

405 Treebank Rd E

DP/DVP Application

1. Site Location



Site Area

976m² (10,5076 ft²)

Zoning

RS-3: Single Family Waterfront Residential

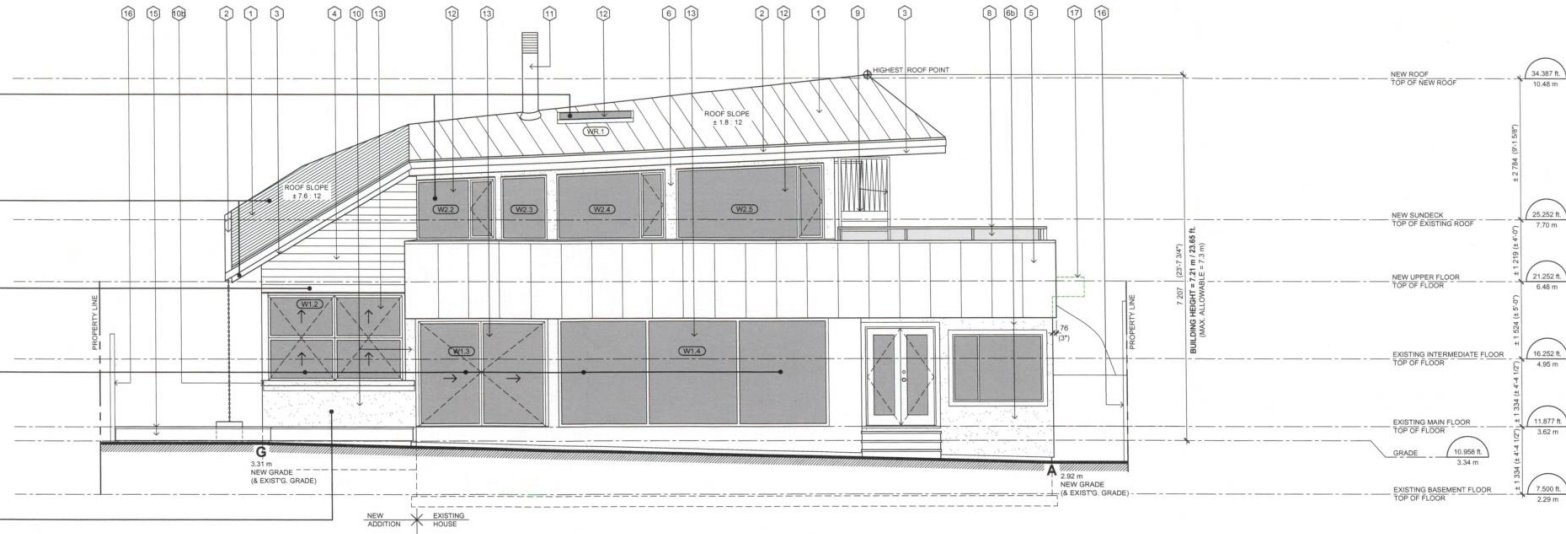
DP Areas

DPA No. 1: Natural Environment and

DPA No. 2: Protection of Development from
Hazardous Conditions

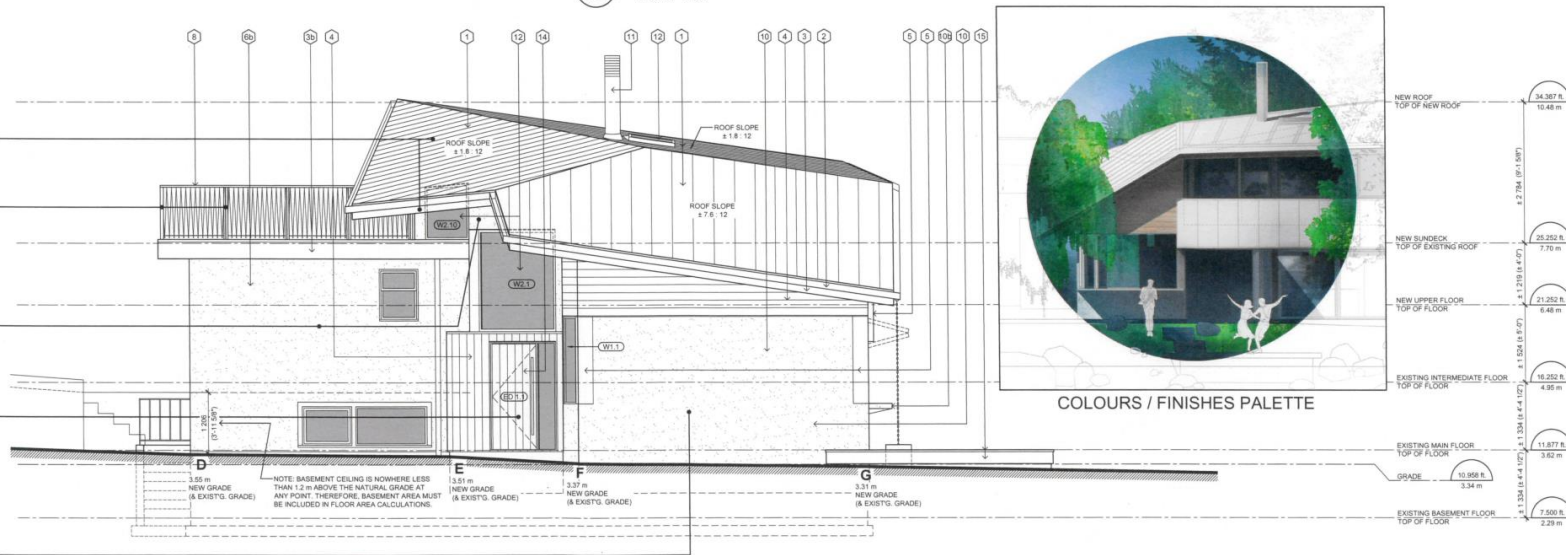
2. Proposed Renovation

NEW WINDOWS & SKYLIGHT	12
MATERIAL: ALUMINUM FRAMES	
FINISH: CLEAR ANODIZED	
NEW ROOF / FASCIA / EAVESTROUGHS	1
MATERIAL: PREFINISHED METAL ROOF (STANDING SEAM) & FASCIA	
FINISH: PREFINISHED / SILVER METALLIC	
NEW EXTERIOR WALLS	4
MATERIAL: 180 HORIZONTAL AND VERTICAL WOOD SIDING	
FINISH: SEMI-TRANSPARENT STAIN	
NEW CURTAINWALL SYSTEM	13
MATERIAL: ALUMINUM FRAMES	
FINISH: CLEAR ANODIZED	
NEW EXTERIOR WALLS	10
MATERIAL: CAST IN PLACE CONCRETE	
FINISH: NATURAL	



1 PROPOSED NORTH (REAR / WATER) ELEVATION
SCALE: 1:50

NEW ROOF / FASCIA / EAVESTROUGHS	1
MATERIAL: PREFINISHED METAL ROOF (STANDING SEAM) & FASCIA	
FINISH: PREFINISHED / SILVER METALLIC	
NEW GUARDRAILS	8
MATERIAL: STAINLESS STEEL	
FINISH: BRUSHED (WITH BRAIDED STAINLESS STEEL VERTICAL MEMBERS)	
NEW/EXISTING EXTERIOR WALLS	6
MATERIAL: ACRYLIC STUCCO	
FINISH: FINE "SAND" FINISH	
COLOR: WHITE (EXISTING EXTERIOR WALLS TO BE TOPPED WITH SAME FINISH)	
NEW EXTERIOR DOORS	14
MATERIAL: MIXED GRAIN MAPLE	
FINISH: CLEAR STAIN	
NEW EXTERIOR WALLS	10
MATERIAL: CAST IN PLACE CONCRETE	
FINISH: NATURAL	



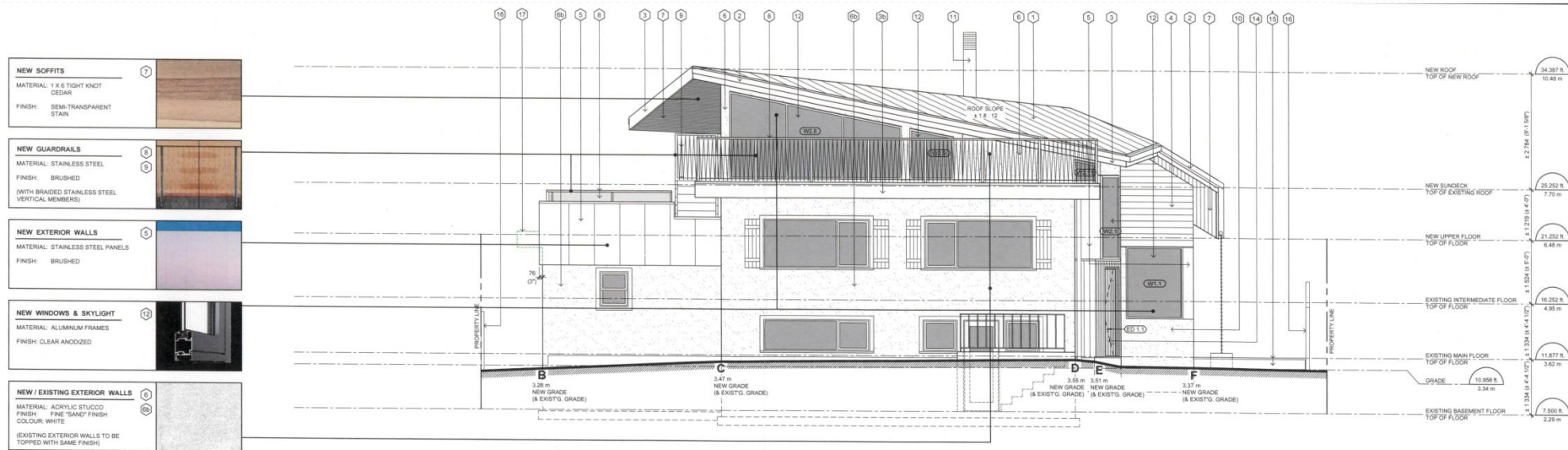
2 PROPOSED EAST (SIDE) ELEVATION

North (Water)
Elevation

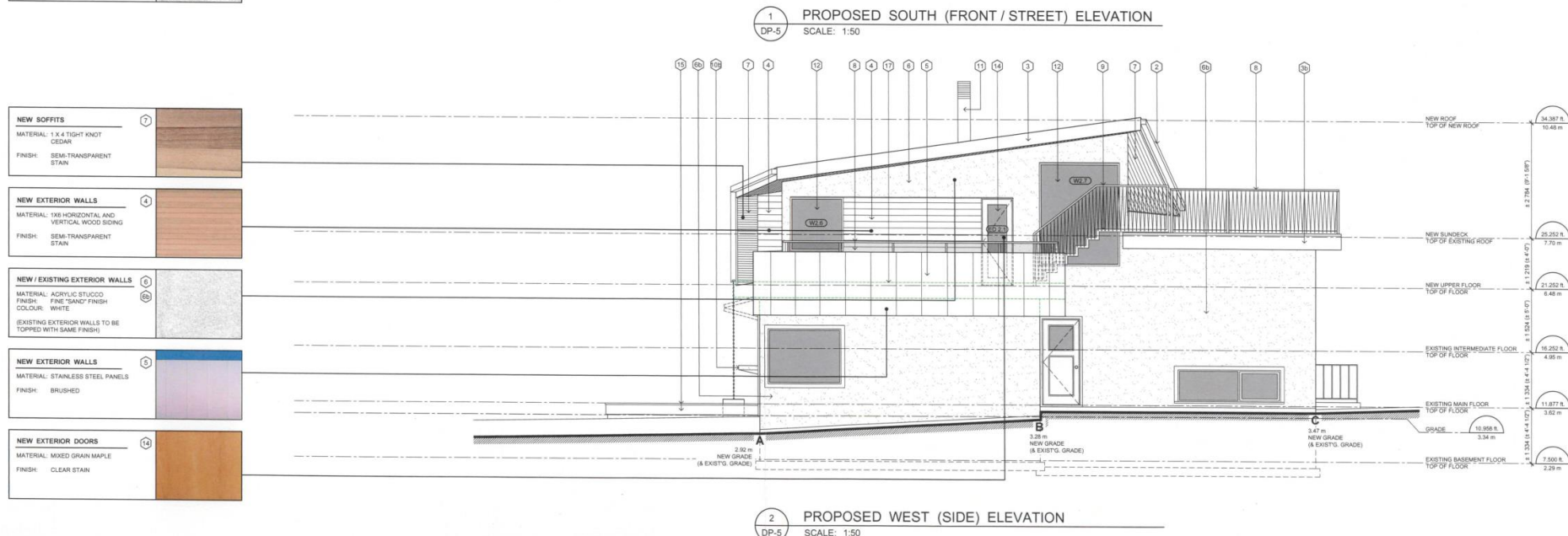
East Elevation

Township of
ESQUIMALT

2. Proposed Renovation

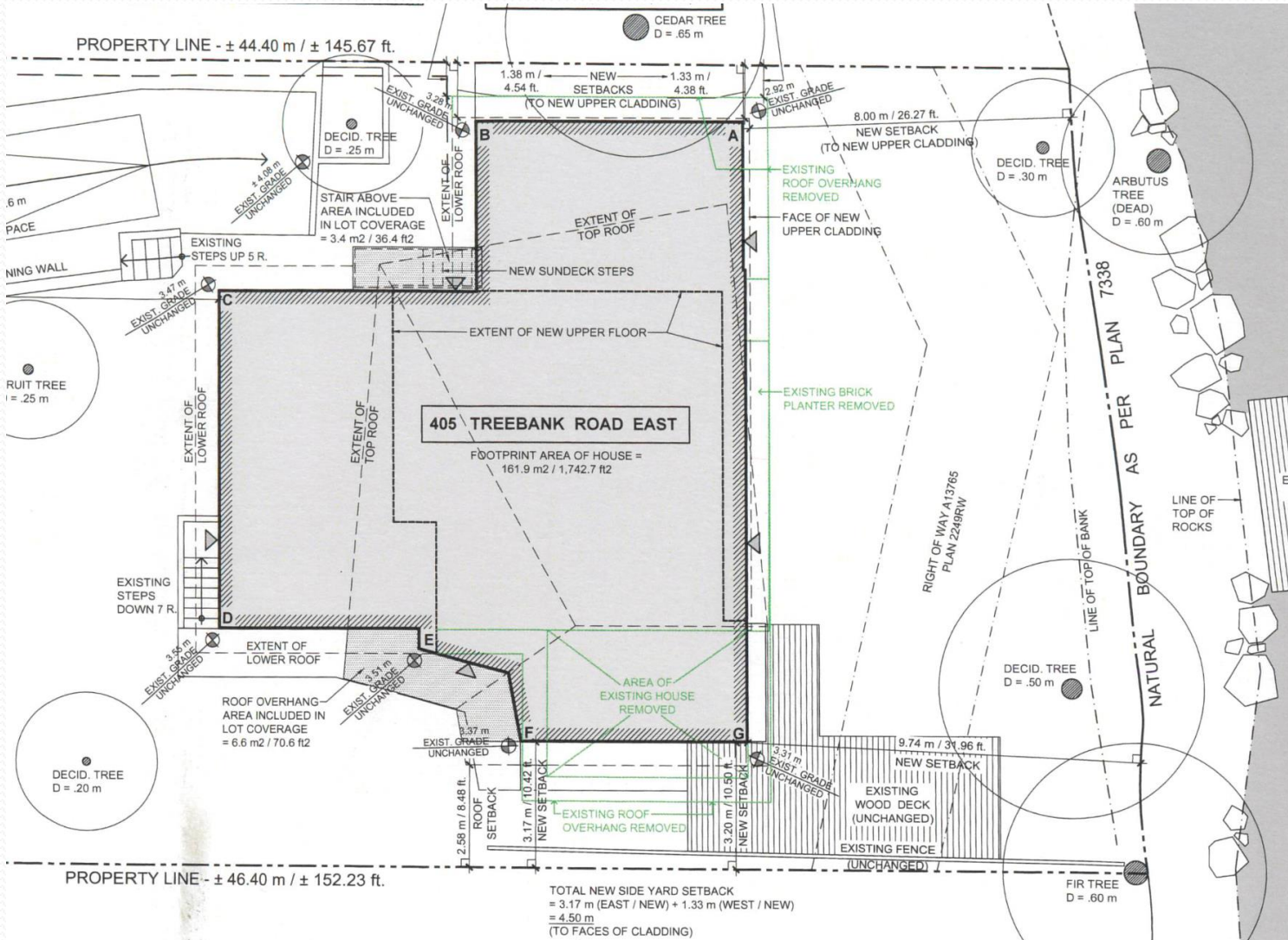


South (Street)
Elevation



West Elevation

2. Proposed Renovation



Financial charges are shown on
may affect the property.



- 7.5m retained in as natural a state as possible.
- 20m replacement of, expansion of, densification and intensification of the use of existing buildings is discouraged.

3. Policy Context



DPA 2: Protection of Development From Hazardous Conditions

Applicant has provided a Flood Hazard Assessment Report.

- Land safe for intended use.
- S.219 Covenant with report should be registered on title.

4. Recommendation from Committees

Advisory Planning Commission:

Recommended approval to Council as the variance is minor.

5. Recommendation

That Council approve DP000212 and DVP00132 and that the Flood Hazard Assessment Report is contained within a Section 219 Covenant and registered on title.