

2022

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning & Development Permit with Variances Application

For 480 & 492 Esquimalt Road

COMMITTEE OF THE WHOLE | July 28, 2022



1



Aerial Photo



2



**Subject
Property**



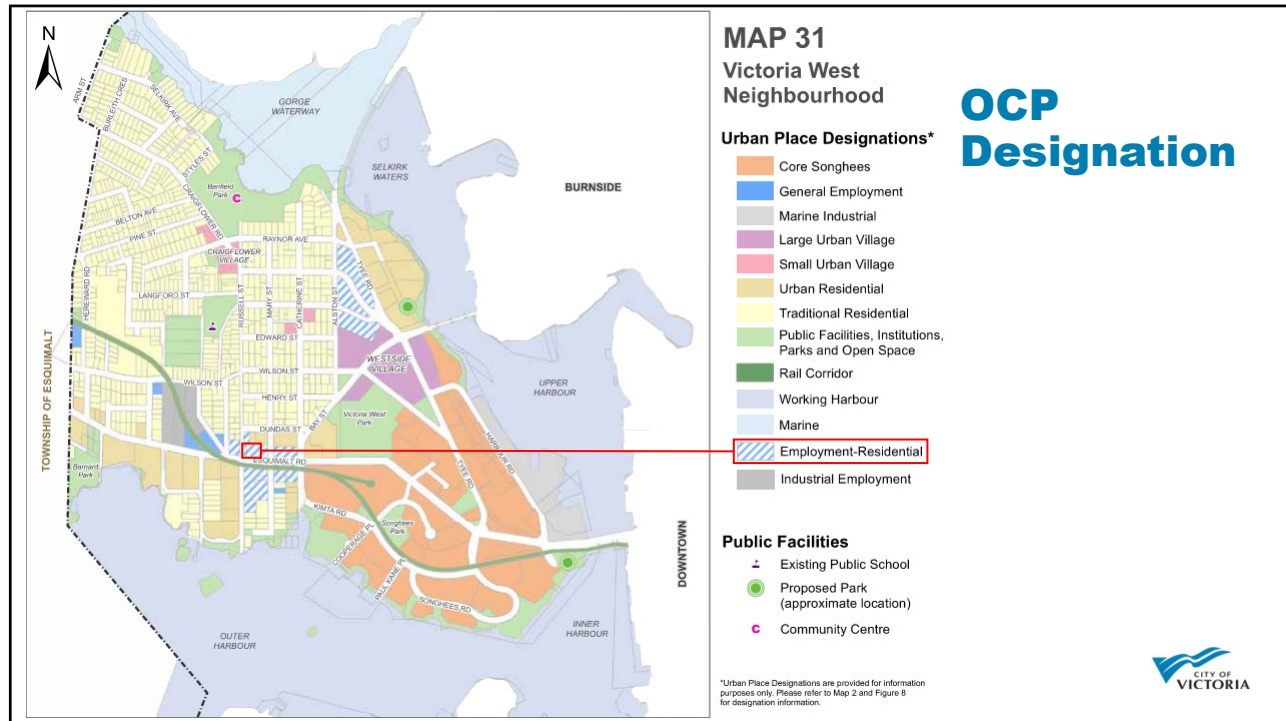
3



**Neighbouring
Properties**



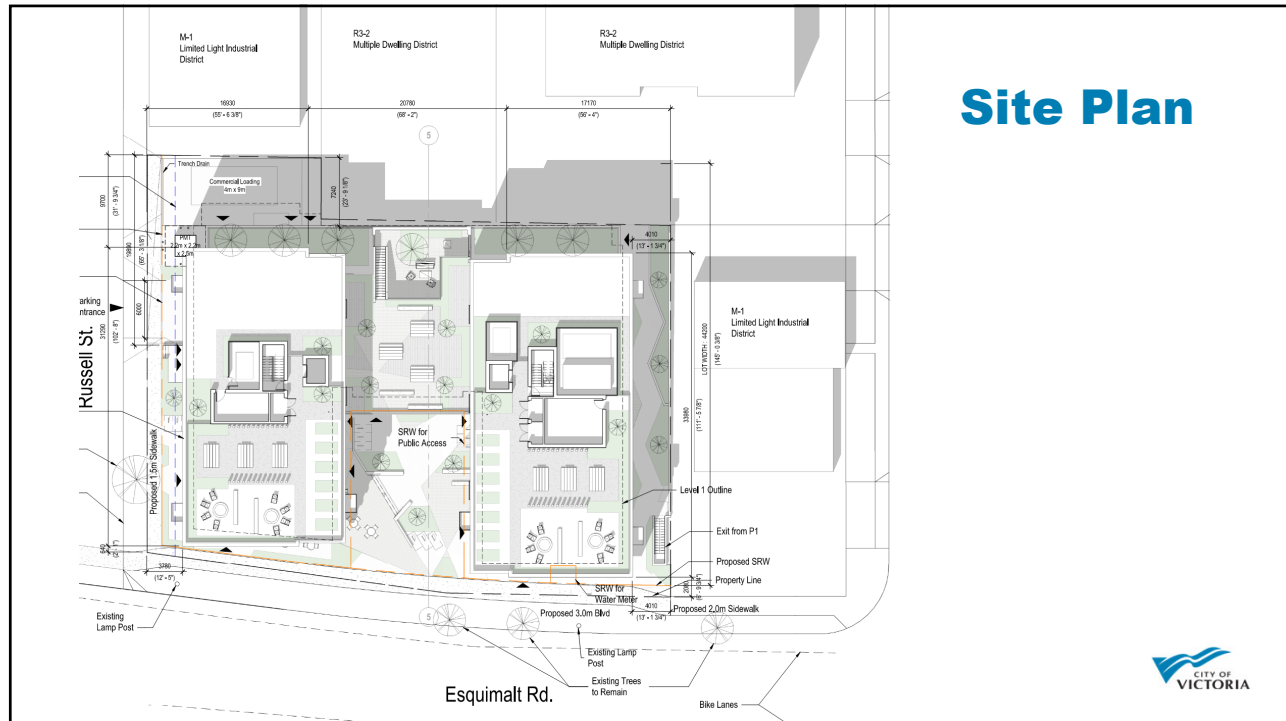
4



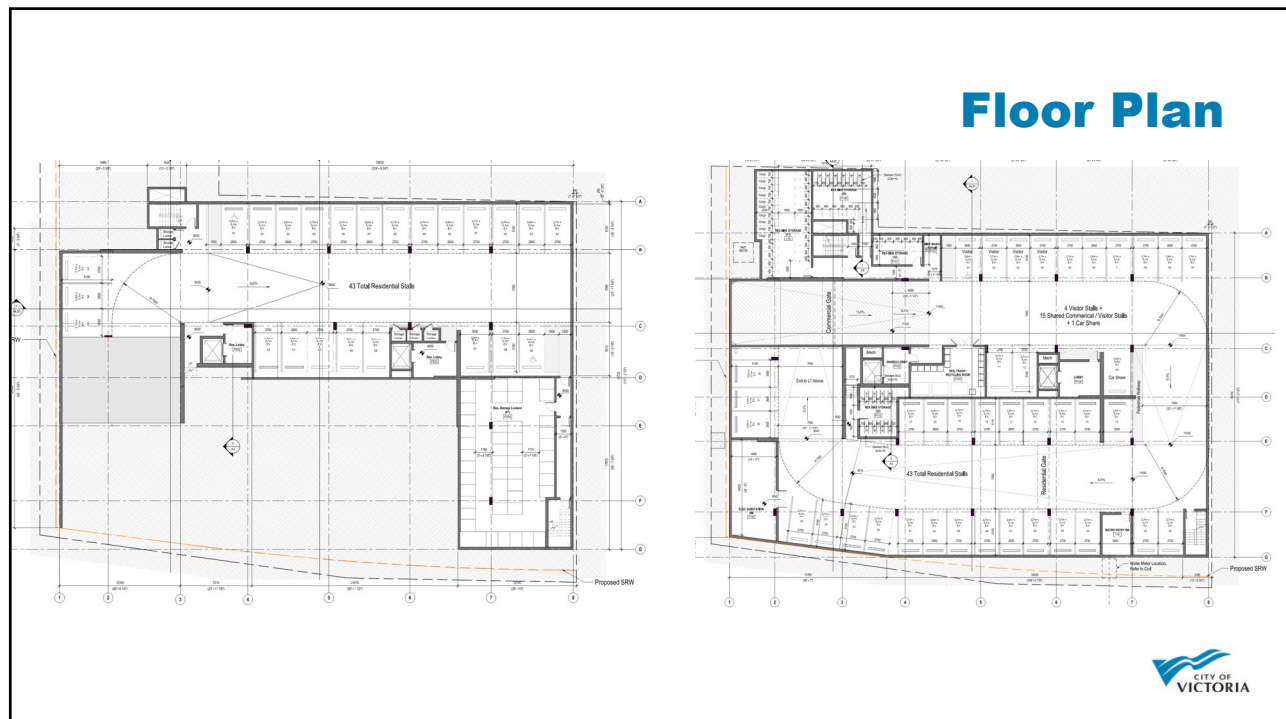
5



6

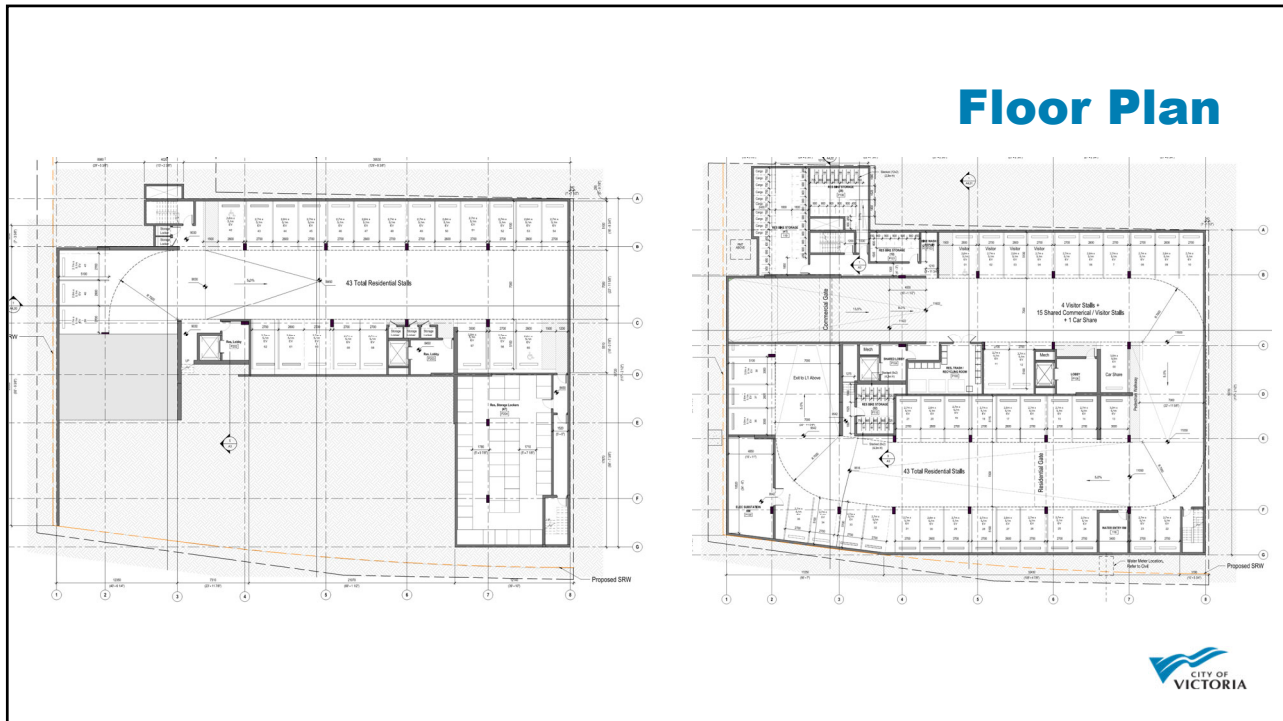


7



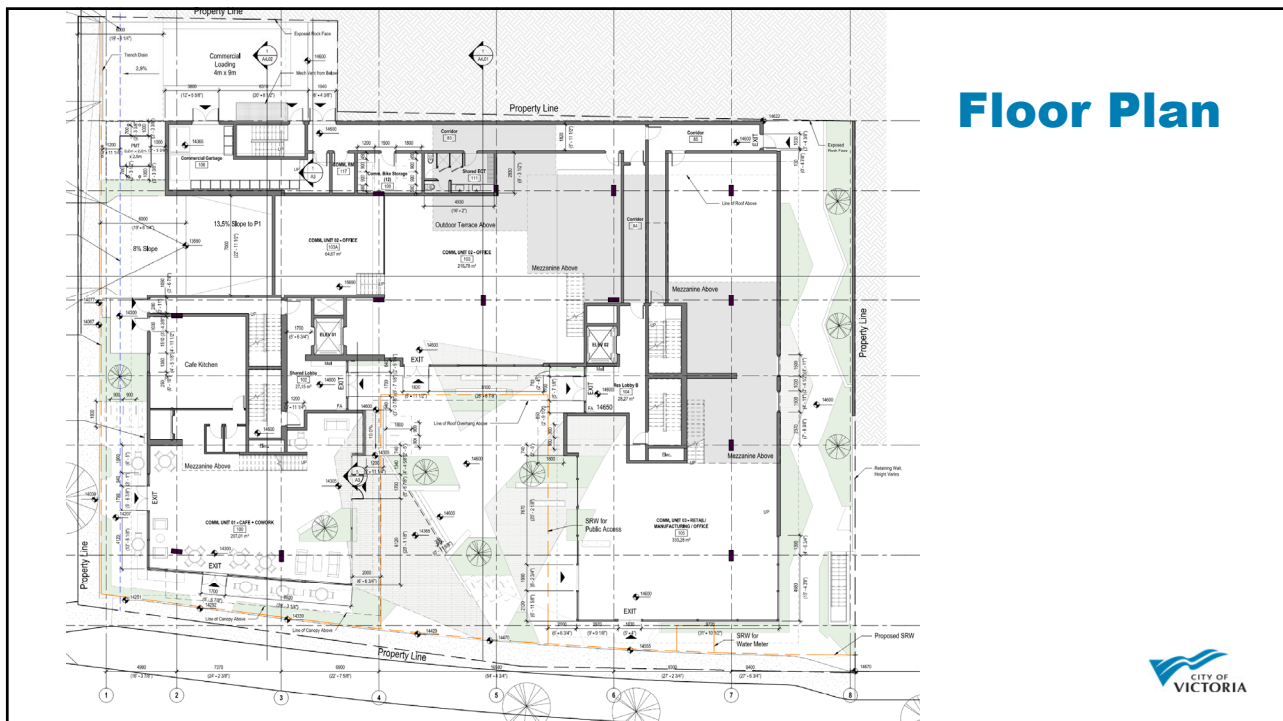
8

Floor Plan

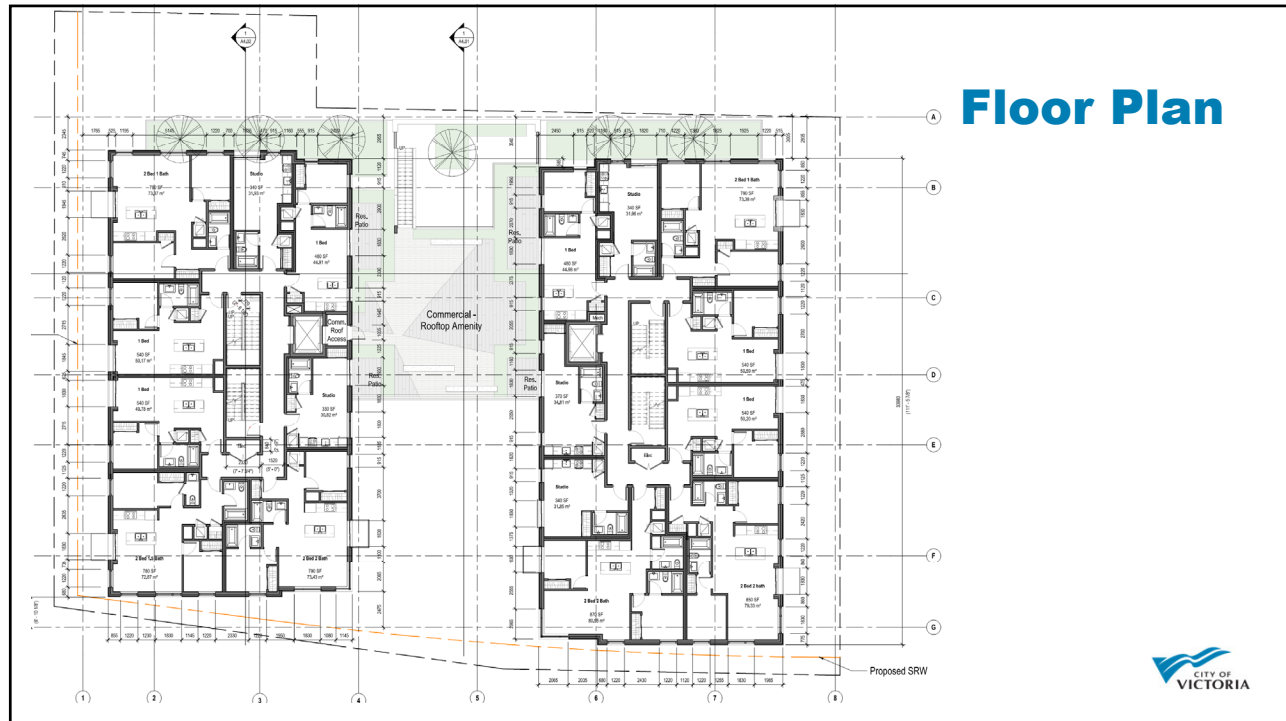


9

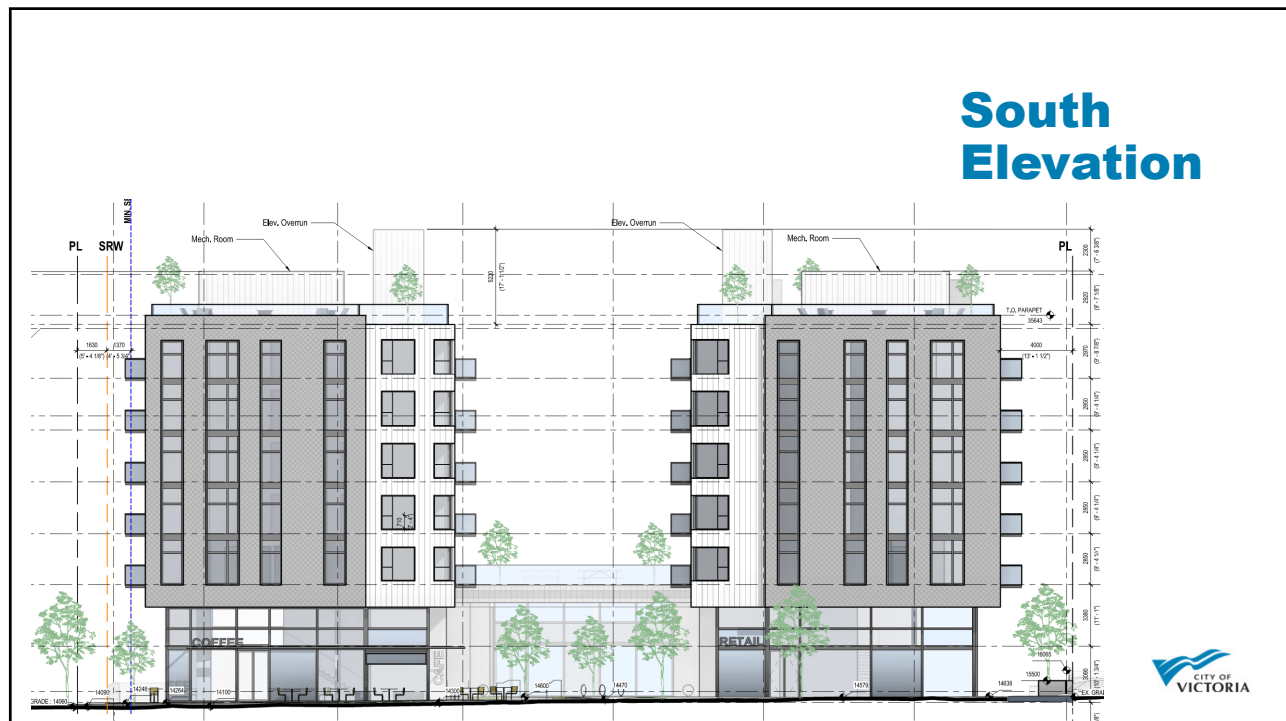
Floor Plan



10



11

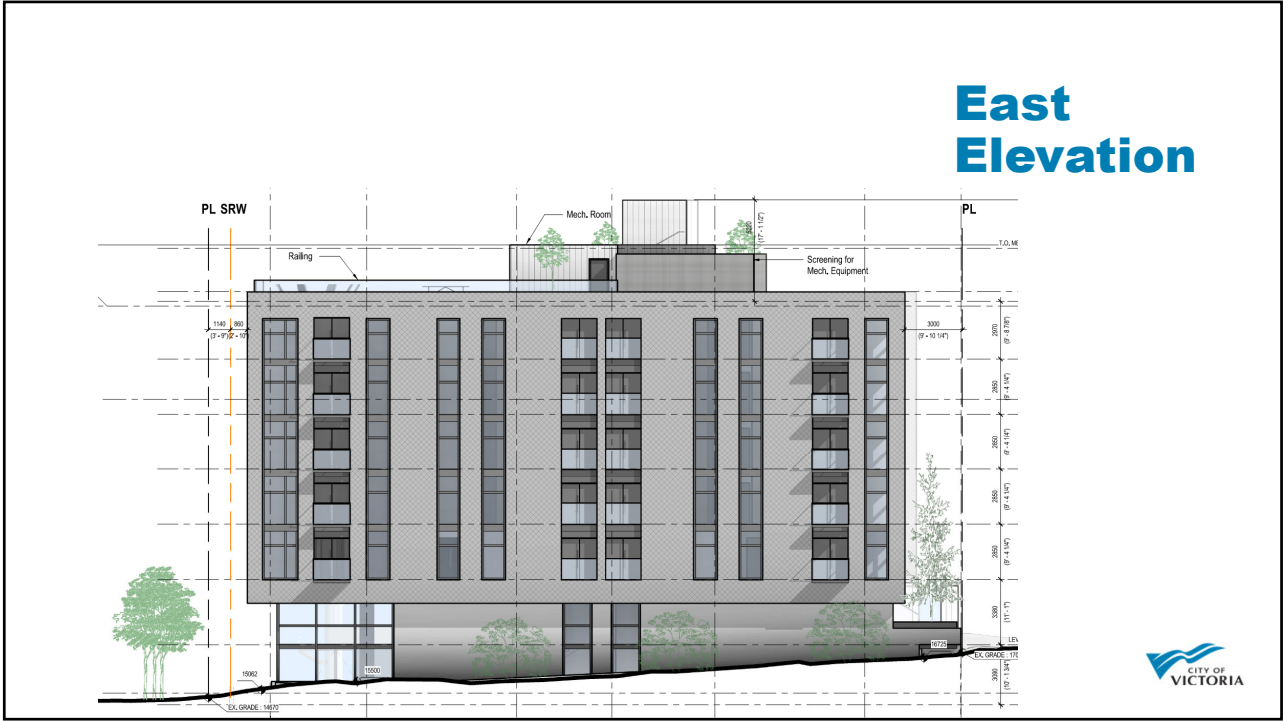


12

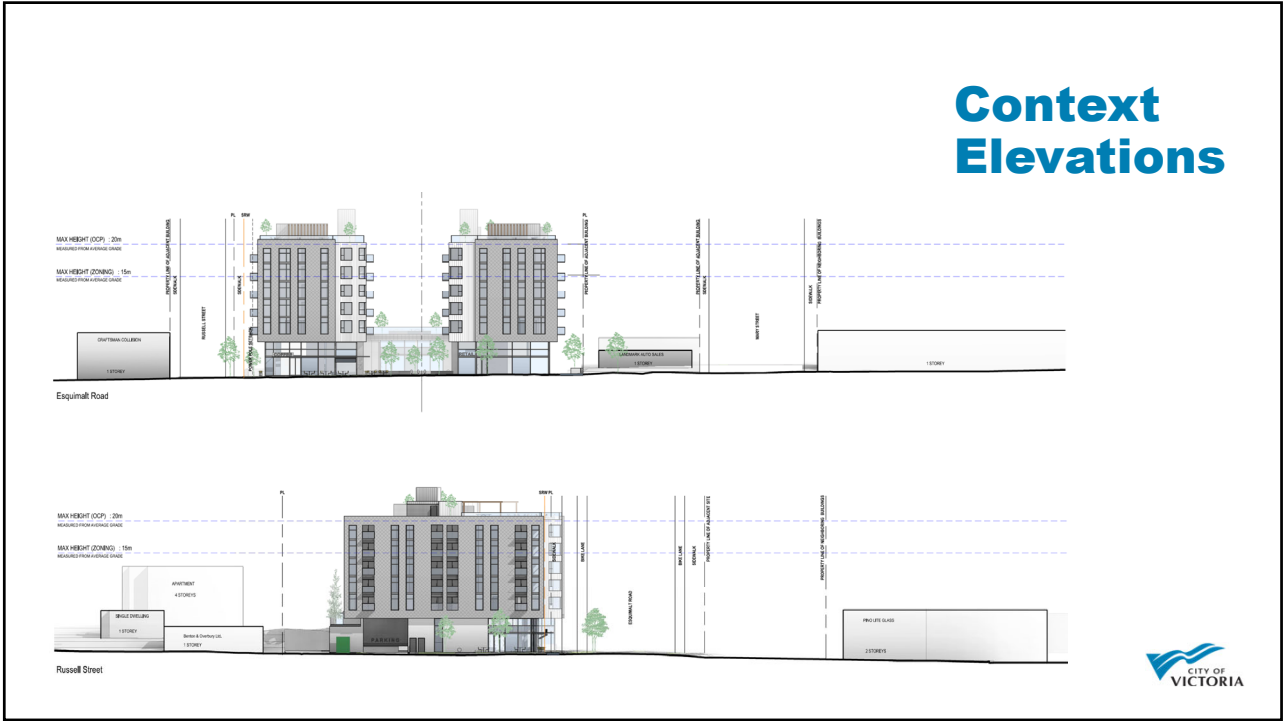
13

West Elevation

14



15



16



Material Board



1.1 - Corrugated Metal - White



1.2 - Profiled Metal Shingle - Light



1.3 - Residential Glazing



2.1 - Concrete



2.2 - Mass Timber



2.3 - Commercial Glazing



3.1 - Rooftop Railings



3.2 - Architectural Perforated Panels



3.3 - Aluminum Screen w/ Vines

1. RESIDENTIAL FACADE

1.1 - METAL PANEL - WHITE CORRUGATED
- Powder Coated
- Corrugation vertically

1.2 - METAL PANEL - LIGHT GREY PROFILED
- Powder Coated
- Horizontal assembly

1.3 - RESIDENTIAL GLAZING
- Window - 100 Series System

2. COMMERCIAL MATERIALS

2.1 - CONCRETE
- Grey (PCC or GRC)

2.2 - MASS TIMBER
- Clear Finish - Veneer

2.3 - CURTAIN WALL GLAZING
- Low Emission IG Unit

3. GUARDS & SCREENS

3.1 - GLASS GUARD ON AL. HANDRAIL
- 100 Series System

3.2 - PERFORATED ALUMINUM SCREEN
- Powder Coated

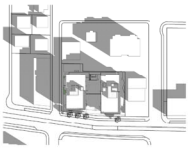
3.3 - PERFORATED ALUMINUM SCREEN GUARD
- Powder Coated

3.4 - ALUMINUM SCREEN w/ LANDSCAPING
- Powder Coated
- Vines (prior to handover)

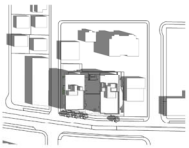


17

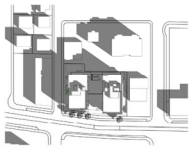
Shadow Study



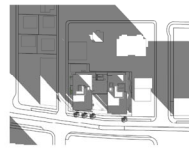
March 21
March - 9:00 AM



June 21
June - 9:00 AM



September 21
September - 9:00 AM



December 21
December - 9:00 AM



March - 12:00 PM



June - 12:00 PM



September - 12:00 PM



December - 12:00 PM



March - 4:00 PM



June - 4:00 PM



September - 4:00 PM



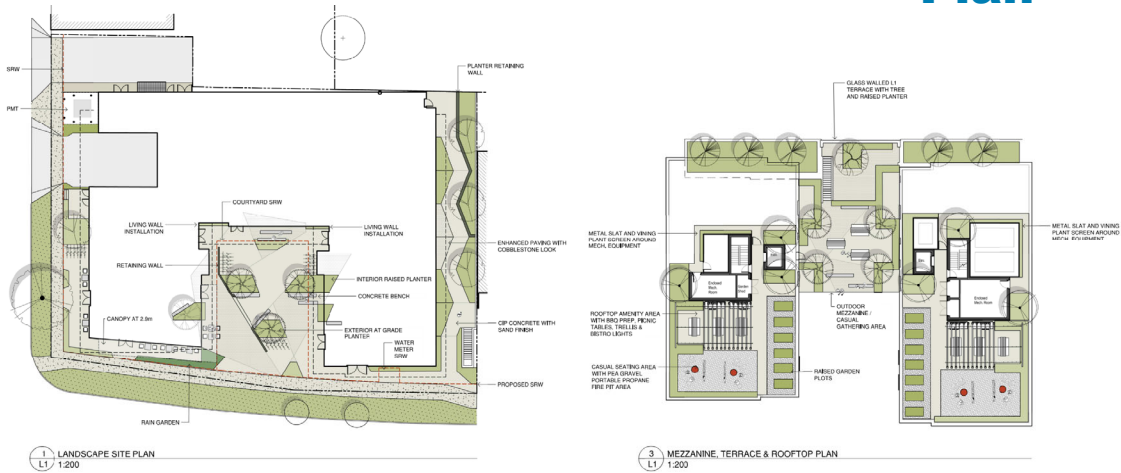
December - 4:00 PM



18

9

Landscape Plan



19

Renderings



View Looking North from Esquimalt Rd.



View from East of Esquimalt Rd.



View North West



View from South West of Russell St.



20



21



22