

B.C. LAND SURVEYOR'S TOPOGRAPHIC AND PROPOSED SUBDIVISION SURVEY OF:

LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID)

000-385-336

SITE AREA

578.5 m²

CIVIC ADDRESS

842 CARRIE STREET
VICTORIA, BC

ZONING

RS-1

MUNICIPALITY

ESQUIMALT

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This document was prepared for the exclusive use of our client, János Farkas

*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this survey unless such documents are provided and can be shown in two dimensional view.

Explorer Land Surveying Inc., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE: 11659
DWGDATE: 11659 - 842 Carrie St / 2021-2-08

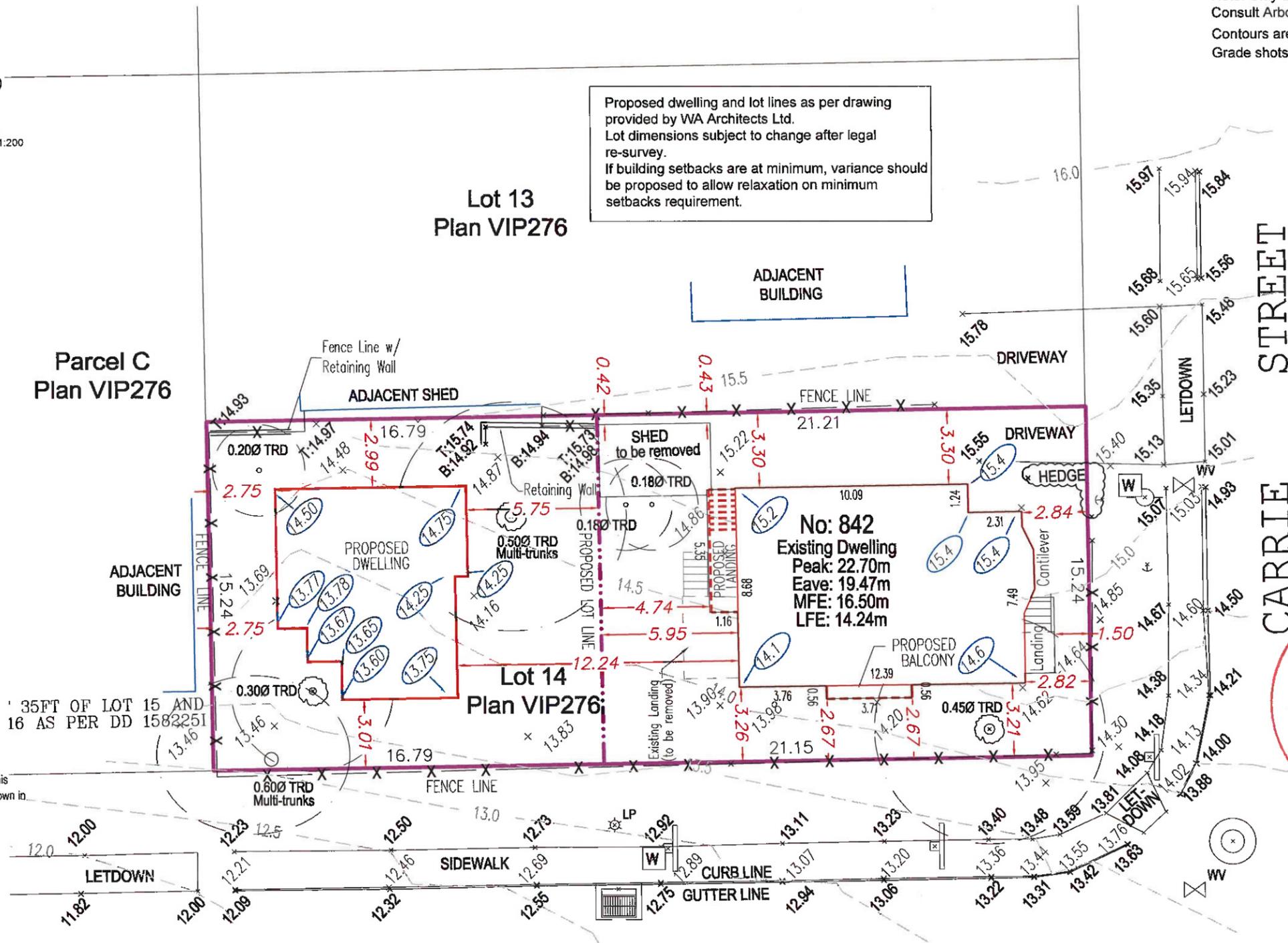
133 - 1335 Bear Mountain Pkwy
Victoria, BC V9B 6T9
Tel: (250) 381-2257
email: kenneth@explorersurvey.com

Parcel C
Plan VIP276

Lot 13
Plan VIP276

Lot 14
Plan VIP276

Proposed dwelling and lot lines as per drawing provided by WA Architects Ltd.
Lot dimensions subject to change after legal re-survey.
If building setbacks are at minimum, variance should be proposed to allow relaxation on minimum setbacks requirement.



LEGEND

Elevations are geodetic based on Integrated survey monument 84H0253 in the Municipality of Esquimalt at elevation 13.214m. Geodetic datum (CGVD28)
Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species
Contours are descriptive, and only accurate to +/- 0.5m interval
Grade shots are taken at the point marked X

- denotes Signs
- denotes Deciduous Tree Type
- denotes Coniferous Tree Type
- denotes Water Meter
- denotes Water Valve
- denotes Utility Pole
- denotes Anchor
- denotes Unmarked Manhole
- Retaining Wall Elevation Labels (T=Top, B=Bottom)
- denotes Main Floor Elevation (Doorsill)
- denotes Lower Floor Elevation (Doorsill)
- denotes Catch Basin
- denotes Utility Pole with Light

CARRIE STREET

COLVILLE ROAD



CERTIFIED CORRECT
Lot dimensions are correct according to Land Title Office records.

Kenneth Ng
F8NUM8
Digitally signed by Kenneth Ng
DN: cn=Kenneth Ng, o=Explorers Surveying Inc., ou=Explorers Surveying Inc., email=kenneth@explorersurvey.com, c=Canada
Date: 2021.02.09 10:46:29 -0800

Kenneth KC Ng, BCLS
Field Survey - 24 April, 2019
Dated this 8th of February, 2021.

This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

PROJECT DATA:

LEGAL ADDRESS: LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276
 CIVIC ADDRESS: 842 CARRIE ST, ESQUIMALT, BC
 CURRENT ZONING: RS-1
 PROPOSED ZONING: CD
 ORIGINAL LOT SIZE: 578.5m²/ 6,226ft²

SITE A AREA: 3,475 ft²
 BUILDING A FOOTPRINT: 1,145 ft²
 SITE A COVERAGE: 32.9 %
 SITE A FAR: .52 (1,824 FT²)
 BUILDING HEIGHT: EXISTING
 PARKING: 1 EXISTING

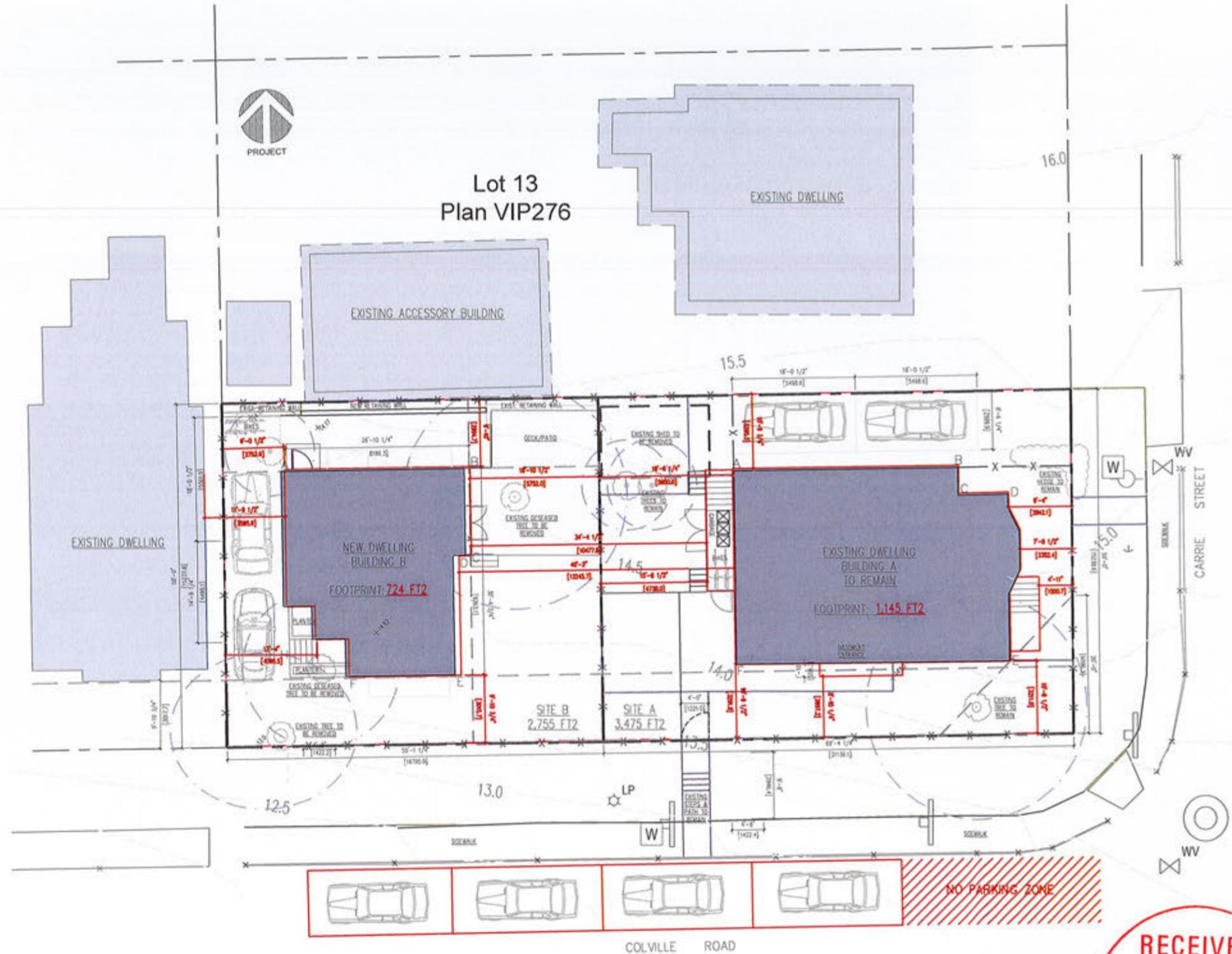
SITE B AREA: 2,757 ft²
 BUILDING B FOOTPRINT: 724 ft²
 SITE B COVERAGE: 26.3 %
 SITE B FAR: 0.37 (1,019 FT²)
 BUILDING HEIGHT: 7.3M
 PARKING: 1 (SURFACE)

OVERALL FAR FOR BOTH SITES: 0.456

OVERALL SITE COVERAGE FOR BOTH SITES: 30%

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050

BUILDING A	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average Grade
AB	15.2	15.4	15.30	9.99	152.847	620.43	41.8	14.84
BC	15.4	15.4	15.40	1.24	19.096			
CD	15.4	15.4	15.40	2.31	35.574			
DE	15.4	14.6	15.00	7.39	110.85			
EF	14.6	14.1	14.35	12.29	176.3615			
FA	14.1	15.2	14.65	8.58	125.697			
BUILDING B								
AB	14.5	14.75	14.63	8.19	119.7788	489.75	34.66	14.13
BC	14.75	14.25	14.50	3.85	55.825			
CD	14.25	14.25	14.25	0.56	7.98			
DE	14.25	13.75	14.00	5.29	74.06			
EF	13.75	13.6	13.68	4.88	66.734			
FG	13.6	13.65	13.63	1.22	16.6225			
GH	13.65	13.6	13.63	2.74	37.3325			
HA	13.6	14.5	14.05	7.93	111.4165			



PROPOSED SITE PLAN
842 CARRIE STREET - REZONING APPLICATION





AERIAL VIEW - GOOGLE MAPS



STREETSCAPE - COLVILLE RD



842 CARRIE STREET - REZONING APPLICATION

Development Services
Township of Esquimalt
229 Esquimalt Road, Esquimalt, BC V9A 3P1

October 21th, 2019
Re-zoning application rationale letter.

RE: 842 Carrie Street, Esquimalt

842 Carrie Street is an application for a lot subdivision, which proposes retaining and revitalizing an existing 1906 single family residence (on proposed Lot A), and building a new, energy efficient single family residence (on proposed Lot B.)

Existing Lot A will become 3,475 ft² in area, with a revitalized 2+2 bedroom, 2+1 bathroom, 1,836 ft² residence; Proposed new Lot B will be 2,750 ft² in area, and new building B will be a 2+2 bedroom, 1.5+1 bathroom, 1,019 ft² residence.

As mentioned in the current Esquimalt OCP, there is currently a 1.7% decline in applications for Single Family developments in Esquimalt. A combination of high land prices and large lot sizes in Esquimalt makes it prohibitive for an average family to buy land to build on. Smaller lots are virtually unavailable, as are new homes under \$1M. Large lots with run-down residences that are not up to current building code for safety, and frequently containing asbestos, are by far a predominant option for those looking to buy a detached home in Esquimalt.

Densification is required, and is recognized by the township, as stated in the direction and goals of the new OCP. Esquimalt is making progress in supplying new residences in the form of townhomes and condominiums, but there is still a lack of variety when it comes to detached single family options. Densification in the form of infill developments could solve this. Esquimalt would benefit from introducing more of the type of infill housing we are proposing for 842 Carrie Street. Two smaller (relative to average lots of Esquimalt,) but still sizable and highly functional lots, that would provide a family looking to buy in the area an incredible opportunity to own a detached single family lot, with a new residence large enough to support a 4-6 person family.

This corner lot is perfect for creating two smaller lots with one brand new, and one substantially renovated house. This would bring to market a highly desirable product, one that is currently hugely underrepresented (practically missing) in Esquimalt. This direction is in line with Esquimalt's overall vision of providing a variety of housing categories for all the various types of residents of Esquimalt.

Siting:

Sensitive to its' context, siting of new Building B will be such that its' base is compact, and provides for as much private usable space at ground level as possible. To the west of it, Building B will have a buffer of existing vegetation and proposed tandem 2 stall parking. Interior layout proposes a staircase on that side of the new residence, with minimal windows, as to not impose on its west neighbor. North neighbor is shielded from the new residence B by their existing accessory building, and as such, shadows and privacy will not be a concern, and will not change dramatically from the current condition. No major windows are facing towards north property line either, from any floors, again to ensure existing privacy is retained.

As this is a corner lot, there is a wide 18' boulevard surrounding both proposed properties, to be maintained by the residents, as per Esquimalt bylaw. This boulevard space creates a perception of a much larger "backyard" visually. As per the vision in the OCP, and Esquimalt Boulevard Bylaw, planting beds can be developed in this space, to enhance the streetscape and sidewalk experience for passersby, and to promote urban food production for the residents, as successfully demonstrated and practiced 2 doors down at 864 Colville Rd.

In addition, views from both residences would be onto the Anderson Community Park, with its established mature trees. This would visually alleviate the built-up city form, and create visual release from the 'city' life.

Where possible, established existing trees and hedges will be retained to preserve bird habitats (all existing trees and bushes on Lot A will be preserved, and as many as possible will be preserved on the proposed Lot B, with existing healthy plants re-planted, or new native landscaping provided.) In short, there would be no shortage of green space for either of the two residences. Did we mention stunning mountain views?

Enhanced Design Considerations:

Proposed infill residence takes into consideration its' sensitive context of a well-established neighborhood. This will be a street-oriented development, with an appealing façade, built out of high-end materials. It will largely improve and enhance the appearance of the existing street condition, and the community as a whole. New residence and the revitalized existing building will have complimenting building materials, to each other, and to the neighborhood as a whole.

Sustainable Design:

Proposed new residence will have several key design features that will follow proven sustainable design practices.

Compact form would allow for as much open green space as possible, minimizing the need for paved surfaces. Where hard surfaces need to be provided, permeable pavers will be used.

South facing façade with large windows for passive solar gain year round, with shading techniques for the summer months, and e-coating on the windows. North facade will have highly insulated, low 'U' value windows to prevent heat loss.

Passive ventilation will be provided via operable windows on all sides of the building. Energy efficient building techniques including, but not limited to, increased insulation, and an airtight building envelope construction that reduces unintentional air leakage will be utilized where possible. Energy efficient lighting and appliances will be used. Low-flow plumbing fixtures that decrease water consumption will be provided. With the roof facing directly south, this will be a perfect opportunity to make this residence 'solar-ready.' Xquimalt Development Ltd is a supporter of local. Local building materials, and North-American lumber will be used whenever possible and feasible.

Our objectives and giving back to our community:

Xquimalt Development Ltd is a family-run organization of retired and active professionals that are committed to high-quality, innovative design and building techniques. Work ethics is our outermost priority.

Giving back to the community is paramount. As part of this development, we would like to support the Township of Esquimalt in their goal to update Esquimalt parks' infrastructure, and sponsor an installation of additional play structures for Anderson Community Park.

We look forward to working with you on this project.

Janos Farkas
Owner
Co-founder of Xquimalt Developments Ltd.



842 CARRIE STREET - REZONING APPLICATION

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578.5 m²

CIVIC ADDRESS
842 CARRIE STREET
VICTORIA, BC

ZONING
RS-1

MUNICIPALITY
ESQUIMALT

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This document was prepared for the exclusive use of our client, Thomas Robert Child

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FILE: 11659
DWG/DATE: 11659 - 842 Carrie St / 2020-8-26

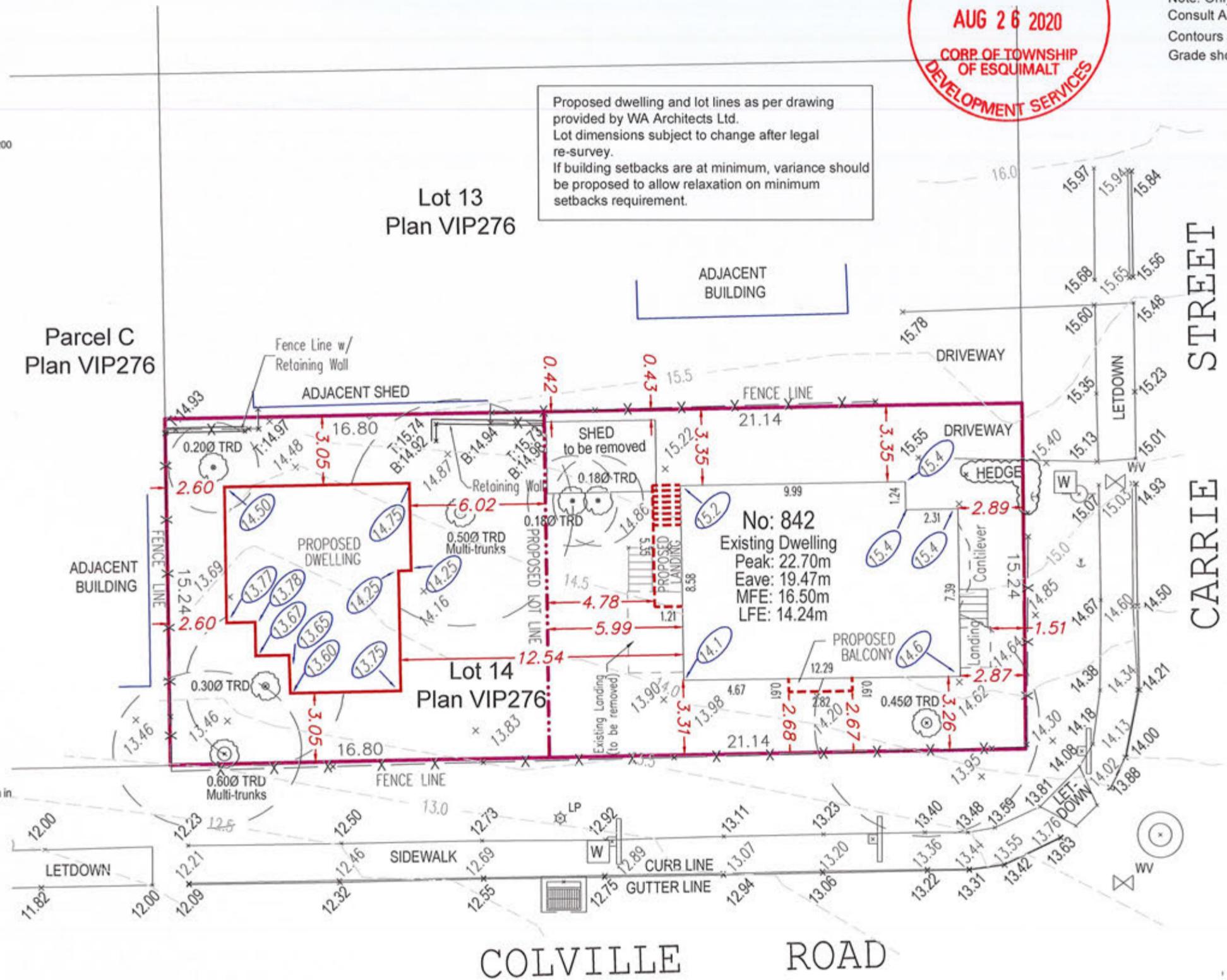
133 - 1335 Bear Mountain Pkwy
Victoria, BC V9B 6T9
Tel: (250) 381-2257
email: kenneth@explorersurvey.com



Proposed dwelling and lot lines as per drawing provided by WA Architects Ltd.
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If building setbacks are at minimum, variance should be proposed to allow relaxation on minimum setbacks requirement.

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- denotes Deciduous Tree Type
- denotes Coniferous Tree Type
- denotes Water Meter
- denotes Water Valve
- denotes Utility Pole
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- denotes Unmarked Manhole
- Retaining Wall Elevation Labels (T=Top, B=Bottom)
- denotes Main Floor Elevation (Doorsill)
- denotes Lower Floor Elevation (Doorsill)
- denotes Catch Basin
- denotes Utility Pole with Light



CERTIFIED CORRECT
Lot dimensions are correct according to Land Title Office records.

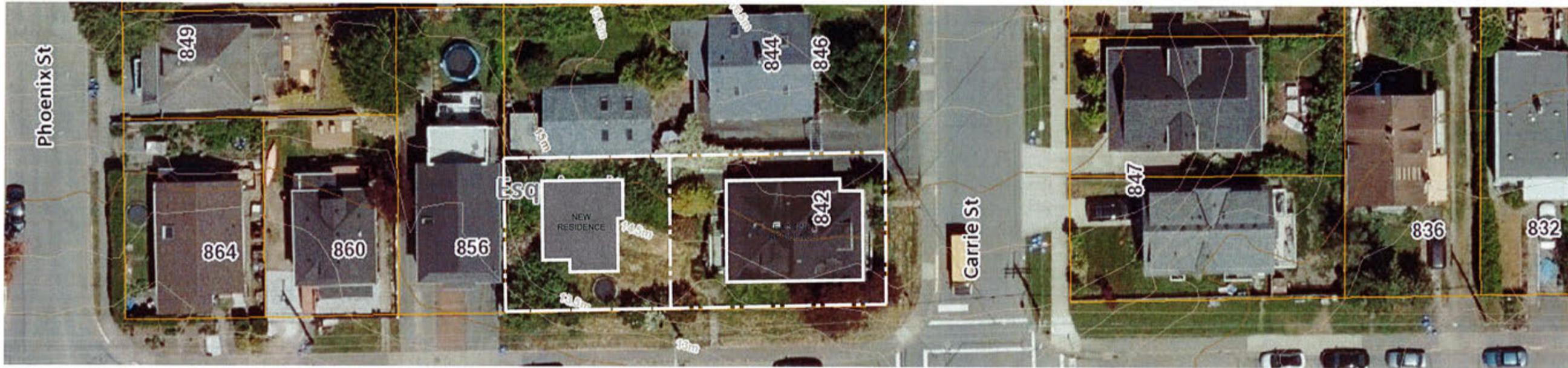
Kenneth Ng PICY1F

Kenneth KC Ng, BCLS
Field Survey - 24 April, 2019
Dated this 26th of August, 2020.

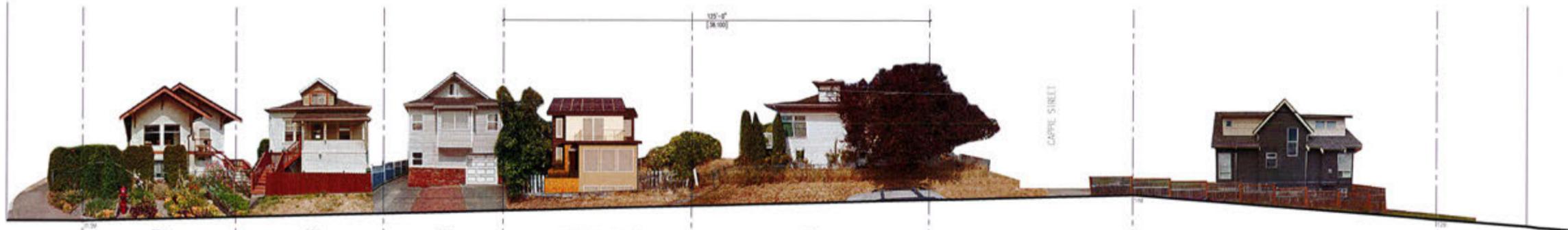
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Info: <https://www.juricert.com>

842 CARRIE STREET

REISSUED FOR RE-ZONING & DEVELOPMENT PERMIT - JAN 30, 2020



AIRIAL VIEW - GOOGLE MAPS



STREETSCAPE - COLVILLE RD



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PROPOSED ZONING: CD

ORIGINAL LOT SIZE: 578.5m²/ 6,226ft²

SITE A AREA: 3,475 ft²
BUILDING A FOOTPRINT: 1,123 ft²
SITE A COVERAGE: 32.2 %
SITE A FAR: 52 (0.024 FT²)
BUILDING HEIGHT: EXISTING
PARKING: 2 EXISTING

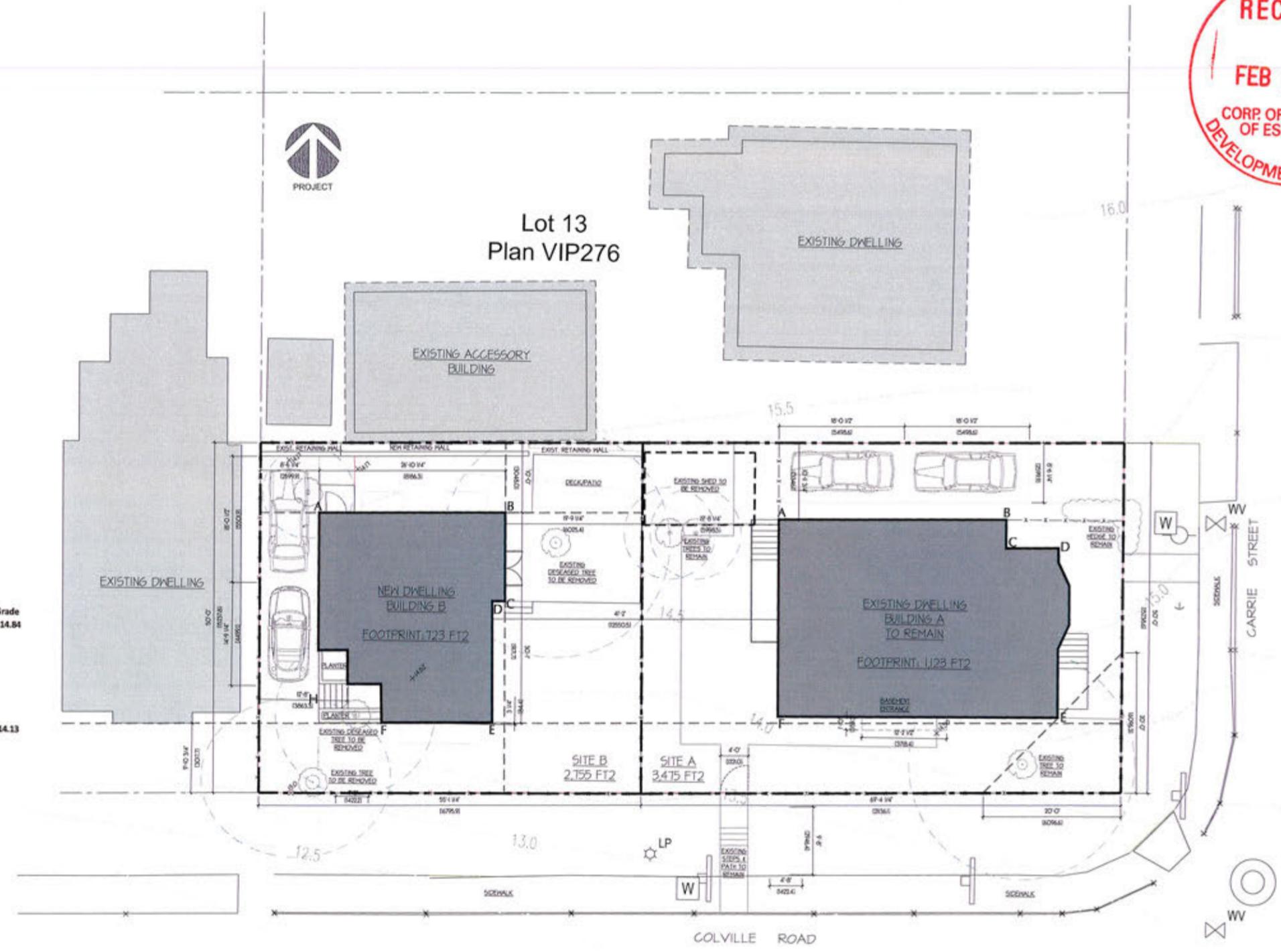
SITE B AREA: 2,751 ft²
BUILDING B FOOTPRINT: 723 ft²
SITE B COVERAGE: 26.28 %
SITE B FAR: 0.31 (0.014 FT²)
BUILDING HEIGHT: 7.3M
PARKING: 2 (SURFACE)

OVERALL FAR FOR BOTH SITES: 0.456

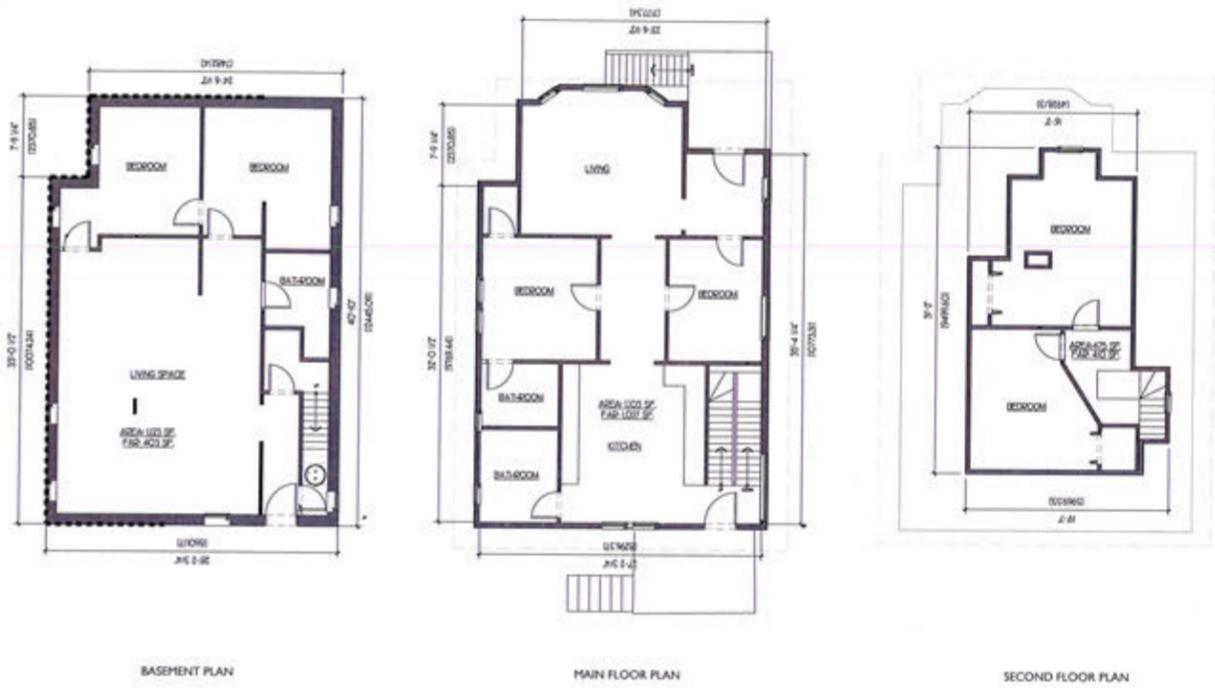
OVERALL SITE COVERAGE FOR BOTH SITES: 29.6%

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050

BUILDING A	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average Grade
AB	15.2	15.4	15.30	9.99	152.847	620.43	41.8	14.84
BC	15.4	15.4	15.40	1.24	19.096			
CD	15.4	15.4	15.40	2.31	35.574			
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BUILDING B								
AB	14.5	14.75	14.63	8.19	119.7788	489.75	34.66	14.13
BC	14.75	14.25	14.50	3.85	55.825			
CD	14.25	14.25	14.25	0.56	7.98			
DE	14.25	13.75	14.00	5.29	74.06			
EF	13.75	13.6	13.68	4.88	66.734			
FG	13.6	13.65	13.63	1.22	16.6225			
GH	13.65	13.6	13.63	2.74	37.3325			
HA	13.6	14.5	14.05	7.93	111.4165			



SITE PLAN

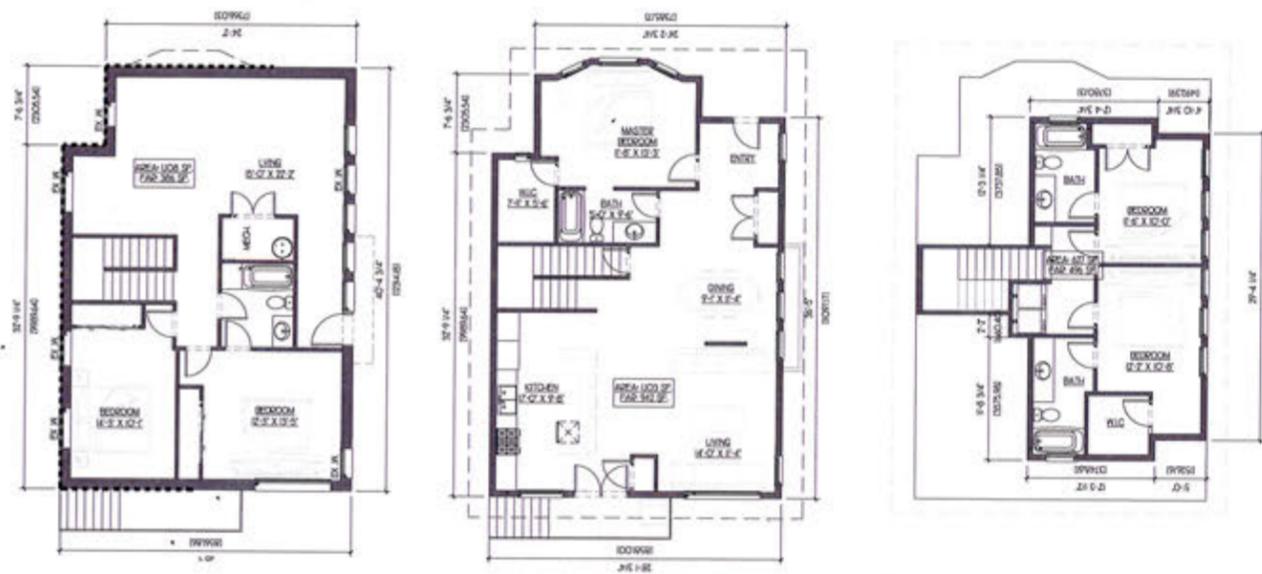


BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING A - EXISTING BUILDING PLANS



BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING A - PROPOSED BUILDING PLANS



BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING B - PROPOSED BUILDING PLANS



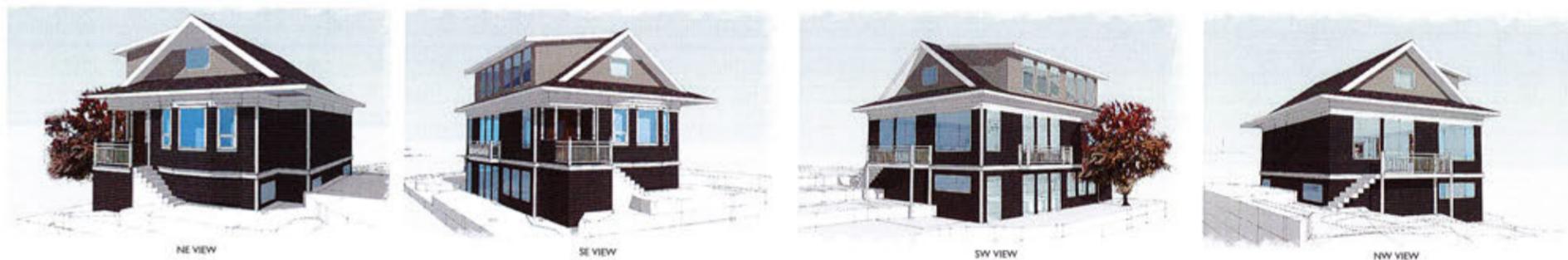
SW VIEW

SE VIEW

NE VIEW

NW VIEW

BUILDING B - PROPOSED BUILDING 3D VIEWS



NE VIEW

SE VIEW

SW VIEW

NW VIEW

BUILDING A - PROPOSED BUILDING 3D VIEWS



BRICK

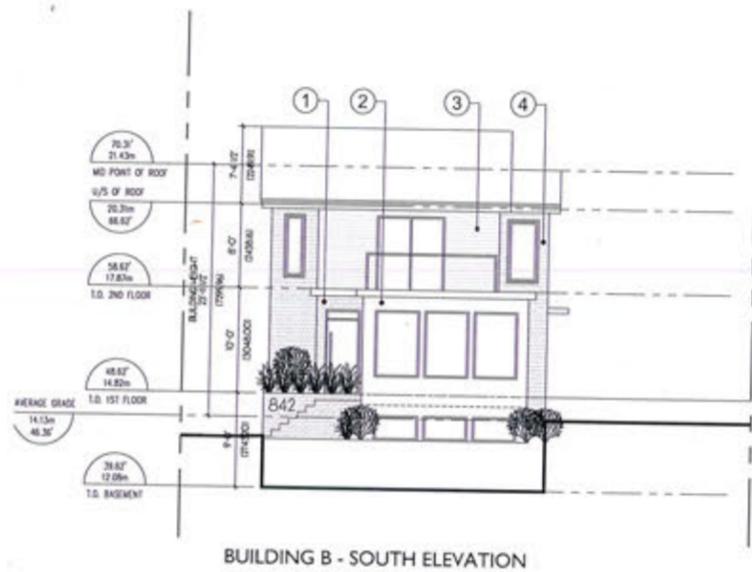
HARDIE SHINGLE

ACRYLIC STUCCO

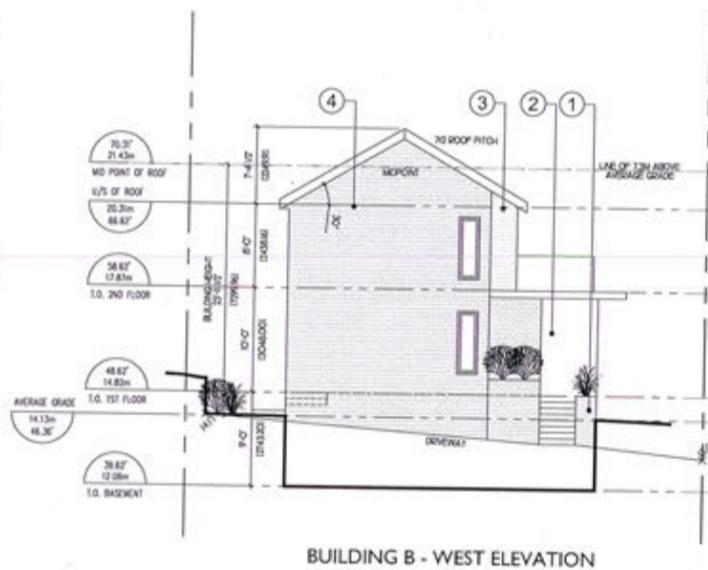
HARDIE SIDING

ASPHALT SHINGLES

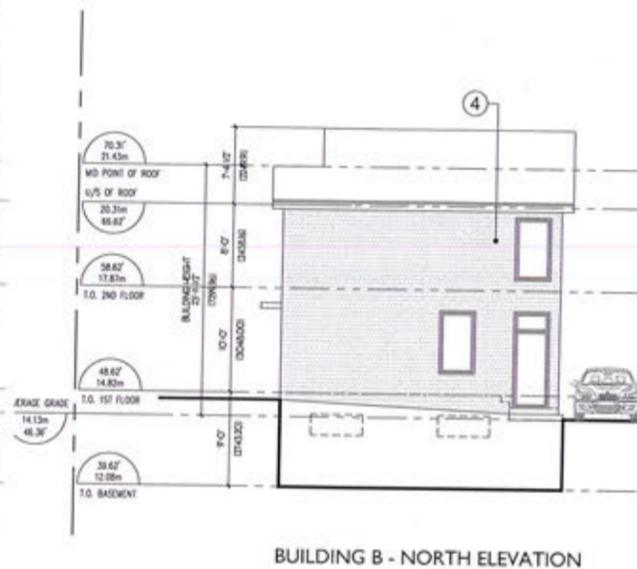
COLOUR SCHEME



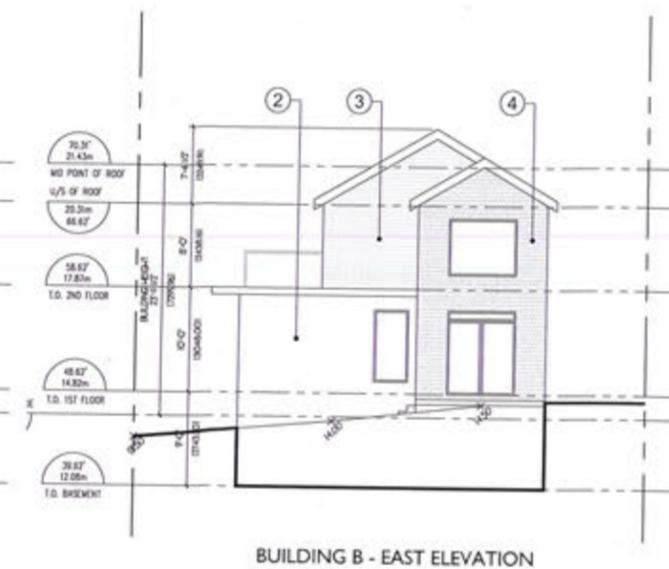
BUILDING B - SOUTH ELEVATION



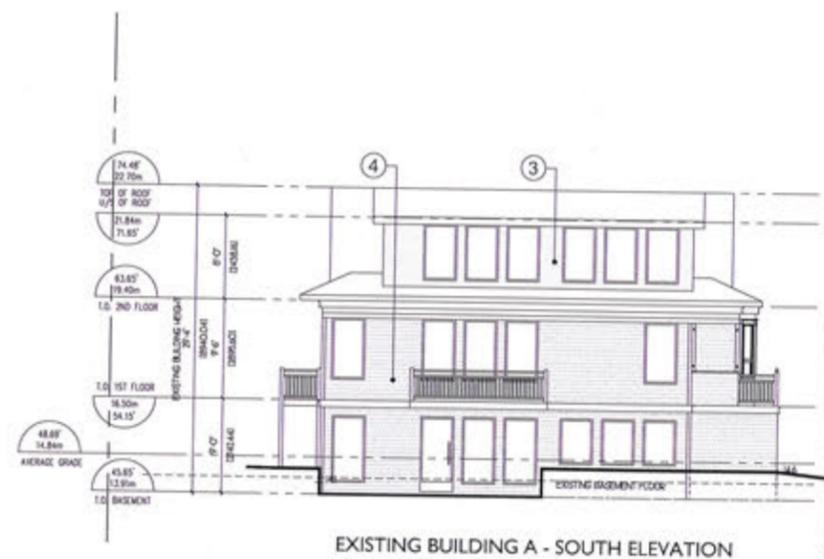
BUILDING B - WEST ELEVATION



BUILDING B - NORTH ELEVATION

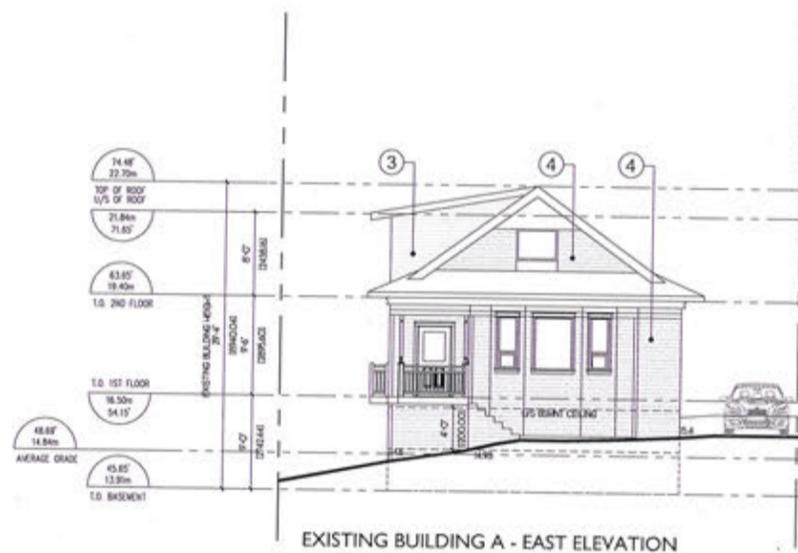


BUILDING B - EAST ELEVATION

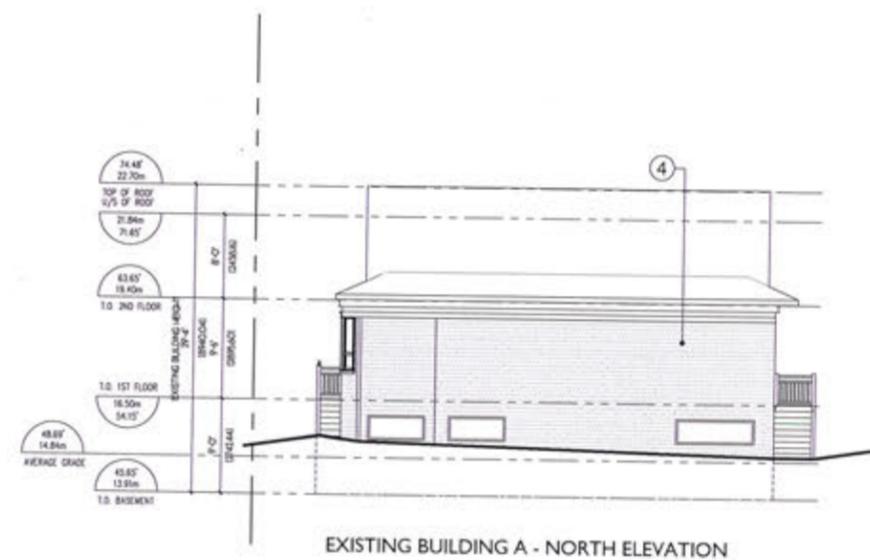


EXISTING BUILDING A - SOUTH ELEVATION

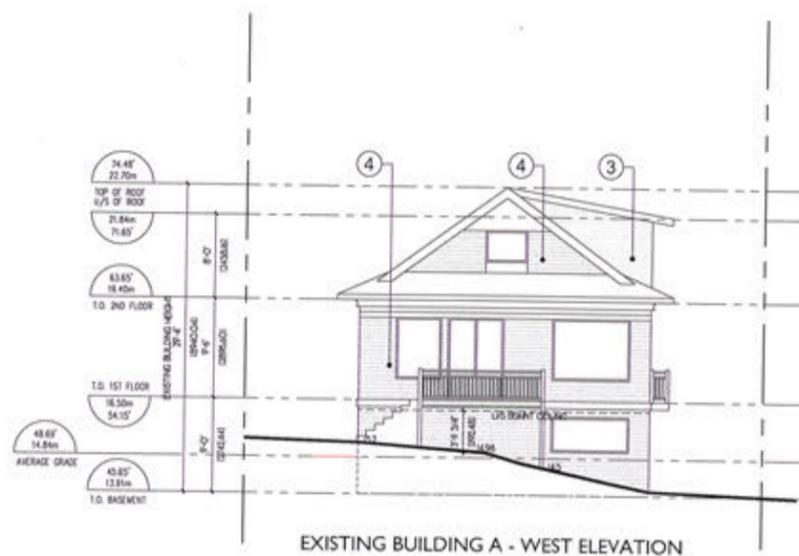
- 1 BRICK VENEER
- 2 ACrylic STUCCO
- 3 HARDY SIDING
- 4 HARDY SHINGLES



EXISTING BUILDING A - EAST ELEVATION

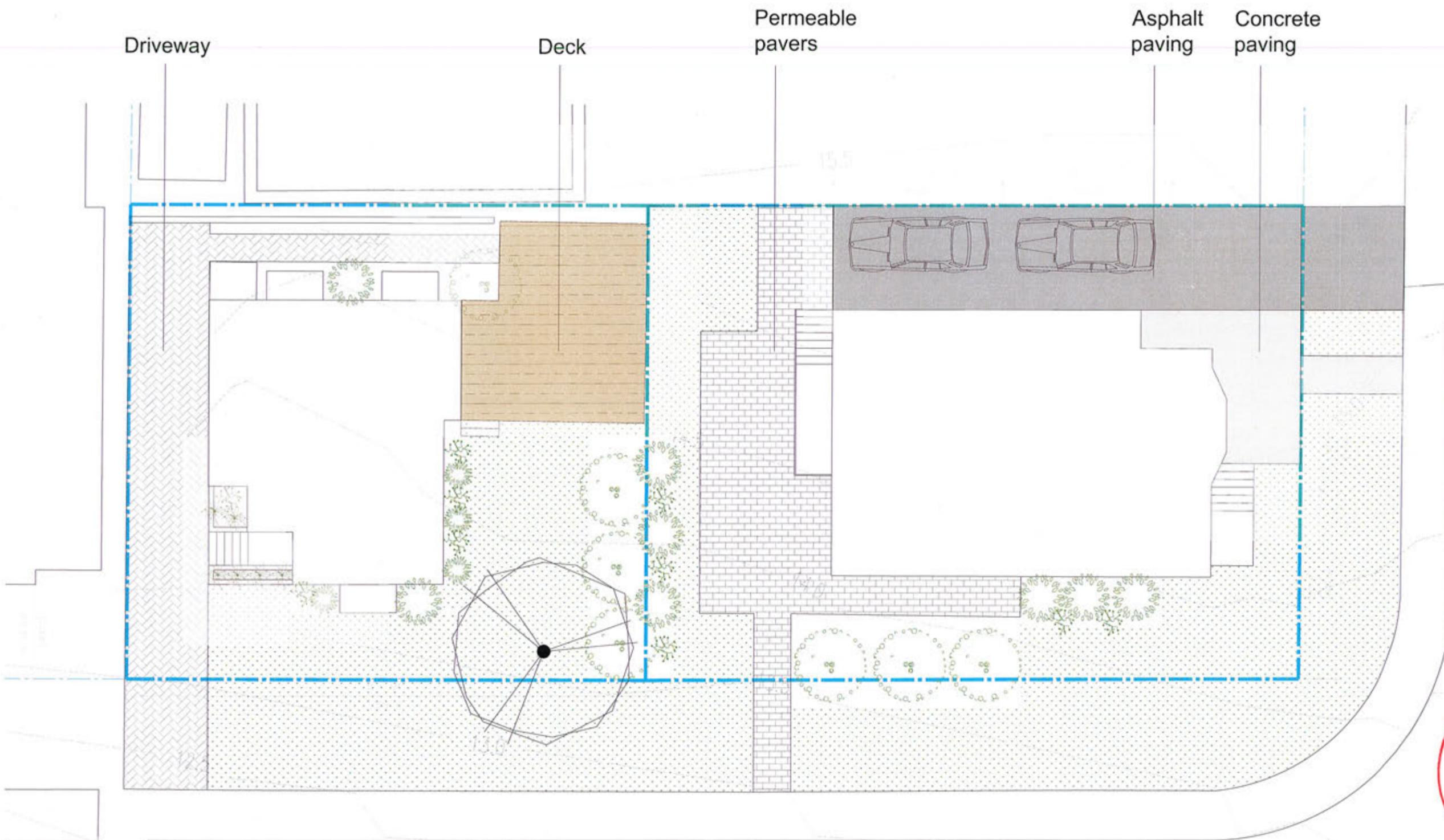


EXISTING BUILDING A - NORTH ELEVATION



EXISTING BUILDING A - WEST ELEVATION






 Syringa vulgaris,
 Common lilac

 Lavandula 'Hidcote blue',
 English lavender

 Panicum virgatum 'Heavy metal',
 Blue switch grass

 Rosmarinus 'Tuscan blue',
 Tuscan blue rosemary

 Hydrangea paniculata,
 Limelight hydrangea

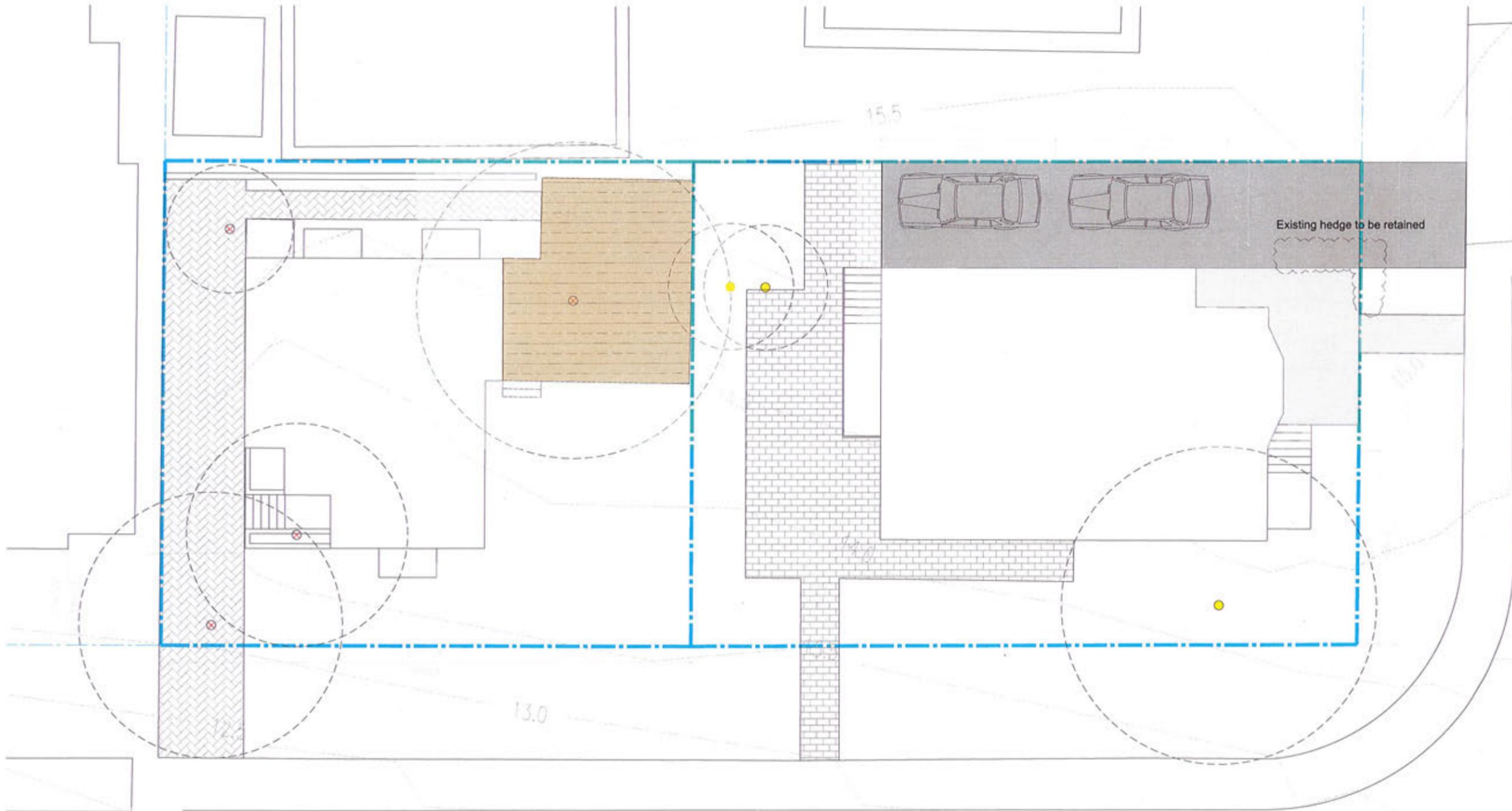
 Prunus cerasifera pissardii nigra,
 Black cherry plum

PLANT LIST					
ID	Latin name	Common name	Size	Category	Quantity
Pc	Prunus cerasifera pissardii nigra	Black cherry plum	12' B+B	Tree	1
Sv	Syringa vulgaris	Common lilac	10 Gallon	Shrub	7
Hp	Hydrangea paniculata	Limelight hydrangea	5 Gallon	Shrub	8
La	Lavandula 'Hidcote blue'	English lavender	1 Gallon	Perennials	18
Ro	Rosmarinus 'Tuscan blue'	Tuscan blue rosemary	2 Gallon	Perennials	4
Pw	Panicum virgatum 'Heavy metal'	Blue switch grass	1 Gallon	Grass	6



LEGEND

-  Existing tree to be retained
-  Existing tree to be removed



Scale: NTS

L3 TREE RETENTION
AND REMOVAL PLAN

DATE
January 28, 2020