

April 30, 2019

Township of Esquimalt
1229 Esquimalt Rd.
Esquimalt BC,
V9A 3P1

Dear Mayor and Council of the Township of Esquimalt, and staff,

This proposal requests re-zoning of an existing two-family lot to multi-unit residential to permit a proposal for 5 townhouses in two buildings. Since the lot is situated in the Enhanced Design Control Residential zone, also known as DPA No.3, an amendment to the OCP is also requested.

We believe the project is highly suited to re-zoning and amendment (for inclusion in the multi unit residential DP area) for the following reasons:

1. The lot is designated for proposed "Townhouse Residential" land use under Schedule B of the OCP (June 25, 2018).
2. The proposal conforms in almost every respect to the Zoning established for the northerly neighbour, zoned "Comprehensive Development District No. 106 [CD No. 106], with the main exceptions of improved rear yard setback (1.35m larger in this proposal, and Floor Area Ratio (this proposal is .67, and the neighbour at 7.0)
3. The lot is situated to make use of existing infrastructure: a major traffic and cycling route and immediate access to Gorge Park is an ideal combination for townhouses. Shopping plazas of course are handily nearby. Bicycle storage throughout the site, as well as set aside in garages and entries, is offered.
4. There is an evolving scenario of high density use along Tillicum Rd., beginning with the apartment complex on the Gorge, the 10 unit townhouse two lots north, and the recent 5 unit townhouse development immediately adjacent, thereby "reflecting the size and scale of adjacent developments" (OCP 23.5.1)

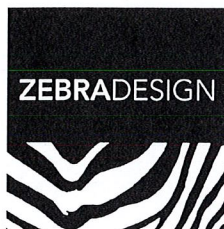
5. The proposal is "designed and sited to minimize visual intrusion into the privacy of surrounding homes." (OCP 23.5.2). The townhouse design is co-ordinated to avoid direct views into the northerly neighbour's windows. This is due to the offset of all buildings. In our westerly rear yard, the neighbour's mature hedge, approximately 10' high, assures mutual privacy. Moreover, each sideyard is separated from the neighbours by a proposed 2m high (6.5') fence from the rear yard setback of 6.8 m to the rear of the property. (supports OCP 23.5.4)
6. The proposal is intensively landscaped, and seeks to work with the existing topography by adaptation to the existing gradient, both at the street and the westerly rear yards. It also is integrated with the character of the northerly townhouse, continuing the low rock wall as the first of two tiers. (OCP 23.5.4 and 23.5.4)
7. The proposal further conforms to the remaining OCP guidelines, and particularly the following :
 - OCP 23.5.10 (offset of townhouses restricted to 50% of common wall)
 - OCP 23.5.11 and 23.5.17 (site lighting for safety, glare reduction, and light pollution).
 - OCP 23.5.15 (raised main level due to natural gradient of site above the sidewalk)
 - OCP 23.5.16 (use of indigenous and adaptive plant species).
8. The garages are entirely screened from the street, the drive aisle being parallel to Tillicum, and behind the building facing the street. (supports OCP 23.5.5)
9. The design integrates well with the adjacent townhouse project, and employs similar massing as well as a similar landscaping scheme which, by contrast, consists of a single gradient to the retaining wall at the sidewalk. The existing retaining wall is being replaced with a stone retaining wall which is a continuation of the low stone walls of the two properties adjacent. At the same time, we have employed a dramatically contrasting colour and materials palette.

We believe that for these reasons, the project warrants serious consideration for amendment and re-zoning. We have worked closely and in consultation with Esquimalt planning staff and appreciate their assistance. Thank you for your kind consideration of this proposal and trust the above as sufficient for advancement.

Sincerely,



Rus Collins



April 30, 2019

The Corporation of the Township of Esquimalt
Municipal Hall - 1229 Esquimalt Road
Victoria, B.C. V9A 3P1

**Re: 1048 and 1050 Tillicum Road,
OCP Amendment and Rezoning for new duplex and triplex townhomes.**

Attn: Planning Department and Development Services, Esquimalt

The proposed residential duplex and triplex project for Andrew Mills at 1048 and 1050 Tillicum Road will strive to incorporate 'Green Initiatives' in an effort to increase energy efficiency, improve indoor air quality and reduce the impact of construction on our environment.

Green Building standards are a desirable objective for the homeowners, as are energy efficiency, water conservation and management measures, reduction of storm and sewer infiltration, protecting and enhancing landscaping, air quality optimization, reuse and recycling of materials and resources, and increasing sustainable transportation modes.

While all the relevant items on Esquimalt's Green Building Checklist will be evaluated and contemplated for adoption by the property owners, at this point in time, prior to hiring a builder and doing all related costing they are not able to know just to what extent their project will follow the checklist. However the following list contains (but does not limit) items the property owner is considering employing:

Operational Systems:

- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3" (75mm) thermal run from mechanical room to attic
- Energy efficient light bulbs
- Use of air tight contact insulation on recessed lights to prevent air leakage
- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- On demand hot water system

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings
- High performance building envelope materials

Interior and Exterior Finishes:

- Entry doors manufactured from natural materials (wood, metal and glass)
- Natural cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)
- Highest quality interior and exterior materials as can be budgeted, for durability

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install into new duplex a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing home to be deconstructed and recycled as much as possible

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Utilize swales and permeable paving for storm water management

Thank you for your consideration of our application.

Sincerely,

David Yamamoto
per Andrew Mills (property owner)