



903 ADMIRALS ROAD

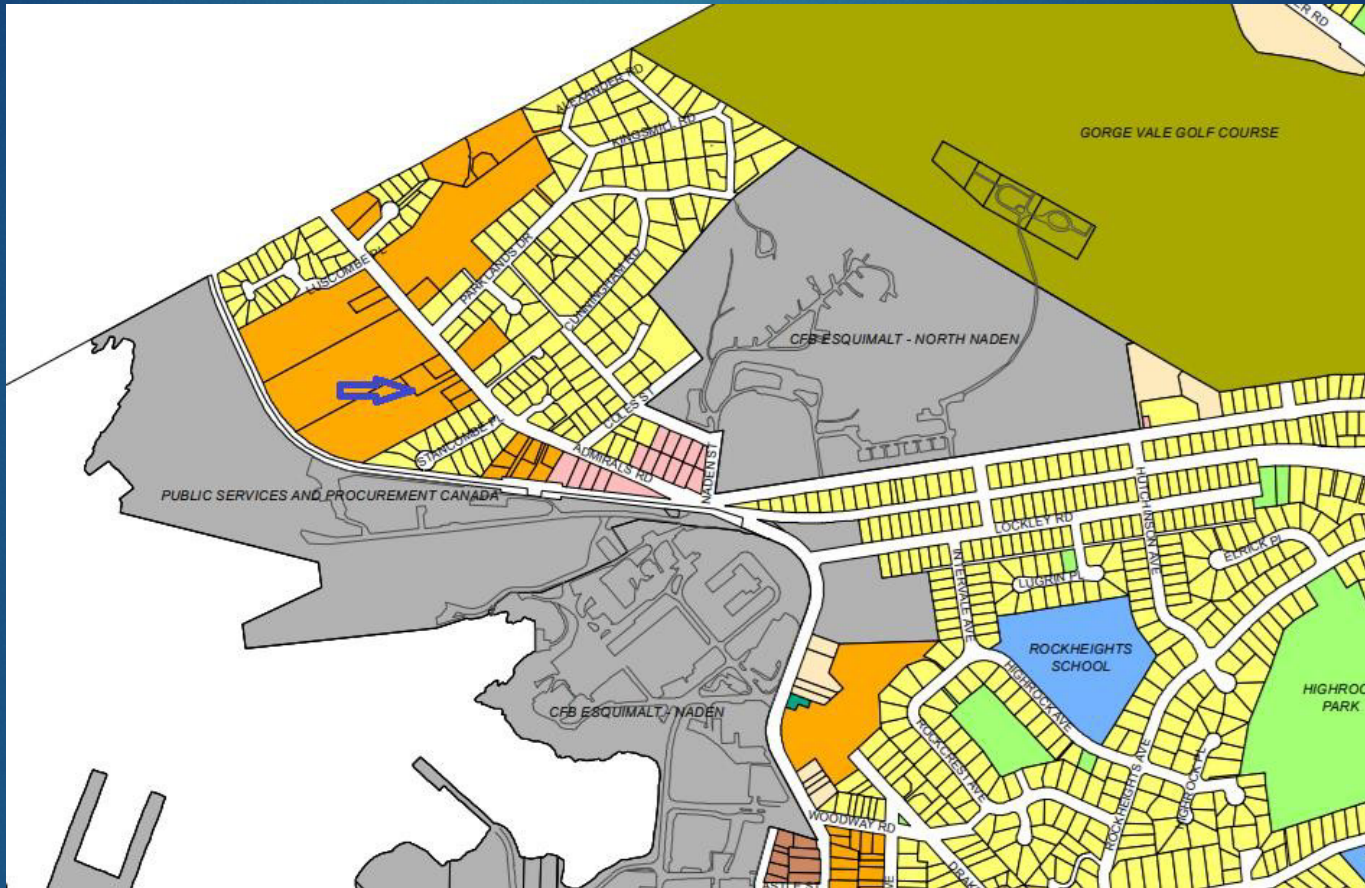
PROPOSED TOWNHOME DEVELOPMENT

Location

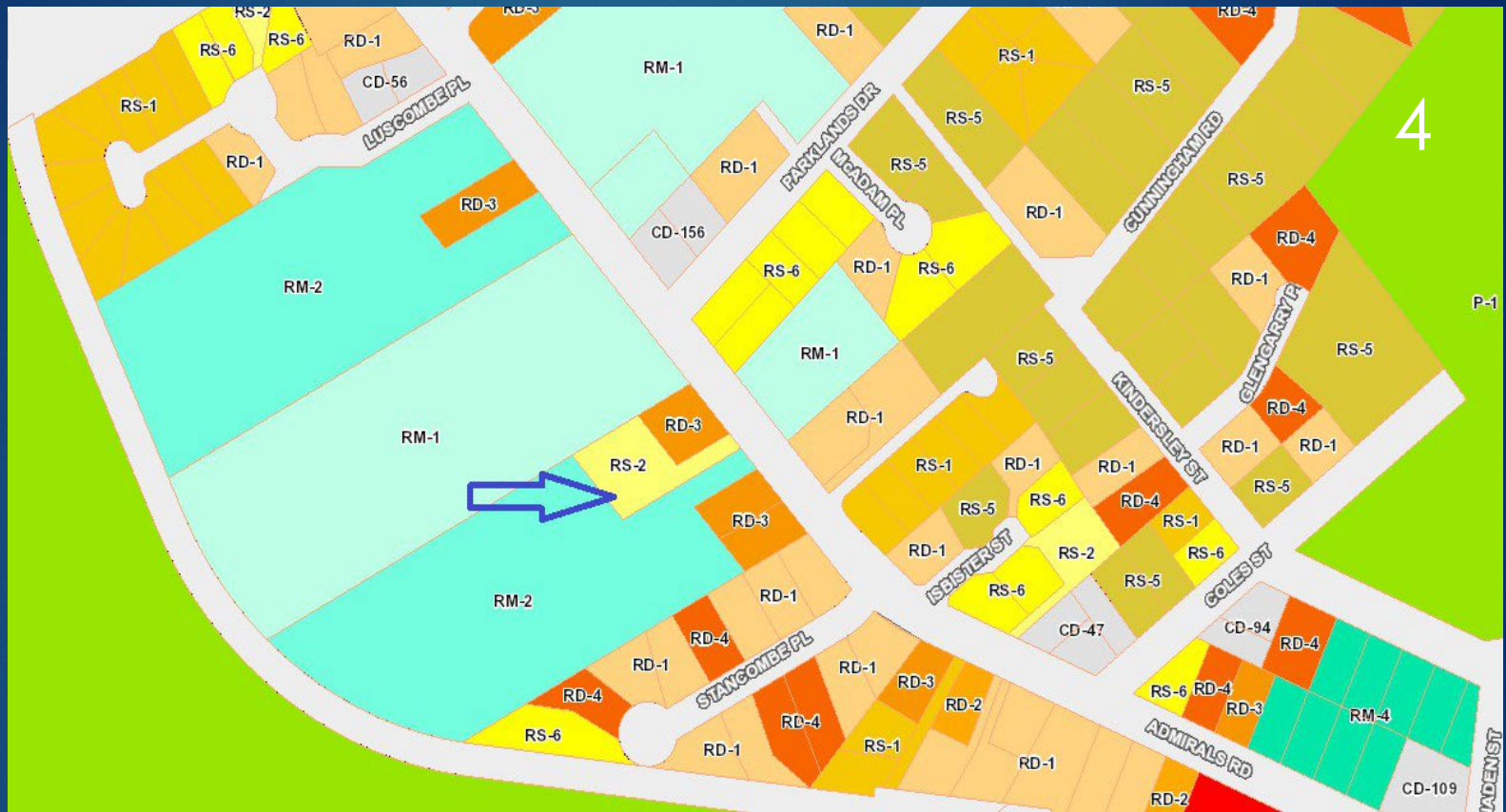


Official Community Plan

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The subject property is within the Townhouse Residential OCP designation (orange).



Proposed Rezoning

- Application to rezone the existing RS-2 land to permit a townhouse development
- Consistent with the surrounding townhouse zoned lands (teal)
- Housing type is consistent with the surrounding area which includes small lot, townhomes and multiplexes.

Existing Conditions



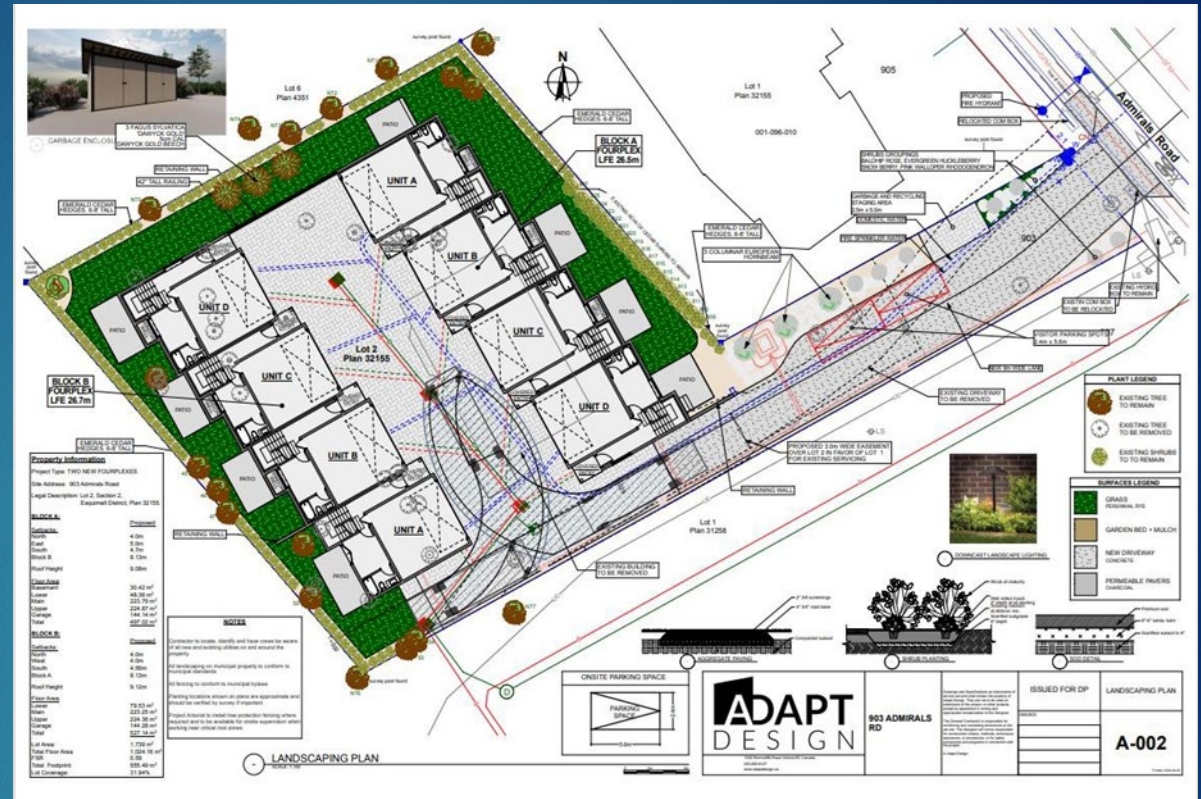
Hedge to remain



Existing Driveway

Rear Yard

Proposed Development



- Two blocks of 4 townhome with a shared access driveway
- Two visitor parking stalls on site
- Private outdoor patio areas for each home
- Emergency vehicle access



Development Proposal

- 3 storey 3-bedroom homes
- Opportunity to provide reasonably priced family housing while retaining the character of the area.
- Minimal site work (some rock in north-west corner).



Block A Elevations



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"





1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



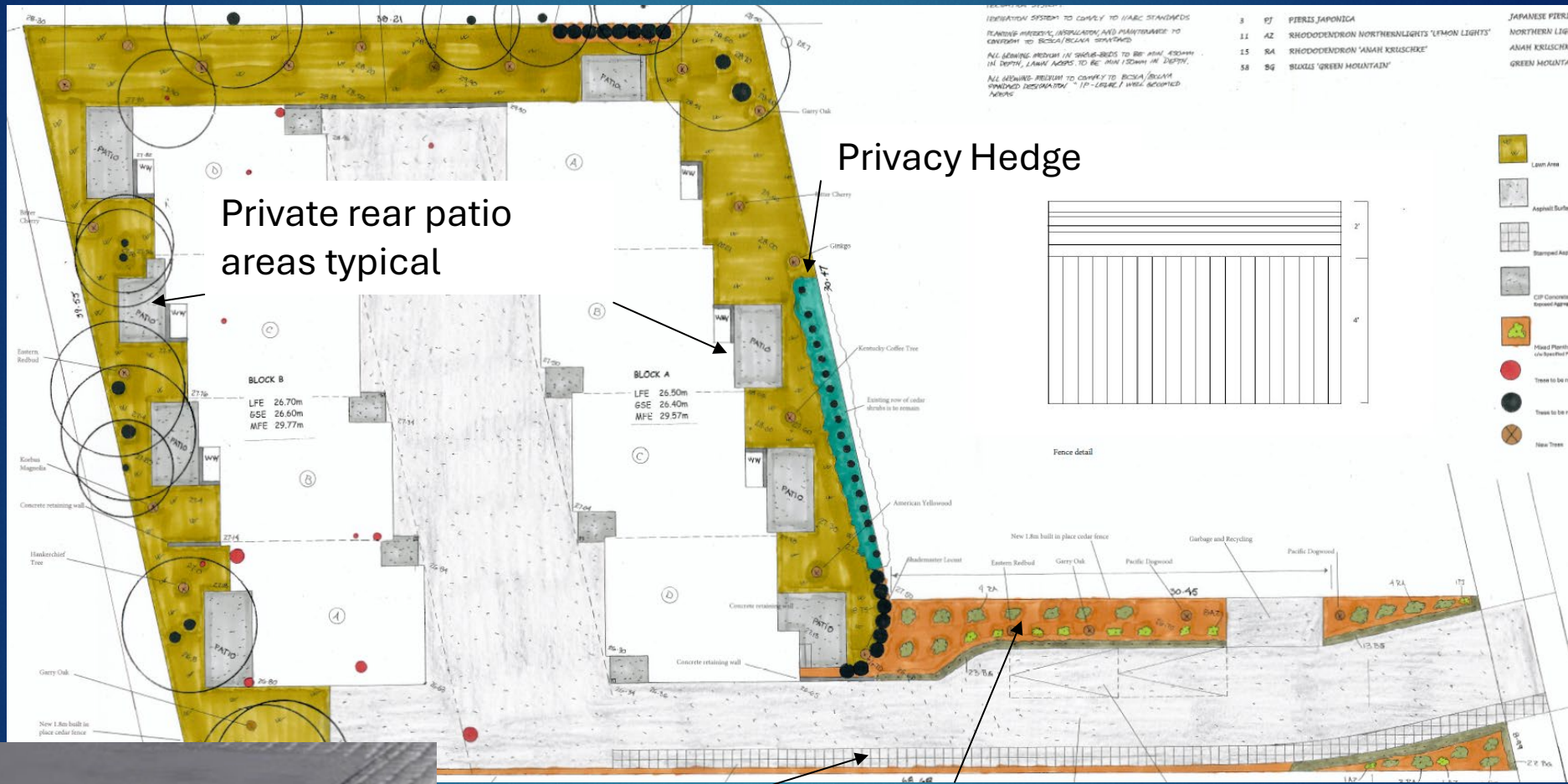
3 REAR ELEVATION

SCALE: 1/8" = 1'-0"

Block B Elevations



Landscape Plan



Delineated stamped
asphalt pedestrian
walkway & signage

Panhandle - landscape buffer & fencing beside existing dwelling and the 2 visitor parking stalls

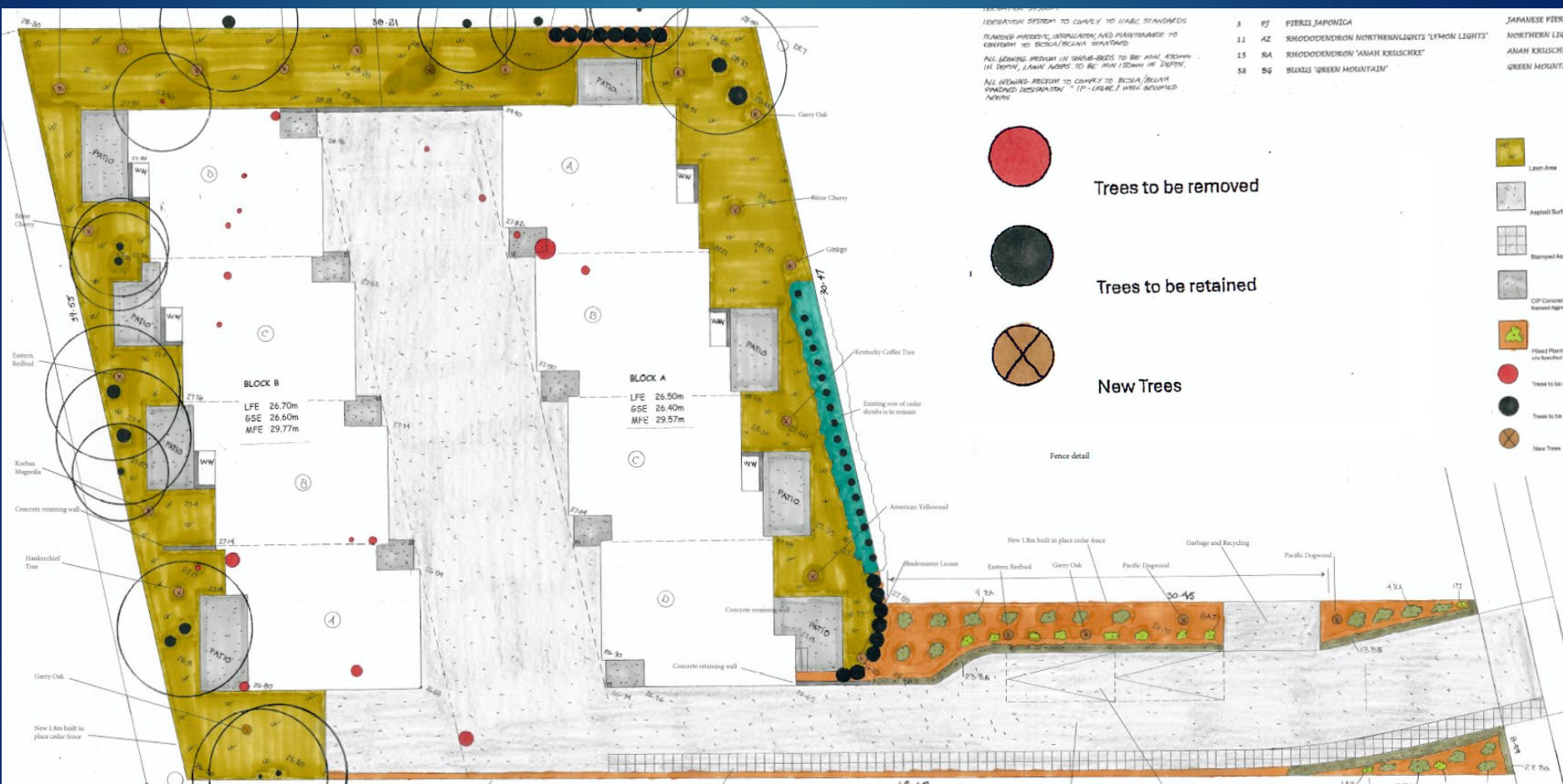
Tree Preservation & Replacement Plan

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Owner has worked with the Esquimalt Arborist to best manage the trees:

- 54 on site trees
- 30 to be protected, including 8 neighbour trees
- Retention of 22 onsite trees, including 4 bylaw protected trees
- 23 replacement trees – environmentally compatible and resilient.
- Cash in lieu for 43 trees.

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Oak Meadow Analysis

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CJF Garry Oak Meadow conclusion:

Although home to 23 Garry oak the supporting herbaceous plant, bulb and shrub community does not support classifying 903 Admirals Road north and west yards as Garry oak meadow.

Deciding factors; diverse non-native plant community and absence typically Oak meadow associated; Camas, Satin Flower, Chocolate Lily, Nodding / Hooker's Onion, Few-Flowered Shooting Star, Western Buttercup and Spring-Gold.

Instead, CJF considers the 903 Admirals Road north and west yards a modified woodland; home to native, landscape and invasive plants. Re-development unavoidably reduces current condition mammal / bird shelter, bird nesting opportunities however some ecological benefits can be recovered through plant salvage. Erythronium most notably, but also other species, as determined by salvage organization, may be of value if transplanted to local natural areas.

Community Consultation

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Open House held July 16, 2024, at the Archie Browning Sports Centre. 26 people in attendance from 24 addresses.

215 Flyers sent around neighbourhood, 7 emails received.

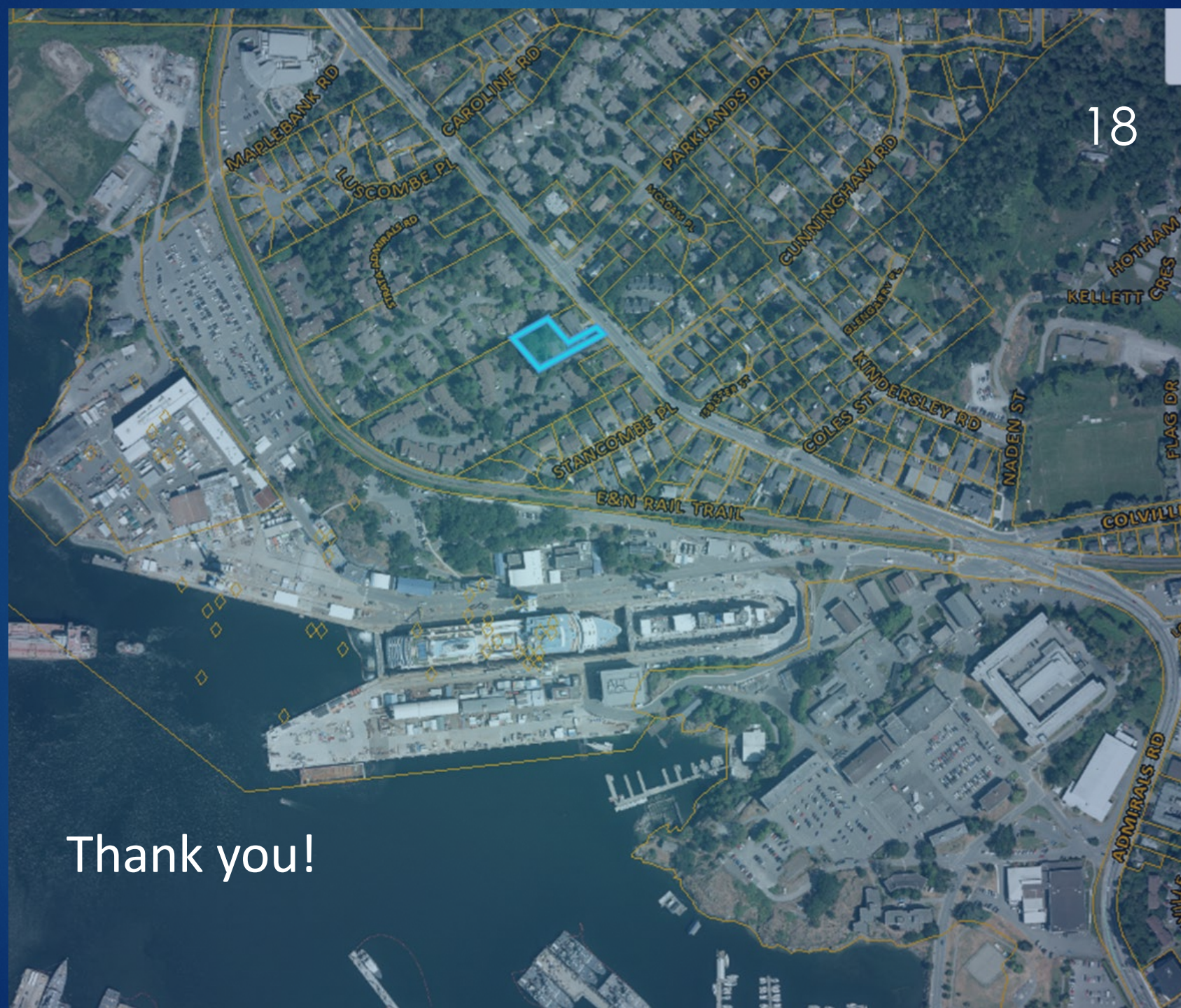
What we heard:

- Parking – Is it adequate? Exceeds bylaw for onsite , 2 visitor spaces provided
- Blasting Impacts – Some blasting will be required on the north end of the site. Blasting company is insured and will perform pre-blast survey per industry standard.
- Tree removals- Impacts to neighbouring trees (none), privacy (replacement trees and hedges)
- Privacy – fencing and screening to be provided
- Duration of construction –Likely 2027 start, build duration 8 months.
- Form and Character – many were pleased to see townhouses and thought they were appropriate for the neighbourhood.

Summary

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- Located within walking distance of CFB Esquimalt
- Close to transit, cycling network, parks, schools, work and shopping
- Traditional design will complement existing residential uses
- Sensitive infill consistent with the OCP proposed designation for the area
- Designs and proposed zoning provides a missing middle housing option
- Provides 8 family homes at a reasonable price point if rezoned – under existing SSMUH legislation, 4 large homes are permitted, however these would likely be out of range for many families.
- Robust tree retention and replacement plan.



Thank you!