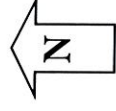


925 Esquimalt Road





## **Development Permit Area No. 1 – Multi-Unit Residential**

### **9.3.1 Scope**

All land designated Multi-Unit Residential on Schedule “C” are part of DPA No. 1.

### **9.3.2 Category**

Section 919(1)(f) of the *Local Government Act* – form and character, multi-family residential.

### **9.3.3 Justification**

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new development. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 1 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.

### **9.3.4 Requirements of Owners of Land within the Development Permit Area**

a) Owners of land within Development Permit Area No. 1 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:

- i) subdivide lands; or
- ii) construct or alter a building or structure;

without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.

b) Exemptions:

The following do not require a development permit:

- i) construction of buildings or structures less than 10 square metres in area;
- ii) minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted upon application under the municipal tree protection bylaw; and
- vi) placement of signs less than 1.5 sq. metres in area.

### **9.3.5 Guidelines for Owners of Land within the Development Permit Area**

a) The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.

- b) New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.
- c) High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas with a zero front setback should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front.
- d) Landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.
- e) Surface parking areas in multi-unit residential developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
- f) Underground parking will be provided for any multi-unit residential buildings exceeding four storeys.
- g) The retention of public view corridors particularly views to the water should be encouraged wherever possible.
- h) To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.
- j) Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.
- k) Site lighting in multi-unit residential developments should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spill over of light onto adjacent residential sites.
- l) Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.
- m) For waterfront sites, retention of natural features and existing trees should be a priority in site planning considerations.
- n) When any existing single-unit residence or duplex residence is being redeveloped to a multi-unit residential use by adding on of one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:
  - i) both, the existing and proposed structures will be in the same architectural style;
  - ii) variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;



- iii) roof styles and pitches must be complementary;
- iv) architectural features such as sloping roofs and dormers should be incorporated into the design to unite the various parts of the structure; and
- v) the existing and proposed structure will be constructed using the same or complimentary exterior finishes including roofing materials, window treatments, door styles and other finishing details.
- o) Within the area bounded by Tillicum, Craigflower, Lampson and Transfer Streets, redevelopment to multi-unit residential use will require that vehicular access to these sites be off Lampson Street rather than Tillicum, in recognition of the high levels of traffic currently using Tillicum Road.
- p) To create a more aesthetic and functional design that links each multi-unit residential project with the streetscape, the following guidelines are recommend:
  - i) Avoid long, narrow parcels with minimal road frontage (consolidate one or more parcels where necessary);
  - ii) Place parking areas away from the street; and
  - iii) Design porches and windows overlooking the street to increase personal interaction and safety.

#### **44. MULTIPLE FAMILY RESIDENTIAL [RM-4]**

The intent of this Zone is to accommodate medium density Apartment development.

##### **(1) Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Apartment Residential
- (b) Home Occupation

##### **(2) Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.0.

##### **(3) Building Height**

- (a) No Principal Building shall exceed a Height of 11 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

##### **(4) Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.
- (b) Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

##### **(5) Siting Requirements**

###### **(a) Principal Building**

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 6 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

###### **(b) Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.

- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(6) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(7) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(8) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Website: [www.esquimalt.ca](http://www.esquimalt.ca) Email: [info@esquimalt.ca](mailto:info@esquimalt.ca)

Voice: (250) 414-7100  
Fax: (250) 414-7111

May 30, 2016

### DEVELOPMENT VARIANCE PERMIT NOTICE

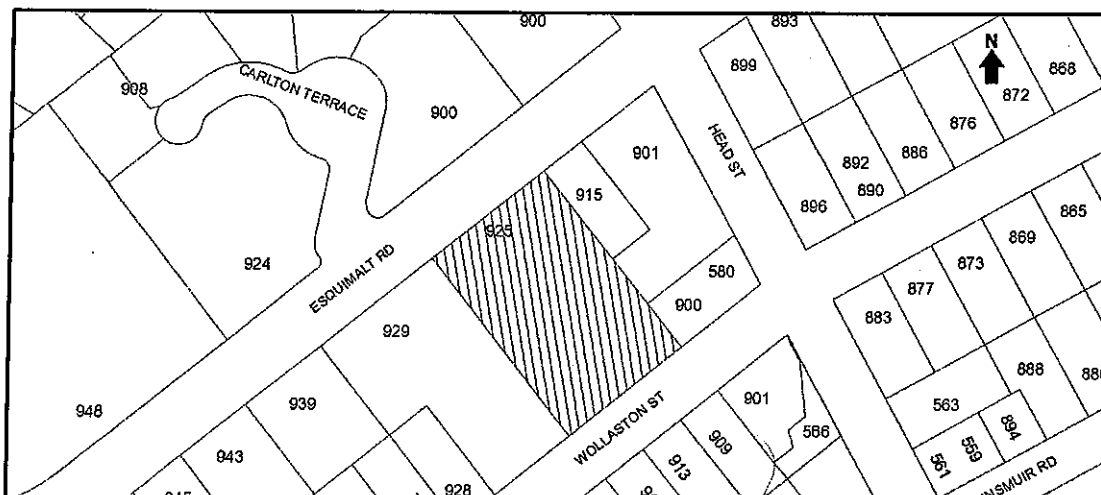
An application for a Development Permit and Development Variance Permit has been received from the registered owner of 925 Esquimalt Road.

**Purpose of the Application:**

The owner of the property is proposing to add a new pitched style roof to the existing building, which currently has a flat roof. The height of the building will change due to the new roof shape. The building is non-conforming to the current Zoning Bylaw, 1992, No. 2050 requirements for both building height, and siting along the eastern lot line. The new roof profile will further increase the height of the building; therefore, the following variances are requested:

**Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height:** A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch, hip style roof.

**Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building:** A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for the balconies located on the east elevation and also for the north wall of the building.



**Site Location:** 925 Esquimalt Road [PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176]

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7:00 p.m., Monday, June 13, 2016 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.** Affected persons may make representations to Council at that time or submit a written submission, prior to that date, to the Municipal Hall at the address noted above or via email to [corporate.services@esquimalt.ca](mailto:corporate.services@esquimalt.ca).

Information related to this application may be reviewed at the Development Services counter, Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from May 30, 2016 until June 13, 2016 inclusive [excluding Saturdays, Sundays and Statutory Holidays].

ANJA NURVO,  
DIRECTOR OF CORPORATE SERVICES

*Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Director of Corporate Services at 250-414-7135.*



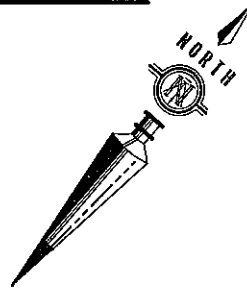
# B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT A, SECTION 11, ESQUIMALT DISTRICT,  
PLAN 22176

SCALE 1 : 300



All distances are in metres.



FILE: 11267 - 22

DWG DATE: 11267sp/ 2015-05-28

Brad Cunin Land Surveyor  
101 - 2610 Douglas Street  
Victoria, BC V8T 4M1  
ph. 381-BCLS (2257) fx. 381-2289  
brad@bcsurveyor.ca

## LEGEND

Elevations are geodetic based on District of Esquimalt Integrated Survey Monument 87H3783 (elev. = 25.495m).  
Contours are descriptive, and only accurate to +/- 1/2 interval.  
Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.

## MUNICIPALITY

Esquimalt

## PID No.

003-329-127

## ZONING

RM-4

## SITE AREA

3311.6 m<sup>2</sup>  
35645 s. f.

RECEIVED

MAR 29 2016

CORR. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

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This document was prepared for the exclusive use of our client, Embury Steel Roofing

\*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.

BCLS, 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.

ESQUIMALT ROAD

x 25.93

x 25.75

45.721

25.51  
25.61

Highest Roof Edge  
35.82

25.50  
25.11

4.83

No. 925

3

PLAN 24331

1

STRATA PLAN 1212

STRATA PLAN

154

PLAN 22176

72.576

Cantilever

72.286

Highest Roof Edge  
35.78

Highest Roof Edge  
35.76

6.07

x 21.82

45.720

x 23.48

23.00  
22.91

4.07

WOLLASTON

STREET

x 17.68

Bradley W. Cunin, BCLS

**CERTIFIED CORRECT**

on the 23rd day of March, 2016.