



OUR HOUSE  
842 CARRIE STREET - REZONING APPLICATION

ESQUIMALT HIGHSCHOOL

WEST NEIGHBOUR

NORTH NEIGHBOUR

HOUSE



THE LOT PANORAMA  
842 CARRIE STREET - REZONING APPLICATION



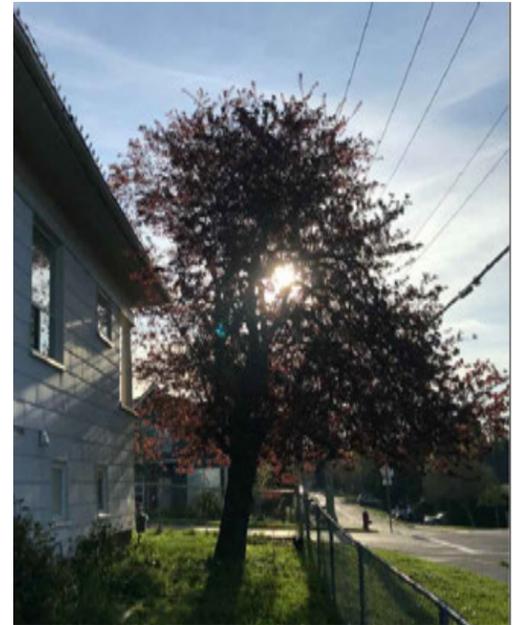
120 YEARS OF HISTORY



MOUNTAIN VIEWS ON A CLEAR DAY



ANDERSON PARK AT KITTY-CORNER



12' WIDE BOULEVARDS ON COLVILLE

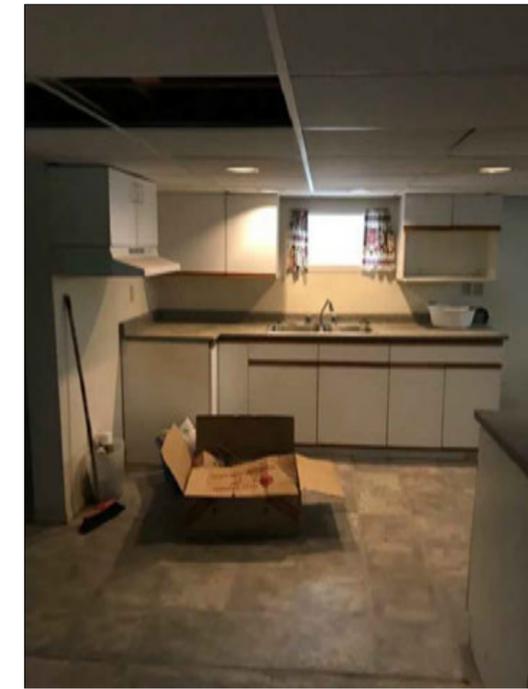


EXISTING ESTABLISHED TREES AND HEDGES

## EXISTING SITE CONDITIONS AND THINGS WE LOVE 842 CARRIE STREET - REZONING APPLICATION



THE ONLY TWO WINDOWS ON THE ENTIRE SECOND FLOOR



6'-6" BASEMENT CEILING HEIGHT



ASBESTOS SIDING

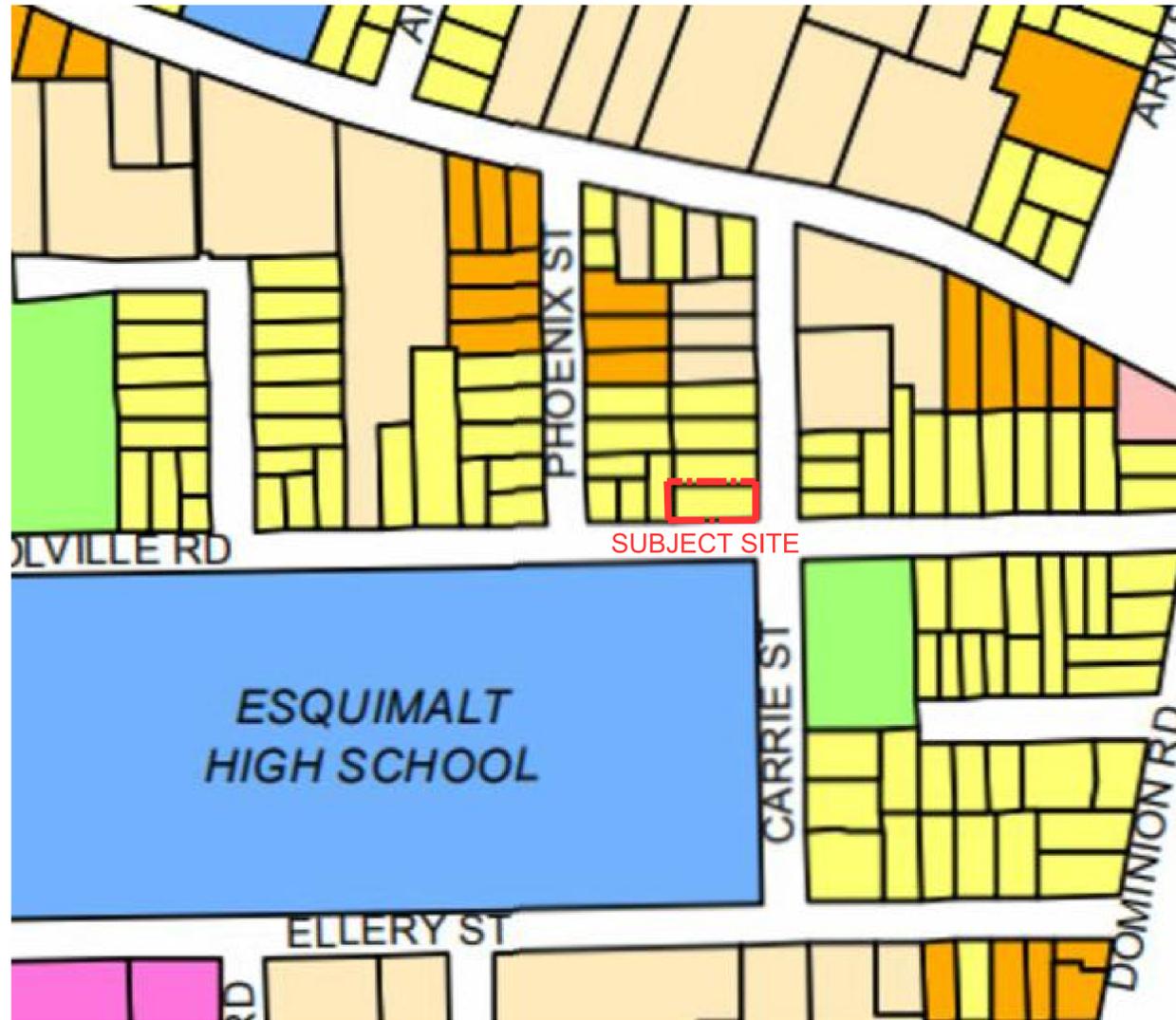


UNSAFE STAIRS



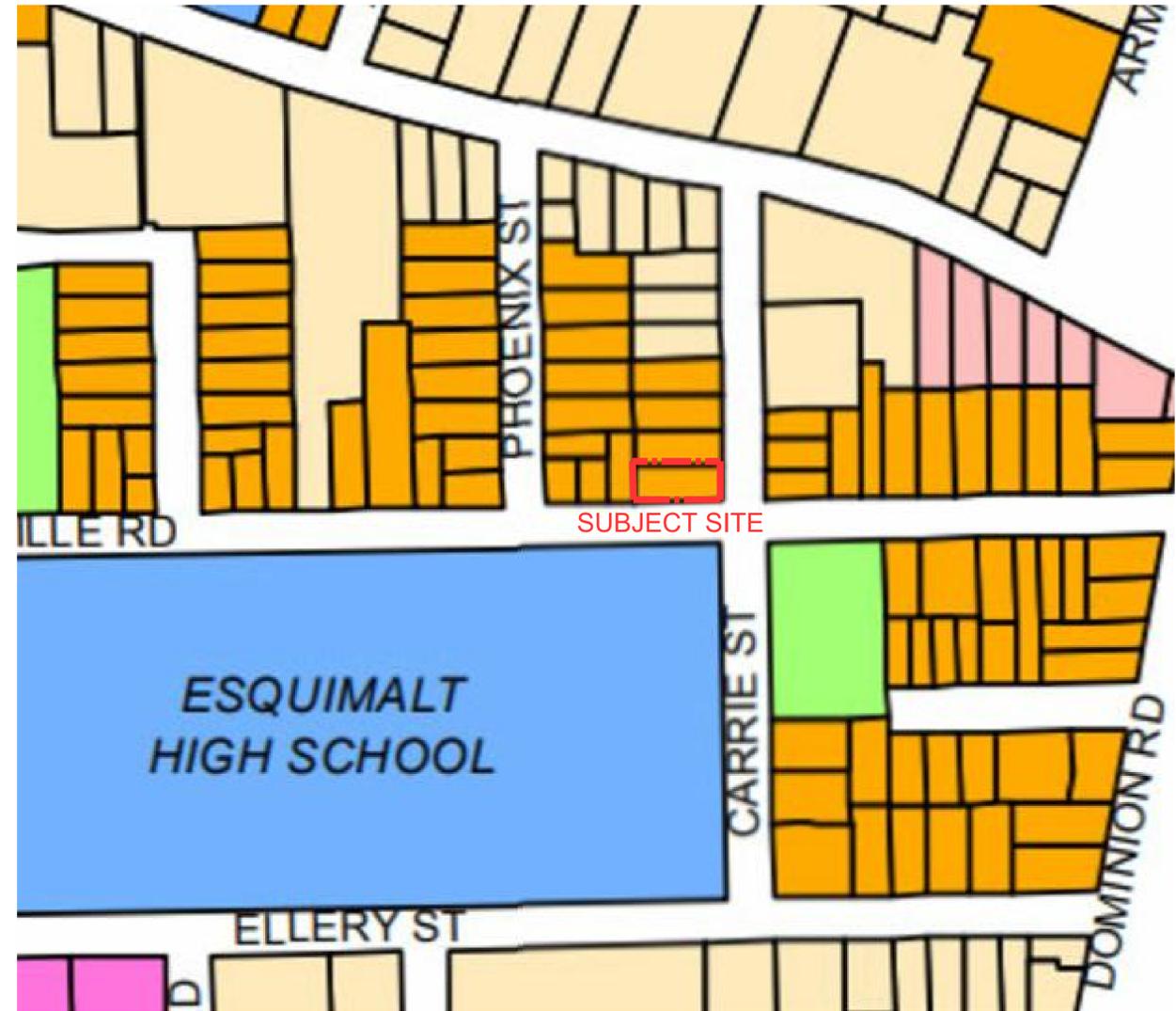
NO INSULATION IN WALLS OR ROOF

## EXISTING SITE CONDITIONS AND THINGS WE LOVE NOT SO MUCH 842 CARRIE STREET - REZONING APPLICATION



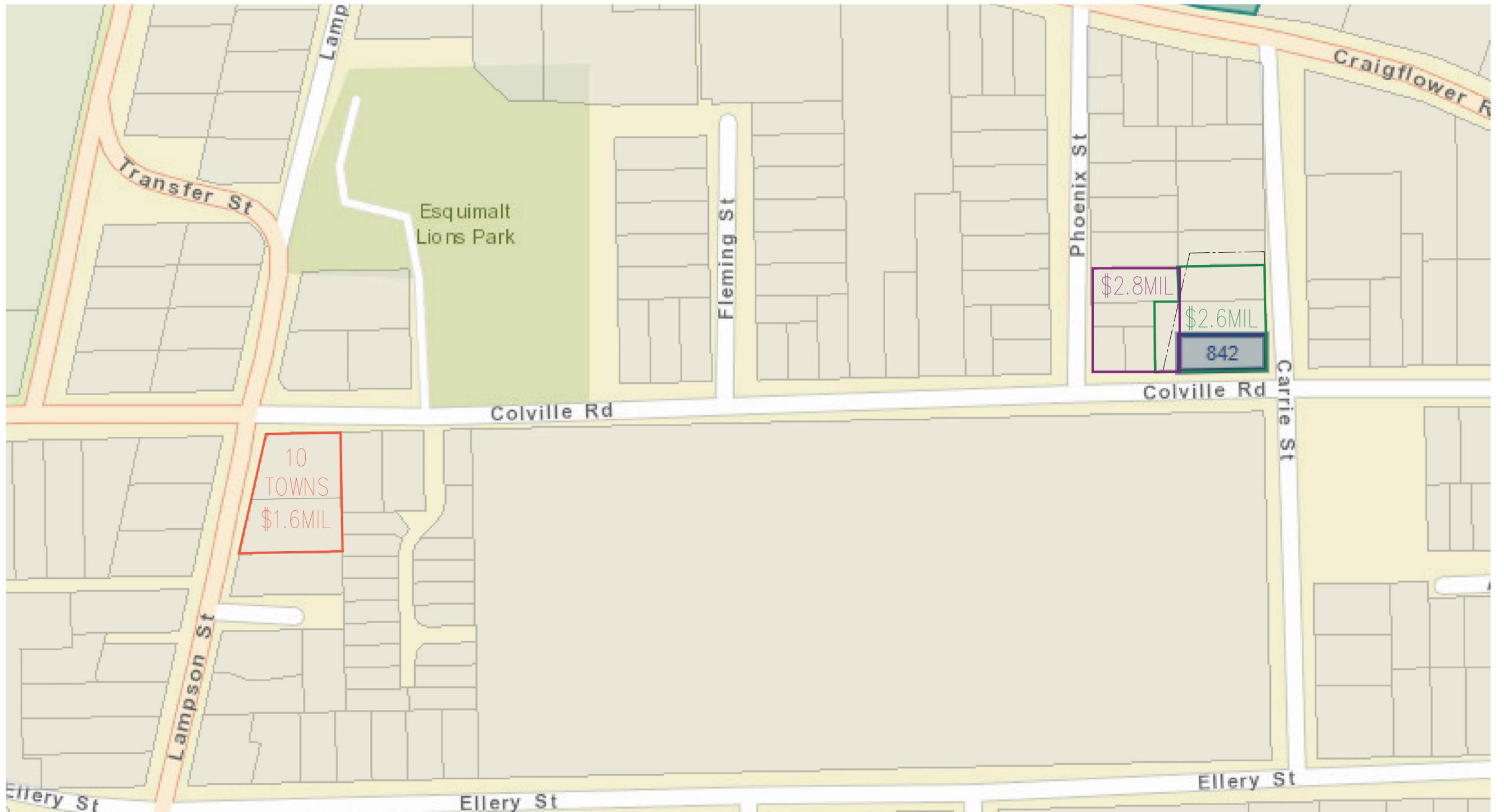
CURRENT ZONING

- SINGLE FAMILY RESIDENTIAL
- TOWNHOMES
- MIDRISE MULTIFAMILY



CURRENT OCP

## 842 CARRIE STREET - REZONING APPLICATION



SAMPLE TOWNHOUSE DEVELOPMENT

## 842 CARRIE STREET - REZONING APPLICATION



NEIGHBOURHOOD FABRIC -  
CURRENT



NEIGHBOURHOOD FABRIC -  
PROPOSED

## 842 CARRIE STREET - REZONING APPLICATION



AERIAL VIEW - GOOGLE MAPS

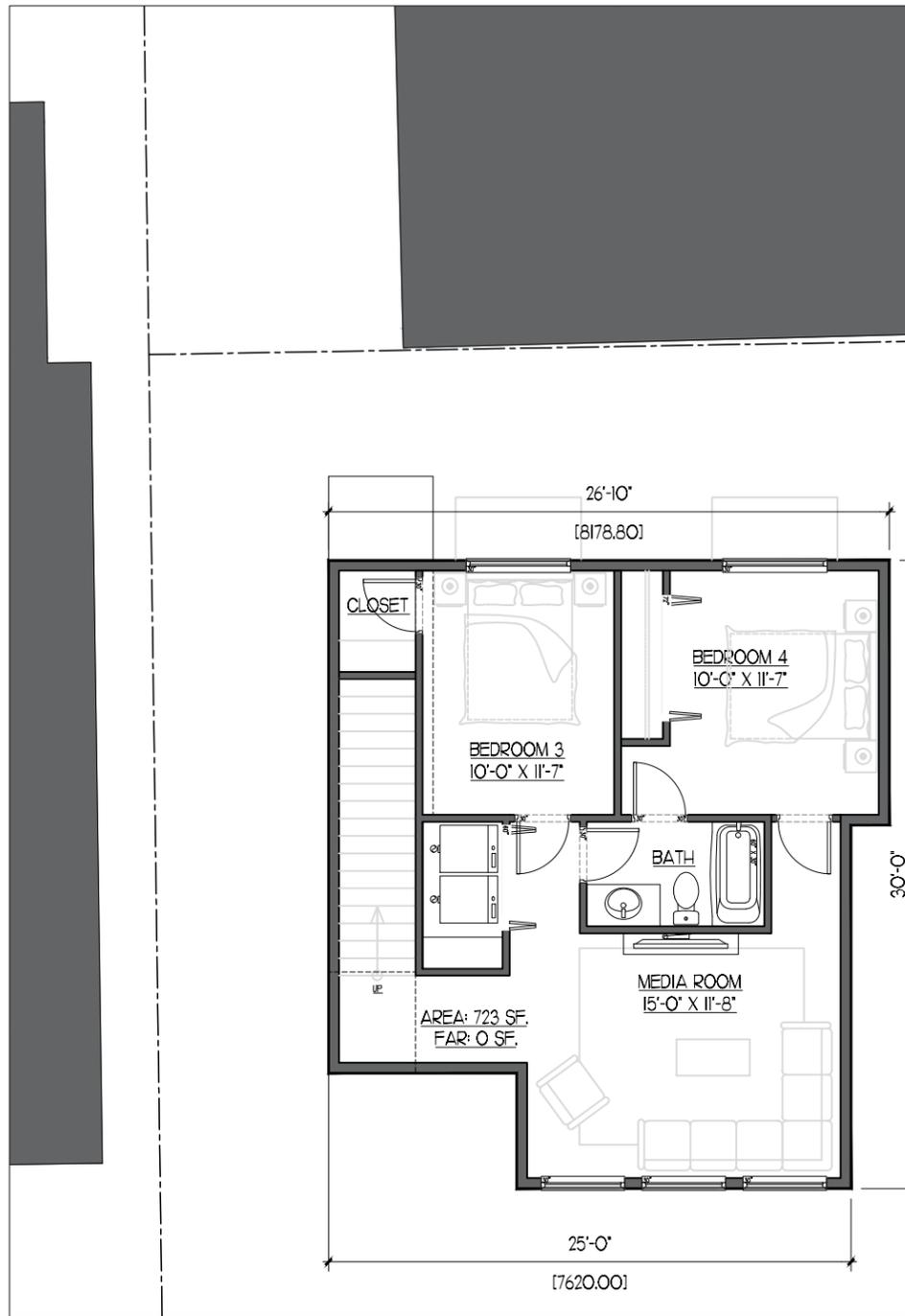


STREETSCAPE - COLVILLE RD

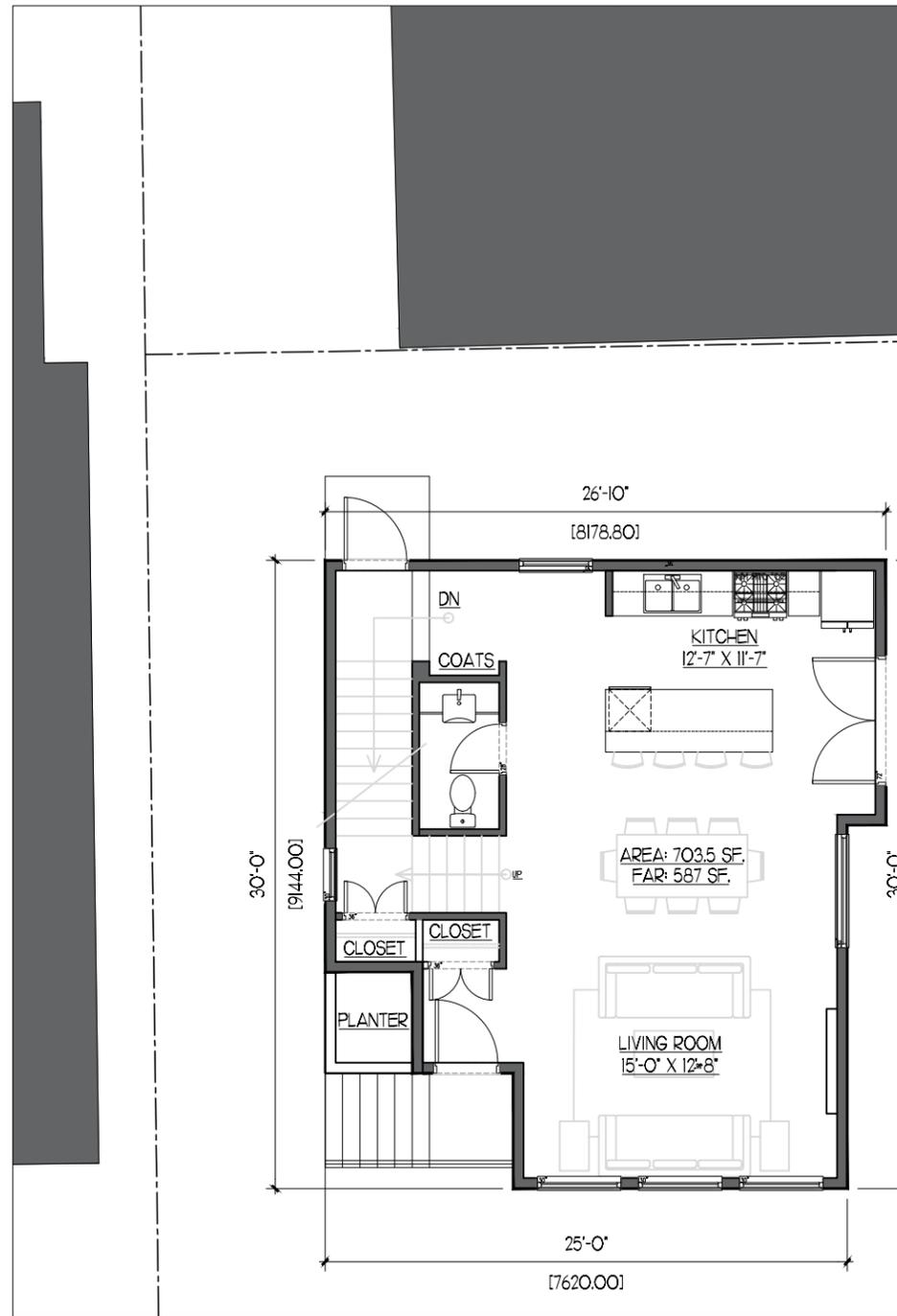
## 842 CARRIE STREET - REZONING APPLICATION



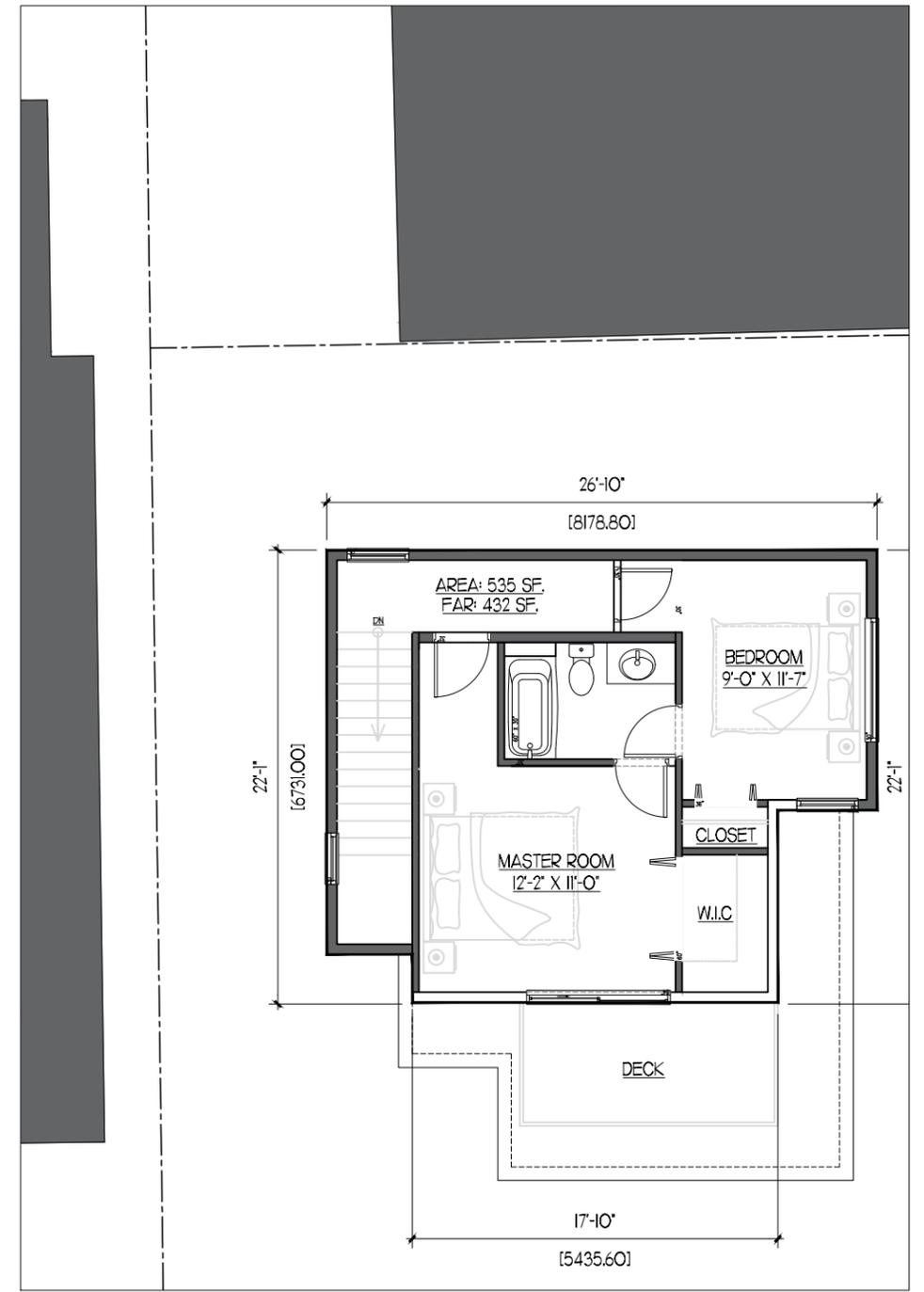




BASEMENT PLAN

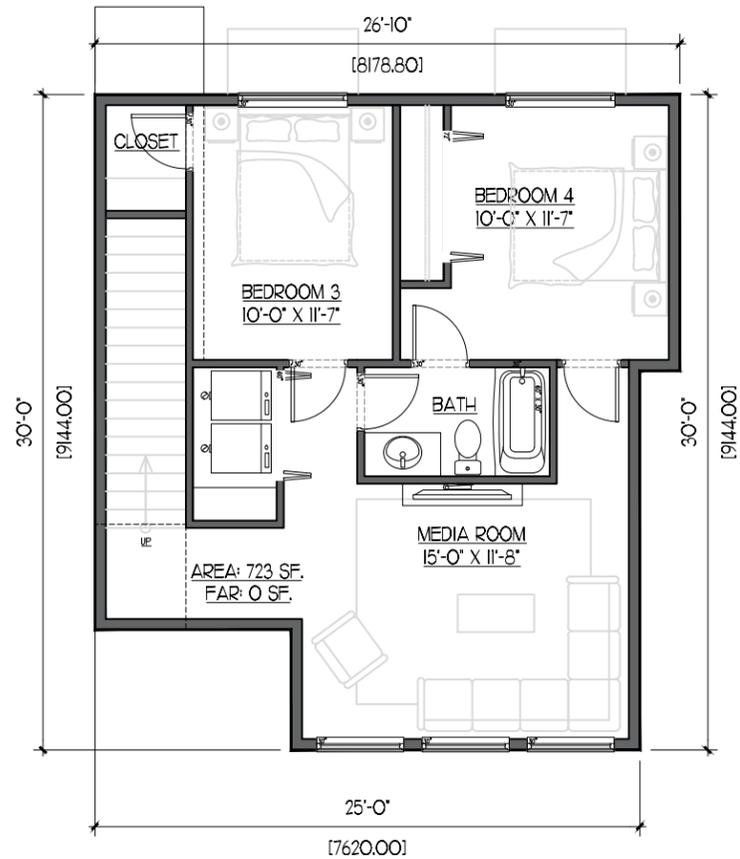


MAIN FLOOR PLAN



SECOND FLOOR PLAN

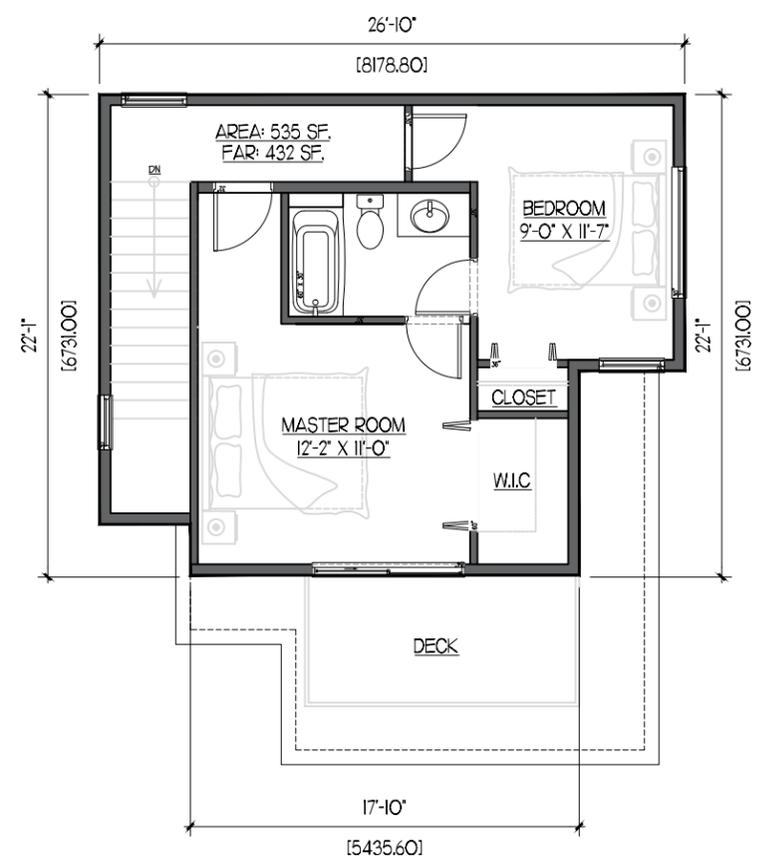
**BUILDING B - PLANS IN RELATIONSHIP TO NEIGHBOURS  
842 CARRIE STREET - REZONING APPLICATION**



BASEMENT PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



SW VIEW



SE VIEW

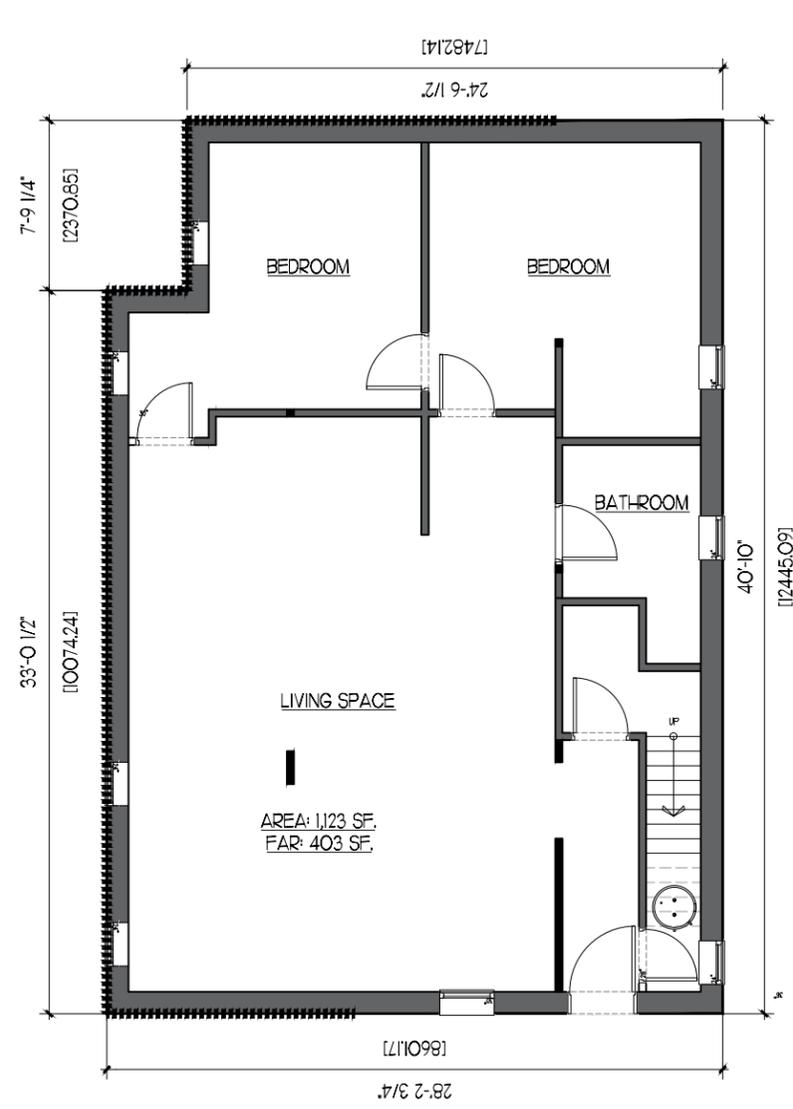


NE VIEW

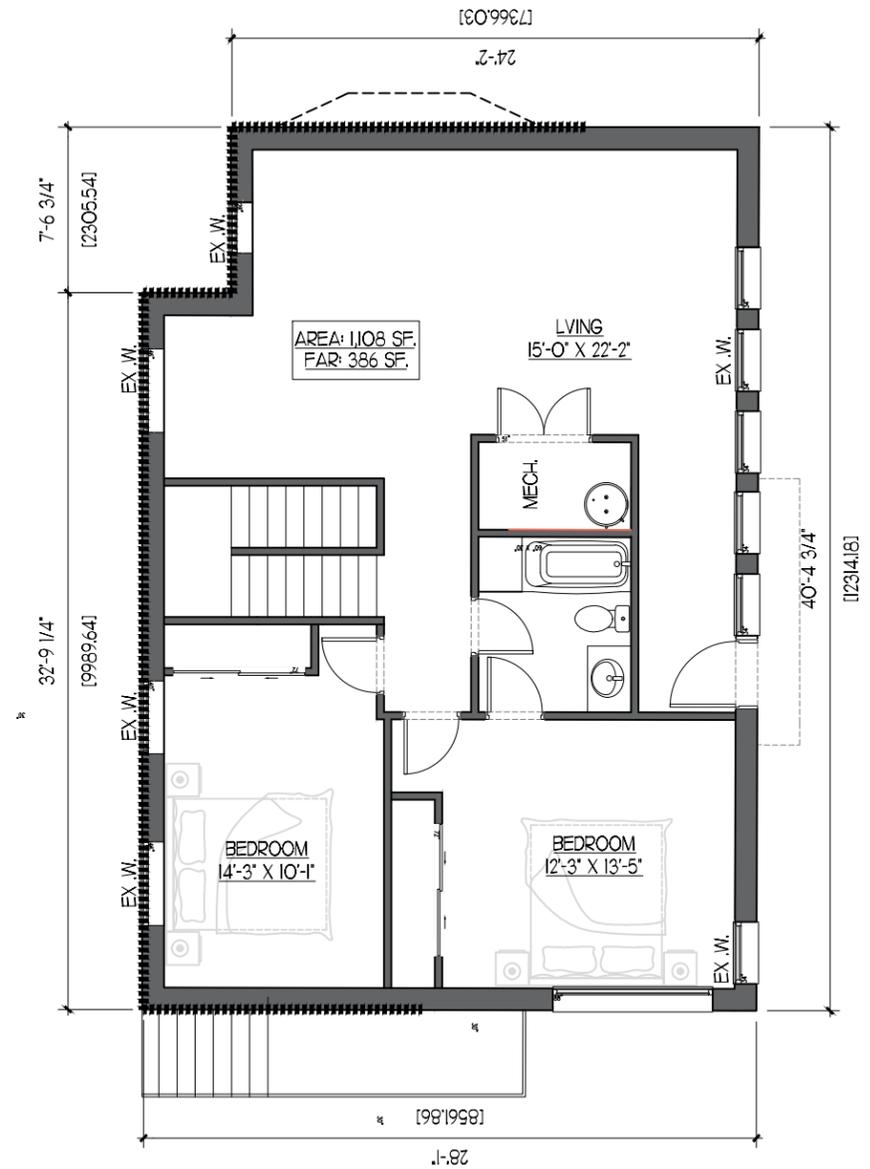


NW VIEW

BUILDING B - PLANS AND 3D VIEWS  
842 CARRIE STREET - REZONING APPLICATION

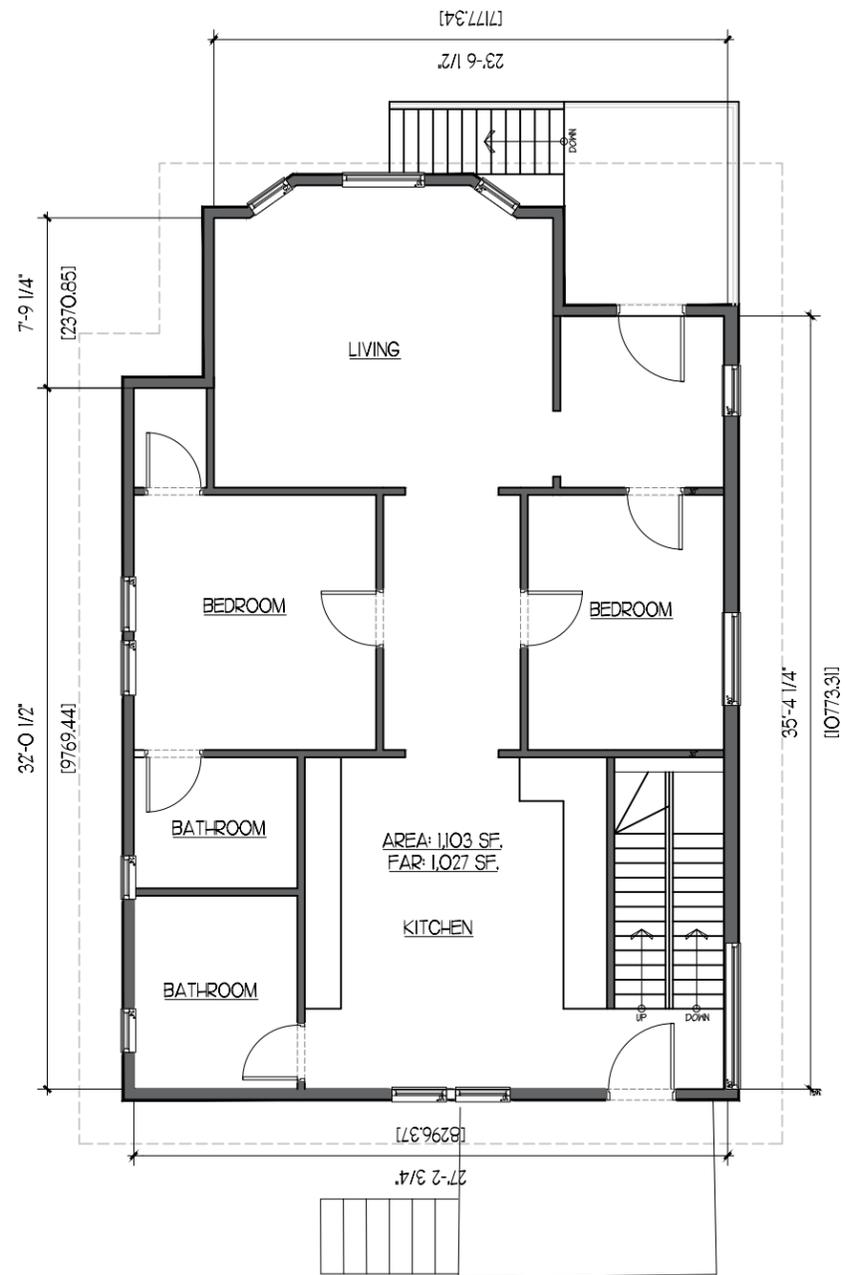


BASEMENT PLAN -  
EXISTING

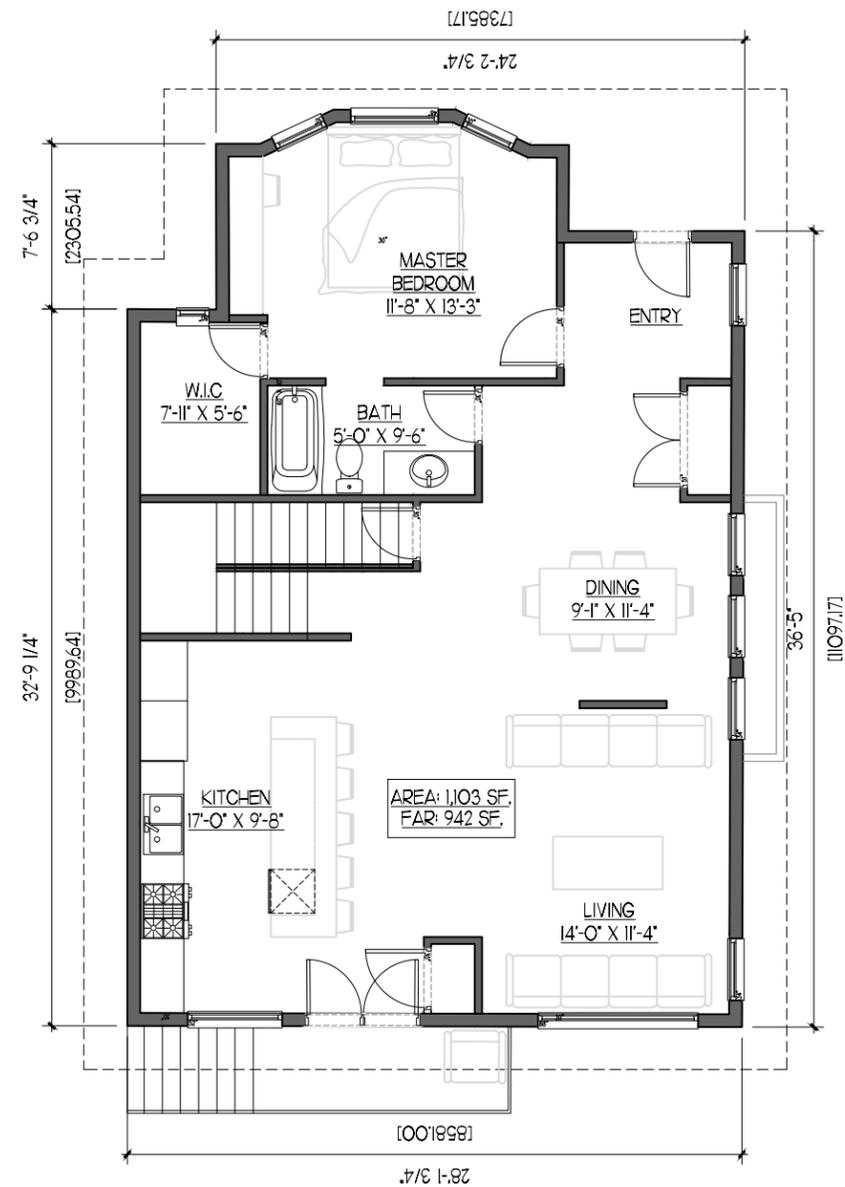


BASEMENT PLAN -  
PROPOSED

## BUILDING A - EXISTING VS PROPOSED PLANS - RENOVATION 842 CARRIE STREET - REZONING APPLICATION

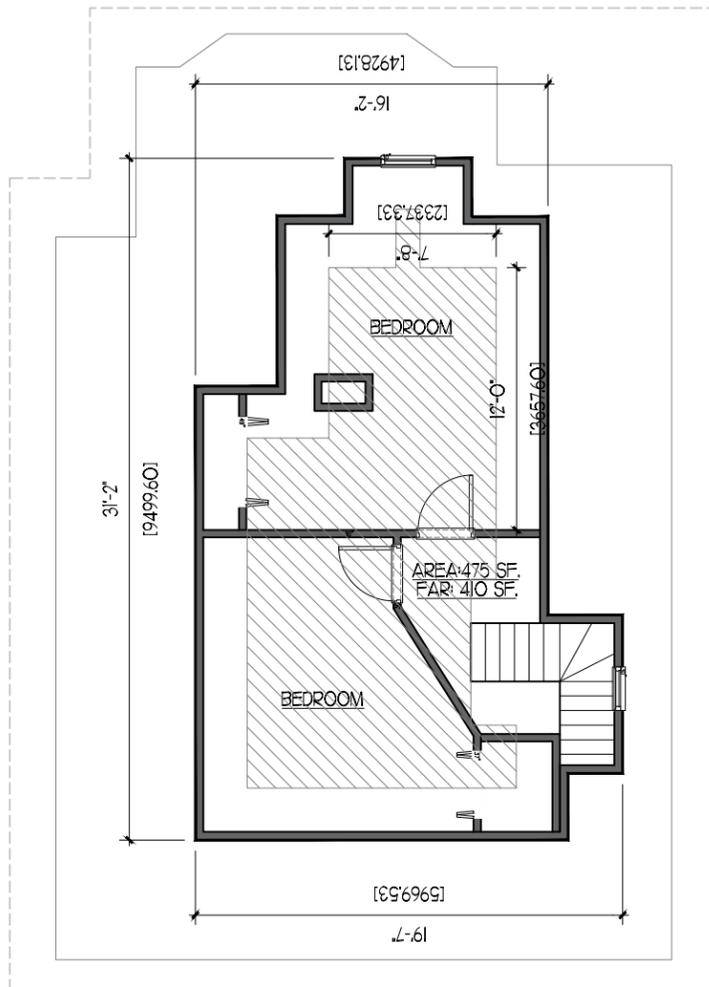


MAIN FLOOR PLAN -  
EXISTING

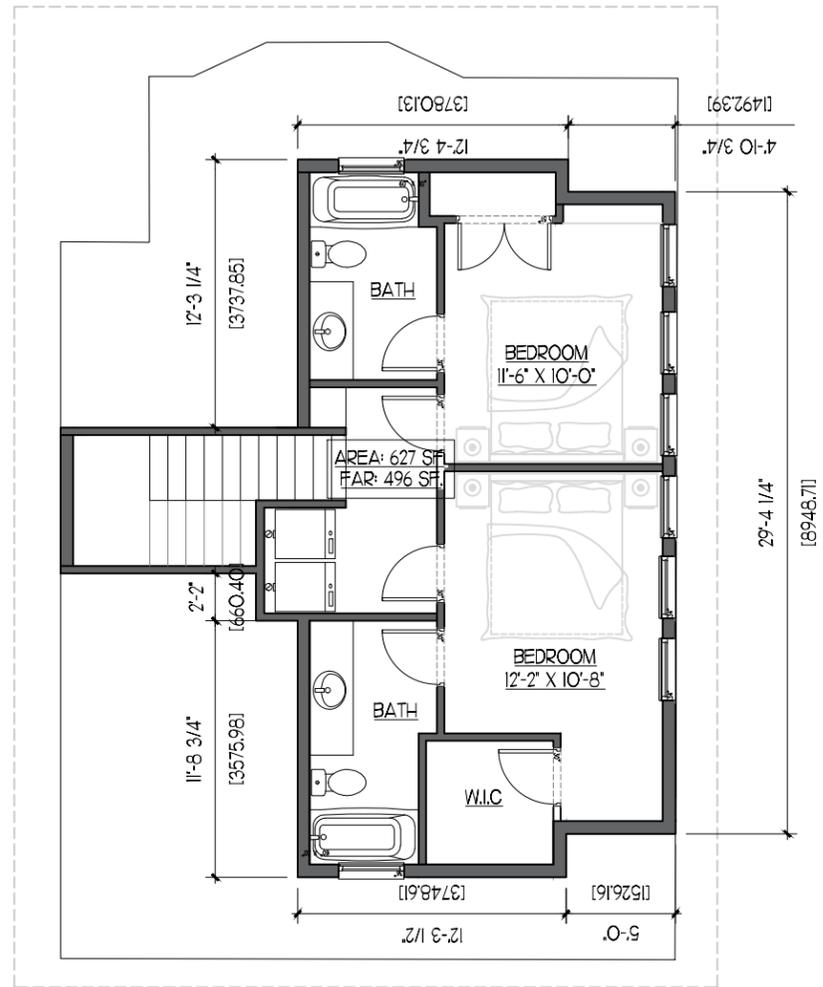


MAIN FLOOR PLAN -  
PROPOSED

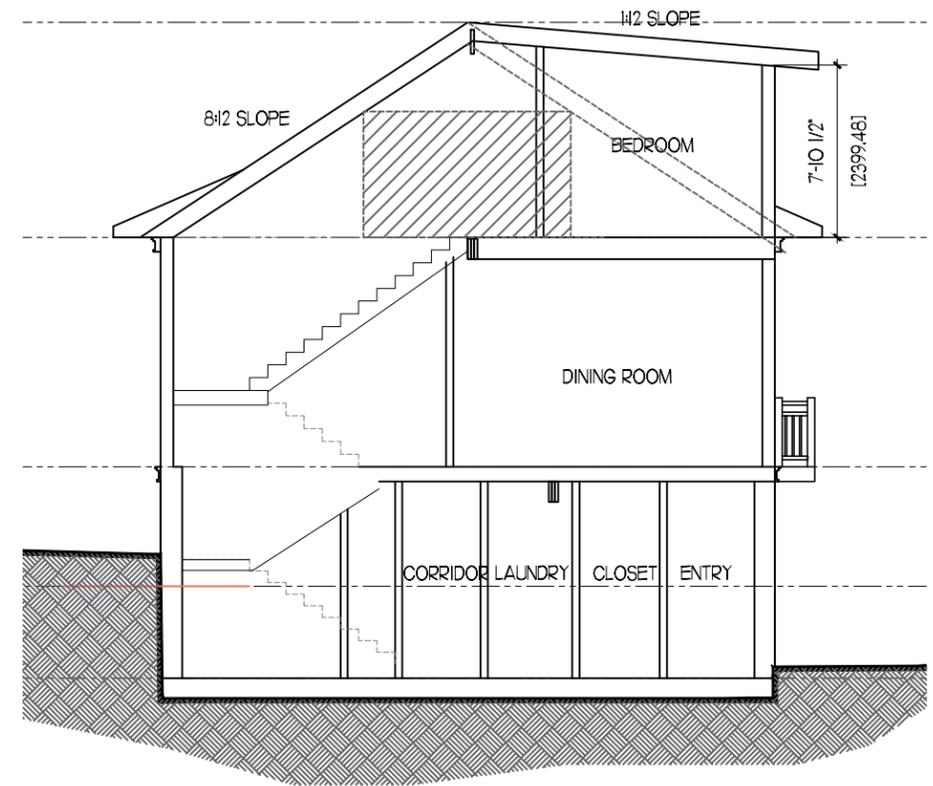
## BUILDING A - EXISTING VS PROPOSED PLANS - RENOVATION 842 CARRIE STREET - REZONING APPLICATION



2ND FLOOR PLAN - EXISTING



2ND FLOOR PLAN - PROPOSED



NORTH-SOUTH SECTION - PROPOSED

## BUILDING A - EXISTING VS PROPOSED PLANS - RENOVATION 842 CARRIE STREET - REZONING APPLICATION



NE VIEW- PROPOSED



SE VIEW



SW VIEW



NW VIEW

**BUILDING A - PROPOSED BUILDING 3D VIEWS  
842 CARRIE STREET - REZONING APPLICATION**









Green Building Checklist

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

**Applicant's Name** Xquimalt Developments Ltd.  
**Site Address** 842 Carrie St

1.0 Certification		Please check
1.1	Step Code (Please indicate level) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
1.2	EnerGuide rating	
1.3	LEED	<input type="checkbox"/>
1.4	Passive House	<input type="checkbox"/>
1.6	Living building	<input type="checkbox"/>
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	<input type="checkbox"/>
2.0 Siting		
2.1	New buildings > 10 m <sup>2</sup> are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m <sup>2</sup> are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	<input type="checkbox"/>
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	<input type="checkbox"/>
2.5	Buildings are located within disturbed or developed areas.	<input checked="" type="checkbox"/>
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	<input type="checkbox"/>
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	<input type="checkbox"/>
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	<input type="checkbox"/>
3.5	Light from building and landscaping does not cast over water.	<input type="checkbox"/>
3.6	Wildlife habitat has been incorporated into seawall design.	<input type="checkbox"/>

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4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	<input type="checkbox"/>
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	<input type="checkbox"/>
4.3	The project features a green roof.	<input type="checkbox"/>
4.4	The total amount of impervious surface is not greater than 20%.	<input checked="" type="checkbox"/>
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	<input type="checkbox"/>
5.2	Waterless urinals will be used.	<input type="checkbox"/>
5.3	Water features use re-circulating water systems.	<input type="checkbox"/>
5.4	Rainwater will be collected for irrigation purposes.	<input checked="" type="checkbox"/>
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	<input type="checkbox"/>
5.6	An approved greywater reuse system will be installed.	<input type="checkbox"/>
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	<input type="checkbox"/>
6.2	There will be no net loss of trees.	<input checked="" type="checkbox"/>
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	<input type="checkbox"/>
6.4	At least 25% of replacement trees are large canopy trees.	<input checked="" type="checkbox"/>
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	<input checked="" type="checkbox"/>
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	<input type="checkbox"/>
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	<input checked="" type="checkbox"/>
7.2	Invasive species will be removed from landscaped areas.	<input checked="" type="checkbox"/>
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	<input checked="" type="checkbox"/>
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	<input type="checkbox"/>
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	<input checked="" type="checkbox"/>
8.4	Passive heating is supported via building orientation, window design and thermal mass.	<input checked="" type="checkbox"/>
8.5	The building will have necessary structural support and conduit for Solar PV.	<input checked="" type="checkbox"/>
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	<input type="checkbox"/>
8.7	Heating uses a low carbon heating source, such as air source heat pump.	<input checked="" type="checkbox"/>

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9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	<input type="checkbox"/>
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	<input type="checkbox"/>
9.3	Charging infrastructure for E-bikes will be provided.	<input type="checkbox"/>
9.4	EV charging conduit supplied to 100% of residential parking units.	<input checked="" type="checkbox"/>
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	<input checked="" type="checkbox"/>
9.8	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	<input checked="" type="checkbox"/>
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	<input type="checkbox"/>
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	<input checked="" type="checkbox"/>
10.2	Uses at least two materials which are certified for recycled content.	<input checked="" type="checkbox"/>
10.3	Uses engineered structural material for two major applications (>10% of floor area).	<input checked="" type="checkbox"/>
10.4	5 major building elements made from >50% recycled content.	<input type="checkbox"/>
10.5	Use foundation, floor and >50% of walls from existing building.	<input checked="" type="checkbox"/>
10.6	Deconstruct at least 50% of existing building for material salvage.	<input type="checkbox"/>
10.7	Use at least five major materials or systems produced in BC.	<input type="checkbox"/>
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	<input type="checkbox"/>
10.9	Eliminate use of wood from threatened trees.	<input checked="" type="checkbox"/>
10.10	Recycling area provided within residential suites.	<input checked="" type="checkbox"/>
10.11	Recycling collection area for multi-family buildings.	<input type="checkbox"/>
10.12	Pickup of compostables provided in multi-family units.	<input type="checkbox"/>
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	<input checked="" type="checkbox"/>

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

Both the existing home, and the new single family house will go through energy modelling, we are hoping to achieve Step Code Level 2 with the existing home and Step Code Level 3 with the new SFH. Both homes will be "solar ready", and could be fitted out with PV solar panels. Both homes will be energy efficient to modern standards. A modest size PV solar system will be able to upset the energy requirement of the home and produce a carbon neutral whole-house system.

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PLAY STRUCTURE FOR ANDERSON PARK  
 GREEN CHECK LIST AND COMMUNITY CONTRIBUTION  
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