



8 Notices
Mailed May 10, 2018

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
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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.

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 or by phone at 250-414-7179.

Sincerely,

Karen Hay
Planner
Development Services
Township of Esquimalt

Enclosure: Application Supporting Material

ST PETER'S AND ST PAUL'S HOUSING AND MINISTRY CENTRE
REZONING APPLICATION

1379 ESQUIMALT ROAD
LOT A (DD EP75276), SUBURBAN LOT 27, ESQUIMALT DISTRICT, PLAN 5092, PID 024-848-905



1. UPDATED REZONING APPLICATION REQUESTED	2018-04-24
2. RECEIVING APPLICATION TO SUBMISSION	2018-04-24
3. RECEIVING APPLICATION SUBMISSION	2017-10-26
4. REZONING FOR	2018-04-24

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ARCHITECTURAL	
CONSTRUCTIVE	
CONTRACTS	

DATE	NTS	2018-04-20
DATE	NTS	2018-04-20

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

Cover Sheet, Project Data,
and List of Drawings

DATE PREP	SP/DS	BC
DATE PREP	XXXXX	
DATE PREP	2017505	
DATE PREP		

PROJECT DATA

	Current Zoning Requirements	Existing Site (Pre Subdivision) Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Setback Zoning Exemptions
Zoning	CD-23 Zone	CD-23 Zone	Existing 'Hermitage' Lot (Area A)	New Lot and New Zone (CD) (Area B)	Subdivided Cemetery Lot (Area C)	
Site Area	min. 6,284 sq.m (67,640 sf)	6,270 sq.m (67,492 sf)	3,407 sq.m (36,677 sf)	2,766 sq.m (29,775 sf)	97 sq.m (1,044 sf)	
Building Footprint		1,679.3 sq.m (18,077 sf)	1,067.6 sq.m (11,491 sf)	Proposed 550 Church 300, Total 850 sq.m (9,149 sf)		
Total Building Floor Area		3,286.7 sq.m (35,377 sf)	2,987.1 sq.m (32,152 sf)	Proposed 1,558 Church 280, 1,838 sq.m (19,784 sf)		
Number of Storeys		The Hermitage - 4, Church - 1.5	The Hermitage - 4	Proposed - 5, Church - 1.5		
Height	20m (65.6 ft)	The Hermitage - 14m (45.9 ft), Church - 10m (32.8 ft)	The Hermitage - 14m (45.9 ft)	(From Grade) Proposed - 15.8m (50.9 ft), Church - 10m (32.8 ft)		
Site Coverage	30%	1,679.3 / 6,270 = 26.7%	1,067.6 / 3,407 = 31%	850 / 2,766 = 30%		
Floor Area Ratio	1	0.51	0.881	Proposed 0.561, Church 0.101, Total 0.661		
Number of Units	39 plus 1 guest per 157 sq.m	26	26	24		
Number of Parking Stalls	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		
South Setback	4.5m (14.8 ft)	4.4m (14.5 ft)	4.4m (14.5 ft)	9.9m (32.5 ft)		
North Setback	17m (55.8 ft)	46m (150.9 ft)	12m (39.4 ft)	3.1m (10.1 ft)		
East Setback	12m (39.4 ft)	9.4m (30.7 ft)	9.4m (30.7 ft)	12.4m (40.7 ft)		From Church Stairs to Prop. Line = 1.12m
West Setback	8.5m (27.9 ft)	9.1m (29.9 ft)	9.1m (29.9 ft)	3.1m (10.1 ft)		Church to Cemetery lot line = 0.5m
Green Space		2,907 sq.m (31,293 sf) 46%	1,318 sq.m (14,187 sf) 39%	977 sq.m (10,516 sf) 35%		From Upper Balcony to Prop. Line = 2.64m
Impervious Surface Space		3,363 sq.m (36,200 sf) 54%	2,089 sq.m (22,486 sf) 61%	1,789 sq.m (19,257 sf) 65%		

LIST OF DRAWINGS

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

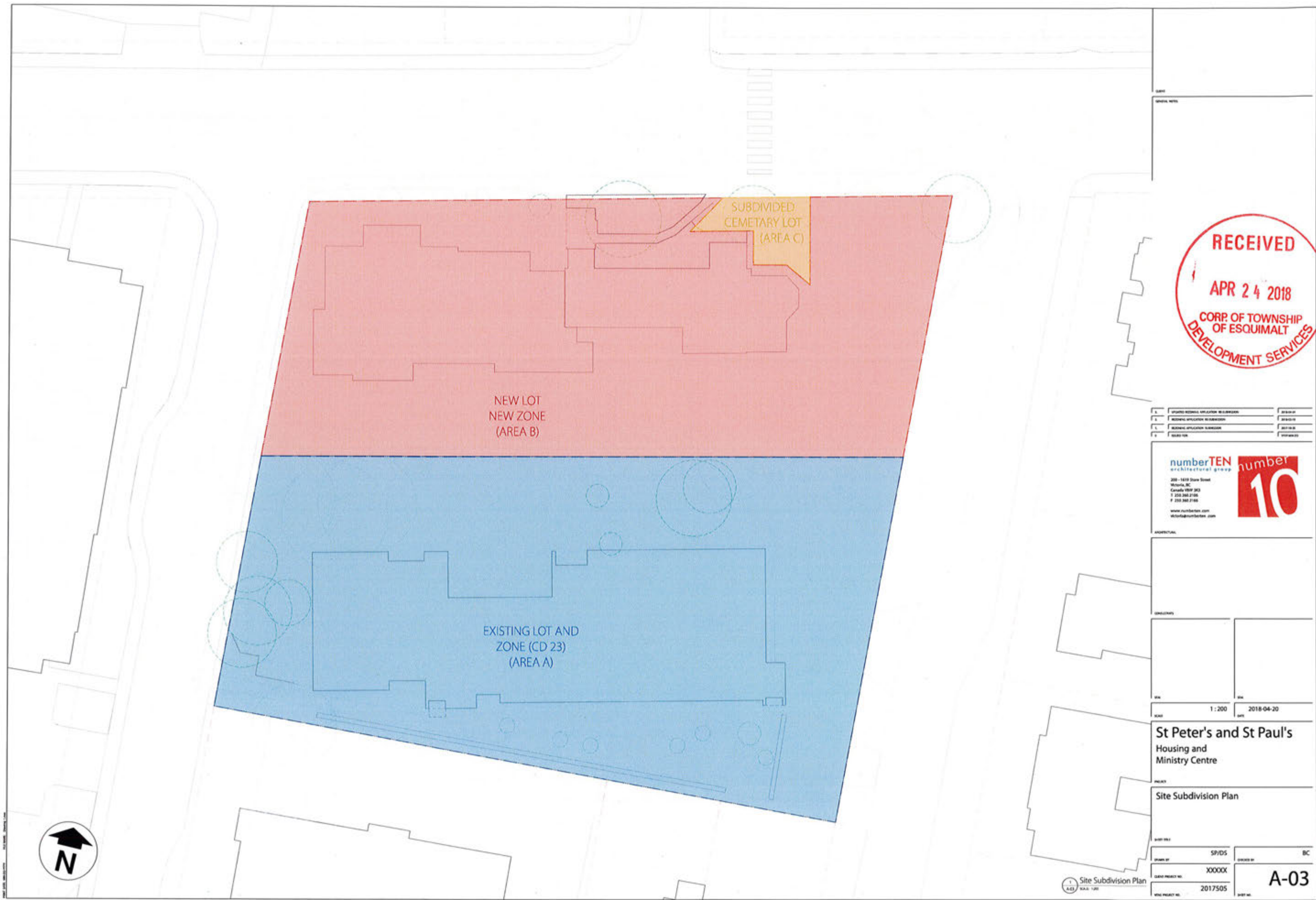
LANDSCAPING

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

SITE SERVICING (CIVIL)

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

A-00



1	UPDATED RESUBMIT APPLICATION REVISION	2018-04-20
2	REVISION APPLICATION REVISION	2018-04-20
3	REVISION APPLICATION REVISION	2018-04-20
4	REVISION APPLICATION REVISION	2018-04-20

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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	2018-04-20

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

Site Subdivision Plan

1:200

2018-04-20

SP/DS

XXXXX

2017505

2018-04-20

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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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/D5	BC
XXXXX	A-10
2017505	



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 01
2	REVISION 02	3	REVISION 03
4	REVISION 04	5	REVISION 05
6	REVISION 06	7	REVISION 07

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2018-04-20

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

3D Model Images

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