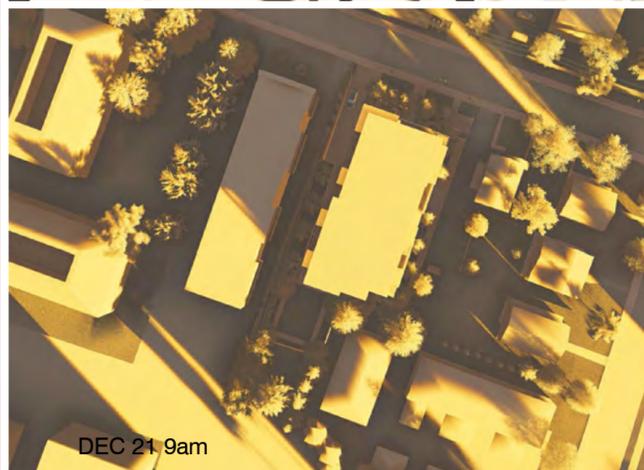
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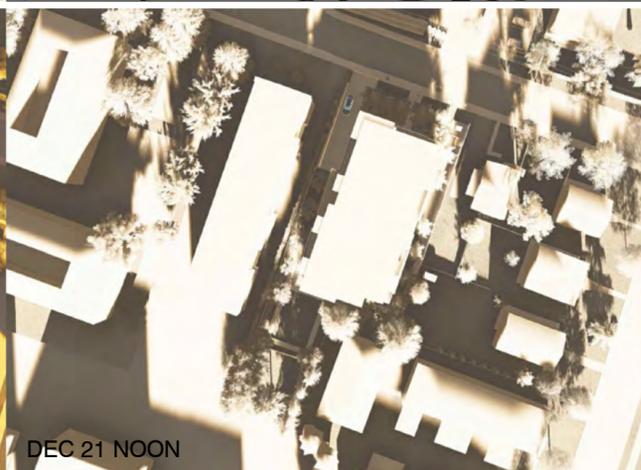
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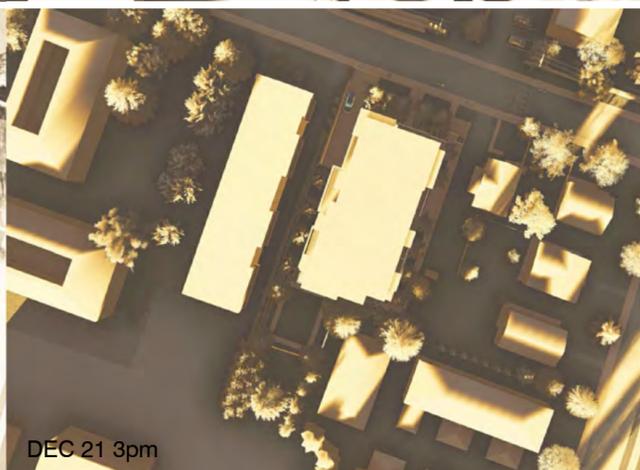
SEPT 22 6pm



DEC 21 9am



DEC 21 NOON



DEC 21 3pm

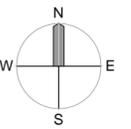


DEC 21 6pm

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seal:



project title:

SELKIRK APARTMENTS

815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:

SHADOW STUDY

project no.: 21.705

date: 14 JUN., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A4.0

Plant List

Trees

- Maiden Hair Tree
- Liquidambar
- Hedge Maple
- Katsura Tree
- Japanese Maple
- Kousa Dogwood
- Star Magnolia
- Flowering Red Current



Shrubs

- Nootka Rose
- Escallonia
- Oregon Grape
- Salal
- Long Leaf Mahonia
- Swordfern
- Rock Daphne
- Deer Fern
- Maiden Hair Fern



Vines & Ground Cover

- Engelmann Climber
- Climbing Hydrangea
- Kinnikinnick
- Wintergreen
- Wooly Thyme
- Grasses
- Liriope





STERLING

For more information, please contact us at:
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Working Partners & Affiliations

