
RFP RECEIPT FORM

The RFP Documents for the Request For Proposals for the Acquisition and Development of a Mixed Use Development Site in the Heart of Esquimalt's Town Centre are being distributed online via the BC Bid website. Interested parties are strongly encouraged to complete and return this RFP Receipt Form to be notified of Addenda and any updates regarding this RFP and to check the BC Bid website for Addenda. If you do not complete and return this RFP Receipt Form, The Corporation of the Township of Esquimalt and its consultants have no way to contact you regarding this RFP to alert you to any Addenda.

To receive notice of Addenda and updates to the RFP, please complete and return this form:

1. Please provide the following information:

CONTACT NAME:

COMPANY NAME:

ADDRESS:

TELEPHONE:

E-MAIL:

2. Please sign and date this form:

SIGNATURE:

DATE:

3. Please return this form by email to:

Nicole Olenick, Coriolis Consulting Corp.

Email: nolenick@coriolis.ca

**Request for Proposals for the
Acquisition and Development of a
Mixed Use Development Site in the
Heart of Esquimalt's Town Centre**

Issued by:



Issued on:

Thursday, October 15, 2015

*Proposals are due by 1:00pm Pacific Time on
Thursday, December 10, 2015*

Table of Contents

1.0	Introduction	2
2.0	Definitions	3
3.0	Development Opportunity	4
	Overview.....	4
	Preferred Uses	4
	Planning and Design Objectives.....	5
	Key Development Parameters.....	6
	Preliminary Concept.....	6
4.0	Detailed Information about the Site	7
	Location.....	7
	Ownership and Title	7
	Site Size	7
	Site Access	7
	Existing Use	7
	Significant Trees & Monuments.....	8
	Official Community Plan Designation	8
	Town Centre Zoning.....	8
	Geotechnical	8
	Contamination	9
	Archaeology.....	9
	Services.....	9
5.0	Proposed Framework for Business Terms	10
6.0	Terms and Conditions for this RFP	12
7.0	Required Content and Procedures for Submitting a Proposal	15
	Content of Proposals	15
	Submission of Proposals	16
8.0	Evaluation of Proposals	17
	Attachment 1: Library Space Requirements	18

Attachment 2: Justice Institute Space Requirements 24

Attachment 3: Title Documents..... 25

Attachment 4: Reference Plan and Aerial Photograph 47

Attachment 5: Town Centre Zoning District..... 50

Attachment 6: Geotechnical Report..... 57

Attachment 7: Archaeology Report 98

1.0 Introduction

This proposal call invites developers to submit a Proposal to acquire and develop an attractive mixed use, high density development Site in the heart of the oceanfront community of Esquimalt in the Victoria area.

The Corporation of the Township of Esquimalt (the “Township”) has assembled the development Site and wants it to be developed with a mixed use, high density, urban development project that will help strengthen the Town Centre and catalyze further development in the area.

In May 2015, the Township issued a Request for Expressions of Interest (“RFEI”) to determine whether there was sufficient interest in this development opportunity to proceed with a disposition process. There was strong interest from a variety of parties, so the Township has now issued this Request For Proposals (“RFP”). The RFP is open for any party to submit a Proposal, regardless of whether or not the party submitted an Expression of Interest.

The Township has retained Coriolis Consulting Corp. to manage the RFP process. All enquiries about the RFP should be directed to the Contact Person named in Section 2.0 of this document.

This document contains information about the development opportunity, the Site, the Township’s objectives for the development of the Site, proposed business terms for the acquisition and development of the Site, terms and conditions for this RFP, instructions for submitting a Proposal, and information about the process that will be used to evaluate Proposals.



2.0 Definitions

In this document, the following terms have the indicated meaning:

1. "Contact Person" means the following person:
Jay Wollenberg, Coriolis Consulting Corp.
Email: jay@coriolis.ca
2. "Developer" means the developer that the Township selects, based on the evaluation of Proposals, to acquire (via purchase or lease) and develop the Site.
3. "Proponent" means a party who submits a Proposal in accordance with this Request For Proposals.
4. "Proposal" means a proposal to acquire and develop the Site in accordance with the terms of this Request For Proposals.
5. "Proposal Due Date" means **1:00pm Pacific Time on Thursday, December 10, 2015.**
6. "Request For Expressions of Interest" or "RFEI" means the Township's previous process for inviting developers to examine information about the Site and indicate whether they were interested in this development opportunity, in order to confirm that there was sufficient interest on the part of private developers prior to issuing this RFP. The RFEI was issued on May 8, 2015 and closed on June 3, 2015.
7. "Request for Proposals" or "RFP" means the Township's process for Proponents to submit Proposals to acquire and develop the Site described in the RFP Documents.
8. "Request for Proposals Documents" or "RFP Documents" means this document, together with the attachments and any Addenda issued during the RFP process.
9. "Site" means the lot of about 2.0 acres (PID 029-349-311) that is described in this document and that the Township is making available for acquisition and development via this Request For Proposals.
10. "Township" means the Corporation of the Township of Esquimalt.

3.0 Development Opportunity

Overview

Interested parties are invited to submit a Proposal to acquire and develop an attractive mixed use, high density urban development Site in the heart of the oceanfront community of Esquimalt, a town in the Victoria area with a wide range of amenities, a diverse economy, affordable housing, and a central location in the Capital Region.

Esquimalt has a compact Town Centre area (called Esquimalt Village) that contains the municipal hall, public safety building for fire and police, public library, retail space, parks, and multifamily housing. The Township has been working on a comprehensive plan to strengthen this Town Centre and make it a livelier concentration of entertainment, shopping, civic, recreational, and residential uses.

As part of the strategy to add more vitality to the Esquimalt Village Town Centre, the Township has assembled a large redevelopment Site (about 87,000 square feet) with spectacular ocean views that can accommodate a wide range of uses in a mixed use, high density, urban development. The Township is making this Site available to the private sector via this RFP for a high quality project that will inject new life into the core and help catalyze further developments.

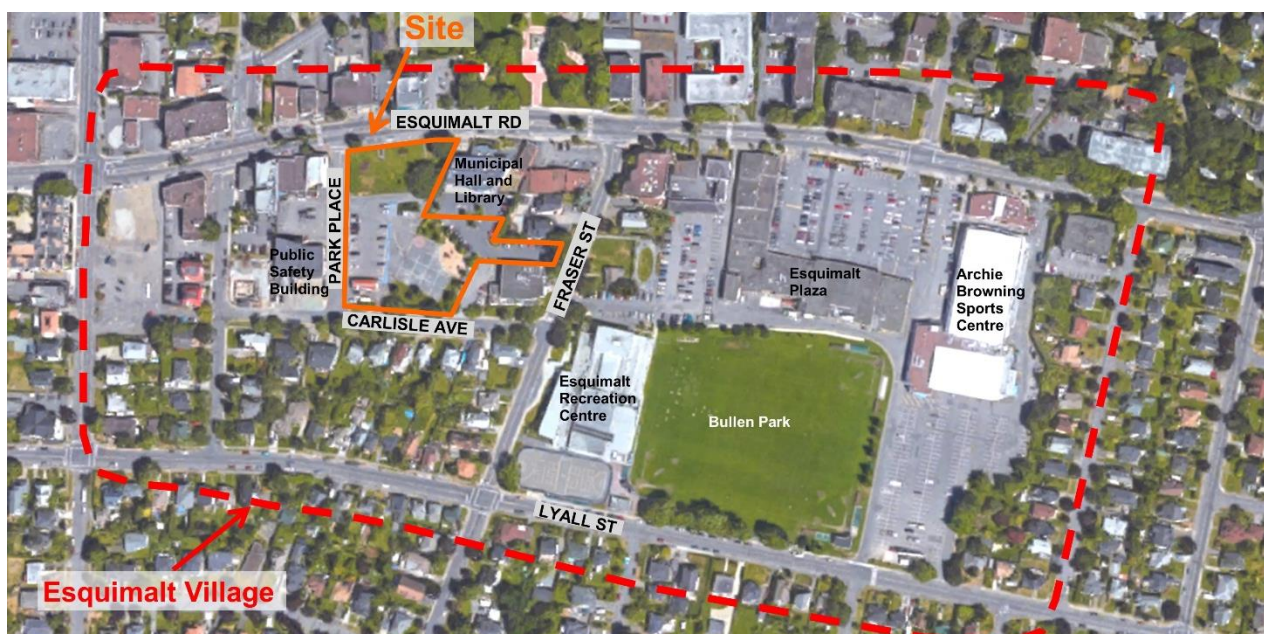
Preferred Uses

The Township anticipates that the development program for the Site will include these uses:

Residential: the Township wants to see a significant residential component, to add new population in the Town Centre. Strata, rental, or a combination are acceptable. The Township is interested in the possibility of including an affordable housing component, using a mechanism such as market rental or below-market pricing, recognizing that this is subject to financial considerations and is likely to have an impact on the value that could be realized from the property.

Retail: The Township wants to see street-oriented retail in the project, at least on the Esquimalt Road frontage, as well as restaurants and services that will enliven the area.

Library: The Township wants the plan to include 10,000 square feet of new Library space. This space would be owned by the Township, either via a strata parcel or volumetric subdivision. This new Library space will replace the existing library area in the municipal hall, freeing up space for municipal use. The Library prefers ground floor space and prefers space that is visible and easily accessible, although the Township recognizes that using ground floor space for the Library may impact



Base Image from Google Maps.

the economics of the project. It may be possible to incorporate the Library space on the ground floor at the south end of a building facing Carlisle Avenue. The Developer would be responsible for constructing the 10,000 square feet of Library space on a turn-key basis and the costs of fit-out (e.g. furniture, AV, etc) would be the responsibility of the Township after it takes ownership of the space. In addition to the 10,000 square feet to be owned by the Township, the Library has indicated that it would be interested in up to 5,000 square feet of extra office space for administrative purposes. This extra space could either be owned by the Township or the Developer; in either case it would be leased to the Library. Information about the Library's space requirements is provided in Attachment 1.

Justice Institute of BC ("JIBC"): JIBC is Canada's leading public safety educator, offering training in firefighting, emergency management, paramedicine, policing, corrections, conflict resolution, and other areas. JIBC has a campus on Fort Street in downtown Victoria, but wants to create a new Victoria-area facility and is keenly interested in the Site. JIBC wants 21,000 square feet of office space and expects to pay market rent. Attachment 2 contains information about JIBC's space needs.

JIBC's current Victoria lease is up for renewal in the near future, so it is interested in being able to firm up its future plans during 2015. The Township strongly prefers that leasehold office space for JIBC be incorporated into the project, provided the Developer of the Site and JIBC can agree on lease terms.

Office Uses: In addition to JIBC, there may be other potential office tenants. The federal government has expressed potential interest in space for navy-related functions and it is possible that the federal ship-building program will generate demand for office space near Esquimalt's dry-dock facilities. There may also be potential for local office uses such as medical/dental, accounting, realty, insurance, or high tech firms. The Township wants the development project to include office use, so as to help strengthen and diversify the local economy.

Public Spaces/Public Art: The Township expects the project to include high quality, urban character open spaces that could include outdoor seating for

food/beverage uses, meeting places, or venues for special events. The Township also wants the project to include public art.

Planning and Design Objectives

The Township's vision for Esquimalt Village is to create a lively mix of uses that provide residents with more interesting amenities and a stronger urban community core.

Official Community Plan policies for the Town Centre include:

1. Intensify commercial uses in Esquimalt Village in order to create a more vital, diverse, and attractive business area.
2. Encourage high quality development that reinforces Esquimalt Village as the main commercial, civic, and recreational centre.
3. Encourage higher density mixed commercial and residential projects.

The Site is in a central location in the Town Centre, so it is expected to make a major contribution to the vitality of the core. The Township's high level planning and design objectives for the development of the Site include:

1. Strengthen the Town Centre as the social, economic, cultural, recreational, and civic heart of the community.
2. Accommodate a mix of residential, commercial, and civic uses.
3. Contribute to the strength and diversity of the local economy.
4. Reinforce the role of Esquimalt Road as the main retail high street in the Township.
5. Incorporate urban quality public open spaces that reflect and reinforce the role of this precinct as a civic centre and public gathering place.
6. Achieve a quality of urban design and architecture that enhances the image of the area and sets a standard for future developments.
7. Catalyze additional development in the area.
8. Meet a very high standard of sustainability and green building design.

Key Development Parameters

The Township anticipates an urban, high density, mixed use development on the Site. An OCP amendment, rezoning, and development permit will be needed. The Township anticipates the following key development parameters:

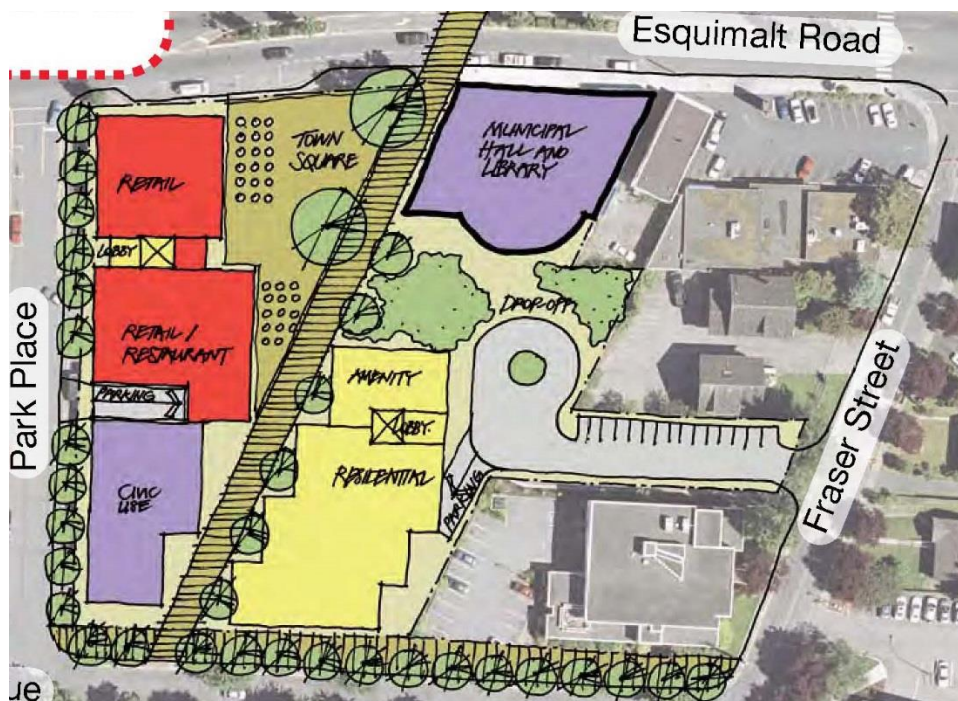
Height: The maximum height will be determined during the approvals process for the Site but the Township is open to considering tall buildings in order to achieve a high quality, urban, high density mixed use development.

Density: The Township anticipates an urban, high density project with final density to be determined during the approvals process for the Site.

Parking: The Township does not have a hard requirement for the amount of parking to be provided in the project and is open to discussing an appropriate amount of parking based on what is needed to make the space and units in the project marketable and the redevelopment financially viable. Note that the Library has requested 40 parking stalls (see Attachment 1) but the Township recognizes that this may impact project economics. The 40 parking stalls requested by the Library should be considered a preference but not a mandatory requirement.

Preliminary Concept

The Township engaged a design team to produce some preliminary ideas and concepts for the development of the Site. These are not definitive nor binding and are not intended to constrain the creative exploration of development opportunities by interested parties. The preliminary concept illustrated below is one possible option, but there is considerable flexibility with regard to layout.



4.0 Detailed Information about the Site

Location

Esquimalt is one of the municipalities in the Capital Regional District. It is immediately west of the City of Victoria and has an attractive oceanfront setting.

The Site is located in the Esquimalt Village Town Centre and is adjacent to the municipal hall and a park. It has spectacular ocean views, particularly to the south, as the surrounding topography slopes down toward the Strait of Juan de Fuca. In the immediate vicinity are retail uses, large parks, a recreation centre, sports centre, and residential developments.

The civic address and legal description are:

Civic: 1235 Esquimalt Road, Esquimalt, BC.

Legal: Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782.

PID: 029-349-311

Ownership and Title

The Site is owned by the Corporation of the Township of Esquimalt. A copy of the title document is provided in Attachment 3.

There are no encumbrances on title that constrain the Township's ability to sell or lease the Site or allow development of the Site.

The Site is one legal parcel but it was created via the amalgamation of three former lots, some of which were also previously created via the amalgamation or subdivision of former lots and/or from portions of closed roads. Therefore, some of the legal notations on the current title refer to former lots including the four easement appurtenants listed on the current title for the Site. For reference, Attachment 3 contains copies of the easement documents and former plans referred to in the easement documents.

Site Size

The Site has an area of about 0.809 hectares, which is equivalent to about 87,080 square feet or about 2.0 acres. A Reference Plan and larger format version of an aerial photograph of the Site are provided in Attachment 4.

Site Access

The Site has frontage on Esquimalt Road (the main commercial street in the Town Centre), Carlisle Avenue, and Park Place. Esquimalt Road provides a direct link, via car and transit, to Downtown Victoria, UVIC, and other regional destinations.



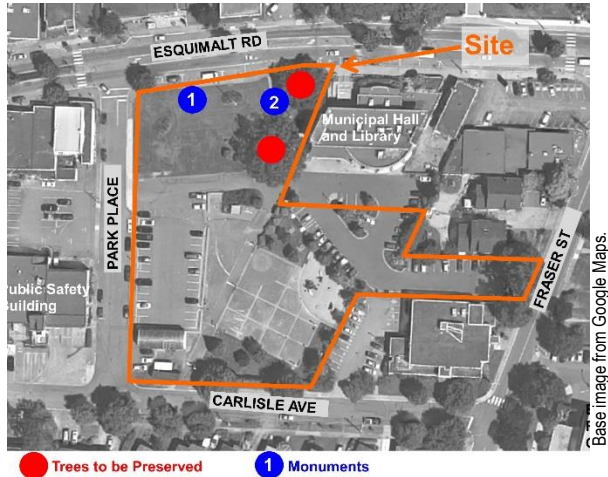
Base image from Google Maps.

Existing Use

The Site is currently mostly vacant, with some surface parking. There is a small municipal works building that the Township will demolish when required.

Significant Trees & Monuments

There are two large oak trees on the Site that must be retained in the redevelopment project. The location of these trees is indicated with a red dot on the image below.



There are also two existing historical monuments on the Site. The monument marked with a “1” is called Sailor’s Walk. The monument marked with a “2” is a memorial to the sinking of the HMCS Esquimalt. The Township prefers that the project retain these monuments in their existing locations, but is willing to consider a concept plan that involves relocating them on-site (although this is likely to be a sensitive issue in the community).



Official Community Plan Designation

The Site is currently designated Institutional in the OCP, reflecting its past use for civic purposes. As part of the approvals process for redevelopment, the OCP will need to be amended appropriately to allow mixed use.

Town Centre Zoning

The Site is currently zoned Town Centre. This zoning allows a wide variety of urban uses and currently has a height limit of 15 meters. However, the Township is open to considering taller buildings in order to achieve a high quality, urban, high density mixed use development.

The current zoning does not specify a maximum density; the Township anticipates an urban, high density project, with final density determined during the approvals process for the Site.

The current zoning has some constraints on residential use, including a minimum unit size and a requirement to include commercial space. The Township is willing to consider changing these requirements.

Attachment 5 contains relevant excerpts from the Zoning Bylaw.

Geotechnical

The Township commissioned a geotechnical analysis of the Site in 2013. A copy of the geotechnical report is provided in Attachment 6.

Contamination

There is some minor contamination on the Site due to previous vehicle servicing and public works yard uses on the Site. The Township is preparing a remediation plan and expects to be able to deliver the Site to the Developer with a Certificate of Compliance. Because development of the Site will involve excavation, which may be the appropriate means of removing some contaminants, the Township and Developer will collaborate on implementation of the remediation plan.

Archaeology

The Township has completed an archaeological assessment, which found no evidence of any archaeological resources on the Site. Attachment 7 contains the archaeology report.

Services

Full urban services are available to the Site in adjacent streets.

5.0 Proposed Framework for Business Terms

Based on the evaluation of the Proposals received, the Township will select a preferred Proponent with whom it will enter into negotiations for the sale (or lease) and development of the Site.

The Township is willing to consider selling the Site or leasing the Site on a long term basis. The Township is also willing to consider selling/leasing the entire Site at once or via a phased acquisition.

As part of the negotiations, the Township and preferred Proponent will reach agreement on these fundamental business terms:

- Whether the Developer will buy or lease the Site.
- The amount to be paid by the Developer for the Site and the proposed payment schedule.
- The development concept, including the mix of residential and commercial uses, the mix of affordable and market housing, the concept for the 10,000 square feet of dedicated Library space, whether any additional administrative space will be included for the Library and the concept if so, the concept for the Justice Institute of BC space, total floor area, total number of parking stalls, height, and density.
- The amount (if any) to be paid by the Township to the Developer for the 10,000 square feet of dedicated Library space. The Township must have title to the 10,000 square feet of Library space described in this document, either via strata title or volumetric subdivision. The Township expects to pay for this Library space, presumably through reduced proceeds from the sale/lease of the Site or cash payment to the Developer.
- The tenure and amount to be paid by the Township to the Developer (if applicable) for any extra space for the Library for administrative purposes. The Library may want up to 5,000 square feet of extra space for administrative purposes which could be

owned by the Township (via a strata parcel or volumetric subdivision) or by the Developer and leased to the Library.

- With the Justice Institute, agree on the lease term and rent.
- The target schedule for commencement and completion of construction. The Developer will be expected to commit to a reasonable schedule for commencement and completion of construction, possibly on a phased basis. The Township has no interest in selling the Site to a party that does not intend to proceed with development on a timely basis.
- The conditions to be satisfied prior to completion of the sale (or commencement of the lease).

Assuming the parties reach agreement on these fundamental project components, the Township anticipates that the parties will enter into binding Agreements with business terms along these lines:

1. The parties will enter into a Purchase and Sale Agreement or long term Land Lease (likely 99 years), which will specify the purchase price or prepaid lease amount, the timing of payments, and whether the Developer is paying for the entire Site at once or phasing the acquisition.
2. The Purchase and Sale Agreement will be subject to the satisfaction of agreed-on conditions. The Township assumes these conditions will include:
 - a. Completion of the Developer's due diligence investigations.
 - b. OCP amendment and rezoning as needed to approve the concept plan.
 - c. Issuance of Development Permit.
 - d. Execution by the Township and Developer of a Library Construction Agreement as described in point 3 below.

- e. Confirmation that the Site is vacant and that a Certificate of Compliance is in place with regard to any contaminants of concern.
 - f. Confirmation that the state of title of the Site is acceptable to the Developer.
 - g. (Possibly) Completion of an agreement to lease between the Developer and Library for the extra administrative space or a Library Administrative Space Construction Agreement as described in point 4 below.
 - h. Completion of an agreement to lease between the Developer and Justice Institute of BC, assuming the parties can agree on lease terms.
3. The parties will enter into a Library Construction Agreement which will set out the responsibilities of the Developer regarding the construction of the 10,000 square feet of Library space to be owned by the Township (design, specifications, construction schedule and not-later-than completion date), the nature of the title that the Township will receive upon completion (a strata parcel or a volumetric subdivision), and provisions for security (such as bonding or irrevocable letter of credit) that ensures the successful completion of the Library space.
 4. (Possibly) The parties may also enter into a Library Administrative Space Construction Agreement if it is determined that the Developer will build the extra administrative space for the Library and that the Township will own the space and lease it to the Library.
 5. The purchase price (or lease payment) for the land to be paid by the Developer and the Library cost to be paid by the Township will be reconciled to produce a net payment due to one party or the other as appropriate. If the land payment is greater than the Library cost, then the Developer will pay the difference to the Township. If the Library cost is greater than the land payment, then the Township will pay the difference to the Developer.
 6. The Developer will take the lead in obtaining OCP amendment, rezoning, and Development Permit for the project.
 7. Upon satisfaction of the conditions, the Developer will take title to the Site (or the lease will commence).
 8. At the transfer date, the Site will be vacant and will have a Certificate of Compliance with regard to addressing any contaminants of concern on the Site.

6.0 Terms and Conditions for this RFP

This Request For Proposals is governed by the following terms and conditions:

1. RFP Receipt Form: In order to receive notification of any Addenda, announcements, or other information pertaining to this RFP, any interested party should complete and return the RFP Receipt Form at the front of this document.

2. Communications: Any questions regarding this RFP should be sent in writing via email to the Contact Person **by 5:00pm on Thursday, December 3, 2015**. The Contact Person will respond in writing.

Any oral explanation, interpretation, information, or clarification that may be communicated to a Proponent by the Township or any respective agents or employees or the Township's consultants should not be relied upon by any Proponent and shall not bind the Township in this RFP. Should a party find discrepancies in, or omissions from, the RFP Documents or should a party be in doubt as to the meaning of a specification in the RFP Documents, the party should notify the Contact Person and, if it is agreed that clarification is needed, the Township and its consultants will issue a written Addenda.

Proponents are requested to not contact the Library or Justice Institute of BC. Any questions about these elements should be directed to the Contact Person.

3. No obligation to have participated in the Request For Expressions of Interest: All interested parties are invited to submit a Proposal in response to this RFP. Participation in this RFP is not limited to parties who submitted an Expression of Interest. Parties who submitted an Expression of Interest may (but are not obliged to) submit a Proposal.

4. The Township's rights and discretions: Notwithstanding any other provision in this RFP or any industry practice or custom, the

Township may, in its sole and absolute discretion:

- a) Reject or consider Proposals which do not comply with a requirement or procedure as contained in the RFP Documents.
- b) In the case of a Proposal which has ambiguities, inconsistencies, errors, or missing elements, either reject such Proposal or give the Proponent an opportunity to clarify as appropriate.
- c) Waive any defect in any Proposal without an obligation to waive the same defect in another Proposal.
- d) Request from any Proponent(s) clarification regarding the content of the Proposal(s).
- e) Request additional information from Proponents.
- f) Verify with any Proponent or with third parties information contained in a Proposal.
- g) Check references for a Proponent, regardless of whether such references are named in the Proposal.
- h) Reject any Proposal from any Proponent who has provided inaccurate or misleading information.
- i) Make changes to the RFP Documents or the RFP, including modifying any terms or wording in the RFP Documents, provided that such changes are implemented by way of Addenda to the RFP Documents.
- j) Cancel this RFP at any time. In the event of cancellation, the Township reserves the right to subsequently initiate a new Request For Proposals, to enter into direct negotiations with any party for the acquisition and development of the Site, or to not proceed further with the disposition until some future date.
- k) Negotiate the terms of any Proposal(s).
- l) Enter into direct negotiations with any Proponent(s) at any time.

- m) Not accept the highest price or highest rent Proposal. The Township's evaluation of Proposals will take into consideration a variety of factors. The Township reserves the right to accept the Proposal that, in the Township's opinion, is the optimal Proposal taking all factors into consideration.
 - n) Not select any Proposal received in response to this RFP (even if it is the only Proposal received), if no Proposal is regarded as acceptable by the Township.
5. Expenses: Any costs incurred by a party or Proponent in inspecting the Site, reviewing information about the Site and the RFP, preparing and submitting a Proposal, or any discussions or negotiations with the Township must be borne solely by the party or Proponent. The Township is not responsible for any costs incurred by any party or Proponent.
6. No commissions: The Township will not pay any commission to any Proponent or any agent acting on behalf a Proponent in connection with this sale or lease transaction. Any agent working with or for an interested party is assumed to be compensated by the Proponent.
7. Confidentiality of information:
- a) Information provided to a Proponent by the Township and/or its consultants during or in connection with this RFP and any resulting agreement(s) or contract(s) is confidential and shall not be disclosed without the prior written approval of the Township.
 - b) It is understood and agreed between the Proponent and the Township that the reciprocal obligations of confidentiality contained in this document will remain in force and will continue to bind the parties, notwithstanding the completion, suspension, or termination of this RFP.
 - c) It is understood and agreed between the Proponent and the Township that any party who wishes to make a public announcement of any kind relating to this RFP or dealings with the Township in connection with this RFP must first seek the prior written approval of the Township by providing to the Township, no less than 7 days prior to the public announcement, a final copy of any and all proposed press releases, advertising materials, sales/promotional materials, or other announcement materials.
- d) The Township does not intend to make public the list of parties who submit Proposals. However, the Township cannot guarantee the confidentiality of parties who elect to submit.
8. Proposals are revocable: Proposals will be revocable prior to and after the Proposal Due Date. A Proponent wishing to revoke its Proposal is asked to put a request in writing to the Contact Person.
9. No obligation to sell or lease and no contract created, intended, or implied by the RFP: Parties are advised that the receipt of a Proposal or Proposals does not in any way bind the Township to sell or lease the Site. No contractual relationship of any kind will exist between the Township and any party or Proponent unless and until binding Agreements have been executed between a Proponent and the Township.
10. No lobbying: From the date on which the RFP commences until the RFP is terminated, parties and Proponents (including any agents, consultants, or representatives) must not communicate with staff or Council members of the Township, directly or indirectly, about the RFP except in writing via the Contact Person.
11. Publicity: Proponents are requested to not issue any news release or other public announcement that discloses details of their Proposals without the prior written consent of the Township.
12. Liability for errors: While the Township and its consultants have used considerable effort to ensure an accurate representation of information in the RFP Documents, the information contained in the RFP Documents is supplied solely as a guideline. The information is not guaranteed or warranted to be accurate by the Township or its consultants, nor is it necessarily comprehensive or exhaustive. Nothing in the

RFP Documents is intended to relieve parties from forming their own opinions and conclusions with respect to the matters addressed in the RFP.

13. No representations or warranties: The Township and its consultants make no representations or warranties regarding the suitability or condition of the Site for any intended use.

14. Limitation of liability:

a) In consideration of the Township's receipt of a Proposal, a Proponent's opportunity (if selected by the Township) to enter into negotiations with the Township leading to agreement(s) and/or contract(s) as provided in the RFP Documents, and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the Proponent hereby remises, releases, and forever discharges the Township, its employees, agents, and consultants (the "Releasees") of and from any and all manner of actions, causes of action, suits, contracts, claims, damages, costs, and expenses of any nature or kind whatsoever whether arising at law, in contract or in tort, or under any statute or the breach of any other legal or equitable duty or duties that may be owed to a Proponent by one or more of the Releasees, or otherwise, which, as against the Releasees or any of them, the Proponent ever has, now has, or at any time in the future can, shall, or may have, by reason of or arising directly or indirectly out of:

- i. The issuance of the RFP Documents or the response, if any, of the Proponent thereto;
- ii. The termination of this RFP;
- iii. Any act or omission by the Releasees or any of them in the exercise of any right or discretion under the terms and conditions of the RFP Documents;
- iv. Any act, omission, decision, or step taken by the Releasees or any of them relating to or arising out of this RFP including but not limited to the

receipt, consideration, evaluation, or rejection of any or all Proposals, negotiations with a Proponent or Proponents, or entering into any agreement(s) or contract(s).

b) In the event that Section 14a or any part thereof is held or determined to be invalid or legally unenforceable and the Township or any of its employees, agents, or consultants incur any liability to a Proponent in respect of those matters referred to in Section 14a, then the Proponent agrees that the maximum aggregate liability of the Township, its employees, agents, and consultants to the Proponent shall be limited to the reasonable actual costs incurred by the Proponent in the preparation and submission of its Proposal.

15. Proposals become the property of the Township: All submitted Proposals in response to this RFP become the property of the Township. The Township reserves the right to make copies of Proposals for use in the evaluation process. After completion of the RFP, the Township will not return Proposals and reserves the right to retain or dispose of them.

16. Freedom of Information and Protection of Privacy Act (FOIP Act): As the property of the Township, Proposals will be considered government records, which are public documents and subject to the Freedom of Information and Protection of Privacy Act. However, the Township acknowledges that each Proposal may contain commercial information that could cause potential economic harm to a Proponent's business interests. Each Proponent should clearly identify parts of its Proposal that it considers confidential to clearly establish its expectations toward the Proposal, recognizing that the Township may, however, not be able to meet these expectations in every instance.

17. Use of the RFP Documents: The RFP Documents, or any portion thereof, may not be used for any purpose other than the submission of Proposals.

7.0 Required Content and Procedures for Submitting a Proposal

Content of Proposals

Proposals should contain the following:

1. Contact information for the Proponent.
2. Identification of the individual who has the authority to negotiate on behalf of the Proponent.
3. Evidence of the Proponent's experience with the completion of urban developments of comparable scale to this project.
4. Evidence of the Proponent's financial capability to take on a project of this scale, such as a letter of recommendation from a major financial institution.
5. Preference to buy or lease the Site.
6. Proposed main financial terms:
 - a. Purchase price (or prepaid rent for long term lease) for the land and proposed payment schedule.
 - b. Cost of the 10,000 square feet of Library space to be owned by the Township via a strata title or volumetric subdivision.
 - c. Net difference due to the Township or Developer.
 - d. Confirmation of whether the Proponent intends to include the extra 5,000 square feet of administrative space for the Library and, if so, the proposed terms (i.e. whether the space will be owned by the Township or Developer, cost if to be owned by the Township or proposed lease terms if to be leased by the Developer to the Library), and impact on the net difference due to the Township or Developer.
 - e. Confirmation that the Proponent intends to include the Justice Institute in the project and the proposed lease terms for the Justice Institute space.
7. Proposed concept plan. The Proposal does not have to include a 3D model or detailed renderings, but the Proposal should include a site plan, sections, and elevation drawings that show building height, public open spaces, general architectural character and massing, and location of uses within the project. The concept plan should clearly show the location of the 10,000 square feet of Library space to be owned by the Township, the additional administrative space of up to 5,000 square feet for the Library if applicable (to be owned by the Township or Developer), and the Justice Institute space.
8. Development statistics including gross floor area by use and total parking count.
9. The proposed mix of affordable and market housing.
10. Proposed public art to be included in the project.
11. Confirmation of whether the proposed concept includes retaining the two existing large oak trees and whether the concept proposes to retain the existing historic monuments in their present location or seeks to relocate them on-site.
12. Proposed development schedule.
13. Any conditions precedent in favour of the Proponent to be satisfied before entering into sale or lease agreements.

Submission of Proposals

1. Proponents should submit 5 hard copies plus 1 electronic (PDF) copy of their Proposal on a flash drive or CD.
2. Proposals should be on 8.5” by 11” paper.
3. Proposals must be in English.
4. Proposals must be submitted in a sealed envelope which should be marked clearly on the outside: **“Proposal for Esquimalt Village Mixed Use Development Site”**.
5. Proposals must be submitted by the Proposal Due Date, which is 1:00 pm on Thursday, December 10, 2015. Each Proponent is solely responsible for ensuring that its Proposal is received by the Proposal Due Date. Proponents may phone Coriolis Consulting Corp. at 604-682-9714 to confirm receipt of their Proposal.
6. Proposals must be submitted to:
Jay Wollenberg
Coriolis Consulting Corp.
1505 – 1130 West Pender Street
Vancouver, BC V6E 4A4
Phone: 604-682-9714

8.0 Evaluation of Proposals

The Township's top priority is to achieve a high quality, mixed use urban development that includes the preferred range of uses, provides attractive public open space, includes public art, provides Library space that is reasonably priced and consistent with the Township's requirements, and that will help energize the Town Centre. The Township expects reasonable value for its land, but also realizes that some components of the concept (e.g. public open space, affordable housing, or a high standard of green building performance) will impact the value of the land. Revenue from the disposition of the Site is not the most important consideration.

Accordingly, the Township will evaluate Proposals in a four stage process.

Stage 1: Evaluation of Proponent Experience and Capability

The Township will review the evidence of project experience and financial capability. Based on this review, the Township may reject the Proposal of any Proponent that does not appear to have the wherewithal to take on a project of this size and complexity.

Stage 2: Evaluation of the Proposed Concept Plan

The Township will evaluate Proposals with regard to:

- The proposed mix of uses.
- The overall height, density, and architectural character.
- The location and design of the Library space.
- The location and design of the Justice Institute of BC space.
- The public open space elements.
- Provision for affordable housing.
- Green building and sustainability elements.
- Public art.
- Treatment of the two existing large oak trees and two existing historic monuments.

Based on the evaluation of the proposed concept plans, the Township will divide the Proposals into three groups:

- Group 1: Proposals that meet the Township's planning and development objectives for the project.
- Group 2: Proposals that meet most of the Township's planning and objectives but that have some deficiencies.
- Group 3: Proposals that clearly do not meet the Township's planning and development objectives and are clearly not acceptable. These Proponents will be advised immediately that the Township will not consider their Proposals further.

Stage 3: Financial Evaluation

The Township will evaluate the proposed main business terms of the Proposals in Group 1. The key terms will be offered price for the land, proposed payment schedule, proposed cost of the Library space, and proposed construction timing. Based on this review, the Township will either select a preferred Proponent or will select a short list. If the Township selects a short list, it may conduct interviews with the short list and may enter into simultaneous negotiations to refine these Proposals to the point needed to select a preferred Proponent.

If none of the Group 1 Proposals have acceptable business terms, the Township may contact one or more Proponents in Group 2 to explore the potential to modify the concept plan to more fully satisfy the Township's objectives.

Stage 4: Preferred Proponent

The Township will select the preferred Proponent with whom it intends to enter into negotiations leading to agreement on the main business terms and then binding Agreements. Prior to entering into negotiations, the Township may require the preferred Proponent to provide more information to confirm its financial capability to take on a project of this scale. If the Township and the preferred Proponent cannot for any reason reach agreement, the Township may approach one or more other Proponents.

Attachment 1: Library Space Requirements

Attached is a memo from the Greater Victoria Public Library describing its preferences for the Library space to be included in the development of the Site.

Proponents should note the following:

1. Dedicated Library Space: The Library has indicated a strong preference for having the 10,000 square feet of dedicated library space on a single floor at ground level. The Township recognizes that having the Library occupy ground floor space may impact the economics of the project, so it is willing to consider options where the 10,000 square feet may occupy ground floor space that does not have prime retail frontage (e.g. frontage along Carlisle rather than Esquimalt).
2. Additional Library Administrative Space: In addition to the 10,000 square feet of dedicated library space to be constructed by the Developer of the Site and owned by the Township (either via a strata parcel or volumetric subdivision), the Library has expressed possible interest in up to 5,000 square feet of additional space for administrative purposes and has suggested that this could be shared space with the Justice Institute of BC or other agencies. This extra space could be owned by the Developer and leased to the Library or it could be built by the Developer and owned by the Township (either via a strata parcel or volumetric subdivision) and leased by the Township to the Library.

For the possible extra administrative space, the Library has indicated that Proponents can propose a “lease cost per square meter for standard commercial office space including a designated server room” for about 5,000 square feet of space and fit-up costs for “15 workstations, 25-30 linear feet of stand-up workbenches, a staging area to receive all library shipments...[and]...exterior secure parking for 2 cube vans.” As noted in the RFP, though, Proponents may propose to (a) include the administrative space for the Library, own it, and lease it to the Library or (b) include the administrative space for the Library but propose to transfer ownership to the Township who would then lease it to the Library.

3. Library Parking: The Library has indicated a preference for at least 40 parking stalls, but the Township recognizes that the amount of parking provided impacts the economics of the project. Proponents should treat the 40 parking stalls as a preference but not a mandatory requirement.



M E M O

To: Laurie Hurst, CAO, Township of Esquimalt
Bill Brown, Director of Development Services

From: Maureen Sawa, CEO

Copy: Lynne Jordon, Deputy CEO / Director of Strategic Development
Ross Carroll, Facilities Coordinator
Eileen Gillette, Core District Coordinator

Date: August 18, 2015

Re: New Esquimalt Branch Library Requirements

Thank you for this opportunity to provide library requirements for a new Esquimalt Branch Library in the potential Esquimalt Village Development. We are excited by this opportunity to provide improved library services to the citizens of Esquimalt and contribute to the revitalization of the Town Centre.

As you know, the Greater Victoria Public Library (GVPL) Board adopted a long-range facilities plan in 2010, *'Making Space for the Future'*. The plan was updated in November, 2013 and both documents are available for reference on the library website at: <https://gvpl.ca/reports-and-plans>.

GVPL aims to inspire literacy, lifelong learning and community enrichment for all, and provides services and collections in 10 branches and online at www.gvpl.ca to more than 315,000 residents in 10 municipalities.

In 2014:

- 5,559,298 items were checked out by library users (16,649 items a day).
- 2,512,239 visited a branch (every hour, 852 people visit the library).
- 3,812,327 eLibrary visits.

Further to our discussions with you, senior staff consulted with the Esquimalt branch library staff to prepare the library branch requirements. These branch requirements follow the recommendations in the GVPL Facilities Plan. Specifically, the Esquimalt branch requires 10,000 sf of dedicated library space, retaining the same attributes of the current location: a single floor at ground level for reasons of accessibility and visibility, as well as safety and security.

The ability to partner with agencies such as the Justice Institute of BC to share up to 5,000 sf of additional space will ensure that use of common spaces including washrooms, janitorial closets, meeting areas and other spaces are maximized.

In Appendix A, a summary of requirements has been prepared for library administrative offices, server room, and special purpose space for our Collections and Technical Services and shuttle vehicles. As discussed with Bill Brown, the Library Board is interested in the costs of centralizing and consolidating our support services. The potential of incorporating these needs into your RFP process would be timely. The responses that the Township receives would assist us as we continue to evaluate and examine the library's future space needs for the library system.

We look forward to meeting with you on August 20th to review the information attached. If you have any questions in the interim, please do not hesitate to contact me. In addition, Lynne Jordon, Deputy CEO, Ross Carroll, Facilities Coordinator, and Eileen Gillette, Core District Coordinator, would be pleased to provide further details on any specific points.

1.0 OVERVIEW

The intent of this document is to outline Greater Victoria Public Library (GVPL) design needs for a proposed Esquimalt Branch in the urban village development project.

GVPL Facilities Plan *"Making Space for the Future"* sets out a number of principles to guide future planners and decision makers, addressing location, building design, accessibility, sustainability, and provides residents in every municipality with the library services they need.

Key 2014 Esquimalt Branch Statistics:

- 160,673 people visited the Esquimalt branch (490 people/ day).
- 976 programs held at the Esquimalt branch.
- 5,769 people attended Esquimalt branch programs.
- 361,037 items were checked out by our patrons last year (128 items /hour).
- 56,186 items are available in the Esquimalt branch.

The current Esquimalt branch offers a range of core programs and services, including:

- A diverse collection of DVD's, books, magazines, newspapers and electronic resources.
- Early literacy programming.
- Children, youth and adult programming.
- Well used program space.
- Public computers, a printer and free Wi-Fi.
- Technology and e-services training.
- Art wall: Partnership with the Township Arts Council.
- Various community partnerships/events.
- Community information services - health, employment, legal, community, information and reader's advisory.
- Comfortable seating areas for the public to read, study and meet with others
- Attractive display and signage areas

2.0 DESIGN CONSIDERATIONS

2.1 GENERAL DESIGN ASSUMPTIONS:

- Public washrooms shared, and not included in the 10,000 sf library space.
- Entrance should be large, beyond National Building Code accessibility standards, to allow for electric scooters, strollers, etc.
- Structural floor loads are equivalent to standard commercial space. Shelving and displays are freestanding and do not require anchoring or specific seismic design considerations.
- Electrical and mechanical design should allow for maximum flexibility, library shelving with built-in lighting, specialized fixtures and lighting zones and climate zoning with the electrical load equivalent to standard commercial space.

- Ceiling heights to be a combination of high, open ceilings and drywall bulkheads in featured areas, approximately 10' high with standard T-bar in office/ meeting rooms.
- Small kitchenette facilities to be used by staff and/or public depending on programming.

2.2 EXTERIOR CONSIDERATIONS:

Street-Level Access: New library buildings contribute to greater urban density, increased community engagement and business growth. Research also shows that libraries attract new customers and encourage nearby development in the community. It is critical that the library has a highly-visible, easily identifiable, street level access location to better serve the community and economic growth in the area. Second floor library spaces also have disadvantages with respect to public visibility, additional staffing and security costs.

Entrance: The library entrance should be highly visible and inviting. A separate library entrance is highly desirable as security is an important issue. After-hours access for programming, meetings and community use is desired.

Staff Delivery entrance: A separate staff and delivery entrance is critical with easy 24/7 access adjacent to a short term loading zone for GVPL's delivery van. The branch receives two deliveries a day, with up to 50 bins of materials picked up and delivered daily.

Library returns: An after-hours library return is required for customers to return library materials and should be adjacent to parking at street level and accessible from staff space.

Parking: Parking, both handicap and regular, must be provided adjacent to the library. At least 40 spaces are required.

2.3 LIBRARY SPACE REQUIREMENTS:

Community residents want the new library to "be a vibrant community meeting space" that is flexible, animated, and transformative throughout.

Public Space Needs:

The Esquimalt branch must be designed to be flexible and open. The branch requires 10,000 sf on a single floor comprised of a variety of flexible, service-oriented spaces.

- Children's area (collection, program area and early literacy space).
- Creative technology space; for state of the art technology/resources see: <http://www.vpl.ca/programs/cat/C1051/>
- Teen space.
- Centrally located service desk.
- Flexible mobile shelving for library materials.
- Newspapers and magazines lounge area.
- 16 Internet access public computers.
- Wi-Fi access.
- Quiet study spaces.
- Program space for library programs and events in library (with water supply).
- Specialty millwork.

Staff Space Needs -Total library staff: 12

- Staff Workroom with five staff/circulation computers.
- Storage space for library equipment, chairs and tables.
- One flexible staff office (2 people).
- Circulation area with Automated Materials Handling equipment at street level.
- Staff room with kitchenette.
- Staff Washroom.

Shared Space Needs:

- Public Washrooms
- Community meeting Room with kitchenette (Shared space must be accessible after hours for library programming and services).
- Art Wall.

Technology, Electrical & Telecommunications Needs:

- Data for high internet use consumption (staff and public).
- Outlets must be provided for standard equipment such as public computer terminals, print/copiers for public use and other library equipment.
- VOIP networked phone system is in use.
- Standard commercial electrical design.
- Library specific lighting.

Appendix A

ADMINISTRATIVE OFFICE SPACE

The Developer is to provide lease costs per square meter for standard commercial office space including a designated server room.

SPECIAL PURPOSE SPACE

Collection and Technical services (CaTs)

The Developer is to provide construction and fit-up costs for the following data and guidelines:

- 15 workstations
- 25-30 linear ft of stand-up workbenches
- Shuttle Services / Shipping: Staging area to receive all library shipments.
- Approximately 470m² for entire area. (5,000ft²)
- Exterior secure parking for 2 cube vans: 1,000 sf

Attachment 2: Justice Institute Space Requirements

Justice Institute of BC Draft Space Requirements for Esquimalt

Description	Qty	NSM/ Unit	Sq.Ft./ Unit	Total NSM	Total Sq.Ft.	Remarks
Instructional Space						
Classroom - Large	2	88.0	947.2	176.0	1,894.5	Accommodates 40 students - 2.2 m2 / station
Classroom - Medium	5	57.2	615.7	286.0	3,078.5	Accommodates 26 students - 2.2 m2 / station
Problem Based Learning Lab	1	78.0	839.6	78.0	839.6	Accommodates 26 students - 3.0 m2 / station
Classroom Support	2	9.0	96.9	18.0	193.8	For storage of Props, A/V equipment, etc.
Paramedic Lab (Ministry Nursing Lab)	1	168.0	1,808.4	168.0	1,808.4	Accommodates 24; includes simulation area
Paramedic Storage	1	23.3	250.8	23.3	250.8	For storage of stretchers, equipment, etc.
Breakout Room - Medium	6	28.0	301.4	168.0	1,808.4	Accommodates 12 students, could also be used as a small classroom.
Breakout Room - Small	6	18.6	200.2	111.6	1,201.3	Accommodates 8 students
Sub-total				1,028.9	11,075.1	
Instructor / Admin Space						
Reception / lobby	1	70.0	753.5	70.0	753.5	General reception area
Instructor Office	3	7.5	80.7	22.5	242.2	2 shared offices for Instructor use
Storage	1	9.3	100.1	9.3	100.1	Storage of student materials, binders, manuals, etc.
Administration Office	1	11.2	120.6	11.2	120.6	Shared office for visiting JI Staff
Open office area	2	4.6	49.5	9.2	99.0	2 shareable workstations - 7' x 7'
Meeting Room	1	30.0	322.9	30.0	322.9	To accommodate 20 people
Storage / Photocopy room	1	15.0	161.5	15.0	161.5	Photocopy / Fax / Printer room
Janitorial	1	9.3	100.1	9.3	100.1	Janitorial supplies & equipment storage
Electrical / Communications	1	11.6	124.9	11.6	124.9	Data / telephone / security system / server room
Sub-total				188.1	2,024.7	
Shared Student / Staff Space						
Registration / Student Affairs space	1	7.5	80.7	7.5	80.7	Welcome Center
Staff Male Washroom	1	5.1	54.9	5.1	54.9	Verify size per code
Staff Female Washroom	1	5.1	54.9	5.1	54.9	Verify size per code
Staff Shower	1	4.6	49.5	4.6	49.5	Verify size per code
Wheelchair Accessible Washroom	1	7.2	77.5	7.2	77.5	Verify size per code
Student Male Washroom	1					By Code - include showers ?
Student Female Washroom	1					By Code - include showers ?
Gender Neutral Washroom	1					By Code ?
Student Locker space	1	15.0	161.5	15.0	161.5	Lockers for use by students
Lunchroom	1	58.0	624.3	58.0	624.3	Include space for vending machines
Student Learning Commons	1	60.0	645.8	60.0	645.8	Inc'l multimedia stations for viewing videos, DVD's, etc.
Sub-total				162.5	1,749.2	
Total All				1,379.5	14,848.9	
Est Gross Area @ 1.40 ratio				1,931.3	20,790.4	
Note: An outdoor space for an ambulance is required for student training and simulations						

Attachment 3: Title Documents

This attachment includes a title search for the Site along with easement documents and plans that are referenced in the easement documents. Proponents should note the following:

1. There are 3 legal notations on the title for the Site which are related to easements:
 - Easement 172624G.
 - Easement 172625G.
 - Easement 172664G.

These easements impose some restrictions on other properties to the benefit of part of the Site. The restrictions had to do with an old reconstruction of Esquimalt Road and should be assumed by Proponents to have no impact on the Site. The Township and the Developer may wish to extinguish these easements.

2. There is also an easement listed under the Charges, Liens & Interests on the title for the Site (Easement ET44816). This easement refers to the obligation of the Site to provide “in perpetuity...for the free and uninterrupted use of pedestrian and vehicular traffic” through the Site to the adjacent Municipal Hall site. Proponents should assume that the Township and the Developer will reach agreement on restricting this requirement for access consistent with a mutually agreed upon concept plan.

Title Search

TITLE SEARCH PRINT

2014-07-29, 09:25:26

Requestor: info@powellsurveys.com

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA3778393 G52588 23432W 366410I
Application Received	2014-06-13
Application Entered	2014-07-16
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CORPORATION OF THE TOWNSHIP OF ESQUIMALT 1229 ESQUIMALT ROAD VICTORIA, BC V9A 3P1
Taxation Authority	CAPITAL ASSESSMENT AREA MUNICIPALITY OF ESQUIMALT
Description of Land Parcel Identifier: Legal Description:	029-349-311 LOT 1 SECTION 11 SUBURBAN LOT 40 ESQUIMALT DISTRICT PLAN EPP32782

Legal Notations

HERETO IS ANNEXED EASEMENT APPURTENANT TO THAT PART FORMERLY LOT 280, PLAN 2854, OVER THE NWLY 8 FEET OF LOT 16 IN BLOCK D, PLAN 292, SEE 172624G

HERETO IS ANNEXED EASEMENT APPURTENANT TO THAT PART FORMERLY LOT 280, PLAN 2854, OVER THE NWLY 8 FEET OF AMENDED LOT 15 IN BLOCK D, PLAN 292 SEE 172625G

HERETO IS ANNEXED EASEMENT APPURTENANT TO THAT PART FORMERLY LOT 280, PLAN 2854, OVER THAT PART OF LOT 6 IN BLOCK 3, PLAN 195 DESCRIBED IN DD 172664G SEE 172664G

TITLE SEARCH PRINT

2014-07-29, 09:25:26

Requestor: info@powellsurveys.com

Charges, Liens and Interests

Nature:	UNDERSURFACE RIGHTS
Registration Number:	M76301
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	A.F.B. 3.257.3685 DD 289 OS INTER ALIA SECTION 172(3)

Nature:	EASEMENT
Registration Number:	ET44816
Registration Date and Time:	2002-04-26 14:02
Remarks:	APPURTENANT TO LOT A PLAN 18121 (AS TO PART FORMERLY LOT B, PLAN 18121)

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Easement 172624G, Plan 2854, and Plan 292

1:39 2503891322 KLA REG PAGE

Form No. 20 - Land Registry, British Columbia
 Victoria Dist. & Pub. Co. (H. 1946) of Victoria B.C.

172624-G

LAND REGISTRY ACT
 FORM C
 (Section 126)
APPLICATION FOR REGISTRATION OF CHARGE

Date October 17, 1953

I, William Victor Finland, solemnly declare that I am for Solicitor for or the duly authorized Agent of Corporation of the Township of Esquimalt and that I am entitled to a charge over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is Corporation of the Township of Esquimalt, Municipal Hall, Esquimalt, B. C.

I am a British subject (or) I am not a British subject (or) I am informed by _____ (Agent, to state circumstances) and verily believe, that the person so entitled to be registered as owner is a British subject (or) is not a British subject (or).
 The fee-simple is registered in Vol. _____, Fol. _____ of the Register

215633

Municipality or Assessment District	Lot or Section	Admeasurement or Acreage
Esquimalt	That part of Lot 16, Block B, Section 11, Esquimalt District, Plan 288, lying to the North West of a line drawn parallel to and perpendicularly distant eight feet from the North Westerly boundary of said Lot 16, Esquimalt District, B.C.	<u>3/804</u> N.D.

LIST OF INSTRUMENTS

Date	Parties	Character of Deed
August 14, 1953	Charles Frederick Hatcher and Alice Lillian Hatcher to Corporation of the Township of Esquimalt	Easement.
	Parties of Title on File	

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is \$100.00 dollars (in the case of a Solicitor or Agent, add) and I am duly authorized by the owner to make this application, in the case of an Agent and I reside in the Province of British Columbia, and are of the full age of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me this 21 day of October, 1953 (Signature) W. V. Finland
 at Victoria, British Columbia (Full Post Office Address) 106 Yarrow (Esquimalt) Building,
Esquimalt, B.C. (for mailing notices and documents)

NOTED: Insert here the certificate from the Registrar of the Province of British Columbia in duplicate, if applicable, in duplicate, if applicable, in duplicate, if applicable.

THIS INDENTURE made this 11th day of August, A.D. 1953

BETWEEN:

CHARLES FREDERICK HATCHER and ALICE LILLIAN HATCHER
his wife both of 961 Esquimalt Road in the Township
of Esquimalt in the Province of British Columbia,
hereinafter called the Grantors

of the ONE PART

AND:

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
hereinafter called the Grantee

of the OTHER PART

WHEREAS the Grantors are seised in fee simple as joint
tenants of the land and premises known and described as Lot
sixteen (16), Block D, Section eleven (11), Esquimalt District,
Plan 292, situate in the Township of Esquimalt the same being
hereinafter referred to as the servient tenement.

AND WHEREAS the Grantee is seised in fee simple of the
land and premises situate in the said Township of Esquimalt and
known and described as Lot two hundred and eighty (280), Plan
2854, Esquimalt District.

AND WHEREAS the Grantee intends forthwith to recon-
struct the highway known as Esquimalt Road adjacent on the
north west to the said servient tenement in respect of which
the Grantors have agreed to grant to the Grantee a right of
support as hereinafter expressed.

NOW THIS DEED WITNESSETH as follows:

In consideration of the sum of One (\$1.00) dollar and
other good and sufficient consideration paid to the Grantors
by the said Grantee, the receipt whereof is hereby acknowledged
the Grantors hereby grant, convey, release and assign and con-
firm unto the Grantee in fee simple full right and privilege
at all times hereafter to have the slope of the fill to be
deposited in the reconstruction of the said recited highway
and requiring for the stability of its angle of repose support

- 2 -

172624

from the soil of the servient tenement either lateral or sub-
jacent supported, upheld and maintained by the soil of the
servient tenement being that part of Lot sixteen (16) in
Block D of Section eleven (11), Esquimalt District, Plan 292,
lying to the North West of a line drawn parallel to and per-
pendicularly distant eight feet (8') from the North Westerly
boundary of said lot.

IN WITNESS WHEREOF the parties hereto have executed
this agreement the day and year first above written.

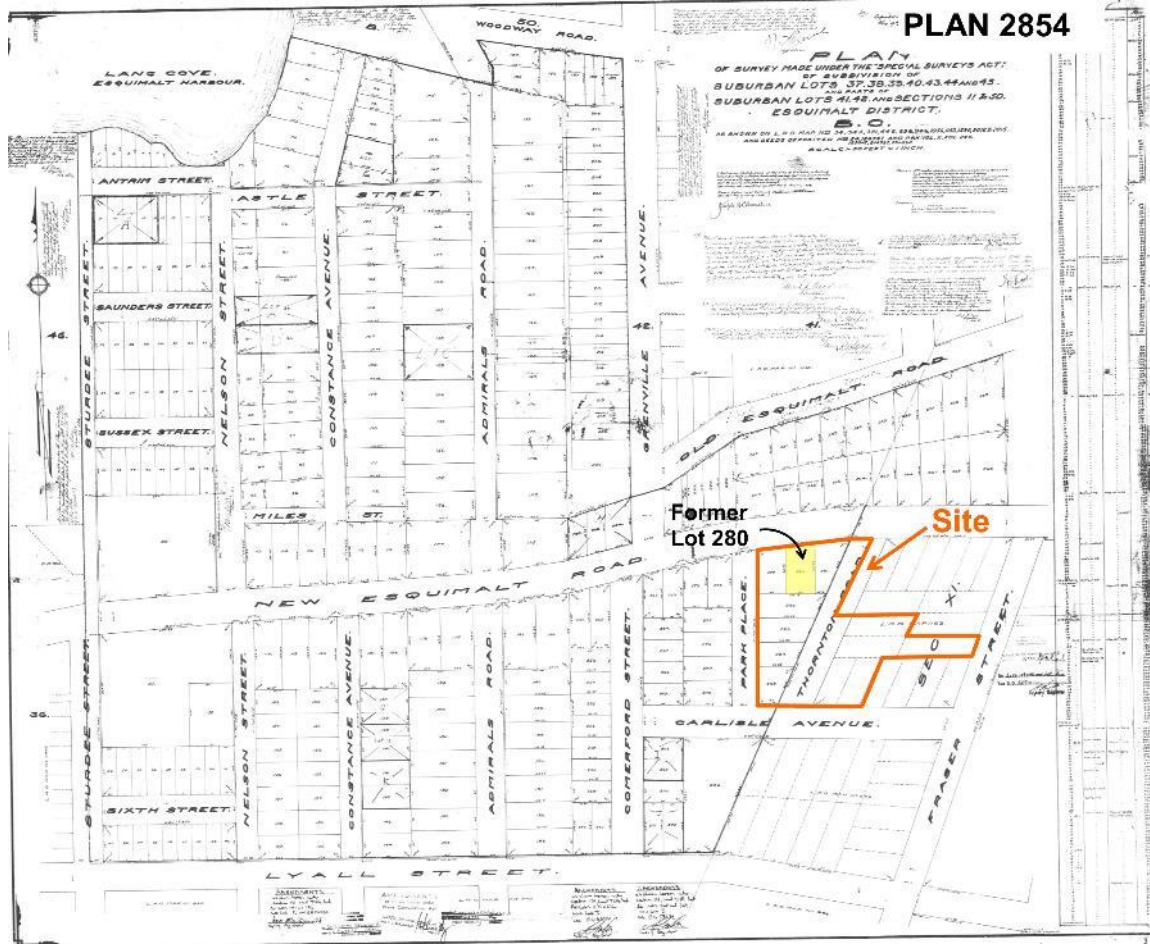
SIGNED, SEALED and DELIVERED
in the Presence of

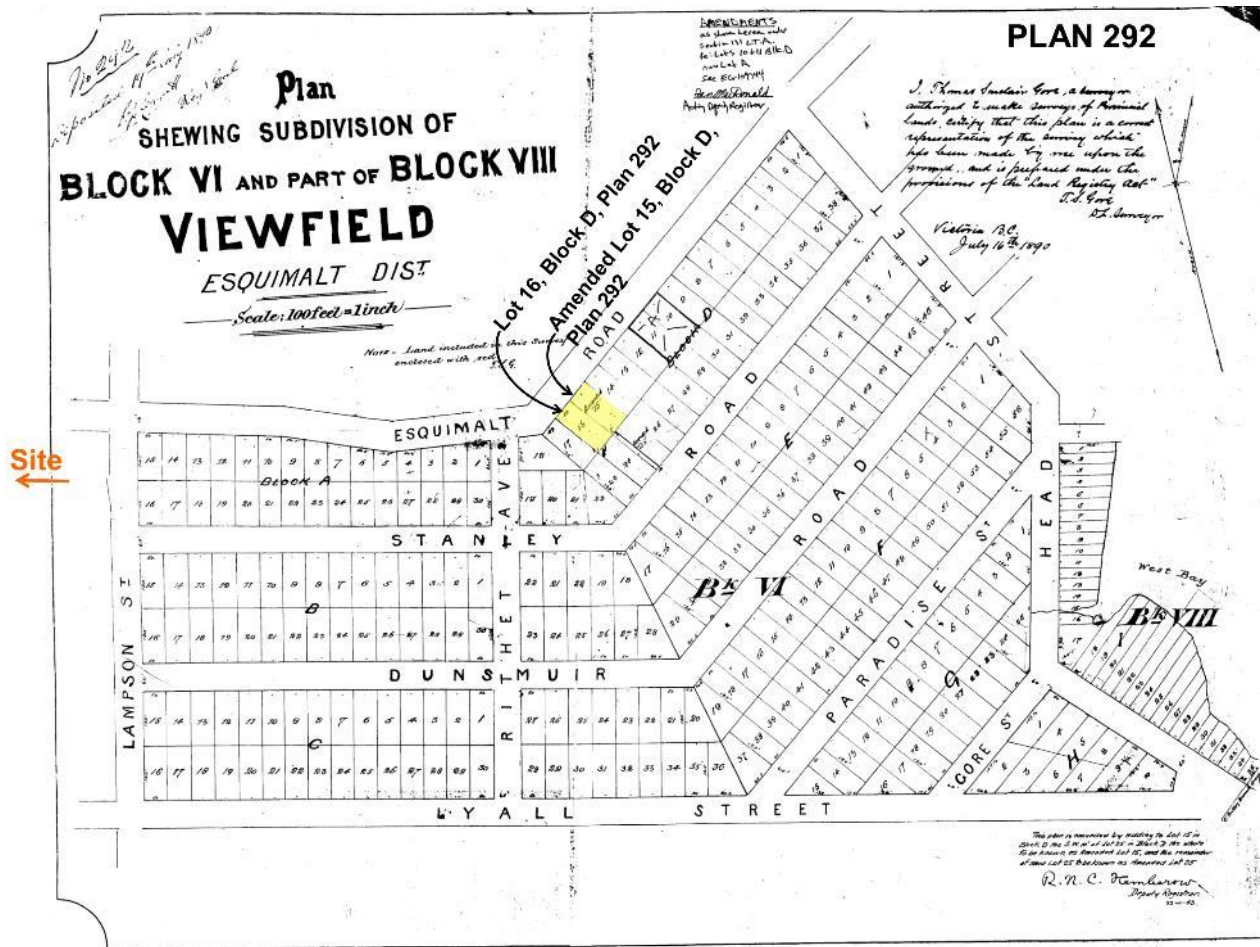
L. Stuman
Municipal Clerk.

C. F. Hatcher

A. L. Hatcher

NO. 172624-6
REGISTERED THE 29th DAY OF Oct 1953
IN 2154 BOOK, VOL. 33 FILED ON
APPLICABLE BY THE 21st DAY OF Oct
1953 AT THE OFFICE OF
Per M. J. [Signature]





Easement 172625G (Plans 2854 and 282 included with Easement 172624G)

Victoria File No. 172625-G

LAND REGISTRY ACT 172625-G

FORM C (S. 126)

APPLICATION FOR REGISTRATION OF CHARGE

Date: October 19, 1953

I, Albert Edward Elmy, solemnly declare that I am the Solicitor for the Corporation of the Township of Esquimalt and that it is a genuine easement over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is Corporation of the Township of Esquimalt
Municipal Hall, Esquimalt, B. C.

I am a British subject I am not a British subject

I am informed by [Signature] (Name to suit circumstances) who is so entitled to be registered as owner is a British subject or is not a British subject and I believe that the person so entitled to be registered as owner is a British subject or is not a British subject

The fee simple is registered in Vol. 1717712 Folio 10 of the Register

Municipality or Assessment District	Lot or Section	Admeasurement or Acreage
Esquimalt	That part of Amended Lot 25, Block D, Section 11, Esquimalt District, Plan 282, lying to the North West of a line drawn parallel to and perpendicular to the North West corner of said lot, and extending eight feet from the North West corner of said lot.	3/505

Date	Parties	Character of Deed
September 25, 1953	Albert Edwin Elmy (Grantor) and Arthur Ernest Zala and Evelyn Dorothy Zala (Grantees) to Corporation of the Township of Esquimalt	Easement

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof is the sum of \$200.00.

Declared before me this 21 day of October, 1953.
 (Signature) [Signature]
 102 Yarrow (Pemberton) Building,
 Victoria, British Columbia. (Full Post Office Address) Victoria, B. C.

Office in the Land Registry Office, Victoria, B. C.

* NOTE - Do not have the value less than the face value of the instrument, or undivided interest therein, in part or upon the whole, as stipulated in Regulation No. 129.

172625

THIS INSTRUMENT made this 25th day of September, A.D. 1953.

BETWEEN: ALBERT EDWIN BLUNT of 959 Esquimalt Road in the Township of Esquimalt in the Province of British Columbia, hereinafter called the Grantor of the ONE PART

AND: ARTHUR ERNEST ZALA and EVELYN DOROTHY ZALA his wife both of 929 Esquimalt Road in the said Township of Esquimalt, hereinafter called the Parties of the SECOND PART

AND: CORPORATION OF THE TOWNSHIP OF ESQUIMALT hereinafter called the Grantee of the THIRD PART

WHEREAS the Grantor is seized in fee simple of the land and premises known and described as Amended Lot fifteen (15), Block D, Section eleven (11), Esquimalt District, Plan 292, situate in the Township of Esquimalt, the same being hereinafter referred to as the servient tenement.

AND WHEREAS the Parties of the Second Part are registered holders of a Right to Purchase the said recited land and premises registered under No. 153662-G.

AND WHEREAS the Grantee is seized in fee simple of the land and premises situate in the said Township of Esquimalt and known and described as Lot two hundred and eighty (280) Plan 2854, Esquimalt District.

AND WHEREAS the Grantee intends forthwith to reconstruct the highway known as Esquimalt Road adjacent on the northwest to the said servient tenement in respect of which the Grantor with the concurrence of the said Parties of the Second Part has agreed to grant to the Grantee a right of support as hereinafter expressed.

NOW THIS DEED WITNESSETH as follows:

In consideration of the sum of One (\$1.00) dollar and

172625

other good and sufficient consideration paid to the Grantor by the said Grantee, the receipt whereof is hereby acknowledged the Grantor hereby with the concurrence of the said Parties of the Second Part hereby grants, conveys, releases and assigns and confirms unto the Grantee in fee simple full right and privilege at all times hereafter to have the slope of the fill to be deposited in the reconstruction of the said recited highway and requiring for the stability of its angle of repose support from the soil of the servient tenement either lateral or subjacent supported, upheld and maintained by the soil of the servient tenement being that part of Amended Lot fifteen (15) in Block D. of Section eleven (11), Esquimalt District, Plan 292, lying to the North West of a line drawn parallel to and perpendicularly distant eight feet (8') from the North Westerly boundary of said Lot.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first above written.

SIGNED, SEALED and DELIVERED

in the Presence of

L. [Signature]
Municipal Clerk

Albert C. Blunt

at. Zala

Evelyn Dorothy Zala

NO. 172625-6
29th DAY OF JULY 1953
IN 171975
APPL. CARNOY
1953 AT THE COURT OF
[Signature]
REGISTRAR

Easement 172664G and Plan 195 (Plan 2854 included with Easement 172624G)

Form No. 30—Land Registry Form C. Victoria, B.C. Victoria, B.C., 641 Yates St. Victoria, B.C.

LAND REGISTRY ACT 172664-G

FORM C (Section 124.) APPLICATION FOR REGISTRATION OF CHARGE

Date... October 21st... 1953.

J. Elmer Victor Finland... solemnly declare that I am for Solicitor for or the duly authorized Agent of Corporation of the Township of Esquimalt and that it is entitled to a Easement over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is Corporation of the Township of Esquimalt, Municipal Hall, Esquimalt, B. C.

Not applicable where the applicant is a corporation. I am a British subject. I am not a British subject.

I am informed by... and I verily believe, that the person so entitled to be registered as owner is a British subject.

The fee-simple is registered in Vol. of the Register.

Municipality or Assessment District	Lot or Section	Measurement or Acreage
Esquimalt.	That part of Lot 6, Block 3, Esquimalt, Plan 195 described as commencing at a point on the Southeast boundary of said Lot 6, distant 26.25 ft. from the most Southerly corner of the said Lot as such corner is shown on plan deposited under D.D. 27544, thence 40 ft. Easterly along the Southeast boundary of said lot 6, thence to a point on the Southwest boundary distant 66.25 ft. from the said most Southerly corner, thence 40 ft. Easterly along the Southwest boundary of said lot, thence to the point of commencement.	70033-I.

Date	Parties	Character of Deed
1953 August 14th	Thomas McPherson to Corporation of the Township of Esquimalt.	Easement.

Certificate of Title on file - #70033-I.

Subsequent to lot 280, Plan 2854

NOF

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is \$100.00 dollars in the case of a solicitor or Agent, and I am duly authorized by the owner to make this application, (in the case of an Agent) and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me this 21st day of October 1953 at Victoria, British Columbia.

(Signature) [Signature]
108 Yarrow (Pemberton) Building, Victoria, B. C.
(Full Post Office Address)

* NOTE: Insert here the estate here, the fee-simple, or other estate, as required in the case of other land (e.g., mortgage in fee-simple for 999 years for life, life interest, etc.)

17/2/53

THIS INDENTURE made this 14th day of August, A.D. 1953

BETWEEN:

THOMAS McPHERSON of 956 Esquimalt Road
in the Township of Esquimalt in the Province of British Columbia, Surgeon,
hereinafter called the Grantor
of the ONE PART

AND:

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
hereinafter called the Grantee
of the OTHER PART

WHEREAS the Grantor is seized in fee simple of the land and premises known and described as Lots six (6) and seven (7), Block three (3), Plan 195, situate in the Township of Esquimalt the same being hereinafter referred to as the servient tenement.

AND WHEREAS the Grantee is seized in fee simple of the land and premises situate in the said Township of Esquimalt and known and described as Lot two hundred and eighty (280), Plan 2854, Esquimalt District.

AND WHEREAS the Grantee intends forthwith to reconstruct the highway known as Esquimalt Road adjacent to the southerly boundary of the said servient tenement in respect of which the Grantor has agreed to grant to the Grantee a right of easement as hereinafter expressed.

NOW THIS DEED WITNESSETH as follows:

In consideration of the sum of One (\$1.00) dollar and other good and sufficient consideration paid to the Grantor by the said Grantee, the receipt whereof is hereby acknowledged the Grantor hereby grants, conveys, releases and assigns and confirms unto the Grantee in fee simple full right and privilege at all times hereafter to have the slope necessitated in the reconstruction of the said recited highway and required

NO. 17266-6
29th DAY OF Oct 1953
700235
1953

- 2 -

172614

from the soil of the servient tenement either lateral or subservient supported, upheld and maintained by the soil of the servient tenement being that part of Lot six (6), Block three (3), Plan 195, more particularly described as commencing at a point on the Southeast boundary of Lot six (6), Block three (3), Plan 195, distant 26.25 feet from the most southerly corner of the aforesaid lot as said corner is shown on plan deposited under D.D. 27544, thence 40 feet Easterly along the Southeast boundary of the aforesaid lot, thence to a point on the Southwest boundary distant 66.25 feet from the said most southerly corner of the aforesaid lot, thence 40 feet Easterly along the Southwest boundary of the aforesaid lot, thence 50.17 feet more or less to the point of commencement.

As part of the consideration hereinbefore mentioned the Grantee covenants and agrees with the Grantor that the Grantee will cause the private driveway into the Grantor's property known as No. 956 Esquimalt Road and situate on the said recited Lot seven (7), Block three (3), Plan 195, in the Township of Esquimalt to be graded down to the level of the surface of Esquimalt Road as reconstructed at the driveway entrance to the said property on said Lot seven (7), such grading to be commenced at the first medium sized oak tree on the right-hand side of the driveway to the east of the first turn and continued down at an even slope to the new surface of Esquimalt Road, the width of the driveway as regraded to conform to the present width throughout, the same to be re-surfaced to conform to the surface of the remainder of the said driveway, and rock retaining walls to be built where necessary on both sides of the driveway commencing at the property line of the Grantor's property on Esquimalt Road. The rock plants and other plants along the lower part of the driveway to be protected from damage as far as possible. The present wooden fence along the boundary line of the Grantor's

- 3 - 172664

property on Esquimalt Road to be replaced where necessary and where the fence is removed when the slope easement is blasted out. Concrete steps to be built to give proper access to the Grantor's footpath gateway just to the west of Macaulay Street. The number, width, and height of the steps to be agreed upon between the Grantee's Engineer and the Grantor.

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year first above written.

SIGNED, SEALED and DELIVERED

in the Presence of

N.W. King

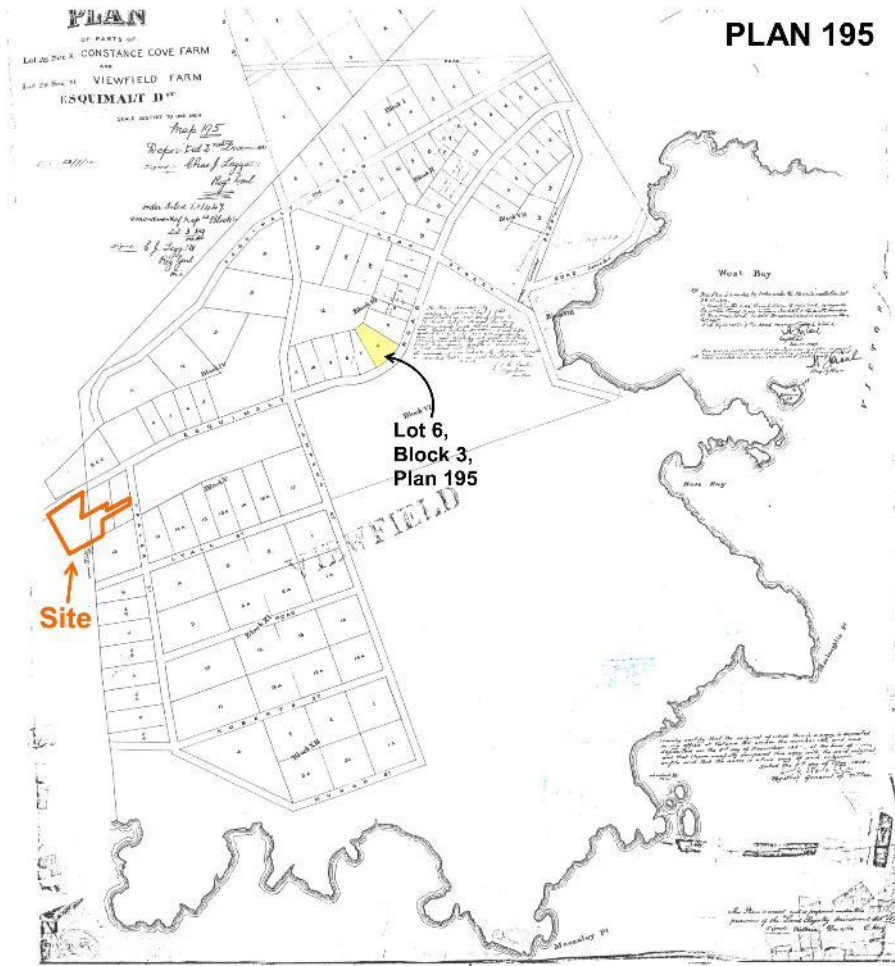
Notary
100 Royal
Building
Esquimalt, B.C.

Robert King

The Corporate Seal of the Corporation of the Township of Esquimalt was hereunto affixed in the presence of

Robert A. Winters
Reeve

John King
Clerk



Easement ET44816 and Plan 18121

NOTICE DECLINING TO REGISTER
SECTION 308 (FORMERLY SECTION 288) - LAND TITLE ACT

VICTORIA LAND TITLE OFFICE
850 BURDETT AVE
VICTORIA BC V8W 1B4

Date of Issu: 30-APR-02

GEORGEANN GLOVER
1349 MINTO STREET
VICTORIA B.C.
V8S 1P3

01 02/05/06 09:11:27 01 VI 3B4430
DEFECT / WITHDR \$30.00

In the matter of the following application(s):

Doc.: ET44816 EASEMENT Returned

Related to the following parcels:

003-882-641 003-882-764

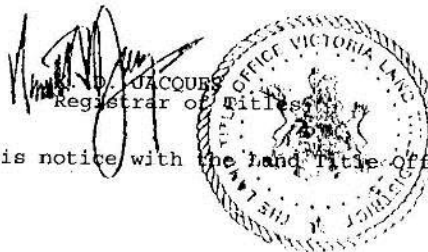
TAKE NOTICE that I am unable to proceed with registration of the noted application(s). My reasons for refusing to proceed and my requirements are as follows:

IN ITEM 2 THE SERVIENT TENEMENT SHOULD ONLY BE LOT B
PLAN 18121
IN ITEM 3 IT SHOULD SHOW THE DOMINANT TENEMENT
LOT A PLAN 18121 AS SHOWN IN THE BODY OF THE DOCUMENT

If these requirements are not met within 31 days from the date of this notice, the application(s) will become cancelled and void.

Fee for this notice: \$30.00
Please pay the defect fee when re-submitting the application(s).
A cancellation fee will apply if the application(s) is cancelled.
Any document which is returned herewith must be corrected and re-submitted.

ROSALIE CARON
Title Examiner
Telephone No.: 356-7371



If you wish to review the contents of this notice with the Land Title Office, please contact the title examiner.

26 APR 2002 14 02 ETO44816

Land Title Act (Section 233)
FORM C
GENERAL INSTRUMENT - PART 1

Page 1 of 3

Herewith fees: 2.000

1. APPLICANT:
Claver
Barthel & Solicitor
1349 Minto Street
Victoria, BC V8S 1P3
585-0003

Agent: w/eff...
Signature of Applicant or agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:
(PID) (LEGAL DESCRIPTION)

003-882-764 Lot B, Section 11, Suburban Lot 40, Esquimalt District, Plan 18121
~~003-882-644 Lot A, Section 11, Esquimalt District, Plan 18121~~

3. NATURE OF INTEREST:

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST	
Easement	Entire Document	Transferee	
			01 02/04/26 14:01:16 01 VJ 381568 \$55.00

4. TERMS: Part 2 of this Instrument consists of

- (a) Filed Standard Charge Terms D.F. No.
 - (b) Express Charge Terms Annexed as Part 2
 - (c) Release There is no Part 2 of this Instrument
- A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this Instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): Corporation of the Township of Esquimalt, 1229 Esquimalt Road, Esquimalt, BC V9A 3P1

5. TRANSFEREE(S): On-Line Finance & Leasing Corporation (Inc. C-202537)
2074 Cardinal Crescent, North Vancouver, BC V7G 1Y4

7. ADDITIONAL OR MODIFIED TERMS: N/A

8. EXECUTION(S): This Instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this Instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Execution Date
(Y/M/D)

Officer Signature
(as to both signatures)

[Signature]

02/04/

Party Signatures

[Signature]
Mayor: Ray Rice

Deputy Corporate Administrator: Mark Johnston

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this Instrument.

J.P.G. MCLUCKIE, CORPORATE ADMINISTRATOR
A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN BRITISH COLUMBIA
1229 ESQUIMALT ROAD
ESQUIMALT, BC V9A 3P1

TERMS OF INSTRUMENTS - PART 2

A. The Transferor is the owner of the servient tenement, legally described as Lot B, Section 11, Suburban Lot 40, Esquimalt District, Plan 18121;

B. The Transferee is the owner of the dominant tenement, legally described as Lot A, Section 11, Esquimalt District, Plan 18121;

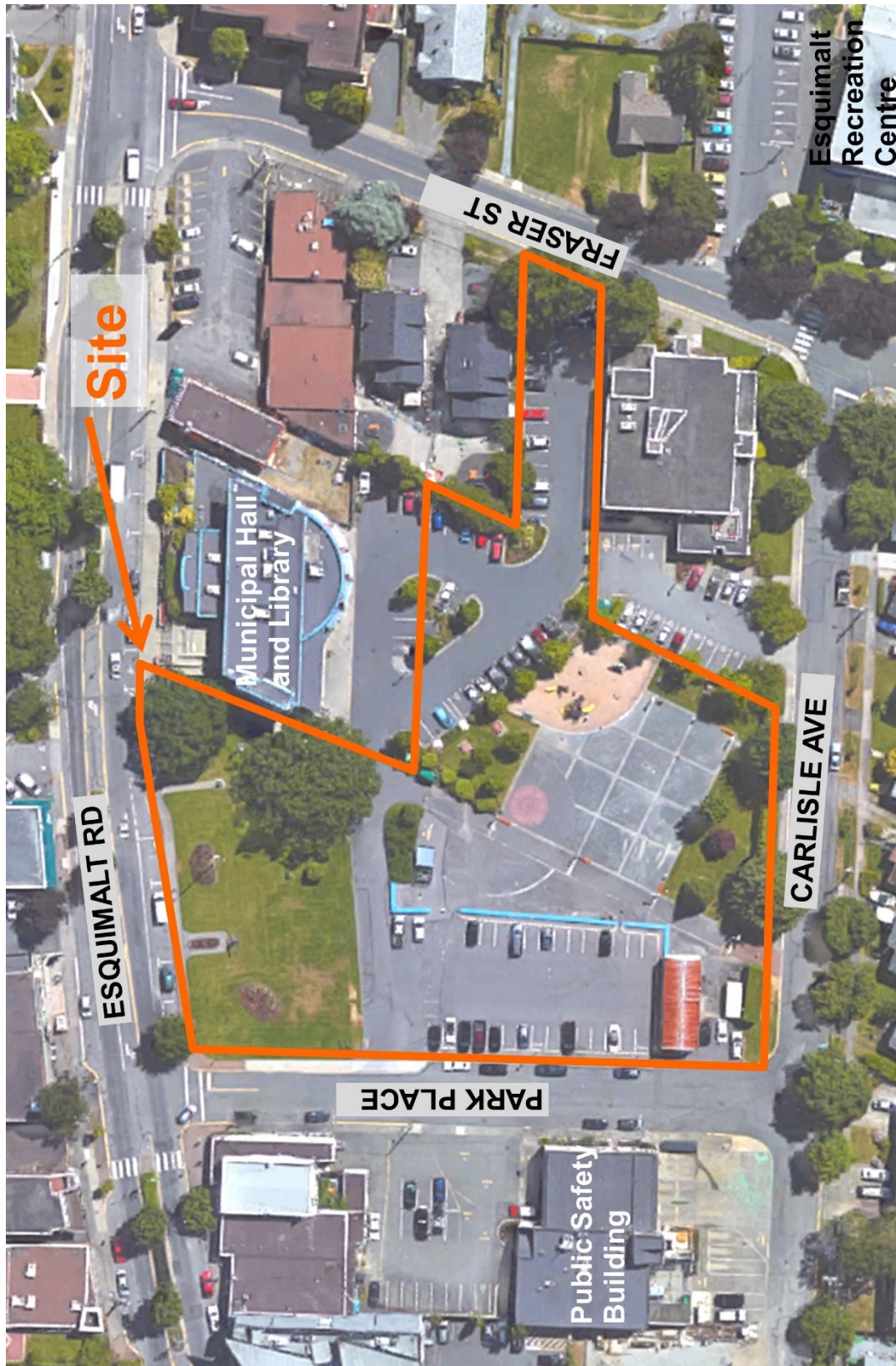
For good and valuable consideration in the sum of \$1.00 now paid by the Transferee to the Transferor, the Transferor covenants with the Transferee as follows:

1. The Transferor grants to the Transferee, in perpetuity, an easement for the free and uninterrupted use of pedestrian and vehicular traffic through, along and on the servient tenement, as well as for the encroachment for any part of the building over the servient tenement (the **Easement Area**) for the benefit of the dominant tenement.
2. Without limiting the generality of this grant, the Transferee may
 - (a) construct, erect, maintain, repair and replace pavement and concrete surfaces, retaining walls, underground cables and light standards;
 - (b) plant, sow, maintain and replace trees, shrubs, flowers and grass;-
 - (c) maintain any portion of the building, including any ramps;on the Easement area without interference or obstruction from the Transferor.
3. The Transferee, its officers, workmen, servants, or agents may
 - (a) excavate for, lay, construct and maintain pipes for the conveyance of water in and under the Easement Area;
 - (b) use the pipes for the passage or conveyance of water, in and under the Easement area;
 - (c) from time to time, repair, reconstruct and replace the pipes.
4. The Transferee, its officers, workers, servants or agents may enter into and on the Land and the Easement Area with or without vehicles and equipment at any reasonable time for the purposes referred to in sections 1, 2 and 3.
5. The Transferee will make good any damage it causes to the surface of the servient tenement when it has entered onto the Easement Area for the purposes contained in this grant and will maintain and keep in good repair all improvements to and landscaping of the Easement area.

6. If the Transferor interferes with or obstructs the Easement Area, the Transferee may remove the interference and obstruction and recover the cost of so doing from the Transferor.
7. After installation of any improvements on the Easement Area, the Transferee must have prepared and deposited an easement plan which shows the location of the Easement Area and must execute a partial release of the charge created by this instrument as it applies to any parts of the servient tenement which are not included in the Easement Area shown on the plan.
8. Despite the provisions of section 1, after the deposit of the Easement Area plan, the Easement Area will be the area shown on the registered plan.
9. The covenants contained in this Easement run with the servient tenement and bind the Transferor and its successors in title to the servient tenement and enure to the benefit of the Transferee and its successor in title to the dominant tenement.
- 10 Any successors or assigns of the Transferee who benefit from this Easement also assume and bear the responsibilities of the Transferee under this Easement.

End of document

Attachment 4: Reference Plan and Aerial Photograph



Attachment 5: Town Centre Zoning District

The Site is zoned TC, which allows uses in the C-3 (Core Commercial), P-1 (Public/Institutional), and P-2 (Parks and Open Space) zones.

Attached are the regulations for the TC, C-3, P-1 and P-2 districts.

48.1 TOWN CENTRE [TC]

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Uses permitted under Section 48(1) C-3 Core Commercial Zone
- (b) Uses permitted under Section 58(1) P-1 Public/Institutional Zone
- (c) Uses permitted under Section 59(1) P-2 Parks and Open Space
- (d) Off street parking
- (e) Accessory Uses to those permitted under (1)(a)(b)(c) and (d) above.
- (f) Group Children's Day Care Centre

(2) **Building Height**

No Building shall exceed a Height of 15 metres.

(3) **Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 60% of the Area of the Parcel.

(4) **Siting Requirements**

No Building shall be located within

- (a) 7.5 metres of the Parcel boundary abutting Carlisle Avenue.
- (b) 3 metres of any Interior Side Lot Line.

(5) **Screening and Landscaping**

Screening and Landscaping shall be provided along all Interior Side Lot Lines and along the Carlisle Avenue frontage.

(6) **Off Street Parking**

- (a) Off street parking shall be provided to a standard of one (1) space for every 30 square metres of Gross Floor Area.
- (b) Parking required for uses within the Town Centre zone may be located on other lots in the Town Centre zone or adjacent commercial zones provided that the parking is secured through statutory easement.

48. CORE COMMERCIAL [C-3]

The intent of this Zone is to accommodate commercial establishments usually found in the major commercial Area.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Business and Professional Office
- (b) Financial institution
- (c) Hotel
- (d) Mixed commercial/residential subject to Section 48(6)
- (e) Personal Service Establishment
- (f) Retail Store
- (g) Restaurant
- (h) Entertainment and Theatre
- (i) Club House
- (j) Video Store
- (k) Assembly Use
- (l) Group Children's Day Care Centre

(2) **Prohibited Uses**

- (a) Adult Entertainment Uses
- (b) Adult Motion Picture Studio
- (c) Adult Theatre
- (d) Adult Video Store
- (e) Escort Services

(3) **Building Height**

No Building shall exceed a Height of 13 metres.

(4) **Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 80% of the Area of the Parcel for each Storey of a Building that is above the second Storey.

(5) **Siting Requirements**

- (a) Front Setback: Subject to Section 24 and 28, no front Setback shall be required.
- (b) Side Setback: In cases where a Parcel abuts a residential Use within a residential Zone, no Building shall be located within 3 metres of the common property line.
- (c) Exterior Side Lot Line: Subject to Section 24 and 28, no Exterior Side Yard Setback shall be required.
- (d) Rear Setback: In cases where a Parcel abuts a residential Use within a residential Zone, no Building shall be located within 3 metres of the common property line.

(6) **Screening and Landscaping**

Screening and Landscaping shall be provided in accordance with Section 23.

(7) **Mixed Commercial/Residential**

Where a Parcel is used for combined residential and Commercial Use,

(a) the residential Use shall:

- (i) be contained in the same Building as the Commercial Use;
- (ii) have a separate entrance from outside;

(b) the Commercial Use shall be limited to those Uses specified in Section 48(1); and

(c) Dwelling Units shall not be less than 30 square metres.

(8) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements as specified in Parking Bylaw, 1992, No. 2011 (as amended).

DIVISION 4 - INSTITUTIONAL AND CIVIC ZONES

58. PUBLIC/INSTITUTIONAL [P-1]

The intent of this Zone is to accommodate public and institutional facilities.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Library
- (b) Government office
- (c) Sports Centre
- (d) Recreation Centre
- (e) Group Children's Day Care Centre
- (f) Group home
- (g) Rest home
- (h) Community Care Facility
- (i) Schools (public and private)
- (j) Hospital
- (k) Public Health Clinic or facility
- (l) Church
- (m) Fire hall
- (n) Police station
- (o) Parks nursery
- (p) Archive
- (q) Museum
- (r) Cemetery
- (s) Charitable organization office
- (t) Counselling Services

(2) **Building Height**

No Building shall exceed a Height of 13 metres.

(3) **Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel.

(4) **Siting Requirements**

- (a) Front Setback: No Building shall be located with 7.5 metres of a Front Lot Line.
- (b) Side Setback: No Building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line.
- (c) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

PART 5 - 78

(5) **Screening and Landscaping**

- (a) Screening and Landscaping shall be provided in accordance with Section 23.
- (b) Landscaping shall be provided along the entire Front Lot Line for a minimum width of 7.5 metres except for points of ingress and egress. In the case of a Corner Lot, the exterior Side Yard Setback of 4.5 metres shall also be landscaped except for points of ingress and egress.

(6) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements specified in Parking Bylaw, 1992, No. 2011 (as amended).

PART 5 - 79

59. PARKS AND OPEN SPACE [P-2]

The intent of this Zone is to accommodate public and private outdoor recreation opportunities.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Park
- (b) Playground
- (c) Playing field
- (d) Boat launch
- (e) Public Open Space

(2) **Building Height**

No Building shall exceed a Height of 6 metres.

(3) **Siting Requirements**

- (a) Front Setback: No Building shall be located with 7.5 metres of a Front Lot Line.
- (b) Side Setback: No Building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line.
- (c) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

(4) **Screening and Landscaping**

Screening and Landscaping shall be provided in accordance with Section 23.

(5) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of the Parking Bylaw, 1992, No. 2011 (as amended).

Attachment 6: Geotechnical Report



SNC-LAVALIN
Environment

**PRELIMINARY GEOTECHNICAL INVESTIGATION
1235 ESQUIMALT ROAD, ESQUIMALT, BC**

Prepared for:
Corporation of the Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Prepared By:

Raveen Singh, P.Eng.
Senior Geotechnical Engineer



Nov 12/2013

Reviewed By:

Masud Karim, Ph.D., P.Eng.
Senior Geotechnical Engineer

November 6, 2013

Internal Ref: 613551

NOTICE TO READERS

This report has been prepared and the work referred to in this report have been undertaken by SNC-Lavalin Inc., Environment & Water (E&W) for the exclusive use of Corporation of the Township of Esquimalt, who has been party to the development of the scope of work and understands its limitations. The methodology, findings, conclusions and recommendations in this report are based solely upon the scope of work and subject to the time and budgetary considerations described in the proposal and/or contract pursuant to which this report was issued. Any use, reliance on, or decision made by a third party based on this report is the sole responsibility of such third party. E&W accepts no liability or responsibility for any damages that may be suffered or incurred by any third party as a result of the use of, reliance on, or any decision made based on this report.

The findings, conclusions and recommendations in this report (i) have been developed in a manner consistent with the level of skill normally exercised by professionals currently practicing under similar conditions in the area, and (ii) reflect E&W's best judgment based on information available at the time of preparation of this report. The findings and conclusions contained in this report are valid only as of the date of this report and may be based, in part, upon information provided by others. If any of the information is inaccurate, new information is discovered, site conditions change or applicable standards are amended, modifications to this report may be necessary. No other warranties, either expressed or implied, are made as to the professional services provided under the terms of our original contract and included in this report.

Any soil and rock descriptions in this report and associated logs have been made with the intent of providing general information on the subsurface conditions of the site. This information should not be used as geotechnical data for the design or construction of any foundation systems, earthworks, retaining systems and drainage unless specifically addressed in the text of this report. Groundwater conditions described in this report refer only to those observed at the location and time of observation noted in the report.

This report must be read as a whole, as sections taken out of context may be misleading. If discrepancies occur between the preliminary (draft) and final version of this report, it is the final version that takes precedence. Nothing in this report is intended to constitute or provide a legal opinion.

The contents of this report are confidential and proprietary. Other than by the Client, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of the Client and E&W.

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	4
2.0 SITE DESCRIPTION	4
3.0 PROPOSED DEVELOPMENT.....	5
4.0 PREVIOUS INFORMATION REVIEWED	5
4.1 Geology.....	5
4.2 Previous Site Investigations.....	5
5.0 GEOTECHNICAL INVESTIGATION	6
5.1 Geotechnical Investigation Details.....	6
5.2 Soil Profile.....	6
5.3 Groundwater	7
6.0 GEOTECHNICAL CONSTRAINTS.....	7
7.0 BUILDING FOUNDATION.....	8
7.1 Site Preparation.....	8
7.2 Foundation Design Options and Bearing Capacity	8
7.2.1 General.....	8
7.2.2 One level Parking.....	8
7.2.3 Two level Parking	9
7.3 Seismic Considerations.....	10
7.4 Temporary Excavations and Dewatering.....	11
7.4.1 Temporary Excavations	11
7.4.2 Dewatering	11
7.5 Slab-on-Grade Floors Preparation.....	12
7.6 Engineered Fill	12
7.7 Perimeter Drainage	12
7.8 Foundation Backfill.....	13
7.9 Earth Pressures on Foundation Wall	13

PRELIMINARY GEOTECHNICAL INVESTIGATION
1235 ESQUIMALT ROAD, ESQUIMALT, BC

7.10 On-Site Asphalt Pavement 14

8.0 RECOMMENDATION FOR FUTURE INVESTIGATIONS 15

9.0 CONSTRUCTION CONTROL AND MONITORING..... 15

APPENDICES

- I Terms, Symbols and Abbreviations
- II Site Plan – Borehole Locations
- III Borehole Logs
- IV Seismic Analysis

LIST OF TABLES

Table 5.1 – General Borehole Information

1.0 INTRODUCTION

SNC-Lavalin Inc., Environment & Water (E&W) was retained by the Corporation of the Township of Esquimalt to complete a combined Environmental and Preliminary Geotechnical Site Investigation for 1235 Esquimalt Road in Esquimalt, BC (the Site). It is understood that this investigation is being completed as a part of the planning for a potential future redevelopment of the Site. The report pertaining to the environmental aspects of the site are contained under separate cover.

The Site is the former municipal works yard for the Township of Esquimalt until 2005. The surrounding land use is now primarily commercial and residential. Previous site investigations and groundwater monitoring programs have indicated that the site may be contaminated. Based on the available information, it is believed that the contamination is limited to the upper soil horizons.

The scope and purpose of this report is to summarize the geotechnical conditions from the limited subsurface program and offer preliminary recommendations pertaining to the proposed development of the site. It is understood that the proposed development is preliminary only, and may change in the future.

2.0 SITE DESCRIPTION

The site is located at 1235 Esquimalt Road in Esquimalt, BC (Latitude: 48° 25' 46.49 N and Longitude: 123° 24' 51.13" W). Generally, the site is flat and level, irregularly shaped and presently used as a surface parking area.

This property was at one time the centre of municipal operations for the Township. The Municipal Hall was located on it as well as the Public Works building and yard until prior to 2005. The former municipal hall, storage buildings, green house, fuelling station for municipal trucks and heavy equipment, paint shop, mechanic shop and carpenter shop with an area of approximately 7,000 m². Public Works was relocated from the site. Between the years of 1998 to 2000, very limited cleanup was carried out. In 2000, monitoring wells were installed at various locations around the site. A yearly monitoring program has been carried out since 2000 by Levelton. The old municipal hall was demolished in 2011. The north part of the site (former municipal hall) was turned into a grass field (approximately 1,350 m²) while most of the southwest corner became a parking lot.

In May 1998, three Underground Storage Tanks (USTs) were removed from the former garage bays area. The depth of excavation for removal of the underground tanks was 2.8 mbgs. Following the removal of the tanks, the excavation was backfilled and compacted with imported fine-grained soil.



3.0 PROPOSED DEVELOPMENT

We understand the Township is motivated to redevelop the site. As a first step a data review was carried out, using the preliminary plans provided by the Township as a guideline. The preliminary plans suggest that a multi-storey structure is proposed, atop a one or two story underground parking structure. The objective of this report will be to address the preliminary geotechnical concerns and provide recommendations for the proposed development, including comments relating to the proposed development scheme, foundation systems, excavation and shoring requirements and other potential impacts the development may have.

For the purposes of this assessment, the excavation depths are considered to be 3.5 to 4 metres below existing grades for a 1 level underground, and up to 8 metres for a two level underground structure. The present proposed development will require excavation along the west, south, and the southeast portion of the building footprint, to retain the existing resources. It is anticipated that the north and northeast portions of the excavation can be sloped temporarily to allow for the excavation of the underground structures.

4.0 PREVIOUS INFORMATION REVIEWED

4.1 Geology

The bedrock geology map published by the Geological Survey of Canada for the region of the subject site suggests that rock of the Saltspring Intrusive Suite and are dated at Lower Paleozoic age (Upper Silurian to Lower Devonian) at about 355-395 million years old¹ is in the vicinity of the site. However, surficial geology mapping identifies the area as within the Maywood Clay formation, which range from <1 m up to 20 m thick, including compacted silty sand and gravel².

4.2 Previous Site Investigations

Levelton Engineering Ltd. completed a Preliminary Site Investigation: Stage II, dated February 10, 1998 and a several groundwater monitoring reports, since 2000. Based on the shallow testholes, the site consists of approximately 1.5 m of sand and gravel fill material overlying native clayey silt/silty clay of variable strength. In one borehole a gravel layer was encountered from 5.2 m to the maximum drilling depth of 6.1 mbgs. Groundwater levels were encountered between approximately 0.5 to 1.0 mbgs in these testholes and monitoring wells.

¹ Geological Survey of Canada, Department of Energy, Mines and Resources - Map 1553A

² Geological Survey – Superficial Geology – Map 71 A



5.0 GEOTECHNICAL INVESTIGATION

5.1 Geotechnical Investigation Details

A preliminary geotechnical investigation was completed as a part of the environmental remediation program, by SLI E&W. Total of (13) boreholes were advanced between June 12 and June 14, 2013; (5) boreholes were advanced to depths below the native fill layers. A representative from SNC-Lavalin Inc., Environment & Water (E&W) was present during the field drilling to assess the subsurface conditions and collect soil samples for laboratory testing. Boreholes were pre-cleared using a hydro-excavation truck, operated by McRae’s Environmental Services Ltd. (McRae’s), after which a truck mounted ODEX drill rig was used to advance the boreholes to depth. Boreholes BH13-2, BH13-4, BH13-7, BH13-8, BH13-9, BH13-11, BH13-12 and BH13-13 were only advanced by hydrovac excavation to a depths ranging between 1.5 and 2 metres below ground surface and further depths were not examined.

The rest of the boreholes were drilled by ODEX drill rig to a depths ranging between 5.5 to 18.3 metres below ground surface (mbgs). The field program consisted of collecting soil samples, performing field tests (SPT) at regular intervals, and logging of soil stratigraphy.

5.2 Soil Profile

The general soil profile varies over the site, in the north and North West side of the site is typified by a sequence of gravelly sand fills of variable thickness, underlain by sequences of interbedded sands and silts over stiff clay. In the middle and south part of the site the interbedded sand and silt was absent and a relatively thick 4 to 5 m of stiff clay over silty sand with some gravel was encountered. The sand and silt layers are variable, and show variable water contents. It is also noted that the strength of the materials appears to vary considerably being firm/dense in the upper horizons, but gradually becoming softer with depth.

Table 5.1 – General borehole information.

SLE Borehole Number	Depth (mbgs*)	Standpipe Installed (Y/N)
BH13-1	5.5	N
BH13-2	2	Y
BH13-3	3.1	Y
BH13-4	2	N



BH13-5	5.8	N
BH13-6	9.1	Y
BH13-7	1.8	N
BH13-8	1.8	Y
BH13-9	1.5	N
BH13-10	18.3	N
BH13-11	1.8	N
BH13-12	1.5	N
BH13-13	1.5	N

In the southeast portion of the site at Borehole 13-6 at a depth of 8.4 m, bedrock was believed to be encountered, based on the sample collected and hard drilling at this interval. The hole was terminated at a depth of 9.1 m. Encounter Bedrock at this interval is inconclusive with information at Borehole 13-6. It is believed that this anomalous condition may represent a rather large boulder; however, it may also suggest that this represents the edge of a bedrock ledge. Borehole 13-10, drilled approximately 20 m to the west of Borehole 13-6, to a depth of 18.3 metres, shows a consistent soil profile comprising firm silt or clayey silt with no bedrock noted.

5.3 Groundwater

Standpipe piezometers were installed in four boreholes BH13-3, BH13-6, BH13-8 and BH13-10. The piezometers were constructed using with 50 mm diameter PVC pipe. Clean silica sand was placed around the borehole annulus over the screened length and a bentonite seal was placed above the sand.

Based on the recent measurements of the nearby groundwater monitoring wells at the site, the groundwater table is situated between approximately 0.5 to 1.0 mbgs. It is believe that this condition may represent a perched water condition, with the actual deeper water surface at a considerable depth below the surface.

6.0 GEOTECHNICAL CONSTRAINTS

The following sections outline some of the geotechnical constraints associated with the site.

- Potentially compressible marine deposits at depth which are settlement sensitive,
- Potential boulders and/or bedrock in the southeast corner,



- Liquefiable soils, which could be susceptible to liquefaction and associated displacements when subjected to significant earthquake events,
- Groundwater conditions and water ingress into excavation, and
- Temporary shoring and concerns with temporary stability of cuts during construction,

Preliminary design recommendations are included for seismic design ground motions; site preparation; shoring and excavation; backfill materials, placement and compaction, foundation systems. **It is noted that this does not represent a detailed geotechnical report, and thus the recommendations contained herein are considered preliminary for planning purposes.**

7.0 BUILDING FOUNDATION

7.1 Site Preparation

Existing pavement, all topsoil, organic materials, fill, and loose or otherwise disturbed soils must be removed from the construction area to expose suitable subgrade prior to construction of foundations and floor slabs. Depth of the excavation at this site will be dictated by the proposed options of one or two level below ground parking.

Following stripping of topsoil/existing surfacing materials and excavation to design subgrade elevation, the exposed subgrade should be inspected by qualified SLE E&W personnel to verify the removal of unsuitable materials and to provide additional recommendations, as appropriate. Topsoil may be stockpiled and re-used for non-structural areas only, such as landscaping.

7.2 Foundation Design Options and Bearing Capacity

7.2.1 General

The proposed development is anticipated to have a multi-level superstructure over one to two level of below grade parking. We expect reinforced concrete construction for the below grade and a wood or concrete structure for above grade development. SLE has not been provided with detailed architectural drawings, therefore elevation of underground parking is not known. However, based on our past experience with similar buildings, it is anticipated that depth of one level parking to be between 3.5 and 4 metres and two levels would require approximately 8 metres of excavation.

7.2.2 One level Parking

Assuming one level underground parking, and based on the available drilling logs information, it is envisaged that the building will be founded on stiff to hard clay between 3.5 and 4 metres below ground surface. Based on visual inspection of soil samples at this interval and SPT blow counts, it is anticipated that stiff clay is overconsolidated and will provide satisfactory support for the proposed development



on conventional strip and pad foundations. Design of the foundations can be based on a serviceability limit state (SLS) soil bearing resistance of 125 kPa and a factored ultimate limit state (ULS) soil bearing resistance of 175 kPa. Alternatively the structure can also be supported on raft foundation, with a maximum contact pressure not exceed 150 kPa. It is likely that if a taller building is proposed, a raft slab will be required for foundation conditions. A modulus of subgrade reaction of 25 MN/m³ can be used for foundation design.

In general, normally consolidated cohesive materials (i.e. Clay and Silt) are considered settlement sensitive; however soil samples of stiff clay collected from the site investigation indicate less settlement susceptibility due to its overconsolidation. In addition, excavation of 3.5 to 4 m of native soil will result in stress decrease in the range of 70 to 80 kPa. This unloading condition is expected to compensate the loading imposed by the proposed development, therefore post construction settlement should be within the normally acceptable limits of 25 mm maximum and up to about 20 mm differential over a 10 m span provided that the SLS loads are as specified above.

These analyses should be treated as preliminary in nature due to limited geotechnical input and test results. SLE E&W should be given the opportunity to review this report once detailed development plans, a detailed geotechnical site investigation and structural loading are available.

7.2.3 Two level Parking

In the case of two level underground parking, it is envisaged that the development will be founded on Silt to Silt and Sand with some Gravel which was generally encountered between 7 and 8 metres below ground surface. Drilling logs information at Borehole 13-6 and 13-10 indicate that these materials vary in fine content with depth. In addition bedrock/or boulder was found at about 8.4 m below ground surface in Borehole 13-6 in the south east portion of the site. As a result of the above, differential settlement may be a concern at this interval. In order, to minimize post construction settlement and differential settlement, it is recommended the structure be supported on a raft foundation with maximum contact pressure of 150 kPa. A modulus of subgrade reaction of 25 MN/m³ can be used for foundation design for these buildings.

Stress reduction in the range of 140 to 160 is expected to result from excavation of 7 to 8 metres of native soil assuming unit weight of soil is 20 kN/m³. This unloading magnitude should be confirmed upon final development plans completion and structural loadings, to determine post construction settlement. It may be possible to use conventional footings, depending on the proposed loadings.



7.3 Seismic Considerations

The level of earthquake loading at any given site is related to several factors such as seismic hazard for the site, source distance, the attenuation model for wave propagation, and the subsoil conditions.

SNC-Lavalin Inc., Environment & Water (E&W), obtained the National Building Code ground motions at the project site from the Natural Resources Canada website³ (2010 National Building Code Seismic Hazard Calculation). The Peak Ground Acceleration (PGA) for the site under consideration is 0.596 g for a design earthquake with a return period of 1 in 2475 years (2% probability of exceedance in 50 years). Details of the seismic data are presented in Appendix IV.

The site-specific seismic hazard values are attached. The region considers the hazard from a deterministic Cascadia subduction event for the National Building Code.

It is our opinion that Site Class "D" parameters can be used for the assessment of the seismic site response, in accordance with the 2012 British Columbia Building Code Division B Part 4 Section 4.1.8.4.

Site Class D sites are defined as stiff soil sites where the average properties in the top 30 metres contain an average penetration resistance (\bar{N}_{60}) of between 15 and 50 for coarse grained soils, or an undrained shear strength (S_u) between 50 kPa and 100 kPa for fine grained soils.

We have not conducted liquefaction susceptibility analysis for the site soils at this stage. However, the currently available research indicates that the behavior of fine-grained soils in response to seismic loading is quite different from the response of sand. Furthermore, the available research data indicates that fine-grained, low-plasticity; normally consolidated clay and silt are far more resistant to liquefaction than loose sands⁴. This is likely due to the cohesion present in fine-grained soils. It is judged that the fine-grained soils at the site (stiff Clay and Silt to sandy Silt) have sufficient plasticity to resist earthquake induced liquefaction. Liquefaction susceptibility analysis will be analyzed in more details, once detailed plans are available.

³ http://www.earthquakescanada.nrcan.gc.ca/hazard/interpolator/index_2010-eng.php

7.4 Temporary Excavations and Dewatering

7.4.1 Temporary Excavations

As noted, the excavation depth is expected to be in the order of 3.5 to 4 m (one level) and 7 to 8 m (two levels) for underground parking. According to the preliminary architectural drawings, the development will be constructed near the property line(s) with a 5 metre setback in the west, south and south east and with additional setbacks at the north east and east side of the site. It is noted that these setbacks could change considerably as the development process is continued.

Provided the setback mentioned above is maintained, it is our opinion that the excavation for one level underground parking could be achieved with cutting temporary slopes of 1H:1V in stiff clay around the perimeter of the building footprint. A proper poly sheet covering should be applied on the slopes to avoid slopes erosion. If the setback is to be reduced to less than 5 m, then vertical cuts supported by shoring system will be required for this option. It is expected that the most economical option in this case would be a conventional soil nail / soil anchor and shotcrete wall method would be used. It should be noted that Temporary cut slopes in excess of 1.2 metres in height require inspection by a professional engineer in accordance with Worker's Compensation Board guidelines.

In case of two levels of underground parking, shoring system will be required on the west, south and south east of the site. It is our opinion that, the natural soils are sufficiently strong that vertical cuts may be supported with the use of shotcrete shoring system with post-tensioned soil anchors, which is the most effective and economical system to support vertical cuts.

SLI E&W would be pleased to assist in the development of the design for the proposed shoring system, once detailed design drawings are available.

7.4.2 Dewatering

The stratigraphy of soil profile along the site and visual inspection of the soil samples generally indicates low hydraulic conductivity soil. Therefore, low to moderate water egress into the excavation area is expected from the surrounding areas, which can be dewatered using standard sump pumps. As it is difficult to estimate the amount of water that will be encountered, close monitoring of groundwater ingress into the excavations is recommended during excavation and while the excavation is open. Other dewatering methods may be required if conventional methods prove to be insufficient. Surface drainage should be directed away from the crest of any excavation, particularly where workers and equipment will be present.



7.5 Slab-on-Grade Floors Preparation

The following geotechnical recommendations for slabs-on-grade are provided:

1. Concrete floor slabs-on-grade should be underlain with a minimum 150 mm layer of 19 mm minus, crushed, granular base material with not more than 5% passing the 0.075 mm sieve compacted to not less than 100% Standard Proctor maximum dry density (ASTM D-698).
2. Where some form of finish will be placed over the slab-on-grade, a vapour barrier such as 6-mil polyethylene sheeting should be provided under the slab to reduce the potential for slab dampness. Any tears or punctures in the vapour barrier should be patched with duct tape prior to pouring the slab.
3. The slab should be provided with sufficient joints for control of cracks from slab settlement and from thermal expansion and contraction.

7.6 Engineered Fill

Engineered fill is defined in this report as fill material used to develop site grades beneath foundations, interior and exterior floor slabs, roadways, sidewalks, and other hard-surfaced areas.

Engineered fill should consist of granular material such as a free-draining, well-graded 75 mm minus pit-run sand and gravel (maximum 5% passing the 0.075 mm sieve) or Geotechnical Engineer approved equivalent.

SLE E&W should be given the opportunity to approve all candidate sources of engineered fill prior to use at the site.

Engineered fill should be placed in discrete lifts not exceeding 300 mm in thickness when a self-propelled vibratory smooth drummed roller is used for compaction of the material. The maximum lift thickness should be reduced to 150 mm where a walk-behind plate tamper is used. All engineered fill should be compacted to not less than 100% of its SPMDD (ASTM D-698).

Beneath foundations, where required, engineered fill should extend horizontally beneath foundations a distance at least equal to its thickness below the foundations.

7.7 Perimeter Drainage

As a preliminary guideline, it is recommended that a perimeter foundation drainage system consisting of a rigid, perforated PVC pipe be placed on the exterior of the building foundations. The invert of the pipe should be located at least 300 mm below the finished floor elevation. The pipe should be covered with at least 150 mm of drain rock, and the drain rock covered with a non-woven geotextile. The perimeter drainage system should drain by gravity flow to a suitable storm water disposal point. The perimeter



drain can sometimes be deleted provided the top of the slab-on-grade is above surrounding exterior grade and the area adjacent to the building is paved and slopes away from the building.

Roof downspouts should not be connected to the perimeter drainage system, but should discharge to a suitable storm water disposal point via non-perforated lines.

Exterior grade adjacent to the structures should be sloped in a manner so to direct surface water runoff away from the buildings.

At this stage we recommend that the perimeter drainage system be preliminarily designed based on a ground inflow of 75 liters/minute for the entire site. The actual groundwater inflow rate should be confirmed during or at the end of excavation.

7.8 Foundation Backfill

Foundation backfill should consist of granular material containing less than 5% fines. The backfill should be placed in discrete lifts a maximum of 0.3 m in thickness and be compacted with vibratory equipment to not less than 98% of the material's SPMD below settlement-sensitive features such as sidewalks, slabs and pavement and to not less than 95% of the material's SPMD beneath soft landscaped areas to limit post-construction settlement. In areas abutting temporary shotcrete walls where access for compaction is limited, a self-compacting material such as controlled density fill (CDF) or pea gravel could be used, subject to further review and acceptance. CDF, where used, must be placed so as not to interfere with the drainage systems of the building.

7.9 Earth Pressures on Foundation Wall

The earth pressure on parking walls depends upon a number of factors including the backfill material, surcharge loads, backfill slope, drainage, rigidity of the basement or retaining wall, and method of construction including sequence and degree of compaction. For a fully restrained basement wall designed for static pressure a pressure distribution of $8H$ (kPa) triangular, where H is the height of the restrained soil in metres, should be employed. For an unrestrained basement wall, or a basement wall located directly adjacent to a shored excavation face, a static pressure distribution of $5H$ (kPa) triangular may be used.

The preceding loading recommendations assume that the backfill is clean, free draining sand and gravel backfill with a friction angle of 35 degrees, the soil unit weight is 19 kN/m^3 , the backfill is level behind the wall, and the wall is frictionless.



We have also assumed that only light compaction is undertaken within 0.6 metres of the foundation walls so that compaction induced wall pressures are not generated. It is assumed that no hydrostatic pressure will be buildup behind the wall due to free draining condition.

Restrained versus unrestrained conditions depend upon the degree of wall movement. A flexible, or unrestrained wall, is allowed to move $0.002H$ metres outwards at the top of wall, where H is the height of the wall in metres. A restrained or rigid wall is prevented from rotating out at the top of the wall either by intervening walls or floors which prevent deflection of the wall. Partial movements of the wall may result in pressures somewhat less than the restrained condition but it is not possible to predict intermediate cases with any degree of certainty.

7.10 On-Site Asphalt Pavement

We recommend that the subgrade in areas of proposed on-site pavement be compacted with a smooth-drum vibratory roller and then proof-rolled with a loaded dump truck under the review of SLE. Areas that exhibit excessive deflection or rutting should be sub-excavated and grade reinstated with engineered fill.

The following pavement structure is recommended for on-site parking areas and access ways:

- 75 mm of asphalt, underlain by
- 100 mm of 19 mm minus crushed gravel base course, underlain by
- 300 mm of 75 mm minus pit run sand and gravel sub-base course.

Where the pavement is subjected to heavy trucks, the asphalt thickness should be increased to 100 mm.

The base and sub-base courses should be compacted to not less than 95% of the materials' Modified Proctor Maximum Dry Density (MPMDD). Where the subgrade consists of a minimum of 0.3 m of existing granular fill, compacted and proof-rolled as discussed above, the sub-base course thickness could be reduced to 200 mm.

It is recommended that the Geotechnical Engineer review and approve all sources of candidate sub-base and base fill materials prior to their placement at the site. This should include sieve analysis and Modified Proctor testing of representative samples of the candidate fill materials.



8.0 RECOMMENDATION FOR FUTURE INVESTIGATIONS

Once the final layout of the proposed development determined, it is recommended to investigate the site using a truck mounted drill rig equipped with Dynamic Cone Penetration Testing (DCPT) equipment. We recommend drill 5 to 6 Boreholes on the property to proper depths as required to adequately assess the subsurface conditions for the proposed development. We also recommend collecting representative geotechnical soil samples for laboratory testing to determine moisture content, particle size gradation, Atterberg limits and consolidation profile of the soil to better ascertain subsurface conditions and to quantify potential settlements.

9.0 CONSTRUCTION CONTROL AND MONITORING

The recommendations presented in this report are based on the premise that full time inspection, monitoring, and control testing are provided by qualified SLE E&W personnel during site development and construction. Hence, as a minimum, quality control should be provided as follows:

- Inspection during site grading, clearing/excavation and proof rolling to verify the removal of unsuitable materials;
- Review of temporary slopes and soil conditions,
- Review of shoring stages and anchor de-tensioning and shotcrete removal along City property,
- In-situ density and moisture content testing during subgrade preparation and placement of fill/backfill;
- Materials and concrete laboratory testing during construction,
- Placement and compaction of underslab fill,
- Placement and compaction of pavement sub-base and base courses.

In addition, SLE E&W should be provided with building loads, site grading information, and architectural and structural drawings, when they become available, so that we can provide modified and/or additional recommendations as necessary.



APPENDIX I

Terms, Symbols and Abbreviations



Terms, Symbols and Abbreviations

Field geological description of a soil is achieved through a brief description of the following points. All points should be included to accurately describe a soil for geoenvironmental applications:

- 1) Lithology/texture (size, proportion, and shape);
- 2) Colour and oxidation;
- 3) Consistency and plasticity (cohesive soils);
- 4) Condition (non-cohesive soils);
- 5) Moisture; and
- 6) Other miscellaneous descriptors.

1) Lithology / Texture

The texture of a soil is a combination of the size and shape of the particles and the relative proportions of each of the constituents (eg. subrounded to subangular gravel, sandy, some silt, trace cobble).

Particle Size (ASTM D2487-85)

Boulder	300mm plus
Cobble	75 – 300 mm
Gravel	4.75 – 75 mm
Sand	0.075 – 4.75mm
Fine:	0.075 – 0.425 mm
Medium:	0.425 – 2 mm
Coarse:	2 – 4.75 mm

Relative Proportions (by weight)

Parent Material	>35%, main fraction
Modifier	20 – 35%
eg: gravely, sandy, silty, clayey, etc.	
Some	10 – 20%
Trace	0 – 10%

Particle Shape (coarse grained soils)

Rounded	No edges and smoothly curved sides
Subrounded	Well-rounded corners and edges, nearly plane sides
Subangular	Similar to angular but have rounded edges
Angular	Sharp edges and relatively plane sides with unpolished surfaces

Gradation (coarse grained soils)

Well Graded	Having a wide range of grain sizes and substantial amount of all intermediate sizes
Uniform (Poorly Graded)	Possessing particles of predominantly one size
Gap Graded	Possessing particles of several distinct sizes

2) Colour and Oxidation

A soil's colour may be described either qualitatively in the field at the soils natural moisture content using common colours (eg. light grey, light brown, dark grey, etc.) or quantitatively by comparison with a colour chart. Soil colour is typically quantified using the Munsell Book of Colour. The soil colour description is characterized by a combination of hue, value and chroma. The hue notation of a colour indicates its relation to red, yellow, green, blue and purple; the value notation indicates its lightness; and the chroma notation indicates its strength (or departure from a neutral of the same lightness (eg 2.5Y4/2). Quantitative determination of colour using a Munsell Book of Soil Colours is completed after the soil has been allowed to dry at a low temperature.

When a soil is exposed to an oxygen rich environment it oxidizes and the soils colour departs from neutral (eg from dark grey (5Y4/1) to dark reddish brown (5Y4/2)). The colour change is generally a result of iron oxidation and staining (red) or manganese staining (purple to black). The oxidation may occur throughout the entire soil mass or commonly as fracture and joint coatings and haloes.

3) Consistency and Plasticity (Cohesive Soils)

The consistency of a soil is a qualitative description of a cohesive soils ability to resist deformation and may be correlated to the undrained shear strength. Consistency and undrained shear strength (Su) of a soil may be field-tested using the thumb and thumbnail or more accurately with a pocket penetrometer.

The plasticity of a soil is a measure of the soils ability to deform without rupture. The plasticity of a cohesive soil should be estimated as low (LL<30), medium (30<LL<50), or high (LL>50) plasticity. The plasticity can be verified in the laboratory through Atterberg Limit testing.

Consistency	Undrained Shear Strength - Su (kPa) (CFEM, 2 nd edition, 1985)	Field Identification (ASTM D 2488-84)
Very Soft	<12	Thumb will penetrate soil more than 25mm
Soft	12 – 25	Thumb will penetrate soil about 25mm
Firm	25 – 50	Thumb will indent soil about 6 mm
Stiff	50 – 100	Thumb will indent but penetrate only with great effort (CFEM)
Very Stiff	100 – 200	Readily indented by thumbnail (CFEM)
Hard	>200	Thumb will not indent but readily indented with thumbnail
Very Hard	N/A	Thumbnail will not indent soil

Note: 1) Pocket penetrometer readings can be used to measure Su directly where Su is equal to approximately ½ of the pocket penetrometer reading (i.e. The pocket penetrometer measures unconfined compressive strength (approx 2Su).
 2) Torvane measures undrained shear strength (Su) directly.

4) Compactness Condition (Non-Cohesive Soils)

A Standard Penetration Test (SPT) is used to estimate the compactness condition of a soil.

Compactness Condition	SPT N-Index (Blows / 300mm)
Very Loose	0 – 4
Loose	4 – 10
Compact	10 – 30
Dense	30 – 50
Very Dense	>50

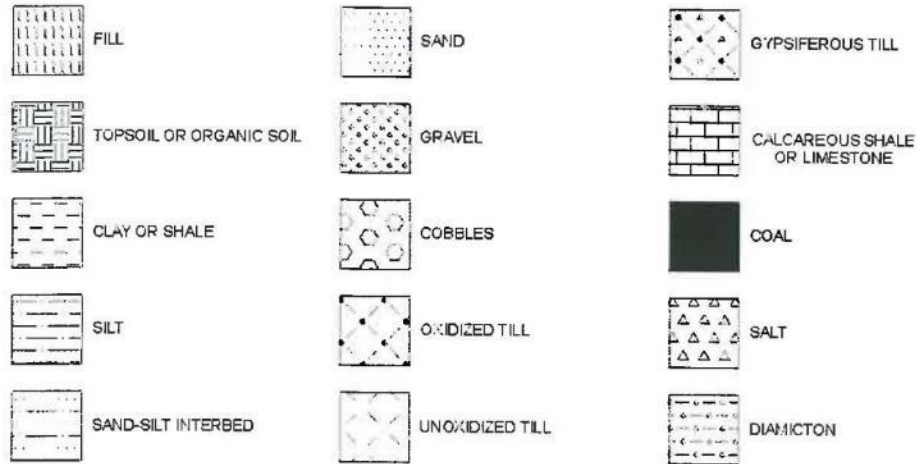
5) Moisture Conditions (ASTM D2488-84)

- Dry - No moisture, dusty, dry to touch
- Moist - Damp but contains no visible water
- Wet - Visible, free water, indicating soil is below water table

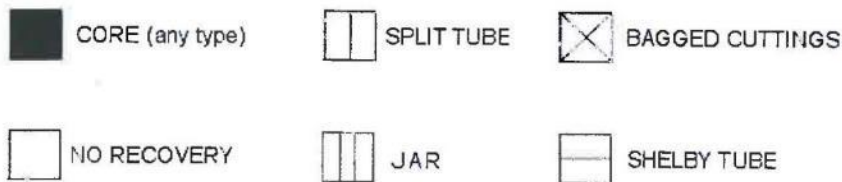
6) Other Descriptors

- Primary structure - structure formed during soil deposition (eg. stratified, laminated, lensed, bedded, massive, cross-bedded, etc.)
- Secondary structure - structure formed following original deposition (eg. cementation, salt crystallization, jointing, fissuring, fracturing, slickensides, blocky, brecciated, mottled, etc.)
- Carbonate content - weakly, moderately, or strongly calcareous (based on effervescence in dilute (10%) HCl acid)
- Organics (spongy feel, fibrous texture)
- Sensitivity (sands)
- Odour

7) Soil Type Symbols



8) Sampling Symbols (left hand side of testhole log)



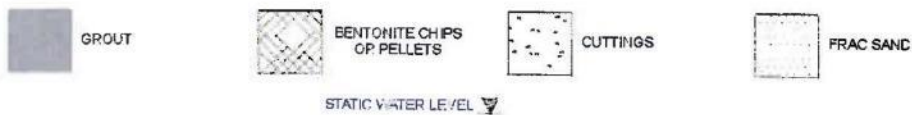
9) Oxidized Zones (right hand side of testhole log)



10) Field and Laboratory Test Symbols



11) Piezometer and Inclinator Symbols



Common Abbreviations

Pale = pl.	Calcareous = calc.
Olive = ol.	Non-Calcareous = noncalc.
Light = lt.	Laminated = lam.
Yellow = ylw.	Predominantly = predom.
Brown = br	Carbonate = carb.
Grey = gr.	Quartz = qz.
Green = grn.	Ablation = abl.
Pink = Pk.	Weathered = wthrd.
Dark = dk.	Material = mat.
Very = v.	Mottled (Mottling) = mot.
Large = lg.	Fracture = frac.
Strongly = st.	Iron = Fe
Weakly = wkly.	Manganese = Mn
Subrounded = sbrnd.	
Subangular = sbang.	
Rounded = rnd.	
Angular = ang.	
Medium = m.	
Fine = f.	
Coarse = c.	

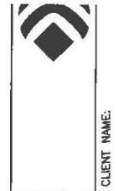
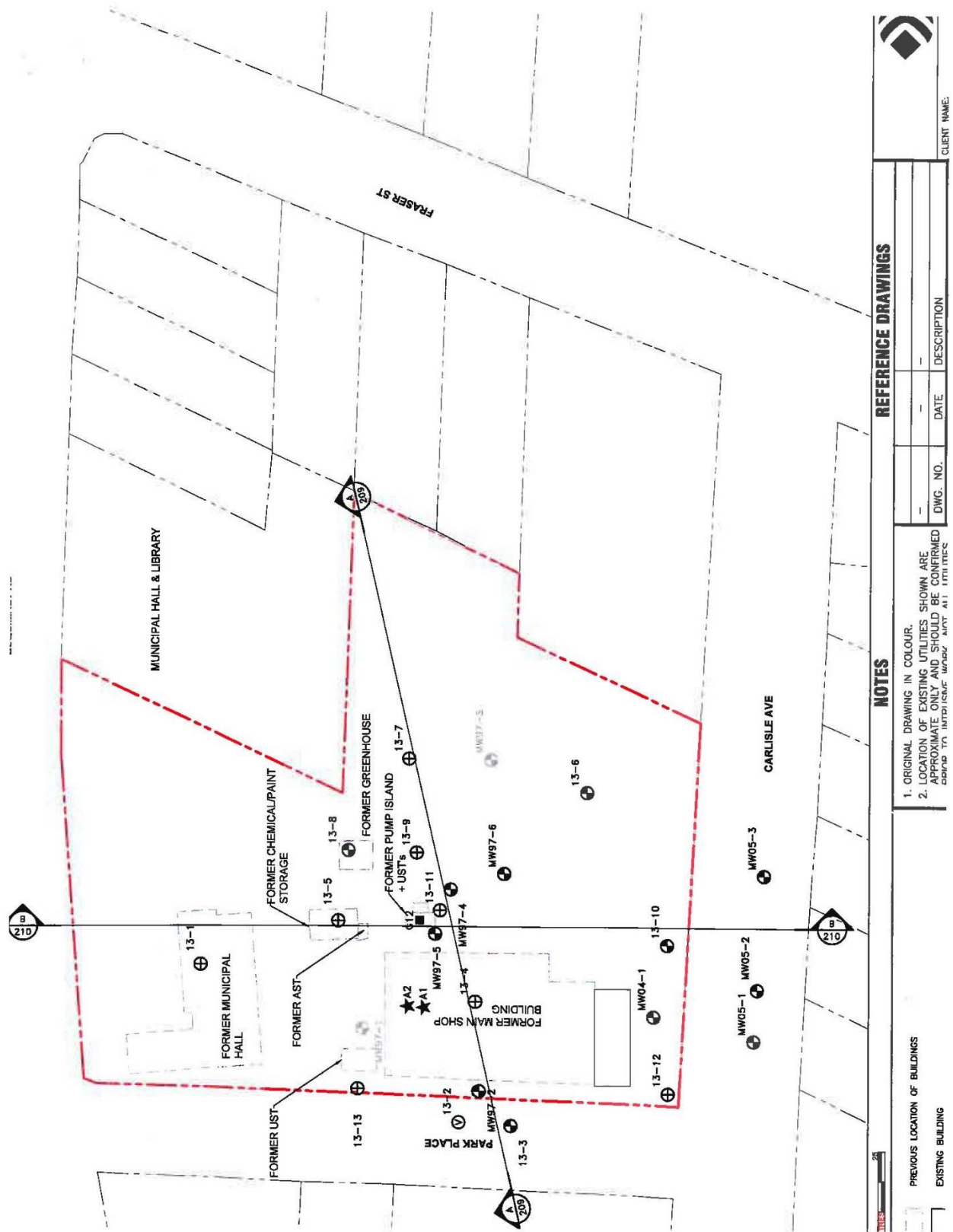
Examples

1. SILT TILL: sandy, some gravel, trace clay, pale yellow (2.5Y7/4), to dark greyish brown (2.5Y4/2), oxidized, soft to very soft, calcareous, moderate Fe staining along fractures
2. SILT TILL: trace sand, some clay, trace to some gravel, grey (5Y5/1), unoxidized, stiff to very stiff, medium plasticity, calcareous
3. SILT TILL: clayey, some sand, some gravel, grey (5Y6/1) to greyish brown (2.5Y5/2) to light brownish grey (2.5Y6/2), oxidized to unoxidized, high plasticity, calcareous
4. SAND: predominantly medium grained, trace to some gravel (rounded to subrounded), moderately graded, trace silt, carbonate and igneous lithos
5. GRAVEL: subrounded to subangular, some sand to sandy (coarse grained), poorly to moderately graded, igneous and carbonate lithos
6. CLAY SHALE: trace silt, grey (5Y4/1), hard, non-calcareous, laminated

APPENDIX II

Site Plan – Borehole Locations







REFERENCE DRAWINGS

DWG. NO.	DATE	DESCRIPTION

NOTES

1. ORIGINAL DRAWING IN COLOUR.
2. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED PRIOR TO INSTALLING ANY NEW UTILITIES.

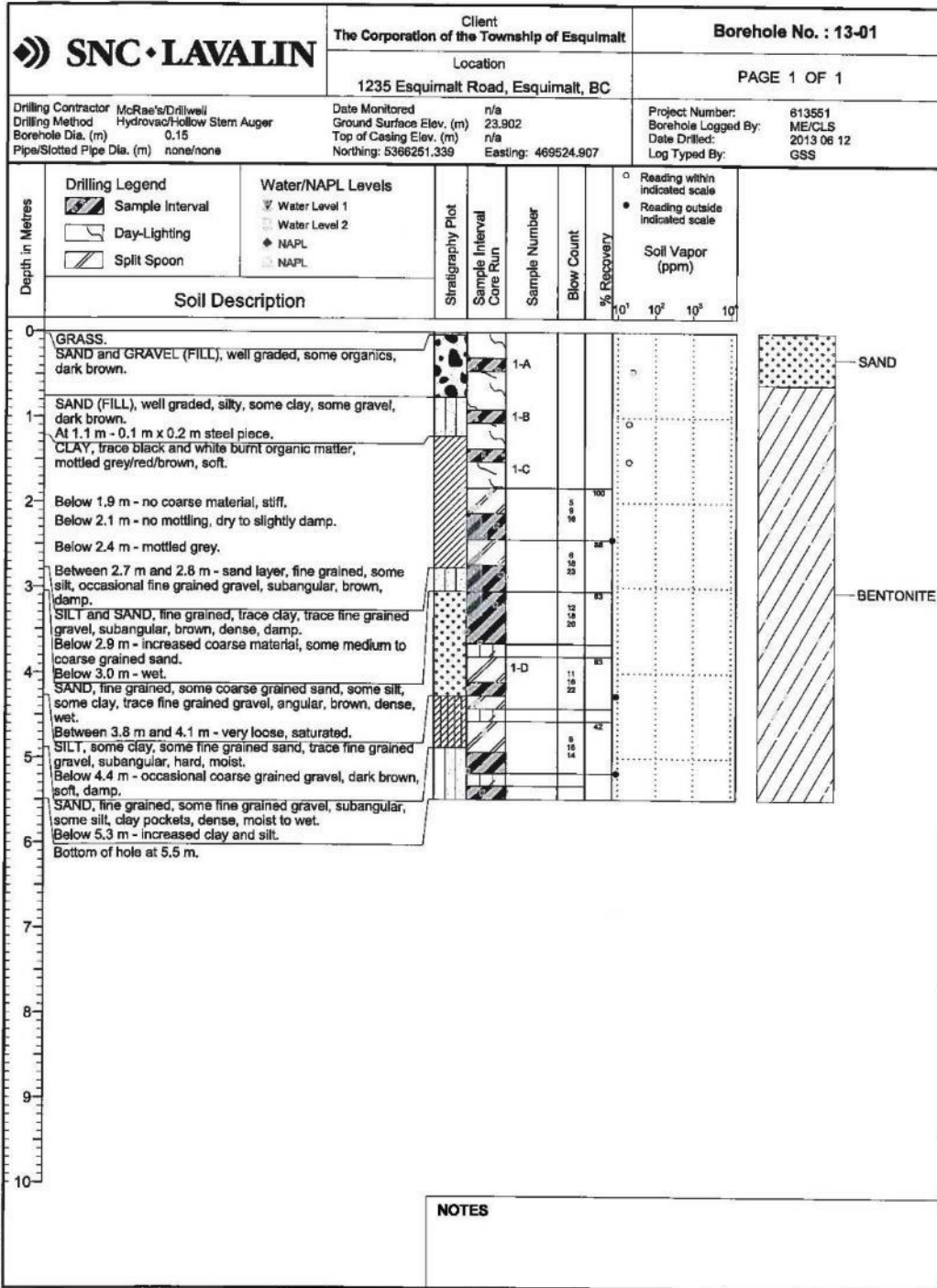
 PREVIOUS LOCATION OF BUILDINGS
 EXISTING BUILDING

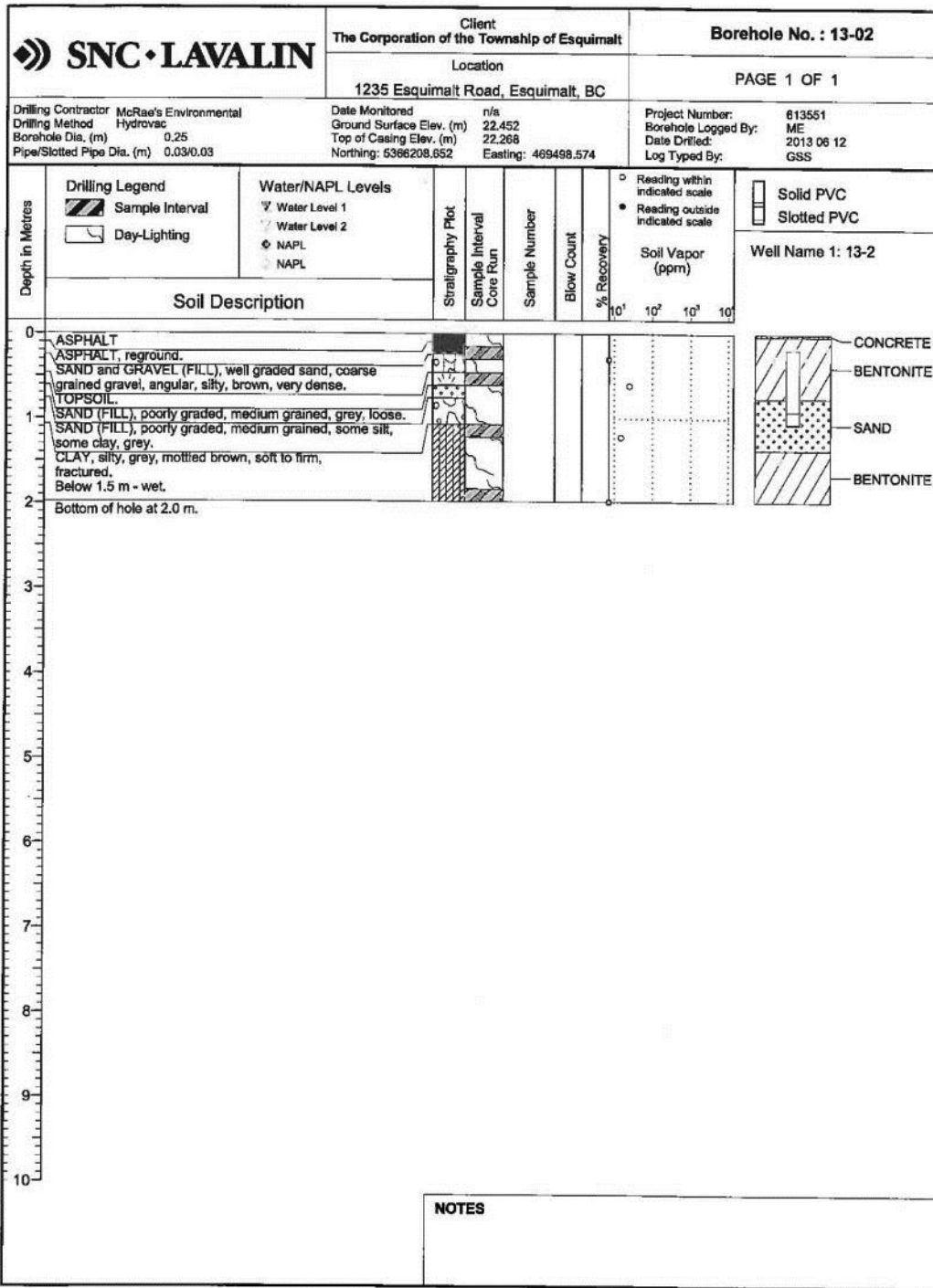
CLIENT NAME:

Appendix III

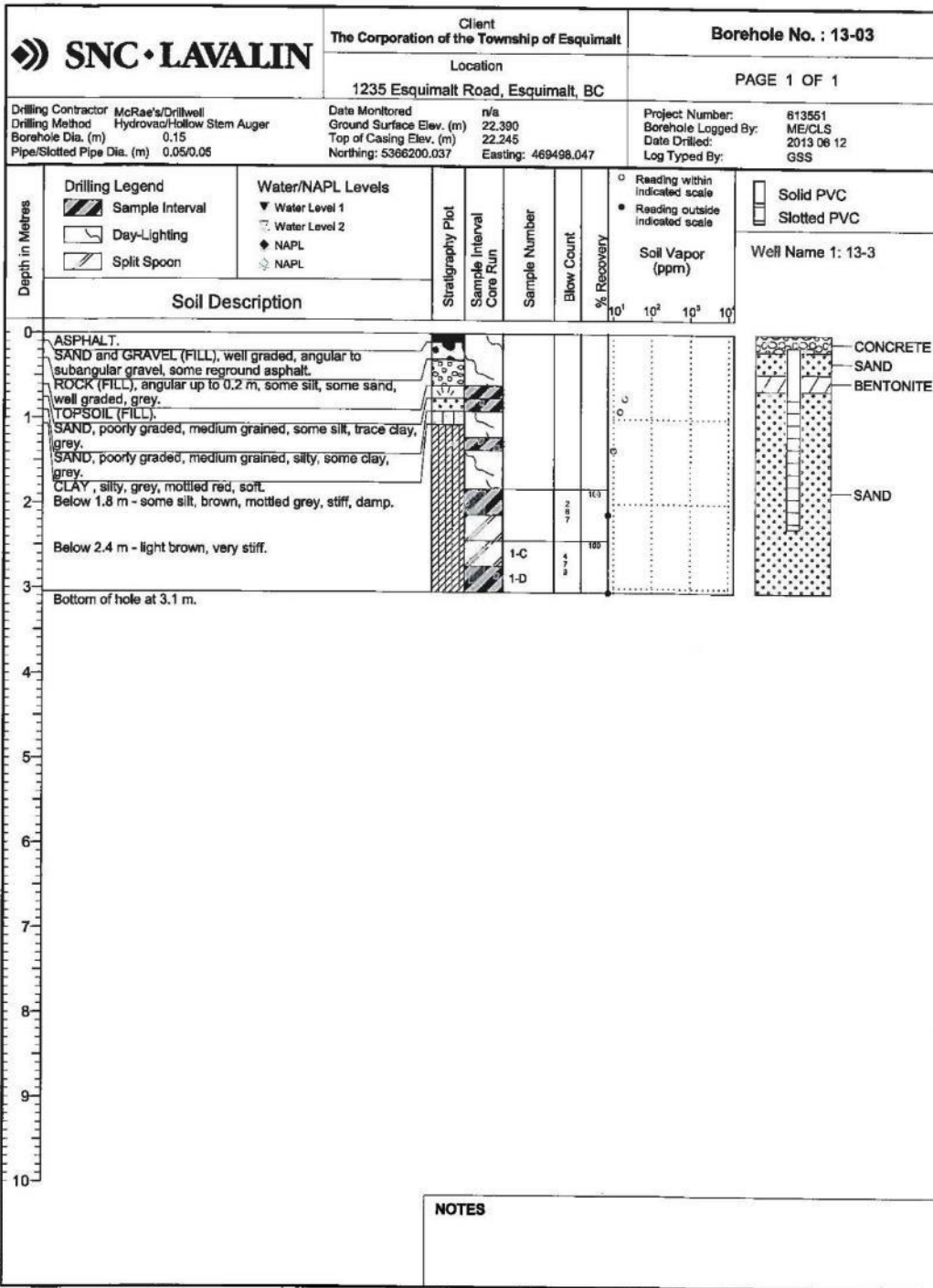
Borehole Logs



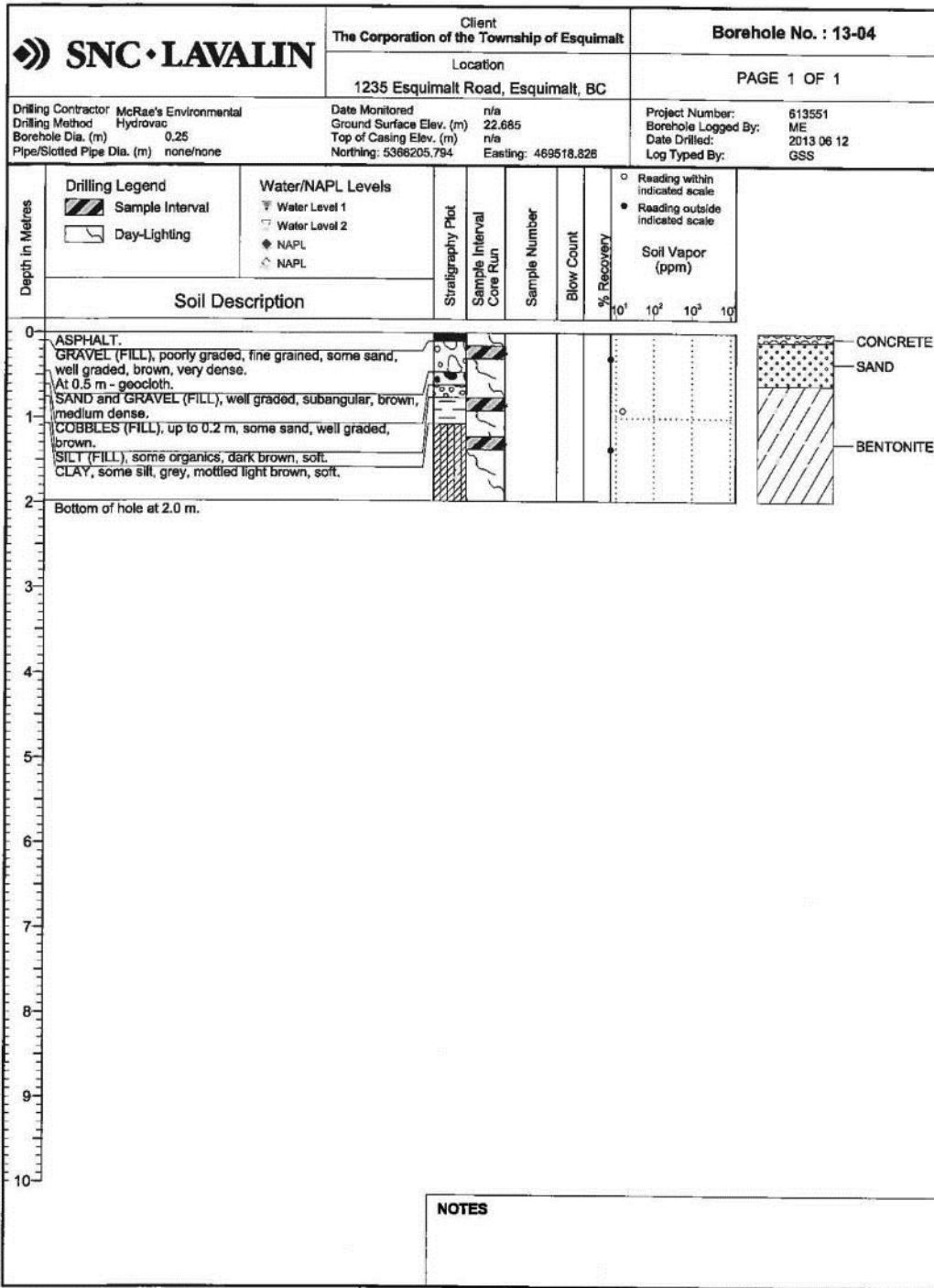




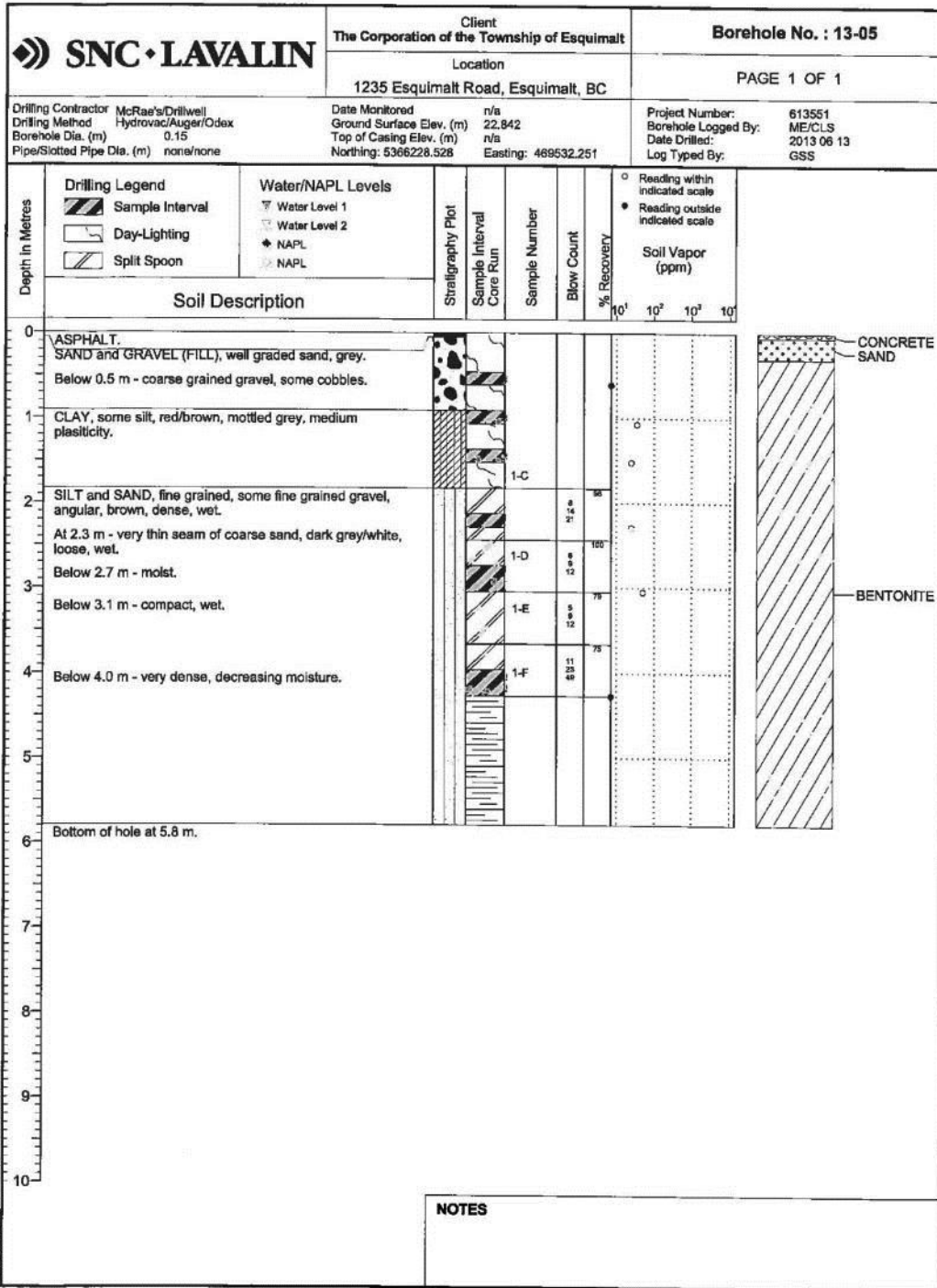
Print Date: 2013.07.11 0A:1 CLS 2013 07 09



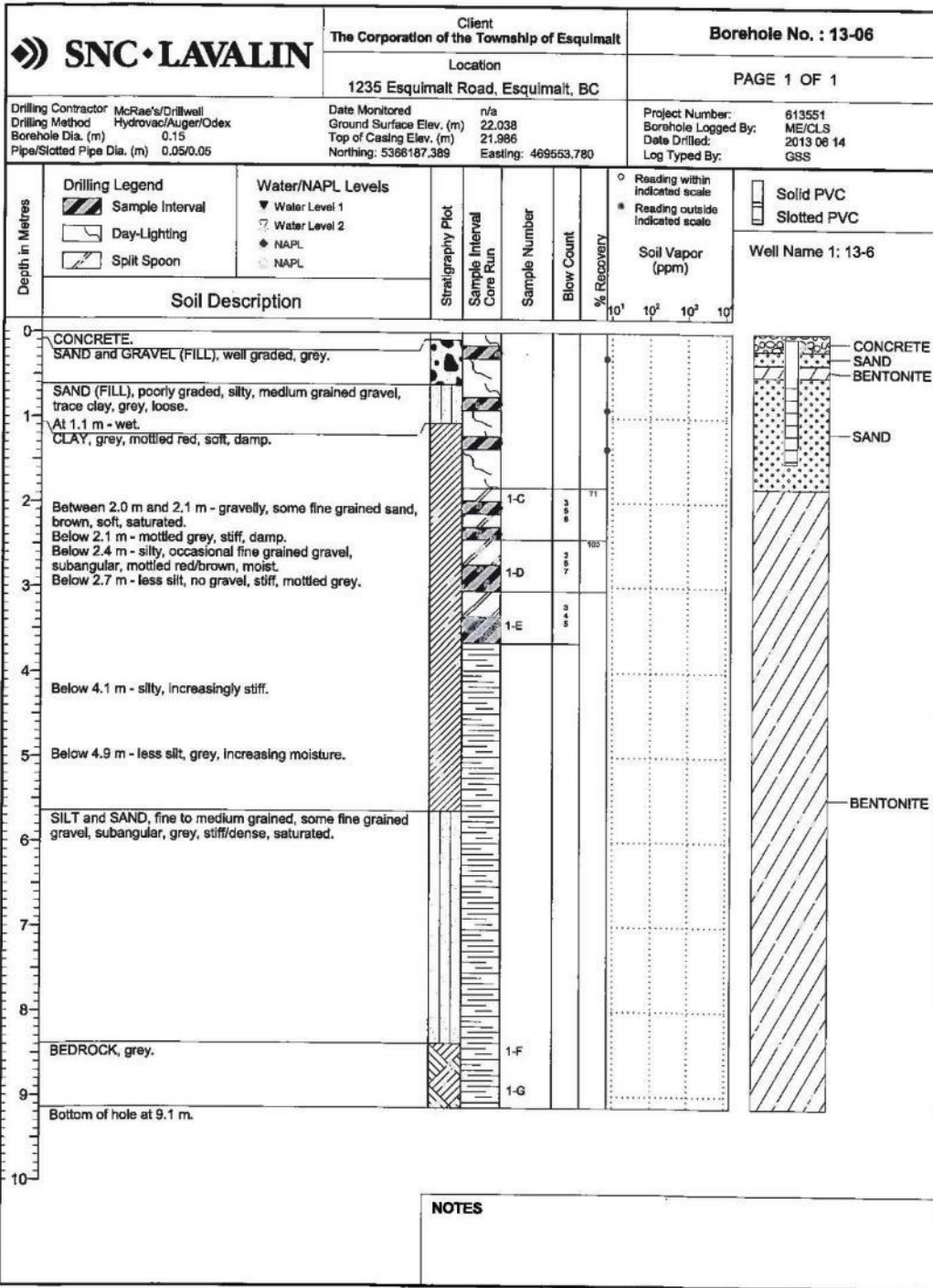
Print Date: 2013.07.11 0A:1:CLS 2013.07.09



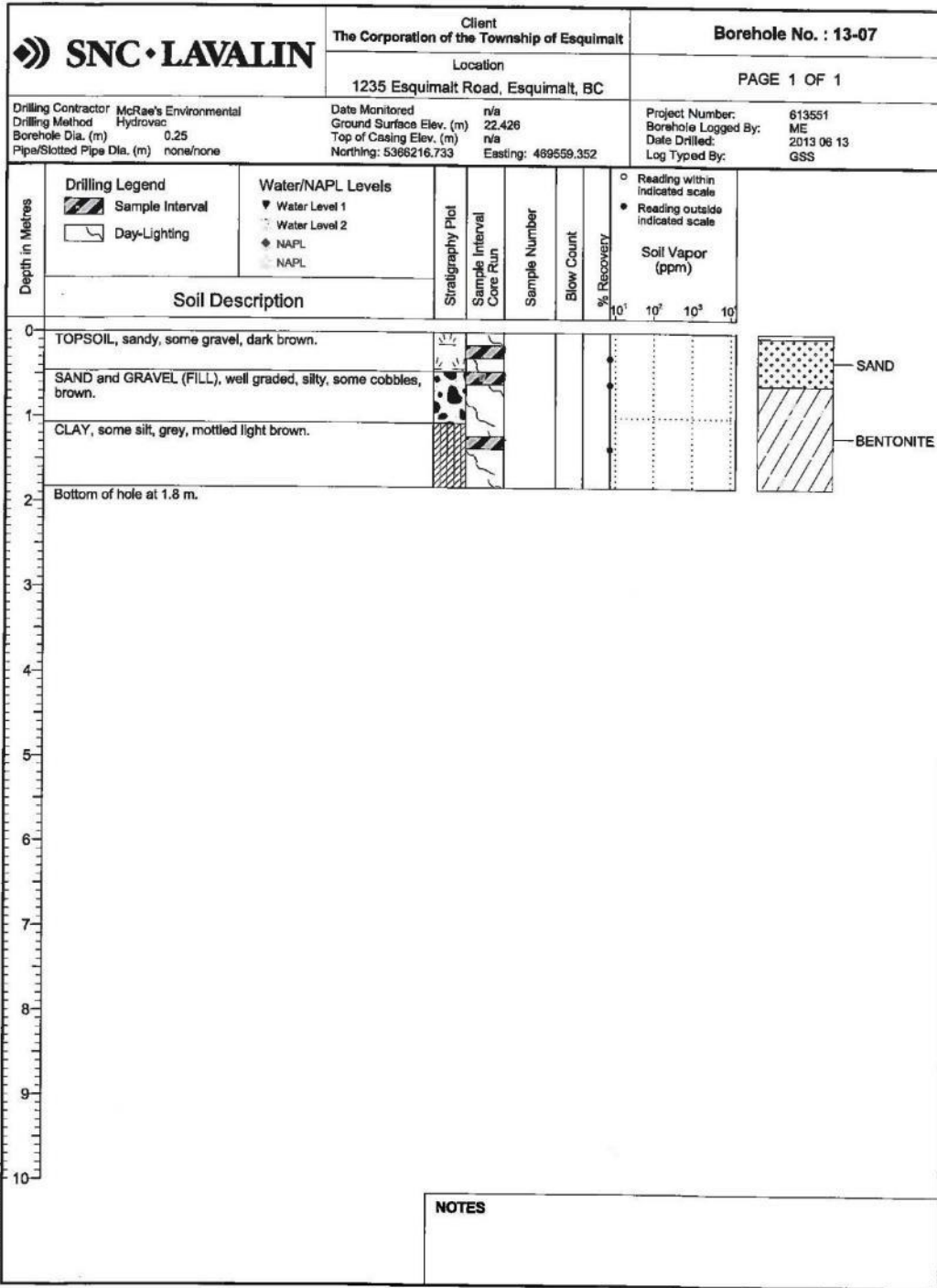
Print Date: 2013.07.11 QA1: CLS 2013 07 08



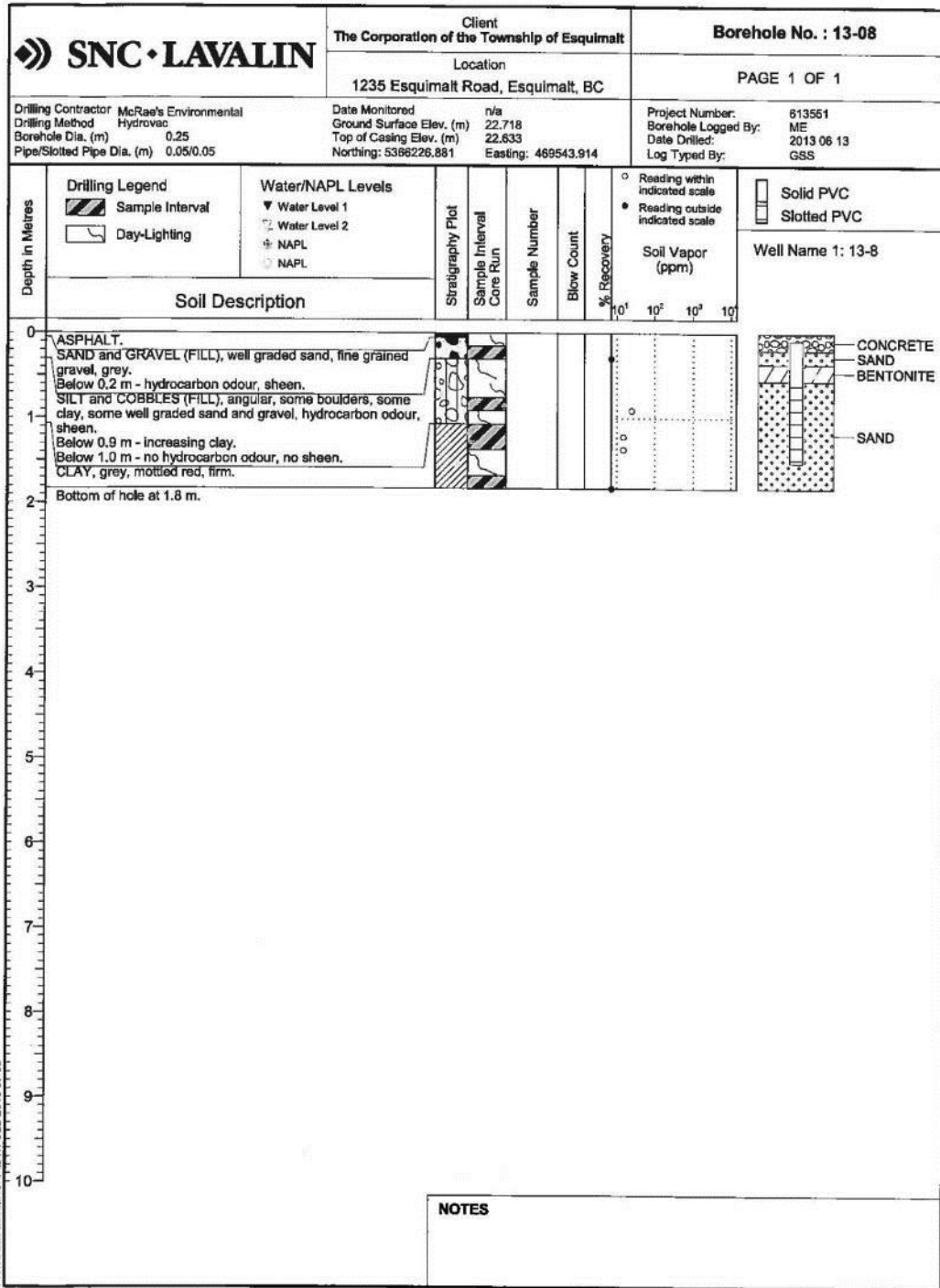
Print Date: 2013.07.11 QA1: CLS 2013 07 09



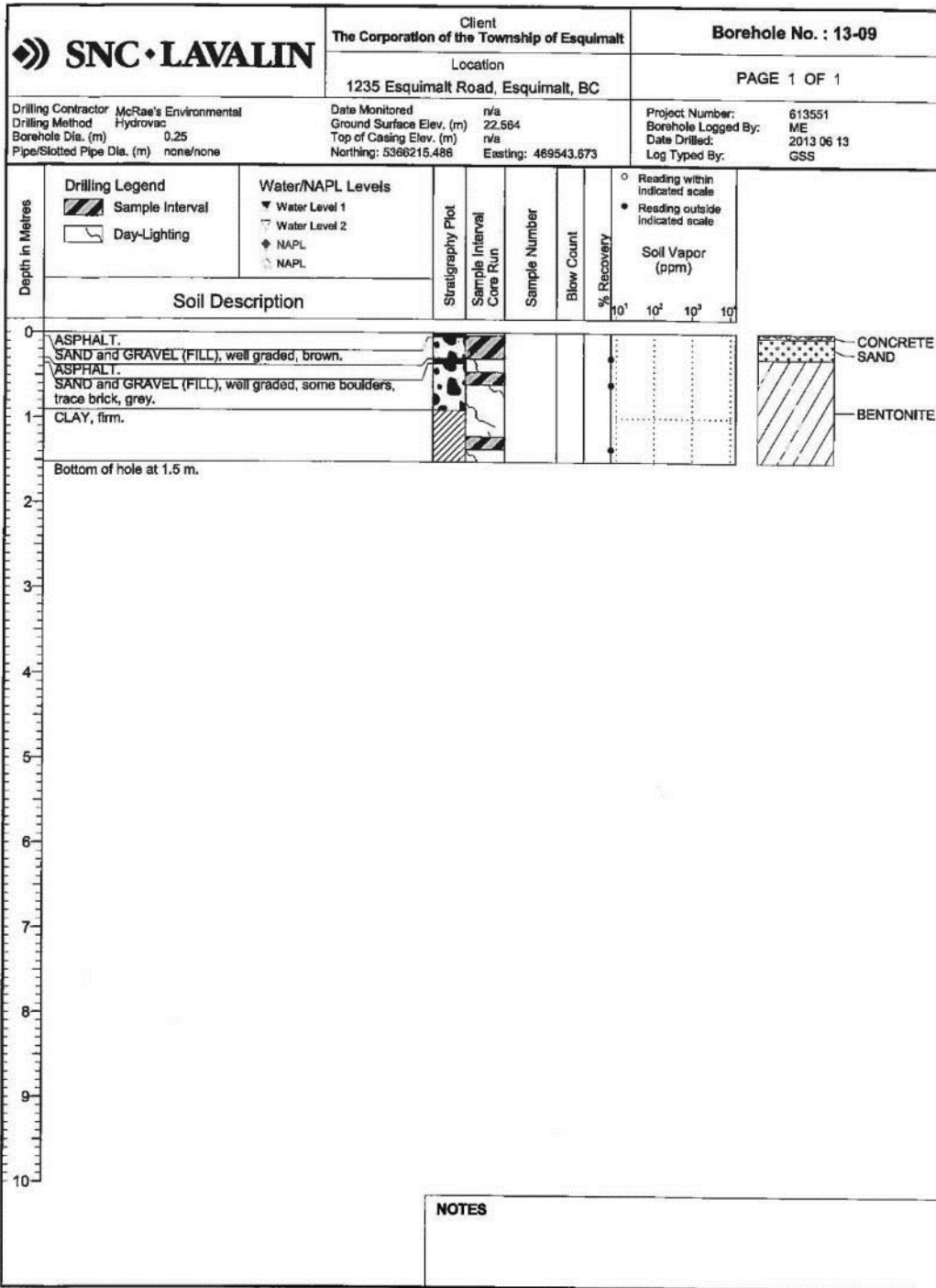
Print Date: 2013.07.11 QA1:CLS 2013 07 09



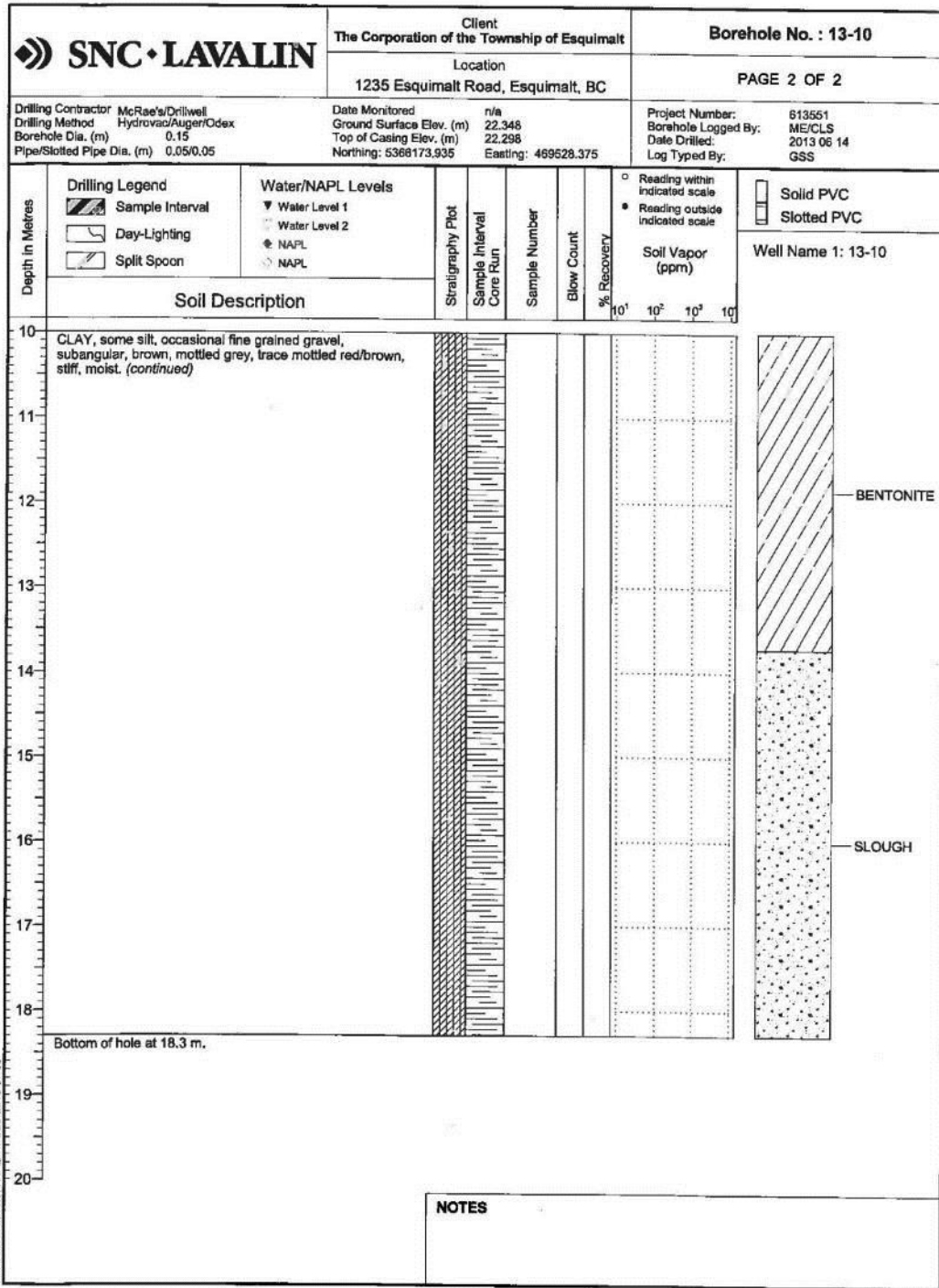
Print Date: 2013.07.11 QA1: CLS 2013 07 09



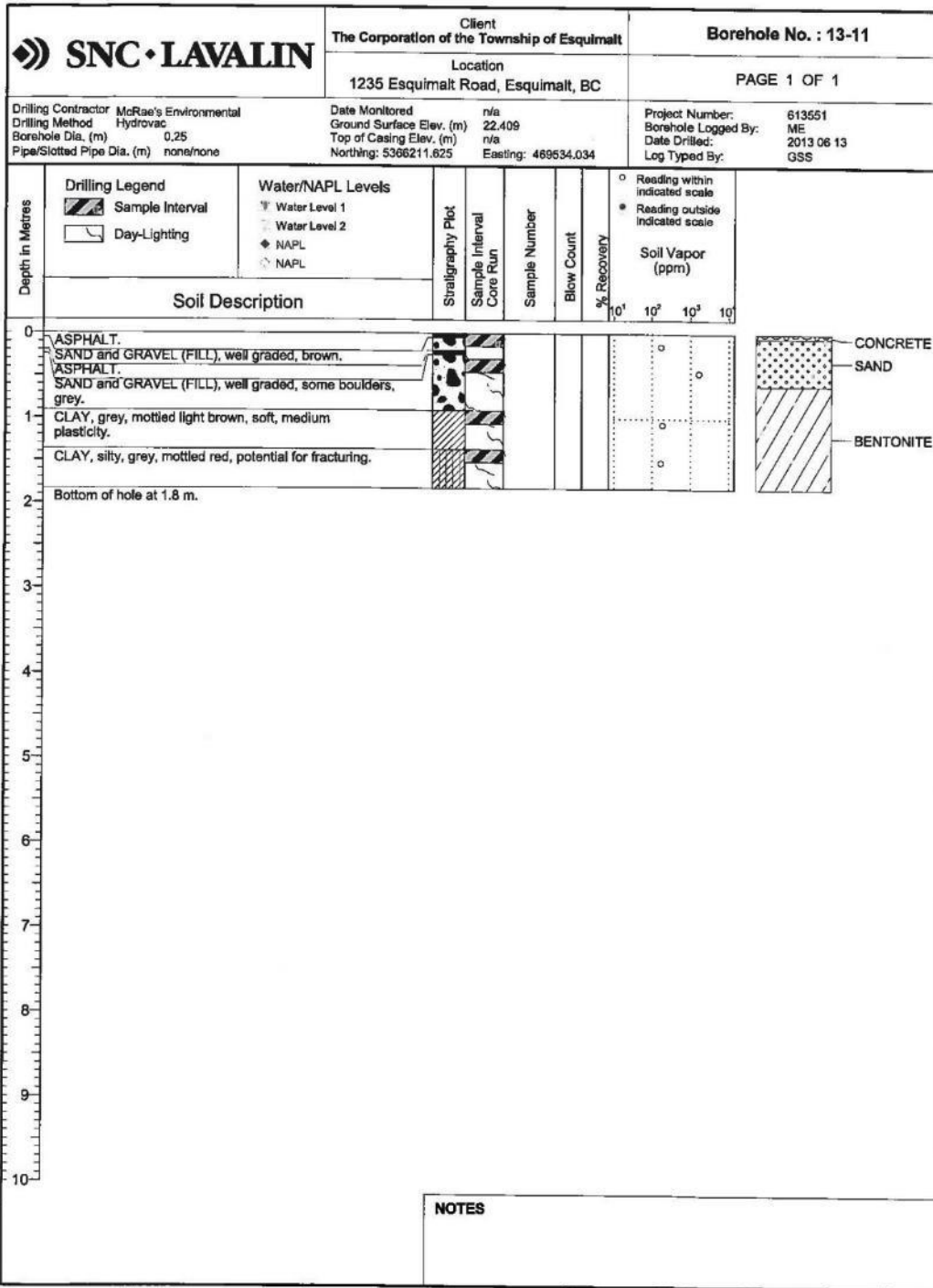
Print Date: 2013.07.11 04:1 CLS 2013 07 09



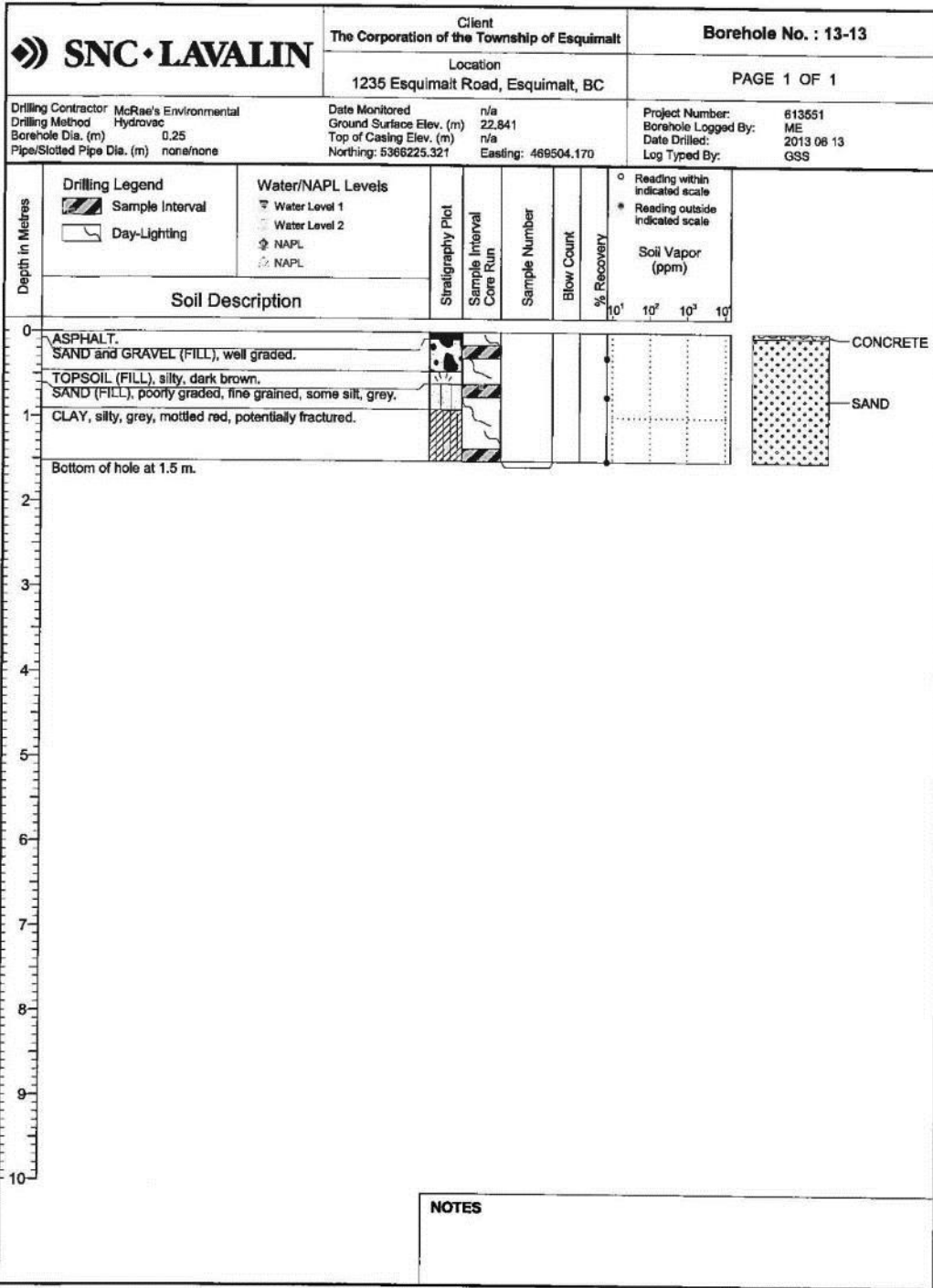
Print Date: 2013.07.11 QA1: C.L.S 2013 07 09



Print Date: 2013.07.11 QA1: CLS 2013 07 09



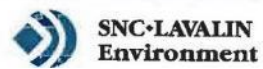
Print Date: 2013.07.11 0A1: CLS 2013 07 09



Print Date: 2013.07.11 0A:1: CLS 2013 07 08

Appendix IV

Seismic Analysis



2010 National Building Code Seismic Hazard Calculation

INFORMATION: Eastern Canada English (613) 995-5548 français (613) 995-0600 Facsimile (613) 992-8836
 Western Canada English (250) 363-6500 Facsimile (250) 363-6565

Requested by: Nader Keshta, SNC Lavalin

July 05, 2013

Site Coordinates: 48.4294 North 123.4144 West

User File Reference: Township of Esquimalt -1235 Esquimalt Rd. Development

National Building Code ground motions:

2% probability of exceedance in 50 years (0.000404 per annum)

Sa(0.2)	Sa(0.5)	Sa(1.0)	Sa(2.0)	PGA (g)
1.196	0.804	0.374	0.184	0.596

Notes. Spectral and peak hazard values are determined for firm ground (NBCC 2010 soil class C - average shear wave velocity 360-750 m/s). Median (50th percentile) values are given in units of g. 5% damped spectral acceleration (Sa(T), where T is the period in seconds) and peak ground acceleration (PGA) values are tabulated. Only 2 significant figures are to be used. **These values have been interpolated from a 10 km spaced grid of points. Depending on the gradient of the nearby points, values at this location calculated directly from the hazard program may vary. More than 95 percent of interpolated values are within 2 percent of the calculated values.** Warning: You are in a region which considers the hazard from a deterministic Cascadia subduction event for the National Building Code. Values determined for high probabilities (0.01 per annum) in this region do not consider the hazard from this type of earthquake.

Ground motions for other probabilities:

Probability of exceedance per annum	0.010	0.0021	0.001
Probability of exceedance in 50 years	40%	10%	5%
Sa(0.2)	0.315	0.658	0.876
Sa(0.5)	0.204	0.437	0.585
Sa(1.0)	0.095	0.203	0.272
Sa(2.0)	0.043	0.094	0.129
PGA	0.161	0.330	0.438

References

National Building Code of Canada 2010 NRCC no. 53301; sections 4.1.8, 9.20.1.2, 9.23.10.2, 9.31.6.2, and 6.2.1.3

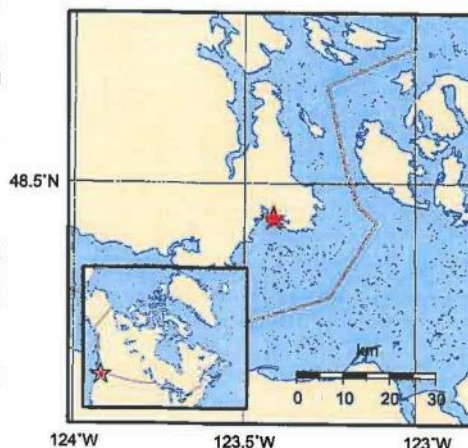
Appendix C: Climatic Information for Building Design in Canada - table in Appendix C starting on page C-11 of Division B, volume 2

User's Guide - NBC 2010, Structural Commentaries NRCC no. 53543 (in preparation)
Commentary J: Design for Seismic Effects

Geological Survey of Canada Open File xxxx
 Fourth generation seismic hazard maps of Canada: Maps and grid values to be used with the 2010 National Building Code of Canada (in preparation)

See the websites www.EarthquakesCanada.ca and www.nationalcodes.ca for more information

Aussi disponible en français



Attachment 7: Archaeology Report

Esquimalt Village Archaeological Overview Assessment

Prepared for:
Township of Esquimalt

Non-Permitted Report

By:
Ryan Blackburn, BA



Millennia Research Limited
510 Alpha Street
Victoria, BC
V8Z 1B2
(250) 360-0919

October 9, 2013
Project #MR1322

Credits

Project Director	Morley Eldridge, MA, RPCA
Author	Ryan Blackburn, BA
Editing	Anne Eldridge, BA Morley Eldridge
Mapping and GIS	Sarah Kessick, MSc

Acknowledgements

Millennia Research would like to thank the following people for their help and co-operation during this project:

Bill Brown, MCIP, Director of Development Services, Township of Esquimalt.

Management Summary

Millennia Research Limited (Millennia) was contracted by the Township of Esquimalt to conduct an Archaeological Overview Assessment (AOA) of the following lots located behind 1229 Esquimalt Road (Figure 1):

- Lot A, Suburban Lot 40, Esquimalt District, Plan 31764
- Lot 275, Suburban Lot 40, Esquimalt District, Plan 2854
- Lot B, Section 11, Suburban Lot 40, Esquimalt District Plan, 18121
- Lots 12 and 14, Section 11, Esquimalt District, Plan 1163

The purpose of the AOA is to identify and assess the potential for archaeological deposits within the project area and to provide recommendations for the project. The project is located in Esquimalt B.C. and in the traditional territories of the Esquimalt and Songhees Nations. The AOA was conducted in October 2013.

Parts of the project area are mapped as having archaeological potential in provincial sources. The general vicinity contains two archaeological sites and six historical sites within 400 m of the project area (Figure 1). However, nothing has been recorded on the lots themselves previously, and previous development has reduced the chance of there being protected archaeological remains on the lots. In consideration of these factors, the overall archaeological potential for the entire lots has been reassessed as low and therefore an Archaeological Impact Assessment is not considered warranted. There is almost always some potential for previously unrecorded archaeological remains to be encountered. All archaeology sites meeting certain criteria, whether unrecorded or recorded, are protected under the *Heritage Conservation Act* and may not be altered, damaged, moved, excavated or disturbed in any way without a permit issued under either Section 12 or Section 14 of the Act.

Recommendations for the project include:

- Archaeological Awareness Training is recommended for crews prior to land altering activities; and
- Implementation of a Chance Finds Procedure to mitigate any residual archaeological risk for the proposed project.

Table of Contents

Credits ii
Acknowledgements ii
Management Summary iii
Table of Contents iv
List of Figures iv
Introduction 1
Project Description 1
Methodology 4
Ethnographic and Historic Data 4
 Ethnography 4
 Historic 4
Archaeological and Protected Heritage Inventory 4
Evaluation and Discussion 5
Recommendations 5
Limitations 5
Professional Statement 5
References 7

List of Figures

Figure 1. Project location 2
Figure 2. Project area and archaeological potential 3

Introduction

Millennia Research Limited (Millennia) was contracted by the Township of Esquimalt to conduct an Archaeological Overview Assessment (AOA) of the following lots:

- Lot A, Suburban Lot 40, Esquimalt District, Plan 31764
- Lot 275, Suburban Lot 40, Esquimalt District, Plan 2854
- Lot B, Section 11, Suburban Lot 40, Esquimalt District Plan, 18121
- Lots 12 and 14, Section 11, Esquimalt District, Plan 1163

The purpose of the AOA is to identify and assess the potential for archaeological deposits within the project area and to provide recommendations to address potential impacts. The project is located in Esquimalt B.C. and in the traditional territories of the Esquimalt and Songhees Nations (Figure 1). The AOA was conducted in October 2013.

Project Description

The project area is the above listed lots, located behind 1229 Esquimalt Road (Figure 2). The AOA is part of planning to redevelop the parcel and to assess any potential archaeological concerns. The lots currently consist of parking areas, thoroughfares and the Esquimalt Fire Department building.

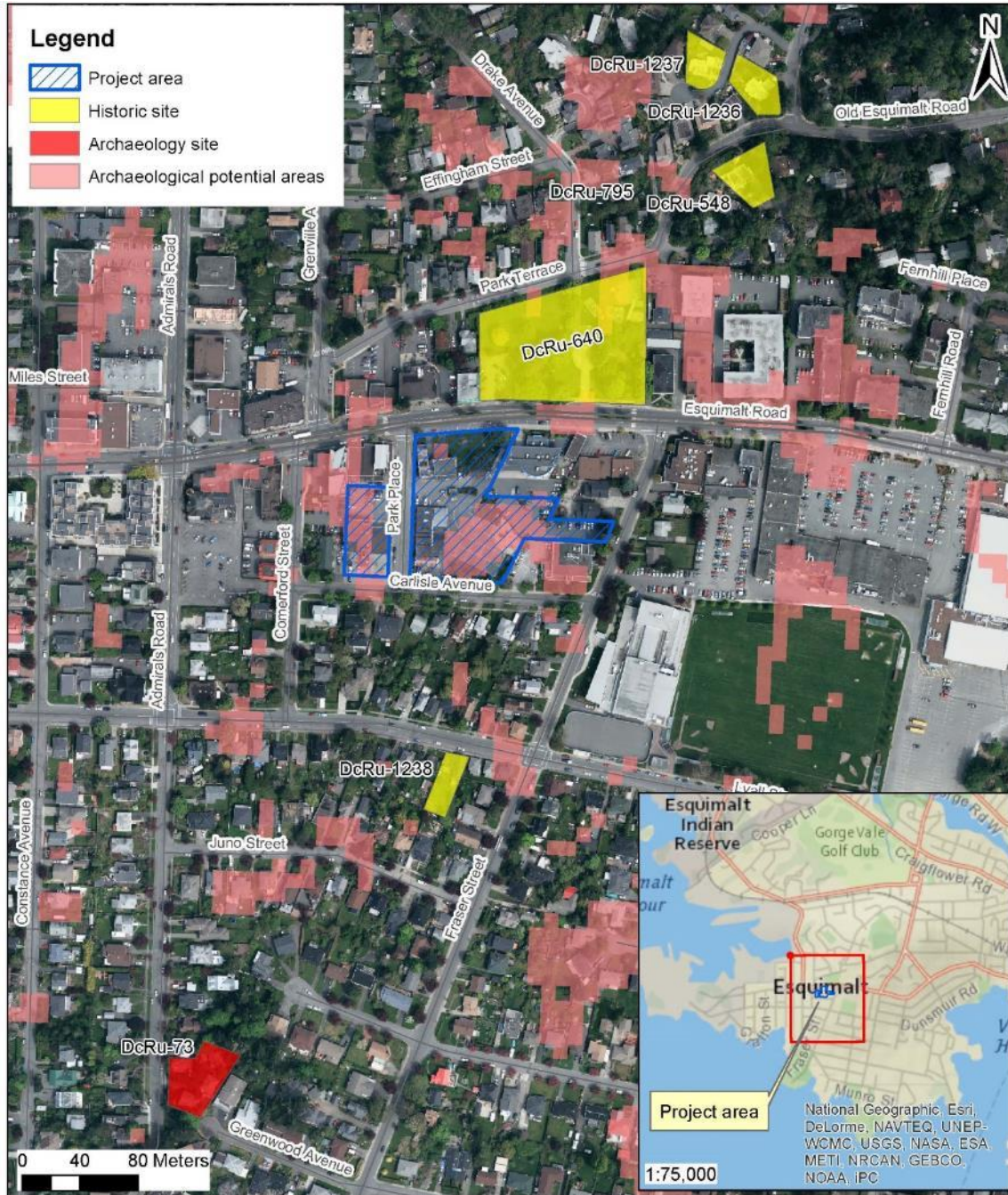


Figure 1. Esquimalt Village: Archaeological Sites and Project Area





Figure 2. Esquimalt Village: Archaeological Sites and Project Area

Methodology

Background research conducted by Millennia Research included a report review using the BC Archaeology Branch's Provincial Archaeological Report Library (PARL) which was searched for reports related to previous archaeological surveys in the vicinity of the project area. The Millennia in-house library was also utilized. The Township of Esquimalt Archives were also examined. Mapping resources were checked including previously recorded archaeological sites through the Archaeology Branch's Remote Access to Archaeological Data (RAAD) which includes the Capital Regional District Archaeological Potential Model (Parker 2008). The maps were downloaded, geo-referenced and imported to a GIS, and then laid over the geo-referenced project area map, in order to locate areas that have potential for conflicts with known and unrecorded archaeological sites.

Ethnographic and Historic Data

Ethnography

The project area lies within the traditional territories of the Esquimalt and Songhees Nations. Both are Lekwammen speaking peoples who lived in what is now Greater Victoria and are amalgamations of independent groups that occupied a number of villages between Cowichan Head and Parry Bay (Duff 1969). The Lekwammen culture and territory are further discussed by several authors (Barnett 1938; Barnett 1955; English 1996; Kennedy and Bouchard 1995; Suttles 1951). No mention of the specific project area is made in reviewed ethnographic materials.

Historic

No information regarding the project area was found on the Provincial Report Library (PARL), the Millennia library, or the University of Victoria Digital Map Collection. Sources consulted included the following: (Duffus 1990; Province Publishing Co Ltd. 1897; The Esquimalt Silver Threads Writers Group 1994). Information from the Esquimalt Archives revealed that several incarnations of the Municipal Hall and works yard has been in the current location since 1931 (British Columbia Insurance Underwriters Association Fire Branch Plan Department 1931). Previous to that, the general area was forested and swampy (Personal Communication with Greg Evans, Township of Esquimalt Archives).

Archaeological and Protected Heritage Inventory

Two precontact archaeological sites (DcRu-73 and 795) and six historical sites (DcRu-548, 625, 640, 1236, 1237, and 1238) are located within 400 m of the project area, but none are recorded within the project area itself (Figure 1). DcRu-73 was originally recorded in 1967 by the B.C. Provincial Museum and contains precontact shell midden (DcRu-73 Site Form). DcRu-795 was recorded in 2004 by I.R. Wilson Consultants Ltd., and contains precontact subsurface shell midden. It is listed as heavily disturbed and the material may be relocated fill (DcRu-795 Site Form). Neither provides any indication of increased potential at the project location.

Six historical buildings or sites designated under the *Heritage Conservation Act* are located in the vicinity: DcRu-548, the Gerald Stelck House, a historic dwelling; DcRu-625 is the Peter Cotton house; DcRu-640 is Memorial Park and is located across the street from the

development at 1200 Esquimalt Road. It is an historic building and park. The final three sites (DeRu-1236, 1237, and 1238) are historic buildings on Old Esquimalt Road, Rockheights Avenue and Lyall Street. None of these are in conflict with redevelopment of the subject area.

The project area shows mapped areas of high archaeological potential. This potential is represented on Figure 2 by pink blocks. The potential as mapped appears to originate from general landform shapes. Given the high degree of ground disturbance from existing development, and the lack of other information that would suggest that protected archaeological remains might once have been present, the potential has been reassessed as low.

Evaluation and Discussion

The area in general has been redeveloped several times since 1931 and it is unlikely that undiscovered intact cultural deposits exist. No records of archaeological or historical activities were discovered in the ethnographic and historical search. The project area has been previously developed, is inland away from the ocean and the likelihood of undiscovered subsurface cultural deposits in that area appears low. However, there is almost always some residual small potential for previously unrecorded archaeological remains to be encountered. All archaeology sites meeting certain criteria, whether unrecorded or recorded, are protected under the *Heritage Conservation Act* and may not be altered, damaged, moved, excavated or disturbed in any way without a permit issued under Section 12 or Section 14 of the Act. Recommendations to mitigate the risk of undiscovered sub surface cultural materials are presented below.

Recommendations

Recommendations for the project include:

- Archaeological Awareness Training is recommended for crews prior to land altering activities; and
- Implementation of a Chance Finds Procedure to mitigate archaeological risk for the proposed project.

Limitations

The current study is concerned with the management of archaeological sites which may be affected by the proposed development. Unidentified cultural deposits may be present within the project area. The information contained in this report has been compiled specifically for the project as defined by the proponent and discussed herein. Any subsequent changes to the proposed project may not be addressed by the current archaeological study and additional studies may be appropriate.

Professional Statement

The information compiled in this report has been prepared in accordance with the standards of the BC Association of Professional Archaeologists, and the BC Archaeological Impact Assessment Guidelines (British Columbia Archaeology Branch 1998). The report has been prepared by Millennia Research Limited staff and reviewed by a senior archaeologist (see signatories below).

Millennia Research Limited

Per:

Signature:



Name: Ryan Blackburn
Title: Archaeologist

Signature:



Name: Morley Eldridge, MA RPCA
Title: Senior Archaeologist

References

- Barnett, H. G.
1938 The Coast Salish of Canada. *American Anthropologist* 40(1):118-141.
- Barnett, H. G.
1955 *The Coast Salish of British Columbia*. University of Oregon Press, Eugene, OR.
- British Columbia Archaeology Branch
1998 B.C. Archaeological Impact Assessment Guidelines, edited by Archaeology Branch. Third ed. Ministry of Small Business, Tourism and Culture, Victoria, B.C.
- British Columbia Insurance Underwriters Association Fire Branch Plan Department
1931 Insurance Plan of Victoria, British Columbia, Volume 4, Surveyed July 19, 1931, pp. Map sheet 401 & 458
- Duff, W.
1969 The Fort Victoria Treaties. *B.C. Studies* 3:3-57.
- Duffus, M. (editor)
1990 *Beyond the Blue Bridge: Stories from Esquimalt*. Desktop Publishing Ltd., Victoria, BC.
- English, C.
1996 *Traditional Use Study, Victoria Approaches, Vancouver Island Highway Project*. Report prepared for Songhees Indian Band, and Ministry of Transportation and Highways. On file with Songhees Indian Band.
- Kennedy, D. and R. Bouchard
1995 *An Examination of Esquimalt History and Territory: A Discussion Paper*. Report prepared for Esquimalt Nation. On file with Millennia Research.
- Parker, A.
2008 *Archaeological Potential Modelling for the Capital Regional District*. Millennia Research Limited.
- Province Publishing Co Ltd.
1897 Province Pocket Road Map of Victoria and Surroundings. Province Publishing Co., Ltd., University of Victoria Libraries
- Suttles, W.
1951 Economic Life of the Coast Salish of Haro and Rosario Straits. Ph.D. dissertation University of Washington, University of Washington, Seattle.

The Esquimalt Silver Threads Writers Group

1994 *Seafarers, Saints & Sinners: Tales of Esquimalt and Victoria West People.*