



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipalité du 1<sup>er</sup> District Esquimalt (Esquimalt District) 250-414-7132  
Website: [www.esquimalt.ca](http://www.esquimalt.ca) Email: [info@esquimalt.ca](mailto:info@esquimalt.ca)

Voicemail: (250) 414-7132  
Fax: (250) 414-7111

January 25, 2019

**RE: Official Community Plan Amendment for 899 Esquimalt Road [PID 030-151-562; Lot A, Section 11, Esquimalt District, Plan EPP69557]**

At the regular meeting held on January 21, 2019, Esquimalt Council authorized staff to refer information related to the proposed redevelopment of 899 Esquimalt Road, submitted by Lexi Development Group Inc. in support of their application for an Official Community Plan amendment, 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 Official Community Plan's current Proposed Land Use Designation for the property is "Neighbourhood Commercial Mixed-Use", which does not support a 12 storey Commercial Residential Mixed-Use development. Therefore, the proposed Official Community Plan amendment would consist of:

- An amendment to Schedule 'B' of the Official Community Plan, Bylaw No. 2922, being the Proposed Land Use Designation Map, changing the Land Use Designation for the subject site from "Neighbourhood Commercial Mixed-Use" to "Commercial/Commercial Mixed-Use"

Please review the attached information and **submit any written comments** to Alex Tang, Planner **on or before February 26, 2019**. Comments may be submitted by mail to the address above or by email to [alex.tang@esquimalt.ca](mailto:alex.tang@esquimalt.ca).

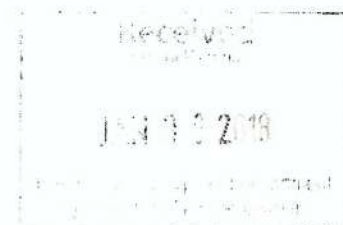
Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Alex Tang at [alex.tang@esquimalt.ca](mailto:alex.tang@esquimalt.ca) or by phone at 250-414-7132.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alex Tang'.

Alex Tang  
Planner  
Development Services  
Township of Esquimalt

*Enclosure: Application Supporting Material*



# TOWNSHIP OF ESQUIMALT

## PACIFIC HOUSE - ( ESQUIMALT-HEAD)

899 ESQUIMALT- 896 WOLLASTON

PACIFIC HOUSE - RESIDENTIAL, COMMERCIAL AND AMENITY AREA		
1364.53		UNITS : METRIC
LOT AREA		
76.15 UNIT1(ZBR)	FLOORS 2-4	
91.20 UNIT2(ZBR)		
76.00 UNIT3(1BR+DEN)		
40.15 UNIT 4(S1, UNIT)		
44.83 UNIT5(1BR)		
117.04 UNIT6(ZBR)		
445.37 FLOOR TOTAL		
3 DUPLICATION, FLOORS 2-4)		
1336.11 TOTAL		
76.15 UNIT1(ZBR)	FLOORS 5-11	
41.70 UNIT 12(ZRR)		
76.07 UNIT3(1BR+DEN)		
68.01 UNIT4(2BC)		
135.18 UNIT5(1BC)		
447.64 FLOOR TOTAL		
7 DUPLICATION, FLOORS 5-11)		
3133.48 TOTAL		
103.32 AMENITY ( MAIN FLOOR)	MAIN FLOOR	
122.12 MAIN FLOOR RESIDENTIAL SLIT:		
812.15 CLINIC ( MAIN FLOOR)		
113.42 TOWN HOUSE -9	P1,P2,P3	
113.42 TOWN HOUSE -9		
113.42 TOWN HOUSE -10		
5547	TOTAL FLOOR AREA (SQM)	
3.92	PAR	

BUILDING SUMMARY	
UNITS : METRIC	
LOT AREA:	
LOT AREA (896 WOLLASTON)	667.73
LOT AREA (899 ESQUIMALT)	696.80
COMBINED LOT AREA	1364.53
ZONE:	
896 WOLLASTON	RD-1
899 ESQUIMALT	C-2
PROPOSED USE:	
CLINIC, RESIDENTIAL, AMENITY	
LOT COVERAGE:	
1168	1364.53
AVERAGE GRADE CALCULATION:	
NW	24.9
NE	24.9
SE	17.5
SW	17.4
AVERAGE	21.175
NO. OF STORIES	12
NO. OF RESIDENTIAL UNITS	57
NO. OF CLINICAL UNITS	1

BUILDING SUMMARY	
UNITS : METRIC	
PARKING:	
RESIDENTIAL	73
CLINIC	8
VISITOR	10
HANDICAPPED	2
EV	1
TOTAL PARKING STALLS	94
REQU RED BIKE RACKS:	114
PROVIDED BIKE RAKS:	114
SETBACKS	
EAST	0
SOUTH (PODIUM)	6.27
SOUTH (TOWER)	27.46
NORTH (PODIUM)	3.51
NORTH (TOWER)	5.46
WEST	0







ESQUIMALT TO EAST



HEAD TO NORTH



WOLLASTON TO NORTH



HEAD TO SOUTH



WOLLASTON TO EAST



PROPOSED BUILDING LOCATION

No.	Description	Date	CREATED BY	DATE	TITLE
			F.Y. AA		PROJECT LOCATION
			DESIGNED BY	DATE	PROJECT
			CHECKER	DEC. 2018	PACIFIC HOUSE

DRWING NO.
A-0.1



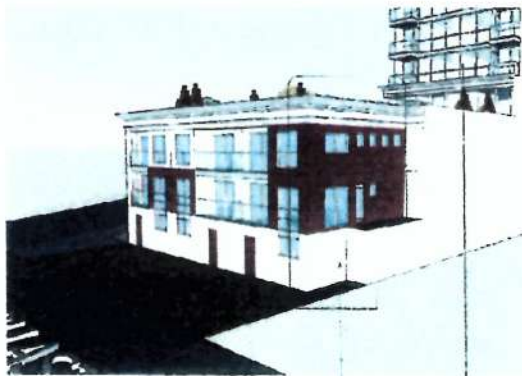
101 210 GARDENVIEW  
ROAD WEST VANCOUVER, B.C.  
V6K 1A1, 1-779-0442  
WWW.PACIFICHOUSE.COM



WOLLASTON CENTRE  
100 GARDENVIEW ROAD  
VANCOUVER, B.C.  
V6K 1A1, 1-779-0442  
WWW.WOLLASTONCENTRE.COM

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6M SETBACK & GREEN FRONT YARD.

1.2M SETBACK TO EAST NEIGHBOR & PLANTER

GREEN WALLS ALONG HEAD COVERS THE PARKING OPENINGS AND GIVES A PLEASANT VIEW TO THE STREET

TOWER HAS SETBACKED 24M, SO THE TOWN HOUSES EVOKES A LOW-RISE RESIDENTIAL ELEVATION TO WOLLASTON STREET.



THIS VOLUME HAS DEDUCTED FROM THE ALLOWABLE VOLUME BOUNDARY TO NOT TO BLOCK NORTH-WEST NEIGHBORS' VIEW



THE FRAME EVOKES SETBACK TO THE FOUR TOP FLOORS

TOWER ROOF GARDEN

TOWNHOUSES PRIVATE ROOF GARDEN

ROOF GARDEN IN MAIN FLOOR (AMENITY)

5.6M TOWER SETBACK

MAIN FLOOR SETBACK TO ESQUIMALT (3.4M)

MAIN FLOOR PRIVATE AREA

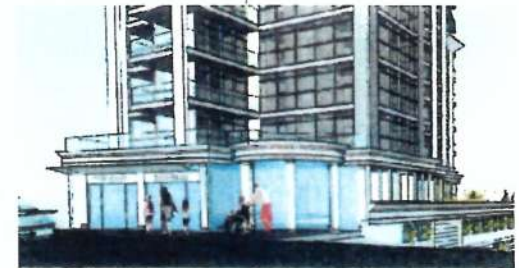
THREE ENTRANCES THROUGH HEAD STREET



SPANDRELL CLADDING

GREEN WALL IN EAST ELEVATION

CLASSICAL STYLE DESIGN IN MAIN FLOOR AND PORTICO DESIGN



No.	Description	Date

DESIGNED BY:	SCALE:	TITLE:
F.Y. A.A.		DESIGN DIAGRAMS
CHECKED BY:	DATE:	PROJECT:
Checker	DEC. 2018	PACIFIC HOUSE

DESIGNED BY:	SCALE:	TITLE:
F.Y. A.A.		DESIGN DIAGRAMS
CHECKED BY:	DATE:	PROJECT:
Checker	DEC. 2018	PACIFIC HOUSE

DESIGNED BY:	SCALE:	TITLE:
F.Y. A.A.		DESIGN DIAGRAMS
CHECKED BY:	DATE:	PROJECT:
Checker	DEC. 2018	PACIFIC HOUSE



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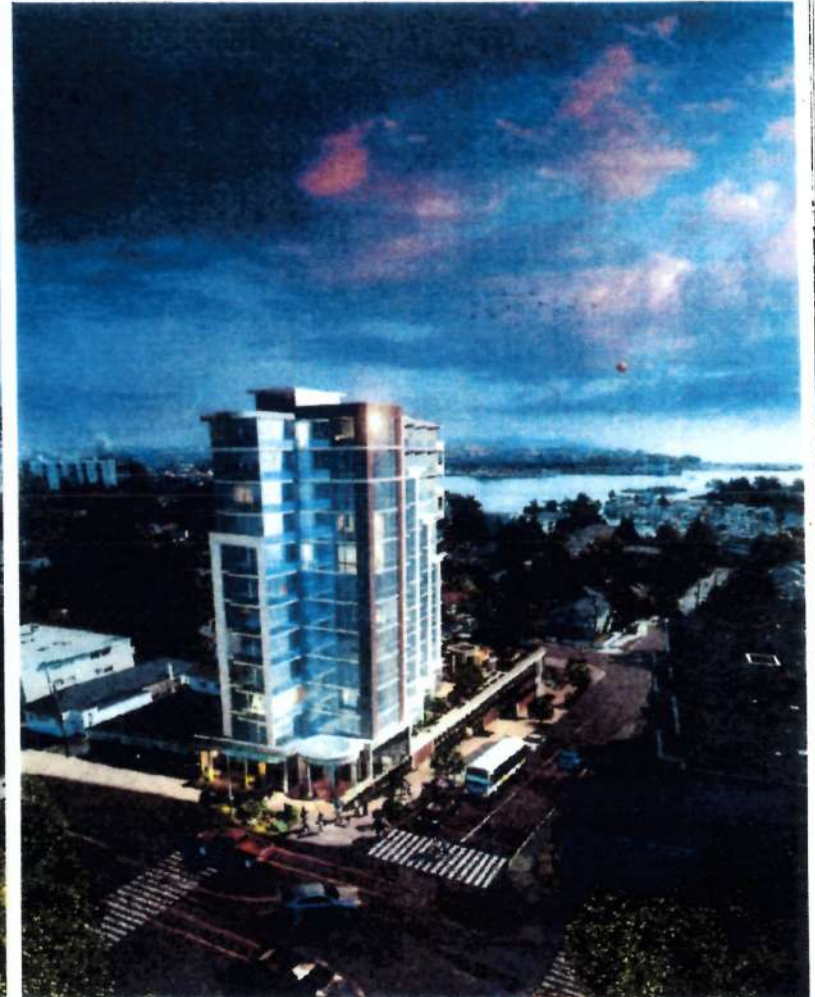
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1			F.Y. A.A.		ELEVATIONS
2			CHECKED BY:	DATE:	PACIFIC HOUSE
3			Checker	DEC. 2018	

DRAWING NO.
A-0.3



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No.	Description	Title

DRAWN BY:	SCALE:	TITLE:
F.Y. A.A.		PERSPECTIVES
CHECKED BY:	DATE:	PROJECT:
Checker	DEC. 2018	PACIFIC HOUSE

DRAWING NO.
A-0.4



**RECEIVED**

**DEC 21 2018**

**CORPORATION OF TOWNSHIP OF ESQUIMAUX**

**DEVELOPMENT SERVICES**

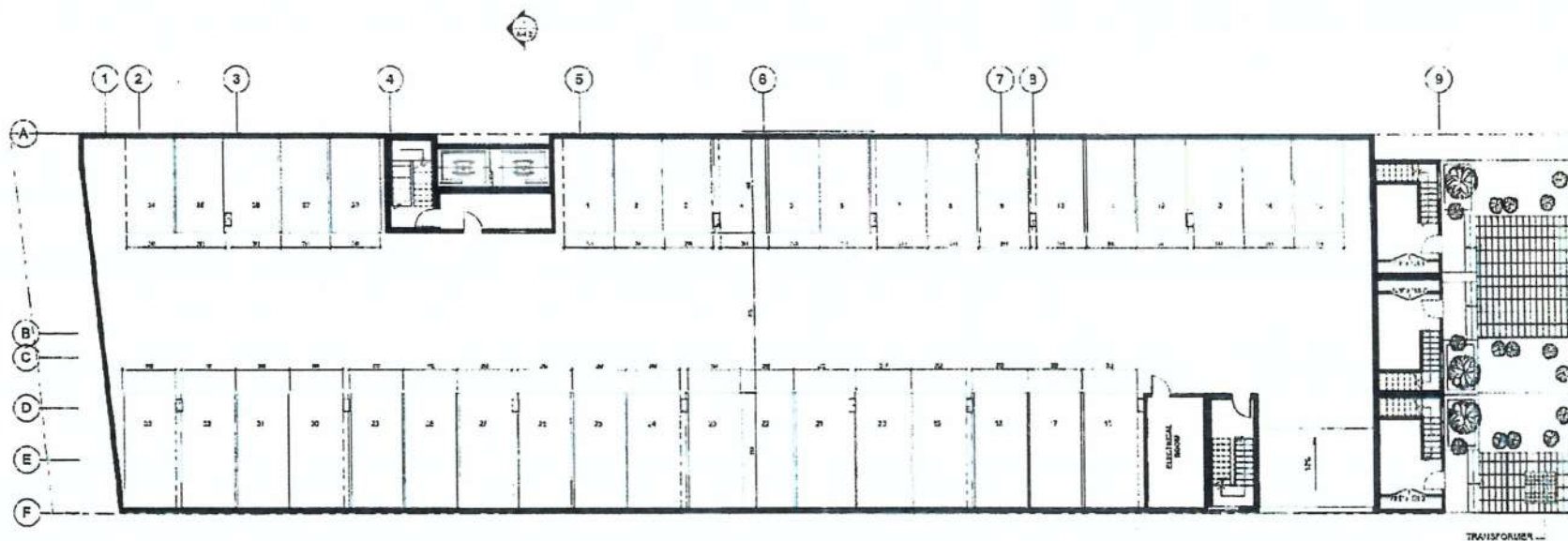


100-1000 CUPPENS BLVD  
PO BOX 1000 VICTORIA BC  
V8A 1A4  
250-381-1100  
WWW.ESQUIMAUX.BC.CA

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1. PL. ELEV.  
1-100



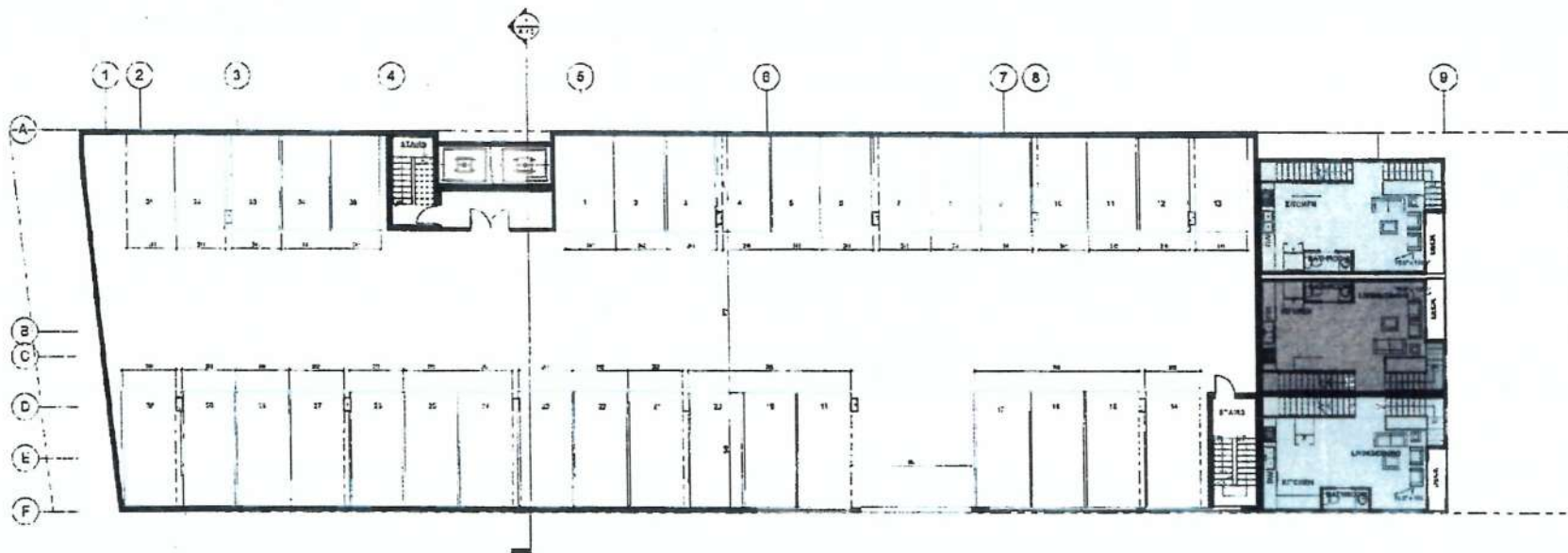
No.	Description	Date	Drawn By	Scale	Title
			F.Y. A.A.	1 : 100	PARKING P3
			Checked By	DATE	PROJECT
			Checker	DEC. 2018	PACIFIC HOUSE

CHANGING NO.
A-2.1



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1" = 10'



REV	DESCRIPTION	DATE	DESIGNED BY	SCALE	TITLE
			F.Y. AA.	1:100	PARKING P2
			CHECKED BY	DATE	PROJECT
			Checker	DEC. 20'8	PACIFIC HOUSE

DRAWING NO.
A-2.2

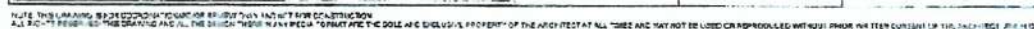
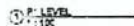


100-1241 GLENVIEW AVE  
VICTORIA, BC V8M 1G1  
TEL: 250-363-1111  
WWW.PACIFICHOUSE.COM

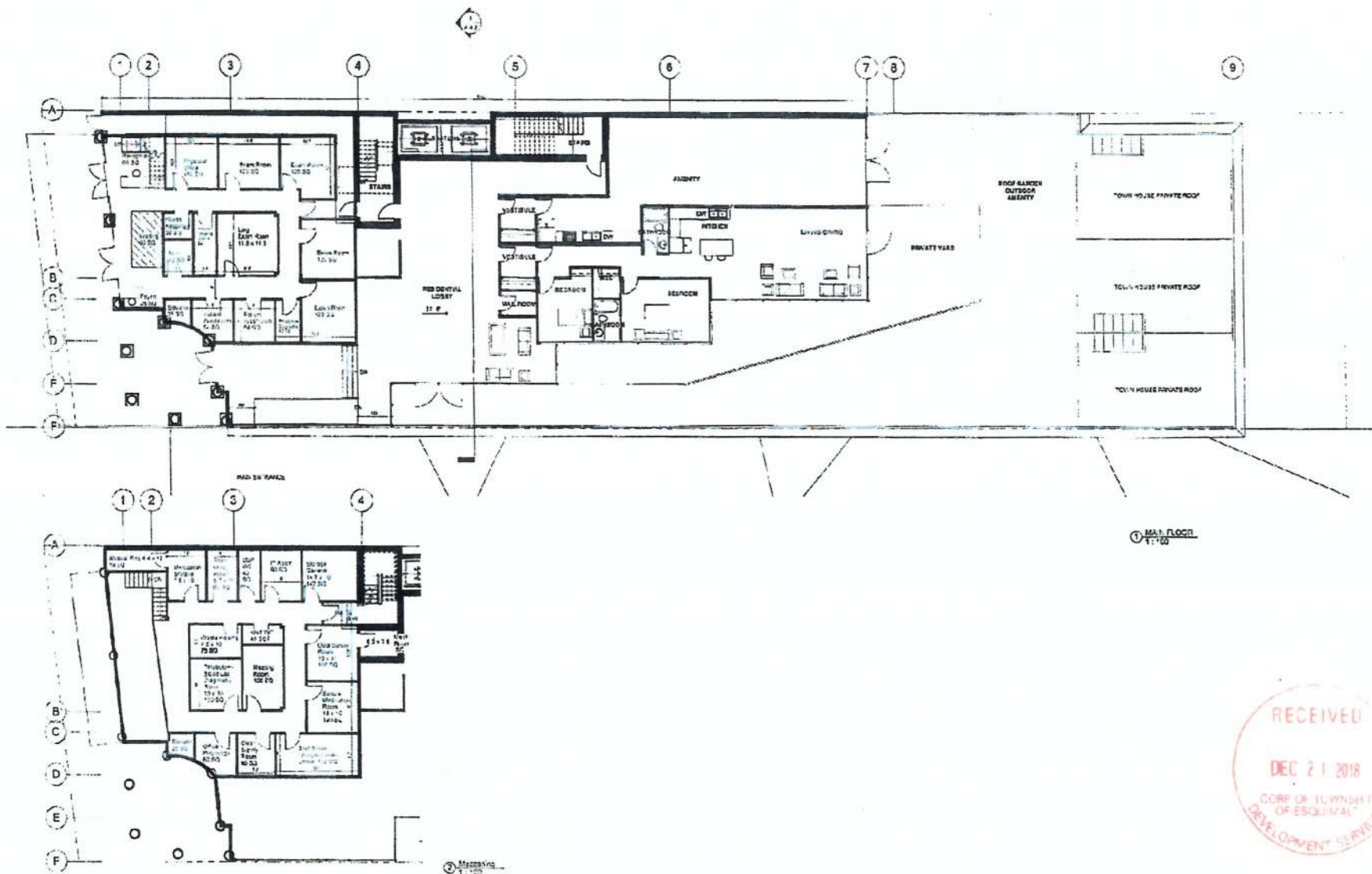


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WWW.ESQUIMALT.COM

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No.	Description	Date
1	Design	2018
2	Check	2018
3	Revise	2018
4	Revise	2018
5	Revise	2018
6	Revise	2018
7	Revise	2018
8	Revise	2018
9	Revise	2018

DESIGNED BY: F.Y. A.A.	SCALE: 1:100	TITLE: MAIN FLOOR & MEZZANINE
CHECKED BY: Checker	DATE: DEC. 2018	PROJECT: PACIFIC HOUSE

DRAWING NO. A-2.4
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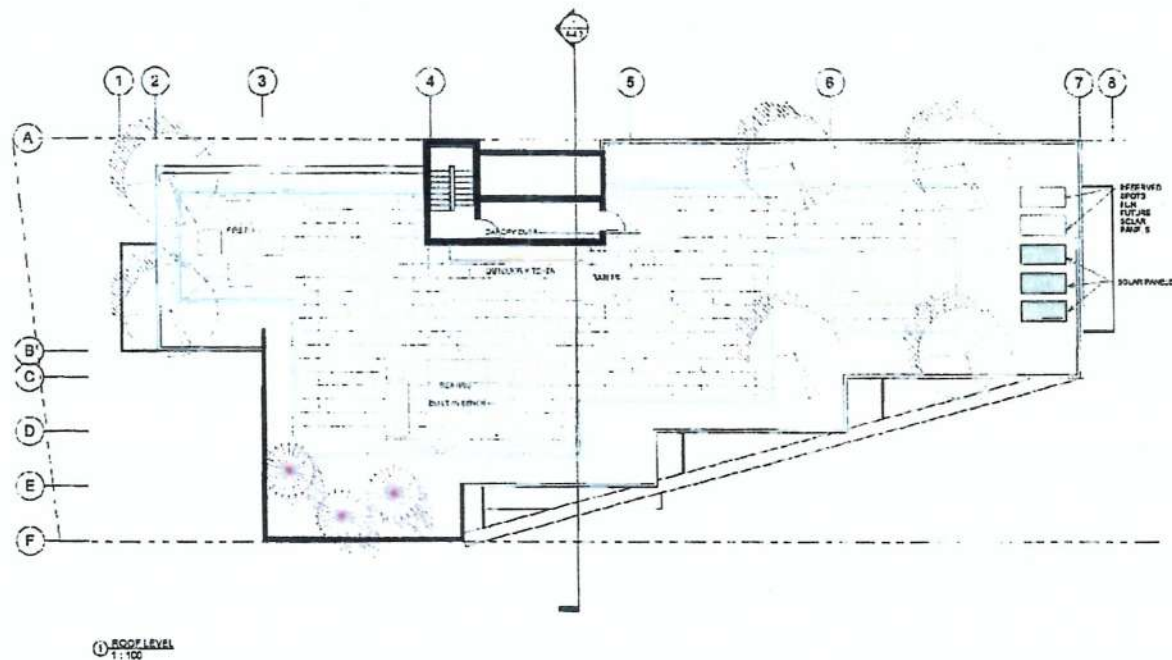
**A-2.6**



1001 3140 CHERRYDALE  
FOND DU LAC WISCONSIN 54601  
VTS L3 1 11830442  
WWW.FZ.COM.CA



WINTER JEN HOUSS  
INFO@JENHOUSS.COM  
(800) 775-1604  
(970) 338-3142



Rev.	Description	Date

DRAWN BY: F.Y. A.A.	SCALE: 1:100	TITLE: GREEN ROOF PLAN
CHECKED BY: Checker	DATE: DEC. 2018	PROJ. NO.: PACIFIC HOUSE

DRAWING NO: A-2.7
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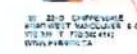
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**A-3.1**



CORP OF TOWNSHIP  
OF ESQUIMAULT  
DEVELOPMENT SERVICE









1. NAME (Last, first, middle) 2. DATE OF BIRTH (mm/dd/yyyy) 3. SEX (M/F) 4. RACE (A/B/C/D/E) 5. HEIGHT (ft/in) 6. WEIGHT (lb) 7. BLOOD TYPE (A/B/AB/O) 8. EYES (C/B/G) 9. HAIR (B/BK/BL/BR/BU) 10. COMPLEXION (F/FW/TW/T) 11. MARITAL STATUS (M/S/D) 12. OCCUPATION 13. EDUCATION (HS/BA/MA/PHD) 14. RELIGION 15. POLITICAL AFFILIATION 16. SOCIAL SECURITY NUMBER 17. ADDRESS (Street, City, State, Zip) 18. PHONE NUMBER 19. EMPLOYER 20. EMPLOYER ADDRESS 21. EMPLOYER PHONE NUMBER 22. EMPLOYER TYPE 23. EMPLOYER DESCRIPTION 24. EMPLOYER ADDRESS 25. EMPLOYER PHONE NUMBER 26. EMPLOYER TYPE 27. EMPLOYER DESCRIPTION 28. EMPLOYER ADDRESS 29. EMPLOYER PHONE NUMBER 30. EMPLOYER TYPE 31. EMPLOYER DESCRIPTION 32. EMPLOYER ADDRESS 33. EMPLOYER PHONE NUMBER 34. EMPLOYER TYPE 35. EMPLOYER DESCRIPTION 36. EMPLOYER ADDRESS 37. EMPLOYER PHONE NUMBER 38. EMPLOYER TYPE 39. EMPLOYER DESCRIPTION 40. EMPLOYER ADDRESS 41. EMPLOYER PHONE NUMBER 42. EMPLOYER TYPE 43. EMPLOYER DESCRIPTION 44. EMPLOYER ADDRESS 45. 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Checker

DEC. 2018

11

PACIFIC HOUSE

A-3.3



CONF. OF TOWNSHIP #  
OF ESQUIMAULT  
DEVELOPMENT - CHARTER

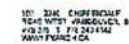




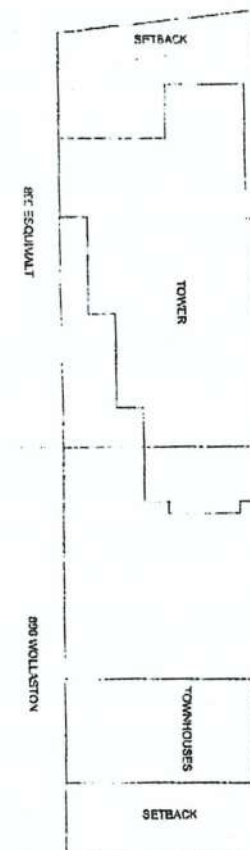
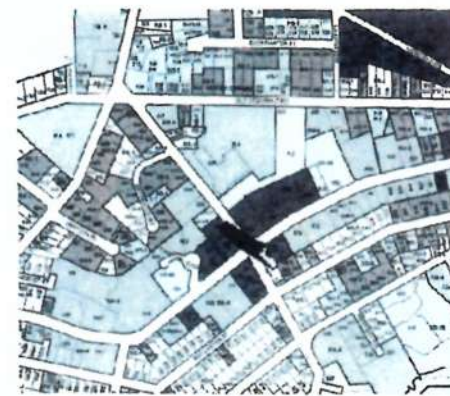
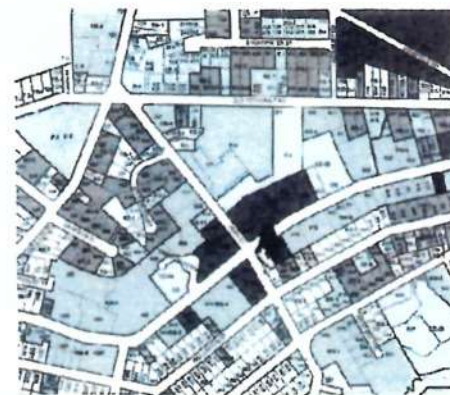




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CHECKED BY:	DATE		PROJECT:
Checker	DEC. 2018		PACIFIC HOUSE

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