

Advisory Planning Commission Meeting



1048 Craigflower Rd, Esquimalt

PROJECT OVERVIEW

1048 Craigflower Road – Development

Applicant: Sukhjit

Designer: BDD Homes

Location: District of Esquimalt, BC

- Two building, six-unit townhouse development
- Consolidated residential infill on an urban serviced lot
- Zoned CD (Comprehensive Development)
- Designed to meet BC Building Code 2024
- Internal fire lane and shared site access
- Proposal increases housing density within existing urban footprint

SITE CONTEXT & LAYOUT (A2 – Site Plan)

- Lot Area: **1,000 m² (10,763.9 ft²)**
- Floor Area Ratio: **0.67 proposed** (0.70 permitted)
- Two parallel residential buildings
- Central internal **fire lane and shared driveway**
- Two surface **visitor parking stalls at rear**
- **Stormwater retention tank** provided on-site
- **Garbage enclosure** located adjacent to rear lane
- Landscaped setbacks along all property edges
- Shared outdoor amenity space exceeds minimum requirement

Planning Rationale:

Efficient land use while maintaining functional access, fire safety, and on-site servicing.

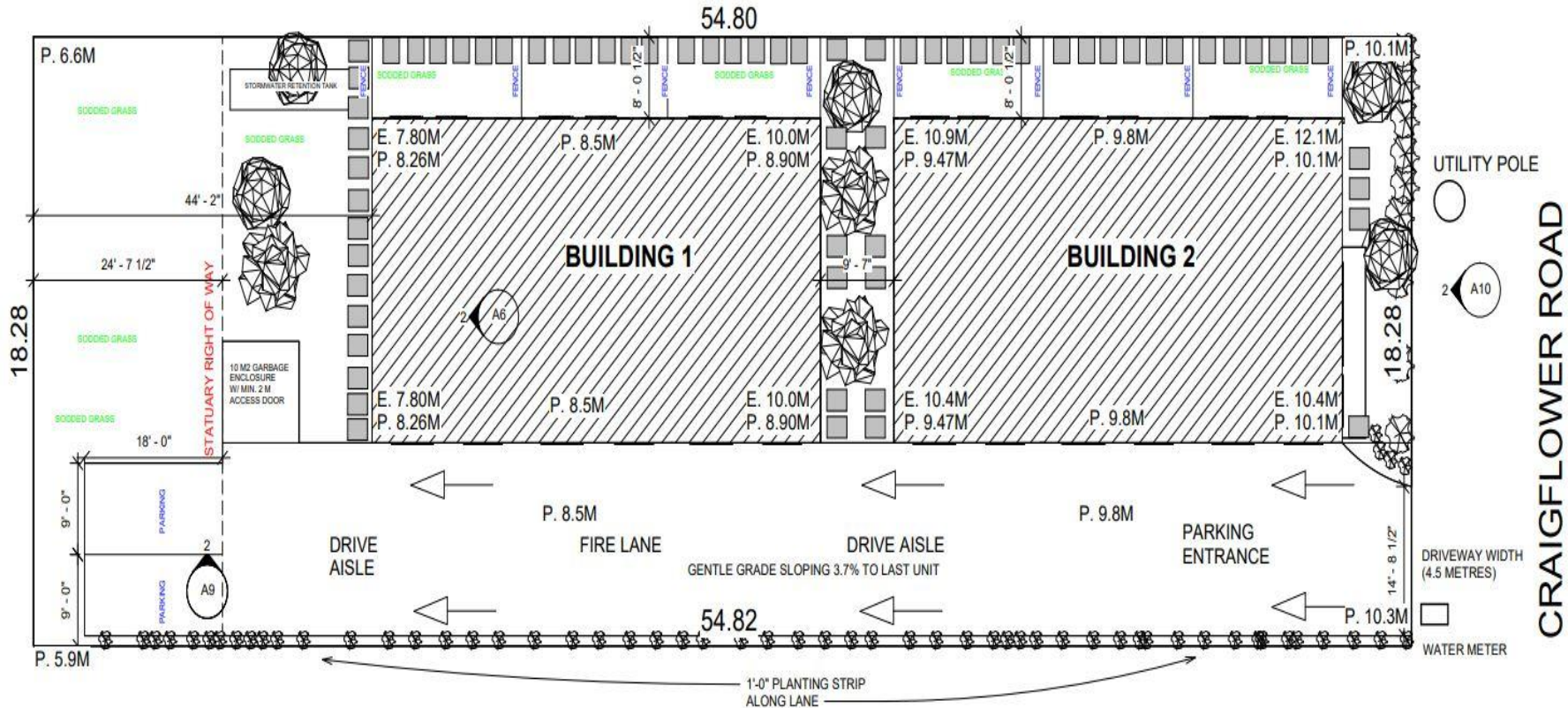
VEHICULAR ACCESS & FIRE LANE

- Fire lane runs full length between both buildings
- Driveway width: **4.5 m**
- Grade slopes gently toward rear of site
- Rear parking and fire access maintained without conflict
- Garbage and emergency access provided at rear

Planning Rationale:

Design meets Fire Department access needs while maintaining pedestrian safety and efficient site circulation.

SITE PLAN



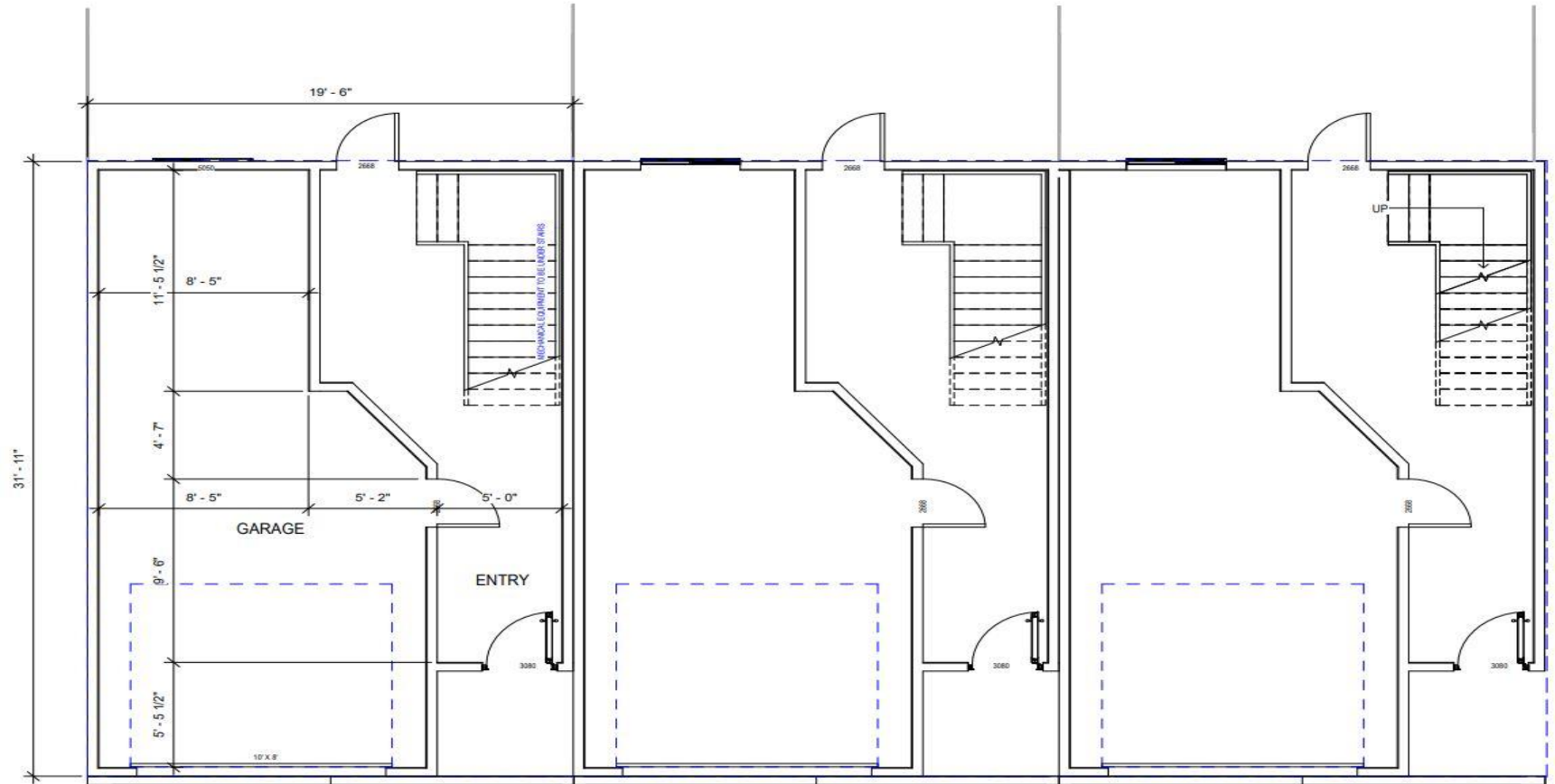
GARAGE & FOUNDATION DESIGN

- Every unit includes **private enclosed garage**
- Garage located at basement level
- Mechanical equipment located beneath stairs
- Direct internal unit-to-garage access
- Foundations designed to:
 - Undisturbed bearing soil
 - **20 MPa concrete** (foundation)
 - **32 MPa exterior slabs**
- Full dampproofing of below-grade walls

Planning Rationale:

Secure parking, weather-protected access, and compliant structural design.

FLOOR PLANS - GROUND FLOOR



MAIN FLOOR FUNCTION

- Open-concept living, dining, and kitchen
- Powder room at main living level
- Large exterior glazing for natural light
- Outdoor balconies provided for every unit
- Efficient internal stair circulation

Planning Rationale:

Supports family-oriented living with good light access and usable private outdoor space.

FLOOR PLANS - MAIN FLOOR



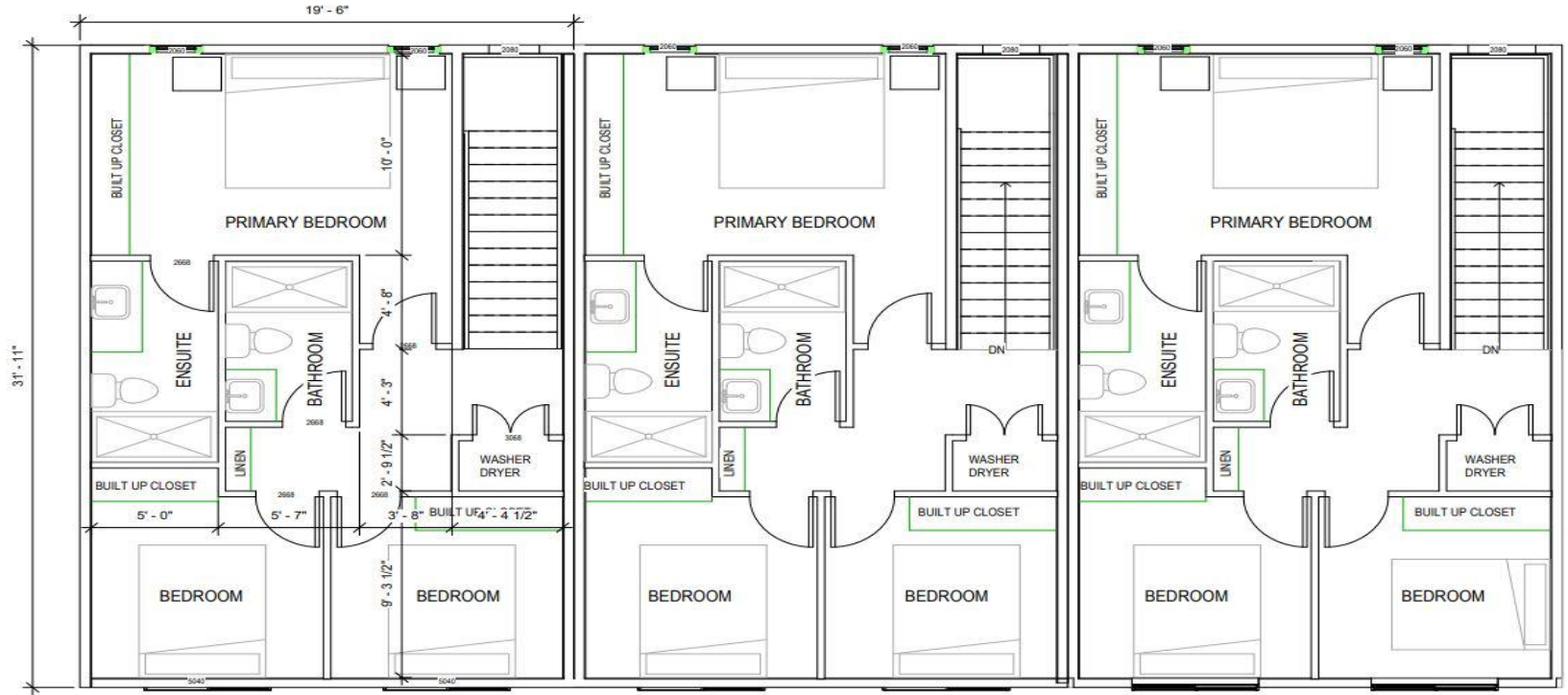
UPPER FLOOR FUNCTION

- Three bedrooms per unit
- Primary bedroom with ensuite bathroom
- Laundry located on bedroom level
- Built-in closets and linen storage
- Glass balcony guards (42" height)

Planning Rationale:

Functional family layouts with indoor storage and modern safety standards.

FLOOR PLANS - TOP FLOOR



BUILDING HEIGHT & MASSING – BUILDING 1

- Maximum building height: **~10.14 m (33 ft)**
- Height measured from average grade
- Stepped foundation responds to sloping site
- Roof ridge varies between **19.2–19.8 m**
- Massing broken up through façade articulation

Exterior Materials:

- James Hardie Lap Siding
- Fiber cement trim panels
- Cedar soffits
- Metal and glass guards

Planning Rationale:

Height and massing respect surrounding context and reduce visual bulk.

BUILDING HEIGHT & MASSING – BUILDING 2

- Similar height and scale to Building 1
- Ridge heights approx. **20.4–21.0 m**
- Basement elevations adjusted to match natural grade
- Consistent architectural language across both buildings

Planning Rationale:

Architectural continuity ensures unified streetscape character.

LANDSCAPE DESIGN

- Native and climate-appropriate tree species to the area:
 - Sitka Spruce
 - Douglas Maple
 - Aspen
 - Pacific Madrone
 - Pacific Dogwood
- Shrub planting along property lines for screening
- Concrete unit pavers at visitor parking
- Wood fencing for privacy and site definition
- All planting material certified disease-free
- Existing fruit trees to be replaced with the above
- No fruit trees planned as they attract wildlife as per client's discretion

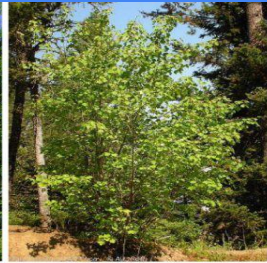
Planning Rationale:

Enhances neighbourhood character, stormwater absorption, and visual buffering.

LANDSCAPE PLAN



PICEA SITCHENSIS "SITKA SPRUCE"



ACER GLABRUM "DOUGLAS MAPLE"



POPULUS TREMULOIDES "ASPEN"



ARBUTUS MENZIESII "PACIFIC MADRONE"



CORNUS NUTTALLII "PACIFIC DOGWOOD"



RHODODENDRON - SHRUBS



BELGARD CLASSIC STD. PAVERS: CHARCOAL

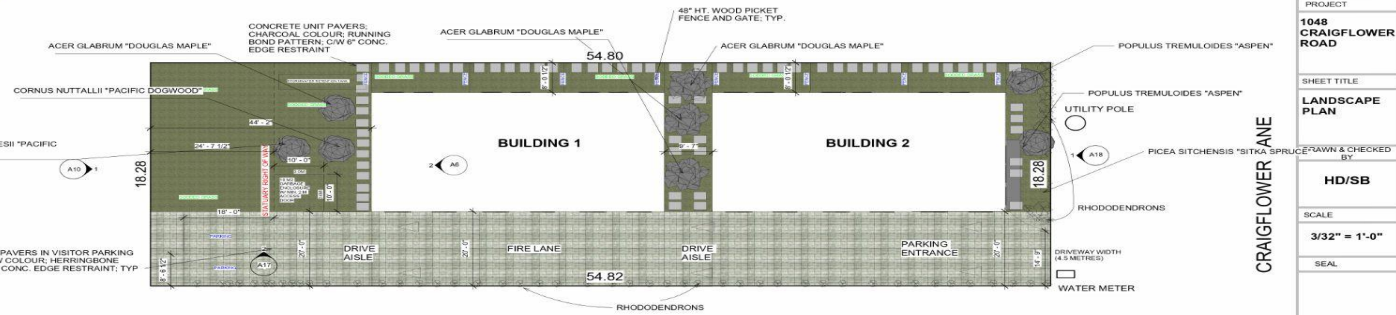


24" SMOOTH CONCRETE PAD: CHARCOAL

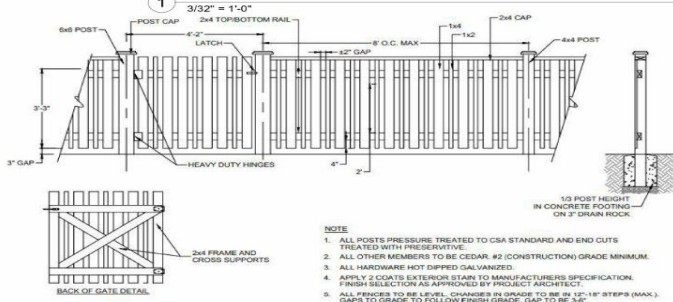


ARBUTUS MENZIESII "PACIFIC MADRONE"

CONCRETE UNIT PAVERS IN VISITOR PARKING STALLS: SHADOW COLOUR, HERRINGBONE PATTERN, C/W 6" CONC. EDGE RESTRAINT, TYP



LANDSCAPE PLAN.



TREE SCHEDULE

BDD PROJECT NUMBER: 24 - 194

QTY	BOTANICAL NAME	PLANTED SIZE / REMARKS
1	PICEA SITCHENSIS "SITKA SPRUCE"	7CM CAL: 1.5M STD
5	ACER GLABRUM "DOUGLAS MAPLE"	7CM CAL: 1.8M STD
2	POPULUS TREMULOIDES "ASPEN"	3M HT
1	ARBUTUS MENZIESII "PACIFIC MADRONE"	7CM CAL: 1.5M STD
1	CORNUS NUTTALLII "PACIFIC DOGWOOD"	3M HT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES, SPECIFIED AS PER CMAA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE DESIGNERS AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE DESIGNER PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE DESIGNER.



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PROJECT
1048 CRAIGFLOWER ROAD

SHEET TITLE
LANDSCAPE PLAN

HD/SB

SCALE
3/32" = 1'-0"

SEAL

REVISION

Date	Description	Revision #

NOTES
ALL DRAWINGS, SECTIONS, OR SPECIFICATION SHALL NOT BE USED, REVISED, COPIED, OR REPRODUCED WITHOUT WRITTEN APPROVAL FROM THE CONTRACTOR. SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE ADDRESS LISTED.
DWG. NO.

SHADOW STUDY – PURPOSE

- Shadow analysis conducted for:
 - **Summer Solstice**
 - **Equinox**
 - **Winter Solstice**
- Times evaluated:
 - **8:00 AM**
 - **12:00 PM**
 - **4:00 PM**
- Winter solstice represents the **worst-case shadow condition**
- Analysis demonstrates seasonal solar access to adjacent properties

WINTER SHADOW RESULTS

- **8 AM:** Long shadows extending northward across neighbouring properties
- **12 PM:** Shadows shortened but still extend due to low sun angle
- **4 PM:** Long late-day shadows over rear yards

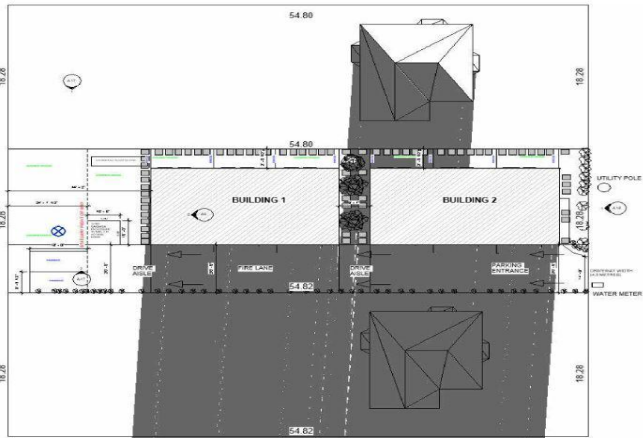
Reasoning:

- Low winter sun angle creates the **longest annual shadow lengths**
- Shadows primarily project **northward**
- This represents the **maximum impact condition**

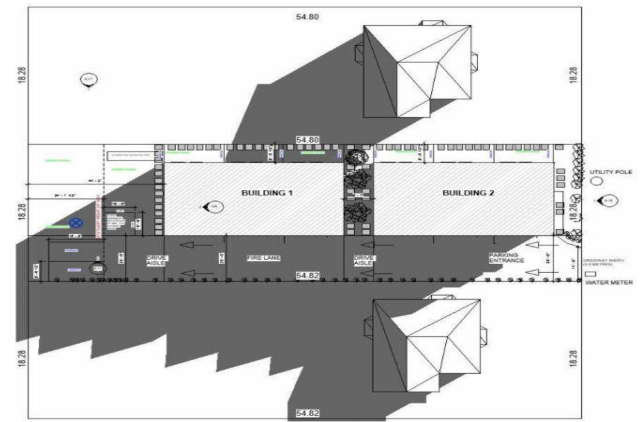
Planning Conclusion:

Shadows are consistent with expected winter conditions for urban infill development.

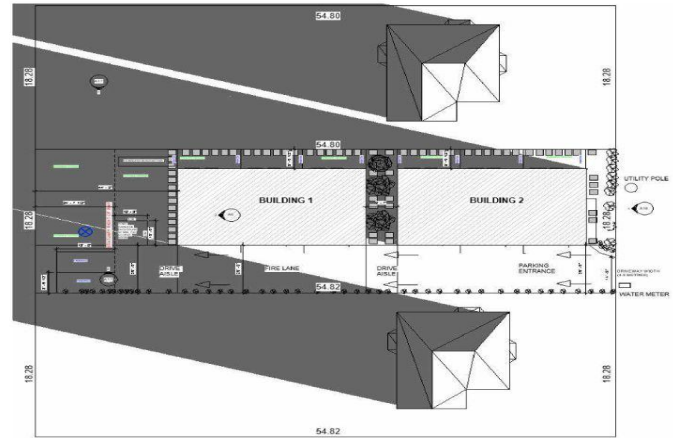
WINTER SHADOW STUDY



WINTER SOLSTICE 8AM



WINTER SOLSTICE 12PM



WINTER SOLSTICE 4PM



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PROJECT:
1048 CRAIGFLOWER ROAD

SHEET TITLE:
SHADOW STUDY

DRAWN & CHECKED BY:
HD/SB

SCALE:

SEAL:

REVISION:

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SUMMER & EQUINOX SHADOW RESULTS

Summer Solstice:

- Minimal shadowing at mid-day
- Short morning and afternoon shadows

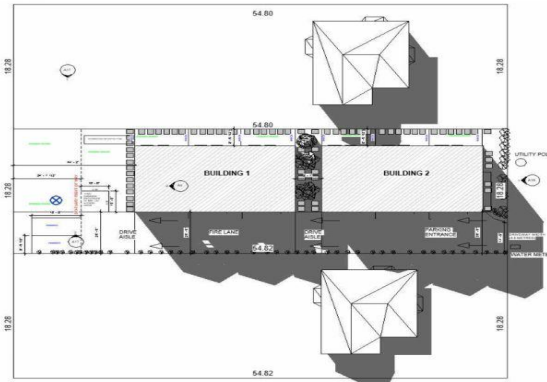
Equinox:

- Balanced shadow lengths
- Moderate morning and afternoon shading

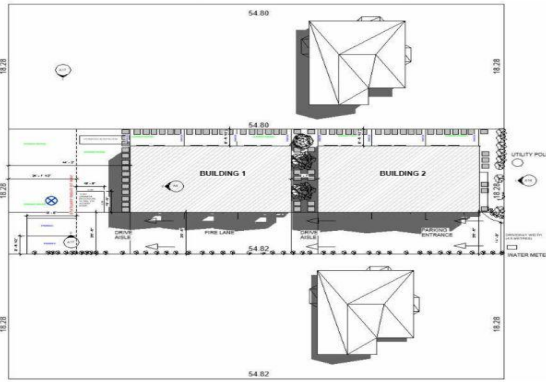
Conclusion:

- No excessive shadowing during primary growing and living seasons
- Majority of the year experiences limited shadow impact

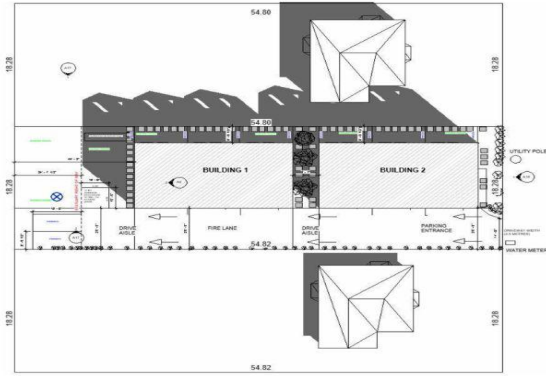
SUMMER & EQUINOX SHADOW STUDY



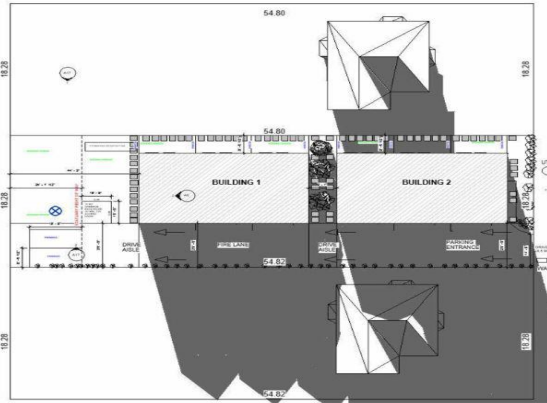
SUMMER SOLSTICE 8AM



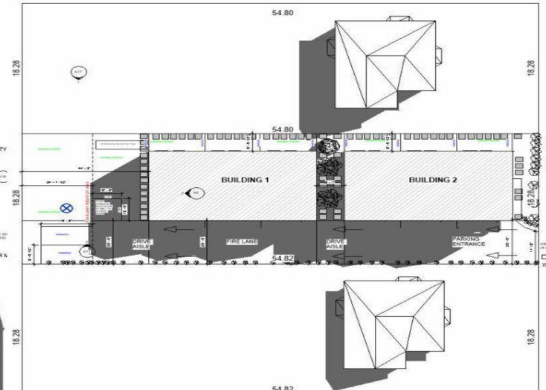
SUMMER SOLSTICE 12PM



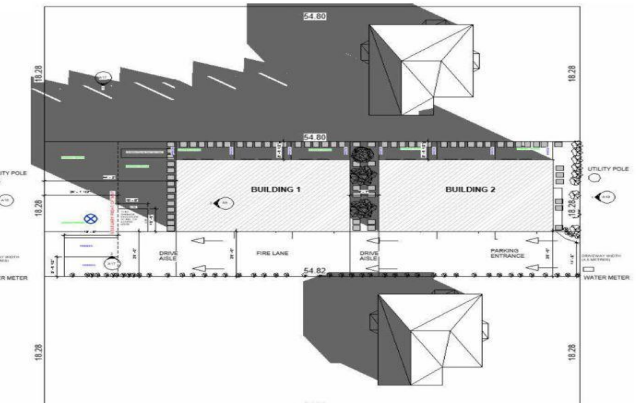
SUMMER SOLSTICE 4PM



EQUINOX 8AM



EQUINOX 12PM



EQUINOX 4PM



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OVERALL PLANNING RATIONALE

- **FAR within permitted maximum**
- **Building height within allowable limits**
- **Fire access and emergency circulation provided**
- **Landscaping meets municipal standards**
- **Shadow impacts assessed and within expected urban norms**
- **Density increase supports housing supply goals**
- **Efficient infill development on a fully serviced urban site**
- **Provides new family-oriented housing**
- **Maintains neighbourhood scale and character**
- **Complies with zoning, servicing, fire access, and building code**
- **Shadow impacts reasonable and seasonally appropriate**
- **Enhances site with landscaping and on-site stormwater management**

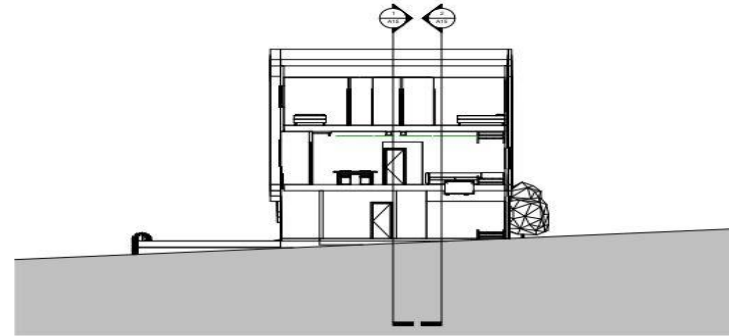
SECTIONS



1 Section 3
1/8" = 1'-0"

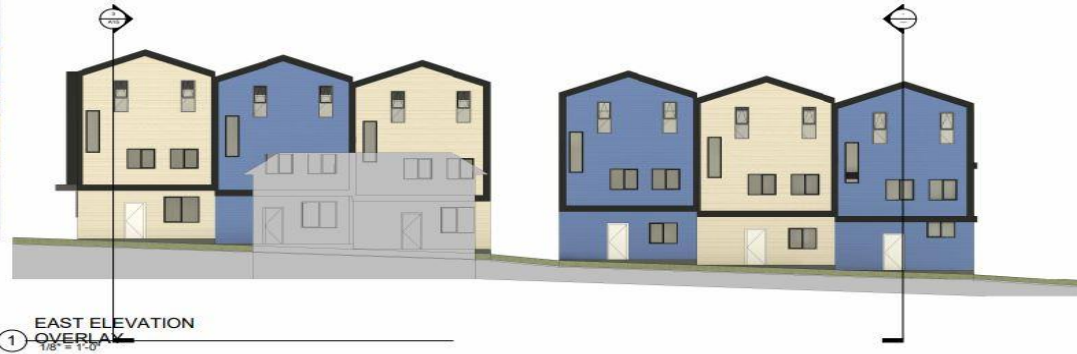


2 Section 5
1/8" = 1'-0"



3 Section 4
1/8" = 1'-0"

OVERLAYS/SECTIONS



OVERLAYS/SECTIONS



1056 CRAIGFLOWER

1052 CRAIGFLOWER

1048 CRAIGFLOWER

1044 CRAIGFLOWER

1040 CRAIGFLOWER



Thanks!

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