



VIEW FROM HEALD STREET



VIEW FROM CORNER OF HEALD STREET AND KINVER STREET



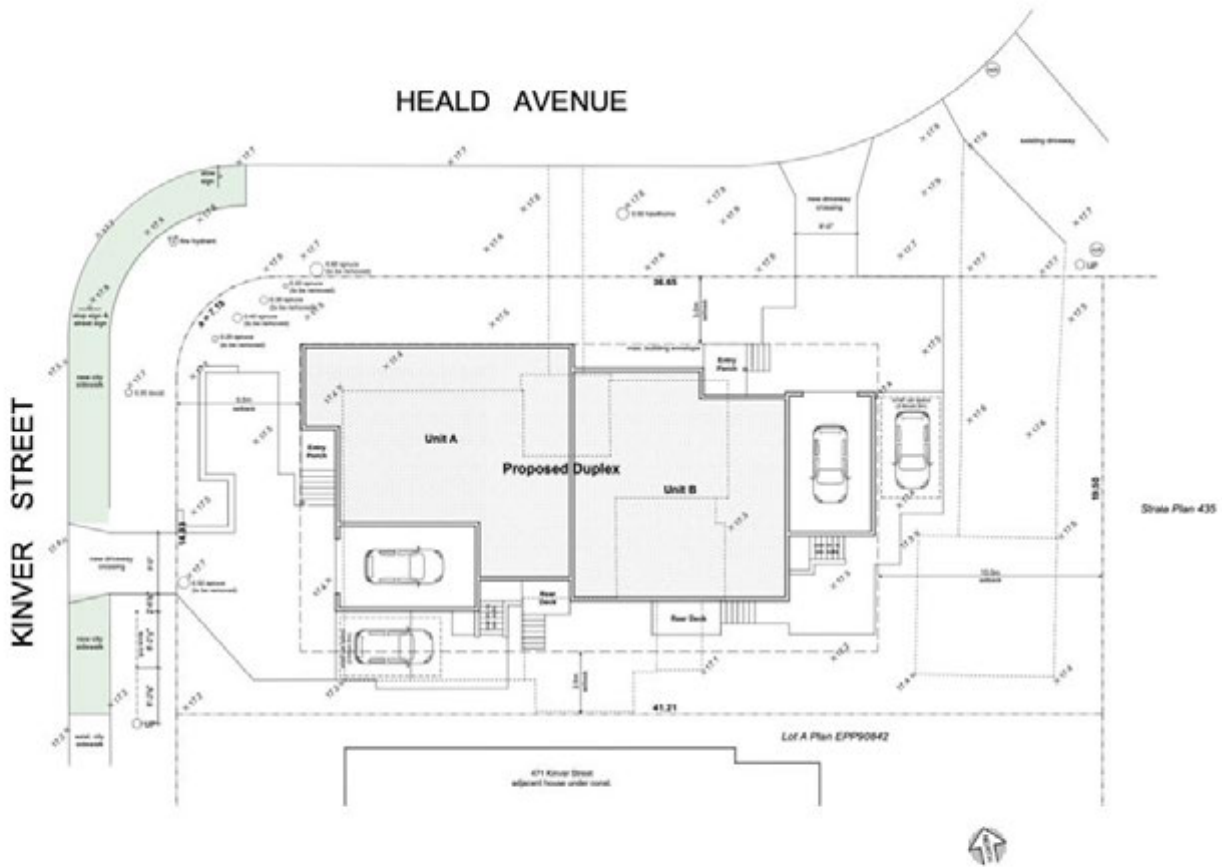
VIEW FROM OVERLOOK STREET



VIEW OF REAR OF THE BUILDING



VIEW FROM CORNER OF KINVER AND HEALD STREET



**PROJECT DATA**

**LEGAL:**  
Parcel 8 (20) 1078801 of Lot 1 and 2,  
Block 2, Section 11, Township 28 North,  
Range 20E

**CURRENT ZONING:**  
R20.1 Two-Family Single-Family Residential

**LOT SIZE:**  
706.3 sq m (20444 sq ft)

**LOT COVERAGE:**  
maximum allowed: 250.0 sq m (7072 sq ft)  
existing coverage: 203.4 sq m (5792 sq ft)  
proposed coverage: 208.0 sq m (5792 sq ft)  
(subject to all coverage requirements)

**FLOOR AREAS & FSR:**  
Total FSR allowed: 208.0 sq m (5792 sq ft)  
proposed floor area: 208.0 sq m (5792 sq ft)

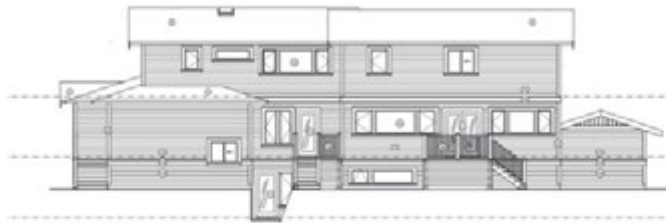
Level 1 - main floor	104.0 sq m
2nd floor	104.0 sq m
garage	104.0 sq m
total floor area	312.0 sq m
total area	312.0 sq m
total area including 208.0 sq m	520.0 sq m

**BUILDING HEIGHT:**  
max. story height allowed: 7.5m  
proposed max. height: 7.5m

**SETBACKS:**  
rear: 1.5m  
side: 1.5m  
front: 1.5m

**PARKING:**  
4 spaces required, 4 spaces provided

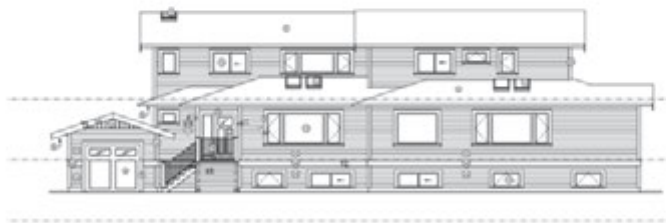
**NOTES:**  
1. Site plan is based on survey plan by Peter Lane Surveying Ltd. dated September 25, 2016.  
2. All parties to transactions shown are in red ink (optional).



4 South Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



1 West Elevation  
1/8" = 1'-0"

**KEYNOTES EXTERIOR**

- 1 ROOFING  
TYPE: METAL SINGLE  
MANUF: METALITY  
FINISH: ANTI-CORROSION, BRASS/LS  
COLOR: STAINLESS  
NOTE: FOR ALL ROOFS
- 2 EXTERIOR DOOR  
LOCATION: OWNER FRONT ENTRY  
MANUF: TRAMITE  
SERIES: IMPERIAL/CLASSIC  
STYLE: 400  
MATERIAL: WOOD/FR  
NOTE: CLEAR GLASS PANEL
- 3 GARAGE DOOR  
MANUF: HANSON  
SERIES: CARRIAGE COURT  
STYLE: OWNER DESIGN, LABEL-BAY WINDOWS CLEAR  
MATERIAL: CONSTRUCTION CARRIAGE COURT DOORS  
COLOR: TRUE WHITE/LIGHT
- 4 FLOOR  
TYPE: LAMBER (EXTERNAL), WOOD (GRAB)  
OFFICE: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

✓ Siding Sample 1

HardiePlank® Cedarmill

Colour

Light Mist ▼



○ Siding Sample 2

HardiePlank® Cedarmill

Colour

Gray Slate ▼

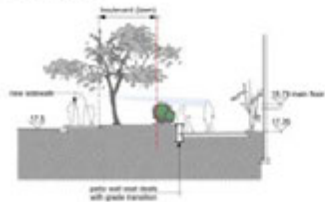




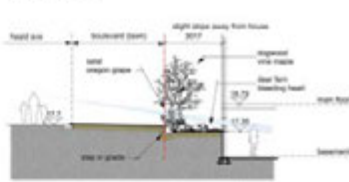




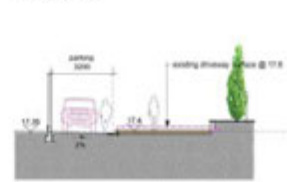
SECTION A - A



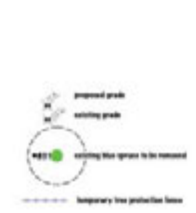
SECTION B - B



SECTION C - C



USABLE OPEN SPACE AREAS CALCULATION	
UNIT A	HOME OWNED OPEN SPACE 271,662
	TENANT OPEN SPACE 4,142
UNIT B	HOME OWNED OPEN SPACE 116,642
	TENANT OPEN SPACE 1392
	TOTAL 392,838



- 1. tenant patio
- 2. commoner path
- 3. tenant parking
- 4. balustrade entrance
- 5. tenant entrance

**General Conditions**  
 Landscaping works shall be installed in accordance with the provisions of the latest edition of the Australian Landscape Standards & Guidelines (Australian Standard AS/NZS 4300).  
 Owners shall have water plants with low water bills.



**SMALL & ROSSELL**  
 LANDSCAPE ARCHITECTS  
 2012 Mower Road, Suite 3, Clayton, VIC 3168  
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 Email: design@smallrossell.com.au  
 Website: www.smallrossell.com.au

Project Name: Blain Mundy Residences  
 Address: 475 Kinver Street, Eastport, VIC 3205  
 Date: 28 Aug 2020  
 Scale: 1:100

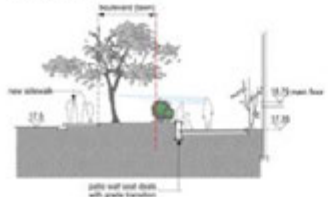
**Blain Mundy Residences**  
 475 Kinver Street, Eastport, VIC  
 Project Title: LANDSCAPE PLAN

Client: AUB  
 Project Number: 1-100  
 Revision: 01

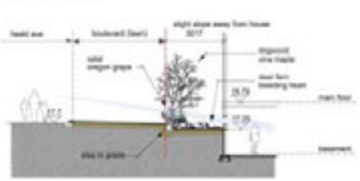
L1



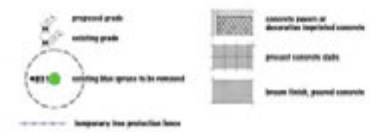
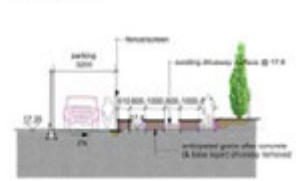
SECTION A - A



SECTION B - B



SECTION C - C



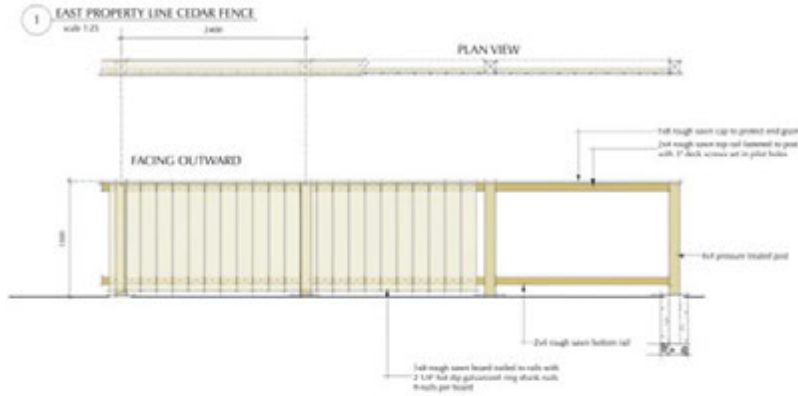
**SMALL & ROSSELL**  
**LANDSCAPE ARCHITECTS**  
 2012 Weaver Road, Suite 300, St. Louis  
 1 231-442-4747  
 design@smallrossell.com  
 www.smallrossell.com

Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

Sheet Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Blain Mundy Residences  
 475 Kiewit Street, Eastport, NC

Sheet Title: **MASTER LANDSCAPE PLAN**  
 Date: **AUG**      Checked: \_\_\_\_\_  
 Project Number: \_\_\_\_\_      Scale: **1" = 10'**  
 Revision: \_\_\_\_\_      Sheet Number: **L1**



PLANT SPECIES	COMMON NAME	HEIGHT @ 5' DIA.	QUANTITY	LOCATION
<b>SHRUBS</b>				
1x4 rough sawn top to post and gate				
1x4 rough sawn top rail fastened to post with 1" back screws set in pilot holes				
1x4 pressure treated post				
2x4 rough sawn bottom rail				
1x4 rough sawn board nailed to rails with 2" x 4" nail air galvanneal ring shank nails 16" on center				
<b>TREES</b>				
1x4 rough sawn top to post and gate				
1x4 rough sawn top rail fastened to post with 1" back screws set in pilot holes				
1x4 pressure treated post				
2x4 rough sawn bottom rail				
1x4 rough sawn board nailed to rails with 2" x 4" nail air galvanneal ring shank nails 16" on center				
<b>PLANTING SPECIES</b>				
1x4 rough sawn top to post and gate				
1x4 rough sawn top rail fastened to post with 1" back screws set in pilot holes				
1x4 pressure treated post				
2x4 rough sawn bottom rail				
1x4 rough sawn board nailed to rails with 2" x 4" nail air galvanneal ring shank nails 16" on center				

On site proposed plant species and numbers are a guide and may be modified to accommodate owners plant preferences

**NATIVE TREES**



VINE MAPLE (LVA)



PACIFIC FLOWERING DOGWOOD (Cornus florida)

**NON-NATIVE TREES**



SATSIBA DOGWOOD (Aegle Cracca)

**EDIBLE FRUIT**



BLUEBERRY (LUB)

**NATIVE SHRUBS**



WHITE-NECK ORANGE (Growth of SAR LA)



FLOWERING ROCKROSE (Ceanothus Red LA)

**ORNAMENTAL SHRUBS**



PENDANT ROSE - 'WEDDING BELLS' (Growth of SAR LA)



BLUE LEAF HYDRANGEA - (Shrubla Dendrobium, Victoria)

**SMALL & ROSSELL**  
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Design@smallrossell.com  
www.smallrossell.com

Project: \_\_\_\_\_  
Client: \_\_\_\_\_  
Date: \_\_\_\_\_

Blain Mundy Residences  
415 Kinnear Street, Everett, WA

**FENCING AND PLANTING DETAILS**

Scale: \_\_\_\_\_

**L2**

# Trees

We had hoped to retain the cluster of blue spruce trees at the corner of Kinver and Heald Streets.

However, an arborist's report we commissioned in April 2020 from Talbot Mackenzie and Associates concludes that of the six trees in the cluster, five are in fair to poor condition and one is dead.

The “relative tolerance rating” of all five living trees, which describes their ability to withstand construction-related impacts such as root pruning and soil disturbance, is described by the report as “poor.”

Roots from some of the trees are already visible on the surface of the lawn, including at least one large root that reaches the corner of the existing house.

We believe these trees were either planted when the existing house was built in 1948, or existed on the lot before that time.

We are concerned that trees of this size and in this condition — particularly if their root system is undermined by construction — have the potential to be blown down in a windstorm, similar to what happened to a large tree nearby on Swinford Street in late 2020.









## How does our project fit in with Esquimalt's goals?

Objectives from Township of Esquimalt official community plan (June 25, 2018)

*Support the inclusion of secondary suites within present and proposed low density residential land use designated areas.*

Our project includes two secondary suites.

*Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents.*

Our plan is suitable for both multi-generational families who want separate living quarters and residents who need income from a rental suite.

*Encourage the development of rental accommodation designed for a variety of demographic household types, including young families.*

We are creating three-bedroom upper units suitable for families and two-bedroom suites that will work for a variety of renters.

*Encourage the provision of missing middle housing types such as two-unit dwellings (duplexes), townhouses and small lot infill as one avenue to address housing affordability.*

Duplex units with rental suites address the issue of housing affordability.



Recommendations from Designing Density: Social connectedness in multi-family housing (December 2019)

***Locate multi-family housing, especially those with larger units, on quiet streets wherever possible.***

Our property is on a quiet residential street.

***Ensure that all residents are within reasonable walking distance of a park or greenspace.***

We are a block away from Bullen Park and within a short walk of MacAulay Point Park and Saxe Point Park.

***Promote a wide range of housing forms in residential neighbourhoods currently zoned for single-family homes.***

Our project offers two 3-bedroom units suitable for families and two 2-bedroom units that can be used for extended family or to generate rental income.

***Encourage multi-family developments to include garden plots.***

We will have a large kitchen garden that can be shared by all 4 units.

***Support active transportation (transit, cycling and walking)***

We are within a block of bus routes and designated bikeways on Lyall and Lampson streets, and two blocks from bus routes on Esquimalt Road.