



Project Address:

Civic Address  
958 Wollaston St.  
Victoria BC V9A 5B2

Legal Address Description:  
Property ID 002527693, Lot 24, Plan VIP292

Owner

NAME: 1357094 BC Ltd  
919 Hereward Rd  
Victoria BC V9A 4C9

Contact: Joel Skrepnek  
Email: jskrepnek@gmail.com

Architect

Waymark Architecture  
1826 Government Street  
Victoria BC V8T 4N5

Contact: Will King  
Phone: 778 977 0660  
Email: will@waymarkarchitecture.com

Landscape

Murdoch de Greeff Inc.  
00-524 Culduthel Road  
Victoria BC V8Z 1G1

Contact: Tamara Bonnemaison  
Phone: 250 412 2891  
Email: tamara@mdidesign.ca

Civil

Gwaii Engineering  
623 Discovery Street  
Victoria BC V8T 5G4

Contact: Josh Bartley  
Phone: 250 812 0042  
Email: jbartley@gwaiieng.com

Energy Modeling - Passive House

Bernhardt Contracting  
1535 Oak Crest Dr  
Victoria BC V8P 1K7

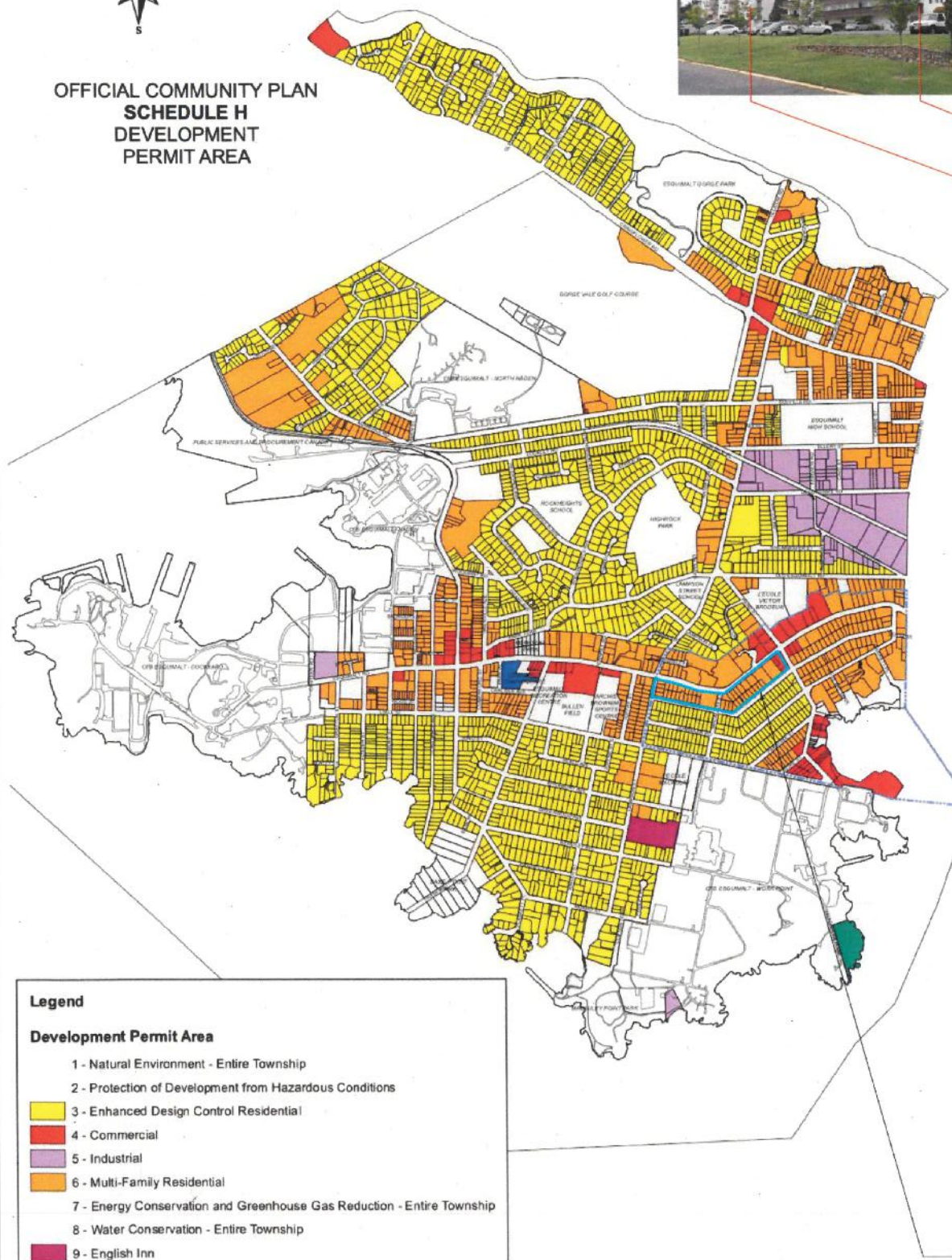
Contact: Mark Bernhardt  
Phone: 250 857 2432  
Email: mark@bernhardtcontracting.com







OFFICIAL COMMUNITY PLAN  
SCHEDULE H  
DEVELOPMENT  
PERMIT AREA

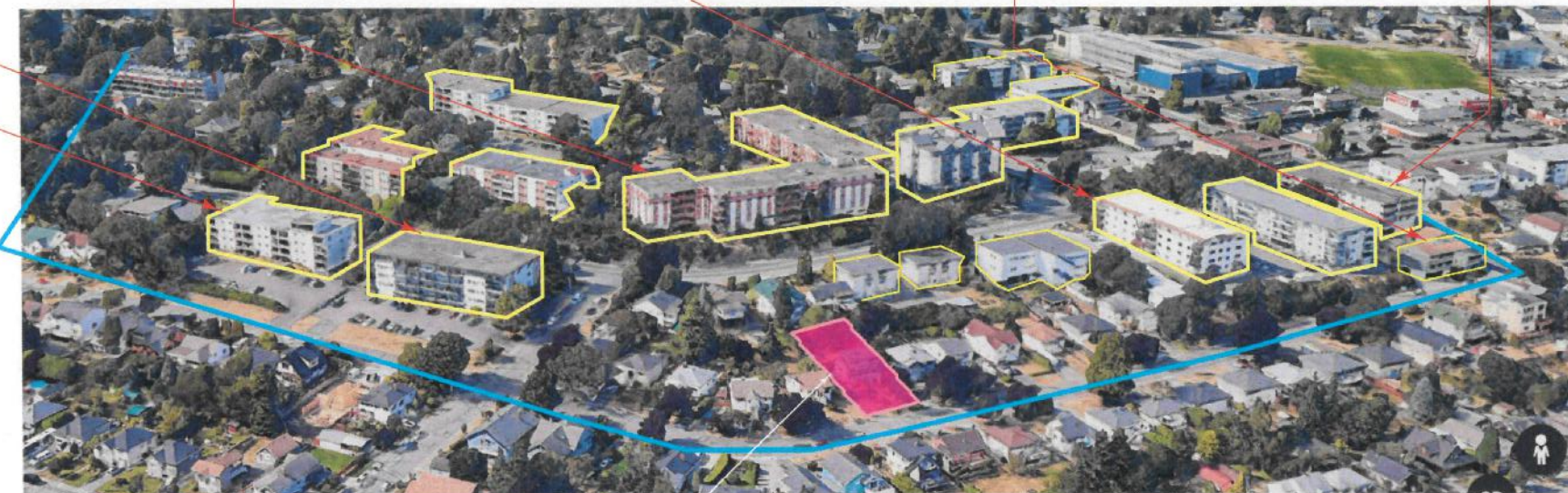


Legend

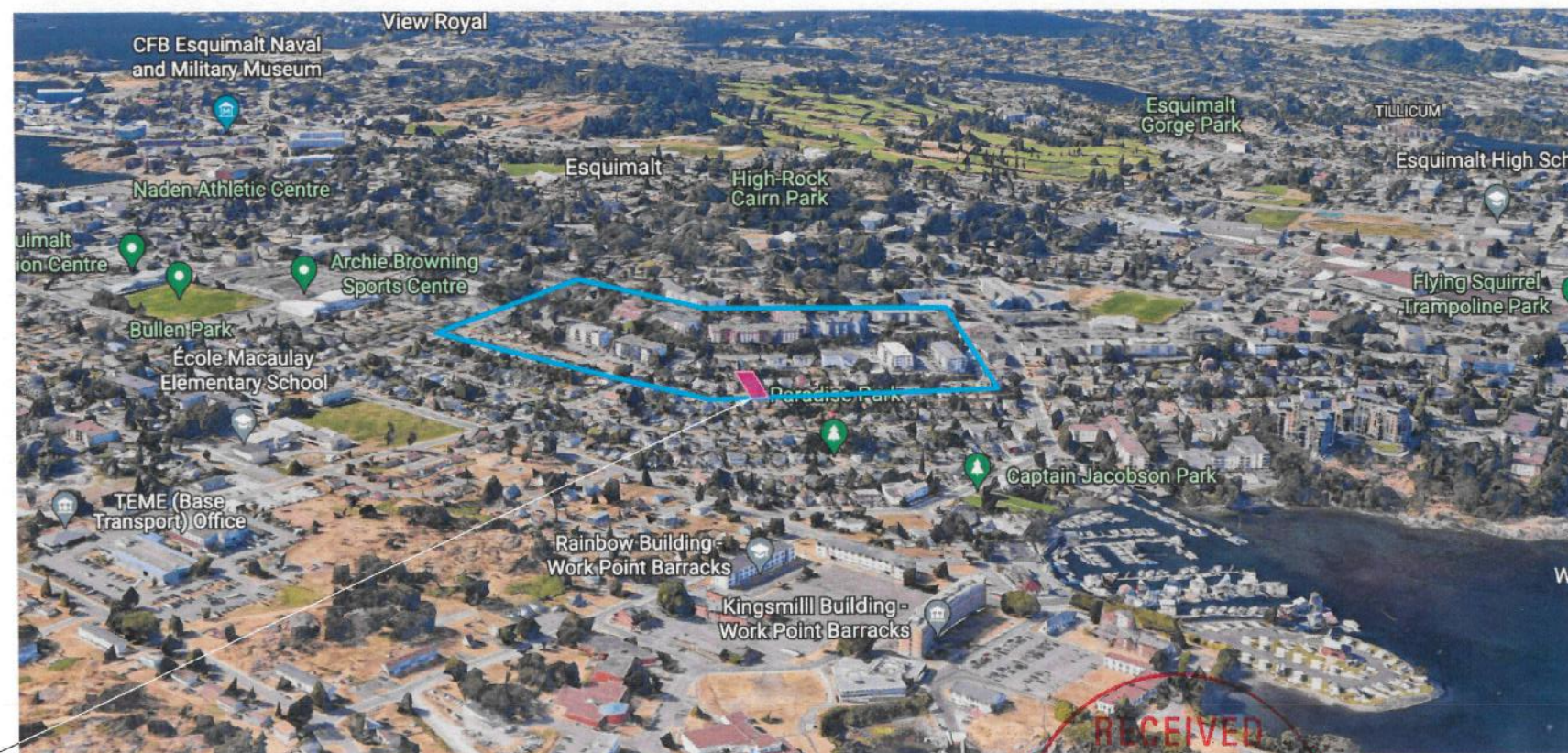
Development Permit Area

- 1 - Natural Environment - Entire Township
- 2 - Protection of Development from Hazardous Conditions
- 3 - Enhanced Design Control Residential
- 4 - Commercial
- 5 - Industrial
- 6 - Multi-Family Residential
- 7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township
- 8 - Water Conservation - Entire Township
- 9 - English Inn
- 10 - Esquimalt Town Square
- 11 - West Bay
- 12 - McLoughlin Point

0 125 250 500 750 1,000 Meters



Site



958 Wollaston

2

Site Context

REZONING APPLICATION



JAN 24 2023

CORP OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

958 Wollaston

Oct 17, 2022  
A001

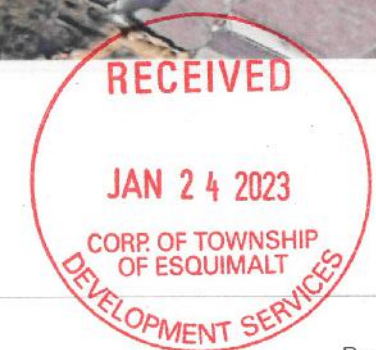
OCP & Photo Centext



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Perspective Views - Site Context



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A002





1 Wollaston Street - Existing Elevation



2 Wollaston Street - Proposed Elevation



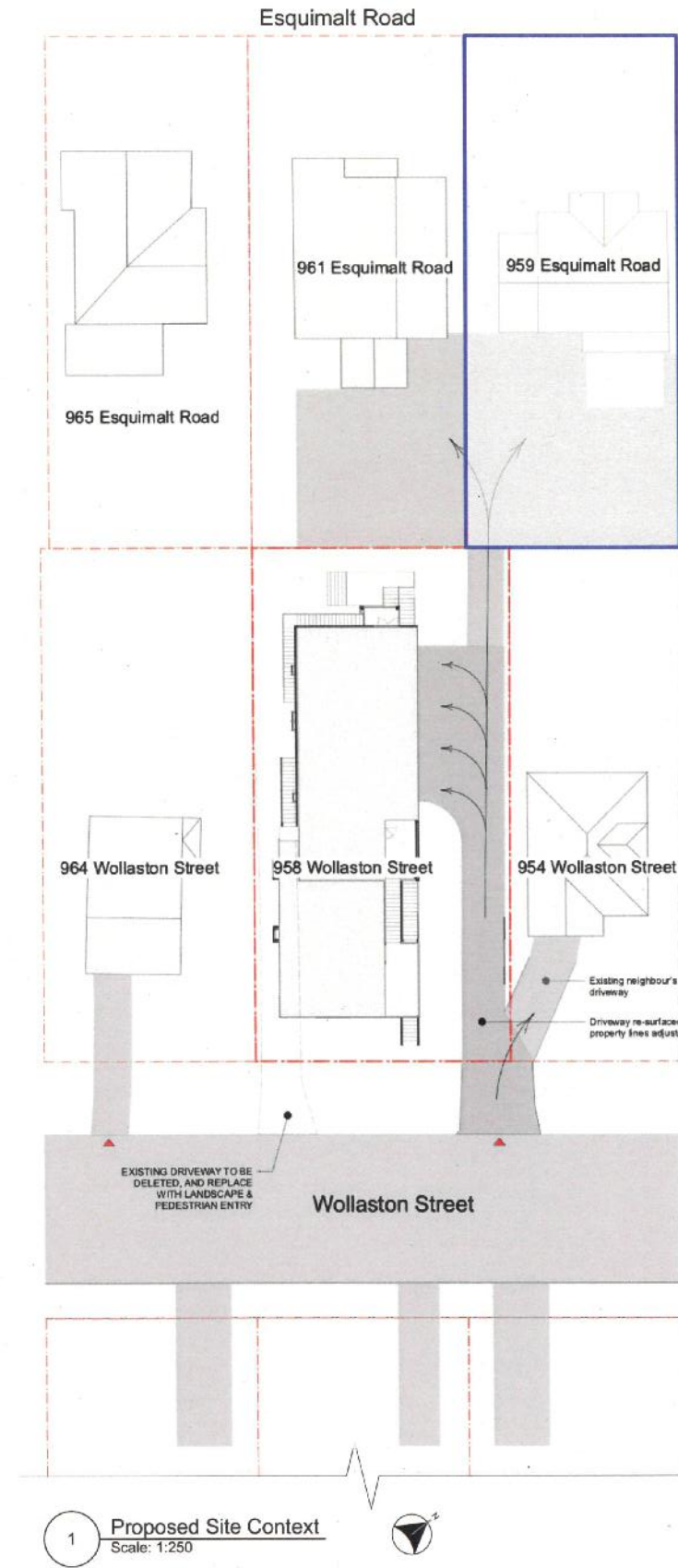
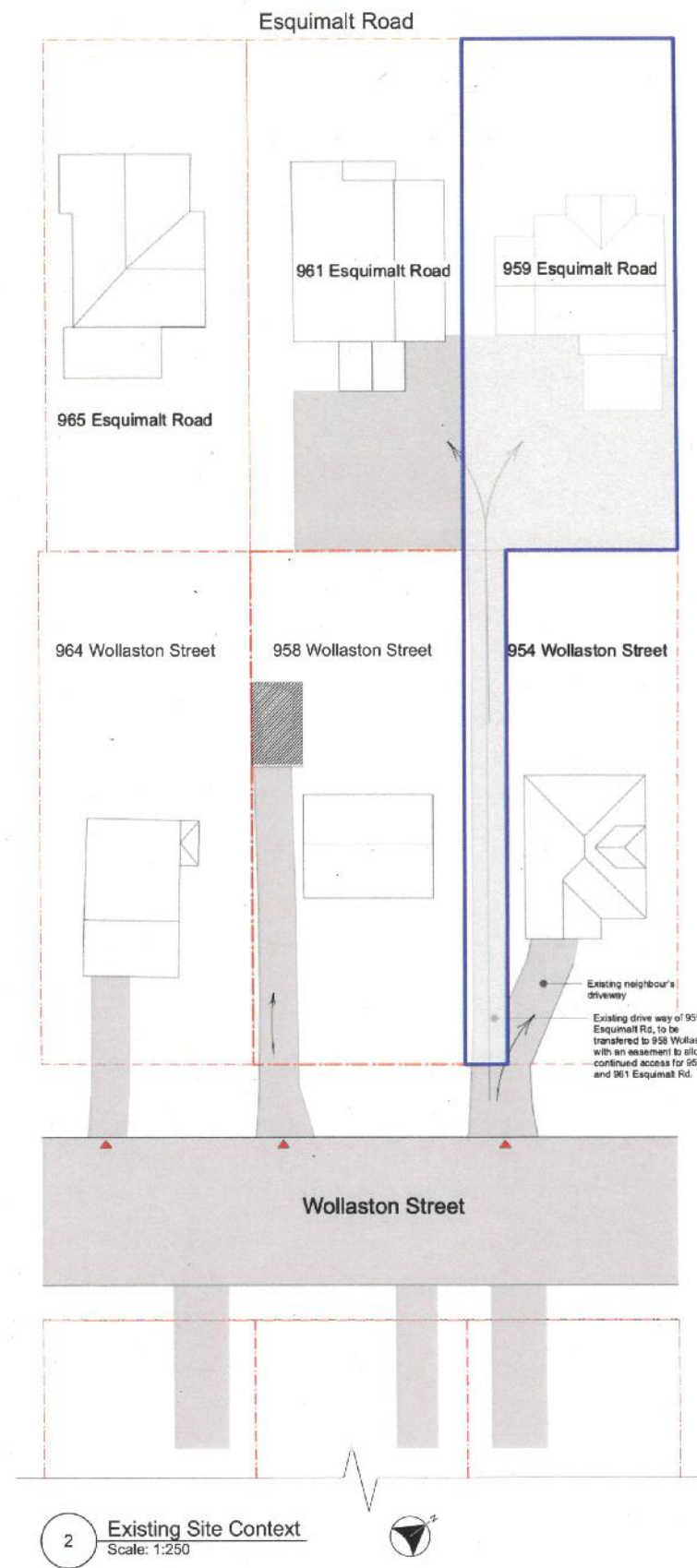
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A003  
Street Elevation





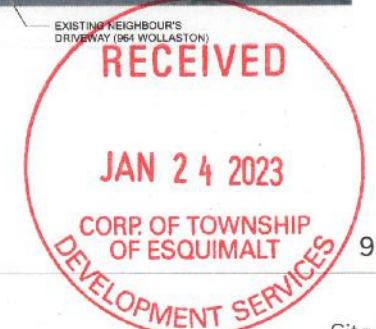
EXISTING DRIVEWAY TO BE SHARED



EXISTING DRIVEWAY TO BE DELETED, AND REPLACE WITH LANDSCAPE



EXISTING NEIGHBOUR'S DRIVEWAY (964 WOLLASTON)



958 Wollaston

Site Plan & Context





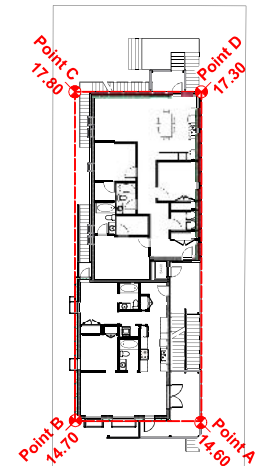
1 Site Plan  
Scale: 1:100

- EXISTING TREE TO REMAIN
- NEW TREE
- EXISTING TREE TO REMOVE
- EASEMENT

Wollaston Street

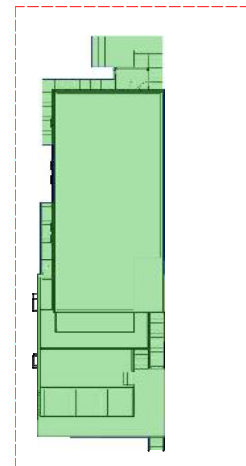


Average Grade Calculation



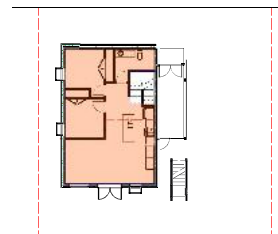
$17.8 + 17.30 + 14.60 + 14.70 = 64.4$   
 $64.4 / 4 = 16.1 \text{ m}$

Site Coverage

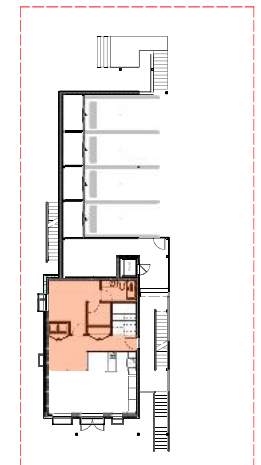


Building area = 291 m2  
Site area = 674 m2  
Site Coverage 43%

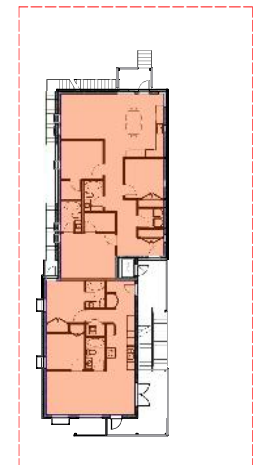
Floor Area Ratio



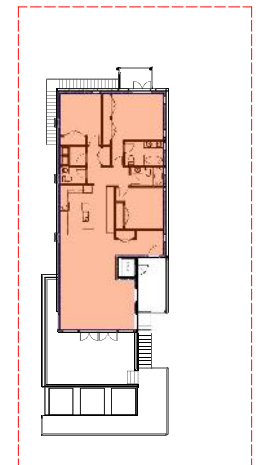
GROUND FLOOR  
Area = 748 sq.ft.  
69.5 sq. m



LEVEL 1  
Area = 424 sq.ft.  
39.4 sq. m



LEVEL 2  
Area = 2,015 sq.ft.  
187.2 sq. m



LEVEL 3  
Area = 1,465 sq.ft.  
136.1 sq. m

\*MEASURED TO INTERIOR FACE OF EXTERIOR WALL, EXCLUSIONS AS PER BYLAW PART 4 SECTION 14. COUNTED AREA SHOWN IN ORANGE.

### DATA SHEET/ZONING ANALYSIS

LEGAL DESCRIPTION: Property ID 002527693, Lot 24, Plan VIP292  
STREET ADDRESS: 958 Wollaston St. V9A 5B2

CURRENT ZONING: SINGLE FAMILY RESIDENTIAL (RS-1)  
PROPOSED ZONING: SITE SPECIFIC

SITE AREA: 563 M2  
BUILDING FOOTPRINT: 306 M2

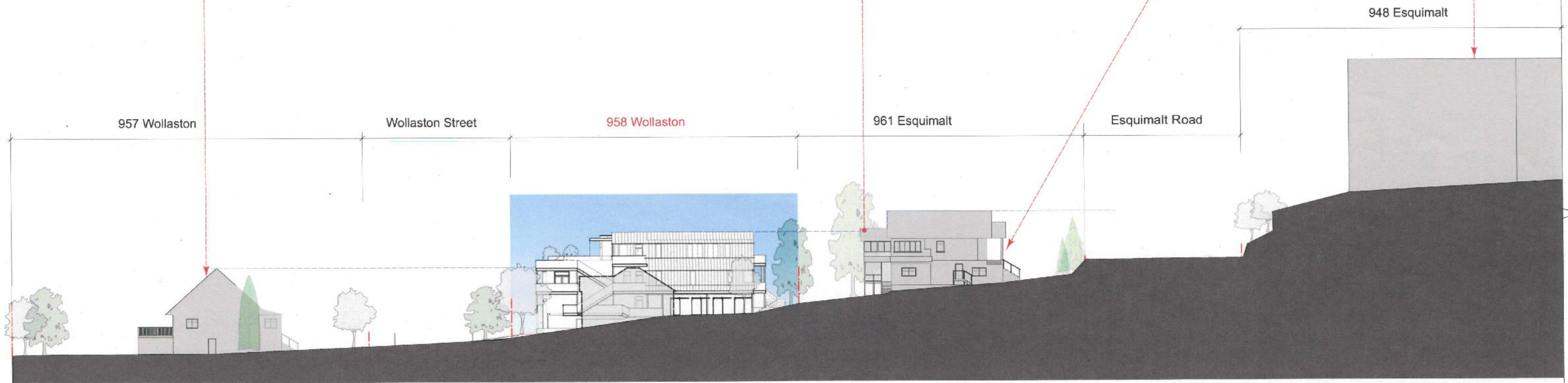
	Proposed
OCP Land Use Designation: Townhouse	Four unit Townhouse
Parcel Size	674 sq m *after transferring driveway
Max Building Height	36'11 3/4"
Stories	4 - (stepped to be no more than 3 from grade)
Lot Coverage	43.0%
Floor Area Ratio	0.64
Setbacks	
Front Setback - building exterior	3.8m to building
Projection into setback - stair	2.4
Projection into setback - decks	1.4 m
West Side Setback - building exterior	1.8 M
East Side Setback - building exterior	6.6 M
Total Side Setback	8.4 M
Rear Setback - building exterior	6.9 M
Projection into setback - higher deck	1.9 M
Projection into setback - lower deck	4.0 M
Off Street Parking	
Car Parking	Total Stalls - 4 - Parking ratio - 1:1
Bicycle parking	8 dedicated stalls - Parking ratio 1:2 (storage rooms behind car parking also useful for bikes)

### FAR CALCULATION:

69.5	Ground Floor
39.4	1st Floor
187.2	2nd Floor
136.1	3rd Floor
432.2	TOTAL
674	PARCEL SIZE

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1 Site Section  
Scale: 1:250



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A006  
Site Section





1 View from Street

EXISTING TREES TO REMAIN



2 View from Street

EXISTING TREES TO REMAIN



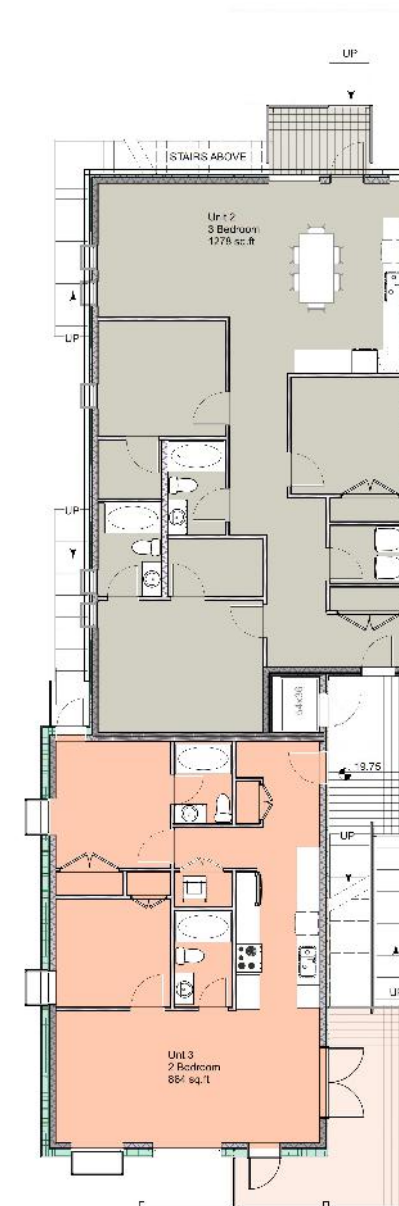
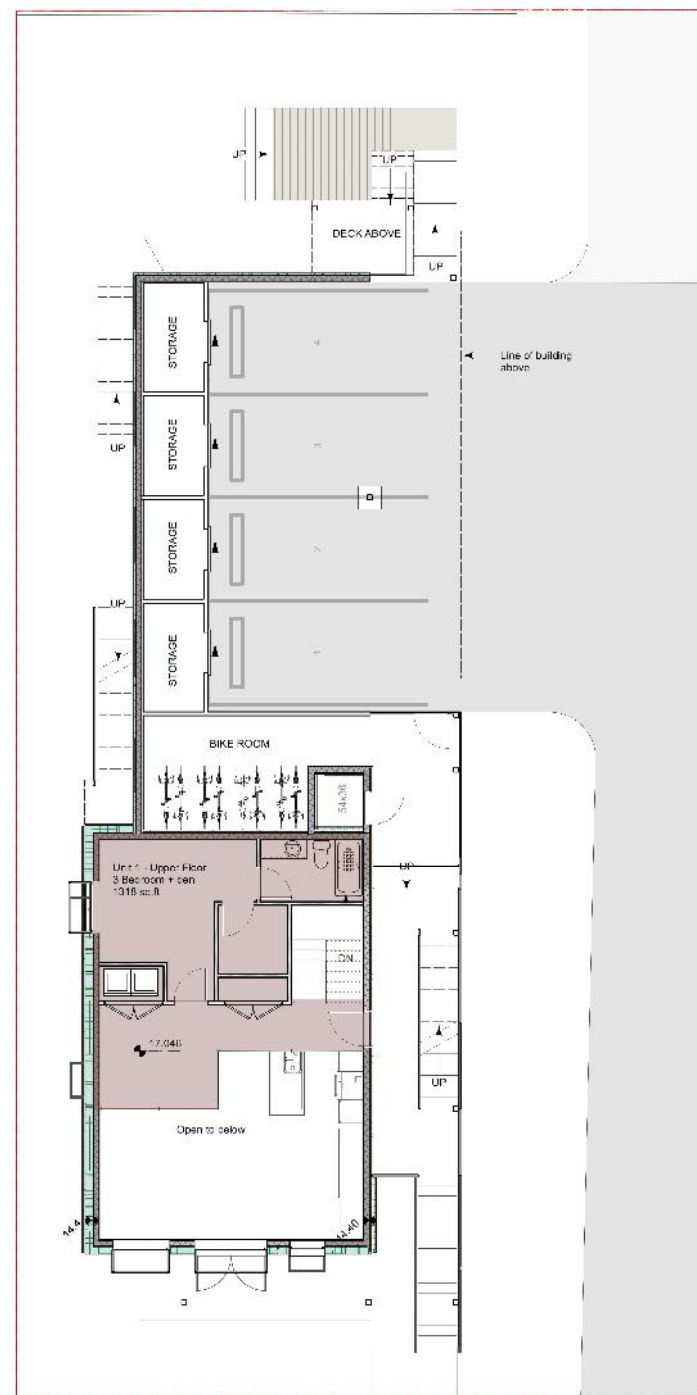
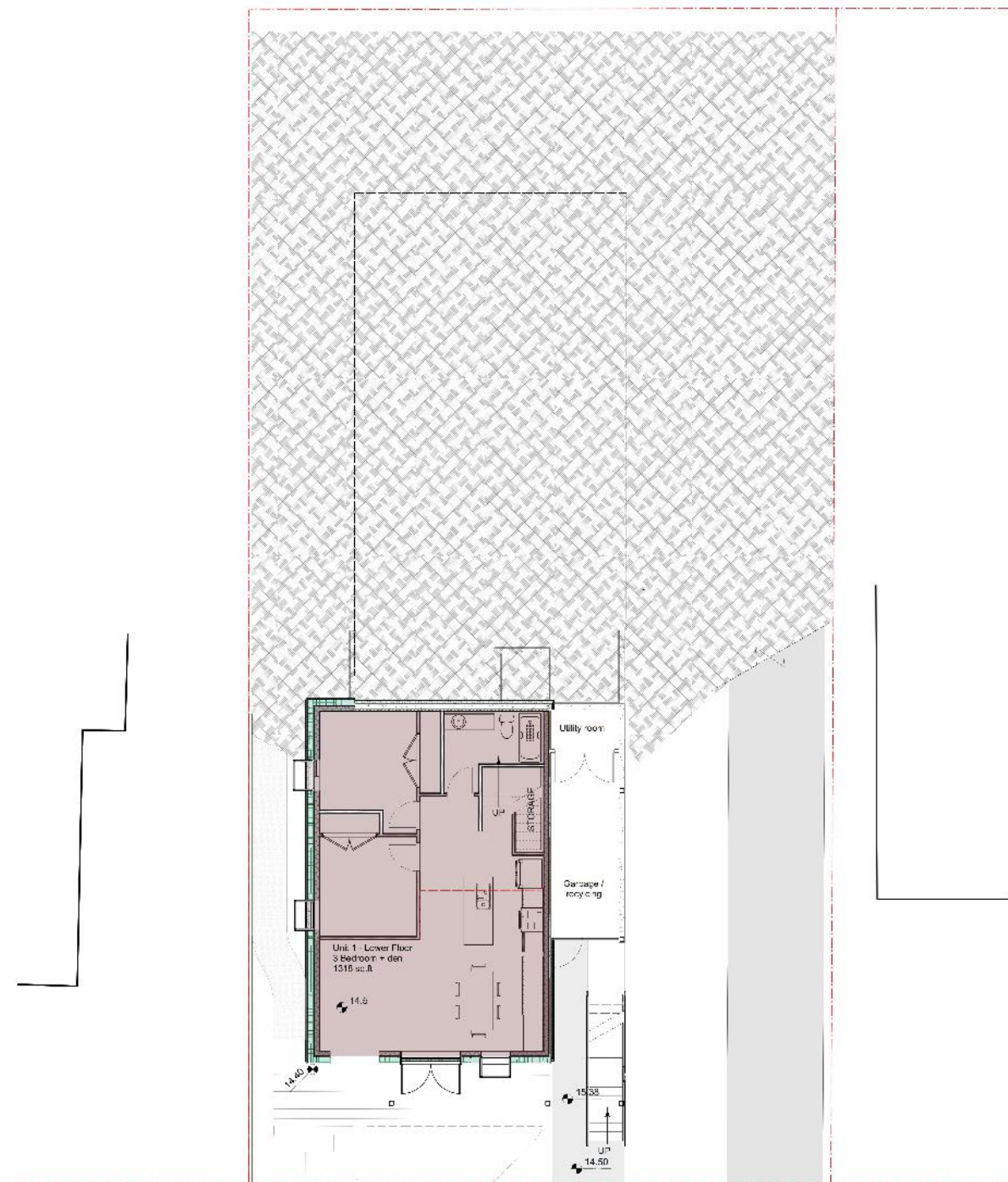
3 View from Back Yard

PROPOSED TREE

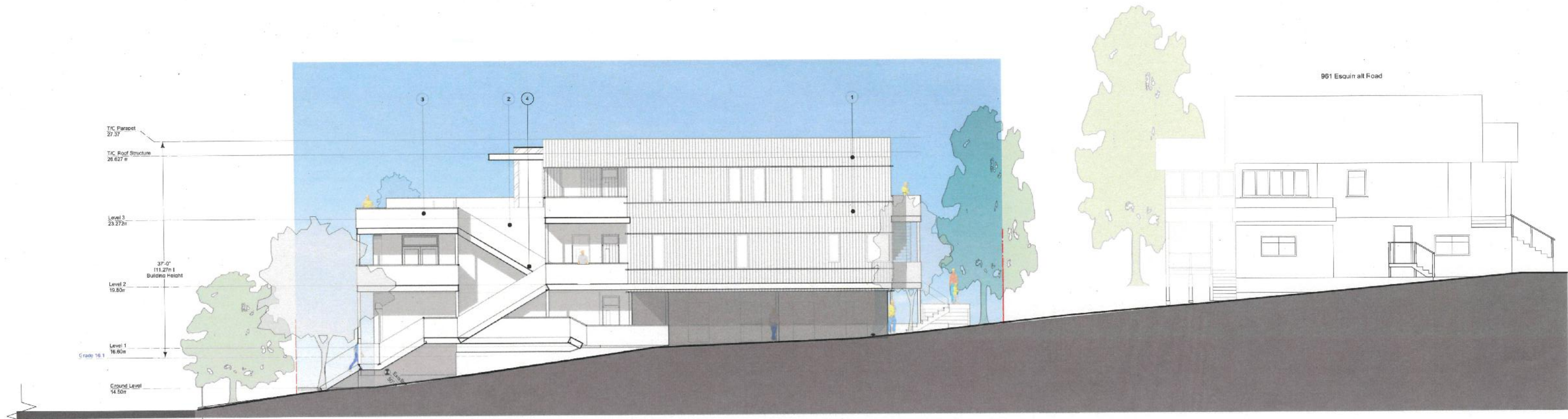
EXISTING TREES TO REMAIN











1 East Elevation  
Scale: 1:100



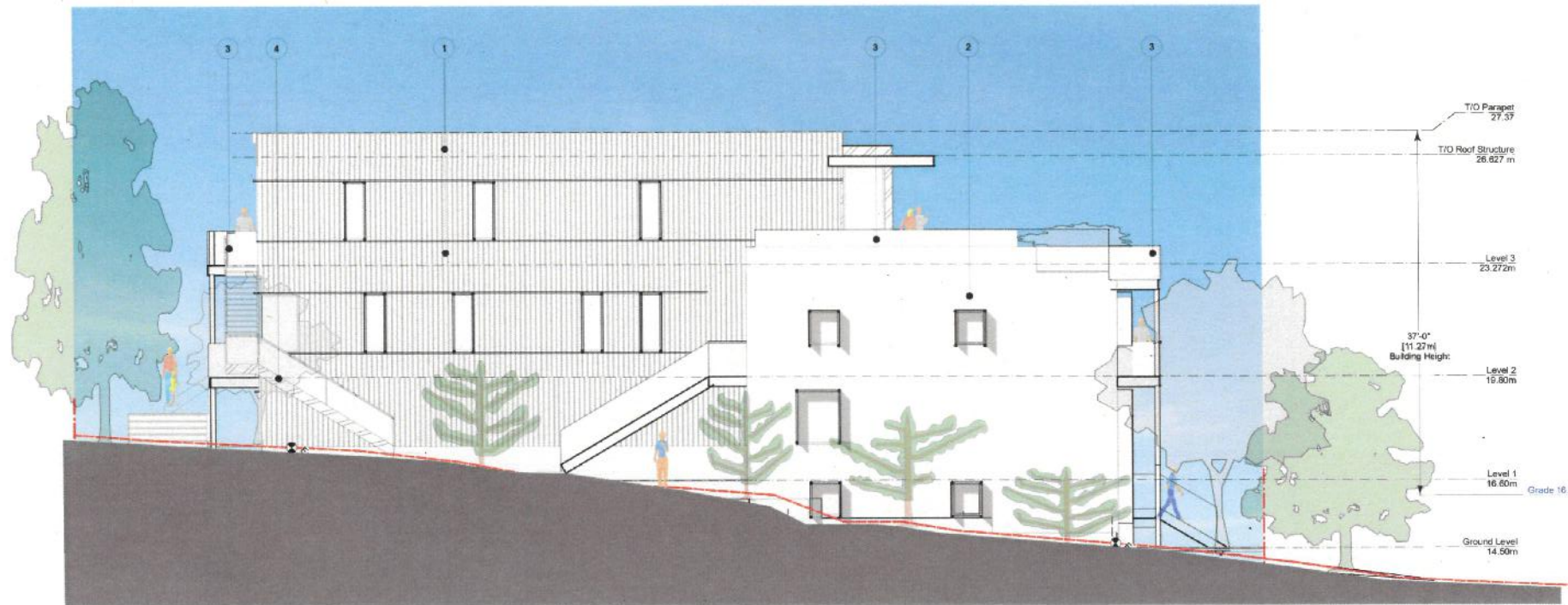
2 South Elevation  
Scale: 1:100

Finish Schedule

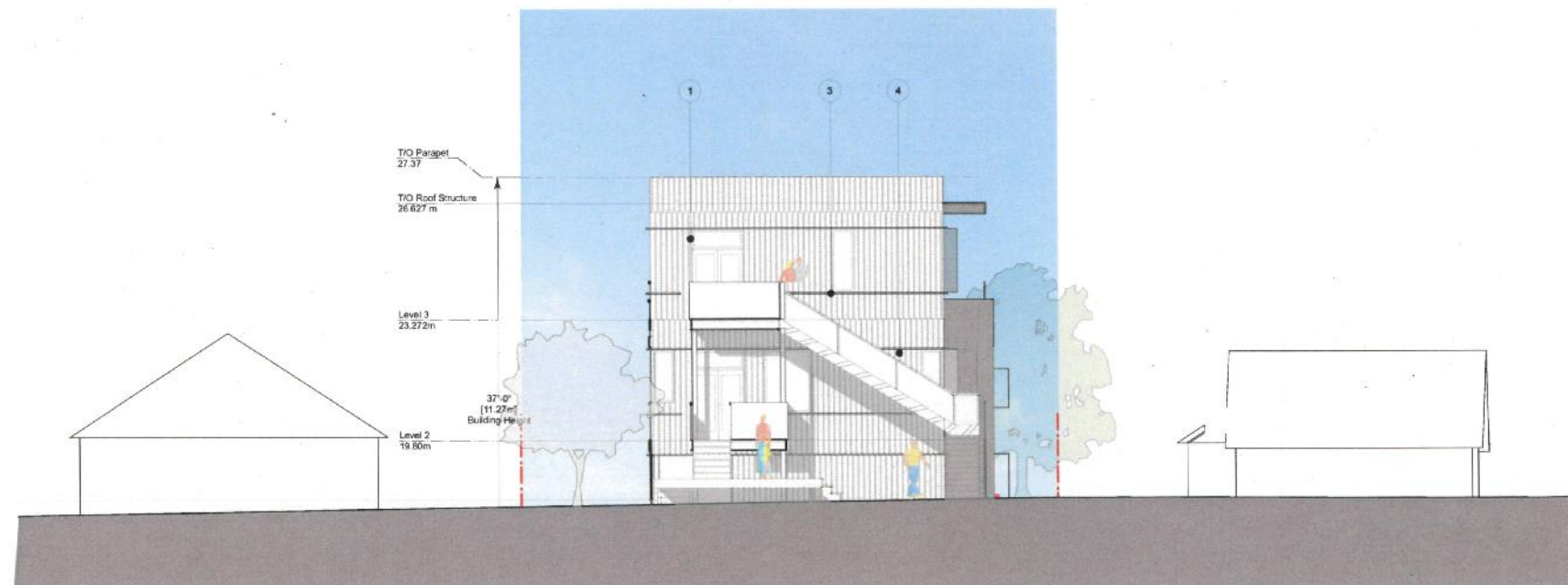
- 1 TEXTURED DARK COLOURED STUCCO
- 2 SMOOTH LIGHT COLOURED STUCCO
- 3 PERFORATED METAL GUARD & RAIL
- 4 STEEL STAIRCASE & DECK







5 West Elevation  
Scale: 1:100



3 North Elevation  
Scale: 1:100

#### Finish Schedule

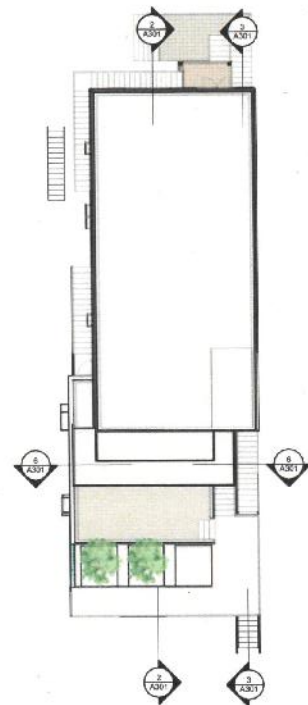
- 1 TEXTURED DARK COLOURED STUCCO
- 2 SMOOTH LIGHT COLOURED STUCCO
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- 4 STEEL STAIRCASE & DECK



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Oct 17, 2022  
A202  
Elevation

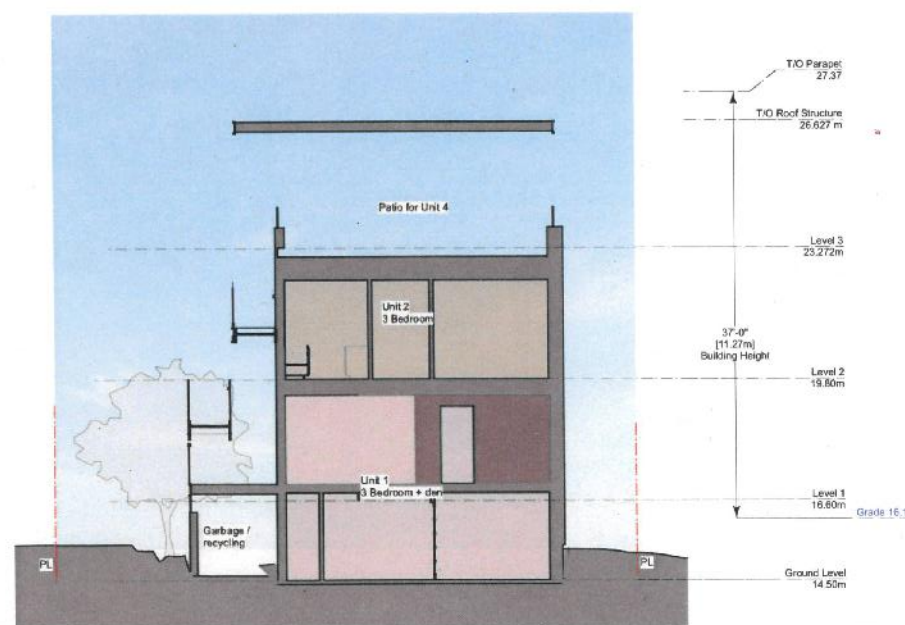




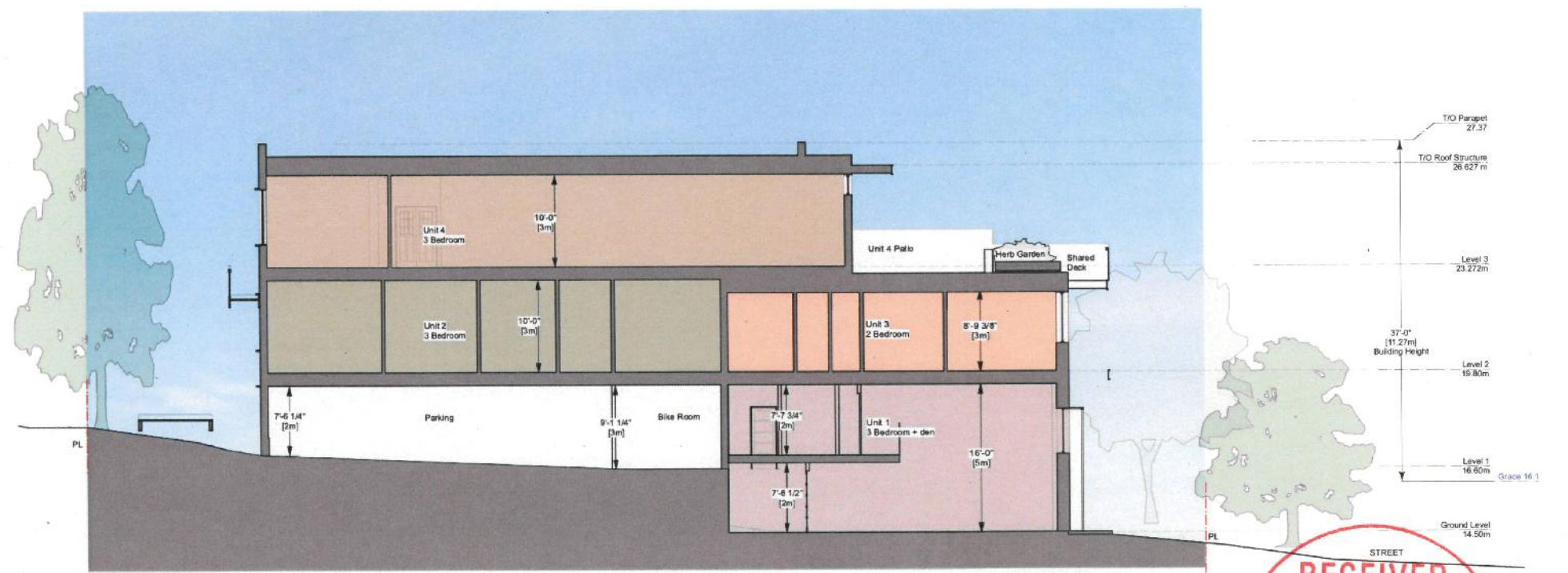
Key Plan 5 Scale: 1:200



3 Section 3  
Scale: 1:100



4 Section 6  
Scale: 1:100



2 Section 2  
Scale: 1:100

REZONING APPLICATION



958 Wollaston

Oct 17, 2022  
A301  
Section

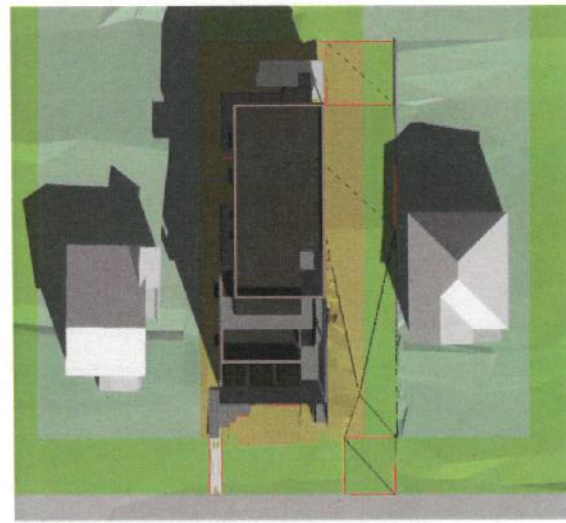
PROJECT NO. 2022-001



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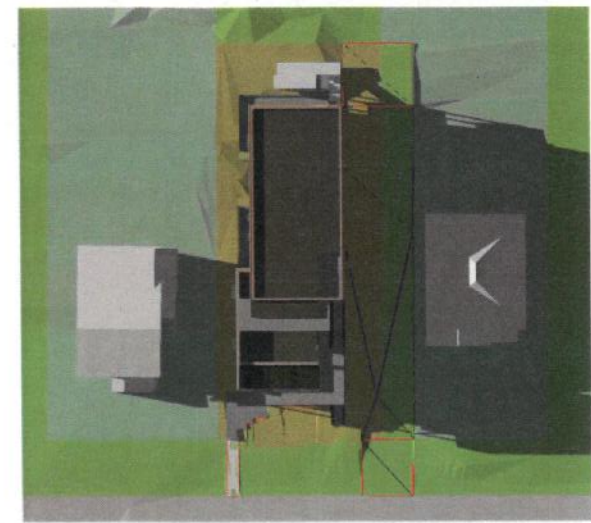




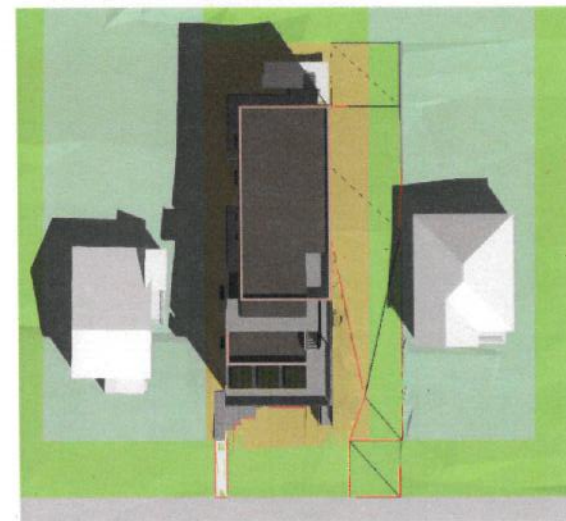
1 Shadow Study, Equinox - 9:00 am  
Scale: 1:350



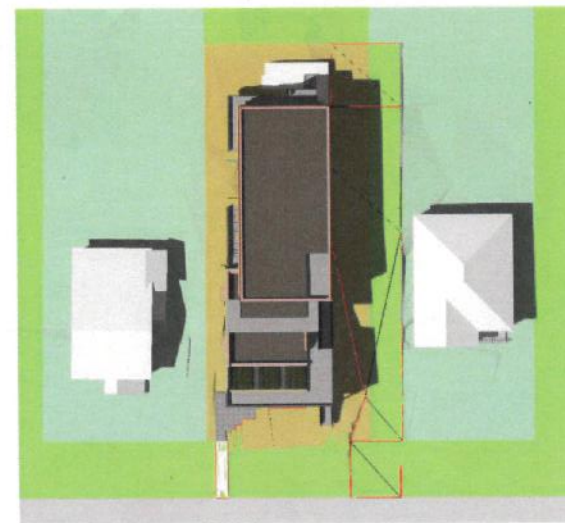
2 Shadow Study, Equinox - 12:00 pm  
Scale: 1:350



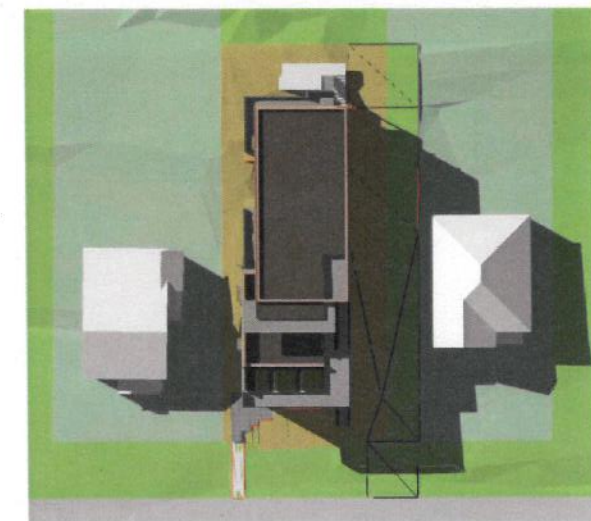
3 Shadow Study, Equinox - 4:00 pm  
Scale: 1:350



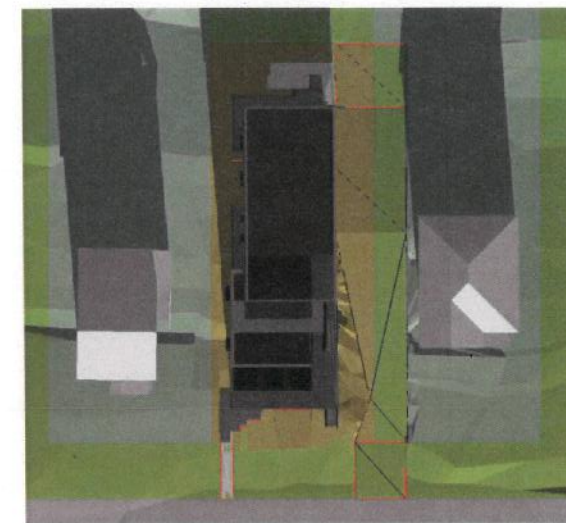
4 Shadow Study, June 21 - 9:00 am  
Scale: 1:350



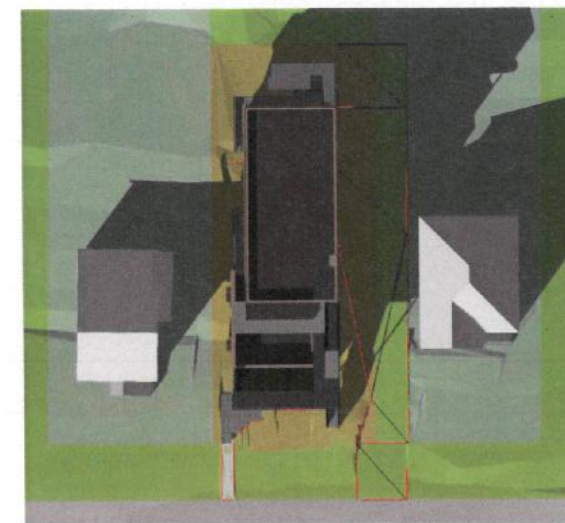
5 Shadow Study, June 21 - 12:00 pm  
Scale: 1:350



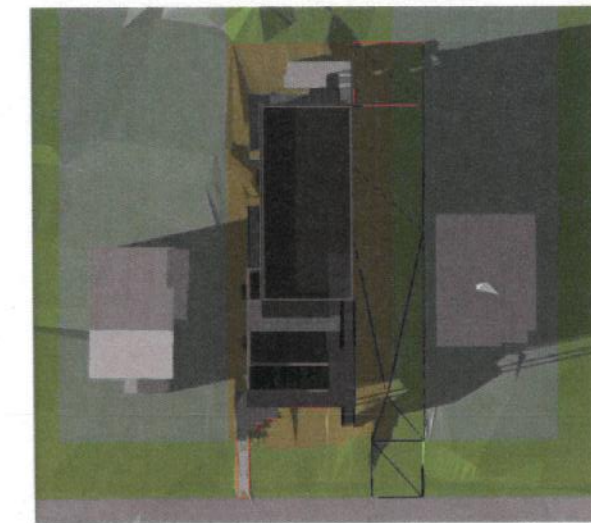
6 Shadow Study, June 21 - 4:00 pm  
Scale: 1:350



7 Shadow Study, December 21 - 9:00 am  
Scale: 1:350



8 Shadow Study, December 21 - 12:00 pm  
Scale: 1:350



9 Shadow Study, December 21 - 3:00 pm  
Scale: 1:350



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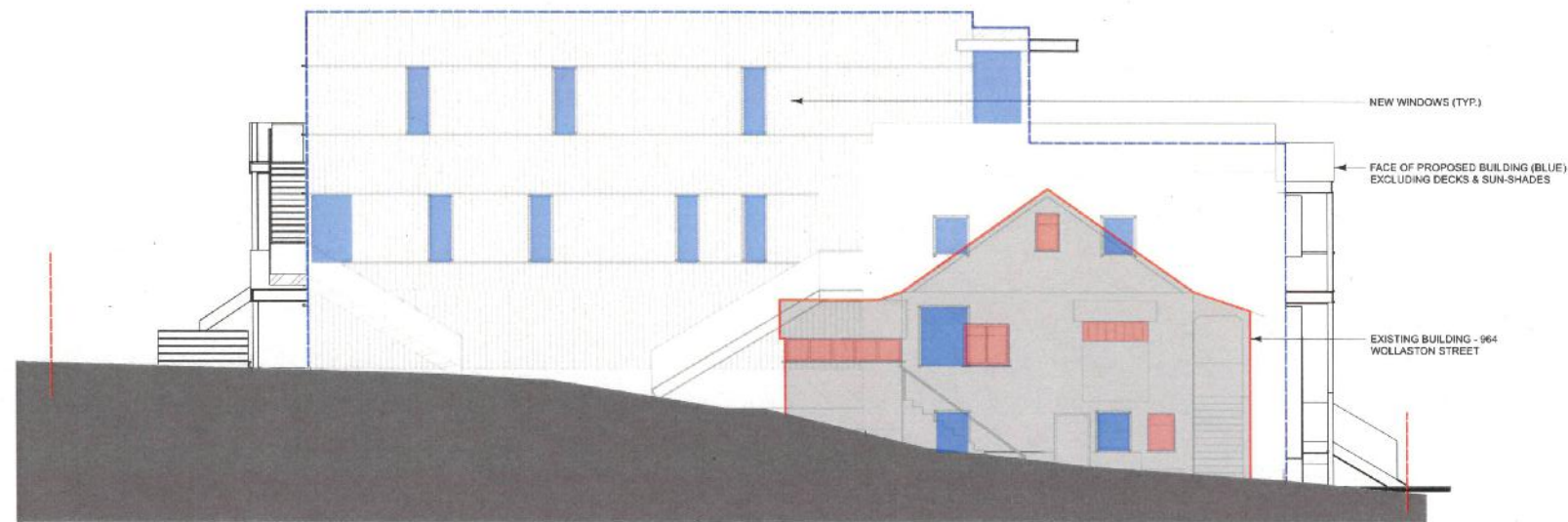
958 Wollaston

Oct 17, 2022

A401

Shadow Study





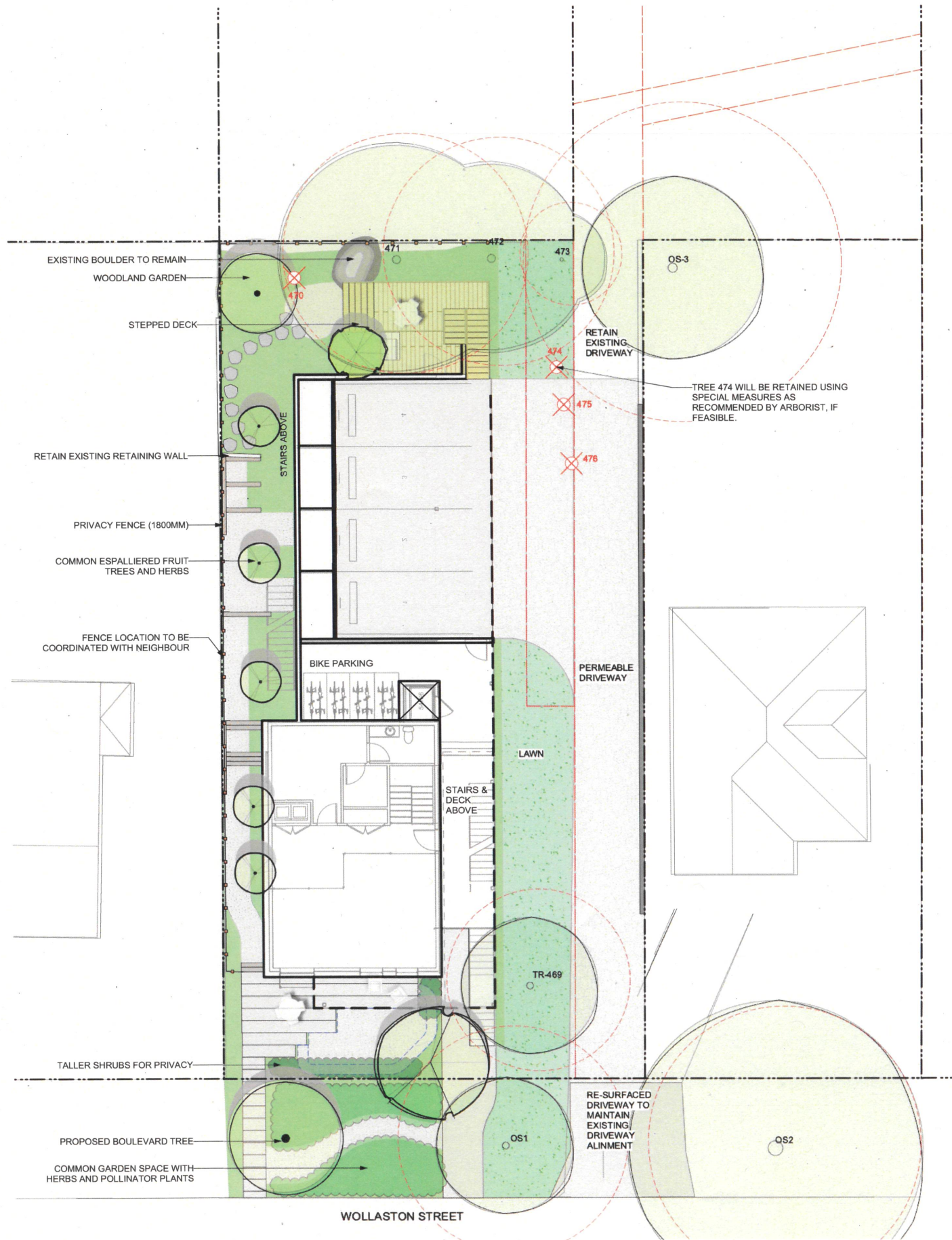
1 Opening Overlay - 964 Wollaston  
Scale: 1:100



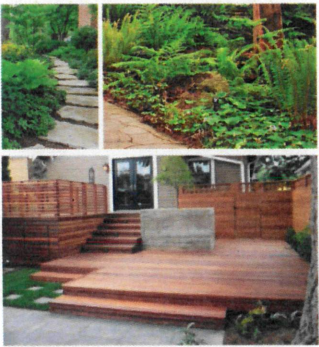
2 Opening Overlay - 954 Wollaston Street  
Scale: 1:100







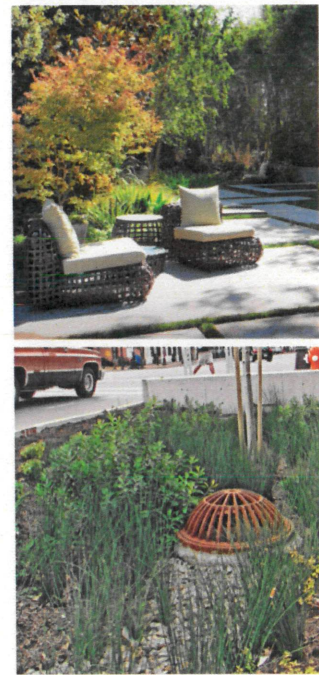
BACK YARD:  
Multi-level deck, small lawn area, woodland plants and flagstone path under the shade of existing trees.



SIDE YARD:  
Espalliered fruit trees and herbs to take advantage of the southwest-facing wall.



FRONT YARD:  
Modern concrete patio, wrapped by a rain garden and privacy plantings.

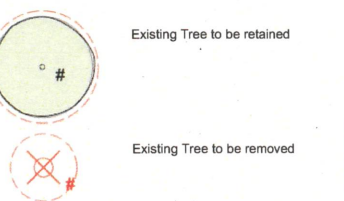


BOULEVARD:  
Pollinator garden with deer resistant flowers and native plants.

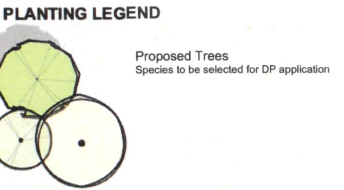


- LINE TYPE LEGEND**
- Property line
  - Existing Easement
  - Extent of Roof, above
  - Rain garden - TOP OF POOL
  - Rain garden - BOTTOM OF POOL

**EXISTING PLANT LEGEND**  
(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



- MATERIALS LEGEND**
- Cast in Place Concrete
  - Stabilized Gravel (Permeable) Driveway
  - Wood Decking
  - Flagstone Path
  - Gravel Pathway
  - Wood Chip Pathway
  - Planting Area
  - Rain Garden Area
  - Lawn with eco-lawn / low grow seed mix
  - Wood cribbing steps / low wall
  - Concrete Retaining Wall
  - Wood Privacy Fence Offset from Property Line for Clarity



rev no	description	date
1	Rezoning	23.01.04



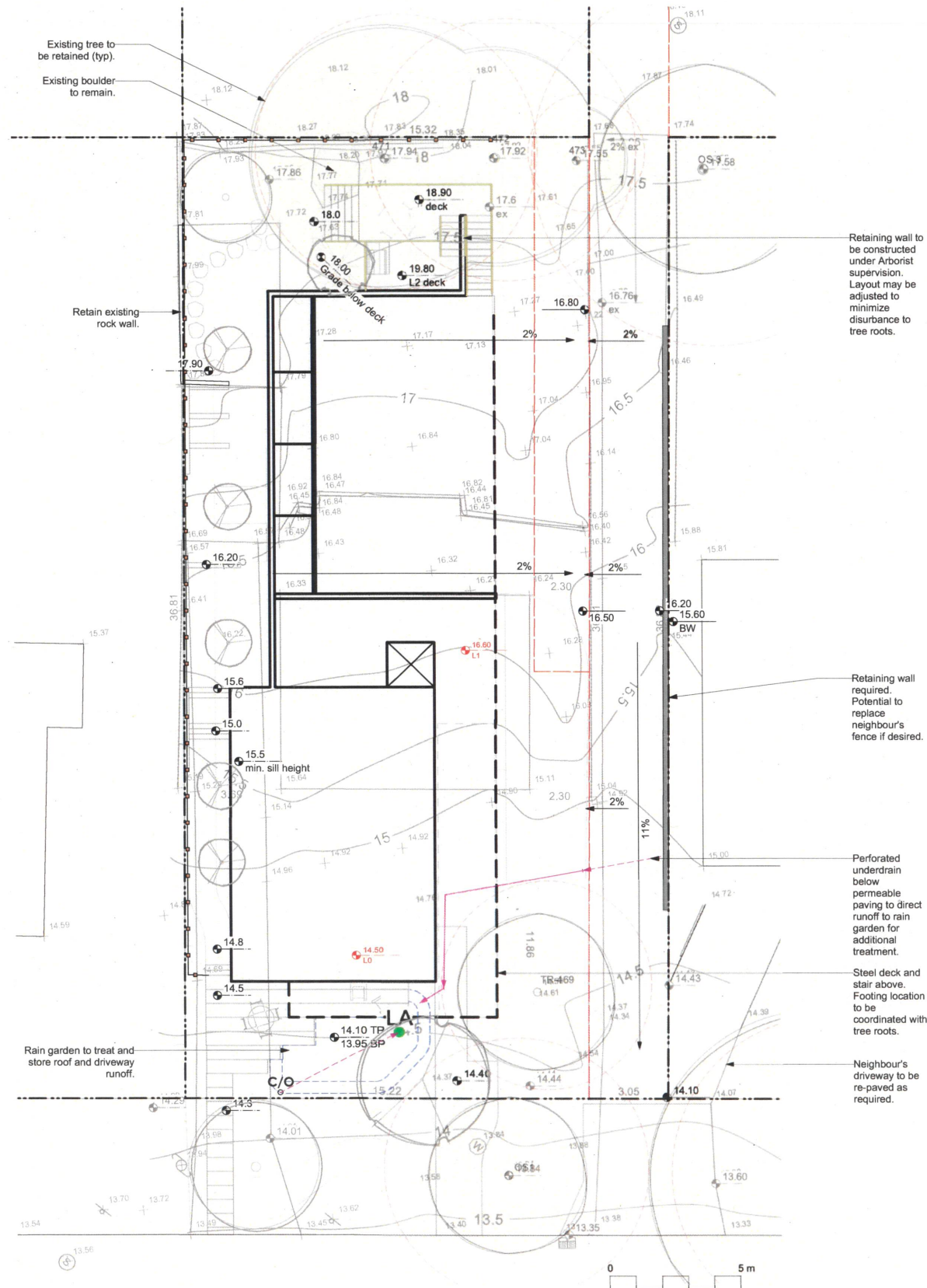
client  
1357094 BC Ltd.  
919 Hereward Road  
Victoria, BC

project  
WOLLASTON PASSIVE  
HOUSE  
958 Wollaston Street  
Esquimalt, BC

sheet title  
**Landscape  
Materials**

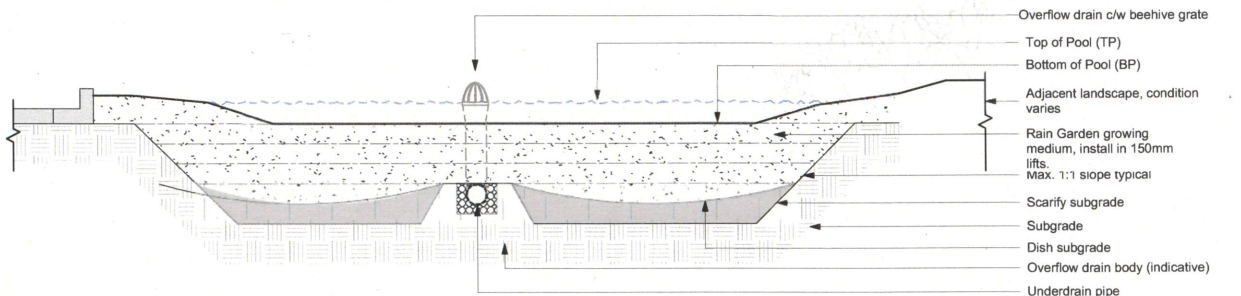
project no.	122.22
scale	1:100 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.





- GRADING LEGEND**
- Existing Landscape Grade
  - Civil Grade, provided for reference only
  - Architectural grade, provided for reference only
  - Proposed Landscape Grade
  - TOW Top of Wall
  - BP Bottom of Pool
  - TS Top of Stairs
  - BS Bottom of Stairs
  - HP High Point
  - LP Low Point

- LANDSCAPE DRAINAGE LEGEND**
- Swale flow path
  - Perforated Underdrain
  - Sched 40 PVC
  - Clean out
  - Rain Garden Overflow Drain



1 Typical Rain Garden on Grade  
Scale: 1:25

1	Rezoning	23.01.04
rev no	description	date

**Murdoch de Greeff INC**  
Landscape Architects

200 - 524 Oakdale Road  
Victoria, BC V8C 1G1

Phone: 250.412.3891  
Fax: 250.412.2992

REGISTERED MEMBER  
TAMARA BONNEMAISON  
LANDSCAPE ARCHITECTS  
659

1357094 BC Ltd.

client  
**1357094 BC Ltd.**  
919 Hereward Road  
Victoria, BC

project  
**WOLLASTON PASSIVE HOUSE**  
958 Wollaston Street  
Esquimalt, BC

sheet title  
**Landscape Grading & Drainage**

project no.	122.22
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.