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October 13, 2017

Township of Esquimalt
1228 Esquimalt Rd.
Esquimalt, B.C V9A 3P1

RE: Proposed Strata Warehouse Conversion / 744 Fairview Rd.
Esquimalt, B.C.

Attention: Bill Brown, MCIP, Director of Development Services

Dear Bill,

The purpose of this report is to register 3 of the units in this complex identified on the J.E. Anderson survey plan as units SL 15, SL 16 and a combined unit SL 17 / SL 18 Strata Units for B. Nelson Holdings (1988) Ltd.. This one storey building is comprised of 2 parts separated by a 2 hr. firewall. Phase One is composed of 5 units for a gross building area of 9,423 SF. Phase Two is comprised of 5 units for a gross building area of 10,782 SF. The 3 units B. Nelson Holdings wishes to strata in Phase Two have a gross building area of 7547 SF.

It is my assessment that the occupancy classification for the businesses in this complex falls under group F3, however the party walls at grid lines C and D were upgraded to a 2 hr. FRR during a recent renovation. The original party wall at grid line B does not have a FRR as the units on either side now have been combined into a single unit. Any penetrations in party walls C, D and E have been sealed and fire caulked.

The relevant Building Code category for this building would therefore be: Article 3.2.2.83, Group F, Division 3, up to 2 storeys, unsprinklered.... facing one street with a maximum allowable building area per fire compartment of 10,764 SF when facing 1 street, 13,445 SF. when facing 2 streets and 16,146 SF. when facing 3 streets.

The majority of the units have mezzanines and the building supporting structure is non-combustible comprised of concrete block walls and steel columns.

We are available for questions should any arise in this regard.

Yours truly,



Jack James / Architect AIBC

