

Development Services
Township of Esquimalt
229 Esquimalt Road, Esquimalt, BC V9A 3P1

October 21th, 2019
Re-zoning application rationale letter.

RE: 842 Carrie Street, Esquimalt

842 Carrie Street is an application for a lot subdivision, which proposes retaining and revitalizing an existing 1906 single family residence (on proposed Lot A), and building a new, energy efficient single family residence (on proposed Lot B.)

Existing Lot A will become 3,475 ft² in area, with a revitalized 2+2 bedroom, 2+1 bathroom, 1,836 ft² residence; Proposed new Lot B will be 2,750 ft² in area, and new building B will be a 2+2 bedroom, 1.5+1 bathroom, 1,019 ft² residence.

As mentioned in the current Esquimalt OCP, there is currently a 1.7% decline in applications for Single Family developments in Esquimalt. A combination of high land prices and large lot sizes in Esquimalt makes it prohibitive for an average family to buy land to build on. Smaller lots are virtually unavailable, as are new homes under \$1M. Large lots with run-down residences that are not up to current building code for safety, and frequently containing asbestos, are by far a predominant option for those looking to buy a detached home in Esquimalt.

Densification is required, and is recognized by the township, as stated in the direction and goals of the new OCP. Esquimalt is making progress in supplying new residences in the form of townhomes and condominiums, but there is still a lack of variety when it comes to detached single family options. Densification in the form of infill developments could solve this. Esquimalt would benefit from introducing more of the type of infill housing we are proposing for 842 Carrie Street. Two smaller (relative to average lots of Esquimalt,) but still sizable and highly functional lots, that would provide a family looking to buy in the area an incredible opportunity to own a detached single family lot, with a new residence large enough to support a 4-6 person family.

This corner lot is perfect for creating two smaller lots with one brand new, and one substantially renovated house. This would bring to market a highly desirable product, one that is currently hugely underrepresented (practically missing) in Esquimalt. This direction is in line with Esquimalt's overall vision of providing a variety of housing categories for all the various types of residents of Esquimalt.

Siting:

Sensitive to its' context, siting of new Building B will be such that its' base is compact, and provides for as much private usable space at ground level as possible. To the west of it, Building B will have a buffer of existing vegetation and proposed tandem 2 stall parking. Interior layout proposes a staircase on that side of the new residence, with minimal windows, as to not impose on its west neighbor. North neighbor is shielded from the new residence B by their existing accessory building, and as such, shadows and privacy will not be a concern, and will not change dramatically from the current condition. No major windows are facing towards north property line either, from any floors, again to ensure existing privacy is retained.

As this is a corner lot, there is a wide 18' boulevard surrounding both proposed properties, to be maintained by the residents, as per Esquimalt bylaw. This boulevard space creates a perception of a much larger "backyard" visually. As per the vision in the OCP, and Esquimalt Boulevard Bylaw, planting beds can be developed in this space, to enhance the streetscape and sidewalk experience for passersby, and to promote urban food production for the residents, as successfully demonstrated and practiced 2 doors down at 864 Colville Rd.

In addition, views from both residences would be onto the Anderson Community Park, with its established mature trees. This would visually alleviate the built-up city form, and create visual release from the 'city' life.

Where possible, established existing trees and hedges will be retained to preserve bird habitats (all existing trees and bushes on Lot A will be preserved, and as many as possible will be preserved on the proposed Lot B, with existing healthy plants re-planted, or new native landscaping provided.) In short, there would be no shortage of green space for either of the two residences. Did we mention stunning mountain views?

Enhanced Design Considerations:

Proposed infill residence takes into consideration its' sensitive context of a well-established neighborhood. This will be a street-oriented development, with an appealing façade, built out of high-end materials. It will largely improve and enhance the appearance of the existing street condition, and the community as a whole. New residence and the revitalized existing building will have complimenting building materials, to each other, and to the neighborhood as a whole.

Sustainable Design:

Proposed new residence will have several key design features that will follow proven sustainable design practices.

Compact form would allow for as much open green space as possible, minimizing the need for paved surfaces. Where hard surfaces need to be provided, permeable pavers will be used.

South facing façade with large windows for passive solar gain year round, with shading techniques for the summer months, and e-coating on the windows. North facade will have highly insulated, low 'U' value windows to prevent heat loss.

Passive ventilation will be provided via operable windows on all sides of the building. Energy efficient building techniques including, but not limited to, increased insulation, and an airtight building envelope construction that reduces unintentional air leakage will be utilized where possible. Energy efficient lighting and appliances will be used. Low-flow plumbing fixtures that decrease water consumption will be provided. With the roof facing directly south, this will be a perfect opportunity to make this residence 'solar-ready.' Xquimalt Development Ltd is a supporter of local. Local building materials, and North-American lumber will be used whenever possible and feasible.

Our objectives and giving back to our community:

Xquimalt Development Ltd is a family-run organization of retired and active professionals that are committed to high-quality, innovative design and building techniques. Work ethics is our outermost priority.

Giving back to the community is paramount. As part of this development, we would like to support the Township of Esquimalt in their goal to update Esquimalt parks' infrastructure, and sponsor an installation of additional play structures for Anderson Community Park.

We look forward to working with you on this project.

Janos Farkas
Owner
Co-founder of Xquimalt Developments Ltd.



842 CARRIE STREET - REZONING APPLICATION

B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY OF: LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID)

000-385-336

SITE AREA

578.5 m²

CIVIC ADDRESS

842 CARRIE STREET
VICTORIA, BC

ZONING

RS-1

MUNICIPALITY

ESQUIMALT

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This document was prepared for the exclusive
use of our client, Thomas Robert Child

*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. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this
survey unless such documents are provided and can be shown in
two dimensional view.

Explorer Land Surveying 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.

FILE: 11659

DWG/DATE: 11659 - 842 Carrie St / 2020-8-25

Explorer

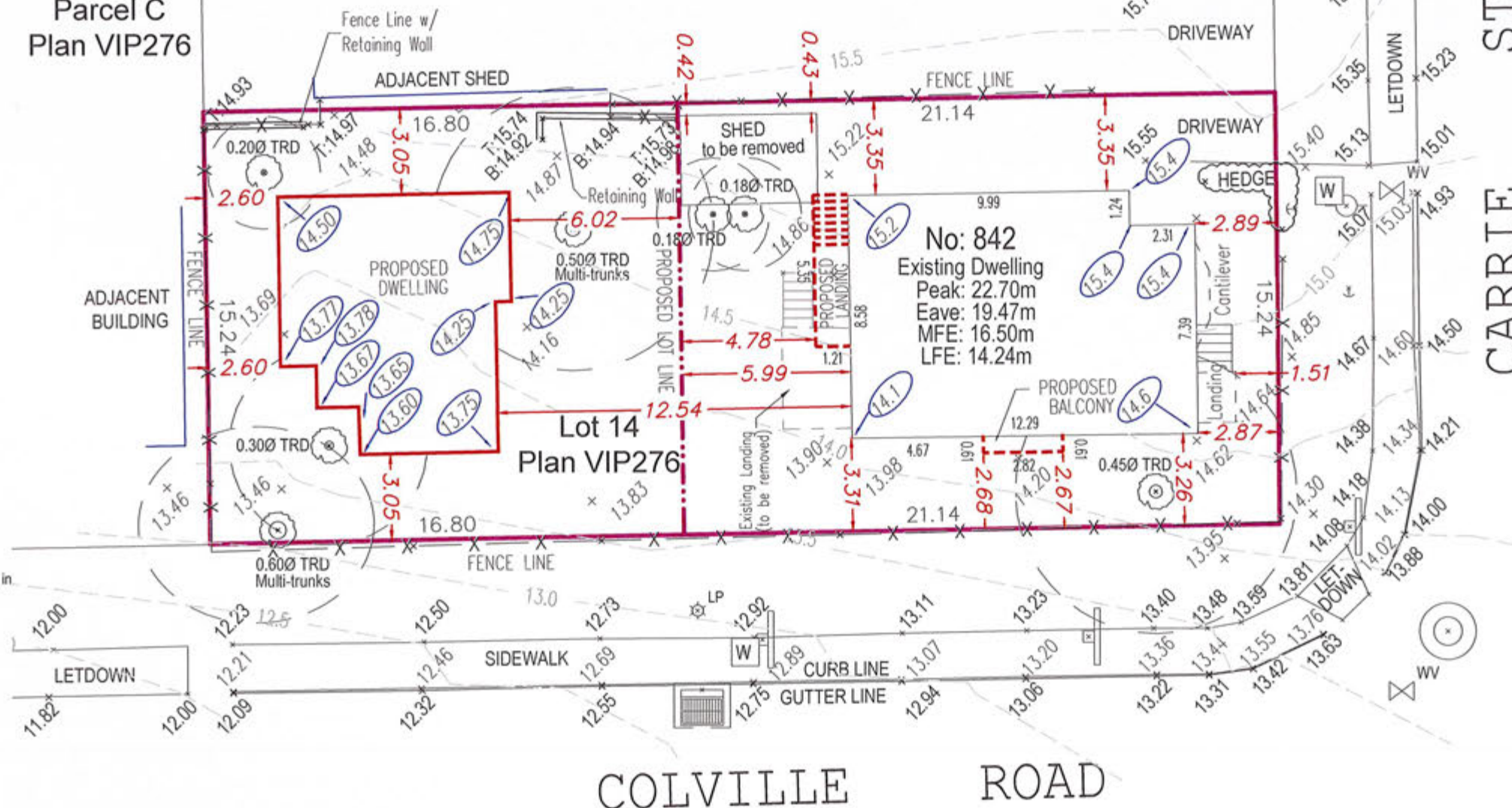
133 - 1335 Bear Mountain Pkwy
Victoria, BC V9B 6T9
Tel: (250) 381-2257
email: kenneth@explorersurvey.com

Lot 13
Plan VIP276

Proposed dwelling and lot lines as per drawing
provided by WA Architects Ltd.
Lot dimensions subject to change after legal
re-survey.
If building setbacks are at minimum, variance should
be proposed to allow relaxation on minimum
setbacks requirement.

ADJACENT
BUILDING

Parcel C
Plan VIP276



LEGEND

Elevations are geodetic based on Integrated survey
monument 84H0253 in the Municipality of Esquimalt at
elevation 13.214m. Geodetic datum (CGVD28)

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

Contours are descriptive, and only accurate to +/- 0.5m interval
Grade shots are taken at the point marked X

- denotes Signs
- denotes Deciduous Tree Type
- denotes Coniferous Tree Type
- denotes Water Meter
- denotes Water Valve
- denotes Utility Pole
- denotes Anchor
- denotes Unmarked Manhole
- Retaining Wall Elevation Labels
(T=Top, B=Bottom)
- MFE - denotes Main Floor Elevation (Doorsill)
- LFE - denotes Lower Floor Elevation (Doorsill)
- denotes Catch Basin
- denotes Utility Pole with Light

CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

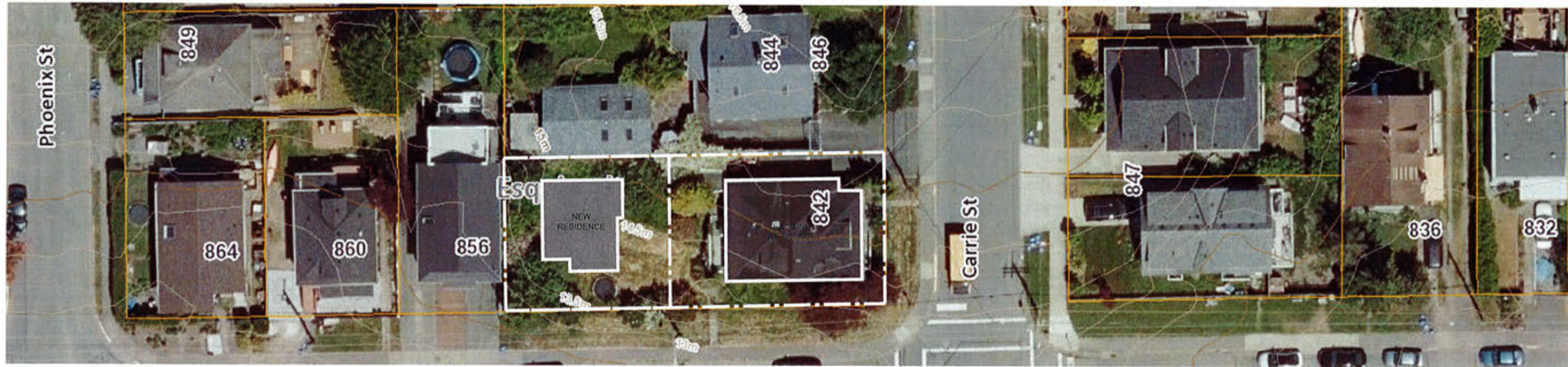
Kenneth
Ng PICY1F

Kenneth KC Ng, BCLS
Field Survey - 24 April, 2019
Dated this 26th of August, 2020.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

842 CARRIE STREET

REISSUED FOR RE-ZONING & DEVELOPMENT PERMIT - JAN 30, 2020



AIRIAL VIEW - GOOGLE MAPS



STREETSCAPE - COLVILLE RD

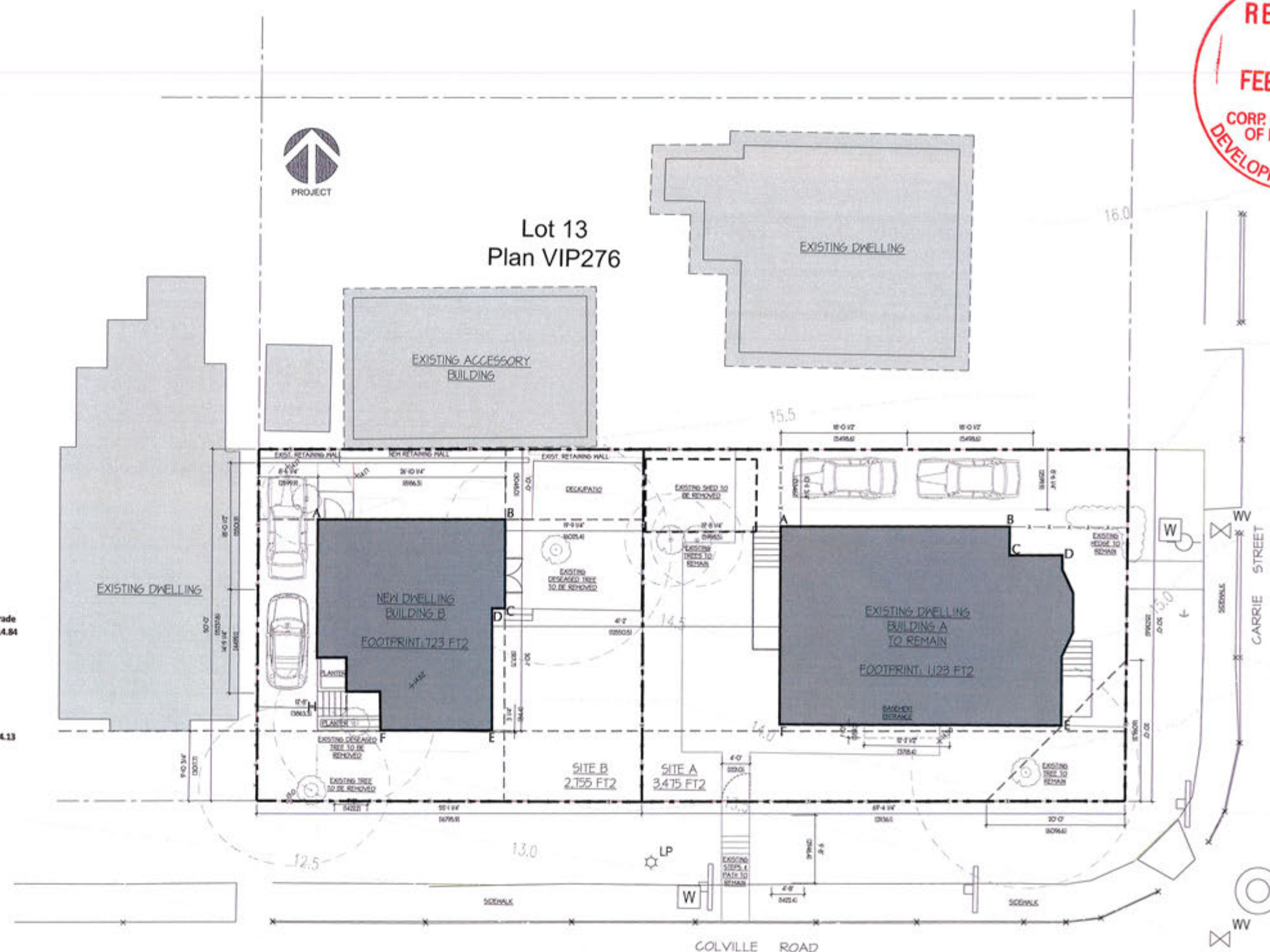


PROJECT DATA:

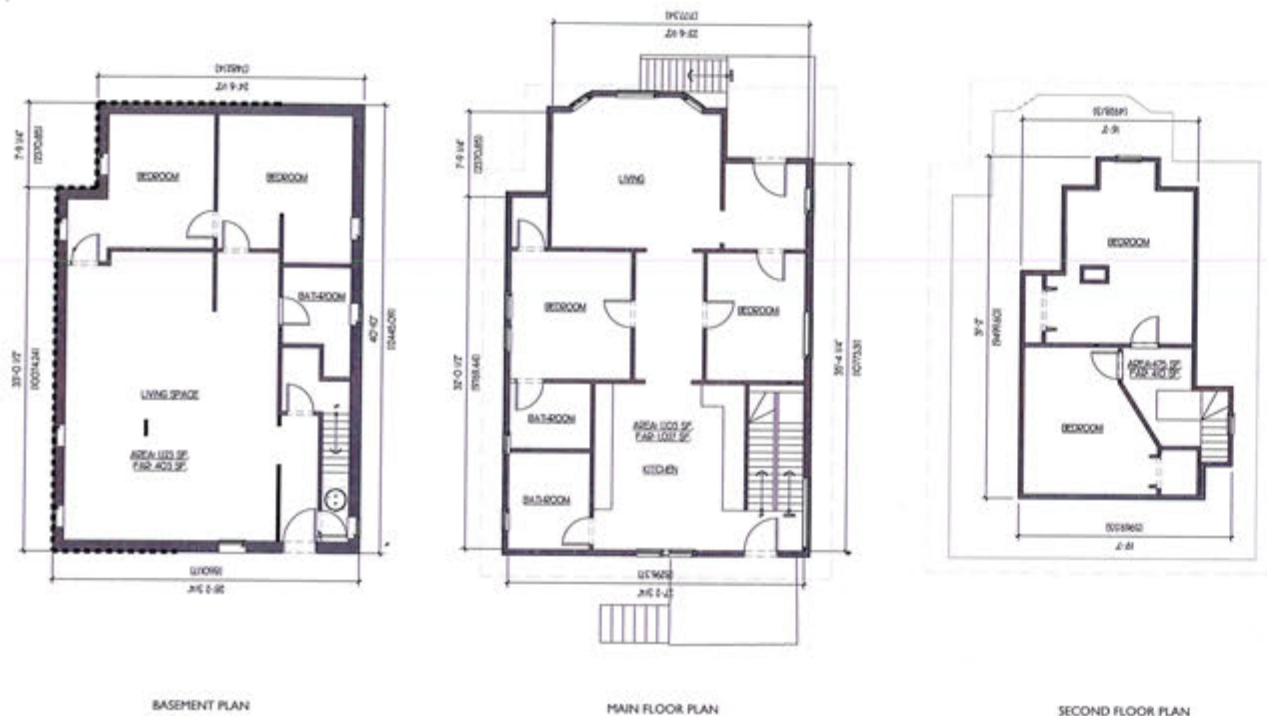
| | |
|---------------------------------------|--|
| LEGAL ADDRESS: | LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276 |
| CIVIC ADDRESS: | 842 CARRIE ST, ESQUIMALT, BC |
| CURRENT ZONING: | RS-1 |
| PROPOSED ZONING: | CD |
| ORIGINAL LOT SIZE: | 578.5m ² / 6,226ft ² |
| SITE A AREA: | 3,475 ft ² |
| BUILDING A FOOTPRINT: | 1,123 ft ² |
| SITE A COVERAGE: | 32.2 % |
| SITE A FAR: | 52 (1,824 FT ²) |
| BUILDING HEIGHT: | EXISTING |
| PARKING: | 2 EXISTING |
| SITE B AREA: | 2,751 ft ² |
| BUILDING B FOOTPRINT: | 1,231 ft ² |
| SITE B COVERAGE: | 26.2 % |
| SITE B FAR: | 0.31 (1,014 FT ²) |
| BUILDING HEIGHT: | 7.3M |
| PARKING: | 2 (SURFACE) |
| OVERALL FAR FOR BOTH SITES: | 0.456 |
| OVERALL SITE COVERAGE FOR BOTH SITES: | 29.6% |

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050

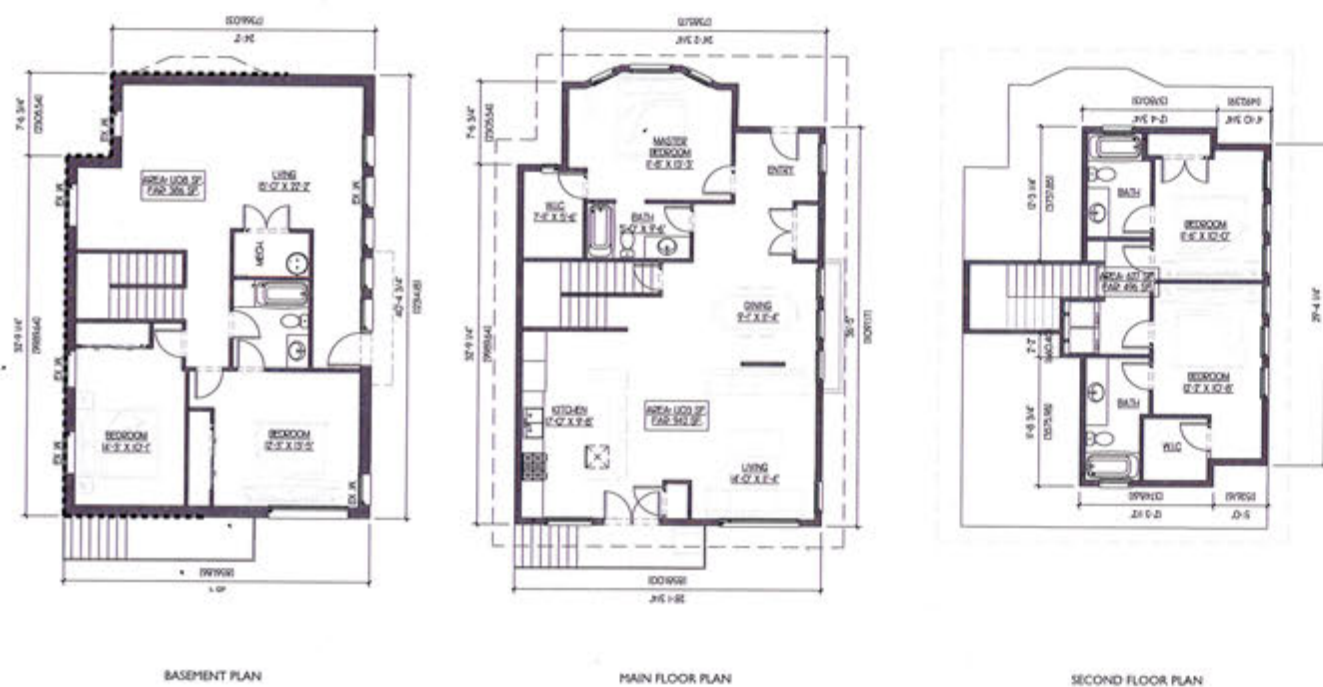
| BUILDING A | Start | Finish | Average | Distance | Factor | Total Factors | Perimeter | Average Grade |
|------------|-------|--------|---------|----------|----------|---------------|-----------|---------------|
| AB | 15.2 | 15.4 | 15.30 | 9.99 | 152.847 | 620.43 | 41.8 | 14.84 |
| BC | 15.4 | 15.4 | 15.40 | 1.24 | 19.096 | | | |
| CD | 15.4 | 15.4 | 15.40 | 2.31 | 35.574 | | | |
| DE | 15.4 | 14.6 | 15.00 | 7.39 | 110.85 | | | |
| EF | 14.6 | 14.1 | 14.35 | 12.29 | 176.3615 | | | |
| FA | 14.1 | 15.2 | 14.65 | 8.58 | 125.697 | | | |
| BUILDING B | | | | | | | | |
| AB | 14.5 | 14.75 | 14.63 | 8.19 | 119.7788 | 489.75 | 34.66 | 14.13 |
| BC | 14.75 | 14.25 | 14.50 | 3.85 | 55.825 | | | |
| CD | 14.25 | 14.25 | 14.25 | 0.56 | 7.98 | | | |
| DE | 14.25 | 13.75 | 14.00 | 5.29 | 74.06 | | | |
| EF | 13.75 | 13.6 | 13.68 | 4.88 | 66.734 | | | |
| FG | 13.6 | 13.65 | 13.63 | 1.22 | 16.6225 | | | |
| GH | 13.65 | 13.6 | 13.63 | 2.74 | 37.3325 | | | |
| HA | 13.6 | 14.5 | 14.05 | 7.93 | 111.4165 | | | |



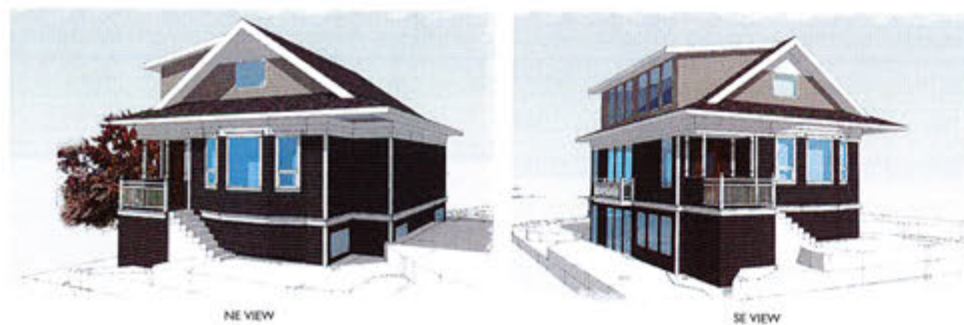
SITE PLAN



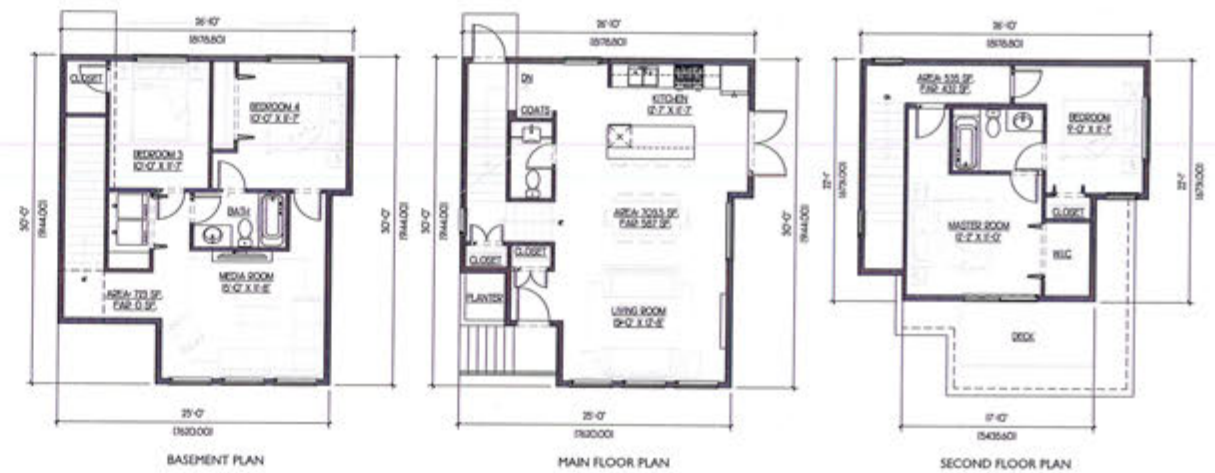
BUILDING A - EXISTING BUILDING PLANS



BUILDING A - PROPOSED BUILDING PLANS



BUILDING A - PROPOSED BUILDING 3D VIEWS



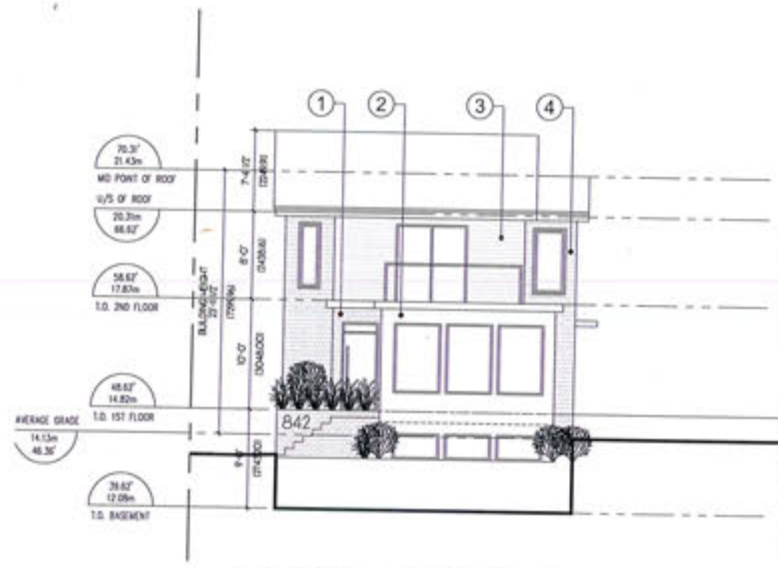
BUILDING B - PROPOSED BUILDING PLANS



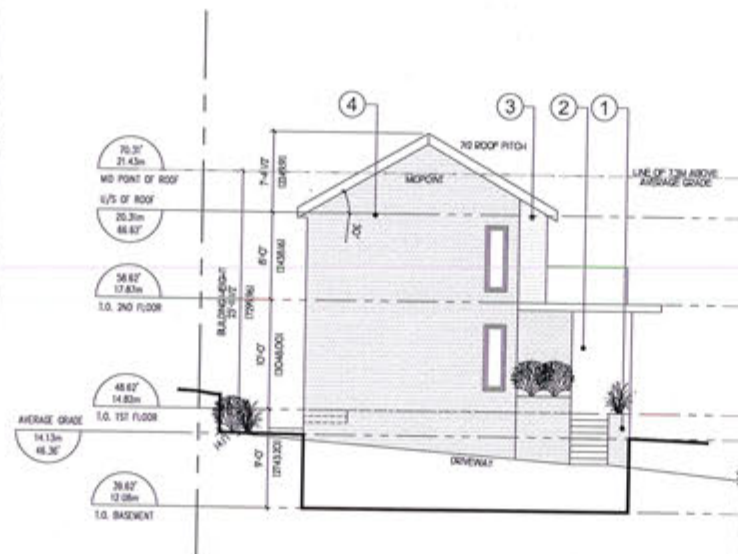
BUILDING B - PROPOSED BUILDING 3D VIEWS



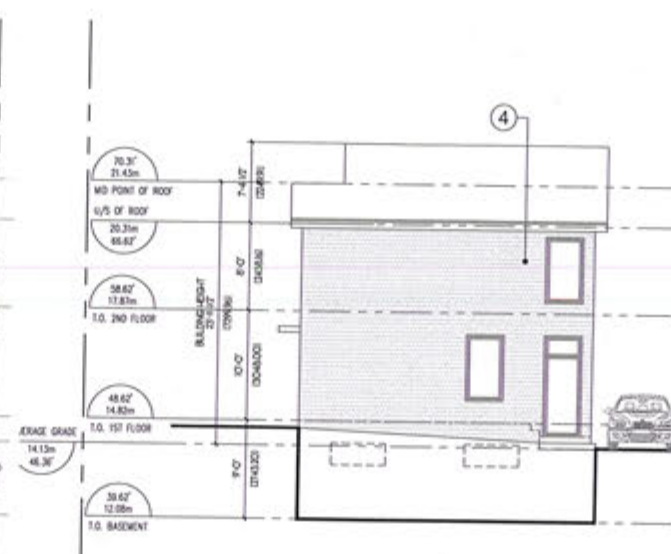
COLOUR SCHEME



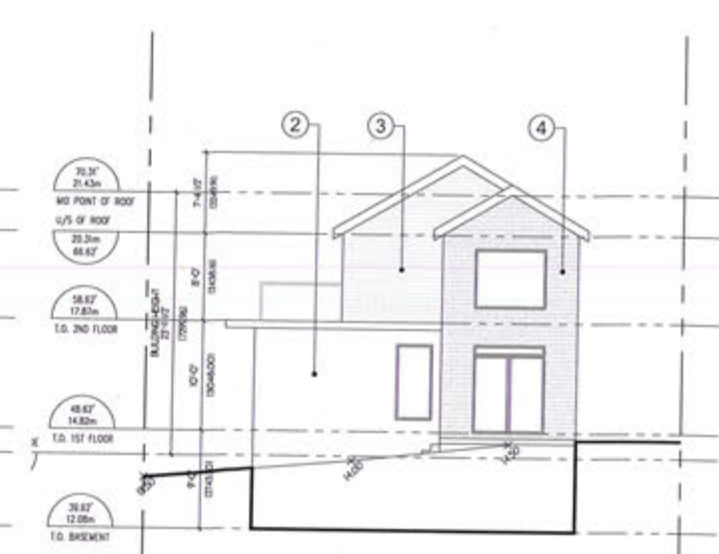
BUILDING B - SOUTH ELEVATION



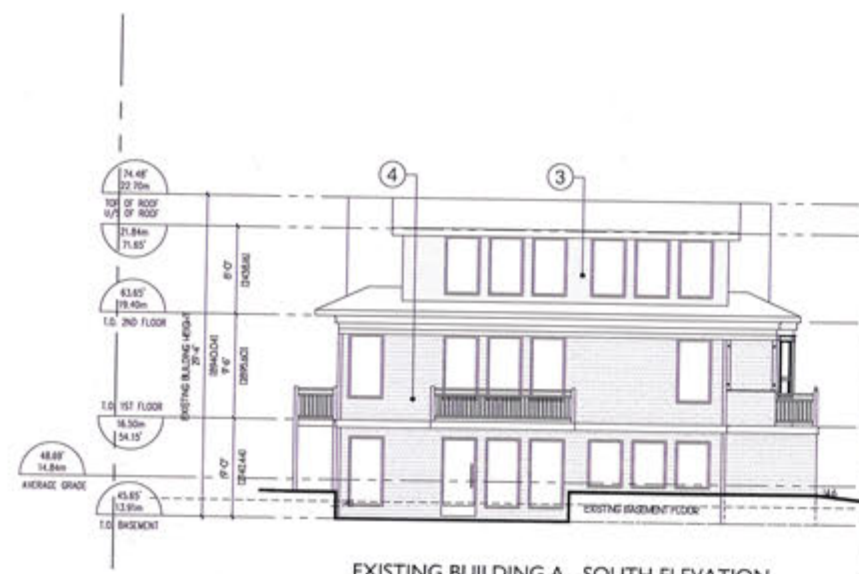
BUILDING B - WEST ELEVATION



BUILDING B - NORTH ELEVATION

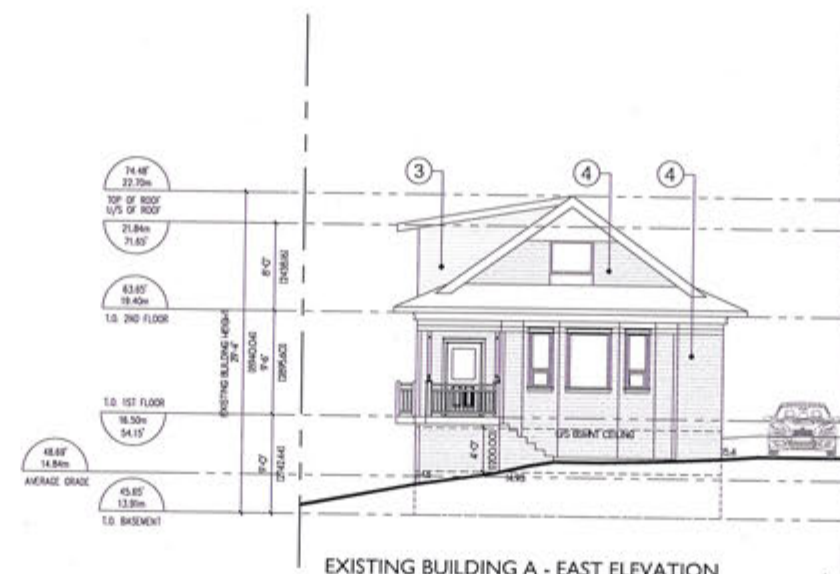


BUILDING B - EAST ELEVATION

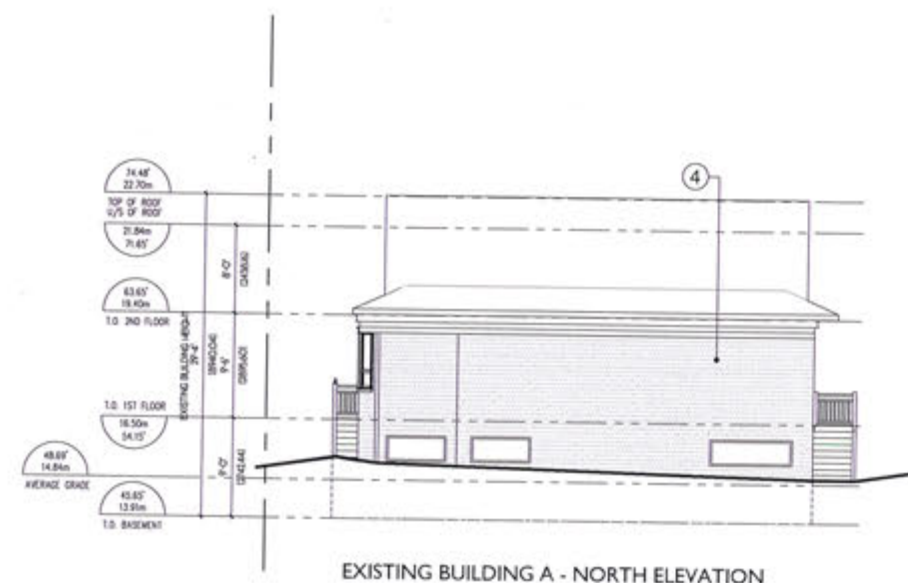


EXISTING BUILDING A - SOUTH ELEVATION

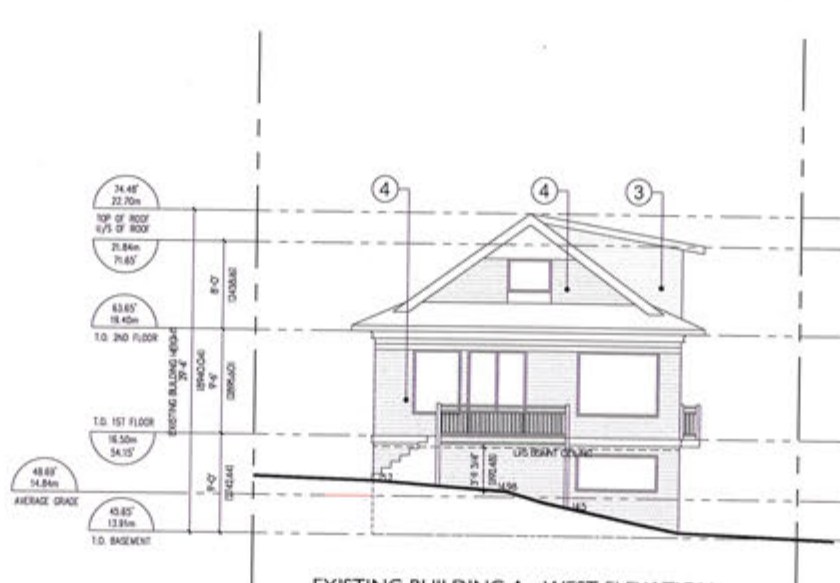
- 1 BRICK VENEER
- 2 ACrylic STUCCO
- 3 HARDIE SIDING
- 4 HARDIE SHINGLES



EXISTING BUILDING A - EAST ELEVATION



EXISTING BUILDING A - NORTH ELEVATION



EXISTING BUILDING A - WEST ELEVATION



CLIENT NAME
Xquimalt Developments

ADDRESS
842 Carrie St

DESIGNED BY
Bianca Bodley

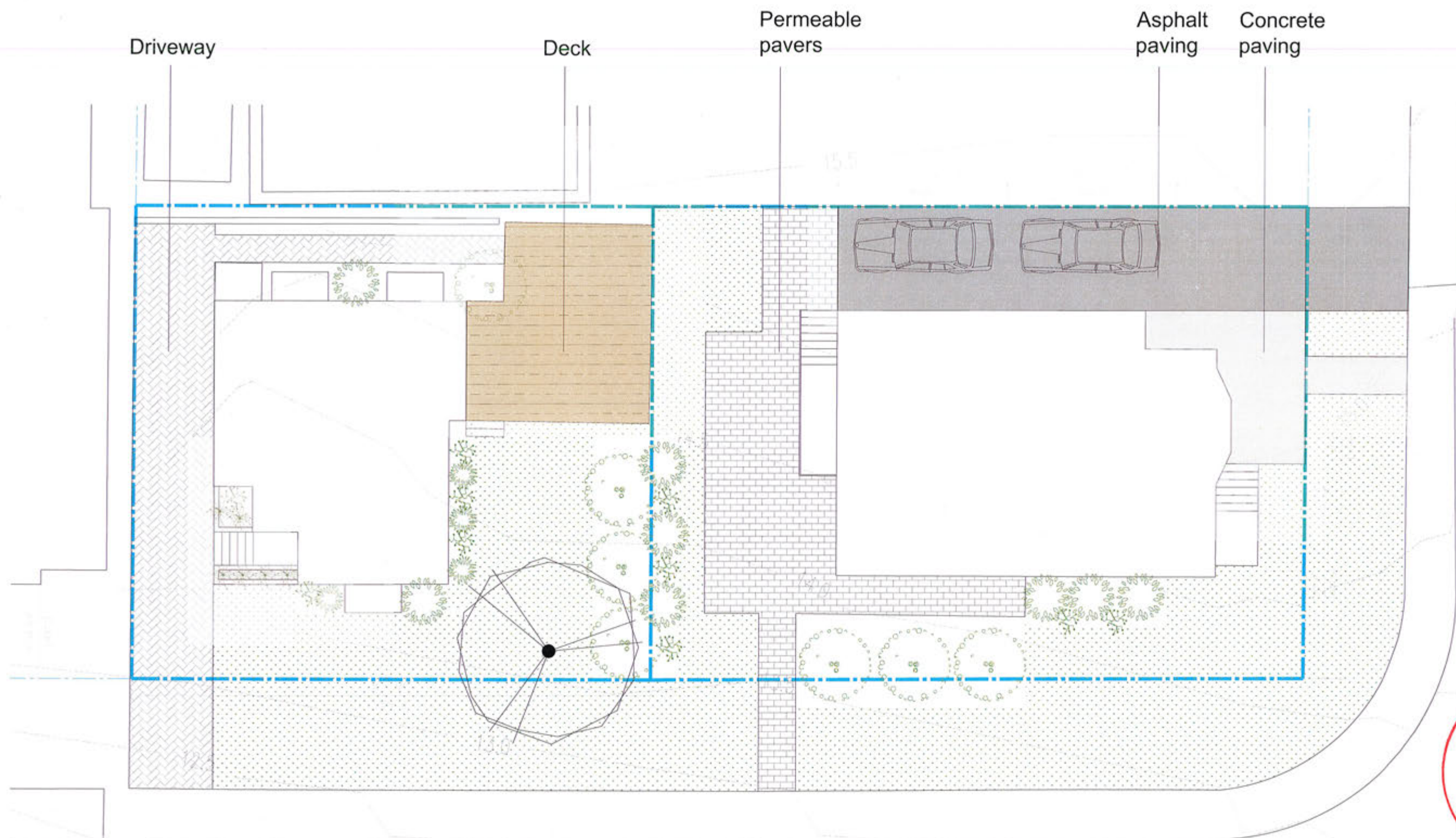
DRAWN BY
KT



Scale: NTS

L1 Landscape Site Plan

DATE





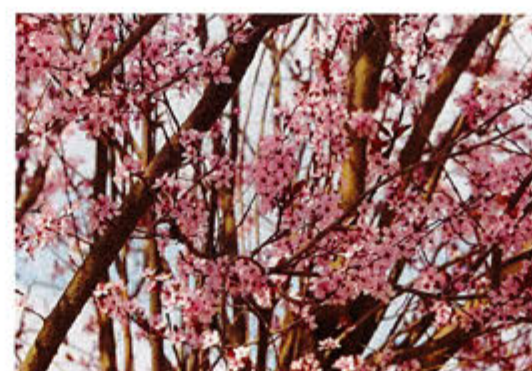
| PLANT LIST | | | | | |
|------------|-----------------------------------|----------------------|-----------|------------|----------|
| ID | Latin name | Common name | Size | Category | Quantity |
| Pc | Prunus cerasifera pissardii nigra | Black cherry plum | 12' B+B | Tree | 1 |
| Sv | Syringa vulgaris | Common lilac | 10 Gallon | Shrub | 7 |
| Hp | Hydrangea paniculata | Limelight hydrangea | 5 Gallon | Shrub | 8 |
| La | Lavandula 'Hidcote blue' | English lavender | 1 Gallon | Perennials | 18 |
| Ro | Rosmarinus 'Tuscan blue' | Tuscan blue rosemary | 2 Gallon | Perennials | 4 |
| Pw | Panicum virgatum 'Heavy metal' | Blue switch grass | 1 Gallon | Grass | 6 |

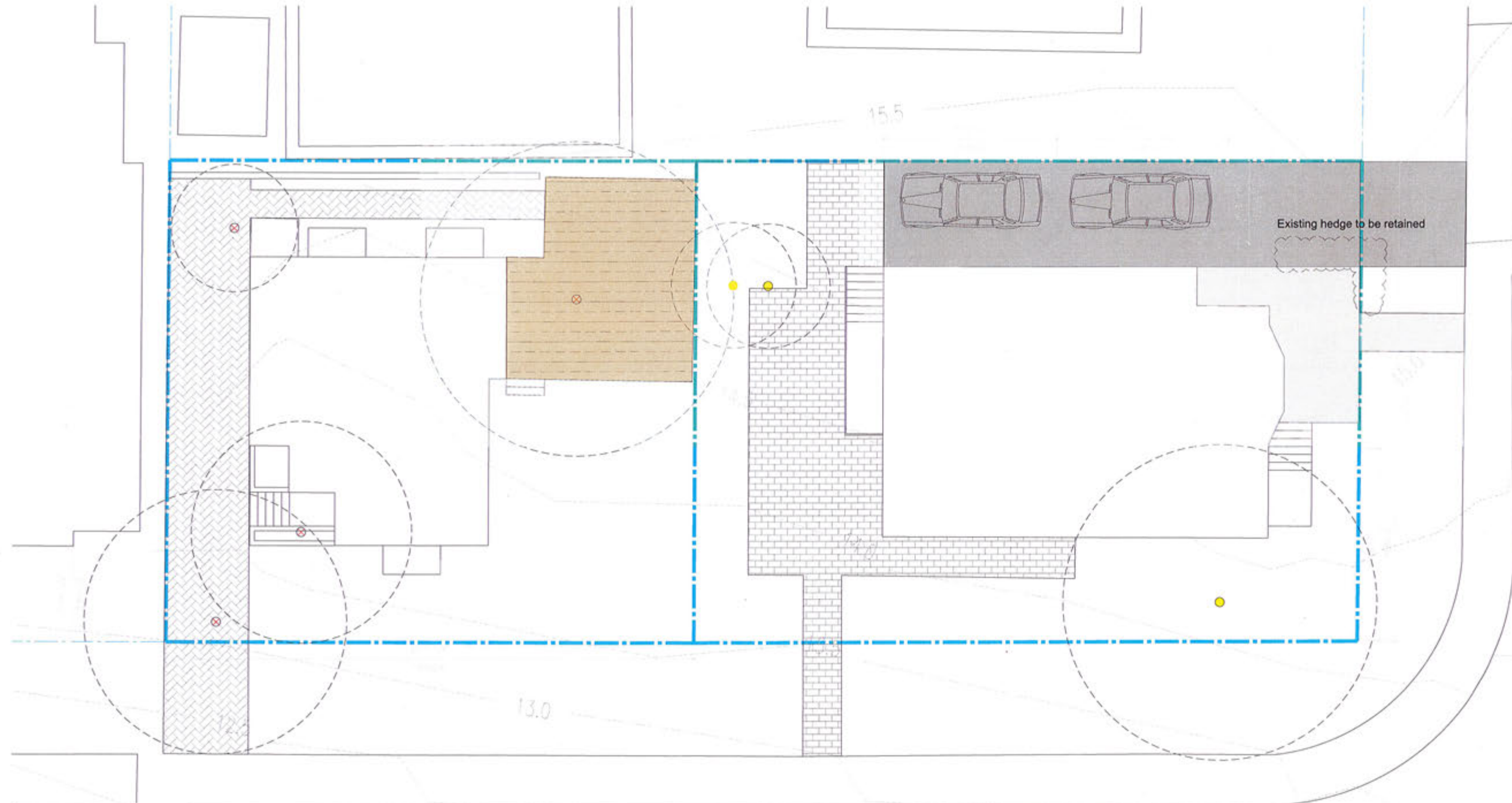

 Syringa vulgaris,
 Common lilac

 Panicum virgatum 'Heavy metal',
 Blue switch grass

 Hydrangea paniculata,
 Limelight hydrangea

 Lavandula 'Hidcote blue',
 English lavender

 Rosmarinus 'Tuscan blue',
 Tuscan blue rosemary

 Prunus cerasifera pissardii nigra,
 Black cherry plum



LEGEND

- Existing tree to be retained
- Existing tree to be removed



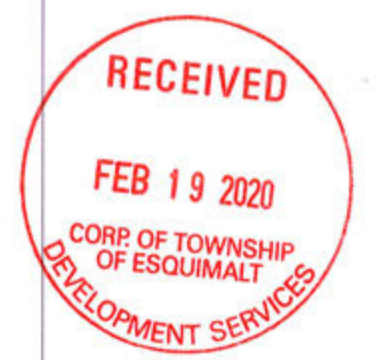
Biophilia design collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
Xquimalt Developments

ADDRESS
842 Carrie St

DESIGNED BY
Bianca Bodley

DRAWN BY
KT



Scale: NTS

L3 TREE RETENTION
AND REMOVAL PLAN

DATE
January 28, 2020