



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### DESIGN REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 12, 2016

3:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

**MEMBERS:** Jill Singleton (Chair) Wendy Kay  
Ally Dewji Richard Iredale  
Paul De Greeff Roger Wheelock

**RESOURCE MEMBER:** Cst. Franco Bruschetta [Non-Voting]

**COUNCIL LIAISON:** Councillor Susan Low  
Councillor Tim Morrison

**STAFF LIAISON:** Bill Brown, Director of Development Services  
Karen Hay, Planner

**SECRETARY:** Pearl Barnard

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- I. CALL TO ORDER
- II. LATE ITEMS
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – JULY 20, 2016
- V. STAFF REPORTS

#### **DEVELOPMENT PERMIT**

##### **616 and 620 Lampson Street**

PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618

PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618

#### **PURPOSE OF APPLICATION:**

The applicant is proposing twelve [12] new townhouse units, constructed as a single row house style building. The existing two houses would be demolished and the twelve new dwelling units would be constructed.

The property is governed by Comprehensive Development District No. 97 of Esquimalt Zoning Bylaw 1992, No. 2050; and the development permit is directed by the Development Permit Area No. 1 – Multi-Unit Residential [attached] guidelines contained within the Esquimalt Official Community Plan.

Staff request the Design Review Committee provide comments on the following:

1. The form and character of the proposal as it relates to the surrounding neighbourhood;
2. Outdoor lighting ( not available at time of this report);
3. Landscaping and how it relates to the streetscape;

4. Parking lot layout and paving materials;
5. The appropriateness of building exterior and façade materials.

**RECOMMENDATION:**

**That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments** on the Development Permit for the new development proposed for 616 and 620 Lampson Street, for twelve (12) townhouse dwelling units built as a single row house style building; as sited on the survey plans prepared by Bradley Cunnin Land Surveyor stamped “Received September 20, 2016” and consistent with the architectural plans provided by Keay Cecco Architecture Ltd., stamped “Received September 20, 2016”, detailing the development proposed to be located at PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618 and PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618 [616 and 620 Lampson Street]; **and make a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the chosen recommendation.**

**VI. STAFF LIAISON STATUS REPORT**

**VII. NEW BUSINESS**

**VIII. NEXT REGULAR MEETING**

November 9, 2016

**IX. ADJOURNMENT**



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES**  
**HELD**  
**JULY 20, 2016**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Richard Iredale                      Robert Schindelka  
Paul De Greeff                                      Roger Wheelock  
Ally Dewji

**REGRETS:** Jill Singleton, Wendy Kay, Cst. Franco Bruschetta

**STAFF LIAISON:** Bill Brown, Director, Development Services

**STAFF:** Karen Hay, Planner

**SECRETARY:** Pearl Barnard

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**I. CALL TO ORDER**

The Vice Chair called the meeting to order at 4:37 p.m.

**II. INTRODUCTION OF NEW MEMBER**

Bill Brown, Staff Liaison welcomed new member Ally Dewji, and thanked outgoing member Paul Newcombe.

**III. LATE ITEMS**

No late items

**IV. ADOPTION OF AGENDA**

Moved by Roger Wheelock, seconded by Richard Iredale: That the agenda be adopted as distributed. **Carried Unanimously**

**IV. ADOPTION OF MINUTES – June 15, 2016 Meeting**

Moved by Robert Schindelka, seconded by Roger Wheelock: That the minutes of June 15, 2016 be adopted as distributed. **Carried Unanimously.**

**V. STAFF REPORTS**

**DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT**  
**429 Lampson Street**  
**[PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]**

**PURPOSE OF APPLICATION:**

Karen Hay, Planner outlined that the property owner is proposing a multi-phased commercial and residential development. The property is located within Development Permit Area No. 7 – English Inn; therefore a Development Permit is required for the construction of any new buildings, alteration of the land or landscaping. The property is

governed by Comprehensive Development District No. 84 of Esquimalt Zoning Bylaw 1992 No. 2050, which divides the property into Site A and Site B. Staff request that the DRC Members primarily look at form and character and the environmental features outlined in the Development Permit Guidelines and also provide comments on the points outlined in the Staff Report.

Lenny Moy, Aragon (Lampson) Properties Ltd., Inc., Graham Fligg, Merrick Architecture Jessica Yaris, Project Manager Merrick Architecture and Tim Judge, Project Architect Merrick Architecture were in attendance.

Graham Fligg presented the application. Mr. Fligg gave an overview of the site plan, parking layout, and landscaping plan for the site. He gave a brief history of the property and outlined the proposed changes to the grounds and existing Inn. Site A, the English Inn, would be altered to reinstate a full service restaurant and expanded bar lounge, with an event space in the basement. The existing wing would be demolished and replaced with a new hotel wing, which would include additional hotel rooms and a spa. On Site B, the existing buildings would be demolished and replaced with a two level subgrade parking garage with wood frame multi-unit residential buildings above. Seven townhomes are proposed for the southwest portion of the site. A colour board was passed around.

The Vice Chair thanked the applicant for their presentation.

Committee Members had the following questions and comments:

- Members were positive about the project and had the following comments; like the design, forty suites types is very impressive, the north, middle and south phasing is very nice, unbelievable density on the site considering all the trees, the work done to establish the picturesque roof lines and the general form and character is well done. The upgrades to the heritage house are going to be really impressive when done; the big grand stairs up from the gardens is a nice feature.
- A Member asked for clarification on the variances required. Mr. Fligg advised that variances are required for setbacks on north and south property lines and also for the roof overhangs that protrude slightly into the setbacks. Another member inquired if the 4ft setback from the north property line was also a variance. Ms. Hay advised that the zoning has been written very specifically for the footprint of the current building, so to expand the footprint out to the north property line would require a variance. Another member commented that the 4ft setback to the north would be hard on the neighbours and thought 6 or 8ft would be better. Mr. Fligg advised they would be putting 2 storey high trellis screens on that side. If they pulled the building south it would greatly impact some of the trees that are there.
- Concern raised about where children are going to play, a member commented that the gardens are manicured and there is not much space for children to gather. He also asked the applicant how many of the units do they expect to be occupied by families. Mr. Fligg advised that of the 187 units; 7 are very large 2400 square foot townhomes, with 4 bedrooms, 3 bathrooms and a double garage, and they anticipate these units will be most appealing to families.
- Is there an outdoor lighting plan for the site? Mr. Fligg advised it is too early to give specifics on lighting. Too be determined.
- A Member asked if there were any amenities on the perimeter walkway around the eastern portion of the property. Mr. Fligg advised that there are some water features, some gazebo pergolas, a variety of paving and seating areas.
- What is the hard and softscape for the Hither Green Park? Mr. Fligg advised they are working with the Fire & Parks Departments, and the details are being worked out.

- A member inquired about access for the fire and emergency response vehicles. Mr. Fligg outlined the proposed emergency response route.
- A Member inquired about a social gathering point, a community centre space in the main courtyard or a coffee shop, something to bring people together. Mr. Fligg advised that zoning doesn't permit any commercial on the site, but the Inn will have a full service restaurant as well as a bar. The Inn itself is intended to be the common neighbourhood gathering place.
- What was the rationale behind the design of the exterior corridors on the north side of the project? Mr. Fligg advised there are a number of rationales; they didn't like the notion of walking down double loaded corridors for great lengths, the units can be accessed from the outside, there is less area to heat and it allows for additional windows for cross ventilation of the suites. A Member also commented that he feels that it is going to come down to the lighting and how intrusive it is going to be, concerned with light spillage to the adjacent properties.
- Mr. Fligg gave an overview of the water conservation / stormwater management plan for the site. Members didn't express any concerns.
- Members asked for clarification on the traffic flow for the site. Concerns with arrival, access, drop off zones, short-term parking and general circulation to the east portion of the property. Another member inquired about non-vehicle access to the property from Lampson Street. Mr. Fligg gave a brief overview of the traffic flow for the site and advised that an in-depth traffic report had been done.
- A member expressed concerns about the landscape plan; it is non-committal on new tree plantings, only 10 trees are listed. Concerns with the big overgrown Cypress trees, if they cannot be pruned and have to come down; it is going to be a really dramatic change for the neighbours. Need some clarification on how that change is going to be managed. The 100 salvage trees that are shown, there needs to be a commitment of a one to one replacement for any of the salvaged trees that fail.
- Concern that deer are going to be an issue. Recommend a deer management plan.

**RECOMMENDATION:**

Moved by Paul De Greeff, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the Development Permit for the new development proposed for 429 Lampson Street as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received July 15, 2016", for the property at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street] and **make a recommendation for approval with the following conditions:**

That the applicant:

1. Include on the landscape plan a one to one replacement tree for any failed salvaged trees
2. Include a replacement plan for overgrown Cypress trees that cannot be retained (various hedges and screens)
3. Include a deer management plan
4. Provide clarification on the management of light spillage to the adjacent properties
5. Provide clarification on hard and softscape treatment for the Hither Green Park
6. Provide additional details on the exterior corridor treatment; such as railings and lighting

7. Provide clarification on approaches; drop off zones and general circulation to the east portion of the site. **The Motion Carried Unanimously**

**VI. STAFF LIASON STATUS REPORT**

1. Council approved the Development Permit for the proposed 30-unit multifamily development at 826 Esquimalt.
2. Request for Proposal for the Esquimalt Road Design Guidelines is on BC Bid, closing date is August 15<sup>th</sup>.
3. Working hard on the Esquimalt Town Square Project, the Development Permit Application will be coming this fall.

**VII. NEW BUSINESS**

No new business.

**VIII. NEXT REGULAR MEETING**

Wednesday, August 10, 2016

**IX. ADJOURNMENT**

On motion the meeting adjourned at 5:03 p.m.

CERTIFIED CORRECT:

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CHAIR, DESIGN REVIEW COMMITTEE

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ANJA NURVO,  
CORPORATE OFFICER

THIS 12 DAY OF OCTOBER 2016



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Telephone (250) 414-7100 Fax (250) 414-7111

DRC Meeting: October 12, 2016

## STAFF REPORT

**DATE:** October 7, 2016

**TO:** Chair and Members of the Design Review Committee

**FROM:** Karen Hay, Planner  
Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT**  
**616 and 620 Lampson Street**  
PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618  
PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618

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### RECOMMENDATION:

**That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the Development Permit for the new development proposed for 616 and 620 Lampson Street, for twelve (12) townhouse dwelling units built as a single row house style building; as sited on the survey plans prepared by Bradley Cunnin Land Surveyor stamped "Received September 20, 2016" and consistent with the architectural plans provided by Keay Cecco Architecture Ltd., stamped "Received September 20, 2016", detailing the development proposed to be located at PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618 and PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618 [616 and 620 Lampson Street]; and make a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the chosen recommendation.**

### BACKGROUND:

#### Purpose of the Application

The applicant is proposing twelve [12] new townhouse units, constructed as a single row house style building. The existing two houses would be demolished and the twelve new dwelling units would be constructed.

The property is governed by Comprehensive Development District No. 97 of Esquimalt Zoning Bylaw 1992, No. 2050; and the development permit is directed by the Development Permit Area No. 1 – Multi-Unit Residential [attached] guidelines contained within the Esquimalt Official Community Plan.

Staff request the Design Review Committee provide comments on the following:

1. The form and character of the proposal as it relates to the surrounding neighbourhood;

2. Outdoor lighting ( not available at time of this report);
3. Landscaping and how it relates to the streetscape;
4. Parking lot layout and paving materials;
5. The appropriateness of building exterior and façade materials.

### **Context**

**Applicant:** John Keay, Keay Cecco Architecture Ltd.

**Owners:** Ron Warrington, Van-Isle Property Management Ltd. Inc., No. BC0653345; and Gary Jackson, Gary R. Jackson Law Corporation, Inc. No. BC0870211

**Property Size:** 616 Lampson: [Lot 5]: Metric: 1161.8 m<sup>2</sup> Imperial: 12505.9 ft<sup>2</sup>  
620 Lampson: [Lot 6]: Metric: 1050.3 m<sup>2</sup> Imperial: 11305.7 ft<sup>2</sup>  
Total: Metric: 2212.1 m<sup>2</sup> Imperial: 23811.6 ft<sup>2</sup>

**Existing Land Use:** 616 Lampson: Single Family Dwelling  
620 Lampson: Single Family Dwelling

### **Surrounding Land Uses:**

**North:** Two Family Residential [Two Family Residential – RD-1]

**South:** Single Family Residential [Comprehensive Development District, 2 dwellings]

**West:** Single Family Residential [Multiple Family Residential zone - RM-1]

**East:** Two Family Residential [Two Family Residential – RD-1]

**Existing Zoning:** Comprehensive Development District No. 97

**Existing OCP Designation:** Townhouse Residential

### **Comments From Other Departments**

The plans for this proposal were circulated to other departments and the following comments were received by the DRC submission deadline:

**Building Inspection:** Construct to current BC Building Code and Municipal Building Code Bylaw, 2002, No. 2538. Subject to code and bylaw review at time of building permit application.

**Engineering Services:** Engineering has completed a preliminary review of the proposed development at 616 – 620 Lampson Street. The proposed rezoning for development appears to be achievable from an Engineering stand point, and does not appear to be in conflict with existing Municipal infrastructure. The developer should be made aware that Works and Services could include at a minimum new curb, gutter, and sidewalk along the frontage of the proposed development, upgrading of sewer, drain and water service connections, as well as underground hydro, telephone, and cable. Additional review and comments will be provided upon receipt of Civil Engineering drawings. All proposed Works and Services shall be as per Bylaw No. 2175. It is the responsibility of the applicant to hire a professional to determine if the proposed development can be gravity serviced.

Engineering has reviewed the plans submitted for Storm Water Management (SWM) at 616-620 Lampson Street. The proposed SWM appears achievable, and Engineering is in support of SWM at this location. Engineering will provide further comments when detailed drawings are provided.



**Fire Services:** Sprinklers will be required for this building; size of water main to handle requirements of sprinklers and domestic water supply to be considered at Building Permit stage. Driveway approach shall be constructed in a fashion that permits fire department uphill access without the fire truck bottoming out.

**Parks Services:** Comments as per Talbot and Mackenzie report; retain and protect trees as per tree protection bylaw. Apply for removals through Parks department.

**Director of Development Services:** As this proposal is for a single principal building situated across two lots, the lots will need to be consolidated prior to issuance of the development permit.

*Note: All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.*

## **ISSUES:**

### **Zoning**

Comprehensive Development District No. 97 of Esquimalt Zoning Bylaw 1992, No. 2050 [attached], was specifically written to accommodate this proposal. The design presented in the Development Permit application is consistent with the form and character presented in the rezoning application; with the building density, height, siting and parking requirements satisfying the CD No.97 zone regulations.

The following design guideline; which was written into CD No.97 as a result of comments raised by the Design Review Committee (November 12, 2015), has been achieved.

The Principal Building will have a general character that shall modulate at approximately 0.8 metre offsets at approximate 9 metre (30 foot) increments, generally as illustrated on the following diagram.



### **Official Community Plan**

Section 9.3 Development Permit Area No. 1 - Multi-Unit Residential contains Development Permit Guidelines for land contained within Development Permit Area No. 1.

OCP Section 9.3.5(a) states, in part, that the size and siting of buildings abutting single, two-unit and townhouse dwellings should reflect the size and scale of adjacent development and compliment surrounding uses. The proposed building is designed and sited to be complimentary to the neighbourhood which contains a variety of building types, from single family dwellings to four storey residential buildings.

OCP Section 9.3.5(b) states, in part, that new buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units. The proposed building was designed and sited in order to minimize the visual intrusion into neighbouring properties. A privacy hedge, to be planted along the north property line, has been secured with a section 219 covenant, there are multiple large trees in the rear yard that are to be retained, the roof top patios have been designed with a setback from the roof edges; all features designed to minimize visual overlook to neighbouring residential properties.

OCP Section 9.3.5(d) states that landscaping should emphasize the creation of an attractive streetscape as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving. The proposed installation of trees in the front yard and in the parking area will break up the expanse of paving required for the parking area and driveway. The front yard gardens and pedestrian pathway to the end unit should assist in creating an attractive streetscape.

OCP Section 9.3.5(i) states that retention and protection of trees and natural habitat is encouraged. The applicant has provided a Tree Assessment [attached] and agreed to maintain or replace all Garry Oak trees on the property through a covenant.

OCP Section 9.3.5 (j) states that townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent. The applicant has achieved this while also providing some modulation of the building, as required by CD No. 97.

OCP Section 9.3.5(k) states that site lighting should provide personal safety while being of a type that reduces glare and does not cause spillover of light onto adjacent parcels. Information on lighting was not available at time of report.

OCP Section 9.3.5(l) states garbage receptacle areas should be screened. This is achieved as the garbage and recycling area is proposed to be contained within a fenced area with vegetation between this area and the street.

OCP Section 9.3.5(p)(i) states that in order to create more aesthetic and functional design, long narrow parcels with minimal road frontage should be avoided and to consolidate parcels where necessary. The proposal will include the consolidation of two parcels.

OCP Section 9.3.5(p)(ii) states that parking areas should be placed away from the street. The parking for this proposal is located behind the garbage and recycling area, and also inside each townhouse unit.

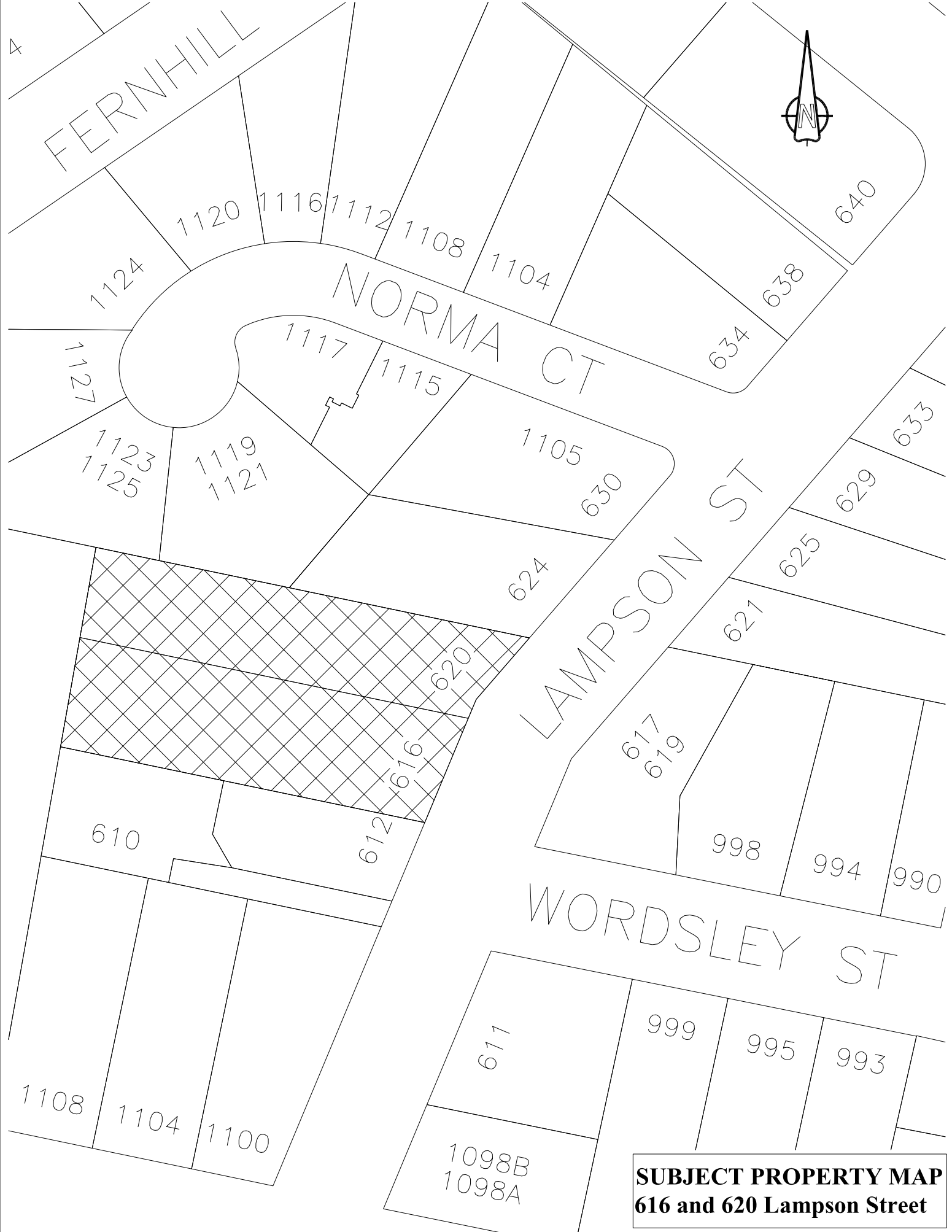
OCP Section 9.3.5(p)(iii) states that porches and windows should overlook the street to increase personal interaction and safety. The proposed design achieves this by providing windows that overlook Lampson Street, terraces on the second floor, and windows on the third floor that will overlook the shared parking area; while the east most roof top deck will also allow some visibility of Lampson Street.

### **Green Building Features**

The applicant has completed the Esquimalt Green Building Checklist [attached].

**ALTERNATIVES:**

1. Forward the application for Development Permit to Council with a **recommendation of approval**.
2. Forward the application for Development Permit to Council with a **recommendation of approval** including specific conditions.
3. Forward the application for Development Permit to Council with a **recommendation of denial**.



**SUBJECT PROPERTY MAP**  
**616 and 620 Lampson Street**

616 and 620 Lampson Street



## Development Permit Area No. 1 – Multi-Unit Residential

### 9.3.1 Scope

All land designated Multi-Unit Residential on Schedule “C” are part of DPA No. 1.

### 9.3.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, multi-family residential.

### 9.3.3 Justification

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new development. It is essential that new multi-unit residential development not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 1 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.

### 9.3.4 Requirements of Owners of Land within the Development Permit Area

a) Owners of land within Development Permit Area No. 1 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:

- i) subdivide lands; or
- ii) construct or alter a building or structure;

without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.

b) Exemptions:

The following do not require a development permit:

- i) construction of buildings or structures less than 10 square metres in area;
- ii) minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted upon application under the municipal tree protection bylaw; and
- vi) placement of signs less than 1.5 sq. metres in area.

### 9.3.5 Guidelines for Owners of Land within the Development Permit Area

a) The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.

- b) New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.
- c) High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas with a zero front setback should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front.
- d) Landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.
- e) Surface parking areas in multi-unit residential developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
- f) Underground parking will be provided for any multi-unit residential buildings exceeding four storeys.
- g) The retention of public view corridors particularly views to the water should be encouraged wherever possible.
- h) To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.
- j) Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.
- k) Site lighting in multi-unit residential developments should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spill over of light onto adjacent residential sites.
- l) Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.
- m) For waterfront sites, retention of natural features and existing trees should be a priority in site planning considerations.
- n) When any existing single-unit residence or duplex residence is being redeveloped to a multi-unit residential use by adding on of one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:
  - i) both, the existing and proposed structures will be in the same architectural style;
  - ii) variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;



- iii) roof styles and pitches must be complementary;
- iv) architectural features such as sloping roofs and dormers should be incorporated into the design to unite the various parts of the structure; and
- v) the existing and proposed structure will be constructed using the same or complimentary exterior finishes including roofing materials, window treatments, door styles and other finishing details.
- o) Within the area bounded by Tillicum, Craigflower, Lampson and Transfer Streets, redevelopment to multi-unit residential use will require that vehicular access to these sites be off Lampson Street rather than Tillicum, in recognition of the high levels of traffic currently using Tillicum Road.
- p) To create a more aesthetic and functional design that links each multi-unit residential project with the streetscape, the following guidelines are recommend:
  - i) Avoid long, narrow parcels with minimal road frontage (consolidate one or more parcels where necessary);
  - ii) Place parking areas away from the street; and
  - iii) Design porches and windows overlooking the street to increase personal interaction and safety.





## GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project .

As you review this checklist, if you have any questions please contact **Development Services at 250.414.7108** for clarification.

**New development is essential to Esquimalt.  
We look forward to working with you  
to ensure that development is  
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

*Adopted on January 10th, 2011*



“One-third of Canada’s energy use goes to running our homes, offices and other buildings. The federal government’s Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment.”  
 [Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards		
<i>Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.</i>		
1	Are you building to a recognized green building standard? If yes, to what program and level?	<input checked="" type="radio"/> Yes <input type="radio"/> No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	<input type="radio"/> Yes <input checked="" type="radio"/> No
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them. <u>LONG BOARD METAL SIDING &amp; SOFFITS, STUCCO, STONE</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?	<u>0</u> %
5	Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project.	
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	<input checked="" type="radio"/> Yes <input type="radio"/> No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? <u>SUEGA LUMBER</u>  For which parts of the building (e.g. framing, roof, sheathing etc.)? <u>ALL WOOD PRODUCTS</u>	
8	Can alternatives to Chlorofluorocarbon’s and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. _____	<input type="radio"/> Yes <input type="radio"/> No
9	List any products you are proposing that are produced using lower energy levels in manufacturing.	
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]?	<input checked="" type="radio"/> Yes <input type="radio"/> No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	<input type="radio"/> Yes <input checked="" type="radio"/> No

## Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

### Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs?	Yes	No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements?	Yes	No
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements? <span style="float: right;">N/A</span>	<input checked="" type="radio"/> Yes	No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers?	<input checked="" type="radio"/> Yes	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?	<input checked="" type="radio"/> Yes	No

### Storm Water

17	If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.]	Yes	No	<input checked="" type="radio"/> N/A
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property?	<input checked="" type="radio"/> Yes	No	N/A
19	Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. <u>IRRIGATION FOR GARDEN AREAS</u>	<input checked="" type="radio"/> Yes	No	N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses?	<input checked="" type="radio"/> Yes	No	N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. <u>OIL INTERCEPTORS</u>	<input checked="" type="radio"/> Yes	No	N/A
22	Will this project have an engineered green roof system or has the structure been designed for a future green roof installation?	Yes	<input checked="" type="radio"/> No	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces?	%		

### Waste water

24	For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these.	Yes	<input checked="" type="radio"/> No	N/A
----	--	-----	-------------------------------------	-----

## Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

25	Are any healthy trees being removed? If so, how many and what species? <u>SUBJECT TO LANDSCAPE PLAN ARBORIST REPORT</u> Could your site design be altered to save these trees? Have you consulted with our Parks Department regarding their removal?	Yes	No	N/A
----	---	-----	----	-----

26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? <u>SEE LANDSCAPE PLAN</u>	<input checked="" type="radio"/> Yes	No	N/A
27	Are trees [existing or new] being used to provide shade in summer or to buffer winds?	<input checked="" type="radio"/> Yes	No	N/A
28	Will any existing native vegetation on this site be protected? If so, please describe where and how. _____	Yes	No	N/A
29	Will new landscaped areas incorporate any plant species native to southern Vancouver Island?	<input checked="" type="radio"/> Yes	No	N/A
30	Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?	<input checked="" type="radio"/> Yes	No	N/A
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	<input checked="" type="radio"/> Yes	No	N/A
32	Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property?	<input checked="" type="radio"/> Yes	No	N/A
33	Will topsoil will be protected and reused on the site?	<input checked="" type="radio"/> Yes	No	N/A
<b>Energy Efficiency</b>				
<i>Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.</i>				
34	Will the building design be certified by an independent energy auditor/analyst? If so, what will the rating be? _____	Yes	No	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting?	Yes	No	N/A
36	Does the design and siting of buildings maximize exposure to natural light? What percentage of interior spaces will be illuminated by sunlight? <u>90</u> %	<input checked="" type="radio"/> Yes	No	N/A
37	Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.). If so, please describe. _____ If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____	Yes	<input checked="" type="radio"/> No	N/A
38	Has the building been designed to be solar ready?	<input checked="" type="radio"/> Yes	No	N/A
39	Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?	<input checked="" type="radio"/> Yes	No	N/A
40	Do windows exceed the BC Building Code heat transfer coefficient standards?	<input checked="" type="radio"/> Yes	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe.			
42	Will high efficiency light fixtures be used in this project? If so, please describe. <u>LED AND/OR FLUORESCENT</u>	<input checked="" type="radio"/> Yes	No	N/A
43	Will building occupants have control over thermal, ventilation and light levels?	<input checked="" type="radio"/> Yes	No	N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?	<input checked="" type="radio"/> Yes	No	N/A
45	Will underground parking areas have automatic lighting?	Yes	No	<input checked="" type="radio"/> N/A

## Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	<input checked="" type="radio"/> Yes	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <u>ALL LOW VOC</u>	<input checked="" type="radio"/> Yes	No	N/A
48	Will the building have windows that occupants can open?	<input checked="" type="radio"/> Yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	<input checked="" type="radio"/> Yes	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	<input checked="" type="radio"/> Yes	No	N/A

## Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. _____	<input checked="" type="radio"/> Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>ALPINE RECYCLE PROGRAM</u>	<input checked="" type="radio"/> Yes	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	<input checked="" type="radio"/> Yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	<input checked="" type="radio"/> N/A

## Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	<input checked="" type="radio"/> Yes	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	<input checked="" type="radio"/> Yes	No	N/A
57	Is access provided for those with assisted mobility devices?	Yes	No	<input checked="" type="radio"/> N/A
58	Are accessible bike racks provided for visitors?	<input checked="" type="radio"/> Yes	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	Yes	No	<input checked="" type="radio"/> N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input checked="" type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input checked="" type="checkbox"/> plug-ins for electric vehicles			

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.

Hi Keith,

Here is the information we compiled during our site visit and review.

- We feel that there is a good opportunity to protect and retain the trees along the rear yard setback of the property including Douglas-firs #466,467, 468, 469, 470, Garry oak #0473, 0474, 0475 and 0476 and walnut #047.
- It should be possible to retain Garry oak #0365 and 0366 on the adjacent property to the south if the parking stall shown in this location can be relocated and there are no new changes in the site grade within the critical root zone (CRZ) defined in our spreadsheet.
- Leyland cypress #461 and 462 are not the ideal species to retain in this location however their retention should be possible if the grades within the critical root zones in the tree resource spreadsheet can be retained at the existing site grade.
- Deodar cedar #063 and Lawson cypress #464 are located closer to the proposed building but where their retention should be possible if the grades within the critical root zones in the tree resource spreadsheet can be retained at the existing site grade.
- It was difficult to determine from the plans supplied whether the patio areas shown are at the existing site grade or at a grade that is lower than this site grade. It may be possible to retain Leyland cypress #606 on the adjacent property and dogwood #465 if the existing grades within their defined critical root zones can be retained undisturbed.

Other issues to consider that were not on the site plans are the location of the underground and aboveground services, in relation to the trees that are identified for retention.

We do not feel that it will be possible to retain any of the large elm trees on the property and consider them to be unsuitable in this setting. We remaining trees are located where in our opinion they cannot be retained due to the construction impacts.

If you are in agreement with our summary we can work on a retention plan based on this scenario or on an alternate scenario, if it is determined that some of these trees cannot be retained.



## Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

PRZ – **protected root zone** - the area of land surrounding a bylaw protected tree. Indicates the radius of a circle of protected land, measured in metres.

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.

**TREE RESOURCE**  
for  
616 620 Lampson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
0267	17, 18, 20	7.4	4.0	Flowering Cherry	10.0	fair	fair	good	Remove
0268	52	9.4	5.5	Garry oak	16.0	fair	fair	good	Remove
0269	8, 9, 10, 14	5.4	4.0	Cherry	10.0	fair	fair	good	Included bark, growing on embankment. Remove
0279	10, 12, 18, 20	7.9	6.0	Laburnum	8.0	fair	fair	good	Growing at edge of pathway. Remove
0280	8, 14, 19	5.8	4.0	Flowering Crabapple	10.0	fair	fair	good	Located at edge of driveway. Removed previously.
0281	8, 12, 20, 26	9.0	5.0	Plum	8.0	fair	fair	good	Ivy covered, suppressed. One stem grows between co-dominant stems of the adjacent elm tree #0262. Remove
0472	49	8.8	6.0	walnut	11.0	good	good	poor	Remove
0473	62	11.2	6.0	Garry oak	14.0	poor	good	good	Indicators of health stress indicated by small, sparse foliage, reduced annual shoot growth and dieback of limbs and growth leaders. Grows out of rock outcrop. Retain
0474	16/39	8.8	5.0	Garry oak	10.0	fair	fair	good	Grows out of rock outcrop. Some decay at root collar.
0475	27	4.9	3.0	Garry oak	3.0	fair	fair	good	Poor trunk taper/ Low live crown ratio. Retain
0476	25	4.5	3.0	Garry oak	3.0	fair	fair	good	Poor trunk taper/ Low live crown ratio. Retain
0477	42	7.6	5.0	Walnut	10.0	good	good	poor	Some backfill around trunk. Retain
no tag 0366	12/20/30	8.8	5.0	Garry oak	9.0	good	fair	good	Possible to retain if parking stall is relocated and there is no grade change



**TREE RESOURCE**  
for  
616 620 Lampson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
0248	30	5.4	3.0	Elm	10.0	fair	fair	good	Ivy covered, suckering. Young tree. Remove
0249	38	6.8	4.0	Elm	8.0	fair	poor	good	Ivy covered, suckering. Topped for hydro clearance. Remove
0250	70, 60	19.0	10.0	Elm	20.0	fair	fair	good	Co-dominant tree with two main stems. Ivy covered, suckering, deadwood. Remove
0251	N/A	N/A	N/A	Elm	N/A	N/A	N/A	N/A	Two stumps of trees that were removed previously.
0252	24	N/A	3.0	Elm	10.0	fair	poor	good	Heavily pruned for hydro clearance. Not bylaw protected size. Remove
0259	28, 35	9.3	5.2	Elm	12.0	fair	fair	good	Co-dominant, one stem grows horizontally, ivy covered. Remove
0260	50	9.0	5.0	Elm	10.0	fair	fair	good	Leaning, young tree. Remove
0261	20	N/A	3.0	Elm	10.0	fair	poor	good	Suppressed by adjacent trees. Not bylaw protected size.
0262	40, 70	16.9	9.5	Elm	20.0	fair	fair	good	Ivy covered, deadwood, epicormic growth, co-dominant. Weakness at union between co-dominant stems (brace if retained). We anticipate that it will be difficult to retain this tree due to the proposed location of the building footprint. Remove
0263	8, 14, 14, 18	7.0	4.0	Hawthorne	10.0	fair	fair	good	Ivy covered, four stems. Remove
0264	34	6.1	3.5	Flowering Cherry	10.0	fair	fair	good	Measured at 1 metre. Removal recommended due to impacts within critical root zone and pruning requirements. Removed previously.
0265	10, 12, 18	5.6	3.0	Flowering Crabapple	10.0	fair	fair	good	Ivy covered. Removed previously.
0266	25	4.5	2.5	Elm	10.0	fair	fair	good	Non-bylaw protected size. Remove

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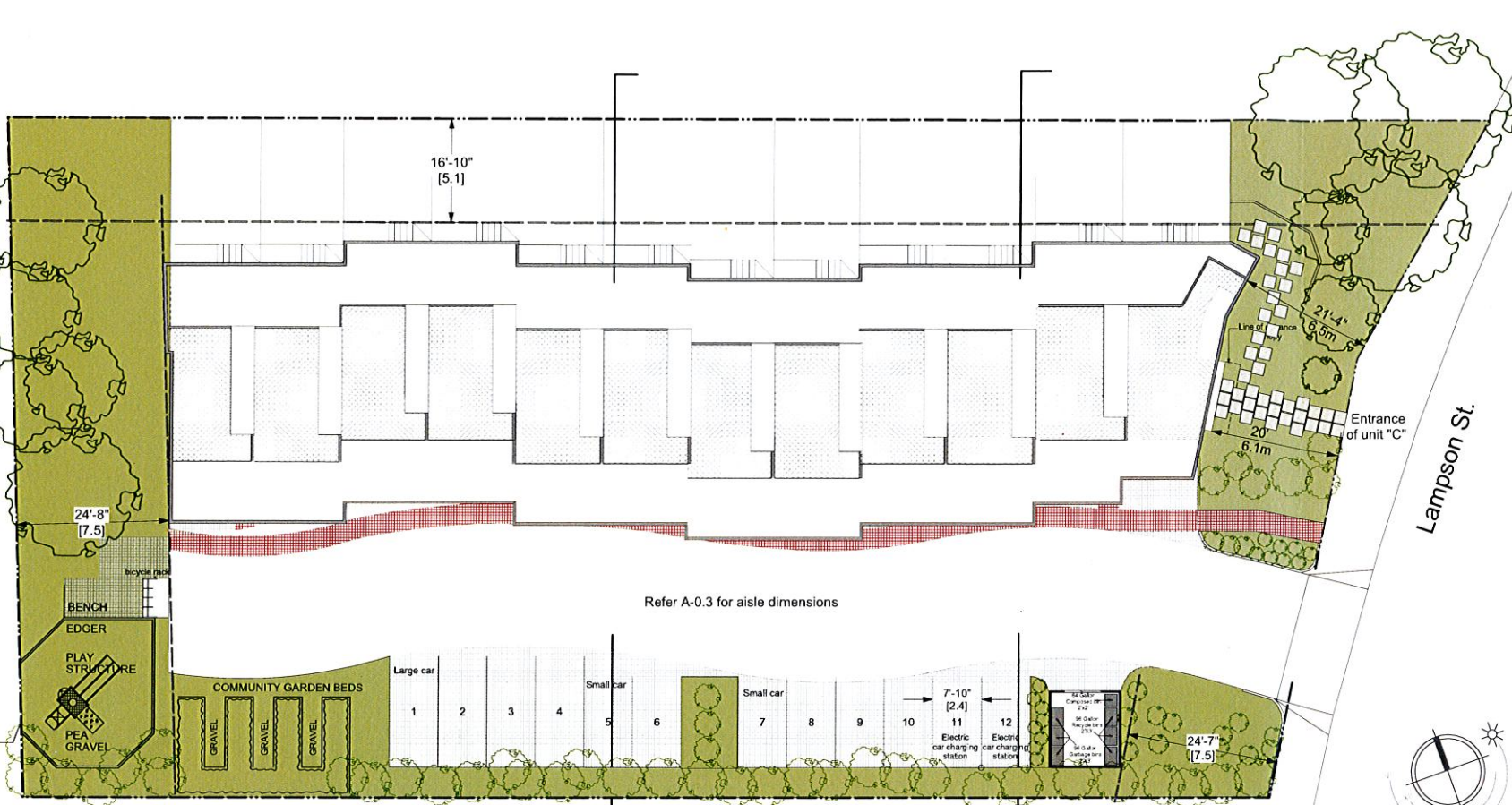
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7	REVISION ISSUED FOR REZONING	7.01.2016	
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**1 SITE PLAN / ROOF PLAN**  
1:150

**Project Data**

**Civic Address**  
616 & 620 Lampson St.

**Legal Description**  
Lot 5 and 6, Section 11, Esquimalt District, Plan 4618

**Zoning:** new specific zone

**Site Area** 2212 sq.m (23,810 sq. ft.)  
Lot 616 = 1161.8 sq.m  
Lot 620 = 1050.3 sq.m

**Open space ( public )** -14.7% 326 sq.m

**Setbacks:** Front yard, (Lampson st.) 6.5 m  
Side yard, North 5.1 m  
Side yard, South 12.9 m  
Rear yard, West 7.5 m

**Grade:** as per existing

**Number of storeys :** 3

**Parking** 2 stalls per unit (total 24)  
(one stall enclosed)  
Total no. of parking 24

**Site Coverage** 709 sq.m (7634 sq.ft.)  
proposed 32%

**Floor Area** Lower floor 330 sq.m  
Main floor 561 sq.m  
Upper floor 644 sq.m

**Total floor Area** 1535 m2 (16,522 sq. ft.)  
**FSR:** 0.7

**12 Town Houses, in 4 different types :**

**Floor areas:**

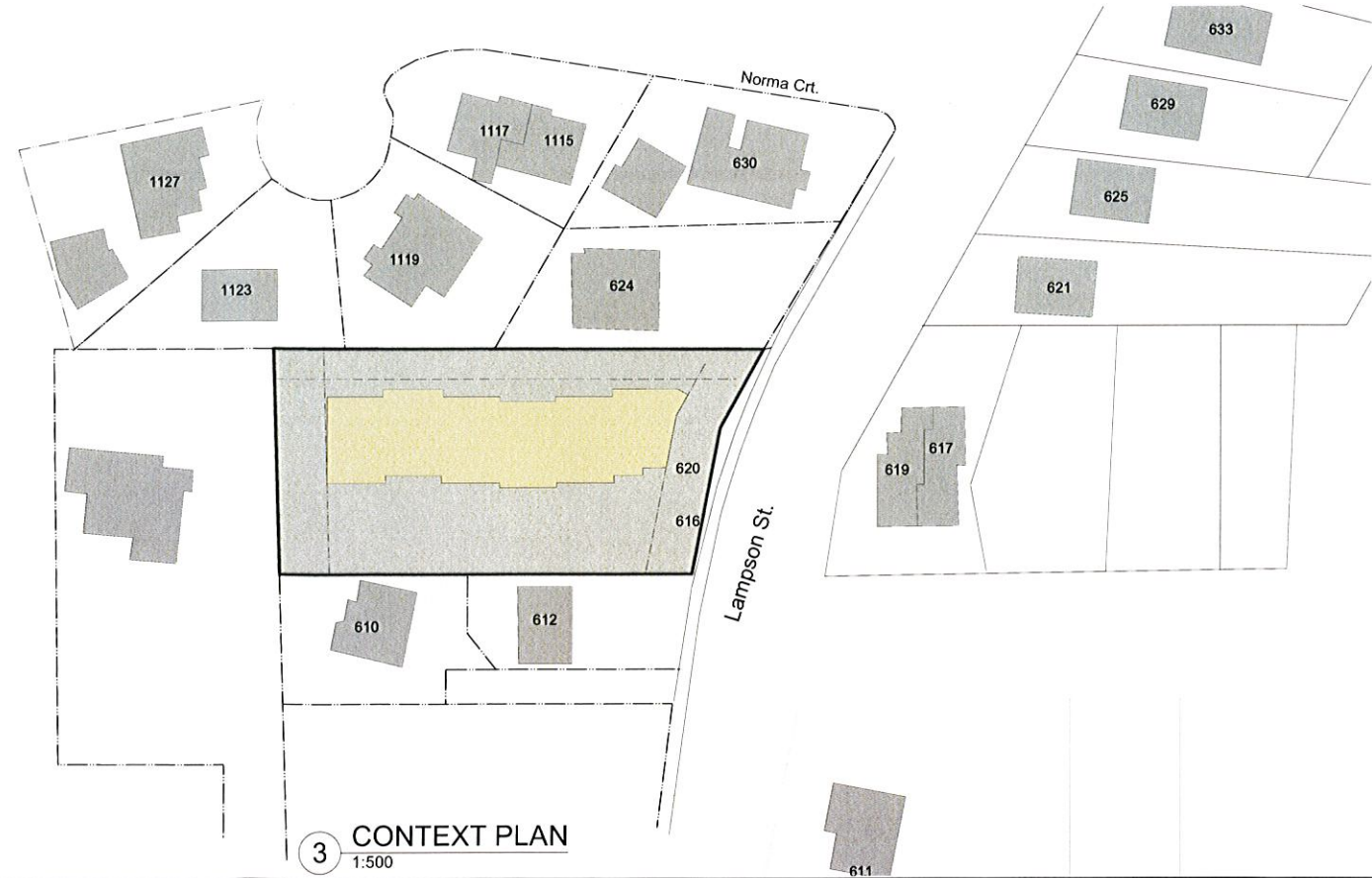
Type 'A', 2 Bedrooms #4	Type 'B', 3 Bedrooms #4	Type 'C', 3 Bedrooms #1
Lower floor 544 sq.ft	Lower floor 544 sq.ft	Lower floor 504 sq.ft
Main floor 519 sq.ft	Main floor 519 sq.ft	Main floor 555 sq.ft
2nd floor 543 sq.ft	2nd floor 636 sq.ft	2nd floor 726 sq.ft
<b>Total Area 1,606 sq.ft</b>	<b>Total Area 1,700 sq.ft</b>	<b>Total Area 1,785 sq.ft</b>

Type 'D', 2 Bedrooms #1
Lower floor 557 sq.ft
Main floor 532 sq.ft
2nd floor 566 sq.ft
<b>Total Area 1,655 sq.ft</b>



**2 CONTEXT PHOTO**



**3 CONTEXT PLAN**  
1:500



**PROJECT**  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

**SHEET TITLE**  
SITE PLAN / ROOF PLAN  
/ SITE DATA

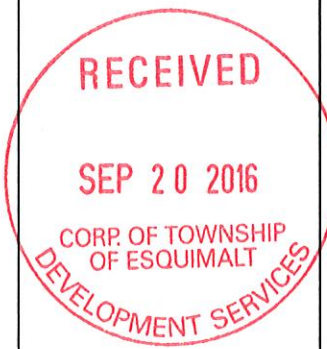
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DATE PLOTTED September 16, 2016	<b>A.0-1</b>
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PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
**SITE PLAN / LOWER  
FLOOR PLAN**

SCALE AS SHOWN	JOB No. 1528
DATE PLOTTED September 16, 2016	<b>A.0-3</b>
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1 SITE PLAN / LOWER FLOOR PLAN  
1/8"=1'-0"

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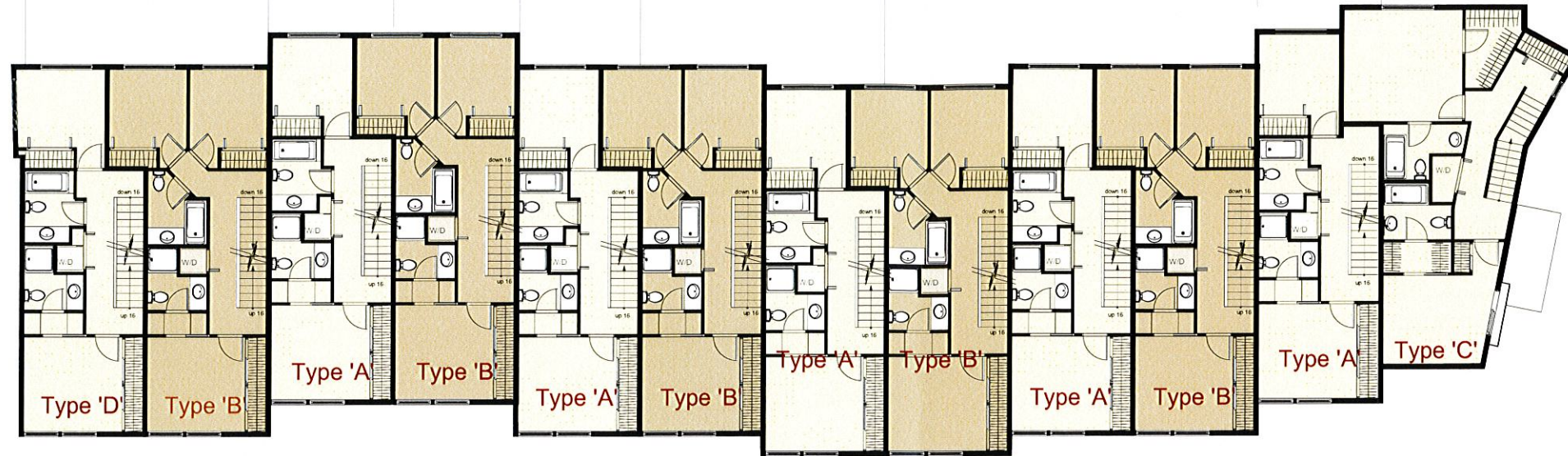
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**1 UPPER FLOOR PLAN**  
1/8"=1'-0" AREA FOR FSR 637 SQ.M



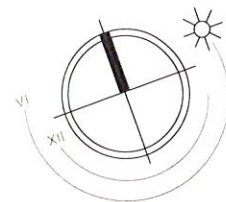
**2 MAIN FLOOR PLAN**  
1/8"=1'-0" AREA FOR FSR 565 SQ.M



PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
**MAIN FLOOR / UPPER  
FLOOR PLAN**

SCALE AS SHOWN	JOB No. 1528
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# Town Houses Type 'A' & 'B'

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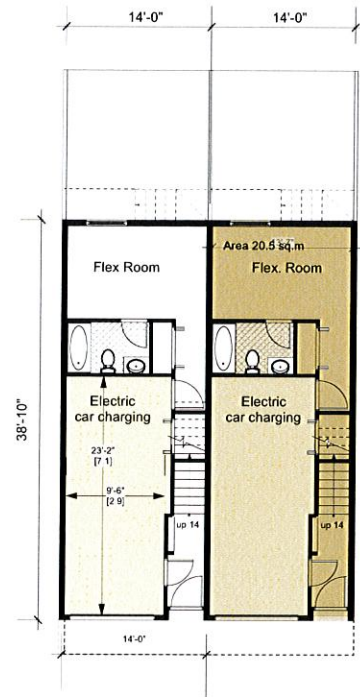
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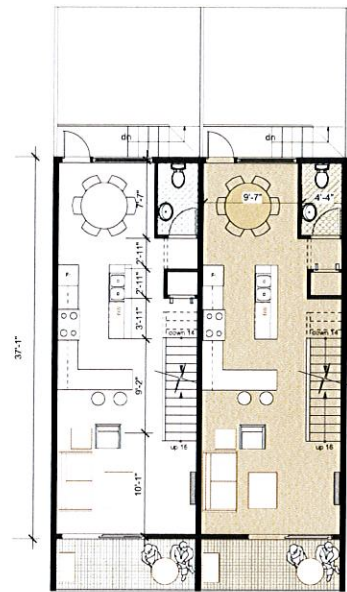
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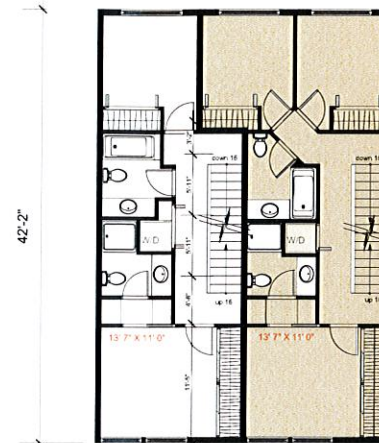
Type 'A' Area= 544 sq.ft  
Type 'B' Area= 544 sq.ft Including Parking

1 LOWER FLOOR PLAN  
1/8"=1'-0"



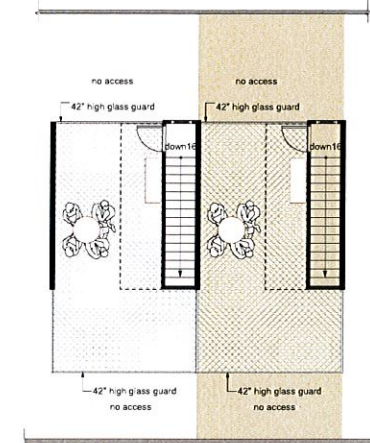
Type 'A' Area= 519 sq.ft  
Type 'B' Area= 519 sq.ft Excluding the deck, 71 sq.ft.

2 MAIN FLOOR PLAN  
1/8"=1'-0"



Type 'A' Area= 543 sq.ft  
Type 'B' Area= 636 sq.ft

3 UPPER FLOOR PLAN  
1/8"=1'-0"



Type 'A' Type 'B'

4 ROOF PLAN  
1/8"=1'-0"

TOTAL AREA  
2 Bedrooms Townhome = 1,606 sq. ft.  
3 Bedrooms Townhome = 1,700 sq. ft.

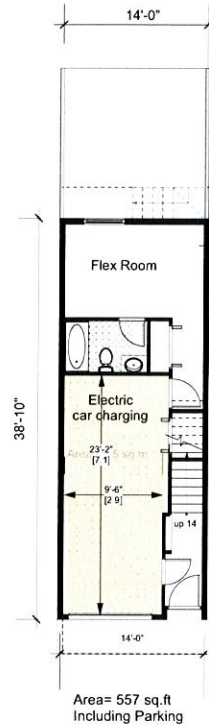


PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

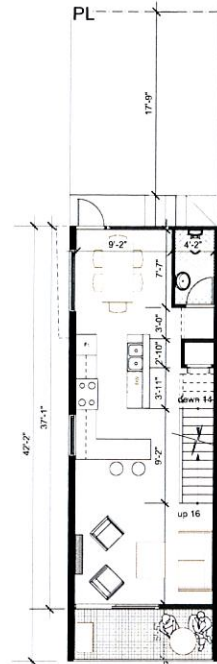
SHEET TITLE  
**FLOOR PLAN TYPES  
'A' & 'B'**

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### Town Houses Type 'D'



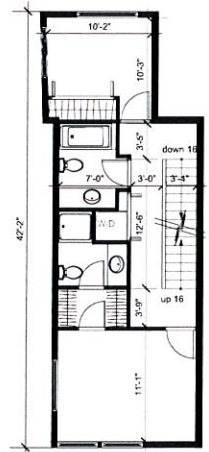
Area= 557 sq.ft  
Including Parking



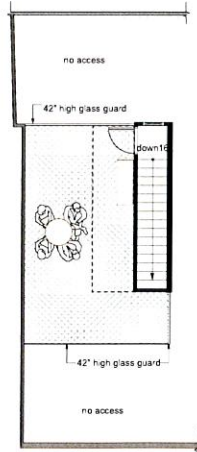
Area= 531 sq.ft

1 LOWER FLOOR PLAN  
1/8"=1'-0"

2 MAIN FLOOR PLAN  
1/8"=1'-0"



Area= 566 sq.ft

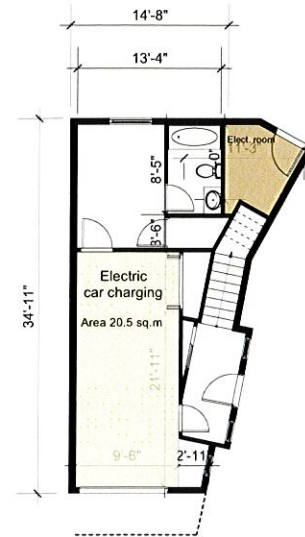


4 ROOF PLAN  
1/8"=1'-0"

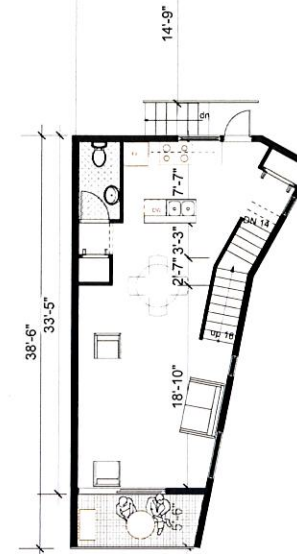
3 UPPER FLOOR PLAN  
1/8"=1'-0"

TOTAL AREA  
2 Bedrooms Townhome type 'D' = 1,655 sq. ft.

### Town Houses Type 'C'



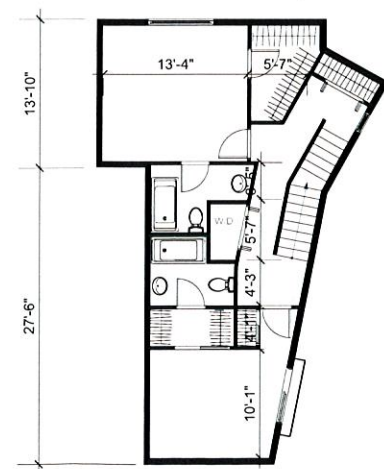
Area= 532 sq.ft  
Including Parking



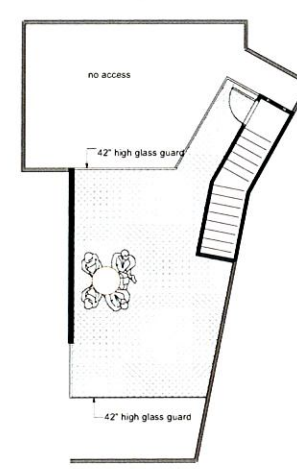
Area= 555 sq.ft

5 LOWER FLOOR PLAN  
1/8"=1'-0"

6 MAIN FLOOR PLAN  
1/8"=1'-0"



Area= 726 sq.ft



8 ROOF PLAN  
1/8"=1'-0"

7 UPPER FLOOR PLAN  
1/8"=1'-0"

TOTAL AREA  
3 Bedrooms Townhome = 1,785 sq. ft.

### KEY CECCO ARCHITECTURE LTD.

1 1 2 4 Fort Street Victoria, BC Canada V8V 3K8  
office 2 5 0 382-3823 fax 2 5 0 382-0413  
email: info@kcearchitecture.ca

#### COMMENTS

No.	DESCRIPTION	DATE	BY
1	ISSUED FOR REZONING	29.09.2015	
2	REVISION ISSUED FOR REZONING	6.10.2015	
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6	REVISION ISSUED FOR REZONING	7.12.2015	
7	REVISION ISSUED FOR REZONING	7.01.2016	
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PROJECT  
**LAMPSON WEST Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
**FLOOR PLAN TYPES 'C' & 'D'**

SCALE  
AS SHOWN  
DATE PLOTTED  
September 16, 2016  
DRAWN BY

JOB No.  
1528

**A.1-1**

**KEYA CECCO  
ARCHITECTURE LTD.**

1124 Fort Street Victoria, B.C. Canada V8V 3K8  
office 250 382-3823 fax 250 382-0413  
email: info@kcaarchitecture.ca

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**1 SOUTH ELEVATION**  
1/8"=1' 0"



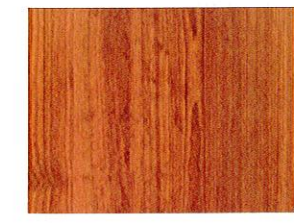
**2 NORTH ELEVATION**  
1/8"=1' 0"

**FINISH SCHEDULE**

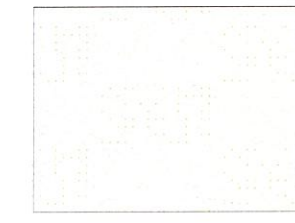
- 1 STUCCO FIN WALL/GREY
- 2 NATURAL STONE THIN VENEER / WEST COAST, LEDGE STONE
- 3 METAL CAP FLASHING - GALVALUME COLOUR
- 4 LONGBOARD - FIR GRAIN FINISH PANELS
- 5 STUCCO FIN WALL/ WHITE
- 6 GLASS/VINYL WINDOW
- 7 TEMPERED GLASS GUARD C/W HORIZONTAL BARS
- 8 ANODIZED OVERHEAD DOOR C/W GLASS PANEL
- 9 ENTRANCE DOOR WITH LIGHT
- 10 GLASS PANEL BEHIND
- 11 STAIR ACCESS TO ROOF, STUCCO



NATURAL STONE THIN VENEER  
WEST COAST, LEDGE STONE



LONGBOARD-FIR GRAIN FINISH  
PANELS



STUCCO FIN WALL/ WHITE



STUCCO FIN WALL/GREY



PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
**NORTH & SOUTH  
ELEVATIONS**

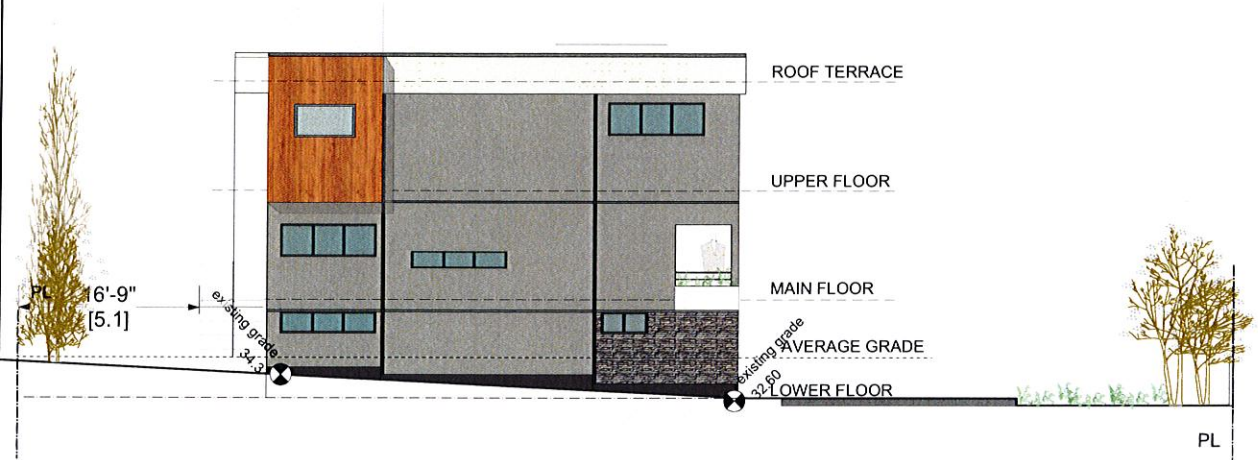
SCALE AS SHOWN	JOB No. 1528
DATE PLOTTED September 16, 2016	<b>A-2.0</b>
DRAWN BY	

COMMENTS

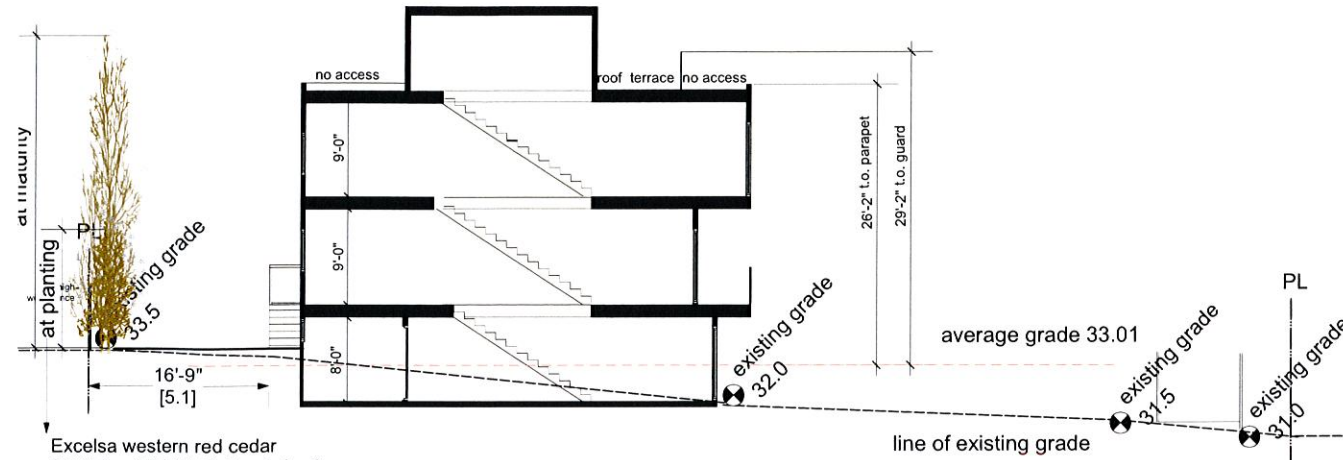
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GENERAL NOTES

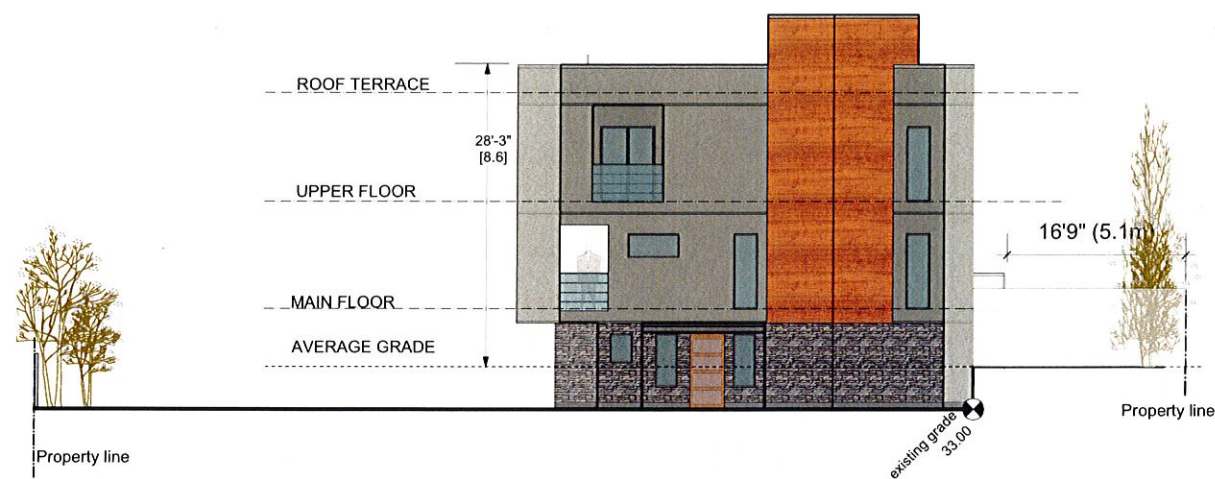
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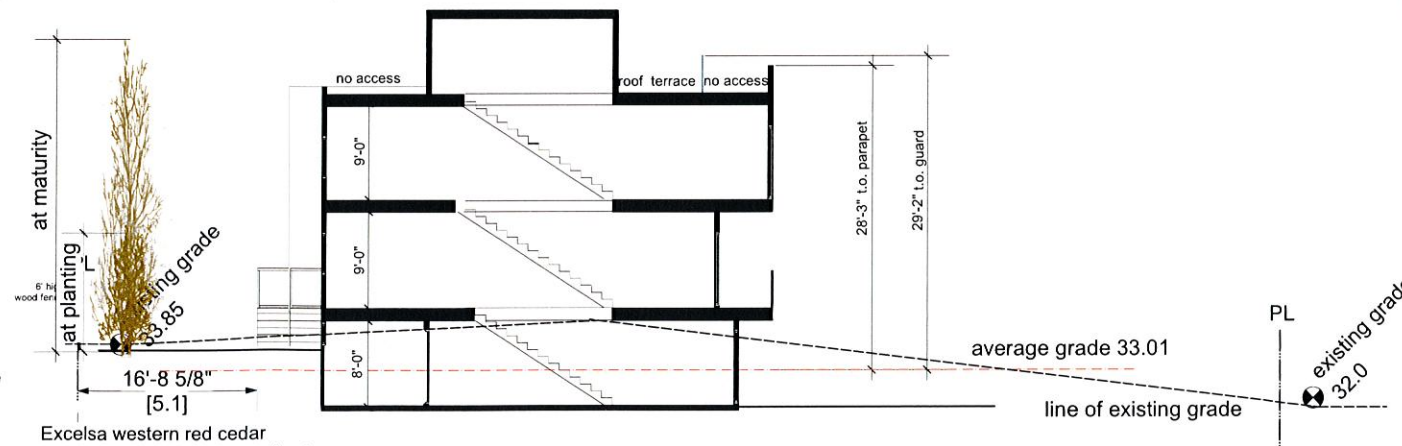
1 WEST ELEVATION  
1/8"=1' 0"



SECTION A  
1/8"=1' 0"  
Excelsa western red cedar  
3.0-3.5 m, (10'-11.5') ht. at planting.  
9.0 m. (29.5') ht. at maturity  
Refer to landscape plan



2 EAST ELEVATION- FROM LAMPSON ST.  
1/8"=1' 0"



SECTION B  
1/8"=1' 0"  
Excelsa western red cedar  
3.0-3.5 m, (10'-11.5') ht. at planting.  
9.0 m. (29.5') ht. at maturity  
Refer to landscape plan



PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
**EAST & WEST  
ELEVATIONS / SECTIONS**

SCALE AS SHOWN	JOB No. 1528
DATE PLOTTED September 16, 2016	<b>A-2.1</b>
DRAWN BY	



**KEYAY CECCO  
ARCHITECTURE LTD.**

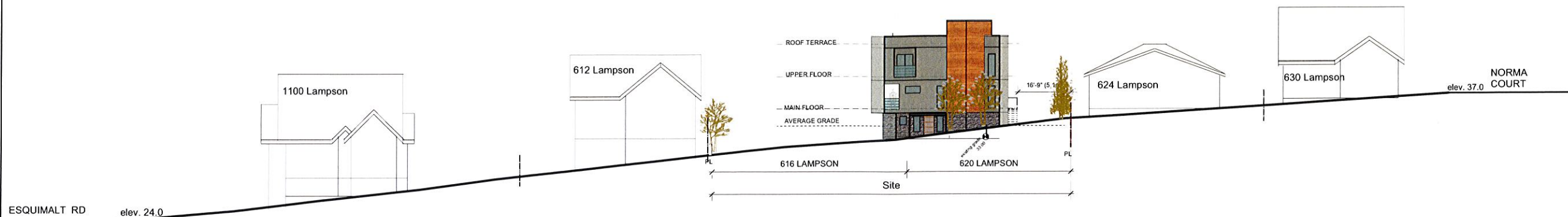
1124 Fort Street Victoria, B.C. Canada V8V3K8  
office 250 382-3823 fax 250 382-0413  
email: info@kcaarchitecture.ca

**COMMENTS**

No.	DESCRIPTION	DATE	BY
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**GENERAL NOTES**

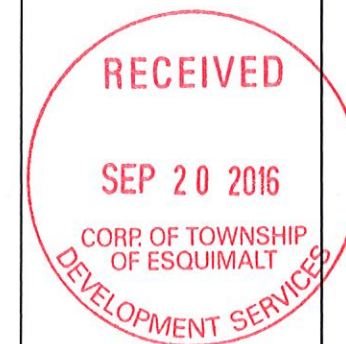
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1 LAMPSON STREET CONTEXT ELEVATION  
1/16"=1' 0"



2 LAMPSON STREET CONTEXT



PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
LAMPSON STREET  
CONTEXT ELEVATION

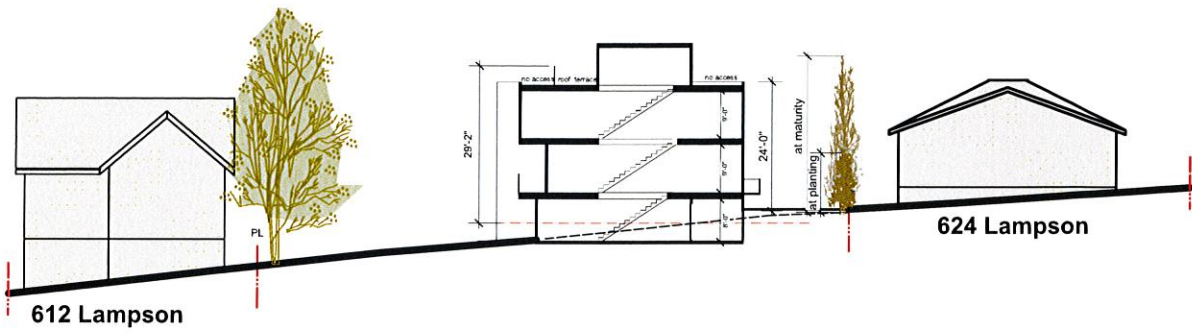
SCALE AS SHOWN	JOB No. 1528
DATE PLOTTED September 16, 2016	<b>A-2.2</b>
DRAWN BY	

COMMENTS

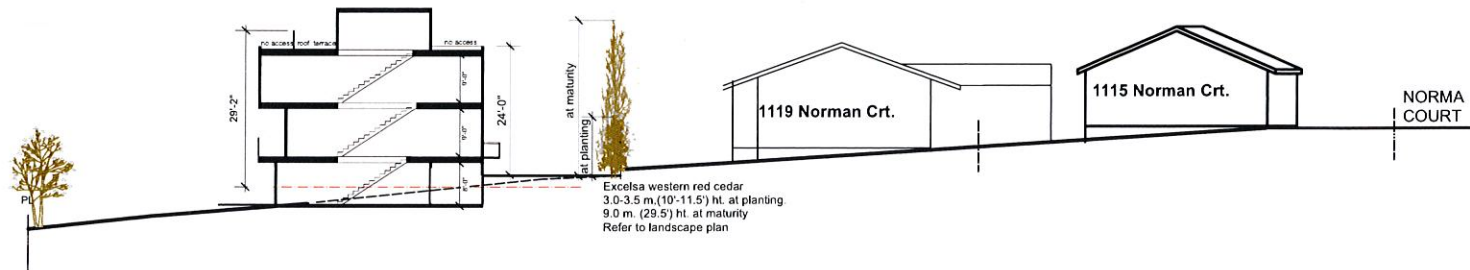
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GENERAL NOTES

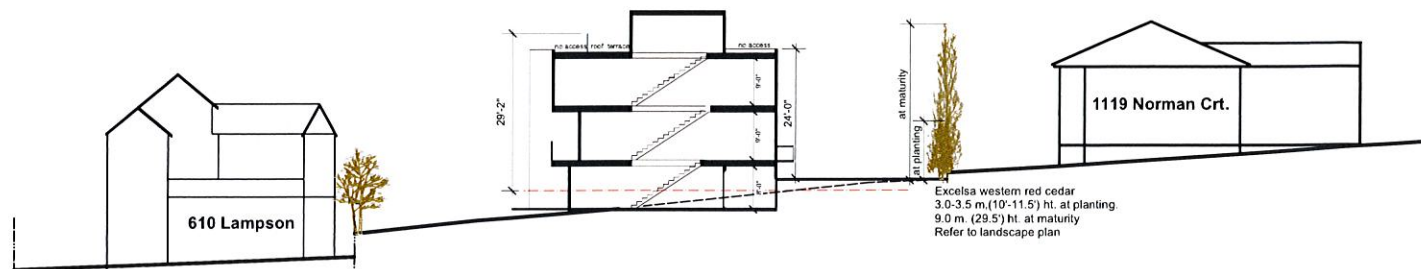
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1 Section A  
1/16"=1'0"



2 Section B  
1/16"=1'0"



3 Section C  
1/16"=1'0"



PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE  
**SITE CONTEXT  
SECTIONS**

SCALE  
AS SHOWN

DATE PLOTTED  
September 16, 2016

DRAWN BY

JOB No.  
1528

**A-2.3**

**KEY CECCO  
ARCHITECTURE LTD.**

1124 Fort Street Victoria, B.C. Canada V8V 3R8  
office 250 382-3823 fax 250 382-0413  
e mail: info@kcearchitecture.ca

**COMMENTS**

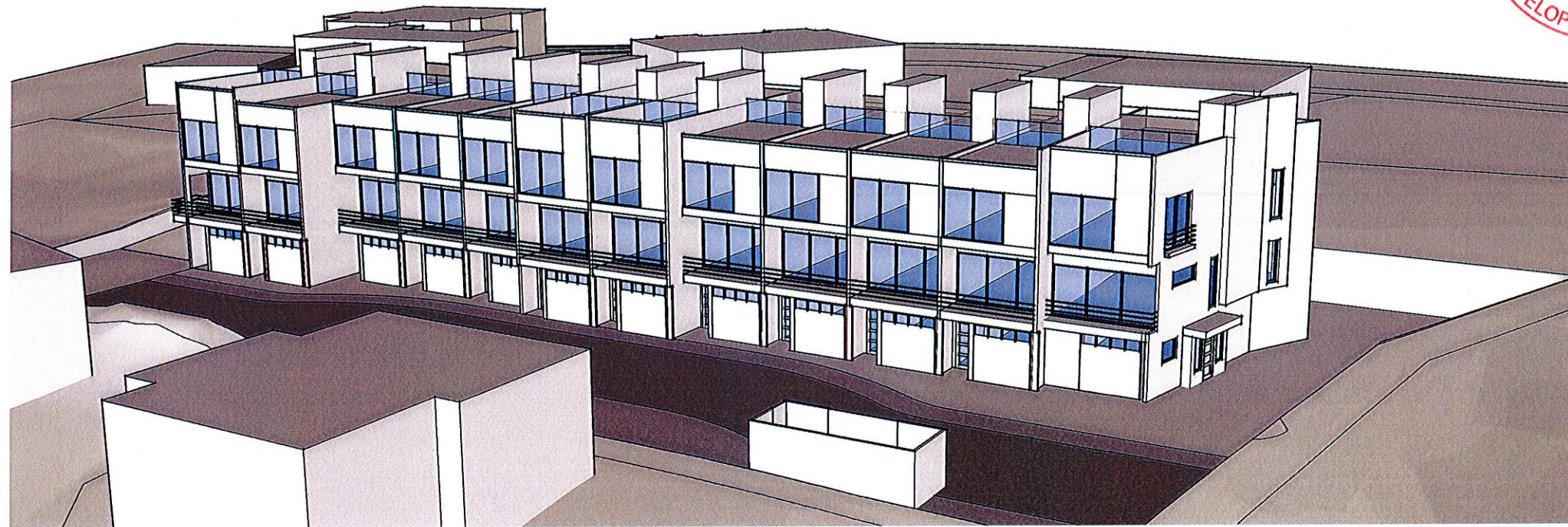
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1 SOUTH ELEVATION  
1/8" = 1' 0"



PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE

SCALE  
AS SHOWN

JOB No.  
1528

DATE PLOTTED  
September 17, 2016

DRAWN BY

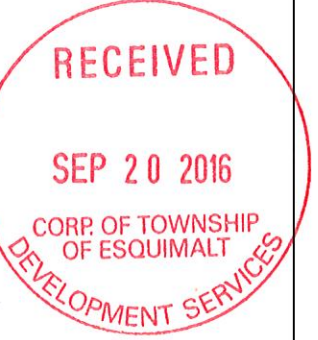
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**COMMENTS**

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2	REVISION ISSUED FOR REZONING	6.10.2015	
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**GENERAL NOTES**

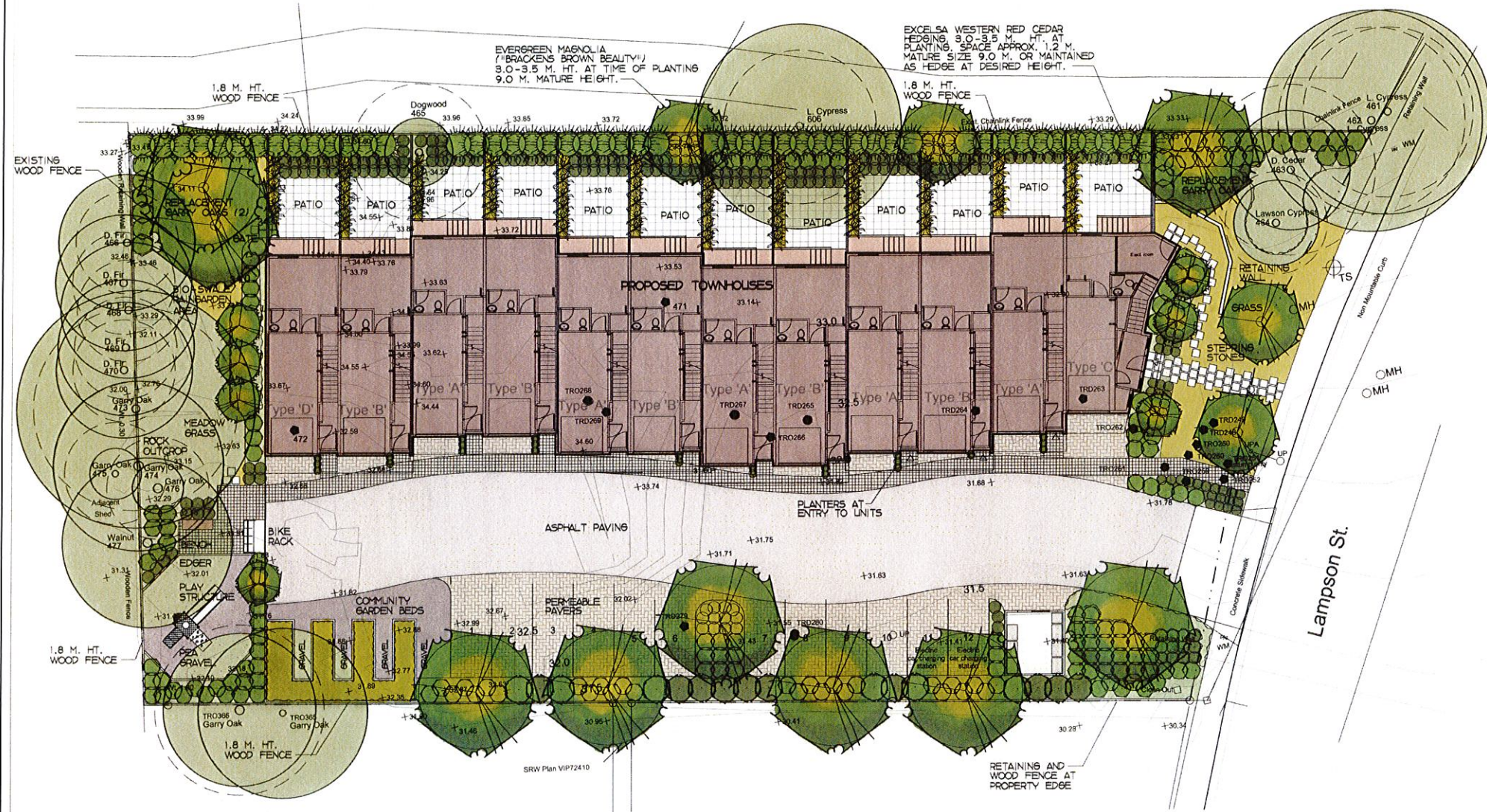
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PROJECT  
**LAMPSON WEST  
Townhomes**  
616 & 620 Lampson St.  
Victoria, BC

SHEET TITLE

SCALE AS SHOWN	JOB No. 1528
DATE PLOTTED September 16, 2016	<b>L-1</b>
DRAWN BY	



**LEGEND**

**LARGE DECIDUOUS TREES:**  
ACER RUBRUM (RED MAPLE), SIZE 5.0 CM. CAL., QUANTITY - 6.  
QUERCUS BARRYANA (BARRY OAK), SIZE 2.0 M. HT., QUANTITY - 3.

**MEDIUM DECIDUOUS TREES:**  
MAGNOLIA GRANDIFLORA (BRACKENS BROWN BEAUTY) (EVERGREEN MAGNOLIA), SIZE 3.0-3.5 M. HT., QUANTITY - 2.

**DECIDUOUS COLUMNAR FORM BOULEVARD TREES:**  
ACER RUBRUM (BOWHALL) (BOWHALL RED MAPLE), SIZE 5.0 CM. CAL., QUANTITY - 2.

**SMALL DECIDUOUS TREES:**  
ACER CIRCINATUM (PACIFIC FIRE) (VINE MAPLE), MAGNOLIA STELLATA (STAR MAGNOLIA), SIZE 2.5 M. HT., QUANTITY - 7.

**CONIFEROUS HEDGING:**  
THUJA PLICATA (EXCELSA) (EXCELSA WESTERN RED CEDAR), SIZE 3.0-3.5 M. HT., QUANTITY - 49.

**LARGE SHRUBS:**  
HOLODENDRUM DISCOLOR (OCEAN SPRAY), CEANOTHUS THYRSIFLORUS VICTORIA (CEANOTHUS), PHYLLOSTACHYS NIGRA (BLACKSTEM BAMBOO), SIZE #3 POTS, QUANTITY - 88.

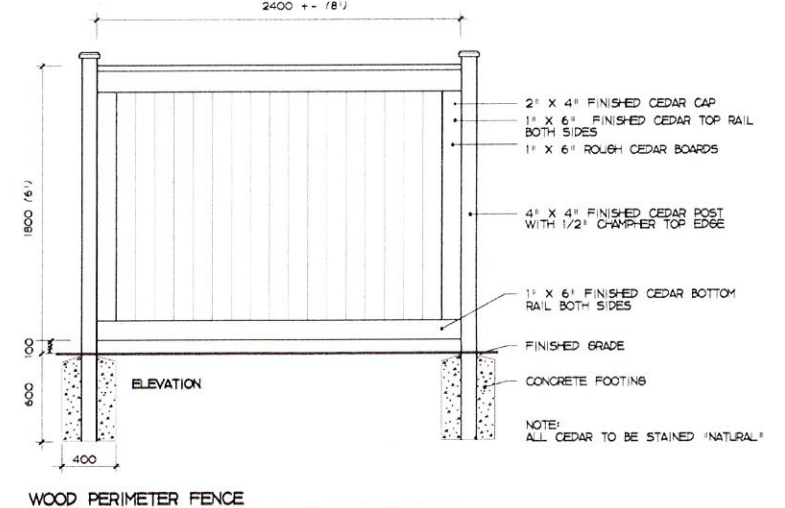
**MEDIUM SHRUBS:**  
VACCINIUM OVATUM (EVERGREEN HICKLEBERRY), SYMPHORICARPOS ALBUS (COMMON SNOWBERRY), MAHONIA AQUIFOLIUM (OREGON GRAPE), SIZE #2 & #3 POTS, QUANTITY - 169.

**SMALL SHRUBS:**  
MAHONIA NERVOSA (DWARF MAHONIA), CORNUS KELSEYI (DWARF REDTWIG DOBWOOD), LAVANDULA SPICA (LAVENDER), POLYSTICHUM MUNITUM (SWORD FERN), FESTUCA ELALICA (ORNAMENTAL GRASS), SIZE #1 POTS, QUANTITY - 220.

**GROUND COVER:**  
ARCTOSTAPHYLOS LVA-LRSI (VANCOUVER JADE) (KINNIKINNICK), SIZE 10 CM. POT, SPACE 45 CM. O.C.

CRITICAL ROOT ZONE (CRZ)  
CROWN SIZE  
EXISTING TREES TO BE RETAINED  
TREE TYPE  
TREE TAG NUMBER  
EXISTING TREES TO BE REMOVED

- NOTES**
- SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES, DATED SEPTEMBER 23, 2015 FOR TREE RESOURCE INFORMATION.
  - SEE ARCHITECTURAL DRAWINGS FOR SITE GRADING.
  - NEW PLANTING AND GRASS AREAS TO BE IRRIGATED WITH A WATER EFFICIENT UNDERGROUND IRRIGATION SYSTEM.
  - PLANTINGS TO BE INSTALLED TO B.C. LANDSCAPE STANDARD - 7TH EDITION.



1 Landscape plan  
1:150

# B. C. LAND SURVEYOR'S SITE PLAN OF:

**LOT 5 AND 6, SECTION 11, ESQUIMALT DISTRICT, PLAN 4618.**

SCALE = 1 : 150



All distances are in metres.

MUNICIPALITY PID No.

Esquimalt 005-988-497 Lot 6  
005-988-446 Lot 5

ZONING	SITE AREA		TOTAL AREA
RD-3	Lot 5	Lot 6	
	1161.8 m <sup>2</sup>	1050.3 m <sup>2</sup>	2212.1 m <sup>2</sup>
	12505 s. f.	11305 s. f.	23810 sq. ft.

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This document was prepared for the exclusive use of our client, Ron Warrington.

\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey.

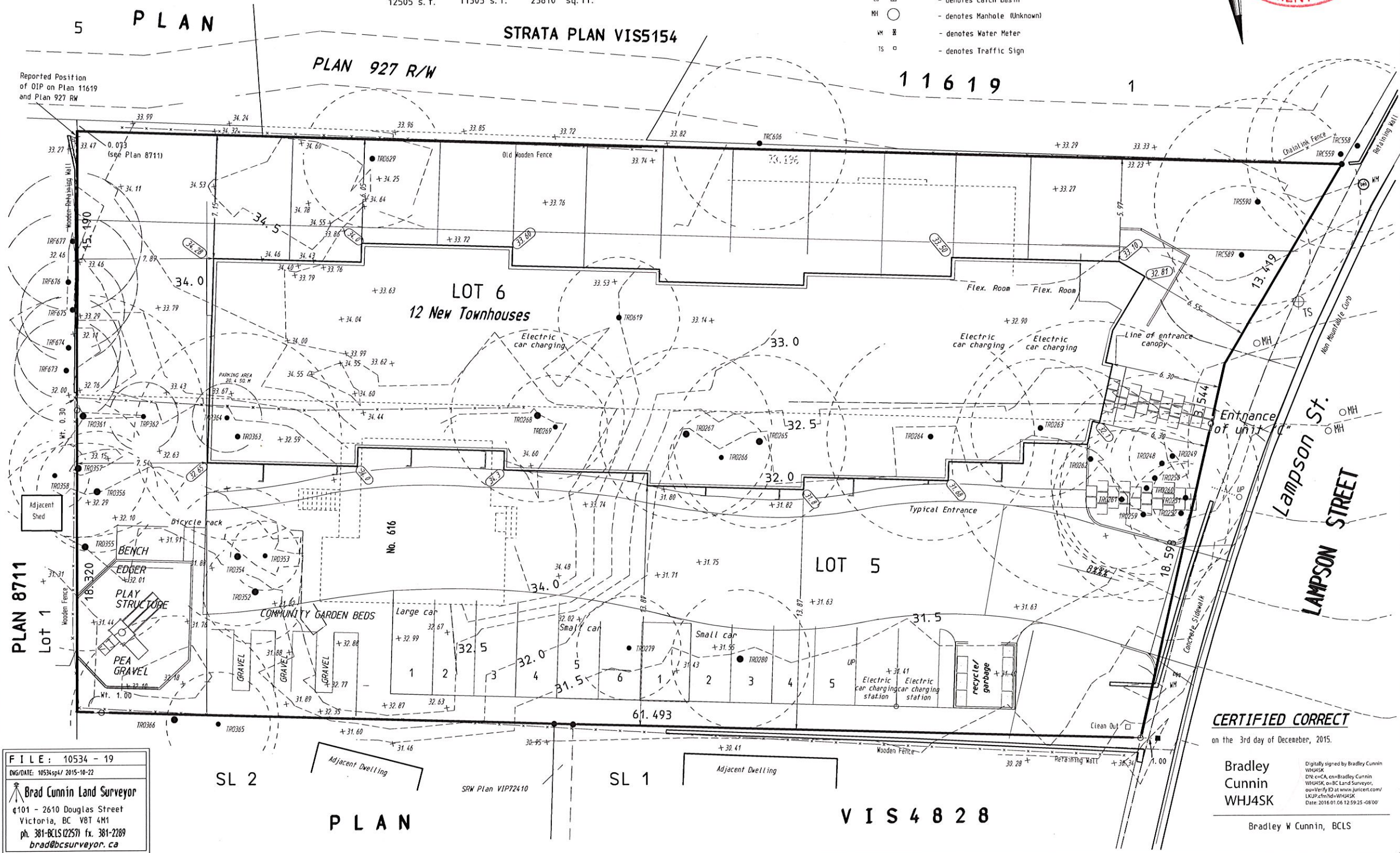
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## LEGEND

Elevations are geodetic based on District of Esquimalt Integrated Survey Monument 84H0209 (Elev. = 116.63')  
Contours are descriptive, and only accurate to +/- 1/2 interval.  
Grade shot are taken at the point marked x, grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.  
Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

- UP • - denotes Utility Pole
- CB ■ - denotes Catch Basin
- MH ○ - denotes Manhole (Unknown)
- WM ⊗ - denotes Water Meter
- TS □ - denotes Traffic Sign



FILE: 10534 - 19  
DWG/DATE: 10534.spl/ 2015-10-22  
Brad Cunin Land Surveyor  
4101 - 2610 Douglas Street  
Victoria, BC V8T 4M1  
ph. 381-BCLS (2257) fx. 381-2289  
brad@bcsurveyor.ca

**CERTIFIED CORRECT**  
on the 3rd day of December, 2015.

Bradley Cunin  
WHJ4SK

Digitally signed by Bradley Cunin  
WHJ4SK  
DN: cn=CA, ou=Bradley Cunin  
WHJ4SK, o=BC Land Surveyor,  
ou=Verify ID at www.juricert.com/  
LKUP.cfm?id=WHJ4SK  
Date: 2016.01.06 12:59:25 -0800

Bradley W Cunin, BCLS