

TOWNSHIP OF ESQUIMALT

884 Lampson Street Development Permit No. DP000228

Location



Proposal

DEVELOPMENT PERMIT

- 119-unit multifamily building
- Floor Area Ratio 1.55
- Medium Density Residential Proposed Land Use Designation
- Zoned CD-155

Evaluation

DEVELOPMENT PERMIT

- Form and Character of Development
- Development Permit Area (DPA)
Guidelines:
 - DPA 1: Natural Environment
 - DPA 6: Multi-Family Residential
 - DPA 7: Energy Conservation & Greenhouse Gas Reduction
 - DPA 8: Water Conservation

Proposal

ZONING DETAILS

Residential Units:	119
Total Floor Area Ratio:	1.55
Lot Coverage (at the parking level)	74%
Lot Coverage at First Storey	52%
Minimum Setbacks*	
Lot Line A	4.0m
Lot Line B	4.2m (2.0m parking structure)
Lot Line C	2.9m (1.3m parking structure)
Lot Line D	22.2m (3.1m parking structure)
Lot Line E	n/a (3.1m parking structure)
Lot Line F	9.3m (1.4m parking structure, 1.5m ret. wall)
Lot Line G	n/a (3.5m parking structure)
Lot Line H	34m (5.7m parking structure)
Lot Line I	n/a (1.5m parking structure)
Lot Line J	2.7m (1.5m parking structure)
Building Height	10.6m (6 storeys)
Off-Street Parking	110 stalls (56 small car, 3 accessible, 12 visitor)
Useable Open Space	235m ²
Bike Parking	129 class 1 (26 cargo), 6 class 2
Indoor Amenity Space	114m ²

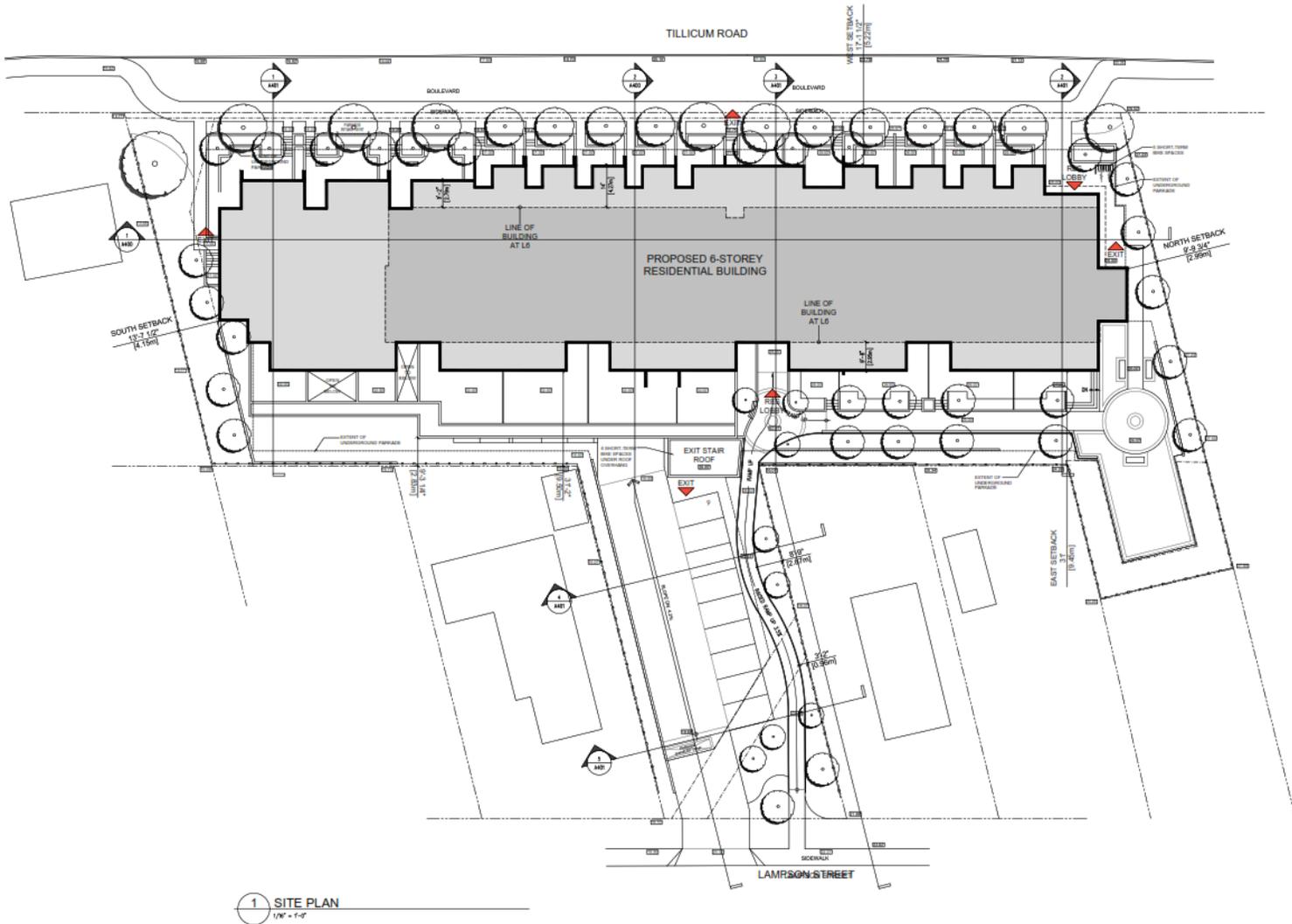
Design Review Committee Recommendation

1. Transition at property line at pedestrian walkway
2. Lack of specificity on planting plan and their location
3. What mechanical systems are going to be used and the impact on form and character
4. Openness south of the parkade entrance and buffering of neighbouring back yards
5. If individual heat pumps are used, where are they going?
6. Plant location, fence heights, terrace heights, soil volumes, functionality of the amenity lawn
7. Screening details
8. Confirmation that all trees have adequate soil volumes, with sections

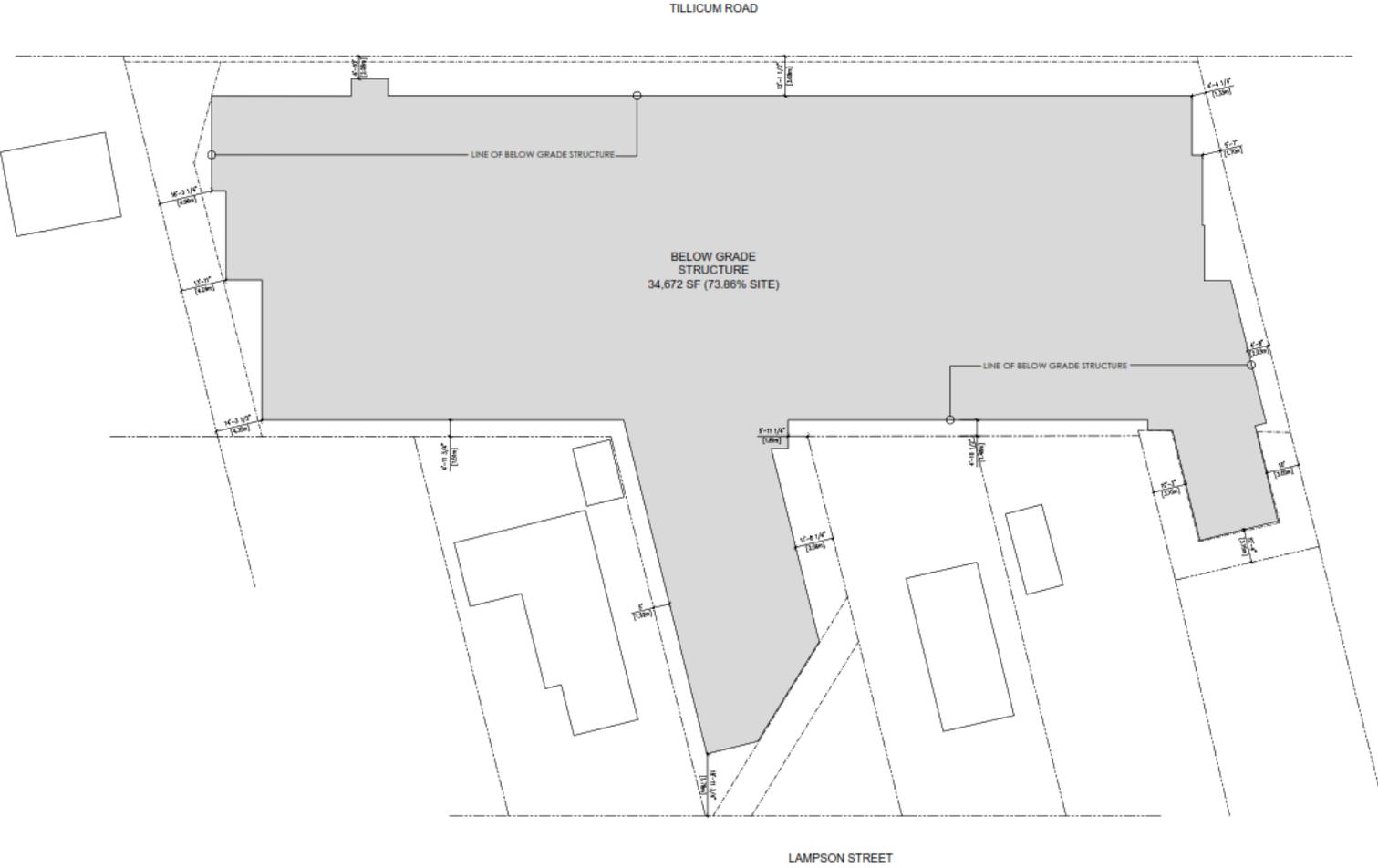
Design Review Committee Recommendation

9. Confirmation of the design and use of the roof top amenity
10. Further description and clarity on the visual and acoustic impact for screening on the building form and character
11. Further resolution of the east side of the parkade
12. Grading plan that demonstrates coordination of the building and landscape elements
13. Additional details on the pedestrian entrance from Lampson and its relationship to adjacent properties
14. Surface parking materials

Site Plan

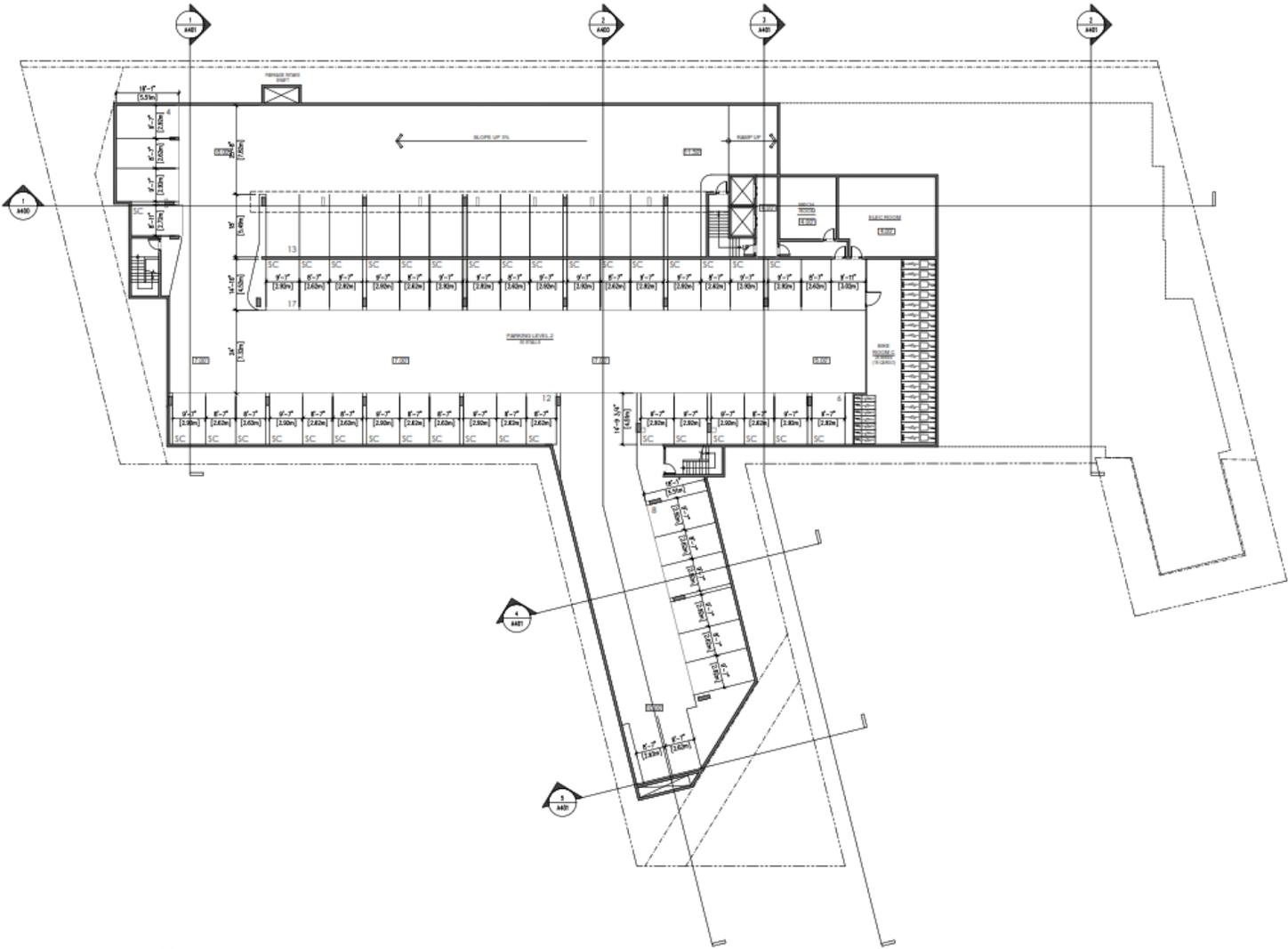


Below Grade Setback Plan



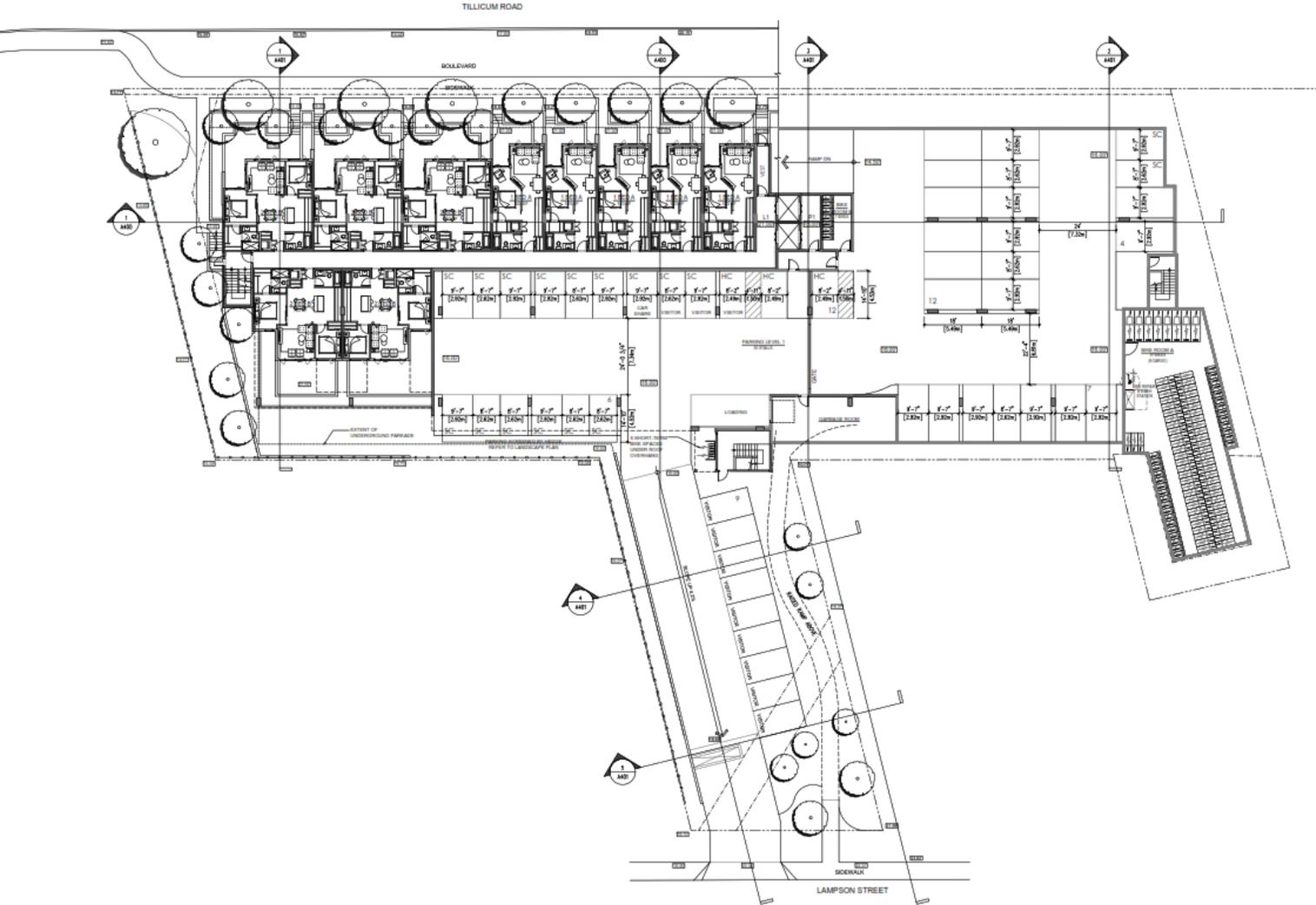
1 BELOW GRADE SETBACK PLAN
1/8" = 1'-0"

Parking Level 2 Plan



1 PARKING LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

Parking Level 1 and Residential Level 1 Plan



1 LEVEL 1 & PARKING LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

West and East Elevations

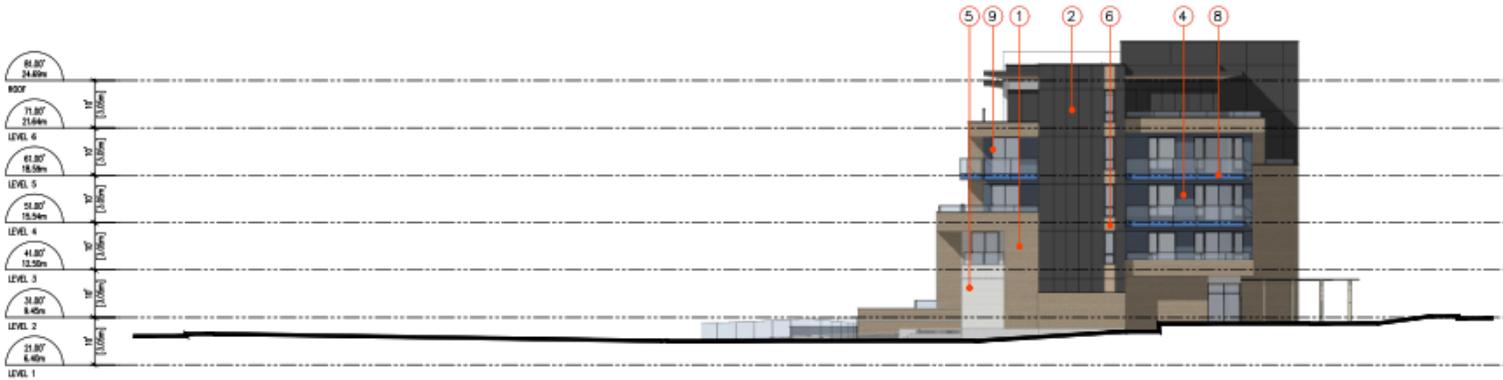


1 WEST ELEVATION
1/4" = 1'-0"

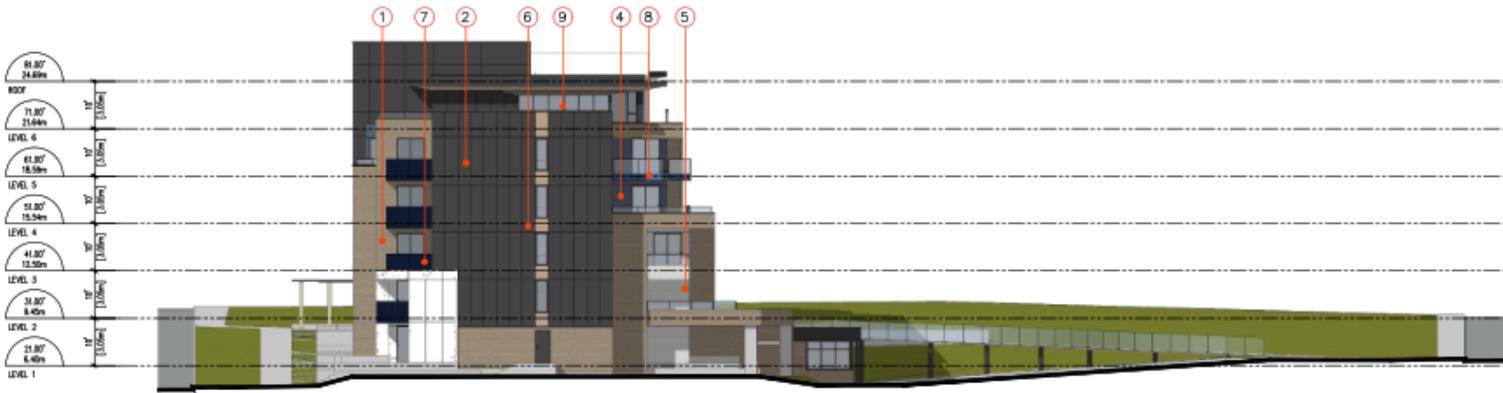


2 EAST ELEVATION
1/4" = 1'-0"

North and South Elevation



1 NORTH ELEVATION
1/8" = 1'-0"

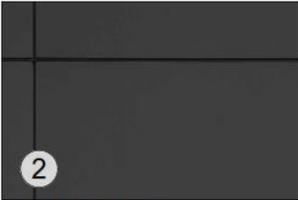


2 SOUTH ELEVATION
1/8" = 1'-0"

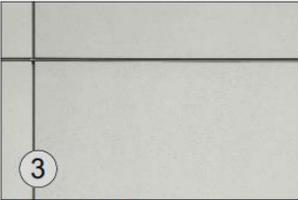
Materials



1
BRICK
LIGHT BROWN



2
CEMENTITIOUS PANEL
CHARCOAL



3
CEMENTITIOUS PANEL
OFF-WHITE



4
CEMENTITIOUS LAP SIDING
BLUE



5
CEMENTITIOUS LAP SIDING
OFF-WHITE



6
CEMENTITIOUS SIDING & SOFFITS
WOODGRAIN



7
GUARDRAILS
TRANSLUCENT BLUE GLASS



8
GUARDRAILS
CLEAR GLASS / BLUE SPANDREL



9
WINDOWS & DOORS
BLACK



Northwest Perspective



Southwest Perspective



Southwest Perspective



Tillicum Entrance Perspective



Lampson Perspective



6th Floor Amenity Perspective



Shadow Study



SUMMER SOLSTICE

9AM



SUMMER SOLSTICE

NOON



SUMMER SOLSTICE

3PM



EQUINOX

9AM



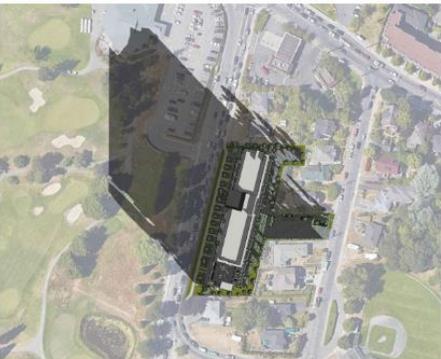
EQUINOX

NOON



EQUINOX

3PM



WINTER SOLSTICE

9AM



WINTER SOLSTICE

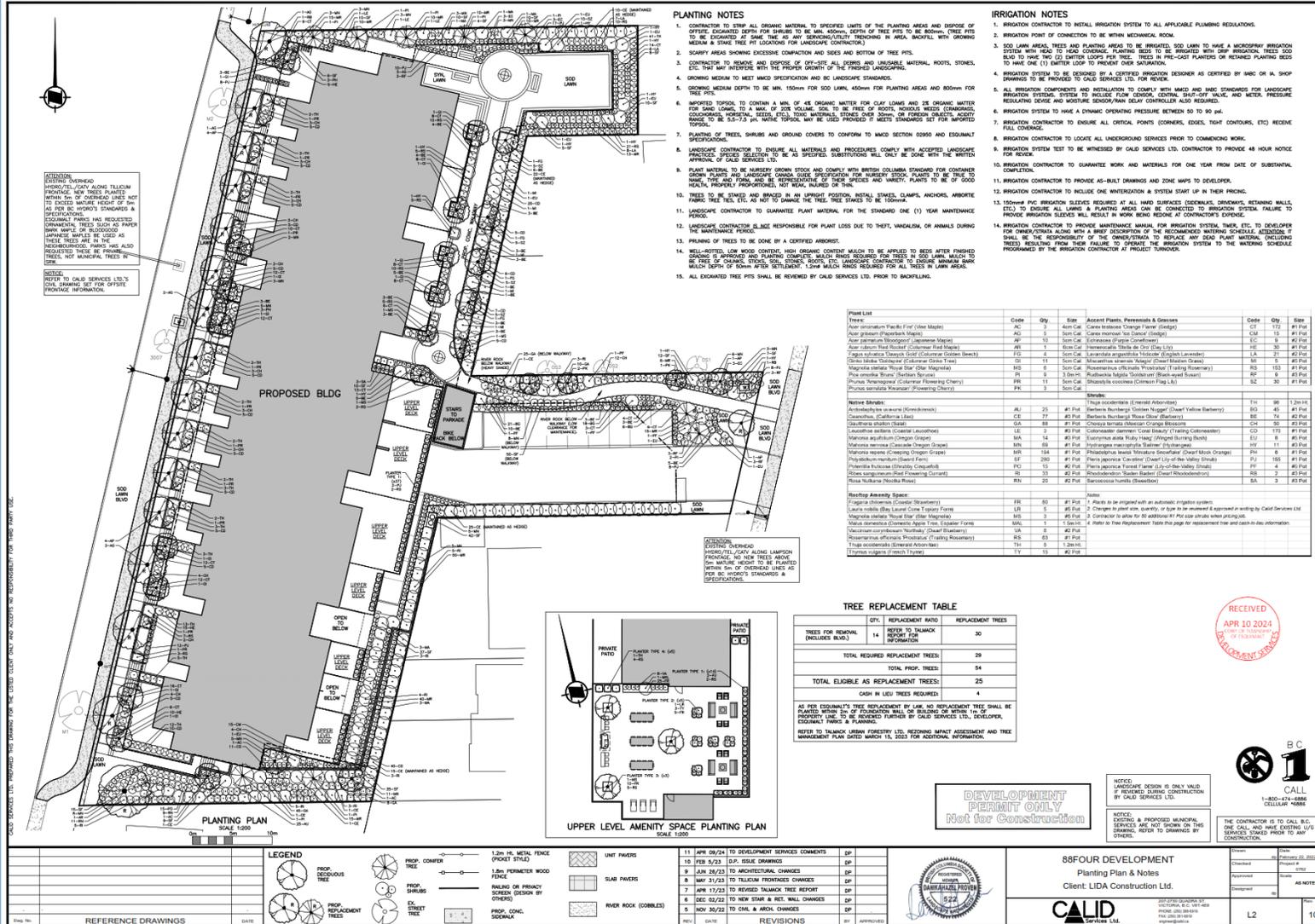
NOON



WINTER SOLSTICE

3PM

Planting Plan



Recommendation

That Council approve Development
Permit No. DP000228