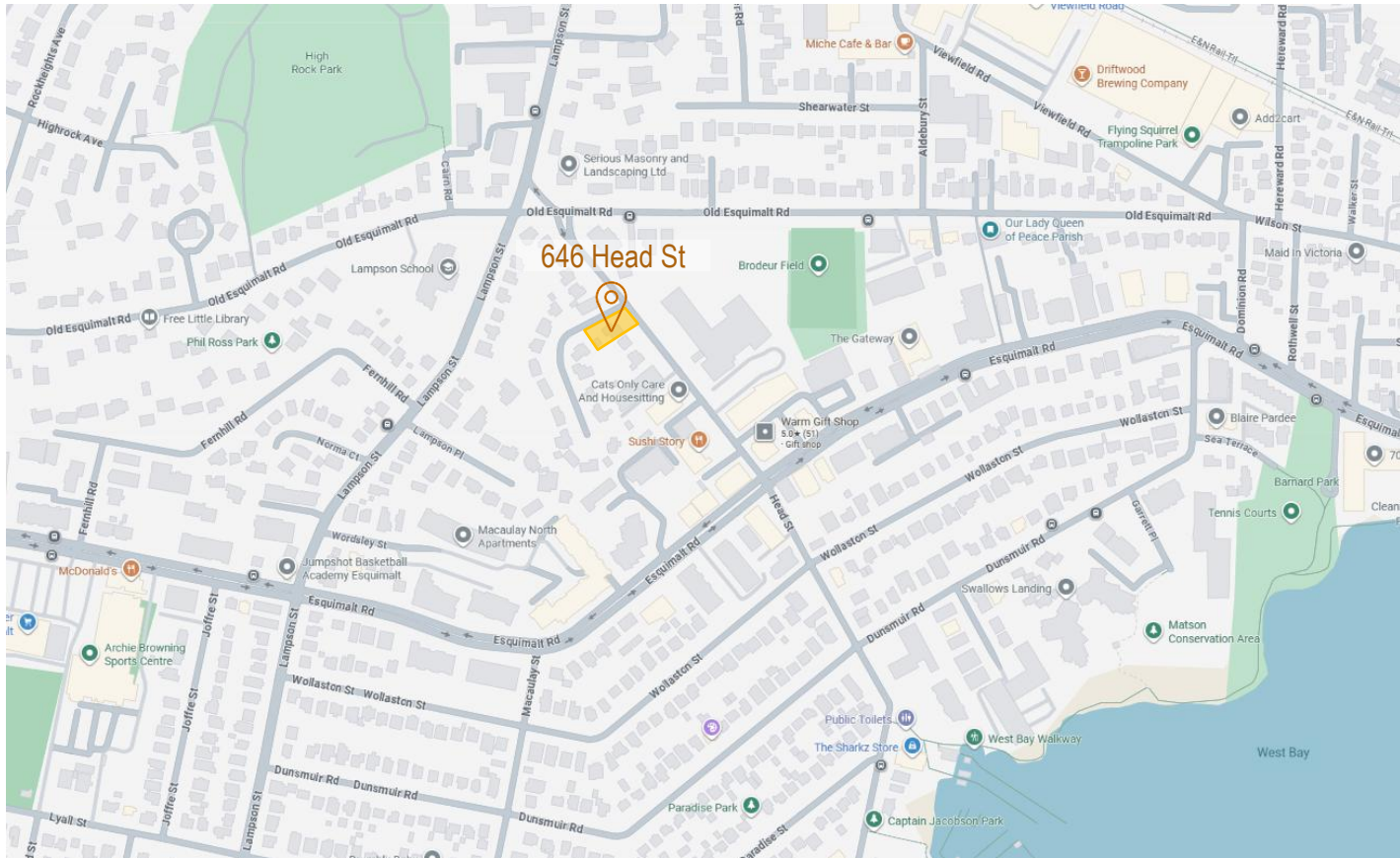




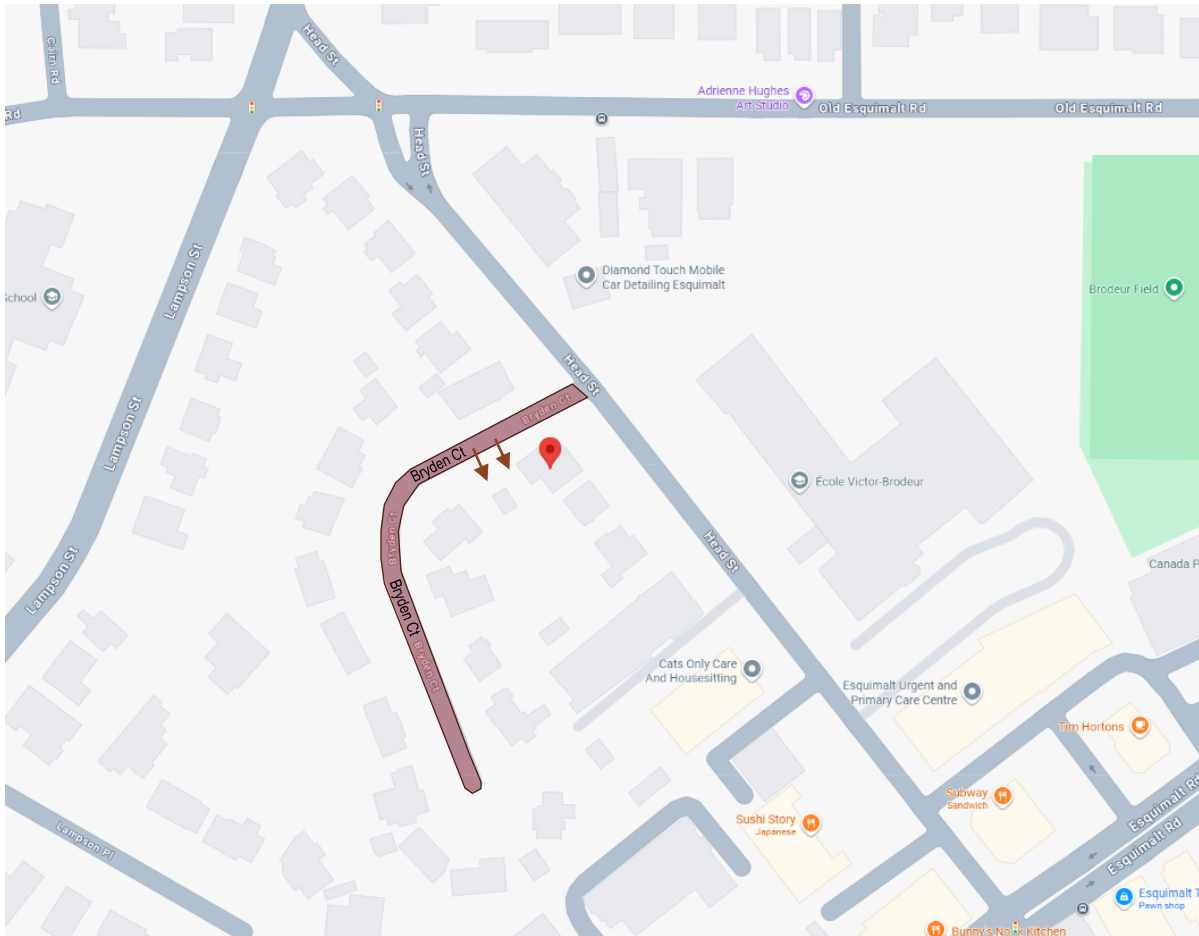
646 Head Street Small-Scale Multi-Unit Housing

Council Meeting, 13 July 2026



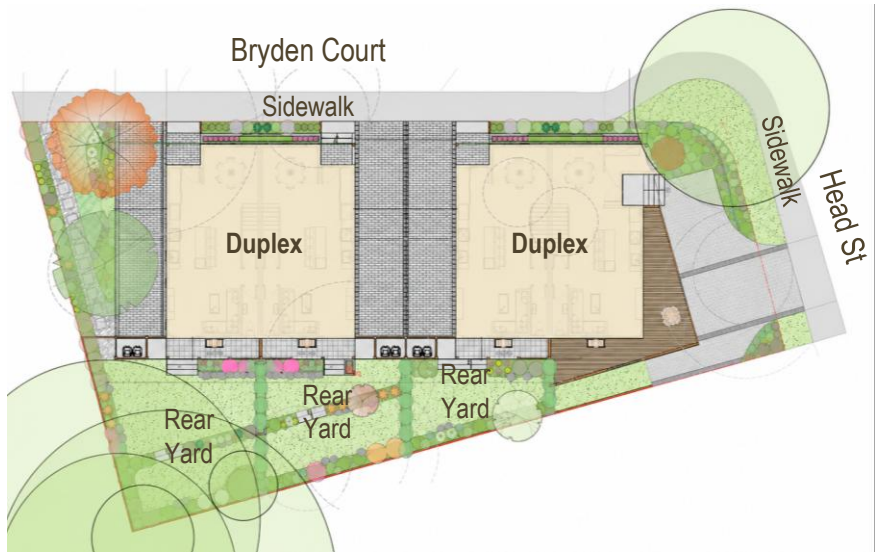
Location





- Given the limited through-traffic on Bryden Ct which is a dead-end road, vehicle activity is relatively low.
- The street currently has no dedicated pedestrian sidewalk. The development presents an opportunity to improve the streetscape and create a more pedestrian-friendly environment through the addition of a new sidewalk.

Site Context



Project Overview

- 2 duplex buildings, 4 family-oriented homes
- All 3-bedroom units
- 2 storey
- Enhances the streetscape through new landscaping and site improvements.
- Supports the goals of the Official Community Plan



Bryden Court

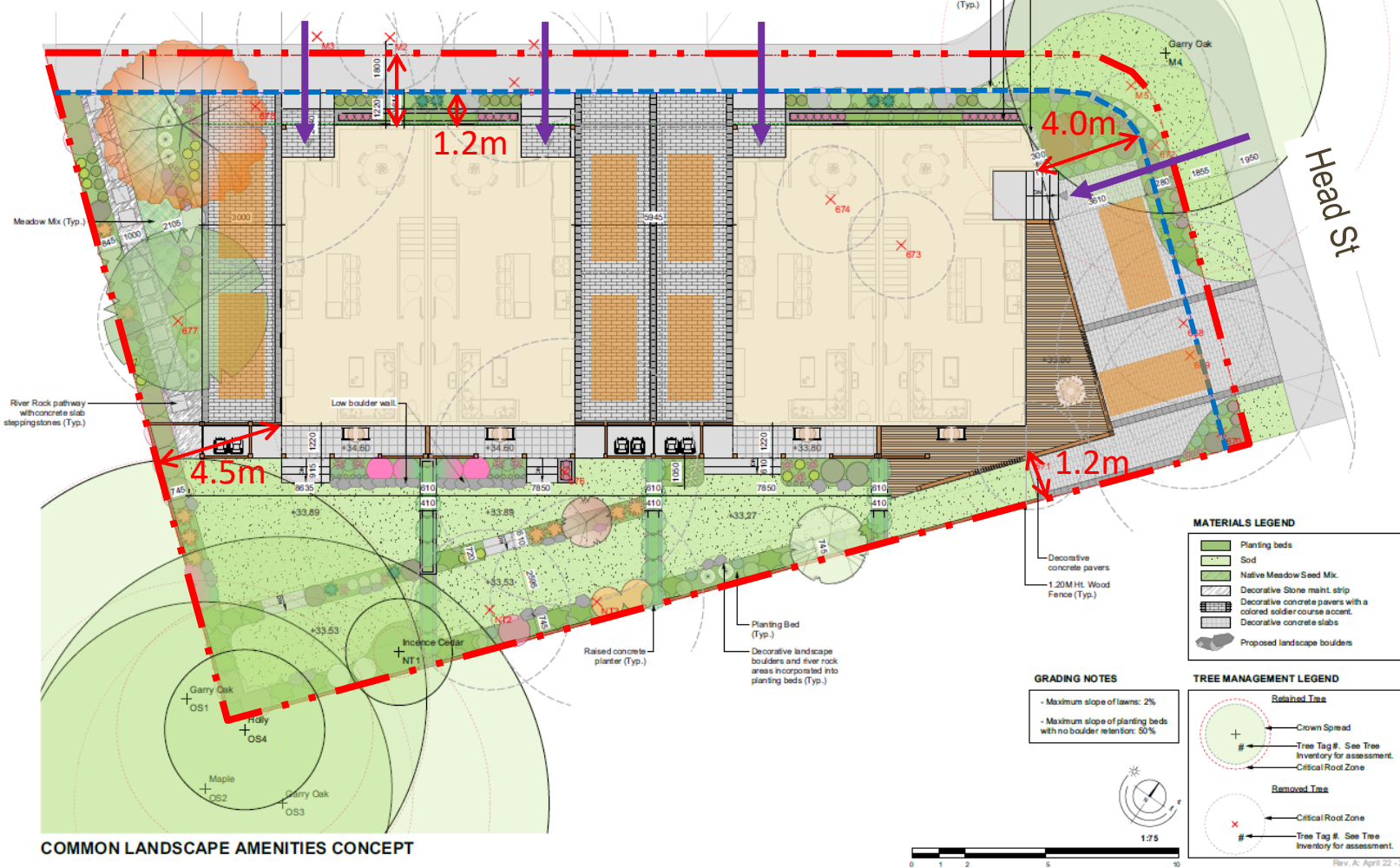


Rear Yard

SITE INFORMATION - DEVELOPMENT PROPOSAL		
LEGAL DESCRIPTION	SITE PLAN OF LOT 13, SECTION 11, ESQUIMALT DISTRICT, PLAN 5646	
	SMALL-SCALE MULTI-FAMILY HOUSING ZONE (MEDIUM LOT) [RSM-2]	
CIVIC ADDRESS	646 Head St, Esquimalt, BC, V9A 5S8, CANADA	
PID	005-986-869	
ZONING DATA		
	ALLOWABLE	AFTER ROAD DEDICATION
ZONING	RSM-2	RSM-2
SITE AREA	812.1 m ² / 8741.4 sqft	742.4 m ² / 7991.1 sqft
	REQUIRED	PROPOSED
DENSITY	4 UNITS (MAX)	4 UNITS
PRINCIPLE BUILDINGS	2 (MAX)	2
LOT COVERAGE	50 % (MAX)	40 %
HEIGHT - BUILDING A	11.00 m	7.56 m
HEIGHT - BUILDING B	11.00 m	7.67 m
SETBACKS		
FRONT	4.00 m	4.00 m
REAR	4.50 m	4.50 m
INTERIOR SIDE (WEST)	1.20 m	1.20 m
INTERIOR SIDE (EAST)	1.20 m	1.61 m
BUILDING SEPERATION	2.50 m (MIN)	6.10 m

Project Overview

Bryden Court



Capital Tree Service Inc.										
Appendix A - Tree Inventory/Hazard Ratings Summary										
Location: 646 Head Street, Esquimalt B.C. V9A 5S8										
Date: October 10th, 2025								Conditions: Cloudy, 12°, light wind South East 12km/h		
Tag #	Species	DBH (cm)	CRZ (m)	Height (m)	Canopy (r) (m)	Health/Structure	Bylaw Protected	Action	Observations	
678	False cypress sp.	75	5	4	5	F/P	Y	Remove	INTERIOR Deadwood. NEGLECTED. 10+ STEMS Resinous. IN raised bed.	
677	Pear	25	3	3	3	FP/P	N	Remove	DB NEGLECTED Co-dominant @ 1.5M WITHIN UNION POSSIBLE CAVITY	
OS1	Garry oak	75	9	11	9	GF/F	Y	Retain	Uneven canopy. Deadwood. 10CM+ Good foliar colour. POSSIBLE CAVITY IN BASAL STEM@ EMBEDDED HARDWARE GUTTER DRAINS ONTO TRUNK. DBH-estimated.	
OS2	Maple	65	8	9	7	P	Y	Retain	Previous large limb OR Co-dominant. TOP REMOVED. Epicormics. DBH-estimated.	
OS3	Garry oak	65	8	10	10	F/F	Y	Retain	Moderate Deadwood. Deadwood 10CM+ DBH-estimated.	
OS4	Holly	20	2	4	3	F/P	N	Retain	Bushy canopy, provides privacy.	
OS5	Golden locust	12	1	4	2	GF/F	N	Retain	Narrow angles of attachment in canopy. Staked. DBH-estimated.	
OS6	Golden locust	12	1	4	2	GF/F	N	Retain	Slight stem deflection at ~0.3m, some Narrow angles of attachment in canopy. Staked. DBH-estimated.	
NT1	Insect cedar	8	1	4	2	G/G	N	Retain	Good foliar colour. VIGOROUS, BUSHY	
676	Big leaf Maple	32	4	5	5	GF/P	Y	Remove	IN RAISED BED @ EDGE OF PATIO. Co-dominant. Epicormics at base. Seam at/under union.	
NT2	Prunus sp.	18	2	5	3	F/P	N	Remove	Co-dominant @ 15CM SPARSE CANOPY	
NT3	Lilac	29	3	3	4	FP/P	N	Remove	IN RAISED BED @ PATIO EDGE-LARGE Deadwood. Epicormics at base.	
M1	False cypress sp.	37	4	4	3	F/P	Y	Remove	TOPPED. STEM DEFLECTIONS-possible private or shared ownership with municipality.	
M2	Lilac	30	4	4	2	F/P	Y	Remove	INTERIOR Deadwood. Poor previous pruning. Epicormics. @ BASE	
M3	Cypress sp.	36	4	4	3	FP/P	Y	Remove	TRI D @ 1/2 M Deadwood. 5CM+ Poor previous pruning. SYTBBS/TOPPING	
675	Crab apple	56	7	4	3	FP/P	Y	Remove	Swollen basal stem. Epicormics. Cavity in stem @ 1M above grade. Co-dominant @ 1.1M SIGNIFICANT IVY REMOVED Deadwood. @ 5 CM FUSED BRANCHES	
674	Mediterranean Cypress	34	4	5	2	F/P	Y	Remove	PRUNED AWAY FROM HOUSE, Interior Deadwood. Moderate deadwood.	
673	Mediterranean Cypress	51	6	5	2	F/P	Y	Remove	PRUNED AWAY FROM HOUSE, Interior Deadwood. Moderate deadwood.	
M4	Garry oak	70	8	13	6	P/FP	Y	Retain	SIGNIFICANT Deadwood. SLIGHT UNCORRECTED LEAN Deadwood. 5CM+	
M5	Cypress sp.	38	5	5	3	F/P	Y	Remove	Multi-dominant @ 0.3M Above grade. Possible shared private/municipal	
672	HOLLY	37	4	4	3	F/P	Y	Remove	Co-dominant 2.0 CM FUSED BRANCHED W/ TRUNKS ABOVE UNION PREVIOUSLY TOPPED-MD TOPPED	
671	Emerald green cedar	48	6	4	2	FP/P	Y	Remove	Uneven canopy. PRUNED AWAY FROM HOUSE MD Phototropic lean. FLAGGING	
670	False cypress	54	6	6	5	F/P	Y	Remove	INT Deadwood. Epicormics. Moderate deadwood. ON Phototropic lean. CORNER	
669	Norway maple	15	2	5	5	GF/FP	N	Remove	Uneven canopy. SUPPRESSED Good foliar colour. Co-dominant @ 2 M	
668	Cypress sp.	27	3	4	3	FP/P	N	Remove	Moderate deadwood. FLAGGING, CHLOROSIS.	
H1	Insect cedar	10	1	3	1	G/F-P	N	Remove	Possibly on property line, approx 4 stems. Good foliar colour. DBH estimated	
H2	Boxwood	5	1	1	1	F/P	N	Retain	Appears to be on property line, aggressively pruned on neighbouring side, overgrown on site side. Likely possible to prune back to property line if desired.	

Site Plan/Landscape Plan

PLANTING PALETTE



REQUIRED PLANT LIST

Trees

Total: 4	Botanical Name	Common Name	Size
	Acer rubrum	Red Maple, Swamp Maple	
	Cercis canadensis 'Lavender Twist'	Lavender Twist Eastern Redbud	6cm cal.
	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal.
	Quercus garryana	Garry Oak	4cm cal.

Large Shrubs

Total: 25	Botanical Name	Common Name	Size
	Cornus stolonifera	Redtwig Dogwood	#5 pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.

Medium Shrubs

Total: 35	Botanical Name	Common Name	Size
	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
	Cistus x hybridus	White Rockrose	#5 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Lavandula angustifolia 'Hidcote Blue'	English Lavender	#3 pot
	Perovskia atriplicifolia	Russian Sage	#1 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#3 Pot
	Rhododendron Nancy Evans	Nancy Evans Rhododendron	#3 pot
	Rosa gymnocarpa	Baldhip Rose	#3 pot
	Symphoricarpos albus	Common snowberry	#3 pot

Small Shrubs

Total: 33	Botanical Name	Common Name	Size
	Gaultheria shallon	Salal	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot

Perennials, Annuals and Ferns

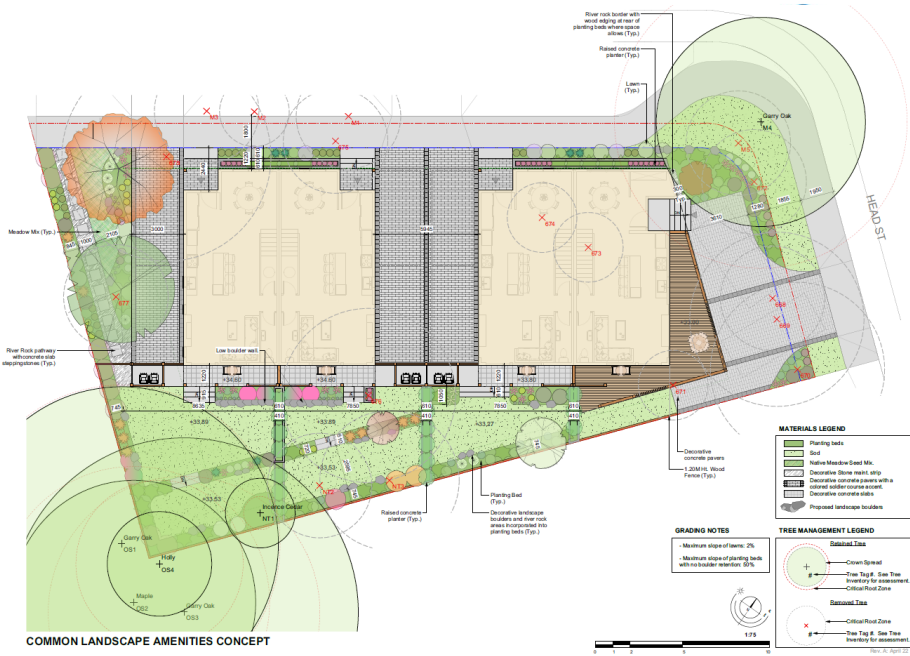
Total: 120	Botanical Name	Common Name	Size
	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis brachytricha	Korean Feather Reed Grass	#1 pot
	Camassia quamash	Common Camas	#1 pot
	Carex 'Ice Dance'	Variegated Sedge	#1 Pot
	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
	Fetuca glauca	Common Blue Fescue	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Polystichum munitum	Sword Fern	#1 Pot

Groundcovers

Total: 71	Botanical Name	Common Name	Size
	Erica carnea 'December Red'	December Red Heather	#1 Pot
	Erica carnea 'Springwood White'	Springwood White Heather	#1 Pot
	Fragaria chiloensis	Coastal Strawberry	#1 pot
	Thymus praecox arcticus	Wild Thyme	#1 pot

Notes:

1. All work to be completed to current Canadian Landscape Standard (CLS)
2. All soft landscape to be irrigated with an automatic irrigation system
3. Irrigation to boulevard tree plantings is to come from Development site. No separate irrigation system is required.



Biodiversity

- Landscaping elements are selected and located to frame views rather than obstruct them.
- The proposed landscaping will primarily consist of native and drought-tolerant, non-invasive plant species suitable for the local environment.
- Trees and plants selected and located based on site-specific conditions, including sun exposure and shade, per Landscape Architect's recommendation.



White Stucco



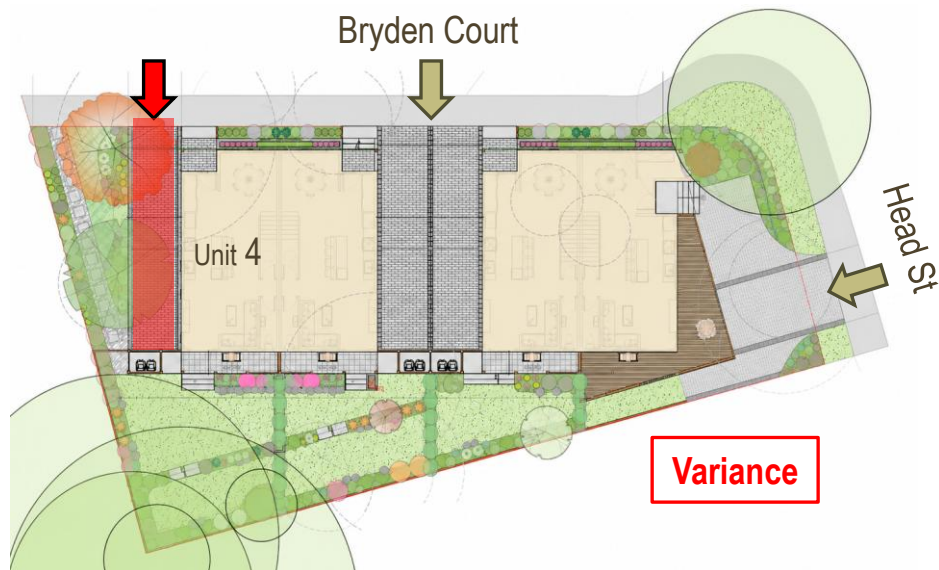
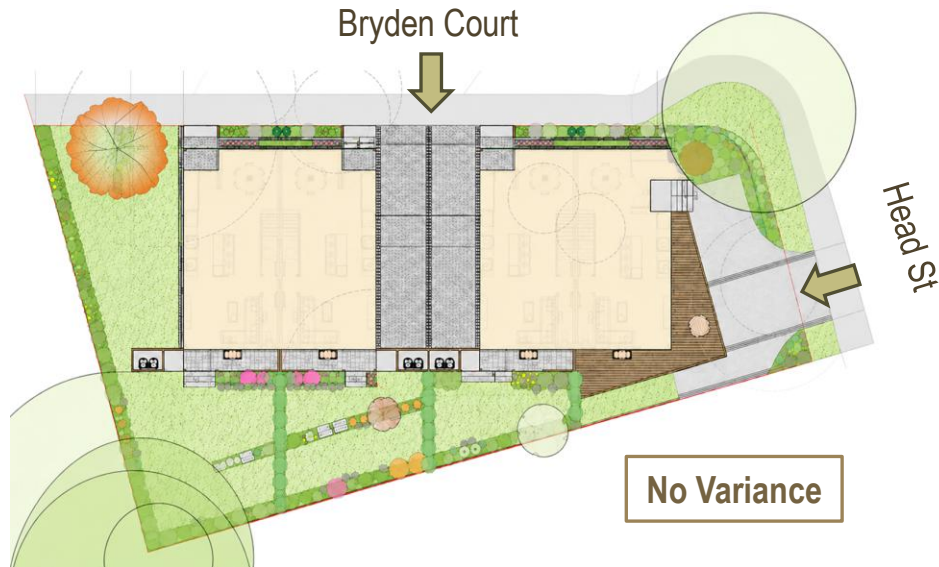
Engineered Wood Siding

Guideline - Duplex Housing

- Design incorporates varied architectural detailing to visually break up the façade, creating the appearance of smaller individual structures while maintaining a cohesive and complementary streetscape.
- The design features two-unit homes that offer functional outdoor spaces, including ground-level front and rear yards. This approach ensures a variety of usable outdoor areas.
- Facades facing the street have several architectural elements to enhance street view.
- Windows, decks, and outdoor areas are positioned to limit overlook onto neighboring properties.
- Design measures such as orientation, setbacks, and screening are used to maintain privacy.

Variance: 1 additional driveway

- New Engineering bylaw: Lots are allowed 1 driveway only
- Corner lots are allowed 2 driveways, one from each frontage.
- We are requesting 1 additional driveway from Bryden Court to accommodate parking for Unit 4.
- Other municipalities such as Oak Bay allow for multiple driveways for SSMUH ground-oriented units, so this is not unusual.



Oak Bay



633 Nelson St, Esquimalt

- This will allow for extra 1 parking on site (2 tandem)
- Support from neighbours

Variance – Multiple Driveways



Elevations



West Elevation – Building A



East Elevation – Building A



West Elevation – Building B



East Elevation – Building B (Head St)

Elevations



Questions?

