



ZONING BYLAW SUMMARY

ZONE:
EXISTING: RM-4

SITE COVERAGE:
EXISTING: F.A.R.: 1.0
LOT COVERAGE (30%): 463.41

SETBACKS:
FRONT SETBACK: 7.5m
SIDE SETBACK: 6m
REAR SETBACK: 7.5m

MAX BUILDING HEIGHT: 11m

PARKING ANALYSIS:
PARKING STALLS REQUIRED: 44 STALLS
ACCESSIBLE STALLS REQUIRED (2 FOR EVERY 50 STALLS): 2

SMALL CARS STALLS ALLOWED (UP TO 50% OF REQ. PARKING)

LOADING STALL: NOT REQUIRED

PROPOSED NEW ZONING

SITE COVERAGE:
PROPOSED: F.A.R.: 1.99
LOT COVERAGE (60%)

SETBACKS:
FRONT SETBACK: 5.3m
WEST SIDE SETBACK: 6.4m
EAST SIDE SETBACK: 5.25m
REAR SETBACK: 6.2m

MAX BUILDING HEIGHT: 21.4m

PARKING ANALYSIS:
PARKING RATIO - PER DWELLING UNIT
PARKING STALLS PROPOSED: 44 STALLS
ACCESSIBLE STALLS PROPOSED (2 FOR EVERY 50 STALLS): 2

SMALL CARS STALLS ALLOWED (UP TO 50% OF REQ. PARKING): 45%

LOADING STALL PROPOSED: 1

BICYCLE PARKING:
BICYCLE STALLS PROPOSED: 77 + 6 VISITORS @ GROUND LEVEL

BUILDING DESCRIPTION:

THE PROPOSED SIX STOREY BUILDING HAS FIVE LEVELS OF RESIDENTIAL APARTMENTS OVER 2 LEVELS OF SURFACE AND UNDERGROUND PARKING. THE MAIN FLOOR HAS THE ENTRY LOBBY, AMENITIES AND A LIVE WORK UNIT.

USES:

NEIGHBOURHOOD COMMERCIAL MIXED-USE

SITE AREA: 1,544.71 sm (16,627 sq ft.)

FLOOR SPACE RATIO: 2.0 : 1 FAR
PERMITTED: 1.99 : 1 FAR (33,195 sq ft.)
PROPOSED:

SITE COVERAGE: 50 %

OPEN SITE SPACE: 50 %

USABLE OPEN SPACE: 115.95 sm (1,248 sq ft.)

GRADE OF BUILDING: 23.50 (Esquimalt Road)

HEIGHT OF BUILDING: 21.4 m
PROPOSED: 17.2 m per BC Building Code

NUMBER OF STOREYS: 06

SUITE SUMMARY:

| | | | |
|----------------|-------------|----------|------------------|
| Studio: | 08 suites @ | 418 sf = | 3,344 |
| 1 Bed: | 15 suites @ | 480 sf = | 7,200 |
| 1 Bed (Angle): | 08 suites @ | 505 sf = | 4,040 |
| 1 Bed / Den: | 05 suites @ | 570 sf = | 2,850 |
| 2 Bed: | 20 suites @ | 690 sf = | 13,800 |
| 3 Bed: | 02 suites @ | 923 sf = | 1,840 |
| Live Work: | 01 suite @ | 620 sf = | 620 |
| TOTAL: | | | 59 SUITES |

PROJECT DESCRIPTION

CIVIC ADDRESS:
861-865 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

LEGAL DESCRIPTION:
LOT 9-10 SECTIONS 11, ESQUIMALT DISTRICT, PLAN 285

CURRENT ZONING: RM-4

PROJECT DIRECTORY

REGISTERED OWNER

861-865 Esquimalt Holdings Ltd
568 Steeles Avenue
Victoria, B.C.
V8E 2A9

Neil McLaughlin
Tel: 250.213.7999
email: nml@incluh.ca

ARCHITECT

dHKA Architects
977 Fair Street
Victoria, BC
V8P 9P3

Rao Wheeler Architects ABC
Tel: 250.668.3367
email: rwa@dHka.ca

PLANNER

Townsquare
Victoria, BC

Jennifer Kay
email: jennifer@townsquare.ca

CMVL

EA
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Victoria, BC
V8Z 4B7

Ross Turk
Tel: 250.727.2214
email: rturk@vanderson.com

STRUCTURAL

RAC
1515 Douglas St #330
Victoria, BC
V8W 2S3

Leon Pitt
Tel: 250.361.6044
email: lpitt@rac.ca

ELECTRICAL

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5550 Glenford Rd #500
Victoria, BC
V8Z 8T8

Bal Kaur
Tel: 250.694.0702
email: Bal.Kaur@seecengr.com

MECHANICAL

AME
721 Johnson Street
Victoria, BC
V8W 1M8

Tap Wadhawan
Tel: 250.382.5899
email: TapWadhawan@amngroup.ca

LANDSCAPE

LADR
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Victoria, BC
V8P 1M5

Chris Windback
Tel: 250.588.0705
email: cwindback@victoria.ca

ARBORIST

GVEKASSOC
108-800 Kelly Rd.
V8B 6J9

Sherry Gue
Tel: 250.624.8333
email: sherry@greenandassociates.ca

| Date | Issue | Comments | Author |
|-----------|---------------|----------|--------|
| 15 NOV 24 | ISSUED FOR CP | | AD01 |
| 15 NOV 24 | Design | | RAW |
| 15 NOV 24 | EIS | | RAW |
| 15 NOV 24 | 1:100 | | 2381 |

861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Data Summary





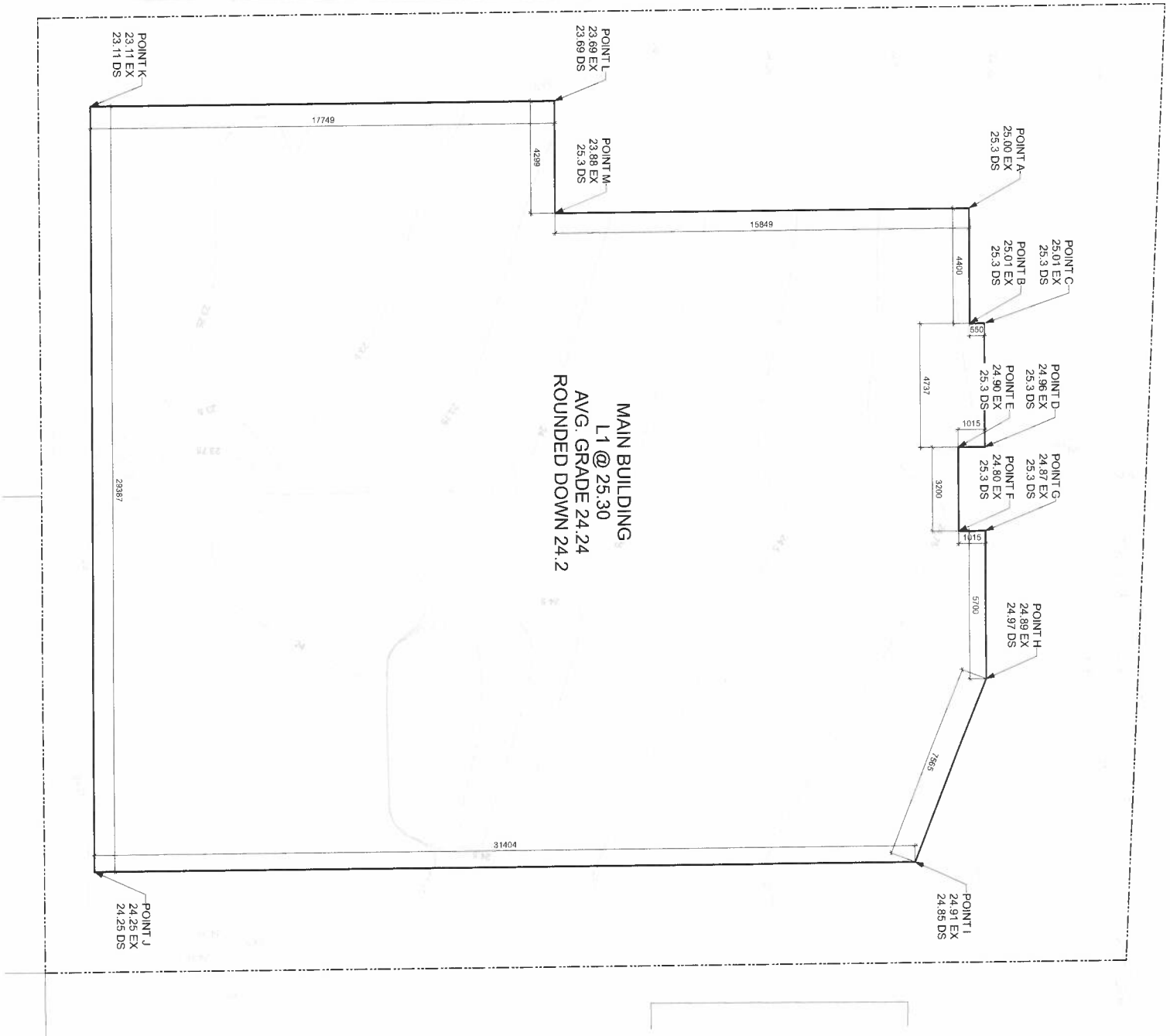
1 Site Plan
A002 Scale: 1:200

| NO. | DATE | DESCRIPTION | ISSUED FOR (P) |
|-----|-----------|-----------------|----------------|
| 1 | 15 NOV 24 | CONCEPT | A002 |
| 2 | 15 NOV 24 | SCHEMATIC | RAW |
| 3 | 15 NOV 24 | PERMIT/AS-BUILT | 2381 |

861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Site Plan

dhka
A002

dhka
9777 Fort Street V8V 3K3
1-250-658-3367
1-250-585-5810
10700 Highway 100, Suite 100
V8L 4L1



| AVERAGE GRADE CALCULATION (in meters) | | | | | |
|---------------------------------------|----------|-------|---------------|---------|---------|
| EAST BUILDING GRADE POINT | DISTANCE | START | END | AVERAGE | TOTAL |
| A-B | 4.40 | 25.0 | 25.3 | 25.2 | 110.7 |
| B-C | 0.55 | 25.0 | 25.0 | 25.0 | 13.8 |
| C-D | 4.73 | 25.0 | 25.0 | 25.0 | 118.2 |
| D-E | 1.01 | 25.0 | 24.9 | 24.9 | 25.2 |
| E-F | 3.20 | 24.9 | 24.8 | 24.9 | 79.5 |
| F-G | 1.01 | 24.8 | 24.9 | 24.8 | 25.1 |
| G-H | 5.70 | 24.9 | 24.9 | 24.9 | 141.8 |
| H-I | 7.56 | 24.9 | 24.9 | 24.9 | 189.2 |
| I-J | 31.40 | 24.9 | 24.3 | 24.6 | 771.8 |
| J-K | 29.38 | 24.3 | 23.1 | 23.7 | 695.7 |
| K-L | 17.74 | 23.1 | 23.7 | 23.4 | 415.1 |
| L-M | 4.29 | 23.7 | 23.9 | 23.8 | 102.0 |
| M-A | 15.84 | 23.9 | 25.0 | 24.4 | 387.1 |
| TOTAL | 126.81 | | | | 3,074.3 |
| | | | AVERAGE GRADE | | 24.25 |

1 Average Grade
A003 Scale: 1:100



861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Average Grade

dhKa A003

15 NOV 24 ISSUED FOR DP
15 NOV 24
ESG
RAW
2361

11-250-658-3387
11-250-586-5810

BC LAND SURVEYORS SITE PLAN OF:

Civic: 861 and 863 Esquimalt Road

**Legal Lots 9-10, Section 11,
Esquimalt District, Plan 265**

Parcel Identifier: 001-180-991 (Lot 9) and
015-233-227 (Lot 10)
In the Township of Esquimalt

SCALE 1 : 150



All distances are shown in metres.
Plot on 18" x 24" (Arch C) sheet.

LEGEND

- Elevations are to geodetic datum.
- — — — — denotes — existing elevation on to of retaining wall
 - — — — — denotes — existing elevation on to of retaining wall
 - MH — — — — — denotes — Manhole
 - MHD — — — — — denotes — Manhole — Drain
 - UP — — — — — denotes — Utility Pole
 - WM — — — — — denotes — Water Meter

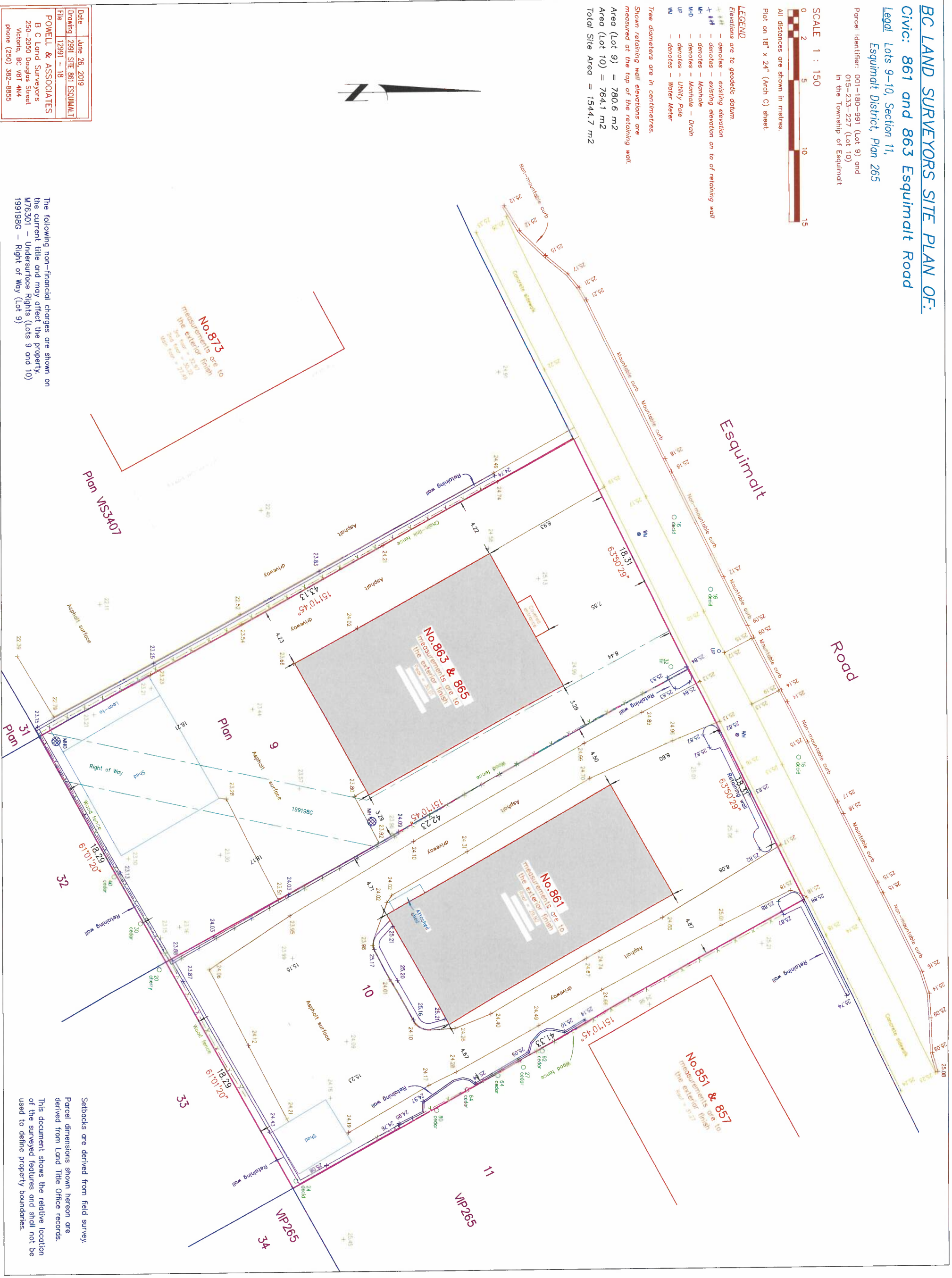
Tree diameters are in centimetres.

Shown retaining wall elevations are measured at the top of the retaining wall.

Area (Lot 9) = 780.6 m²

Area (Lot 10) = 764.1 m²

Total Site Area = 1544.7 m²

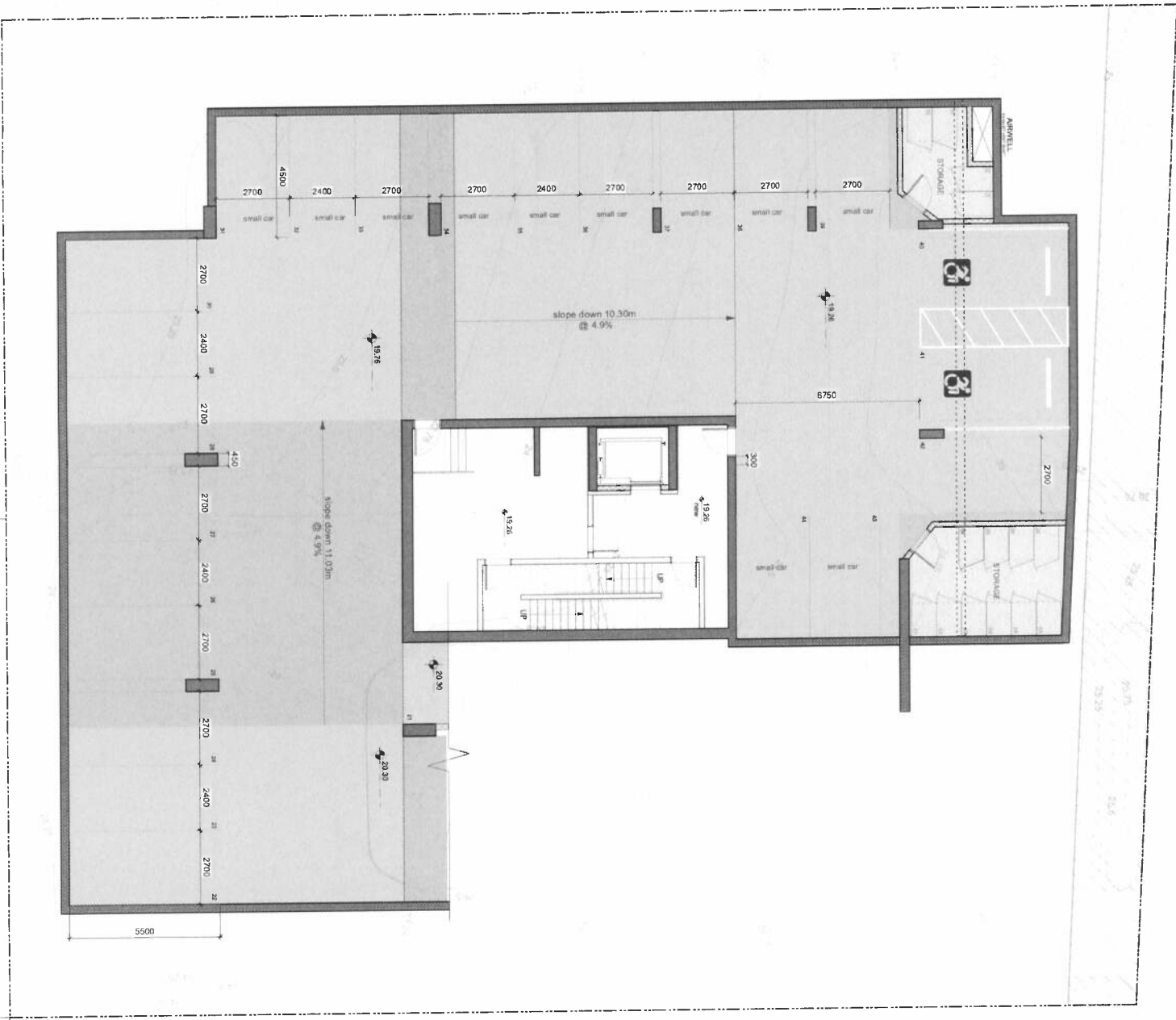


| | |
|---------|-------------------------|
| Date | June 26, 2019 |
| Drawing | 2391 SITE 861 ESQUIMALT |
| File | 12991 - 18 |

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

The following non-financial charges are shown on the current title and may affect the property.
M76301 — Undersurface Rights (Lots 9 and 10)
1991986 — Right of Way (Lot 9)

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.



1 Parking Plan
A101
Scale: 1:100

| Development Data | | | |
|-------------------|-----------|------------|--------------|
| Site Area | 16,627.15 | FAR | (sq ft) |
| FAR (2.0) | 1,9964 | Main | 620 |
| Cover. | 50% | Typical | 6,515 32,575 |
| Footprint | 8,310 | Total Area | 33,195 |
| Usable Open Space | 1,247 | | 7.5% |

| Unit Mix | | | | | | | | | | |
|--------------|------|-----------|---------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Type | Area | Count | Actual % | L1 | L2 | L3 | L4 | L5 | L6 | |
| Live-Work | 620 | 1 | 1.7% | 1 | 0 | 0 | 0 | 0 | 0 | |
| Studio | 418 | 8 | 13.6% | 0 | 2 | 2 | 2 | 2 | 0 | |
| 1-Bed | 480 | 15 | 47.5% | 0 | 3 | 3 | 3 | 3 | 3 | |
| 1-Bed Angle | 505 | 8 | | 0 | 2 | 2 | 2 | 2 | 0 | |
| 1-Bed + Den | 562 | 5 | | 0 | 1 | 1 | 1 | 1 | 1 | |
| 2-Bed | 680 | 20 | 33.9% | 0 | 4 | 4 | 4 | 4 | 4 | |
| 3-Bed | 923 | 2 | 3.4% | 0 | 0 | 0 | 0 | 0 | 2 | |
| Total | | 59 | 100.0% | 0 | 12 | 12 | 12 | 12 | 12 | 10 |

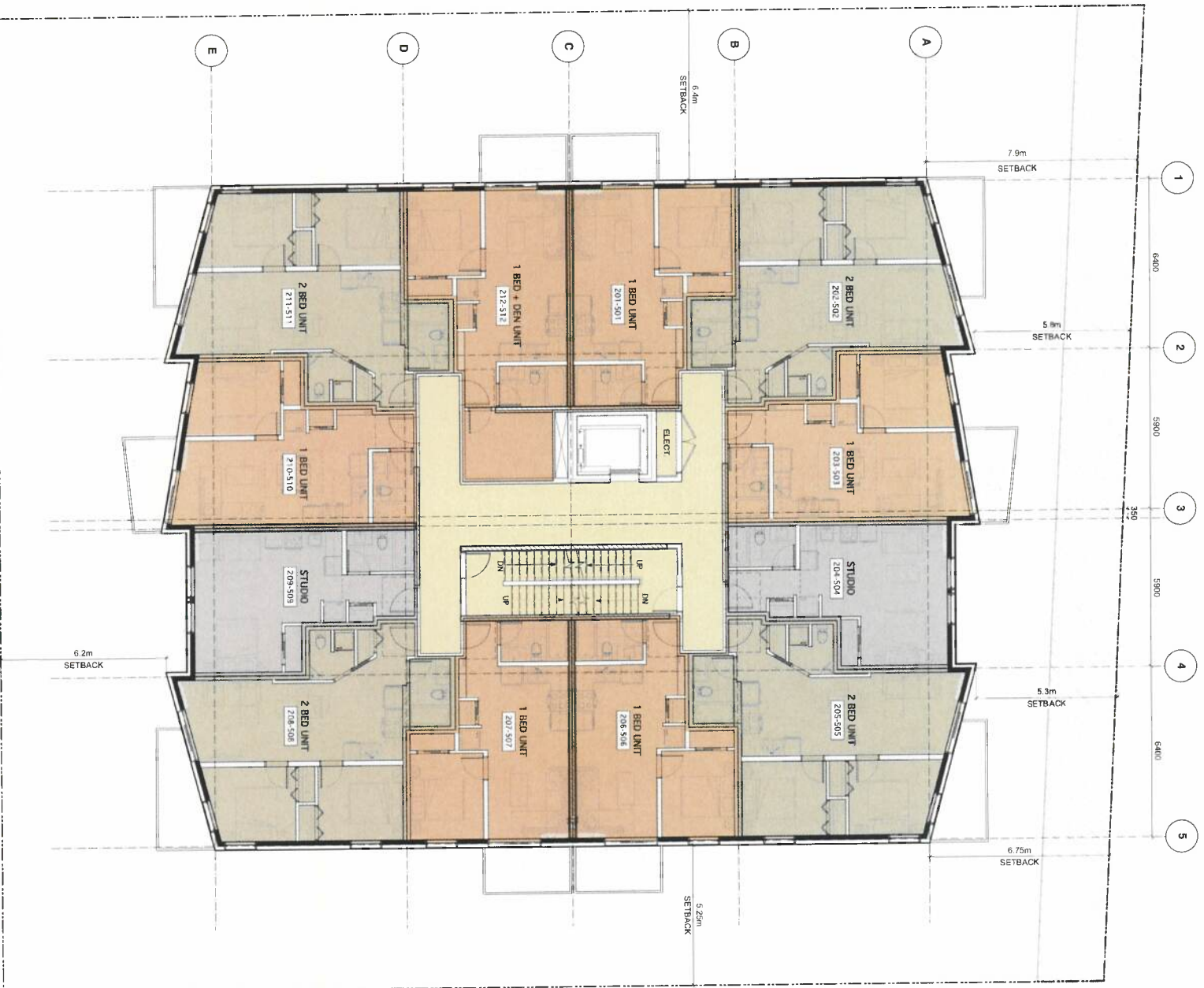
| Parking Ratio | | | | Bicycle Ratio | | | | | | | |
|---------------------|------|-------------|-------------|---------------|------------|----|----|----|----|----|----|
| Type | Area | Count | Actual % | Long-Term | Short-Term | L1 | L2 | L3 | L4 | L5 | L6 |
| Studio | 0.5 | 8 | 4.0 | 1 | 8 | | | | | | |
| 1-Bed | 0.6 | 24 | 14.4 | 1 | 24 | | | | | | |
| 1-Bed + Den | 0.6 | 5 | 3.0 | 1 | 5 | | | | | | |
| 2-Bed | 0.8 | 20 | 16.0 | 1.5 | 30 | | | | | | |
| 3-Bed | 0.8 | 2 | 1.6 | 1.5 | 3 | | | | | | |
| Live-Work | 1 | 1 | 1 | 1 | 1 | | | | | | |
| Total | | 40.0 | 40.0 | | | | | | | | |
| Car Share Reduction | | 5% | | | | | | | | | |
| Visitor p/ Unit | 0.1 | | 5.9 | | | | | | | | |
| Required | | | 43.9 | | | | | | | | |
| Provided | | | 44 | | | | | | | | |

15 NOV 24
1100
ISSUED FOR DP
A101
RAW
2361

861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Parking Plan

dhKa A101

11-250-658-3397
11-250-585-5810
977 Fort Street, V8V 3K3
Nanaimo
102-5150 Dufferin Way, V8T 0H2



1 Typical Floor (L2-L5)
A103 Scale: 1:100



2 Level 6
A103 Scale: 1:100



861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Floor Plans

| | | |
|-----------|-----------|---------------|
| 15 NOV 24 | 15 NOV 24 | ISSUED FOR IP |
| 15 NOV 24 | 15 NOV 24 | A103 |
| E05 | RAW | RAW |
| 1100 | 2451 | |

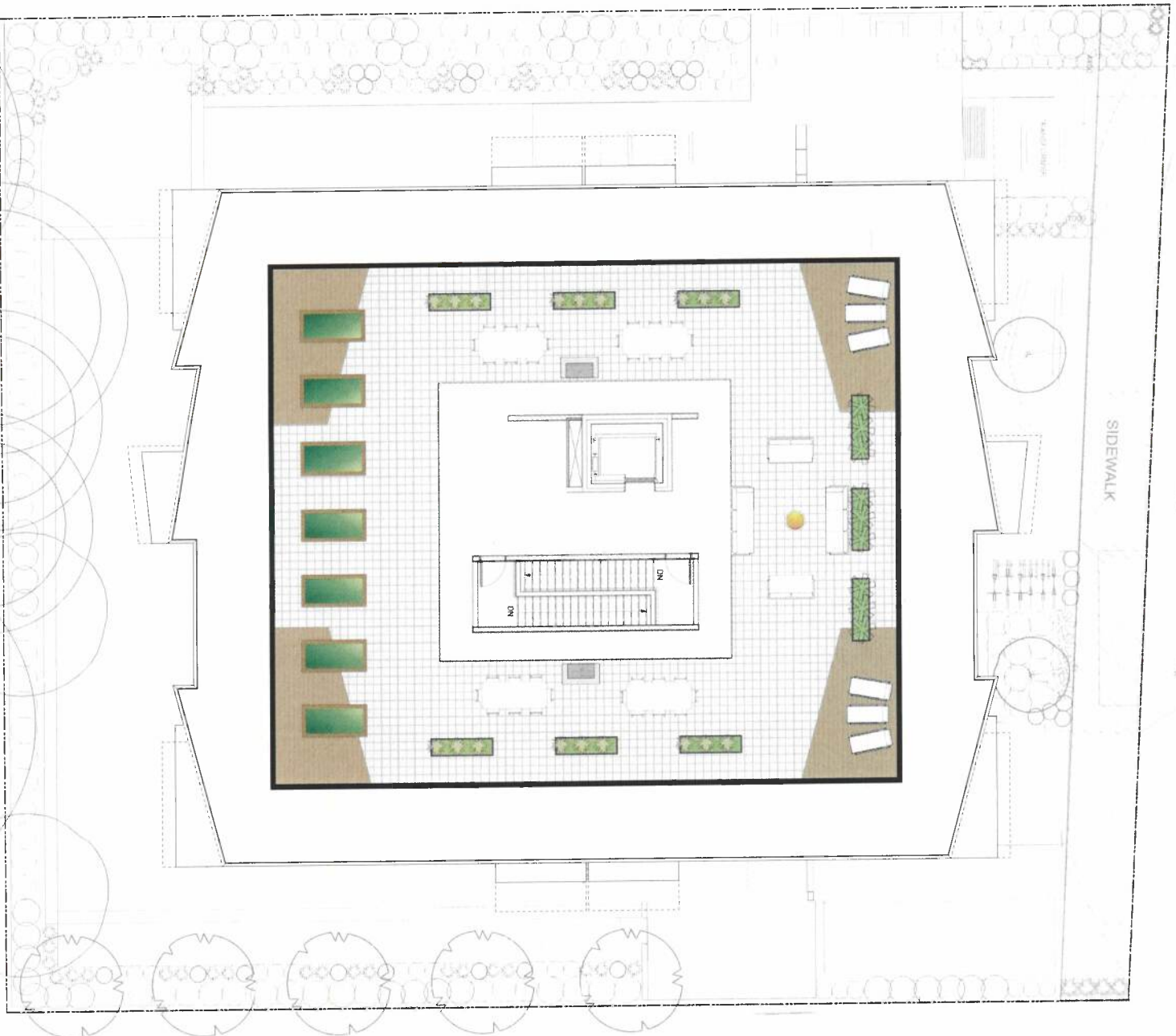
NOTE: All dimensions are in millimeters.

ESQUIMALT ROAD

BOULEVARD

PARKADE ENTRANCE

SIDEWALK

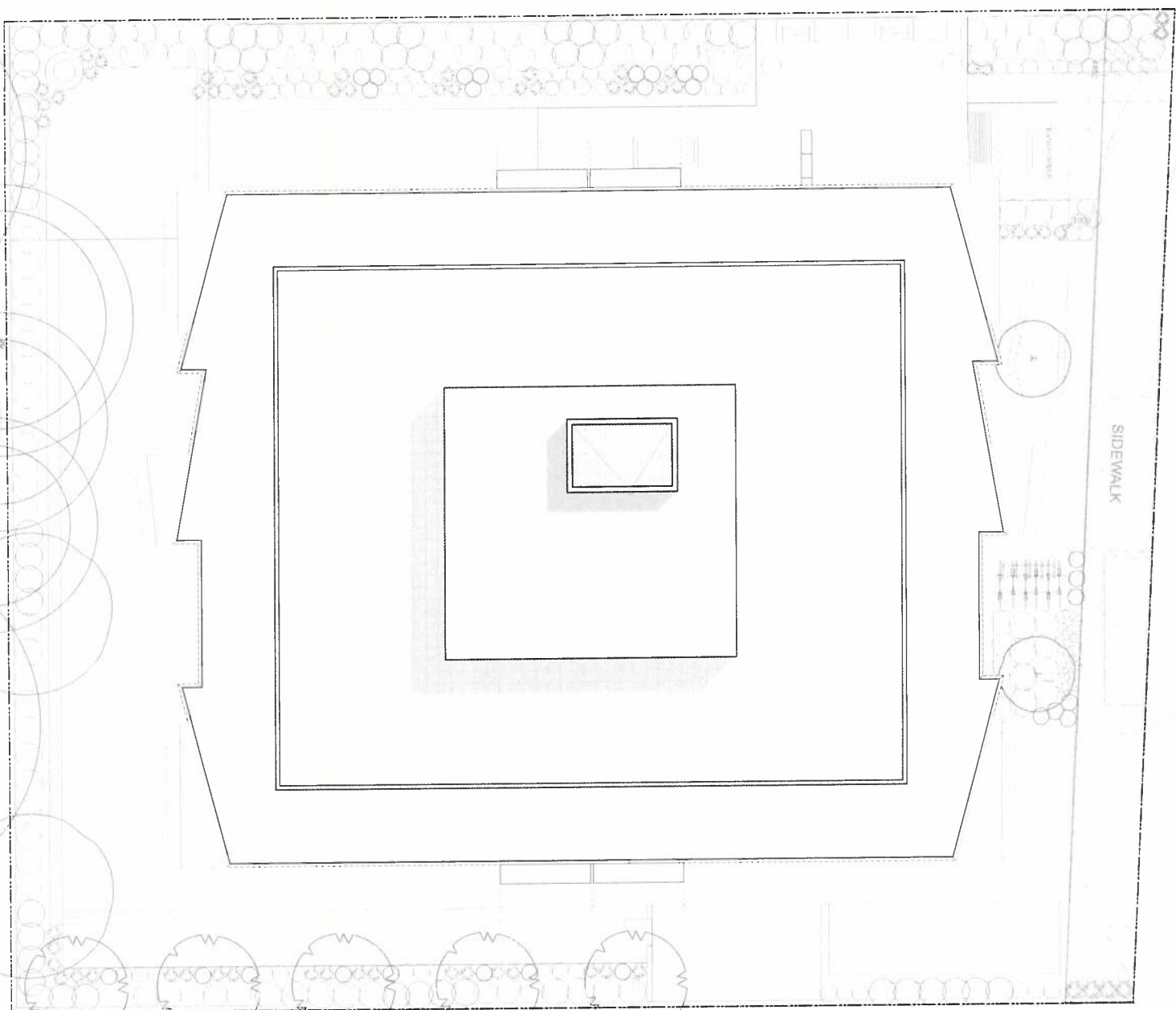


1 Roof Amenity Plan
A104
Scale: 1:100

BOULEVARD

ENTRANCE

SIDEWALK



2 Roof Plan
A104
Scale: 1:100

15 NOV/24
15 NOV/24
EIS
1:100
RAW
2361

861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Roof Plans

dhKa
A104

ARCHITECTS
Vancouver
9777 Ford Street, VANV 3K3
Nanaimo
102-1180 Duden Way, V9T 0A2
1-250-698-3867
1-250-595-5810
www.dhka.com
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1 2 BED UNIT
A105 Scale: 1:50



3 LIVE-WORK UNIT
A105 Scale: 1:50



2 3 BED UNIT
A105 Scale: 1:50



4 STUDIO
A105 Scale: 1:50

| | | | | | |
|-------|-----------|---------|-----------|------------|----|
| Appr | 15 NOV 24 | DATE | 15 NOV 24 | ISSUED FOR | CP |
| Prep | 15 NOV 24 | DATE | 15 NOV 24 | ISSUED FOR | CP |
| Check | 15 NOV 24 | DATE | 15 NOV 24 | ISSUED FOR | CP |
| Scale | 1:50 | PROJECT | RAW | ISSUED FOR | CP |
| Sheet | 2381 | PROJECT | RAW | ISSUED FOR | CP |

NOTE: ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE SPECIFIED.

861 Esquamalt
861-865 Esquamalt Rd
Esquamalt BC
Unit Layout



dHka
Victoria
977 Ford Street V8V 3K3
Tel: 1-250-586-5810
Fax: 1-250-586-5810
www.dhka.com



1 1 BED UNIT
A106 Scale: 1:50



2 1 BED UNIT
A106 Scale: 1:50



3 1 BED + DEN UNIT
A106 Scale: 1:50

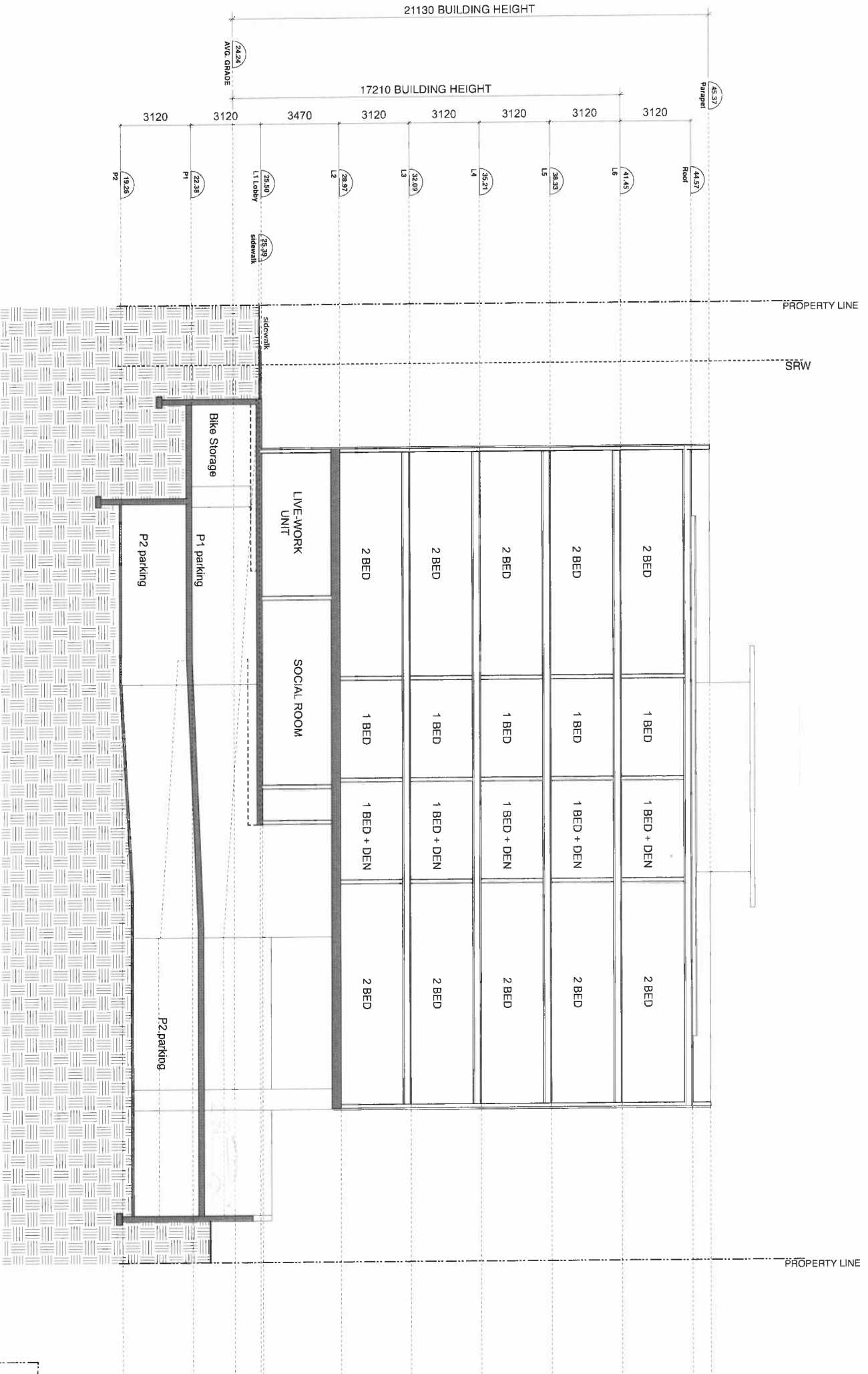
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|-----|-----------|---------------|----------------|
| 1 | 15 NOV/24 | ISSUED FOR CP | A106 |
| 2 | 15 NOV/24 | REVISED | RAW |
| 3 | 15 NOV/24 | REVISED | 2381 |

NOTE: ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

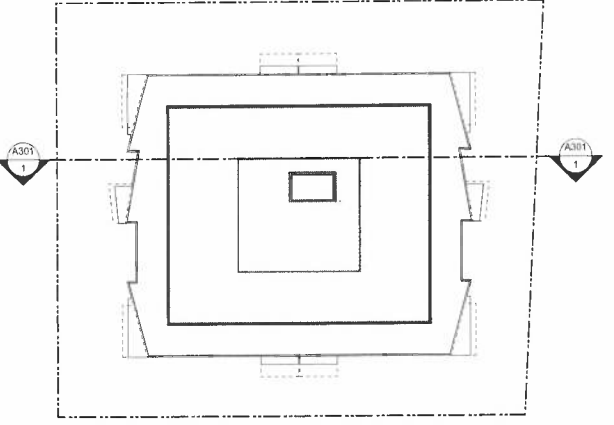
861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Unit Layout

DKA A106

DKA Architects
9777 Port Street, V8V 3K3
Nanaimo
102-5190 Dulcan Way, V8T 0H2
1-250-658-3867
1-250-585-5810
www.dka.ca



1 Section A
A301
Scale: 1:100

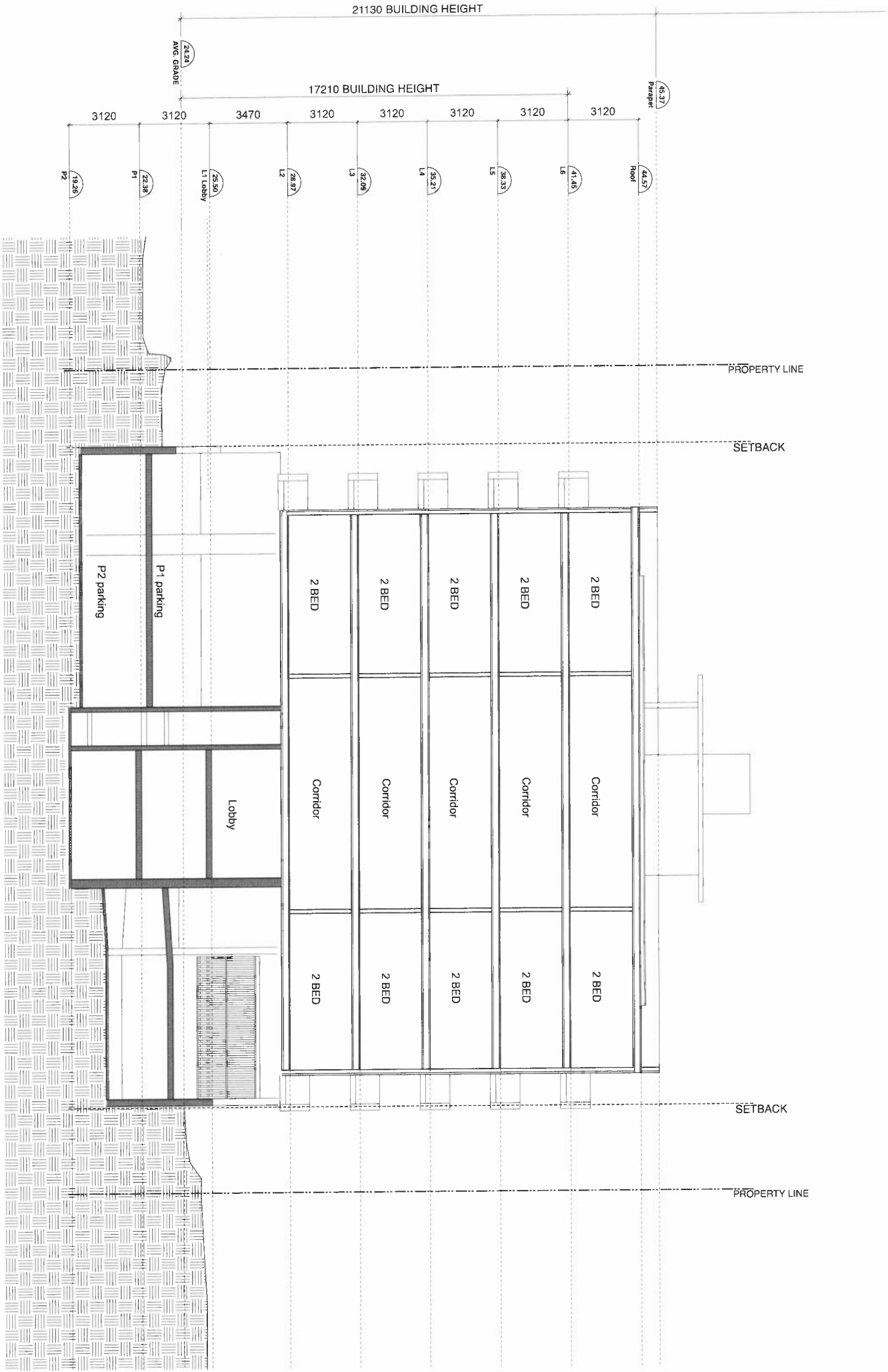


15 NOV 24
15 NOV 24
EGS
1:100
ISSUED FOR OP
A301
RAW
2381

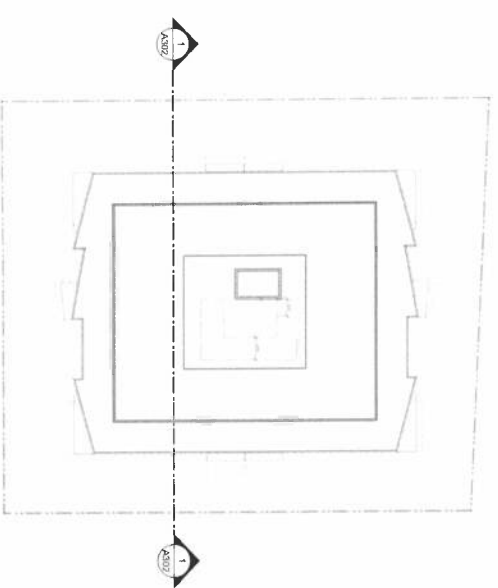
861-865 Esquimalt
861-865 Esquimalt
Esquimalt BC
Section A

DKa A301

DKArchitects
977 Ford Street, V8V 3K3
Nanaimo
102-5190 Duden Way, V8T 0K2
1-250-658-3897
1-250-585-5810
www.dkarchitects.com



1 Section B
A302 Scale: 1:100

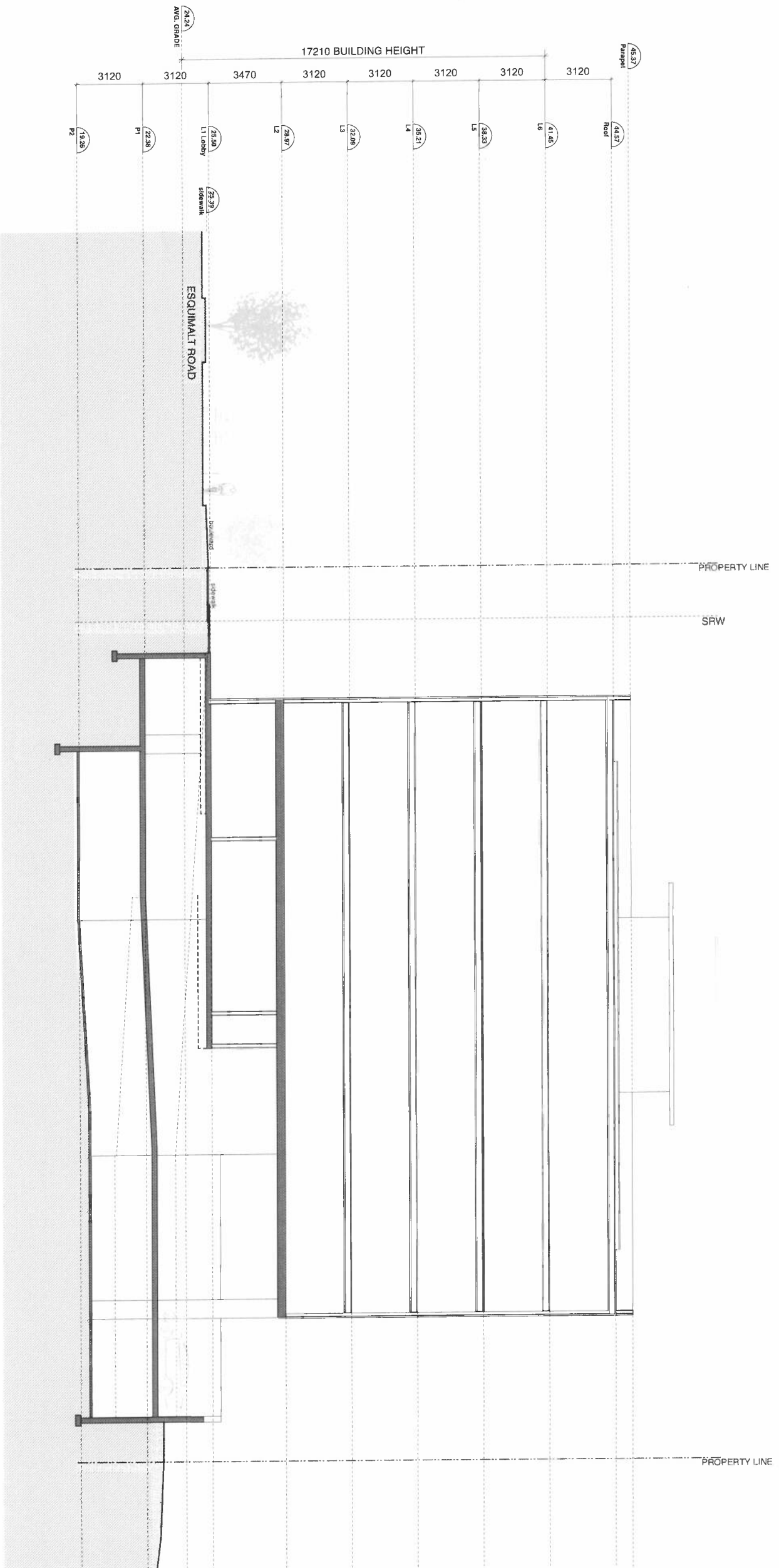


| Rev | Date | Description | Issued For |
|-----|--------|-------------|---------------|
| 15 | NOV/24 | 15 NOV/24 | ISSUED FOR DP |
| 14 | NOV/24 | 15 NOV/24 | A302 |
| 13 | NOV/24 | 15 NOV/24 | RAW |
| 12 | NOV/24 | 15 NOV/24 | 2361 |

861-865 Esquimalt
861-865 Esquimalt
Esquimalt BC
Section B

DKA A302

DKA Architects
9777 Port Street V8V 3K3
Nanaimo
102-5190 Duden Way V8T 0H2
Tel: 250-250-3850
Fax: 250-250-3851
www.dka.ca



1 Site Section
A303 Scale: 1:100

| Rev | Date | Description | ISSUED FOR |
|-----|-----------|-------------|------------|
| 1 | 15 NOV 24 | CONCEPT | A303 |
| 2 | 15 NOV 24 | PERMITTING | RAW |
| 3 | 15 NOV 24 | FINAL | 2061 |

861-865 Esquimalt

861-865 Esquimalt

Esquimalt BC

Site Section



DHKA
 977 Fort Street, Vancouver, BC
 1-250-699-3867
 102-1180 Dohen Way, Victoria, BC
 1-250-585-5810
 www.dhka.com

- MATERIALS SCHEDULE**
- 1 VERTICAL Siding (METAL OR FIBER CEMENT)
 - 2 PREFINISHED METAL FLASHING
 - 3 WOOD TONE CLADDING
 - 4 ARCHITECTURAL CONCRETE
 - 5 PERFORATED POWDER COATED ALUMINUM
 - 6 PREFINISHED GUARD RAIL - METAL & GLASS
 - 7 VINYL WINDOWS AND DOORS
 - 8 WOOD TONE SOFFIT
 - 9 WOOD FENCE / SLAT FENCE PANEL



1 North Elevation
A401
Scale: 1/100



2 West Elevation
A401
Scale: 1/100

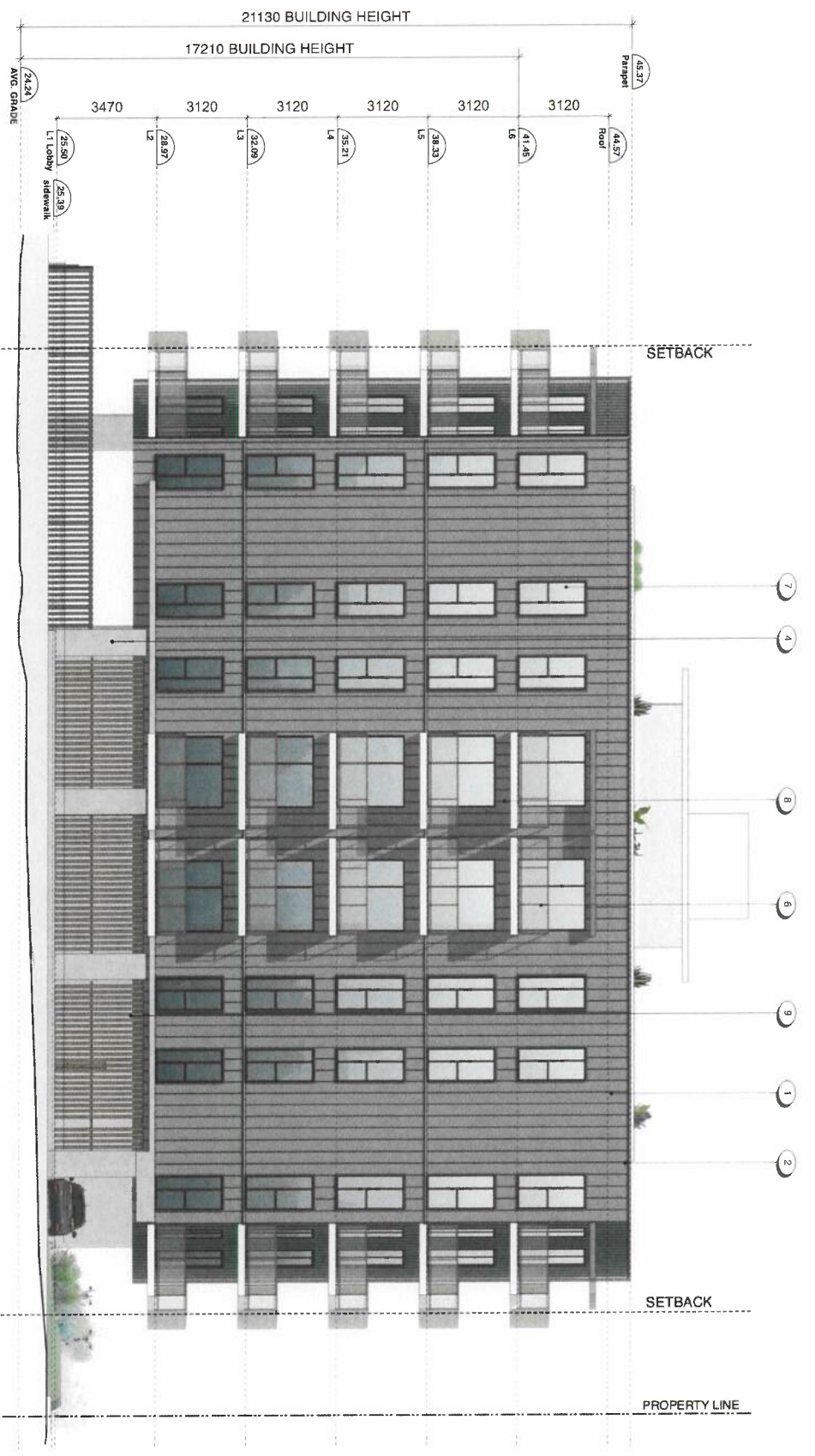
15 NOV/24
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2381

861-865 Esquimalt
861-865 Esquimalt
Esquimalt BC
Elevations

dtk-a
A401

dtkarchitects
9777 Ford Street V8V 3K3
Nanaimo
102-5190 Dundas Way V8T 0P2
1-250-456-3367
1-250-986-5810
www.dtkarchitects.com

- MATERIALS SCHEDULE**
- 1 VERTICAL SOUNG (METAL OR FIBER CEMENT)
 - 2 PREFINISHED METAL FLASHING
 - 3 WOOD TONE CLADDING
 - 4 ARCHITECTURAL CONCRETE
 - 5 PERGRAATED POWDER COATED ALUMINUM
 - 6 PREFINISHED GUARD RAIL, METAL & GLASS
 - 7 VINYL WINDOWS AND DOORS
 - 8 WOOD TONE SOFFIT
 - 9 WOOD FENCE / SLAT FENCE PANEL



15 NOV 24
 15 NOV 24
 EDS
 1:100
 RAW
 2361

861-865 Esquamalt
 861-865 Esquamalt
 Esquamalt BC
 Elevations

dHKA
A402

dHKA Architects
 Victoria
 877 Ford Street V8V 3K3
 102-5190 Oakden Way V8T 0H2
 T 1-250-658-3867
 T 1-250-585-5810
 F 1-250-585-5810
 www.dhka.com



1 Streetscape
A403
Scale: 1:150

| | | | | |
|-----|-----------|---------|------------|---------------|
| Rev | 15 NOV 24 | Issue | Submission | ISSUED FOR GP |
| 1 | 15 NOV 24 | Revised | Final | A403 |
| 2 | 15 NOV 24 | Revised | Final | PAW |
| 3 | 15 NOV 24 | Revised | Final | 2061 |

NOTE: All dimensions are shown in millimeters

861-865 Esquimalt
861-865 Esquimalt
Esquimalt BC
Streetscape

DKA
A403



| Date | By | Description | Issued For CP |
|-----------|-----|-------------|---------------|
| 15 NOV 24 | ESB | Revisions | |
| 15 NOV 24 | ESB | Revisions | A405 |
| 15 NOV 24 | ESB | Revisions | RAW |
| 15 NOV 24 | ESB | Revisions | 2361 |

NOTE: All dimensions are in millimeters

861-865 Esquimalt
861-865 Esquimalt
Esquimalt BC
Perspectives

d|K|A
A405

d|K|A architects
 Victoria Street V8V 3K3
 Nanaimo
 102-5190 Dublin Way V9T 0H2
 T 1-250-658-3367
 T 1-250-585-5810
 F 1-250-585-5810
 www.dka.ca



- MATERIALS SCHEDULE**
- 1 VERTICAL SLING (METAL OR FIBER GLASS)
 - 2 PREFINISHED METAL FLASHING
 - 3 WOOD TONE CLADDING
 - 4 ARCHITECTURAL CONCRETE
 - 5 PERFORATED POWDER COATED ALUMINUM
 - 6 PREFINISHED GLAZED BAL. METAL & GLASS
 - 7 VENT, WINDOWS AND DOORS
 - 8 WOOD TONE SMOOTH
 - 9 WOOD FENCE/ SLAT FENCE PANEL



15 NOV 24 ISSUED FOR IP

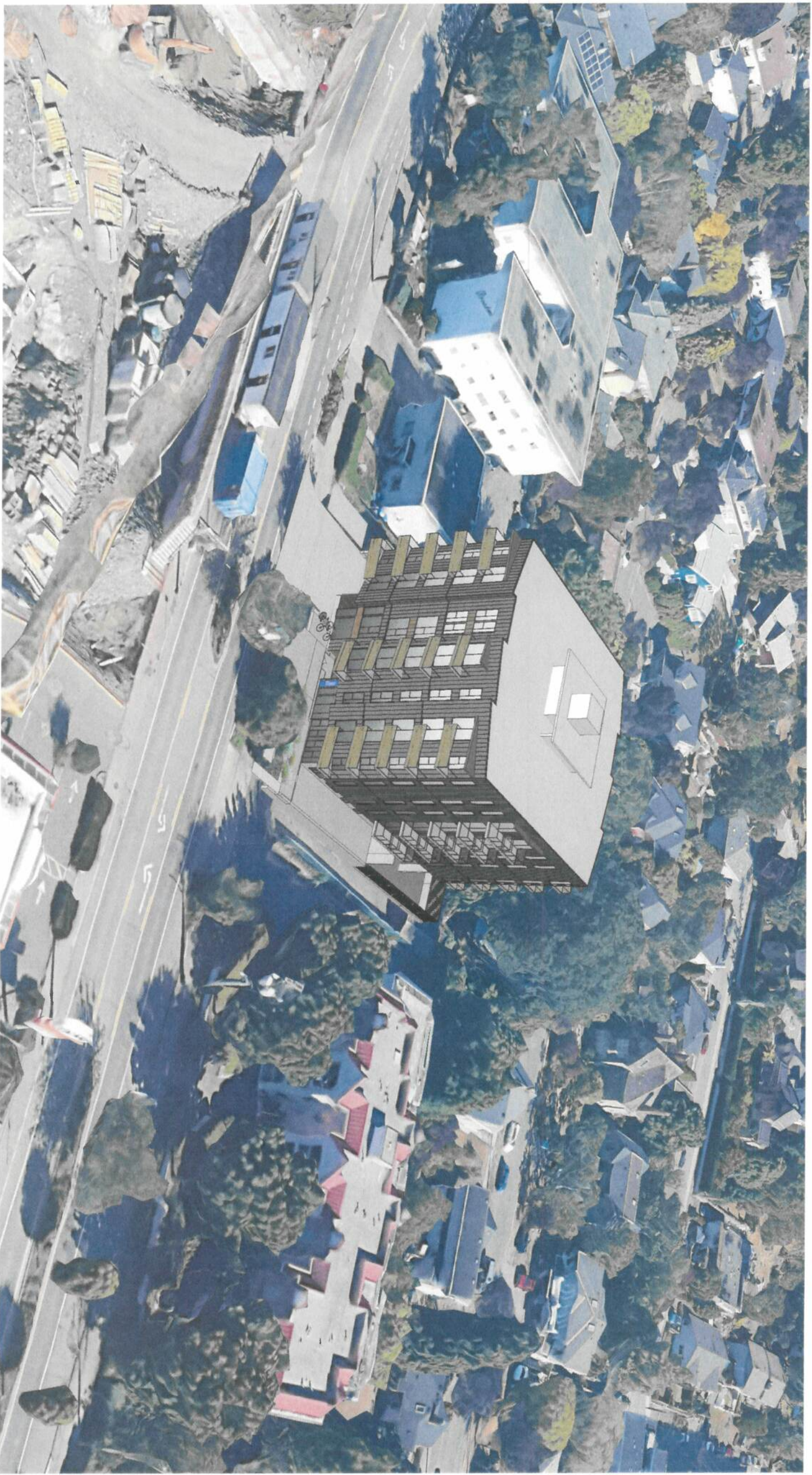
Rev: 15 NOV 24 15 NOV 24 15 NOV 24
 Drawn By: EDB
 Scale: 1:50
 RMM 2381

NOTE: ALL DIMENSIONS ARE SHOWN IN MILLIMETERS

861-865 Esquimalt
861-865 Esquimalt
 Esquimalt BC
 Material Board

dhKa A406

dhK Architects
 Victoria Street V8V 3K3
 Nanaimo 102-5190 Duffin Way V8T 0H2
 1-250-459-3367
 71-280-989-5810



| No. | Date | Description | Author |
|-----|--------|-------------|--------|
| 15 | NOV 24 | Design | AAJ |
| 16 | NOV 24 | Design | AAJ |
| 17 | NOV 24 | Design | AAJ |
| 18 | NOV 24 | Design | AAJ |
| 19 | NOV 24 | Design | AAJ |
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| 49 | NOV 24 | Design | AAJ |
| 50 | NOV 24 | Design | AAJ |
| 51 | NOV 24 | Design | AAJ |
| 52 | NOV 24 | Design | AAJ |
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| 100 | NOV 24 | Design | AAJ |

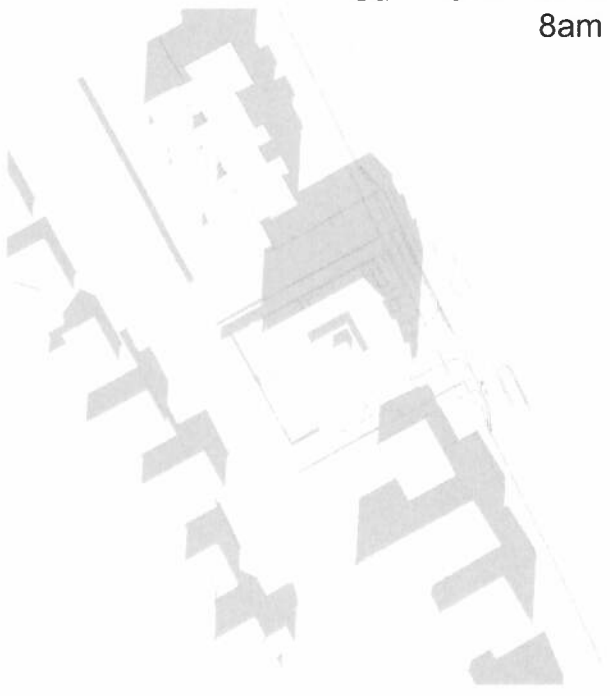
NOTE: ALL DIMENSIONS ARE SUBJECT TO REVISIONS.

861 Esquimalt
 861-865 Esquimalt Rd
 Esquimalt BC
 Building Context

dHKA A407

dHKA Architects
 1100 West Street, Vancouver, BC
 1-250-658-3867
 102-5190 Dublin Way, V8T 0H2 1-250-585-5810
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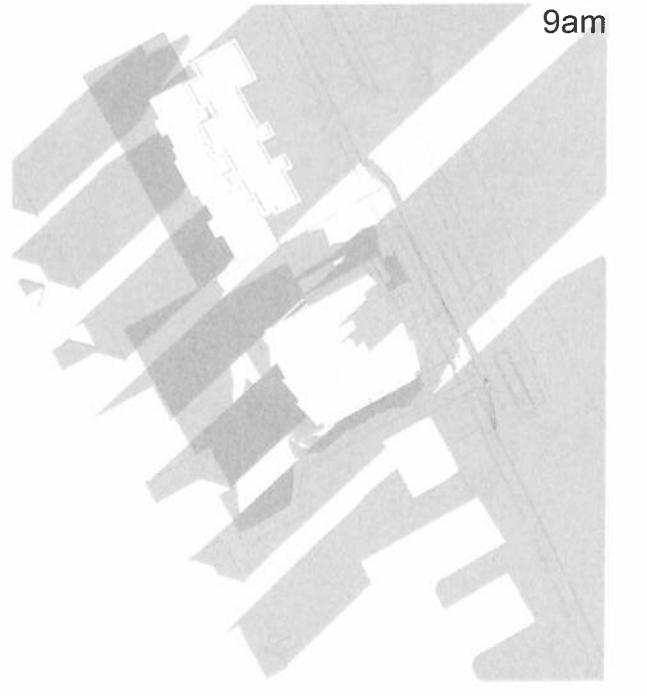
Summer Solstice
8am



Equinox
8am



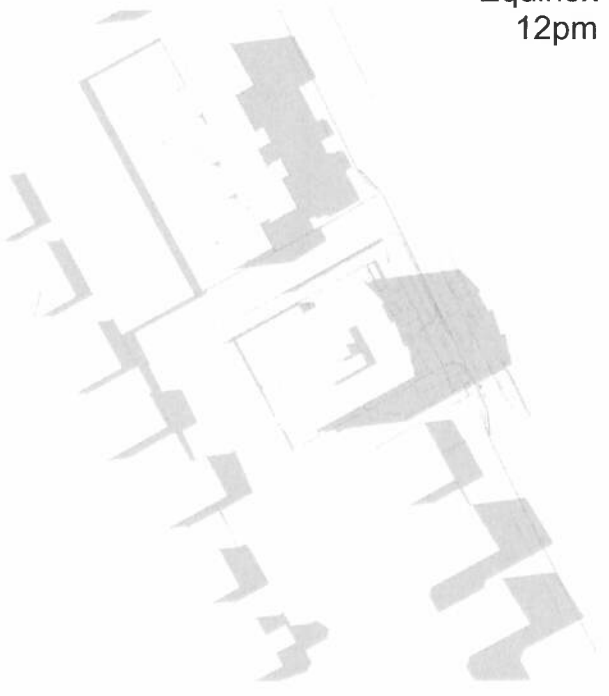
Winter Solstice
9am



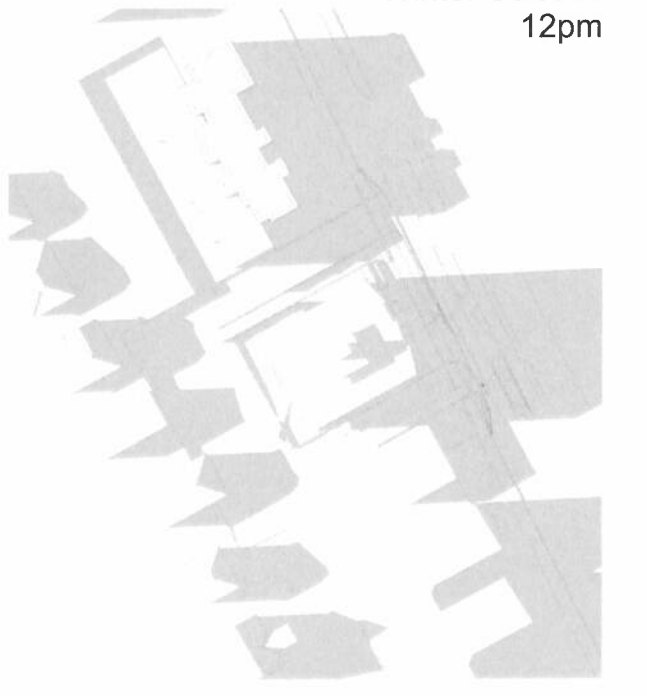
Summer Solstice
12pm



Equinox
12pm



Winter Solstice
12pm



Summer Solstice
4pm



Equinox
4pm



Winter Solstice
3pm

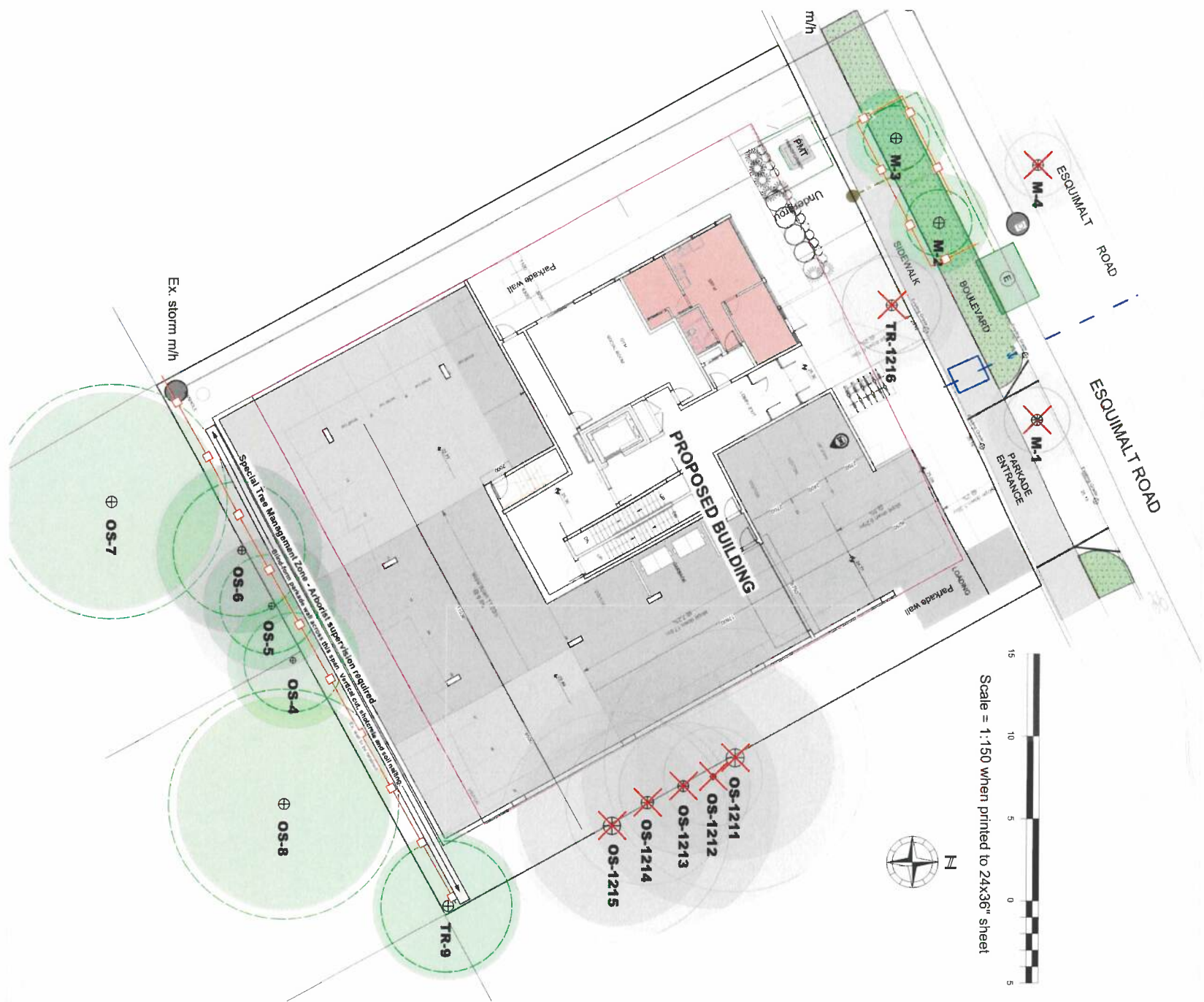


dhka
A501

861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Shadow Study

| Rev | Date | Description | ISSUED FOR |
|-----|-----------|-------------|------------|
| 1 | 15 NOV 24 | Issue for | ADP |
| 2 | 15 NOV 24 | Issue for | RMV |
| 3 | 15 NOV 24 | Issue for | Z361 |

dhkarchitects
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Scale = 1:150 when printed to 24x36" sheet



SUMMARY TREE STATISTICS

| CATEGORY | # OF TREES |
|---------------------------------------------------------|------------|
| Total number of trees indicated on Tree Management Plan | 16 |
| (Adjacent Off-site and Boundary Trees) | 4 |
| (On-site Invented/Unprotected Trees) | 10 |
| (On-site Bylaw/Protected Trees) | 1 |
| Proposed protected tree removals: | 0 |
| On-site tree | 0 |
| Boundary trees with adjoining private property | 4 |
| Municipal boulevard trees | 2 |
| Replacement Trees Required by Tree Bylaw | 11 |

TREE INVENTORY TABLE

| G&A Tree ID | Common Name | Botanical Name | DBH (cm) | CRZ (m) | Crown Spread (m) | Tree Height (m) | Structural Condition | Health | Location/Ownership | Retention Suitability | Construction Tolerance | Bylaw protected? | Comments | Action | Replacement Trees req'd |
|-------------|------------------|--------------------------------|----------|---------|------------------|-----------------|----------------------|--------|--------------------|-----------------------|------------------------|------------------|--------------------------------------------------------------------------------|--------------------|-------------------------|
| TR 9 | Plum | <i>Prunus sp.</i> | 35 | 5 | 10 | 13 | Fair | Good | On-site | Poor | Low | Yes | Multi-stemmed tree screening function out of the way. | Retain and protect | n/a |
| TR 1216 | White spruce | <i>Picea glauca</i> | 29 | 3 | 8 | 15 | Good | Good | On-site | Good | Moderate | No | | Remove | n/a |
| M 1 | Oyama Magnolia | <i>Magnolia sieboldii</i> | 16 | 2 | 6 | 7 | Good | Good | Municipal tree | Good | Low | Yes | Conflicts with parkade entrance | Remove | 1 |
| M 2 | Oyama magnolia | <i>Magnolia sieboldii</i> | 15 | 2 | 6 | 7 | Good | Good | Municipal tree | Good | Low | Yes | Between curb and sidewalk | Retain and protect | n/a |
| M 3 | Oyama magnolia | <i>Magnolia sieboldii</i> | 15 | 2 | 6 | 7 | Good | Good | Municipal tree | Good | Low | Yes | Between curb and sidewalk | Retain and protect | n/a |
| M 4 | Maple (Norway) | <i>Acer sp. (platanoides?)</i> | 20 | 3 | 8 | 7 | Good | Good | Municipal tree | Good | Moderate | Yes | Median tree - remove to facilitate access to site | Remove | 1 |
| OS 4 | Flowering cherry | <i>Prunus sp.</i> | 20 | 3 | 10 | 13 | Poor | Poor | Private off-site | Poor | Moderate | No | Low quality specimen | Retain and protect | n/a |
| OS 5 | Red cedar | <i>Thuja plicata</i> | 28 | 3 | 10 | 16 | Good | Good | Private off-site | Good | Low | Yes | | Retain and protect | n/a |
| OS 6 | Red cedar | <i>Thuja plicata</i> | 35 | 4 | 10 | 16 | Good | Good | Private off-site | Good | Low | Yes | | Retain and protect | n/a |
| OS 7 | Garry oak | <i>Quercus garryana</i> | 75 | 7 | 14 | 27 | Good | Good | Private off-site | Good | High | Yes | High quality specimen. Tree located by arborist. | Retain and protect | n/a |
| OS 8 | Garry oak | <i>Quercus garryana</i> | 65 | 7 | 14 | 30 | Fair | Fair | Private off-site | Good | High | Yes | Tree located by arborist. | Retain and protect | n/a |
| OS 1211 | Leyland cypress | <i>Cupressus x leylandii</i> | 85 | 8 | 12 | 30 | Fair | Good | Private off-site | Good | High | Yes | On top of shared, poor condition retaining wall. | Remove | 3 |
| OS 1212 | Leyland cypress | <i>Cupressus x leylandii</i> | 25 | 3 | 8 | 15 | Poor | Poor | Private off-site | Poor | High | No | Suppressed by adjacent trees. On top of shared, poor condition retaining wall. | Remove | n/a |
| OS 1213 | Leyland cypress | <i>Cupressus x leylandii</i> | 45 | 4 | 14 | 30 | Fair | Good | Private off-site | Good | High | Yes | On top of shared, poor condition retaining wall. | Remove | 1 |
| OS 1214 | Leyland cypress | <i>Cupressus x leylandii</i> | 50 | 5 | 16 | 30 | Fair | Good | Private off-site | Good | High | Yes | On top of shared, poor condition retaining wall. | Remove | 2 |
| OS 1215 | Leyland cypress | <i>Cupressus x leylandii</i> | 70 | 7 | 12 | 30 | Fair | Good | Private off-site | Good | High | Yes | On top of shared, poor condition retaining wall. | Remove | 3 |

Note: Off-site trees have been plotted in their approximate locations by the arborist.

TREE PRESERVATION MEASURES

- Site meeting to review Tree Plan: Before demolition and site preparation begin, the owner and contractor shall meet with the arborist to review the placement of fencing and other tree protection measures within the designated boundaries of all areas to be fenced and protected.
 - The Project Arborist shall clearly mark the boundaries of all areas to be fenced and protected.
 - Access routes and areas for trade parking and materials storage will be identified with the contractor.
- Tree Fencing:
 - Tree protection fencing shall be installed to the City of Esquimalt standards at the locations indicated on this drawing **prior** to demolition or building permit being issued (see fencing detail on plan).
 - Tree protection fencing and arbouring shall be maintained in good condition throughout the duration of the project.
 - Requests to temporarily remove or move tree fencing must be reviewed by the project arborist for approval.
- Soil arbouring: If it is not possible to fence the entire PRZ, the unprotected portion of the PRZ shall be arbouring with 3/4" plywood or a temporary cover of geotextile and 200mm of road-base, moderately compacted with a plate compactor. (See drawing for recommended soil arbouring locations)
- Tree Management Plan posting:
 - A full-sized weather-proof copy of this tree plan shall be posted in plain sight in the site office.
 - The general contractor shall ensure that all relevant sub-trades are familiar with the drawing and tree protection measures.
- Site servicing and excavations:
 - The project arborist shall be present to oversee excavation, service trenching, stump removal, site grading or blasting within, or adjacent to, the tree protection areas (TPAs).
 - The vertical face of excavated cuts within or adjacent to TPAs shall be securely covered with 6mil plastic sheeting reinforced with wire mesh.
- Mulching and irrigation of vulnerable trees: Off-site Trees OS-4, OS-5 and OS-6 and Municipal Tree M-1 will require remedial care during the dry season (April 1 - Nov 1). Apply top dressing of fine chip mulch (100mm) and irrigate bi-weekly to an effective depth of 300mm.
- Root & branch pruning and protection:
 - Any tree roots or branches damaged during site work shall be pruned back to undamaged tissue by the arborist.
 - The vertical face of excavated cuts adjacent to the TPAs shall be securely covered with non-permeable fabric by the project arborist to prevent soil desiccation and erosion.
- Temporary access: If temporary access is required within a tree protection area (TPA), the contractor shall notify the project arborist in advance and review the access requirements and any additional protective measures prescribed by the arborist.
- Off-site Tree Removals: A letter of authorization shall be obtained by the applicant from the neighbouring land owner(s) for any off-site tree removals and their associated replacements, as required by bylaw, on the neighbour's property. Tree replacements must be sited on the property associated with the corresponding tree removal.
- Replacement trees:
 - 11 replacement trees are required to mitigate the loss of six protected trees, four protected boundary trees and two protected municipal trees (see Tree Inventory Table below for details). Proposed tree types, sizes and locations are provided in the Landscape Plan prepared by L&D Landscape Architects. Tree types, sizes, soil volumes and planting off-sets from built elements, utilities and other infrastructure shall conform with the City's tree bylaw.
 - In addition to replacements for the two municipal trees proposed for removal, the Township's arborist shall appraise the value of the existing trees, which will form the basis for a fee to be charged to the applicant to contribute to the Township's Tree Replacement and Maintenance Reserve.

TREE PROTECTION FENCING SIGNAGE

(Signs shall be 18x24" and made to sustain all weather conditions)



Tree Protection Fencing Detail

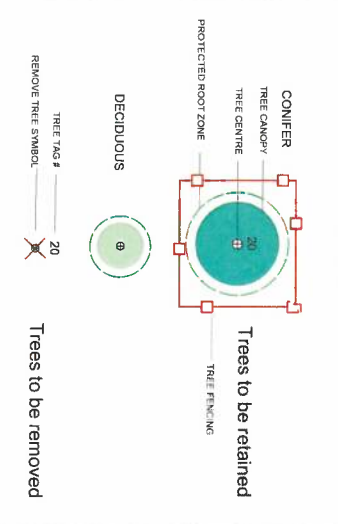
Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rubber wired to panel frame.

16 x 24" all-weather signage will be attached with the following wording
 For delineated trees: **DO NOT ENTER** - Tree Protection Zone
 For undelineated trees: **DO NOT ENTER** - Future Tree Planting Zone

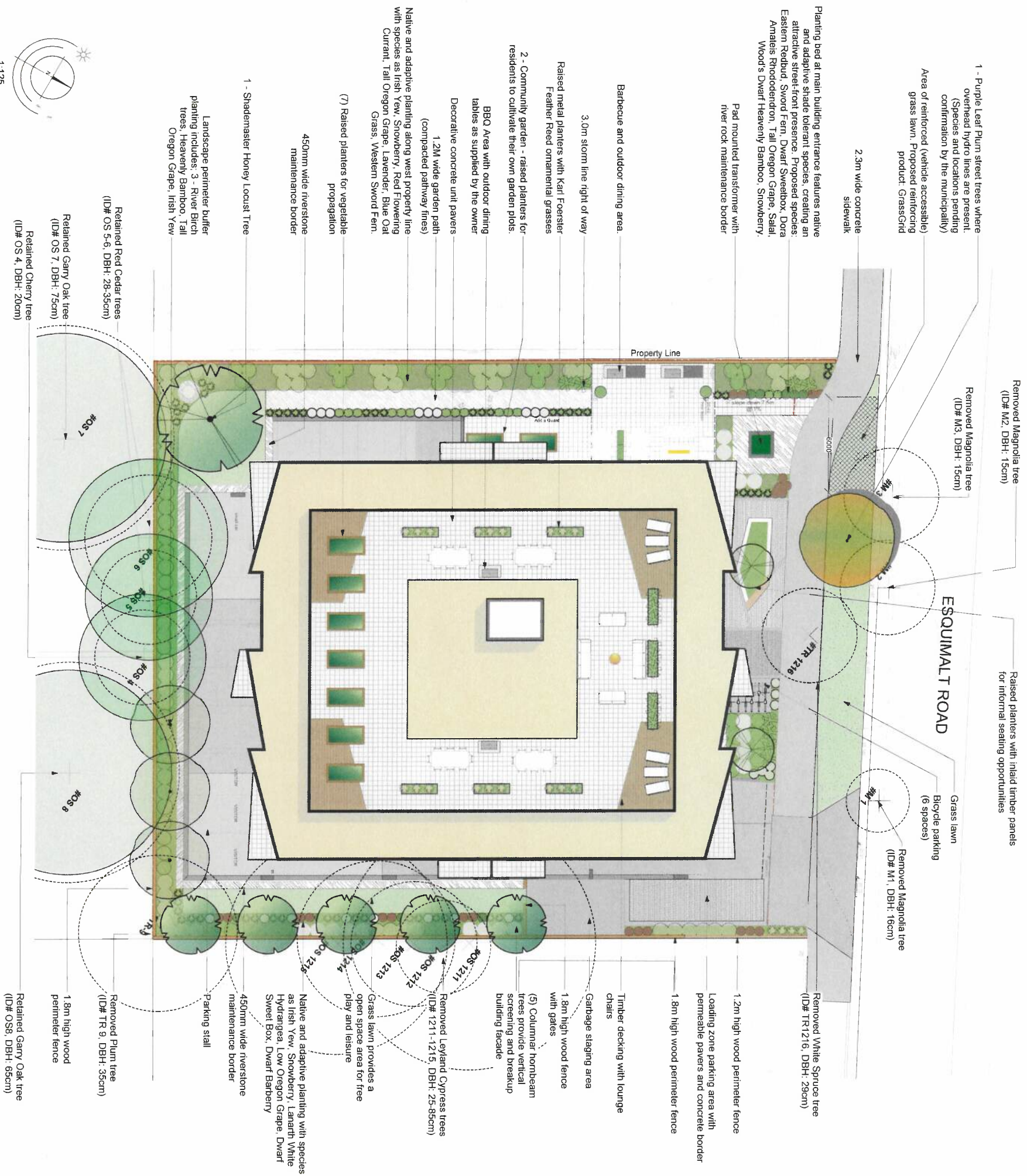
In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side top and bottom rails) and back-bracing supports as required to ensure robust placement. Snowfencing will then be affixed to the frame using ballers, 20-kilos staples, wire or nails.



LEGEND



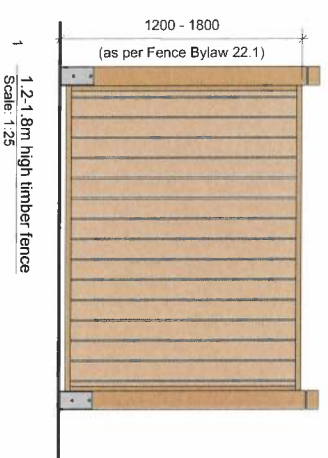
GyendAssociates.ca
 PROJECT: 761 - 885 Esquimalt Rd., Esquimalt, BC
 SHEET TITLE: Tree Management Plan for RZ & DPA
 REVISION: Mar 14, 2024
 REVISION: June 24, 2022
 REVISION: Apr 6, 2022
 REVISION: Feb 10, 2022
 PROJECT NO: 21-420
 DATE: June 6, 2021
 SCALE: 1:150
 DRAWN BY: LM & JG
 SHEET NO: T - 1



Recommended Nursery Stock

| Trees | | |
|----------------------------------------------|------------------------------------|-----------|
| Botanical Name | Common Name | Size |
| Acir griseum | Paperbark Maple | 6cm call |
| Acro palmatum 'Sango Kaku' | Cora Bark Japanese Maple | 1.75 m ht |
| Betula nigra 'Cully' | River Birch | 6cm dump |
| Gleditsia tricanthos 'Shademaster' | Shademaster Honeylocust | #5 pot |
| Prunus cerasifera 'Thunder Cloud' | Purple Leaf Plum | 6cm call |
| Large Shrubs | | |
| Total: 52 | | Size |
| Botanical Name | Common Name | Size |
| Taxus baccata 'Fastigiate' | Irish Yew | 1.2m ht |
| Medium Shrubs | | |
| Total: 103 | | Size |
| Botanical Name | Common Name | Size |
| Hydrangea macrophylla 'Lanarth White' | Lanarth White Hydrangea | #5 pot |
| Melioria aquilum | Tall Oregon Grape | #5 pot |
| Nandaria domestica | Heavenly Bamboo | #5 pot |
| Dora Analeis Rhododendron | Dora Analeis Rhododendron | #5 pot |
| Ribes sanguineum | Red Flowering Currant | #5 pot |
| Small Shrubs | | |
| Total: 62 | | Size |
| Botanical Name | Common Name | Size |
| Barrens thurbergii / atropurpurea 'Baptiste' | Dwarf Purpleleaf Japanese Barberry | #1 pot |
| Lavandula officinalis | English Lavender | #1 pot |
| Malicotia nervosa | Low Oregon Grape | #1 pot |
| Sarcococca hookeriana var. humilis | Dwarf Sweet Box | #1 pot |
| Symphoricarpos albus | Snowberry | #1 pot |
| Perennials, Annuals and Ferns | | |
| Total: 93 | | Size |
| Botanical Name | Common Name | Size |
| Calliandra x acutiloba 'Karl Foerster' | Karl Foerster Feather Reed Grass | #1 pot |
| Helleboron sempervirens | Blue Cat Grass | #1 pot |
| Polystichum nudatum | Sword Fern | #1 pot |

- Notes:
1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

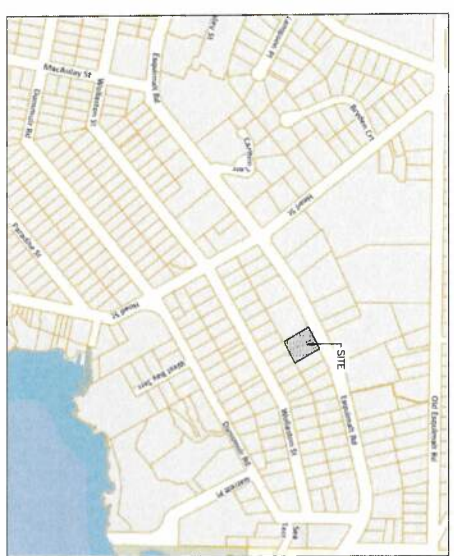


861-865 Esquimalt Road | Landscape Concept Plan



SITE PLAN
H: 1:200

- SHEET NOTES:**
- 1) EXISTING STORM DRAIN TO BE REMOVED TO FACILITATE PROPOSED BUILDING. EXISTING STORM DRAIN SWM TO BE RELOCATED.
 - 2) PROPOSED 200mm PVC STORM DRAIN COMPLETE WITH MANHOLES TO BE DESIGNED/INSTALLED BY OTHERS. PROPOSED 3.4m STORM DRAIN SWM RECORDED ON SITE.
 - 3) PROPOSED STORM DRAIN CONNECTION COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE TO BE DESIGNED/INSTALLED BY OTHERS. SIZE TO BE CONFIRMED AT BUILDING PERMIT PHASE.
 - 4) EXISTING CATCH BASINS TO BE REMOVED AS REQUIRED.
 - 5) PROPOSED STORMWATER MANAGEMENT SYSTEM AS PER TOWN OF ESQUIMALT STANDARDS. DETAILS AND CALCULATIONS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - 6) SANITARY
 - 7) TOWN OF ESQUIMALT CREWS TO INSTALL PROPOSED SANITARY SERVICE CONNECTION. SIZE TO BE DETERMINED AT BUILDING PERMIT PHASE.
 - 8) TOWN OF ESQUIMALT CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPER'S EXPENSE.
 - 9) TOWN OF ESQUIMALT CREWS TO CAP AND ABANDON EXISTING DOMESTIC AND FIRE SERVICE AND WALKIT SIZES TO BE DETERMINED AT BUILDING PERMIT PHASE.
 - 10) CITY OF VICTORIA CREWS TO INSTALL PROPOSED DOMESTIC AND FIRE SERVICE AND WALKIT SIZES TO BE DETERMINED AT BUILDING PERMIT PHASE.
 - 11) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPER'S EXPENSE.
 - 12) UTILITIES
 - 13) PROPOSED HYDRO PNT LOCATION
 - 14) ROAD
 - 15) CONTRACTOR TO REMOVE EXISTING FOUNDATION AND REINFORCE WITH 2.2m BIRK LANE COMPLETE WITH CONCRETE BRICKER BATTER AS REQUIRED. NON-REMOVABLE CURB AND SLOTTED BELLSHAWL AND 2.5m SIDEWALK.
 - 16) EXISTING MEDIAN AND TREE TO BE REMOVED TO FACILITATE ACCESS INTO SITE.
 - 17) CONTRACTOR TO CONSTRUCT 9.0m WIDE TYPE 'B' DRIVEWAY AS PER TOWN OF ESQUIMALT SPECIFICATIONS. DESIGN TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - 18) CONTRACTOR TO REINSTATE 7.0m DRIVEWAY AT 873 ESQUIMALT ROAD AS PER TOWN OF ESQUIMALT SPECIFICATIONS.



KEY PLAN
MKS

LEGAL DESCRIPTION: LOTS 0-11, SECTION 11, ESQUIMALT DISTRICT, PLAN 255
BENCHMARK: MONUMENT BK410172
ELEV. 24.720m

861 & 865 ESQUIMALT RD
FOR CO-ORDINATION
PRELIMINARY SERVICING

Scale 1:200 Scale 1:40
Sheet 1 of 1
Eng Project No 33496

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKVILLE
PHONE 250-772-214 info@jeaanderson.com

ISSUED FOR DEVELOPMENT PERMIT