



8 Notices  
Mailed May 10, 2018

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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May 9, 2018

**RE: Official Community Plan Amendment for 1379 Esquimalt Road / 520 Foster Street**  
[PID 001-863-185; Lot C, Section 10, Esquimalt District, Plan 11683]

At the regular meeting held on May 7, 2018, Esquimalt Council authorized staff to refer information related to the proposed Official Community Plan amendment of 1379 Esquimalt Road / 520 Foster Street, to you or your organization pursuant to Section 475 of the Local Government Act. Under the provisions of Section 475, a Local Government "*must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected*" as part of the process to amend an Official Community Plan.

The OCP's current designation for the property is 'Institutional', which does not support an option for stand alone residential uses of the property. The Anglican Diocese of British Columbia is proposing to subdivide the property into four separate parcels (three land parcels and one air space parcel). An existing multiple unit residential building would occupy one land parcel, a small cemetery would be on a second land parcel, and the existing heritage church with a new 'ministry centre' would occupy the third land parcel. Twenty-four new, affordable rental housing units for seniors would be located above the new ministry centre in an air space parcel. Accordingly, the proposed Official Community Plan amendment would include:

- An amendment to Schedule 'A' of the Official Community Plan, Bylaw No. 2646, being the Land Use Designation Map, changing the Land Use Designation for the subject site from 'Institutional' to a 'Site Specific Designation' that would allow: exclusive medium density residential uses, and institutional uses (church, ministry centre and cemetery).

Please review the attached information and **submit any written comments** to Karen Hay, Planner **on or before June 10, 2018**. Comments may be submitted by mail to the address above or by email to [karen.hay@esquimalt.ca](mailto:karen.hay@esquimalt.ca).

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Karen Hay at [karen.hay@esquimalt.ca](mailto:karen.hay@esquimalt.ca) or by phone at 250-414-7179.

Sincerely,

Karen Hay  
Planner  
Development Services  
Township of Esquimalt

Enclosure: Application Supporting Material



1379 ESQUIMALT ROAD

	Current Zoning Requirements	Existing Site (Pre Subdivision) Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Setback Zoning Exemptions
<b>Zoning</b>	CD-23 Zone	CD-23 Zone	Existing 'Hermitage' Lot (Area A)	New Lot and New Zone (CD) (Area B)	Subdivided Cemetery Lot (Area C)	
<b>Site Area</b>	min 6,284 sq.m (87,640 sf)	6,270 sq.m (87,492 sf)	3,407 sq.m (36,077.4 sf)	2,786 sq.m (29,775.1 sf)	97 sq.m (1,044 sf)	/
<b>Building Footprint</b>	/	1,679.3 sq.m (18,077 sf)	1,067.6 sq.m (11,491.5 sf)	Proposed S50, Church 300, Total 850 sq.m (9,149 sf)	/	/
<b>Total Building Floor Area</b>	/	3,286.3 sq.m (35,377.7 sf)	2,987.1 sq.m (32,152.9 sf)	Proposed 1,558, Church 280, 1,838 sq.m (19,764 sf)	/	/
<b>Number of Storeys</b>	/	The Hermitage - 4, Church - 1.5	The Hermitage - 4	Proposed - 5, Church - 1.5	/	/
<b>Height</b>	20m (65.6 f)	The Hermitage - 14m (45.9 f), S 45 Church - 10m (32.8 f)	The Hermitage - 14m (45.9 f)	(From Grade) Proposed - 15.8m (50.9 f), Church - 10m (32.8 f)	/	/
<b>Site Coverage</b>	30%	1,679.3 / 6,270 = 26.7%	1,067.6 / 3,407 = 31%	850 / 2,786 = 30.5%	/	/
<b>Floor Area Ratio</b>	1	0.51	0.881	Proposed 0.561, Church 0.101, Total 0.661	/	/
<b>Number of Units</b>	39 plus 1 guest per 157 sq.m	26	26	24	/	/
<b>Number of Parking Stalls</b>	45	25 church stalls, 7 site stalls and 24 on-site stalls = 56 total	24 U/B stalls, 7 on-site stalls = 31 total	27 on-site stalls, 4 off-site stalls, = 31 total	/	/
<b>South Setback</b>	4.5m (14.8 f)	4.4m (14.5 f)	4.4m (14.5 f)	9.1m (32.5 f)	/	/
<b>North Setback</b>	12m (35.8 f)	46m (150.9 f)	12m (39.4 f)	3.1m (10.1 f)	/	From Church Stairs to Prop. Line = 1.12
<b>East Setback</b>	12m (39.4 f)	9.4m (30.7 f)	9.4m (30.7 f)	17.4m (57.1 f)	/	Church to Cemetery lot line = 0.5m
<b>West Setback</b>	8.5m (27.9 f)	9.1m (29.9 f)	9.1m (29.9 f)	3.1m (10.1 f)	/	From Upper Balcony to Prop. Line = 2.64
<b>Green Space</b>	/	2,907 sq.m (31,292 sf) 46%	1,318 sq.m (14,187 sf) 39%	977 sq.m (10,516 sf) 35%	97sq.m (1,044 sf)	/
<b>Impervious Surface Space</b>	/	3,363 sq.m (36,200 sf) 54%	2,089 sq.m (22,486 sf) 61%	1,789 sq.m (19,257 sf) 65%	/	/

## ARCHITECTURAL

- A-00- COVER SHEET, PROJECT DATA AND LIST OF DRAWINGS
- A-01- EXISTING SITE PLAN
- A-02- EXISTING SITE SURVEY
- A-03- SITE SUBDIVISION PLAN
- A-04- PROPOSED SITE PLAN
- A-05- PROPOSED MAIN AND SECOND TO FOURTH FLOOR PLAN
- A-06- PROPOSED FIFTH AND ROOF PLAN
- A-07- PROPOSED ELEVATIONS
- A-08- PROPOSED ELEVATIONS
- A-09- PROPOSED CROSS SECTION
- A-10- 3D MODEL IMAGES
- A-11- 3D MODEL IMAGES
- A-12- 3D MODEL IMAGES

## LANDSCAPING

L-01- LANDSCAPE  
CONCEPT PLAN  
L-02- TREES, SHRUBS  
AND HARDSCAPING

#### SITE SERVICING (CML)

C-01- SITE PLAN  
C-02- GRADING PLAN



5	UPDATED MONITORING APPLICATION RE SUBMISSION	2018-08-01
2	MONITORING APPLICATION RE SUBMISSION	2018-02-01
3	MONITORING APPLICATION SUBMISSION	2017-10-01
9	NOTED FOR	2017-06-01

**numberTEN**  
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Source: Author's calculations.

1000-0000

NTS	2018-04-20
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**St Peter's and St Paul's**  
Housing and  
Ministry Centre

Cover Sheet, Project Data,  
and List of Drawings

SP/DS	
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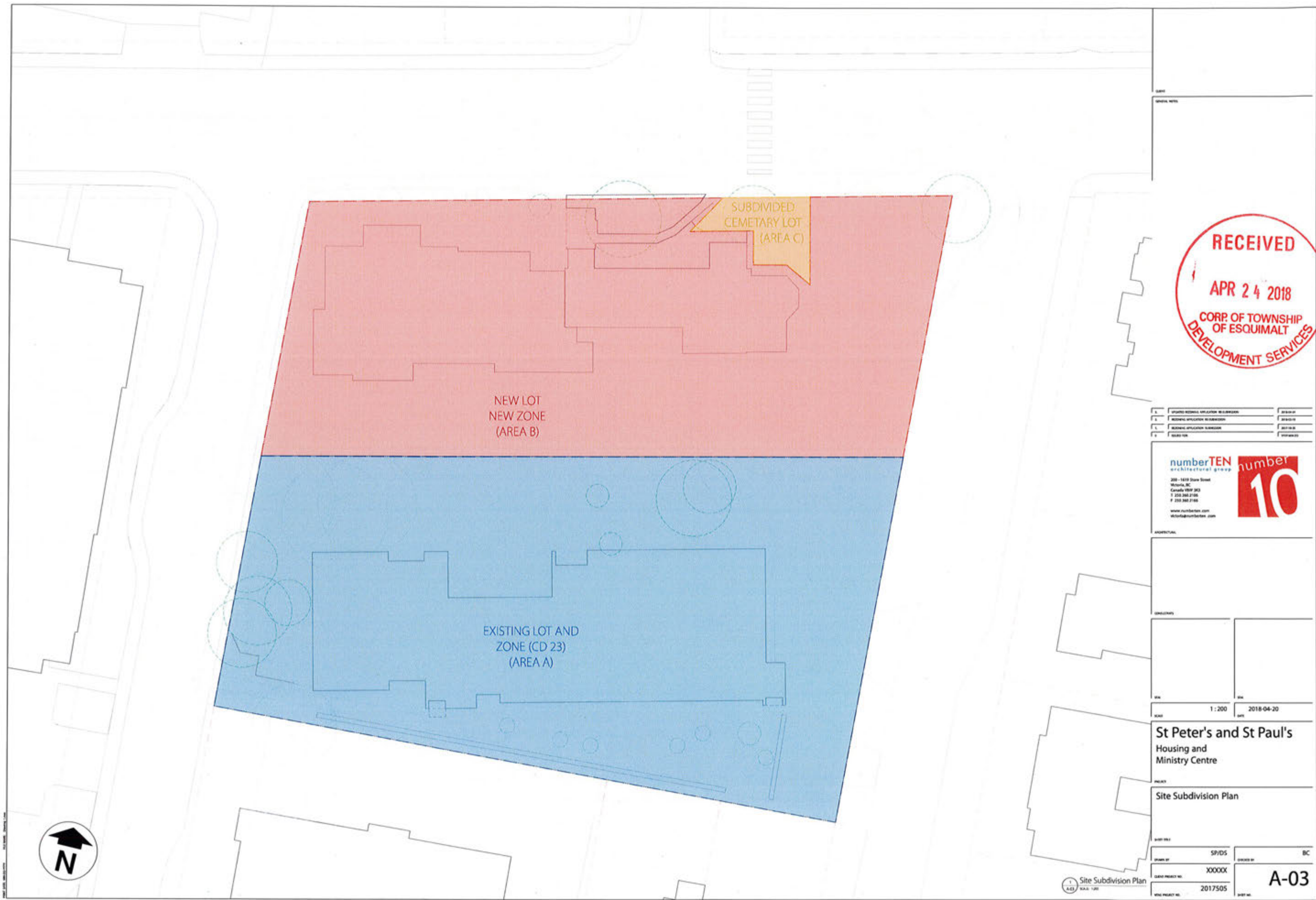
2017505

A-00









1	UPDATED RESIDUAL APPLICATION SUBMISSION	2018-04-20
2	RENEWAL APPLICATION SUBMISSION	2018-04-20
3	RENEWAL APPLICATION SUBMISSION	2018-04-20
4	RENEWAL APPLICATION SUBMISSION	2018-04-20

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**number 10**

DATE	2018-04-20
SCALE	1:200
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
PROJECT	Site Subdivision Plan
DESIGNED BY	SP/DS
CHECKED BY	XXXXX
DATE PROJECT NO.	2017505
DATE	

**St Peter's and St Paul's Housing and Ministry Centre**

Site Subdivision Plan

1:200

2018-04-20

SP/DS

XXXXX

2017505

A-03









South Elevation  
A-10



View of Esquimalt Road Patio  
A-10



View Looking East Up Esquimalt Road  
A-10

1	SPURIOUS APPLICATION SUBMISSION	2018-04-20
2	RECEIVED APPLICATION SUBMISSION	2018-04-20
3	RECEIVED APPLICATION SUBMISSION	2018-04-20
4	RECEIVED APPLICATION SUBMISSION	2018-04-20

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number 10

RECEIVED

APR 24 2018

CORP. OF TOWNSHIP OF ESQUIMALT  
DEVELOPMENT SERVICES

St Peter's and St Paul's  
Housing and  
Ministry Centre

3D Model Images

SP/DS	BC
XXXXX	
2017505	A-10





1 Aerial View  
SCALE



2 View of Front Patio  
SCALE



3 View of Patio Entry  
SCALE



4 View of Housing Entry From Grafton St.  
SCALE

1	SPURIOUS RESIDENCE APPLICATION SUBMISSION	2	REVISION
2	REVISION	3	REVISION
3	REVISION	4	REVISION
4	REVISION	5	REVISION

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2018-04-20

St Peter's and St Paul's  
Housing and  
Ministry Centre

3D Model Images

SP/D/S	BC
XXXXX	A-11
2017505	