



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
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December 20, 2018

RE: Official Community Plan Amendment for 636 and 640 Drake Avenue

[Lot 2 of Suburban Lot 50 and 41, Esquimalt District, Plan 25565, PID 002-923-157 and;
Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565, PID 002-923-211]

At the regular meeting held on December 17, 2018, Esquimalt Council authorized staff to refer information related to the proposed redevelopment of 636 and 640 Drake Avenue in support of their Official Community Plan amendment application, 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 'Low Density Residential', which does not support an option for 'Townhouse Residential' uses. Accordingly, the proposed Official Community Plan amendment would include:

- An amendment to Schedule 'B' of the Official Community Plan, Bylaw, 2018, No. 2922, being the 'Proposed Land Use Designation' map, changing the Land Use Designation for the subject site from 'Low Density Residential' to 'Townhouse Residential'; and
- An amendment to Schedule 'H' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Development Permit Areas' map, changing the Development Permit Area for the subject property from 'Development Permit Area No. 3 – Enhanced Design Control Residential' to 'Development Permit Area No. 6 – Multi-Family Residential'.

Please review the attached information and **submit any written comments** to Karen Hay, Planner **on or before January 23, 2019**. 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.

Yours Truly,

Karen Hay
Planner

Enclosure: Application Supporting Material



BC LAND SURVEYORS SITE PLAN OF:

640 Drake Avenue

Legal: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-157 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way
A79868 - Right of Way
C4872 - Easement

636 Drake Avenue

Legal: Lot 3, Suburban Lot 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-211 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way

Summary of Unit Type		
Unit	Type	Size
1	2 BED + GARAGE	118 m ²
2	3 BED + GARAGE	138 m ²
3	3 BED + GARAGE	144 m ²
4	2 BED + GARAGE	119 m ²
5	3 BED + GARAGE	134 m ²
6	2 BED + GARAGE	119 m ²
7	3 BED + GARAGE	120 m ²
8	2 BED + GARAGE	116 m ²

636-642 DRAKE AVE		PROPOSED		as SHOWN	
ZONE	R1-B				
LOT SIZE	1428 sq ft	1428 sq ft	1428 sq ft	1428 sq ft	1428 sq ft
TOTAL FLOOR AREA	1028 sq ft	1028 sq ft	1028 sq ft	1028 sq ft	1028 sq ft
FLOOR SPACE RATIO	63 %	63 %	63 %	63 %	63 %
LOT COVERAGE	44%	44%	44%	44%	44%
LOT COVERAGE	44%	44%	44%	44%	44%
OPEN SITE SPACE					
BUILDING HEIGHT A	20.92'	20.92'	20.92'	20.92'	20.92'
BUILDING HEIGHT B	27.07'	27.07'	27.07'	27.07'	27.07'
BUILDING HEIGHT C	27.52'	27.52'	27.52'	27.52'	27.52'
NUMBER OF STORIES	3	3	3	3	3
NUMBER OF PARKING SPACES	12	12	12	12	12
NUMBER OF BIKE SPACES	6	6	6	6	6
SETBACKS FRONT	20'	20'	20'	20'	20'
REAR	20'	20'	20'	20'	20'
SIDE	15'	15'	15'	15'	15'
COMBINED SIDEYARD	20'	20'	20'	20'	20'
NUMBER OF UNITS	8	8	8	8	8
UNIT TYPE	2-5 BEDROOM	2-5 BEDROOM	2-5 BEDROOM	2-5 BEDROOM	2-5 BEDROOM
HARD SURFACE AREA	447 sq ft	447 sq ft	447 sq ft	447 sq ft	447 sq ft
TOTAL LANDSCAPED AREA	709 sq ft	709 sq ft	709 sq ft	709 sq ft	709 sq ft
USABLE OPEN SPACE	271 sq ft	271 sq ft	271 sq ft	271 sq ft	271 sq ft

AVERAGE GRADE CALCULATIONS

BUILDING A

POINT A: 27.6
POINT B: 27.6
POINT C: 27.6
POINT D: 27.6
POINTS: 20.2 AVE OR
PARKING: 0.4

BUILDING B

POINT E: 29.5
POINT F: 29.5
POINT G: 29.5
POINT H: 29.5
POINTS: 29.1 AVE OR
PARKING: 0.29

BUILDING C

POINT I: 29.8
POINT J: 29.7
POINT K: 27.6
POINT L: 27.6
POINTS: 28.6 AVE OR
PARKING: 1.09



March 5, 2018
REVISED SEPT 20/2018

File : 12,537 - 19
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

LEGEND

Elevations are to geodetic datum.

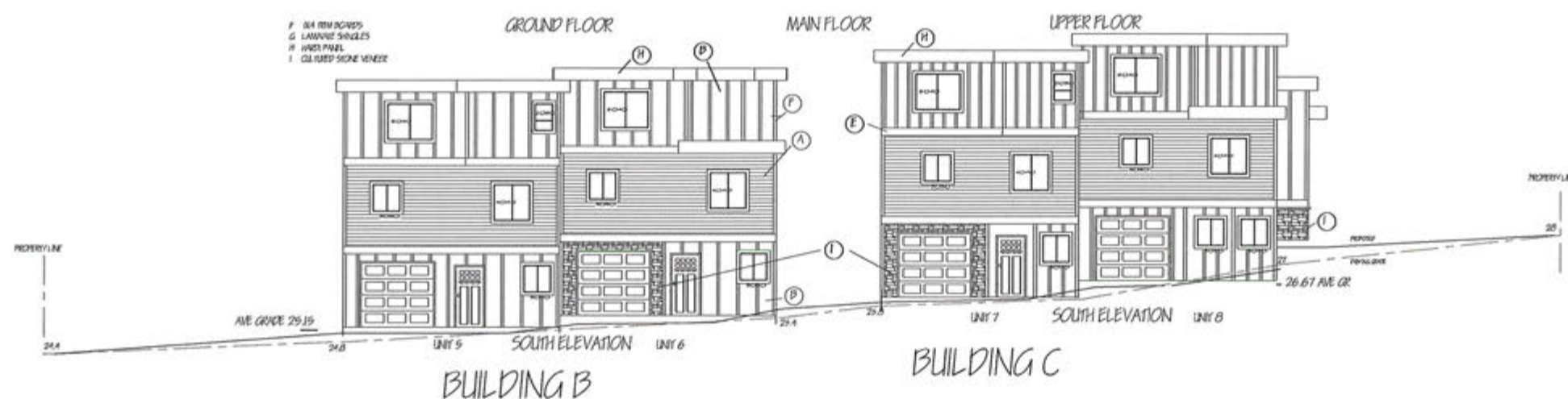
- denotes - existing elevation
- denotes - tree & tag number
- denotes - Manhole - Sanitary Sewer
- denotes - Manhole - Storm Drain
- denotes - Catch Basin

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.





No.	Revision/Issue	Date

Burrows Holdings Ltd
2614 Otter Pt Rd Sooke BC V9Z 0J1
250-642-5719

Project Name and Address

656-642 DRIVE AVE
DUMMA PACIFIC PROPERTIES LTD

Project	Robert's Men's	Sheet
Date	SEPT 10 / 2018	1
Scale	1:100	

RECEIVED

DEC 04 2018

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

No.	Revision/Issue	Date
Burrows Holdings Ltd 2614 Otter Pt Rd Suite BC V9Z 0J3 250-642-5716		
Project Name and Address 656-642 DRAKE AVE DIMMA PACIFIC PROPERTIES LTD		
Project	Robert's News	Sheet
Date	JAN 28 / 2018	8
Scale	1:100	



CONTEXT DRAWING FROM DRAKE AVE

RE/DATE

USER