



**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 Cuduthel 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

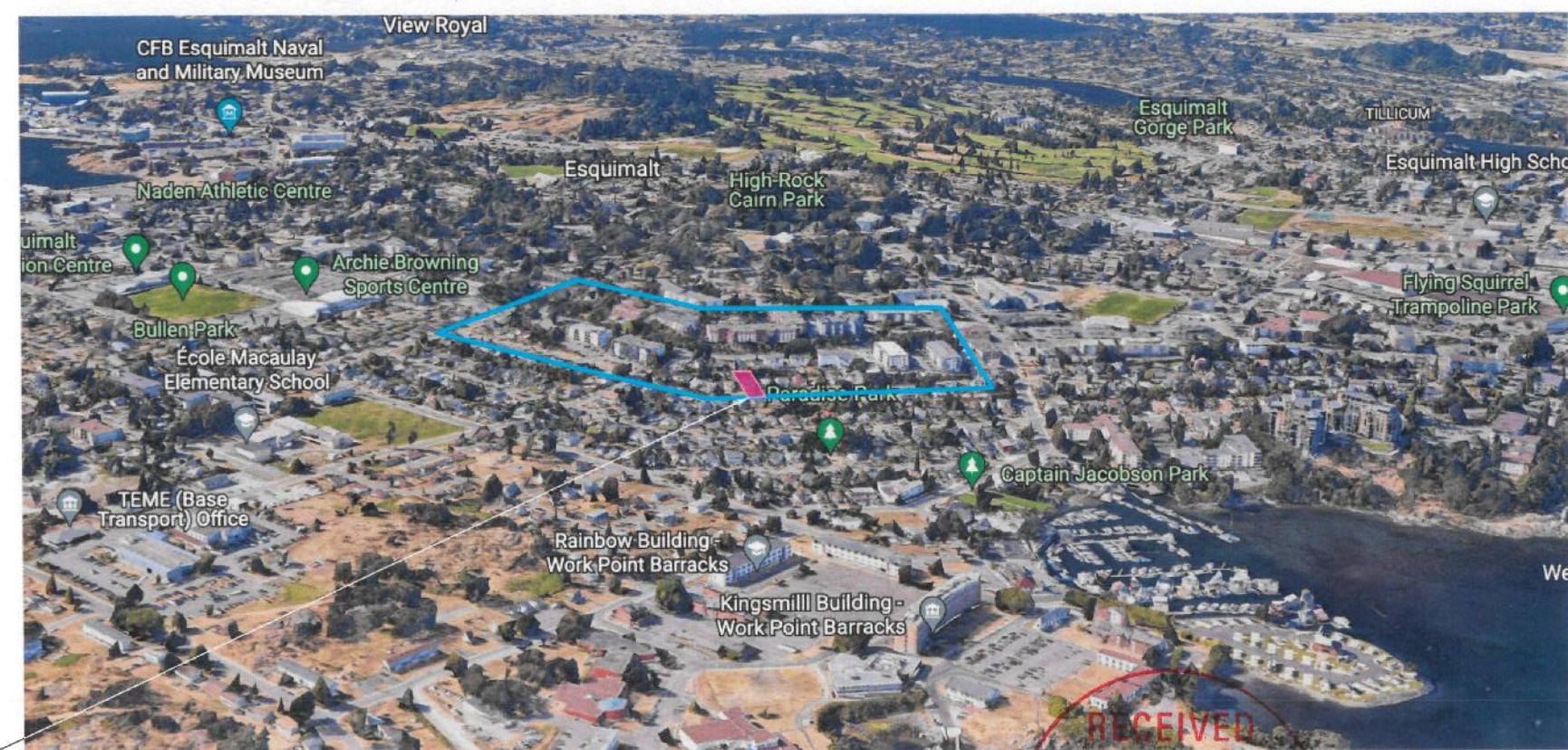
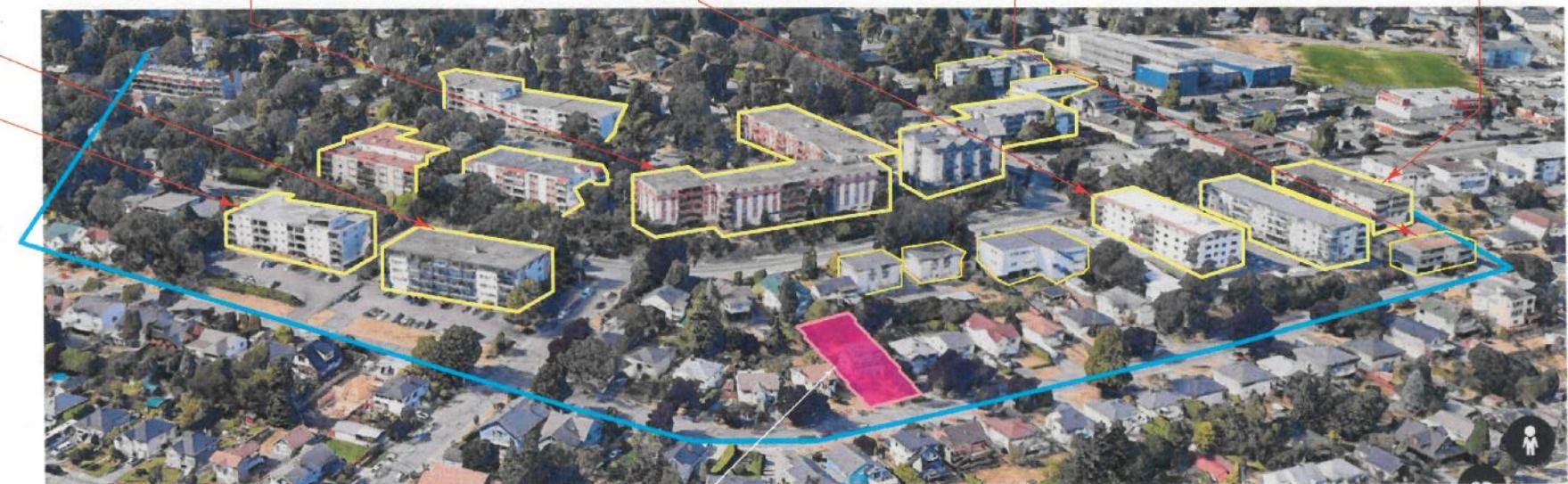
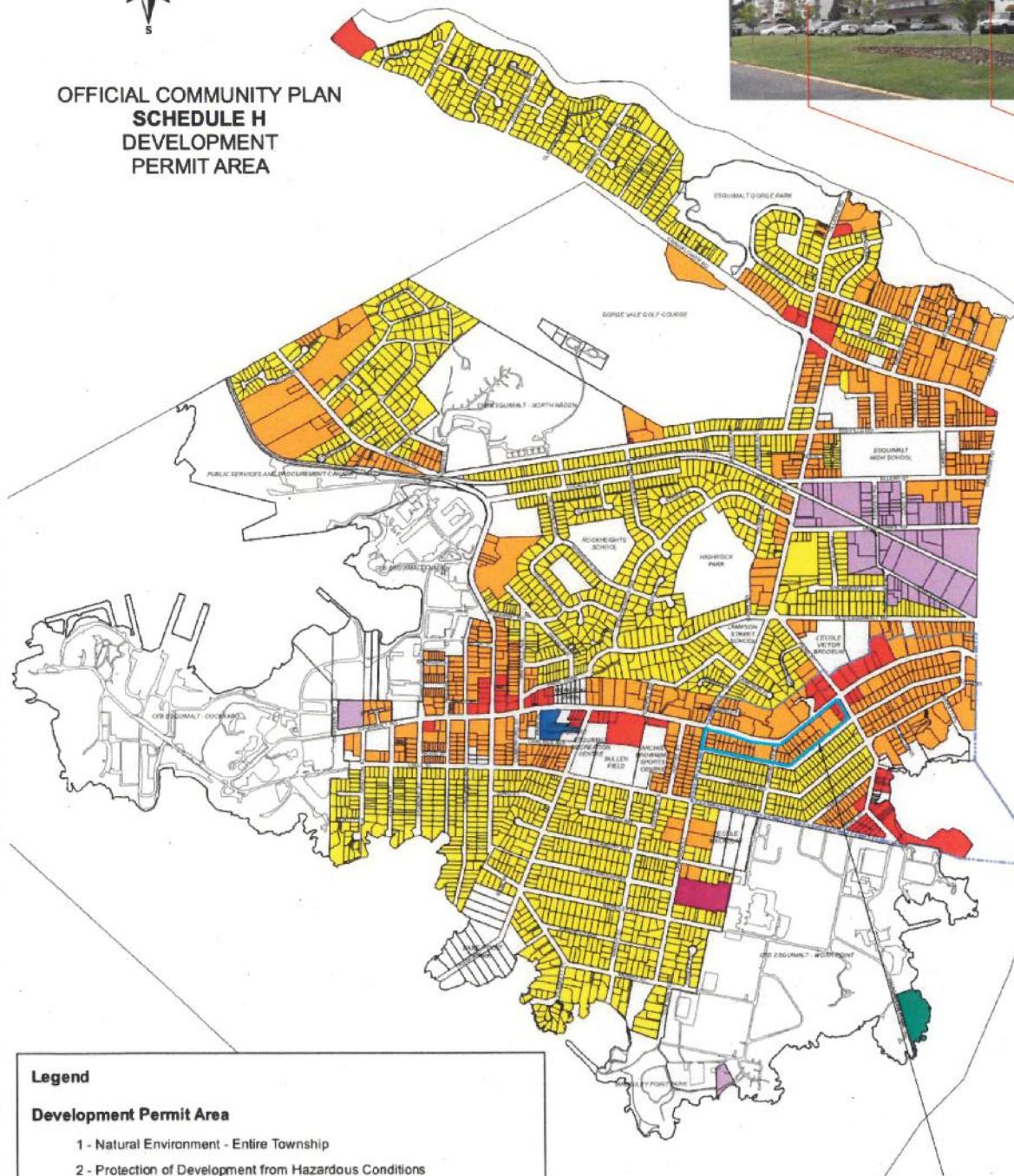
**Energy Modeling - Passive House**

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





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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

958 Wollaston

Oct 17, 2022  
A002

Perspective Views - Site Context

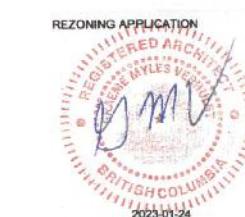
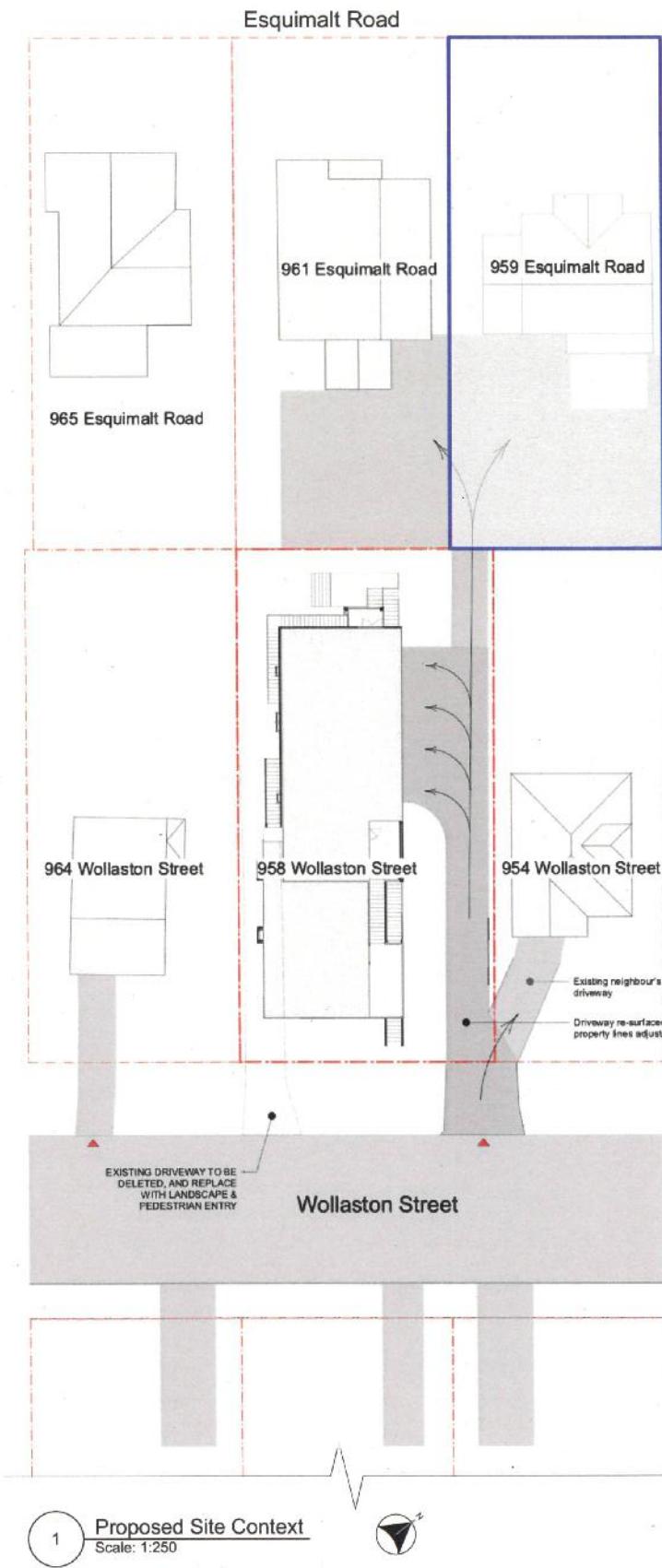
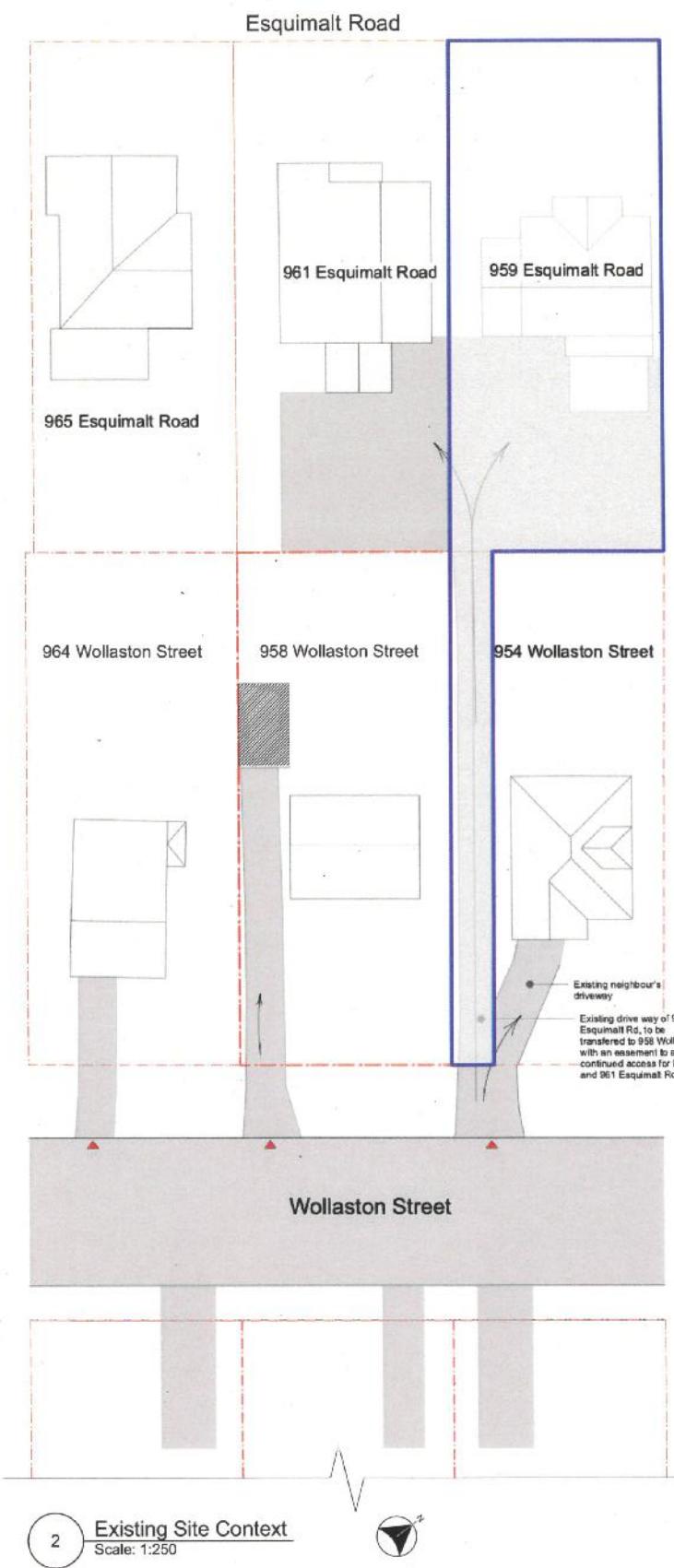


1 Wollaston Street - Existing Elevation



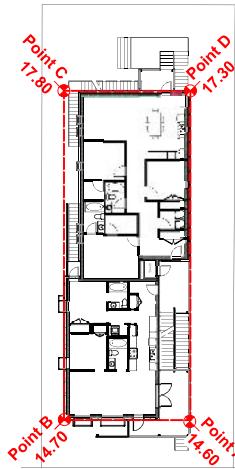
2 Wollaston Street - Proposed Elevation







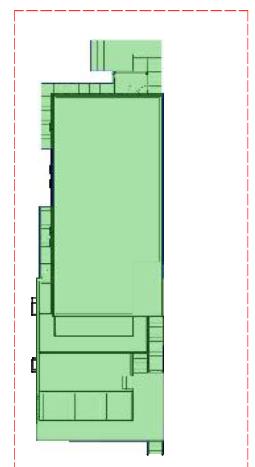
#### Average Grade Calculation



$$17.8 + 17.30 + 14.60 + 14.70 = 64.4$$

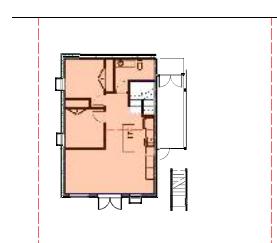
$$64.4 / 4 = 16.1 \text{ m}$$

#### Site Coverage



Building area = 291 m<sup>2</sup>  
Site area = 674 m<sup>2</sup>  
Site Coverage 43%

#### Floor Area Ratio



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

#### 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 M<sup>2</sup>  
BUILDING FOOTPRINT: 306 M<sup>2</sup>

	Proposed
OCP Land Use Designation:	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:

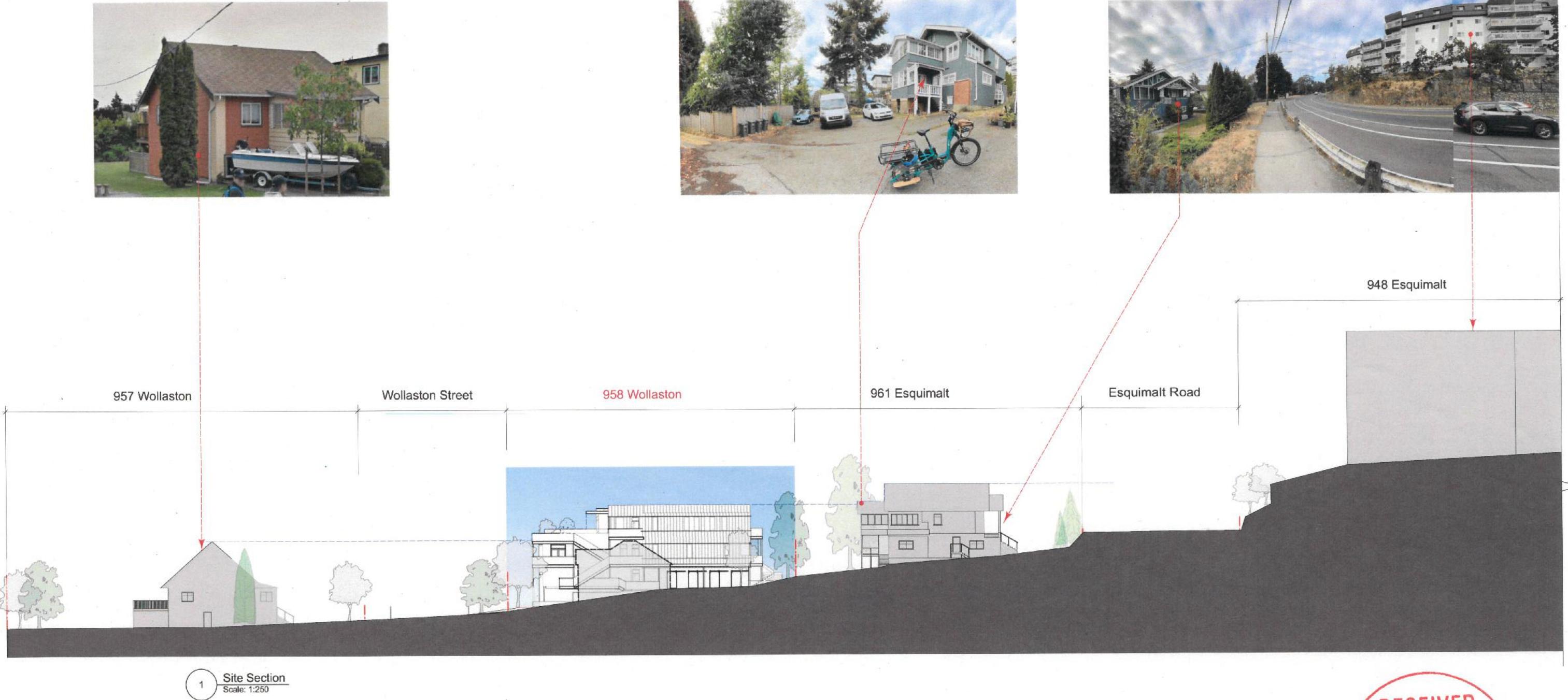
69.5	Ground Floor
39.4	1st Floor
187.2	2nd Floor
136.1	3rd Floor
432.2	TOTAL

674 PARCEL SIZE



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





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A006

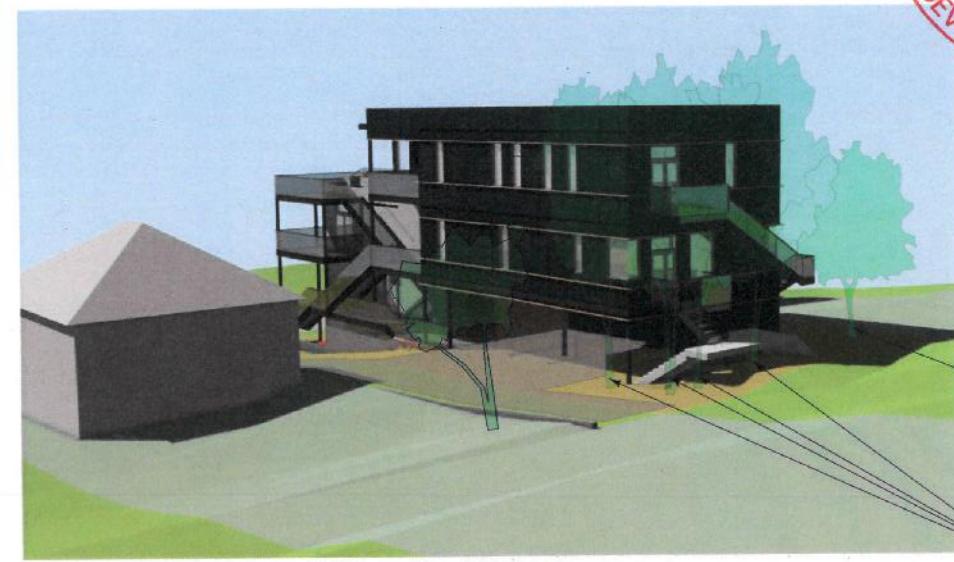
Site Section



1 View from Street



2 View from Street



3 View from Back Yard

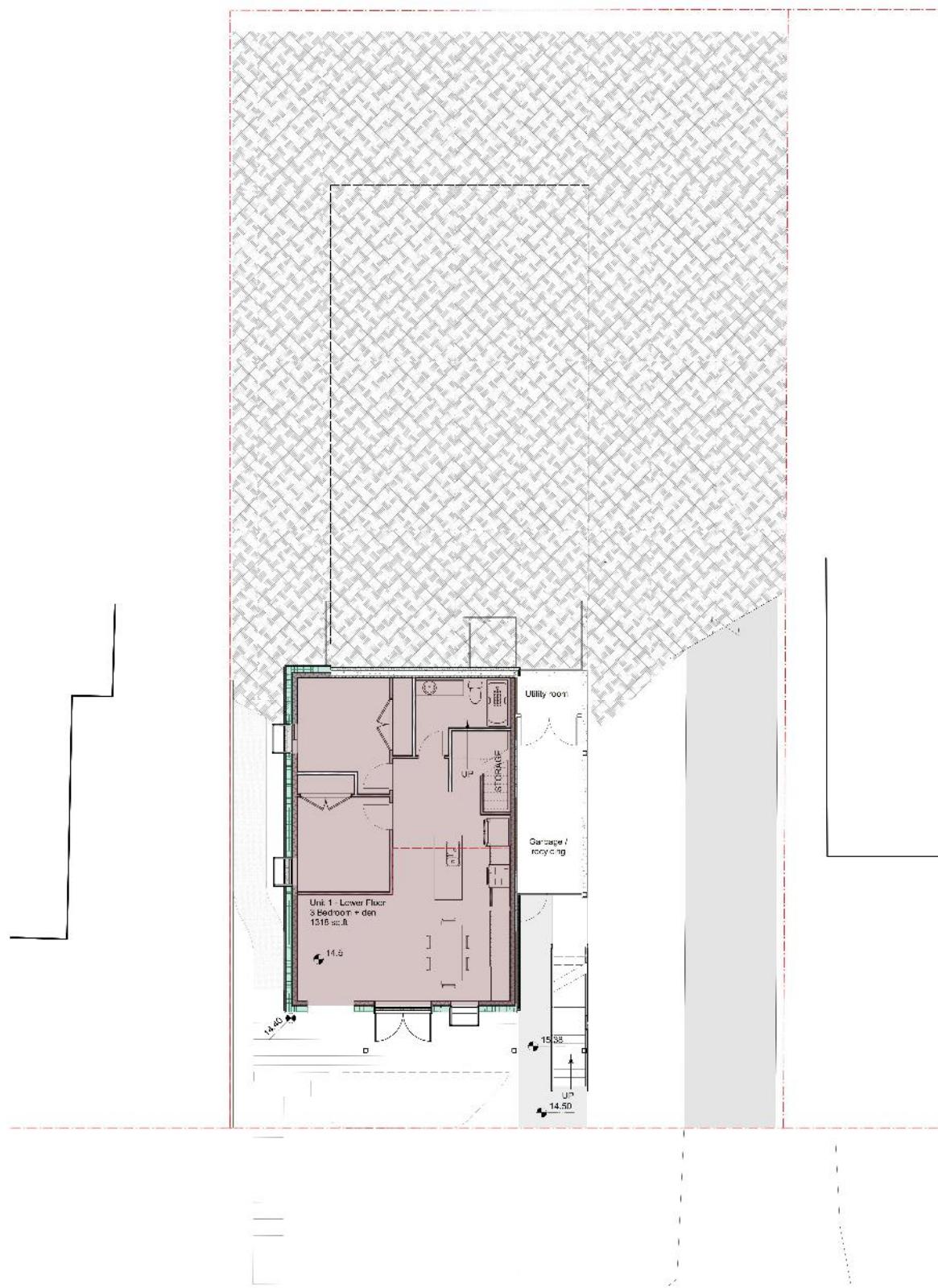


958 Wollaston

Oct 17, 2022

A007

Perspective Views

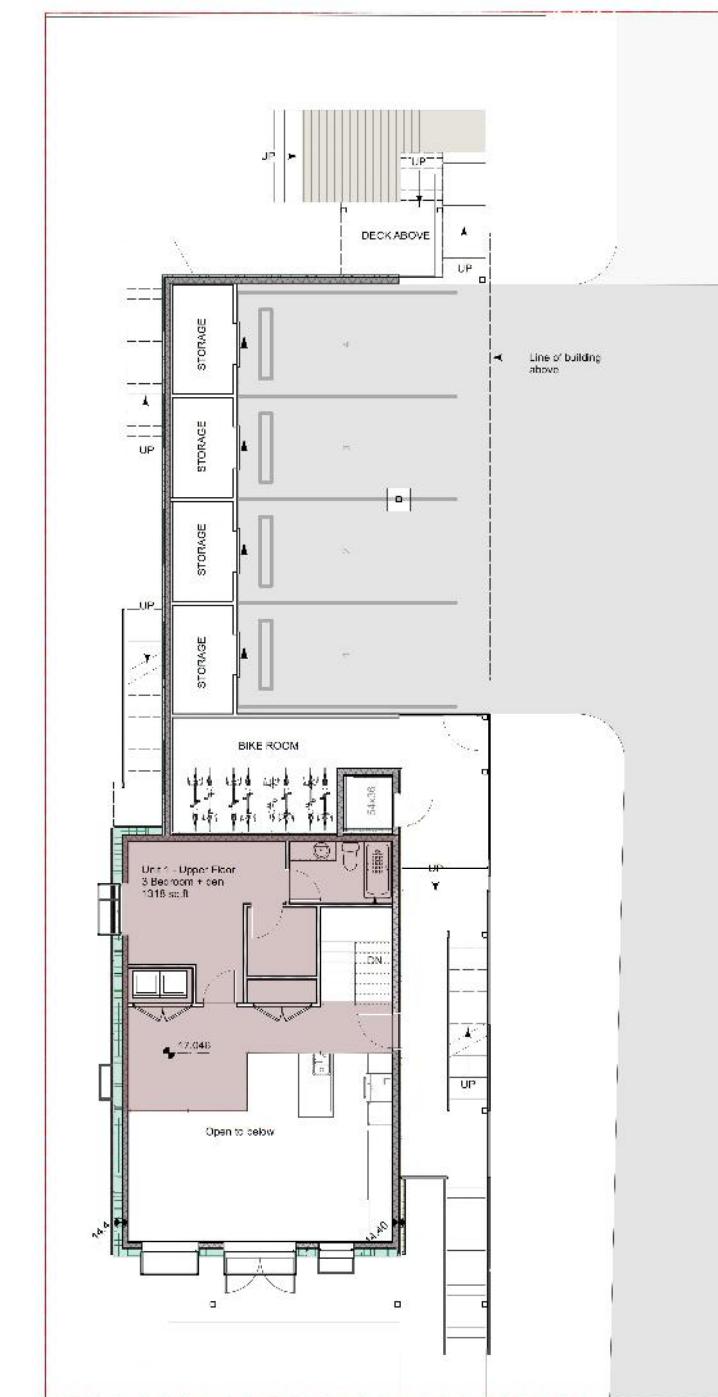


1 Ground Floor  
Scale: 1:100

Project No: 2099385



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2 Level 1  
Scale: 1:100



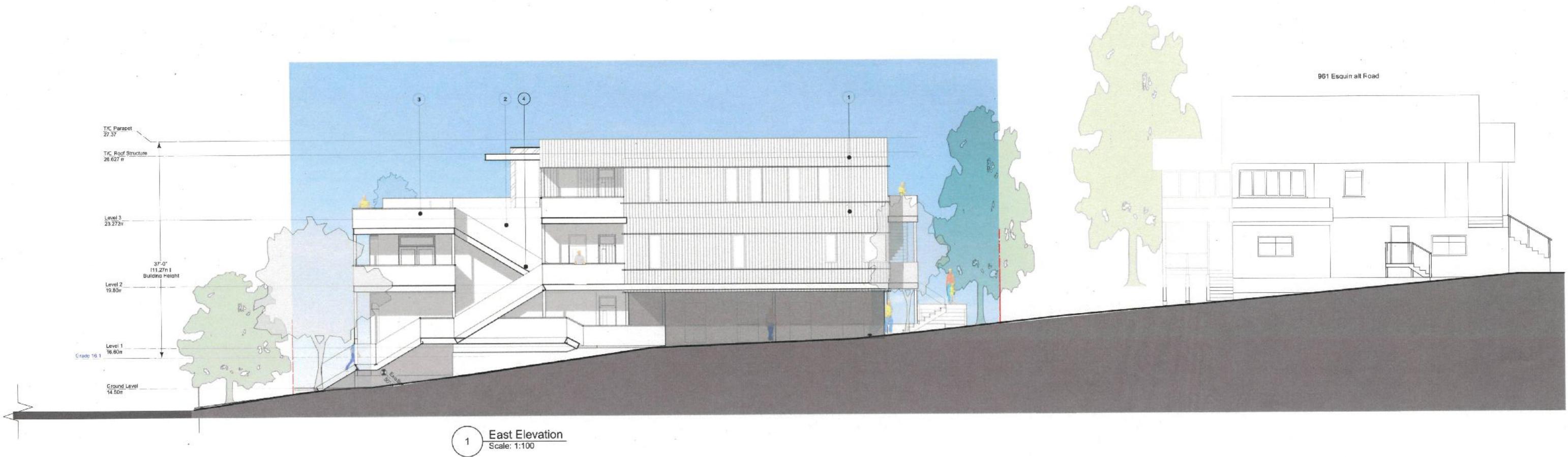
2023-02-01



3 Level 2 Floor Plan  
Scale: 1:100



4 Level 3 Floor Plan  
Scale: 1:100



Finish Schedule

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

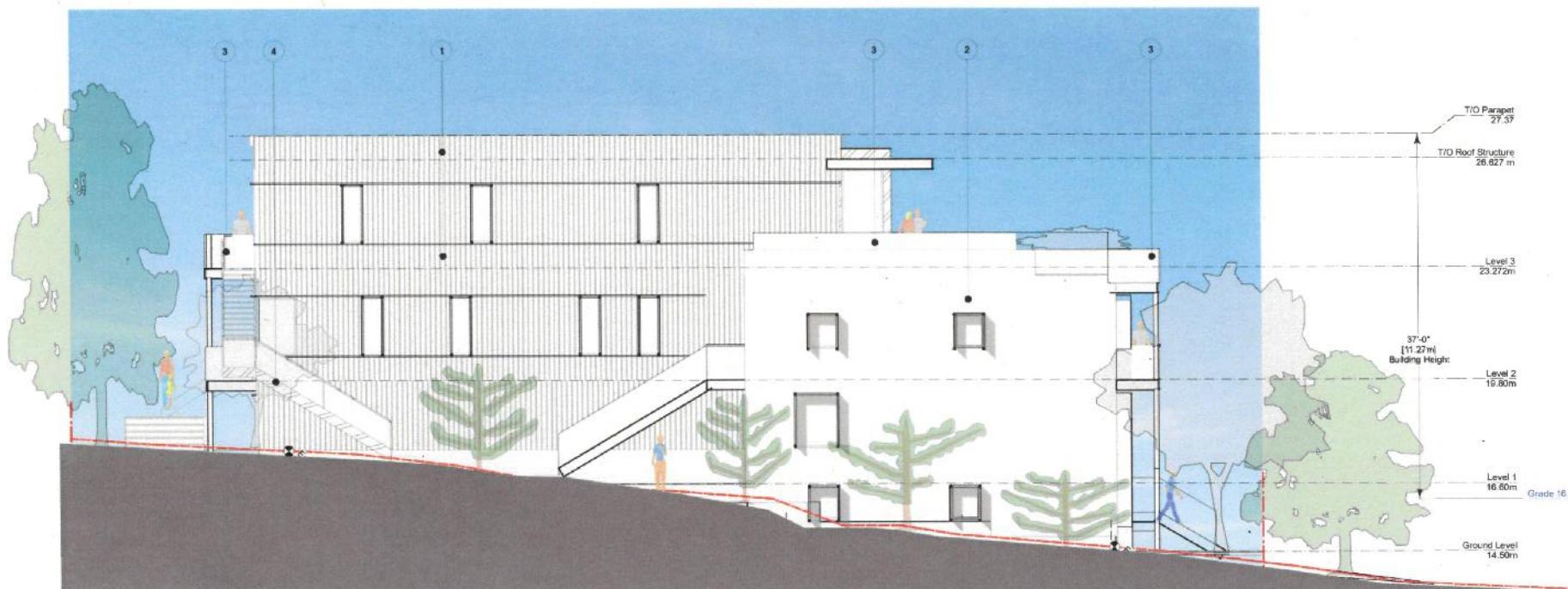


958 Wollaston

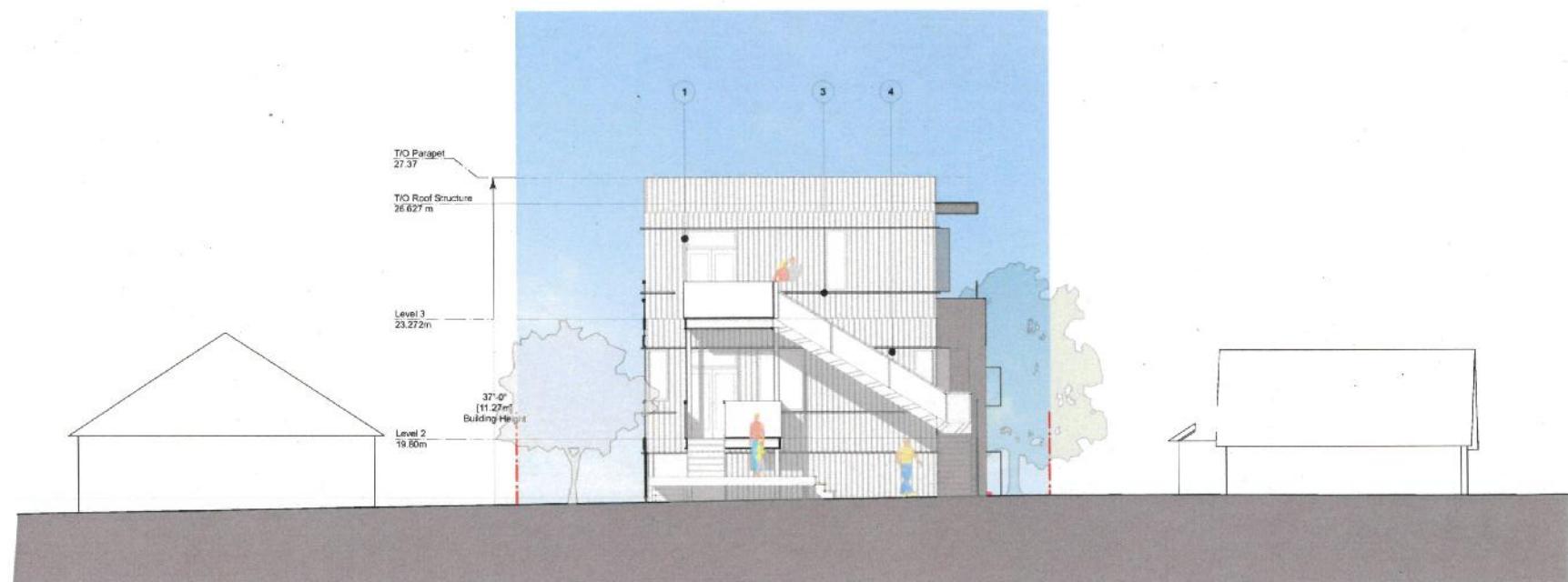
Oct 17, 2022

A201

Elevation



5 West Elevation  
Scale: 1:100

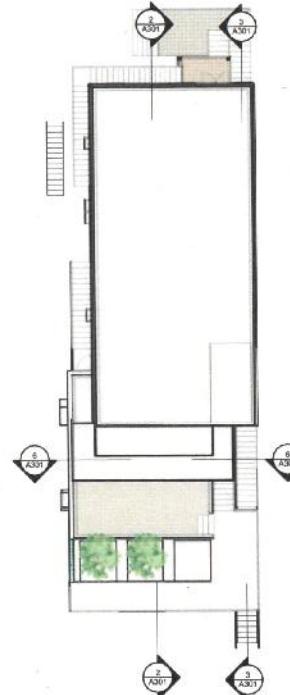


3 North Elevation  
Scale: 1:100

Finish Schedule

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

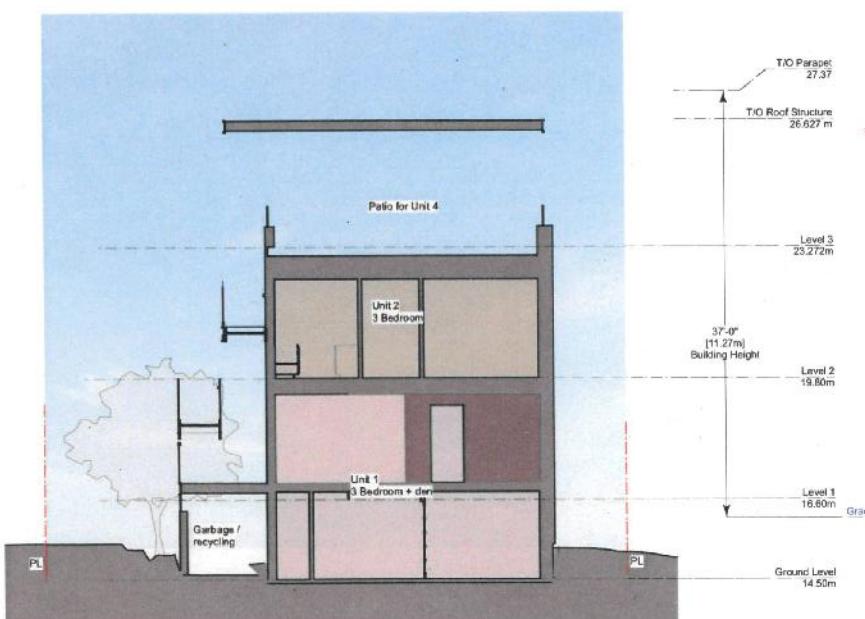




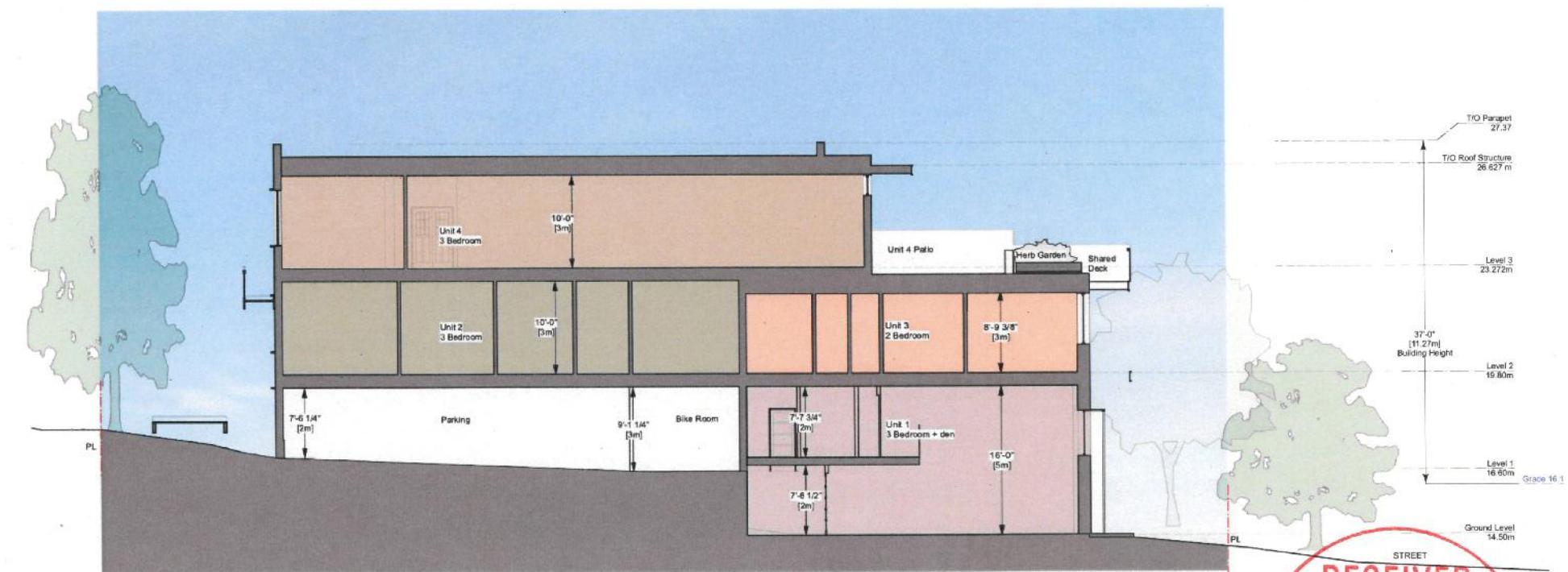
**Key Plan 5** Scale: 1:200



**Section 3**  
Scale: 1:100

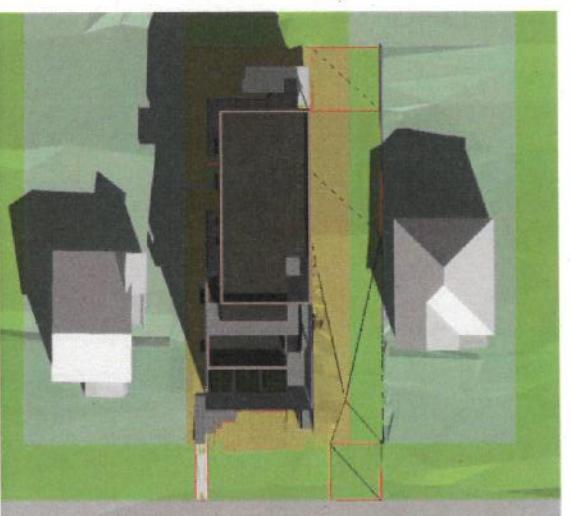


**Section 6**  
Scale: 1:100



**Section 2**  
Scale: 1:100

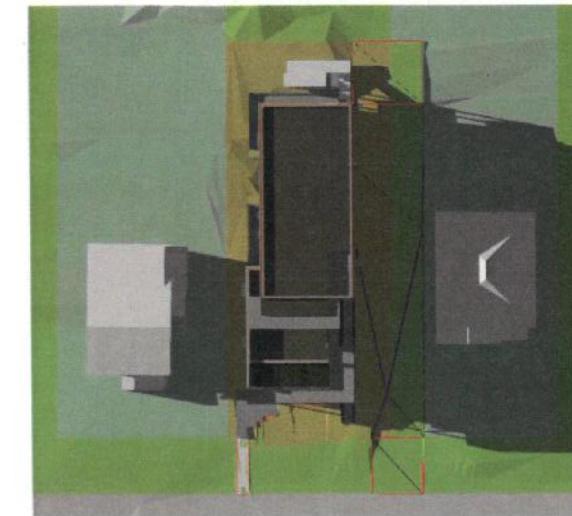




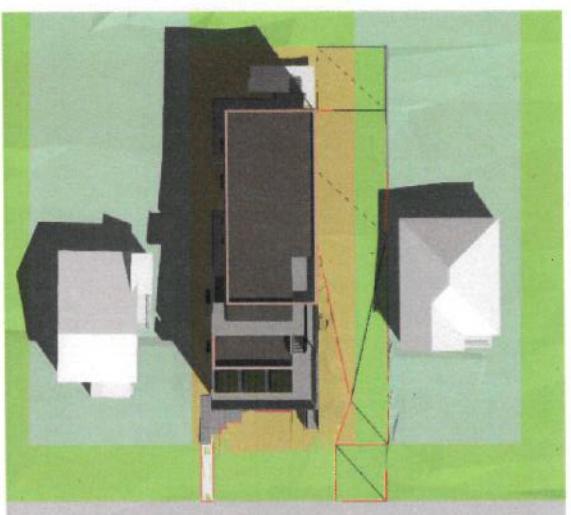
1 Shadow Study, Equinox - 9:00 am  
Scale: 1:350



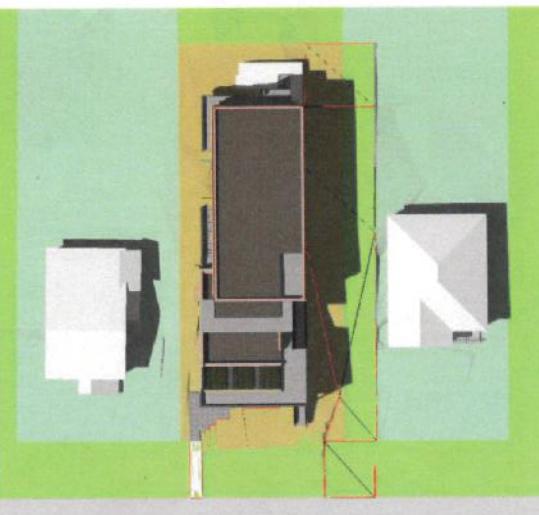
2 Shadow Study, Equinox - 12:00 pm  
Scale: 1:350



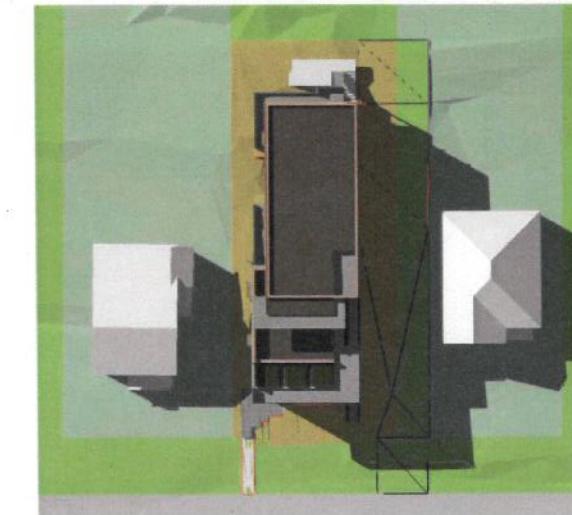
3 Shadow Study, Equinox - 4:00 pm  
Scale: 1:350



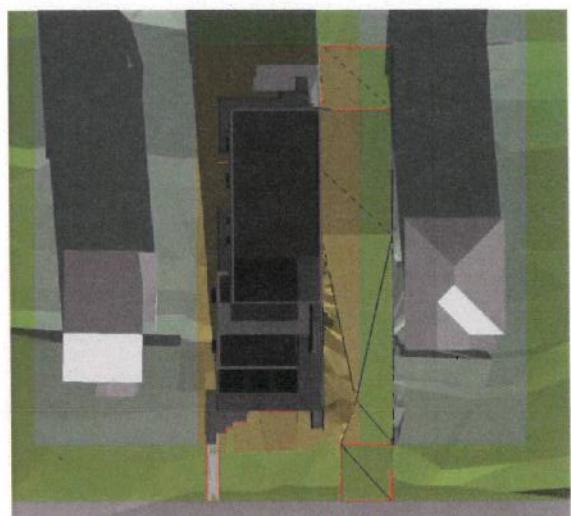
4 Shadow Study, June 21 - 9:00 am  
Scale: 1:350



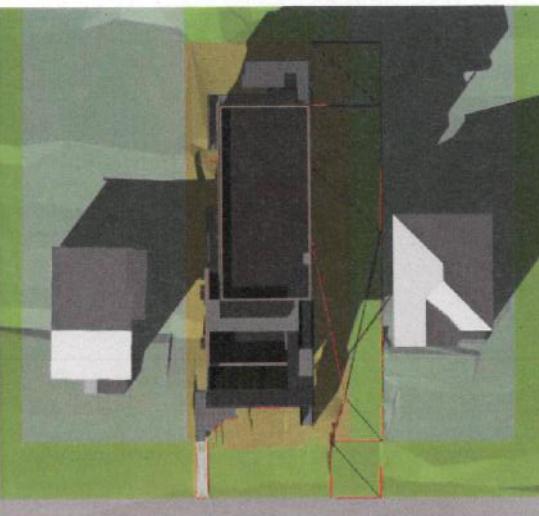
5 Shadow Study, June 21 - 12:00 pm  
Scale: 1:350



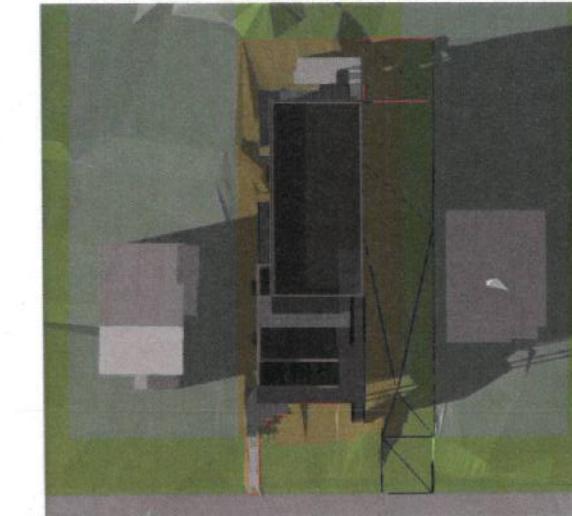
6 Shadow Study, June 21 - 4:00 pm  
Scale: 1:350



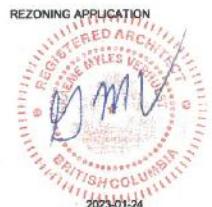
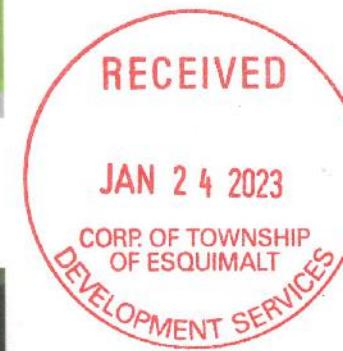
7 Shadow Study, December 21 - 9:00 am  
Scale: 1:350

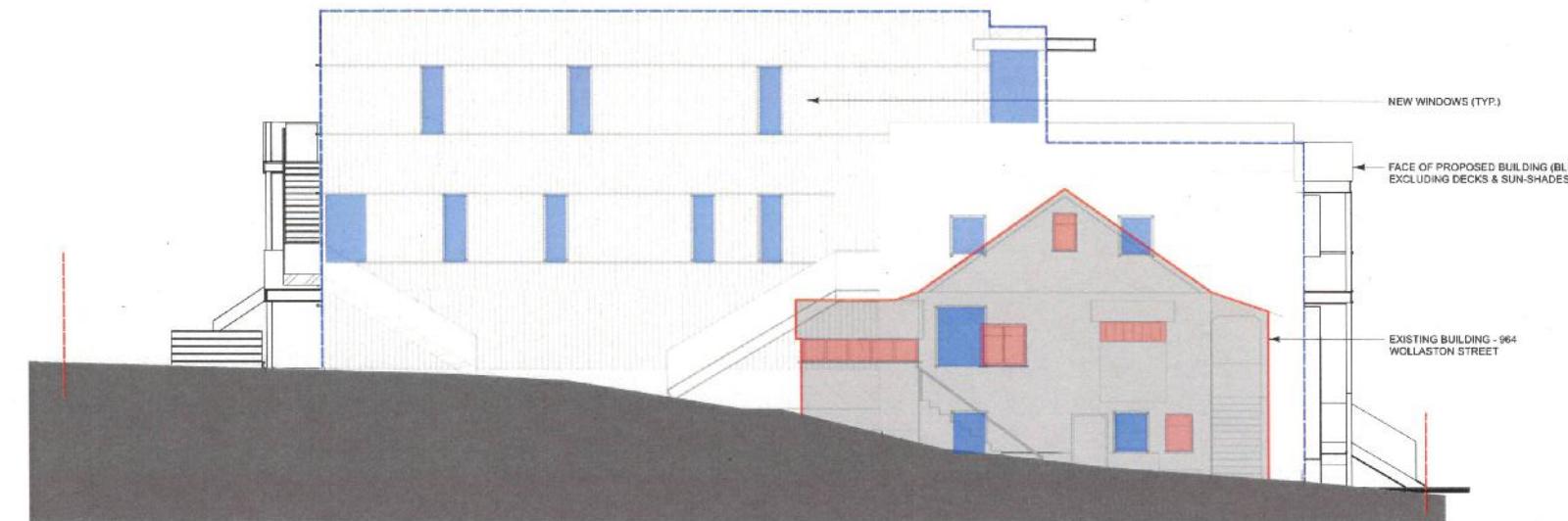


8 Shadow Study, December 21 - 12:00 pm  
Scale: 1:350

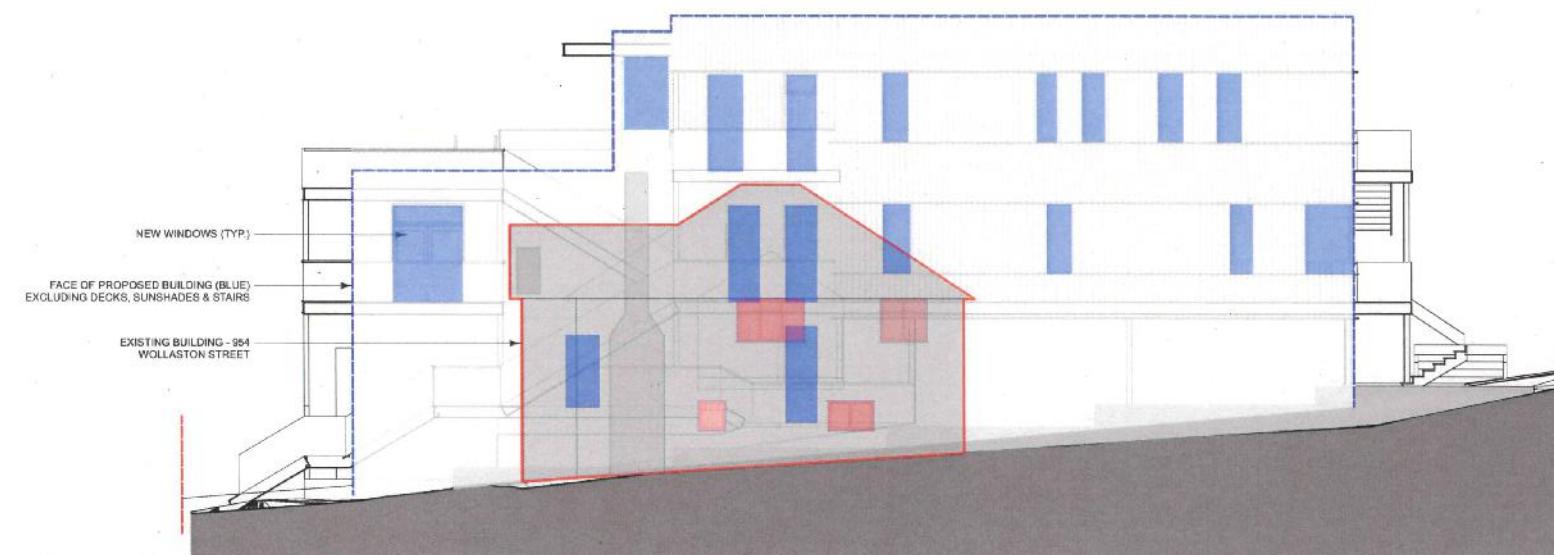


9 Shadow Study, December 21 - 3:00 pm  
Scale: 1:350



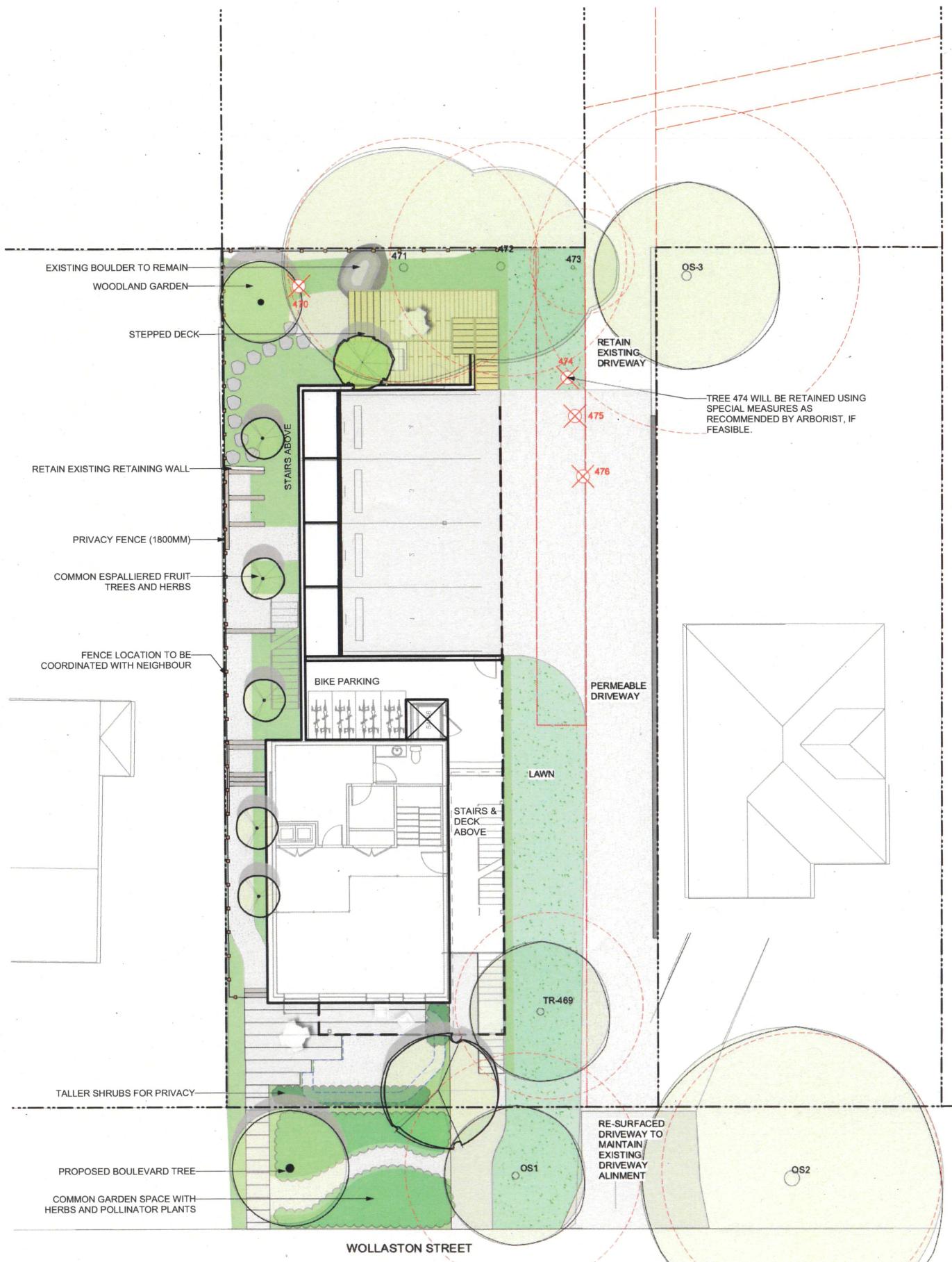


1 Opening Overlay - 964 Wollaston  
Scale: 1:100



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.

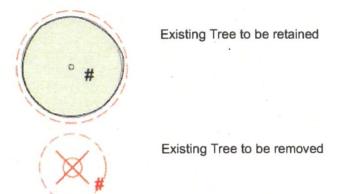


#### LINE TYPE LEGEND

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.)



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



#### MATERIALS LEGEND

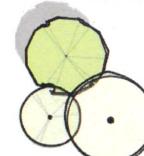
Cast In Place Concrete
Stabilized Gravel (Permeable) Driveway
Wood Decking
Flagstone Path
Gravel Pathway
Wood Chip Pathway
Planting Area
Rain Garden Area
Lawn with eco-lawn / low grow seed mix
Wood cribbing steps / low wall
Concrete Retaining Wall
Wood Privacy Fence
Offset from Property Line for Clarity

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



#### PLANTING LEGEND

Proposed Trees  
Species to be selected for DP application

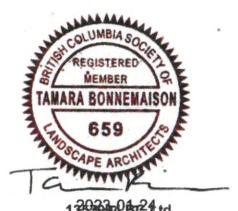


**BOULEVARD:**  
Pollinator garden with deer resistant flowers and native plants.



1	Rezoning	23.01.04
rev no	description	date

Murdoch de Greeff INC  
Landscape Architects  
200 - 524 Cadboro Road  
Victoria, BC V8Z 1G1  
Phone: 250 412-2891  
Fax: 250 412-2892



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.

1 L1.01

