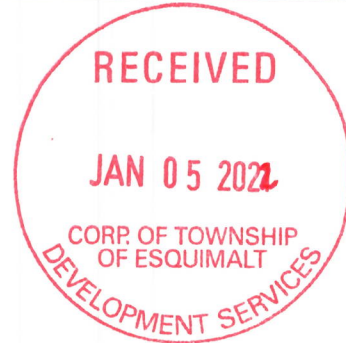




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December 8, 2021

City of Esquimalt  
3rd Floor, 1229 Esquimalt Road  
Esquimalt, BC V9A 3P1  
Attn: Development Services



To Whom It May Concern,

**Re: Rezoning concerns for 734 Sea Terrace**

Based on the past year of working with the Planning staff, and after a series of phone calls and zoom meetings with the local neighbours and the West Bay Residents Association, we are pleased to present the following revised Rezoning Application.

Please note that this proposal is based on the Comprehensive Development Zone #108 for the most recent adjacent development and the closest neighbour on Dunsmuir Road (835 Dunsmuir). The proposal is also in alignment with the Esquimalt Official Community Plan.

**Arborist Report and Follow-up Excavation**

The initial arborist report by Talbot Mackenzie & Associates, dated August 27<sup>th</sup>, 2020, included a construction impact assessment and a tree protection plan.

In that report, there were a number of trees that were identified as having potential impacts that would require exploratory work on the site to verify whether mitigation strategies would be sufficient to protect those trees.

The following is a list of those trees, as marked on the Architectural Site Plans, and identified in the original arborist report.

2. 130.0 cm d.b.h. Giant Sequoia (*Sequoiadendron giganteum*)
  - located on the property at 730 Sea Terrace.
3. 45.0 cm d.b.h. Norway Maple (*Acer platanoides*)
  - located on the property at 730 Sea Terrace.
4. 130.0 cm d.b.h. Giant Sequoia (*Sequoiadendron giganteum*)
  - located on the property at 730 Sea Terrace.
5. 65.0 cm d.b.h. Douglas fir (*Pseudotsuga menziesii*)
  - located on the property at 831 Dunsmuir Road.
6. 65.0 cm d.b.h. Douglas fir (*Pseudotsuga menziesii*)
  - located on the property at 831 Dunsmuir Road.



A follow-up Exploratory Excavation Report, dated June 30, 2021, has been completed, and is being submitted alongside the arborist's original report to verify that the layout and dimensions of the proposed building, including the extent of the lower parkade level, continues to be feasible from the perspective of construction impacts and tree protection.

### Concrete Massing

Following a Site Visit to 734, attended by Bill Brown of the City of Esquimalt and Ryan King of Steller Architectural Consulting, it was determined that there were concerns about the concrete wall along the North face of the parking garage and how imposing it would appear to the property to the North (730 Sea Terrace).

To address this, a planter bench has been added to allow for the stepping of this concrete, in order to introduce landscape features that would reduce the massing of this partition.

The updated Landscape and Architectural drawings demonstrate how this has been approached to address these concerns. In particular, Section 2 and Perspective 3 on L1.03 show the stepping back of the wall to allow room for a number of landscaped planter boxes that have been designed with enough soil capacity to grow significant Vine Maples, as well as act as a base for a layer of shrubs and ground cover, that will flow down the wall towards the ground level.

### Concerns regarding survival of neighbouring trees

Talbot Mackenzie & Associates completed a Root Zone Management Report, dated October 8, 2021. It contains recommendations that could be undertaken prior to construction to improve current soil conditions and help improve growing conditions within the critical root zones of the neighbouring trees.

These recommendations include:

- Accurately survey locations of proposed footings and allow for any required working room.
- Use a combination of small machine excavation and hand digging to expose roots that are in direct proximity with the proposed construction activity.
- Prune roots to sound tissue to encourage rapid compartmentalization and new root growth.
- Install a root barrier to restrict any new root growth from the Sequoia trees from interfering with the proposed new construction.
- Backfill around roots with a good quality, well draining, nutrient rich topsoil.
- Install an irrigation system within the remaining portion of the critical root zones that encroach on to the property.
- Install 10-15 cm of a good quality horticultural wood chip mulch to help retain moisture and slowly add nutrients to the area.



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### East Elevation

The City was still concerned about the impact that the garage would have on the livability of the property to the east. While the planter benches provided some relief, they felt more was required. They also noted that above the garage level, the building was located too close to the eastern property line.

To address this, the step back articulation was increased on the south end of the East Wall, so that the entire length of the east parkade wall south of the recycling room, is now stepped back at the 1.52 m height mark, and the bench includes a different sized planters to provide visual variety.

In addition, the setback from the east property line have been increased for the building levels. Levels 1 to 3 now have a 3.32m setback and the 4<sup>th</sup> and 5<sup>th</sup> floors have a 5.0m setback from the east property line. (see Building Section 2 on page A-2.2)

An exterior staircase has also been added to this elevation to provide more visual interest. (see view 2 on page A-0.3)

Additional renderings showing the current perspectives from 730 Sea Terrace have also been added to the rezoning package. (see page A-0.3)

### Parking Ratio

To accommodate the requested 0.9 parking ratio, the total number of units has been reduced from 21 to 19. We have provided 17 parking spots, with one of the spots designated as visitor parking.

This ratio is well above the ratio that was analyzed by Watt Consulting in their March 2021 Parking Study, with proposed Transportation Demand Management features.

### Soft Landscaping along Frontage

The elimination of one of the parking spots along the frontage allows for more soft landscaping along the frontage.

### Indoor Amenity Space

A Multi-Purpose room has been added to the 1<sup>st</sup> Floor plan. Two smaller units on the first floor were converted into a 3 bedroom as well. (See page A-1.0)





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### Housing Mix

The new configuration of residential units provides for the full range of unit sizes; 3 – three bedroom units (one on the ground floor), 9 – two bedroom units (of which 5 are over 1000 sq ft in area), 2 – one bedroom units, and 4 studios

### Building Sections

Building Sections have been expanded to include more details regarding the current grades and topography surrounding the building. (See page A-2.2)

Sincerely,



Eddie **WILLIAMS** ARCHITECT • AIBC, MRAIC