



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DESIGN REVIEW COMMITTEE  
AGENDA**

**WEDNESDAY, NOVEMBER 9, 2016  
3:00 P.M.  
ESQUIMALT COUNCIL CHAMBERS**

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

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

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

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

**SECRETARY:** Pearl Barnard

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- I. **CALL TO ORDER**
- II. **LATE ITEMS**
- III. **ADOPTION OF AGENDA**
- IV. **ADOPTION OF MINUTES – OCTOBER 12, 2016**
- V. **STAFF REPORT**

**DEVELOPMENT PERMIT APPLICATION  
“Esquimalt Town Square Project”  
1235 Esquimalt Road  
Lot 1, Section 11, Plan EPP32782**

**PURPOSE OF APPLICATION:**

The purpose of this application is to ensure that the developer’s intentions are consistent with the Zoning Bylaw and the design guidelines for Development Permit Area No. 6 “Esquimalt Town Square”. The comments of the Design Review Committee are invaluable in helping Council in their decision making process vis a vis the application.

**RECOMMENDATION:**

**That the Esquimalt Design Review Committee [DRC] recommends that the development permit application for the Esquimalt Town Square Project be forwarded to Council with a recommendation to **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.****

**VI. STAFF LIAISON STATUS REPORT**

**VII. NEW BUSINESS**

1. Nominations for New Stop of Interest Signs

**VIII. NEXT REGULAR MEETING**

December 14, 2016

**IX. ADJOURNMENT**



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES**  
**HELD**  
**OCTOBER 12, 2016**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Jill Singleton, Richard Iredale  
Wendy Kay, Paul De Greeff  
Ally Dewji, Cst. Franco Bruschetta

**REGRETS:** Roger Wheelock, Robert Schindelka

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

**STAFF:** Karen Hay, Planner

**SECRETARY:** Pearl Barnard

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**I. CALL TO ORDER**

The Chair called the meeting to order at 3:04 p.m.

**II. LATE ITEMS**

No late items

**III. ADOPTION OF AGENDA**

Moved by Wendy Kay, seconded by Paul De Greeff: That the agenda be adopted as distributed. **Carried Unanimously**

**IV. ADOPTION OF MINUTES – July 20, 2016 Meeting**

Moved by Paul De Greeff, seconded by Wendy Kay: That the minutes of July 20, 2016 be adopted as distributed. **Carried Unanimously.**

**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:**

Karen Hay, Planner outlined that the applicant is proposing to build twelve new townhouse units, which will be 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 Design Review Committee had previously seen this application at the rezoning stage. Staff are requesting that the Committee Members provide comments on the five points listed in the Staff Report (form and character, landscaping, parking layout and driveway materials, outdoor lighting and exterior façade of building).

John Keay and Nicole Baker from Keay Cecco Architecture Ltd., Keith Grant, Landscape Architect and the property owner were in attendance.

John Keay gave an overview of the project outlining the building design and materials for the proposed development. Mr. Keay outlined some of the features; each unit would have a covered parking space/garage, a roof top patio and a rear yard. The building will be constructed to a Built Green Standard and there will be electric charging station in each unit. A colour board and samples of façade materials were passed around.

Keith Grant, Landscape Architect gave a brief overview of how the landscape design had evolved in response to comments received from meeting with the neighbours, the Design Review Committee and Advisory Planning Commission. Mr. Grant outlined some of the changes. To give the project a more residential feel, the entry to the end unit was moved around to the eastern side facing Lampson Street. To buffer the garbage and recycling area, the planting area on the southern side of the driveway was increased. To break up the surface parking, a planting island has been introduced. To provide a buffer for the adjacent neighbours, a 1.8 metre wood fence has been added, as well as six larger trees along the southern property line. All planting areas will be irrigated with water efficient irrigation systems. For stormwater management, permeable pavers will be used in the surface parking area on the southern portion of the site.

Mr. Grant then summarized the Tree Resources report prepared by Talbot Mackenzie & Associates. He explained that the trees that are indicated for removal are primarily ornamental species, and are either in the building footprint, driveway or parking area. The one Garry Oak tree that has to be removed will be replaced with three Garry Oak trees as indicated on the landscape plan. Some of the shared amenities for the site include a community garden, a small play area / structure and patio spaces for the Townhouse units.

The Chair thanked the applicant for their presentation.

Committee Members had the following questions and comments:

- A member asked if the project had taken anything from the surrounding community in terms of materiality in its design cues. Mr. Keay explained that they see this as a stepping down between the high-density corridor along Esquimalt Road and single family housing in terms of an architectural cue. He then explained that they wanted a contemporary building and took some of the design elements from buildings like the Town Hall and more modern structures in the area. He feels the area is in transition and they are setting context as much as responding to it.
- What changes have been made since the last time the application was presented to the DRC? Mr. Keay advised that very little has changed. Lighting has been addressed.
- A Member commented on the massing and colour palate chosen for the project. The north side is broken up with different materials and the south side is very uniform. The more exposed side is the more bland side and it doesn't have any change in its materiality. Was there a design approach for that? Mr. Keay advised that the building on the north side is buried into the hill, so the rear of the building is 2 ½ storey rather than 3 so that affected the use of materials. The north side has a much more solid wall for energy reasons. The intent was to use more colour to break up the space. The south facing elevation features extensive glazing, therefore, there was less need for a diversity of materials.
- A concern was expressed about the sidewalk on Lampson Street; the utility pole in the middle of it can sometimes be a barrier for wheeled devices.



- A member complimented the effort that was put forward to increase the modulation, would have been nice if it was two buildings, nice job with the front, facing the street is a nice piece of architecture. Doesn't fit the surrounding gable houses but maybe there will be a new modern building to the south in the future.
- A question was asked about the water source for the community gardens? Mr. Grant advised that the community gardens will be watered through an irrigation system, with a spigot provided by the gardens. A member expressed concerns that the protected trees could be negatively impacted by too much water.
- A member asked if the pavers in front of the garages were permeable. Mr. Grant advised that permeable pavers are in the surface parking area and regular pavers in the pedestrian delineation.
- A member asked if the finished grade on the south end of the site would be raised more than it is now. Mr. Keay advised there is an existing retaining wall there now and their Civil Engineer is currently working on the site grades.
- It was suggested to consider using landscaping instead of a fence along the southern property line. Mr. Keay advised that it is his understanding that the owner had spoken with the neighbours and they had requested a fence.

**RECOMMENDATION:**

Moved by Paul De Greeff, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] recommends to Council that the Development Permit 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", 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]; be forwarded to Council with a recommendation **to approve the application for the following reasons:**

1. The proposed development is complimentary to the emerging architecture of the neighbourhood; and
2. The landscaping plan is well presented and provides a good density of trees for the site. **The Motion Carried Unanimously**

**VI. STAFF LIASON STATUS REPORT**

1. The Development Permit Application for the Esquimalt Town Square will be presented to the DRC Committee at either the November or December meeting;
2. The new Liquor store (on the old Tudor House site, 533 Admirals Road) is currently under construction;
3. A building permit application has been received for the Red Barn Market;
4. The Triangle Lands project is moving forward, there maybe a Development Permit Application submitted soon;
5. Lance Berelowitz from Urban Forum Associates in Vancouver has been hired to lead the Esquimalt Road Urban Design Guidelines, so there will be an opportunity for the Committee to be involved at some point;
6. Continuing with the Official Community Plan Review, the Design Guidelines will be presented to the Committee in early 2017.

A Member asked if there was any word on the Legion site (622 Admirals Road). Mr. Brown advised he hasn't heard anything.

**VII. NEW BUSINESS**

No new business.

**VIII. NEXT REGULAR MEETING**

Wednesday, November 9, 2016

**IX. ADJOURNMENT**

On motion the meeting adjourned at 3:40 p.m.

CERTIFIED CORRECT:

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CHAIR, DESIGN REVIEW COMMITTEE

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ANJA NURVO,  
CORPORATE OFFICER

THIS 9th DAY OF NOVEMBER 2016

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# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

**DRC Meeting: November 9, 2016**

## STAFF REPORT

**DATE:** November 3, 2016

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

**FROM:** Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT APPLICATION**  
**“Esquimalt Town Square Project”**  
**1235 Esquimalt Road**  
**Lot 1, Section 11, Plan EPP32782**

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## RECOMMENDATION:

The Esquimalt Design Review Committee recommends that the development permit application for the Esquimalt Town Square Project be forwarded to Council with a recommendation to **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

## BACKGROUND:

### Purpose of the Application

The purpose of this application is to ensure that the developer's intentions are consistent with the Zoning Bylaw and the design guidelines for Development Permit Area No. 6 “Esquimalt Town Square”. The comments of the Design Review Committee are invaluable in helping staff in reviewing the application and Council in their decision making process vis a vis the application.

The Esquimalt Town Square Project is a 13,109.0 m<sup>2</sup> mixed-use project proposed for an 8090 m<sup>2</sup> parcel located in the heart of the Township of Esquimalt adjacent to the existing Municipal Hall (See Drawings in the Drop Box – Link to be provided separately). The Esquimalt Town Square Project is envisioned as a model example of exemplary mixed-use design that will be the catalyst for the rejuvenation of Esquimalt's core.

At their May 11, 2016 meeting, the Design Review Committee reviewed the Official Community Plan and Zoning Bylaw amendments. The minutes of the meeting are attached as Schedule “A”. The amendments were adopted by Council on July 11, 2016. Staff are now bringing the development permit application to the Design Review Committee for review. This review will deal with issues such as form, character, colour,

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materials, and design details related to both the architecture and the landscape architecture. The Design Guidelines for this property are attached as Schedule “B”.

## **Context**

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**Applicant/Owner:** Aragon Investments Ltd./Township of Esquimalt

**Architect:** D’Ambrosio Architecture + Urbanism (Franc D’Ambrosio)

**Property Size:** Metric: 8090 m<sup>2</sup> Imperial: 87,085 ft<sup>2</sup>

**Existing Land Uses:** Parking lots, playground, fire truck bay, and public open space.

**Surrounding Land Uses:**

North: Commercial and park.

South: Residential (detached and duplex dwellings).

West: Commercial and institutional (public safety building)

East: Public health unit, day care, and future water park.

**Existing Zoning:** Comprehensive Development District No. 99 [CD No. 99]

**Existing OCP Designation:** Esquimalt Town Square

**Existing Development Permit Area:** DPA No. 6 – Esquimalt Town Square

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## Design Overview

The applicant has provided a detailed narrative explaining the design philosophy of the project (Schedule “C”). The Green Building Checklist is attached as Schedule “D”.

While staff are very pleased with the submission they would appreciate the DRC’s comments on the proposed development. In particular staff would like comments related to the following:

- 1) Are the proposed materials and colours appropriate?
- 2) Is the relationship of building facades to the streets appropriate? In particular, staff are interested in the DRC’s comments related to the relationship of the north façade of Building “D” to Esquimalt Road.
- 3) The architects have used a variety of techniques to identify the entrances. Does the DRC feel that the proposed entrance treatments make it easy for the public to identify the entrances?
- 4) Does the relationship between the architecture and the landscape architecture present as a harmonious integrated design?
- 5) Is site accessibility appropriately resolved for disabled users?
- 6) Is the fenestration appropriate?
- 7) Are the pillars supporting the arcades appropriate in terms of scale and proportions (e.g. are the base proportions appropriate)?
- 8) Is the design of the plaza conducive to the promotion of public interactions? Is the degree of enclosure appropriate?
- 9) Staff would appreciate any other comments that the DRC may have that would contribute to design enhancements for the project.

## Alternatives

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



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY DESIGN REVIEW COMMITTEE**

**MEETING HELD**

**MAY 11, 2016**

**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:**

Jill Singleton  
Richard Iredale  
Roger Wheelock

Wendy Kay  
Carl Rupp

**REGRETS:**

Paul Newcombe, Paul De Greeff, Cst. Franco Bruschetta

**STAFF LIAISON:**

Bill Brown, Director, Development Services

**STAFF:**

Trevor Parkes, Senior Planner  
Karen Hay, Planner

**SECRETARY:**

Pearl Barnard

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**I. CALL TO ORDER**

The meeting was called to order by the Chair, at 3:35 p.m.

**II. LATE ITEMS**

No late items presented.

**III. ADOPTION OF AGENDA**

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

**IV. ADOPTION OF MINUTES – April 13, 2016 Meeting**

Moved by Wendy Kay, seconded by Richard Iredale: That the minutes of April 13, 2016 be adopted as distributed. **Carried Unanimously.**

**V. STAFF REPORTS**

**1) DEVELOPMENT PERMIT APPLICATION and DEVELOPMENT VARIANCE PERMIT  
925 Esquimalt Road  
[PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176]**

Karen Hay outlined that the applicant is proposing to replace the existing flat roof with a new hip style roof; the new roof profile will increase the height. Staff requested the Committee provide comments on whether the proposed change to the exterior of the building is appropriate.

Matt Embury, Embury Steel Truss and Roof Supply and John Keay, Keay Cecco Architecture Ltd. were in attendance.

John Keay gave a brief overview of the project and provided a colour sample of the proposed new roof.

The Design Review Committee Members thanked the applicant for their presentation. Committee Members had the following question:

- A Member asked if there was going to be any other changes to the building. Mr. Keay advised not at this time.

The DRC Members felt the new roof design would have no negative impact on the neighbourhood.

**RECOMMENDATION:**

**MOVED** by Richard Iredale, seconded by Wendy Kay: That the Esquimalt Design Review Committee [DRC] recommends to Council and the Director of Development Services that the application for a Development Permit and Development Variance Permit for the exterior alteration [new pitched roof] proposed for 925 Esquimalt Road as illustrated in the architectural drawings prepared by Keay Cecco Architecture Ltd., stamped “Received May 3, 2016”, and including the following variances for the property at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [925 Esquimalt Road] **be forwarded to Council with a recommendation for approval.**

**Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height:** A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch hip roof.

**Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building:** A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for the balconies located on the east elevation and the north wall of the building.  
**The Motion Carried Unanimously**

**2) DEVELOPMENT PERMIT APPLICATION**

**826 Esquimalt Road**

**[PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225]**

Trevor Parkes, Senior Planner explained that DRC Members had previously considered the application at last meeting and at the Rezoning stage. At that time, Members expressed concerns and asked the applicant to return with drawings that alter the parking garage access, lower the parking garage further into grade, revise the lobby entrance and prove compliance with the current Official Community Plan Guidelines. The applicant has made some alterations to the drawings in order to address some of these concerns.

Kristin Schulberg and Rob Rocheleau from Praxis Architects Inc., and Mark Eraut the property owner were in attendance.

Kristin Schulberg gave a PowerPoint presentation outlining the changes Praxis Architecture Inc. had made to their application as a result of the recommendation and comments made by the Committee at the April 13, 2016 meeting. Ms. Schulberg explained that depressing the parking garage further was considered, however it would sufficiently impact the number of parking spots that are required for this 30 unit development. Some of the changes are:

- A reduction in the height of the walls of the podium level. Increased the thickness of the wall in places, to allow for a more sculptured wall.
- The planting area along the east and west sides of the second floor terraces above the parking garage has been recessed to create a greater sense of transparency and solid railing have been replaced with a woven wire metal railing.
- Percentage of openings on the east wall were increased.

- A panel screen was added to the east face of building to ensure that headlights from vehicles do not spill out of the parking area onto the adjacent site.
- Removed the screen and increased the urban portal on south face of building to improve the amount of light penetrating into the parking garage.
- The parking structure gate has been set back approximately 50 feet from the front of the property.
- The material finish has changed from stained coloured concrete to painted concrete to achieve a two tone finished and some accent tiles have also been added.

The Design Review Committee Members thanked the applicant for their presentation. DRC Members had the following questions and comments:

- Enthusiastic about seeing development in this area, DRC Members had concerns that a project like this might set a precedent for future development along Esquimalt Road and felt that not much had changed since they last reviewed it.
- Consider lowering the parking garage so that it doesn't enter at street level. If you keep parking below grade then you don't end up with a street of parking lots.
- Could the number of parking spots be reduced? The location suits biking and walking, with transit also located right there.
- Mr. Brown advised that staff would support a reduction in parking. Mr. Parkes clarified that as part of the zoning approval, a covenant was registered on the property; and to accommodate any further reduction to the number of parking spaces, the covenant would need to be amended and a variance would be required.
- The Members felt that the comments made by the DRC last time had not been addressed.

**RECOMMENDATION:**

**MOVED** by Wendy Kay, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] resolves that the application for a Development Permit authorizing the form and character of the proposed development to that shown on architectural plans provided by Praxis Architects Inc. stamped "Received May 6, 2016", and the landscape plan prepared by Lombard North Group Inc., stamped "Received March 29, 2016", and sited as detailed on the survey plan prepared by J.E. Anderson and Associates, stamped "Received March 29, 2016" for the 6 storey, thirty unit, multiple family residential building proposed to be located at PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225 [826 Esquimalt Road], **be presented again to the DRC, with a focus on addressing the following:**

- 1) Altering the parking garage access;
- 2) Lowering the parking garage further below grade;
- 3) Revising the lobby entrance way;
- 4) Improving compliance with the current Official Community Plan Guidelines; and
- 5) Concerns that the proposed development will set a precedent for future developments on Esquimalt Road. **The Motion Carried Unanimously**

**3) OFFICIAL COMMUNITY PLAN AND REZONING APPLICATION**

**"Esquimalt Village Project"**

**1235 Esquimalt Road**

**Lot 1, Section 11, Plan EPP32782**

Bill Brown, Staff Liaison explained the project is currently at the Rezoning stage and typically complex project are presented to the DRC to help identify future problems and



issues. The applicant has come up with a plan on how they wish to develop the site; Staff would appreciate the Committee's comments and ideas on the proposed project.

Franc D'Ambrosio and Julie Brown, from D'Ambrosio Architecture + Urbanism, and Scott Murdoch, from Murdoch de Greeff Inc. were in attendance.

Franc D'Ambrosio gave a PowerPoint presentation outlining the development proposal for The Esquimalt Village Project. Mr. D'Ambrosio explained the proposed project would incorporate a new Public Library, The Justice Institute, residential and commercial spaces; as well as an urban plaza, the Esquimalt Town Square. A public Art Walk is also proposed for this development. Mr. D'Ambrosio asked the DRC Members to give their comments and opinions on the development proposal as well as the proposed draft design guidelines

Scott Murdoch, Landscape Architect gave a brief overview of the proposed landscaping and stormwater management plan for the site. Mr. Murdoch explained there is limited space, and they don't want to impact the existing two big oak trees which will be retained. Water management will use rain planters and rain gardens. Tree species are to be determined.

The Design Review Committee Members thanked the applicant for their presentation. Members had the following questions and comments:

- Design is beautiful, good work, happy to see this, the residential buildings are really charming, the Public Market space is fantastic and the ariel view shows how it will create a sense of a Town Centre; a very attractive addition to Esquimalt.
- A Member asked how you get into the library from the parkade and whether there will be disabled plus stroller friendly spaces. Mr. D'Ambrosio advised you could come up the public stairs or elevator and enter directly into the library.
- A Member asked whether there be handicap plus stroller friendly spaces? Mr. D'Ambrosio advised that these will be taken into consideration.
- A member commented that users of the handyDART have varying abilities and tend to go to the facility that have a drop off area close to the main door, if it is too far away then they will not go to that facility. Are there any designated handyDART spots? No spots are designated at this time.
- The location of garbage and recycling was discussed. The Town Hall's facilities will be at surface level and all the other buildings will be underground. Rolling bins will be towed up the parking ramp for pick up on Park Place.
- Members noted a lack of connection between Park Place and the Art Walk at many hours of the day. Sketches show porosity but in reality that porosity might not exist. Mr. D'Ambrosio advised this will be reviewed in the design stage.
- The atrium space off the library is going to be exciting; will it work if it is blocked off at night? Mr. D'Ambrosio advised that the library and the office lobbies can be blocked off so it can be open to the public at both ends in the evening.
- Members commented that there is too much space being taken up for surface parking with plenty of parking underground. There is a chance to have a beautiful park right in the middle of town, and potential for additional outdoor space. Consider having other options for people to view, might be a way of moving people away from the idea that they have to get up as close as possible to drop off and pick up. Mr. D'Ambrosio advised he would look at this again.
- The Art Walk being children oriented is wonderful it creates family space especially around the library.

- A lot of great thought went into the pedestrian scale, like the flow to the north-south and the east-west. The additional sidewalk coming off Fraser Street is great; right now we are walking on a driveway.
- Colonnades create a really exciting space. The public space here is really beautiful. Transparency at ground level is important. Concerned that the colonnades might start to become overwhelming and actually take over that transparency. Mr. D'Ambrosio clarified that the overhang in front of the library will be cantilevered and the other one will be tucked under the building.
- Current big old trees have quite a large canopy. Try and plant some smaller trees there also.

The DRC Members were positive about the Esquimalt Village Project and considered it a very attractive addition to Esquimalt.

**RECOMMENDATION:**

**MOVED** by Carl Rupp, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application to amend the Official Community Plan and to rezone the subject property to facilitate the development of the Esquimalt Village Project (EVP) be forwarded to Council with a recommendation for **approval. The Motion Carried Unanimously**

**VI. STAFF LIASON STATUS REPORT**

No reports

**VII. NEW BUSINESS**

No new business

**VIII. NEXT REGULAR MEETING**

Wednesday, June 8, 2016

The Chair advised that Carl Rupp is leaving and we have a new member Robert Schindelka. Mr. Brown advised that Mr. Schindelka has been appointed by the Architectural Institute of British Columbia. Mr. Brown welcomed Robert and thanked Carl for all his work in this community; it is very much appreciated.

**IX. ADJOURNMENT**

The meeting adjourned at 5:29 p.m.

CERTIFIED CORRECT:

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CHAIR, DESIGN REVIEW COMMITTEE

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ANJA NURVO, CORPORATE OFFICER

THIS 15<sup>th</sup> DAY OF JUNE, 2016

## 9.8 Development Permit Area No. 6 - Esquimalt Village Square

'Design Guidelines' defined:

A set of design parameters for development which apply within a specified area. The guidelines are adopted public statements of intent and are used to evaluate the acceptability of a project's design.

### 9.8.1 Scope

Lands legally described as Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782 (PID: 029-349-311) are designated as Development Permit Area No. 6 - Esquimalt Village Square.

### 9.8.2 Category

Section 488(1)(a) – natural environment, its ecosystems and biological diversity;

Section 488(1)(b) – protection of development from hazardous conditions;

Section 488(1)(d) – revitalization of area in which a commercial use is permitted;

Section 488(1)(f) - establishment of objectives for the form and character of commercial, industrial or multi-family residential development

Section 488(1)(h) – establishment of objectives to promote energy conservation;

Section 488(1)(i) – establishment of objectives to promote water conservation; and

Section 488(1)(j) – establishment of objectives to promote the reduction of greenhouse gas emissions.

### 9.8.3 Justification

These guidelines were developed to steward the design of a mixed use development known as Esquimalt Village Square. The development needs to promote the revitalization of the Township's core area while being sympathetic to the surrounding land uses and built form and offering exemplary site and building design that incorporates the principles of urban ecology.

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

a) Owners or land within Development Permit Area No.6 must not do any of the following without first obtaining a Development Permit in accordance with the guidelines for this Development Permit Area:

- i) Alter lands;
- ii) Subdivide lands; or
- iii) Construct or alter a building or structure

#### b) Exemptions

The following do not require a Development Permit:

- i) routine maintenance;
- ii) emergency repairs to existing structures where a potential safety hazard exists;
- iii) alterations to landscaping as long as the form and character of the landscaping remain the same;



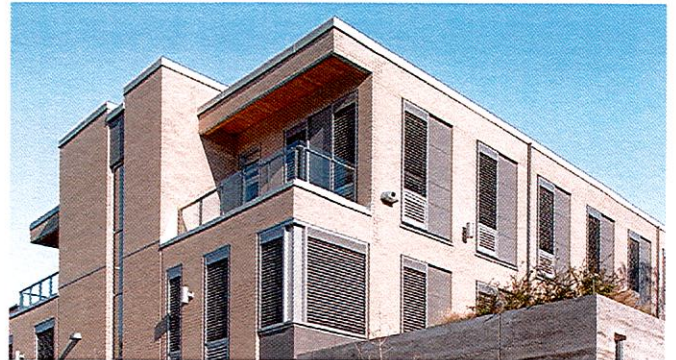
a)

Buildings should be designed to capture passive solar energy.



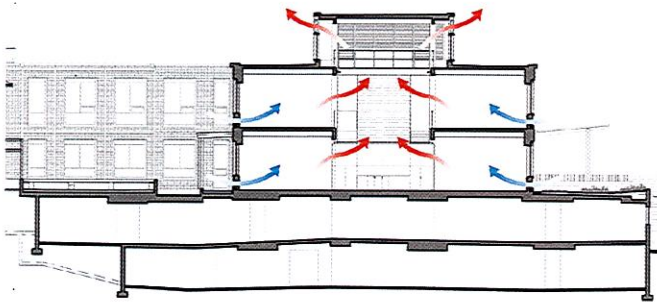
b)

Sun shading should be considered to control heat gain in the summer.



c)

Design for on-site heat recovery, and plan for future, long-term neighbourhood heat-resource opportunities.



d)

Manage rainwater on the site including reduction of burden on storm-water sewer infrastructure and cleaning for down-stream use.



e)

Pollution management protocols (including sedimentation and oil-removal), as well as recycling programs should be followed during demolition, excavation and construction of the project.





f)

Prioritize use of high quality, regionally sourced products & materials.



g)

Where appropriate, make building uses visible from the outside.



h)

Avoid mirrored or tinted glazing at the street level.



i)

Locate clearly identified and weather-protected entrances to be accessible from public streets and squares.



j)

Integrate pedestrian-oriented signage with frontages and facades.





k)

Way-finding and commercial signage, lighting and weather protection (canopies, etc) should be part of the architectural design.



l)

Orient upper-storey windows and balconies to overlook adjoining streets and public space.



m)

Use architectural emphasis to define street-corners.



n)

Locate on-street parking, where possible, in front of shops.



o)

Maximize glazing at grade along commercial streets. Provide sight-lines from inside buildings to allow for casual surveillance of open public spaces, streets and sidewalks.





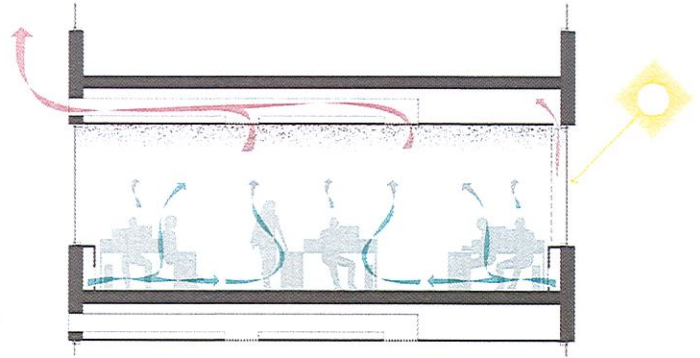
p)

Avoid excessively long blank walls adjacent to public streets.



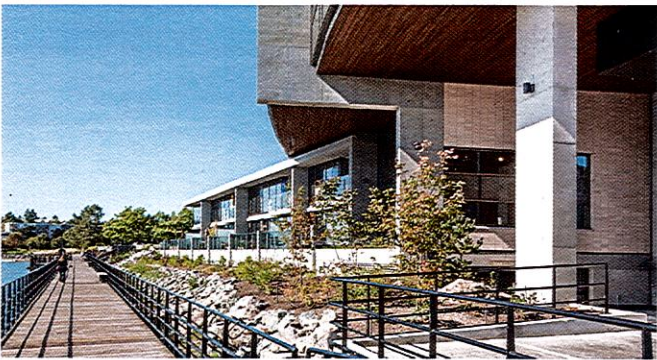
q)

Follow green building practices in energy and water conservation, greenhouse gas production, indoor air quality and material durability in all aspects of building and site design.



r)

Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.



s)

Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction.



t)

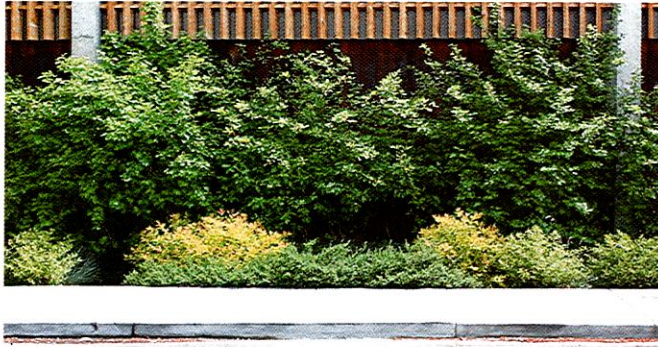
A landscaped transition zone between entryways and public sidewalk should be considered on streets with high traffic volumes.





u)

Use of indigenous plant species is encouraged.



v)

Wherever possible, outdoor storage and parking areas should be screened from view.



w)

All buildings should be bird-friendly.



x)

All exterior lighting should avoid excessive stray light pollution and should meet international dark skies standards.







October 24, 2016

Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt BC V9A 3P1

Attention: Mayor and Council

Re: Application for a Development Permit for property located at 1235 Esquimalt Road, Township of Esquimalt, BC.

We are pleased to submit this letter in conjunction with the Aragon Properties Ltd. application for Development Permit (DP) for the Esquimalt Town Square Development Proposal. Since the submission of the rezoning application in May, the Project's design has been further developed to a higher level of detail to provide a more comprehensive illustration of the scale, character and materiality of the buildings, Plaza and the connecting outdoor spaces. The Development Proposal has maintained the overall vision and organization for the site, and is consistent with the approved Rezoning and OCP Amendment in all respects.

The architectural expression for the Proposal is contemporary, with extensive glazing and a warm palette focussed on natural materials. Brick has been deployed on all four buildings to tie the proposal together thematically and ground the project in the idealised historic context of Esquimalt. More detailed descriptions of the buildings and outdoor spaces are as follows:

#### Building A - 6 Storey Residential

Located at the Southwest corner of the site, this building faces both Park Place and Carlisle Avenue. The main entrance is located on Park Place and is clearly visible by an expressed stair, planter, accessible path and glazed canopy. It is the Owner's intent to also incorporate art into this entry feature, an idea that will be explored as the project continues. Along the southern frontage, the project responds to the smaller scale of Carlisle Avenue with ground-oriented units that have individual patios, gates and arbors.

#### Building B - 6 Storey Residential

East of Building A, Building B is oriented with its narrow facade facing Carlisle Avenue. Similar to Building A, the base of this building includes ground-oriented units that provide a suitable scale and activity across the street from existing single-family residences. The entrance to Building B is located on the public Art Walk. This allows the entrance to help enliven the Art Walk and to exploit the benefits of South exposure for living spaces.

#### Buildings A & B - Massing and Facade Design

These buildings are designed as a pair to frame the Art Walk's South entrance. The buildings have been designed together to have a continuous expression that lengthens their proportions horizontally and reduces their apparent height. The massing composition of both buildings is a 4-storey base and

stepped back, 2-storey upper volume. These forms are complemented by the facade design, which includes transitions in both materials and scale between the lower and upper forms.

The building bases are clad in a combination of fine-scaled materials: a richly coloured dark brown brick, and a contrasting light coloured panel with a linear grooved texture and subtle pearlescent finish. The brick has been deployed at the narrower end facades of the buildings, where it extends to a height of 3 storeys. The longer side facades are designed with a more horizontal expression, with brick at the first storey and grooved panels from the second to fourth storeys; the grooved panels are set in bands that alternate between horizontal and vertical orientations.

Above the fourth floor, the building steps back and transitions to a warm grey panel with a soft sand finish and a larger scaled pattern of joints. Oriented vertically, the panels tie together the upper form and, by the pattern, give it more human-scale proportions. The upper massing is further enlivened by large wood trellises, which provide privacy and passive solar shading to the fifth floor units, and also add visual interest and warmth to the buildings.

The connection to outdoor spaces is an important feature of these buildings, which have been designed to have as much glazing as possible and very generous balconies and roof decks. The balconies have wood soffits and are deeply recessed into the building form; the large extent of visible wood soffits enhances the warmth of the buildings as viewed from the surrounding neighbourhood as well as from within the residential suites.

#### Building C - 5 Storey Commercial with Branch Library

This building clearly shows its programmatic functions, with the brick-clad office storeys floating above the glazed library ground floor. The size of the library ground floor and the disposition of windows has been developed in consultation with the GVPL stakeholders. A large reading room will overlook the Plaza. The Gallery / Flexible Space functions as the entrance lobby to the Library and the upper floor offices, and also as a community room that links the Plaza to Park Place. The Gallery space and Reading Room will be provided ample daylight by a large skylight with a dramatic height and profile. This skylight and the Gallery roof will be supported by an extension of the heavy timber structure of Building C.

The upper storey office floors are clad in a grid of brick, reminiscent of historic warehouses, with a structural frame of heavy-timber. As this is a larger building than the residential buildings to the South, we've selected a lighter toned brick for Building C. The glazing has been designed for optimal daylighting throughout the floor plate, and makes the wood structure visible, effectively bringing the warmth of this interior element to the facade. At the fifth floor, the building steps back to provide two roof decks, creating a dramatic wood-clad roof overhang at each end of the penthouse and emphasizing the parapet line at a height that is complementary to the scale of the surrounding residential buildings.

#### Building D - 6 Storey Mixed-Use

Located at the corner of Esquimalt Road and Park Place, a prominent corner in the Village, Building D is designed with a more urban expression than the residential buildings to the South of the site; this expression has been developed to provide a more dramatic landmark building at this main frontage. The ground floor of the building is extensively glazed to activate the street front and Plaza with views into and



out from the commercial spaces. The ground floor facade pulls back from its edges to provide a sheltered colonnade along Esquimalt Road and the Plaza. This has been detailed with V-shaped heavy timber columns that provide a lively rhythm around the commercial main floor.

Above the ground floor, the residential portion of the building is shaped as four repeating floors and a set back sixth floor penthouse. The main body of the building is designed as vertical groupings of balconies and large windows. Clad in warm grey panels and glazed balcony guards, this building is designed to be sophisticated and trim while sharing the warm neutral palette of the overall project. At the top floor, the stepped back penthouse is defined by a deep wood-clad roof overhang. On the North (Esquimalt Road) facade, feature brick walls frame a potential location for an art-work and visually reinforce the relationship to Building C.

### Site & Landscape Design

The Town Centre landscape design has many aesthetic, functional, and ecological attributes that will enhance the site's beauty and functionality for residents, neighbours and compatible urban wildlife. Features of the site include the Art Walk, which runs through the site between Esquimalt Road and Carlisle Avenue, and the new Town Square plaza. The Art Walk will include several locations which are designed for the installation of art-work. The Art Walk creates an enjoyable route that encourages residents and neighbours to stroll through the site. The large public plaza space is highly visible from Esquimalt Road and will be the new home of the Esquimalt Farmers Market. This space is defined by the two buildings on the west and south and two mature Garry Oak trees that will be retained on the east. Concrete benches and stairs are used to retain the grade of Esquimalt Road and the retained oaks while functioning as seating for public events. The plaza space can spill over into the new parking lot associated with the Municipal Hall for larger programmed events. The surface of the plaza will be concrete unit pavers as will the adjacent parking area, internal walkways, and some of the municipal sidewalk. This hardscape treatment will help visually unify these outdoor spaces, as well as assist with way-finding throughout the site.

The landscape also has many environmental features including: on-site and off-site rain gardens to manage storm-water; the use of native and drought tolerant/site adapted plant material, and the enhancement of the urban forest. Rainwater from on-site driveable surfaces and most roof areas will be managed by planters and rain-gardens. These rainwater receiving landscapes will clean the runoff, trapping and assimilating pollutants, and slowly releasing the cleansed water into the municipal stormdrain system. It is important to treat and slow the velocity of stormwater since runoff from this site discharges into West Bay, a significant marine edge of the Township. In a similar fashion, runoff from the road will also be cleaned before it is slowly conveyed to the municipal drainage system. Rain planters and gardens create ephemeral water features when it rains but dry up during summer months. They will make a unique aesthetic element in the urban landscape. Native and site adapted plant material used throughout the site will provide habitat for insects and birds. Plant material was selected to fit the growing and moisture conditions of the site to help reduce water consumption. Plant material has been selected for its quality and visual appeal and incorporates a diversity of textures, colours and creative elements.

In connection with the excavation of the project, trees required to be removed from the site will be replaced and augmented by a larger number of replacement trees. The protected Garry Oaks will remain in situ. Efforts will be made to salvage other existing trees where practical for reuse in the landscape. A

significant aspect of the site will be the new streetscape design on all three street frontages and includes rain gardens and street trees. Trees provide texture and environmental diversity, as well as complement adjacent streetscape plantings. Intensive tree planting on and around the site is intended to augment the existing urban forest around the Town Hall. Urban trees function to provide shade, intercept rainfall, aid in water infiltration, calm traffic, and provide habitat for beneficial urban wildlife. The key to healthy urban trees is to provide adequate soil volumes for their future growth. Accordingly, planters and rain gardens over parking and in the public realm will be designed to provide an adequate volume of soil.

#### Conclusion

This application for Development Permit presents the results of our continued commitment to realizing the vision of the Township and the community. The Applicant and the design team believe this Development Proposal presents a significant opportunity to bring new life to an important block in the Esquimalt Village Core. We look forward to working with Township staff in connection with this application and are available to answer any questions and to provide any required additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Sangster', with a stylized flourish at the end.

Erica Sangster, architect aibc mraic  
D'AMBROSIO architecture + urbanism



## 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

*Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.*

- 1 Are you building to a recognized green building standard?  
If yes, to what program and level? Yes  No
- 2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?  Yes  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.  Yes  No
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? N/A %
- 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.  
Locally milled framing materials. Reclaimed bricks.
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?  Yes  No
- 7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? N/A  
For which parts of the building (e.g. framing, roof, sheathing etc.)? \_\_\_\_\_
- 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.  Yes  No  
Geothermal heating and cooling.
- 9 List any products you are proposing that are produced using lower energy levels in manufacturing.  
N/A
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes  No
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes  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?  Yes  No
- 15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers?  Yes  No
- 16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?  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  N/A
- 18 Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? 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. Refer to landscape plans.  Yes  No  N/A
- 20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? Yes  No  N/A
- 21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. Refer to landscape drawings.  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? On-slab planters.  Yes  No  N/A
- 23 What percentage of the site will be maintained as naturally permeable surfaces? 7 %

### 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  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?  Yes  No  N/A  
7 (3 Liquidambar, 2 Maples, 2 Lindens)  
 Could your site design be altered to save these trees?  No.  
 Have you consulted with our Parks Department regarding their removal?  Yes.



- 26 Will this project add new trees to the site and increase our urban forest?  
If so, how many and what species? 52 (Maples/Cypress/Oak/Magnolia)  Yes  No  N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds?  Yes  No  N/A
- 28 Will any existing native vegetation on this site be protected?  
If so, please describe where and how. Garry Oaks - CRZ Setback  Yes  No  N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island?  Yes  No  N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?  Yes  No  N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?  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?  Yes  No  N/A
- 33 Will topsoil will be protected and reused on the site?  Yes  No  N/A

### Energy Efficiency

*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.*

- 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? \_\_\_\_\_ %  
Buildings A, B & D: Approx. 90% natural light    Building C: Approx. 95% natural light  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. Geothermal  
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? Heat pumps will be interior  Yes  No  N/A
- 38 Has the building been designed to be solar ready?  Yes  No  N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?  Yes  No  N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards?  Yes  No  N/A
- 41 Are energy efficient appliances being installed in this project?  
If so, please describe. Fisher and Paykel
- 42 Will high efficiency light fixtures be used in this project?  
If so, please describe. LED fixtures  Yes  No  N/A
- 43 Will building occupants have control over thermal, ventilation and light levels?  Yes  No  N/A
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?  Yes  No  N/A
- 45 Will underground parking areas have automatic lighting?  Yes  No  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?   | Yes | <input checked="" type="radio"/> No | N/A |
| 47 | Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products?<br>If so, please describe. <u>Low VOC Paints</u> | Yes | <input type="radio"/> No            | N/A |
| 48 | Will the building have windows that occupants can open?   | Yes | <input type="radio"/> No            | N/A |
| 49 | Will hard floor surface materials cover more than 75% of the liveable floor area?   | Yes | <input type="radio"/> No            | N/A |
| 50 | Will fresh air intakes be located away from air pollution sources?  | Yes | <input type="radio"/> 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?<br>If so, please describe. _____   | Yes | <input checked="" type="radio"/> No | N/A |
| 52 | Will materials be recycled during the construction phase?<br>If so, please describe. _____  | Yes | <input checked="" type="radio"/> 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? | Yes | <input type="radio"/> No            | N/A |
| 54 | For new commercial development, are you providing waste and recycling receptacles for customers?  | Yes | <input type="radio"/> No            | N/A |

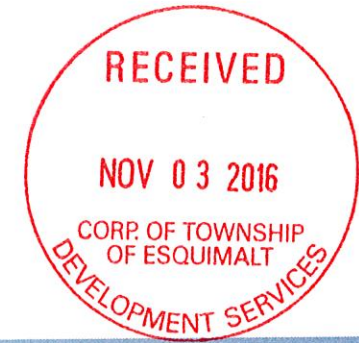
### Green Mobility

*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]?                    | Yes | <input type="radio"/> No | N/A |
| 56 | For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?                 | Yes | <input type="radio"/> No | N/A |
| 57 | Is access provided for those with assisted mobility devices?  | Yes | <input type="radio"/> No | N/A |
| 58 | Are accessible bike racks provided for visitors?  | Yes | <input type="radio"/> No | N/A |
| 59 | Are secure covered bicycle parking and dedicated lockers provided for residents or employees?   | Yes | <input type="radio"/> No | 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 checked="" 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.





# Esquimalt Town Square

1235 Esquimalt Road, Esquimalt BC

## Contacts

**Registered Owner**  
 Corporation of the Township of Esquimalt  
 1229 Esquimalt Road  
 Esquimalt, B.C.,  
 V9A 3P1  
 tel: 250.414.7133

**Developer**  
 ARAGON  
 201-1628 West 1st Avenue  
 Vancouver, BC  
 V6J 1G1  
 Levy Moy  
 tel: 604.732.6170  
 fax: 604.732.6178

**Architect**  
 D'Ambrosio architecture + urbanism  
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 Victoria, BC  
 V8T 5K2  
 Franc D'Ambrosio  
 tel: 250.384.2400

**Landscape Architect**  
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 206 - 524 Colonthel Road  
 Victoria, BC  
 V8Z 1G1  
 Scott Murdoch  
 tel: 250.412-2891

**Civil Consultant**  
 McEharny Consulting Services Ltd.  
 Suite 500, 3960 Quadra Street  
 Victoria, BC  
 V8X 4A3  
 Peter Ferguson  
 tel: 778.746.7422

**Transportation**  
 Boulevard Transportation  
 201-791 Goldstream Avenue  
 Victoria, BC  
 V9B 2X5  
 Dan Casey/ Mitchell Jacobson  
 tel: 250-388-9377

**Surveyor**  
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 Suite 500, 3960 Quadra Street  
 Victoria, BC  
 V8X 4A3  
 Glen Quarmby  
 tel: 778.746.7321

## List of Drawings

Architectural		Landscape	
A0	Cover	L1.1	Landscape Layout and Materials Plan
A0.1	Project Information + Survey	L1.2	Planting Plan
A0.2	Floor Area Diagrams Building A + B	L1.3	Stormwater Management Plan
A0.3	Floor Area Diagrams Building C + D		
A0.4	Floor Area Diagrams Underground Parking		
A0.5	Rendered Views + Shadow Studies		
		Civil	
A1.02	Site Plan (Overall)	16-023-C	Site Plan - Underground Storm and Sanitary Servicing
A1.03	P1 Parking Plan (Overall)		
A1.06	P1 Parking Plan (North)		
A1.08	P1 Parking Plan (South)		
A2.01S	Level 1 Floor Plan (Building A and B)		
A2.02S	Level 2 Floor Plan (Building A and B)		
A2.03S	Level 3 Floor Plan (Building A and B)		
A2.04S	Level 4 Floor Plan (Building A and B)		
A2.05S	Level 5 Floor Plan (Building A and B)		
A2.06S	Level 6 Floor Plan (Building A and B)		
A2.07S	Roof Level Plan (Building A and B)		
A2.01N	Level 1 Floor Plan (Building C and D)		
A2.02N	Level 2 Floor Plan (Building C and D)		
A2.03N	Level 3-4 Floor Plan (Building C and D)		
A2.04N	Level 5 Floor Plan (Building C and D)		
A2.05N	Level 6 Floor + Roof Plan (Building C and D)		
A3.1	Building A Elevations		
A3.2	Building B Elevations		
A3.3	Building C Elevations		
A3.4	Building D Elevations		
A3.5	Building D Elevations		
A4.1	Site Sections		

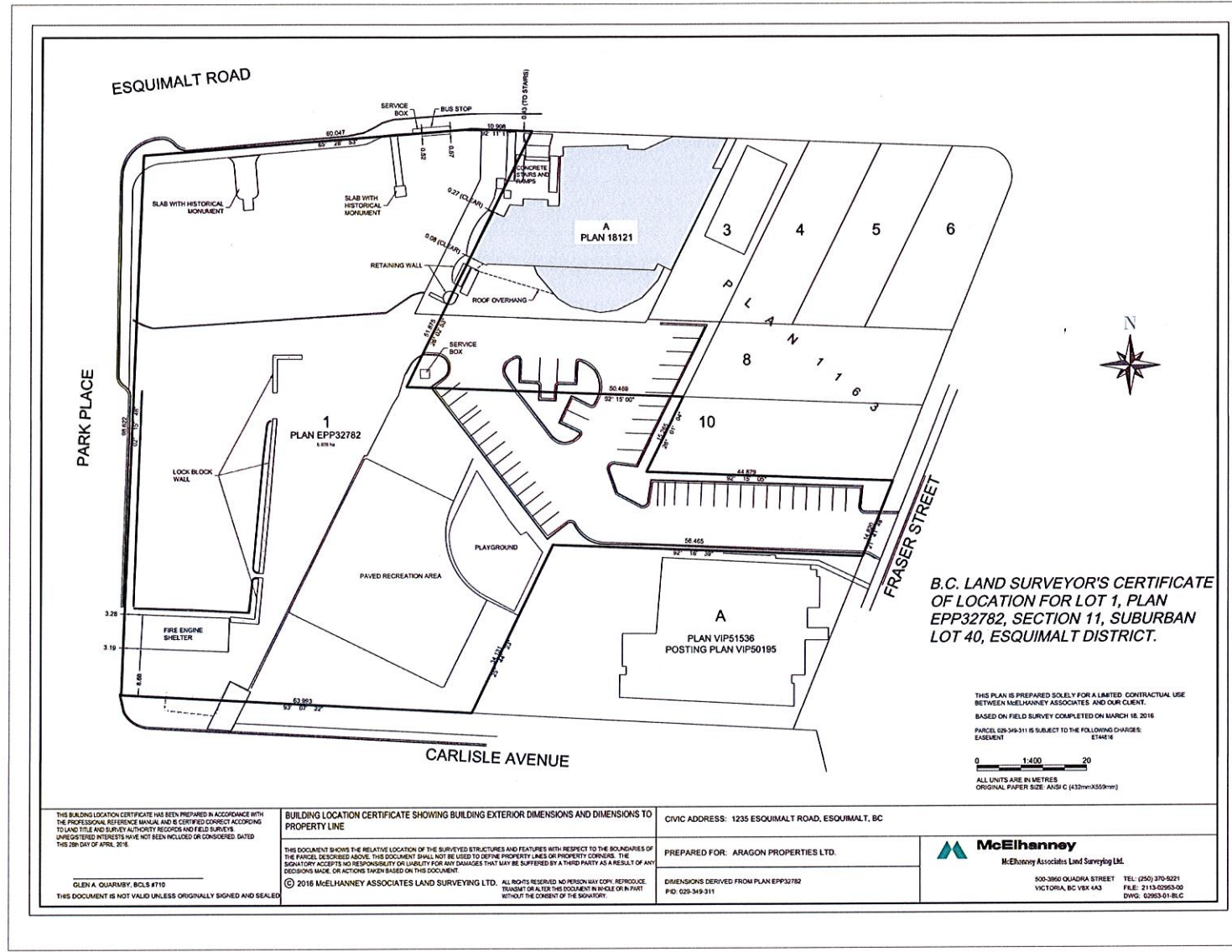
**D'AMBROSIO**  
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 1536  
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 Victoria BC Canada V8T5K2  
 tel 250.384.2400  
 eml mail@fdarc.ca  
 web www.fdarc.ca

Issued for Development Permit  
 24 October 2016

ARAGON



Notes  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION FOR LOT 1, PLAN EPP32782, SECTION 11, SUBURBAN LOT 40, ESQUIMALT DISTRICT.**

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McElhanney Associates and our client. BASED ON FIELD SURVEY COMPLETED ON MARCH 18, 2016. PARCEL Q26-349-311 IS SUBJECT TO THE FOLLOWING CHARGES: EASEMENT ET44814

<p>THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED DATED THIS 28th DAY OF APRIL, 2016.</p> <p>GLEN A. QUARNEY, BCLS #710 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.</p>	<p><b>BUILDING LOCATION CERTIFICATE SHOWING BUILDING EXTERIOR DIMENSIONS AND DIMENSIONS TO PROPERTY LINE</b></p> <p>THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY ERRORS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.</p> <p>© 2016 McELHANNEY ASSOCIATES LAND SURVEYING LTD. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.</p>	<p>CIVIC ADDRESS: 1235 ESQUIMALT ROAD, ESQUIMALT, BC</p> <p>PREPARED FOR: ARAGON PROPERTIES LTD.</p> <p><b>McElhanney Associates Land Surveying Ltd.</b></p> <p>500-3960 QUADRA STREET TEL: (250) 370-5221 VICTORIA, BC V8K 4A3 FAX: 213-8299-60 DUNS: 0298241-BC</p>
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2 Legal Survey Certificate  
Scale: 1:400

BUILDING SUMMARY				
Legal Address:	Lot 1, Plan EPP32782, Section 11, Suburban Lot 40, Esquimalt District			
Civic Address:	1235 Esquimalt Road			
Site Area:	6,090.5 m <sup>2</sup>	Total Floor Area:	13,917.0 m <sup>2</sup>	
NOTE: PROJECT DATA IS CALCULATED PER THE ESQUIMALT ZONING BYLAW 2016 DEFINITIONS.				
Floor Area Summary:				
Building	Floor Level	Proposed Floor Area (m <sup>2</sup> )	Maximum Allowable Floor Area (m <sup>2</sup> )	
Building A	Level 1	479	490	
	Level 2	498	505	
	Level 3	500	505	
	Level 4	500	505	
	Level 5	346	375	
	Level 6	346	375	
	Roof	7	45	
Subtotal		2,677	2,800	
Building B	Level 1	552	570	
	Level 2	579	605	
	Level 3	579	605	
	Level 4	579	605	
	Level 5	393	445	
	Level 6	393	445	
	Roof	7	40	
Subtotal		3,083	3,315	
Building C	Level 1			
	- Library / Office	943	1,145	
	- Gallery / Flex	323	145	
	Level 2	864	890	
	Level 3	864	890	
	Level 4	864	890	
	Level 5	751	890	
Roof	39			
Subtotal		4,649	4,850	
Building D	Level 1			
	Level 1 - CRUs	397	475	
	Level 2	451	525	
	Level 3	451	525	
	Level 4	451	525	
	Level 5	451	525	
	Level 6	378	375	
Roof	0	40		
Subtotal		2,700	3,000	
Parkade				
Floor Level	Proposed Floor Area (m <sup>2</sup> )	Maximum Allowable Floor Area (m <sup>2</sup> )		
Level P1	808	1,100		
Number of Dwelling Units:				
Building A	32 Units	(32 Max. Allowable)		
Building B	36 Units	(37 Max. Allowable)		
Building C	n/a			
Building D	34 Units	(34 Max. Allowable)		
Floor Area Ratio (FAR): 1:1.72 (1:1.9 Max. Allowable)				
Lot Coverage: 3,718.2 m <sup>2</sup> or 46.0% (Max. 50% Allowable)				
Building Average Grade and Height:				
Building	Average Grade (m)	Grade at Roof (m)	Building Height (m)	Maximum Allowable Building Height (m)
Building A	22.37	46.00	23.63	25.5
Building B	22.23	46.00	23.77	25.5
Building C	22.70	49.00	26.3	28.5
Building D	23.67	45.50	21.83	28.8
Setbacks:				
Building	Floor Level	Front Yard (Park) (m)	Side Yard (Carlsbad) (m)	
Building A	1	2.5	2.5	
	2	4.0	2.5	
	3	4.0	2.5	
	4	4.0	2.5	
	5	4.0	2.5 (5.0 Building Facel)	
	6	5.0	2.5 (5.0 Building Facel)	
Roof	5.0	5.0		
Building B	1	0.0	2.5	
	2	0.0	2.5	
	3	0.0	2.5	
	4	0.0	2.5	
	5	0.0	2.5	
	6	2.5	2.5	
Roof	3.5	5.0		
Building C	1	0.5	0.0	
	2	0.0	0.0	
	3	0.0	0.0	
	4	0.0	0.0	
	5	0.0	0.0	
Building D	1	0.5	0.5	
	2	0.5	0.5	
	3	0.5	0.5	
	4	0.5	0.5	
	5	0.5	0.5	
	6	0.5	0.5	
Useable Open Space: 1,340m <sup>2</sup> (Min. Allowable 1,300m <sup>2</sup> )				
Off-Street Parking:				
Location	Motor Vehicles	Bicycles		
Underground	179	212		
Surface	36	24		
Sub-Total	215	216		
Municipal Hall (Surface)	15	0		
Total available to the project	200 (Min. 200 req'd)	216 (Min. 206 req'd)		

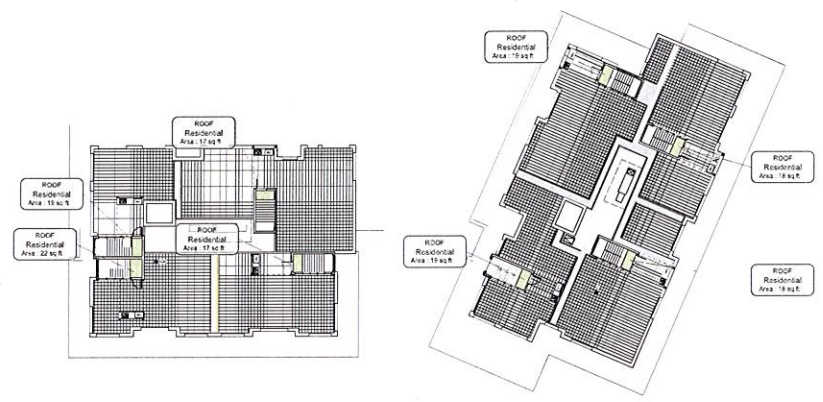
1 Development Permit Data



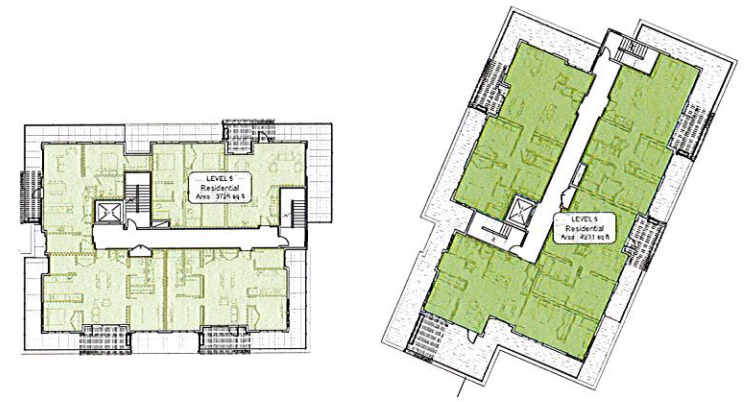
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<p>project name <b>Esquimalt Town Square</b> 1235 Esquimalt Road, Victoria BC</p>		
<p>sheet title <b>Project Information + Survey</b></p>		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	as noted	
drawn by	ES/MB	
checked by	FDA	
revision no.	sheet no.	
	A0.1	



Notes  
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6 Roof Deck Plans  
Scale: 1:250



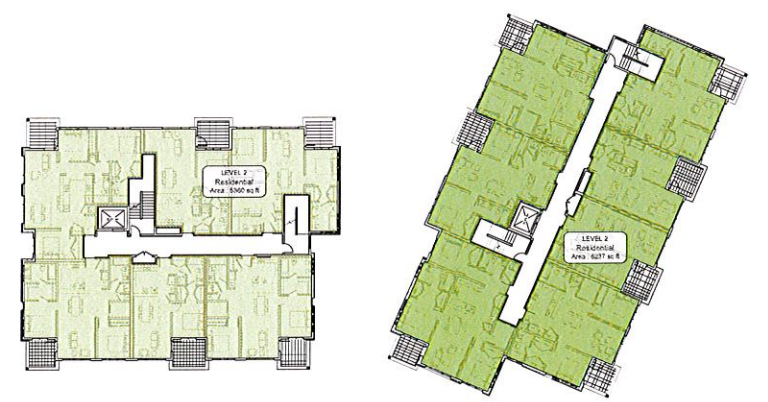
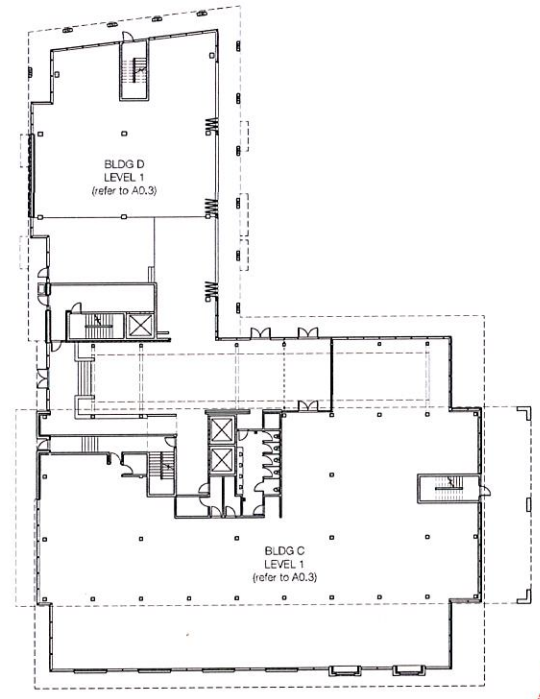
5 Level 5 Plans  
Scale: 1:250



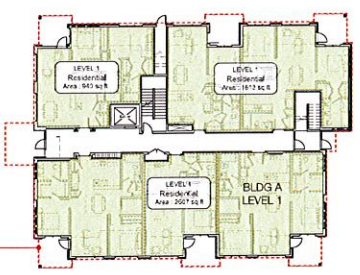
4 Level 6 Plans  
Scale: 1:250



3 Levels 3-4 Plans  
Scale: 1:250



2 Level 2 Plans  
Scale: 1:250



BUILDING A FOOTPRINT  
Area: 1,320 sq.ft.



BUILDING B FOOTPRINT  
Area: 5,250 sq.ft.

1 Level 1 Plans  
Scale: 1:250

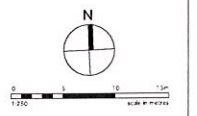


**Esquimalt Town Square (#1536)**  
Gross Floor Area Calculations  
Esquimalt Defined

Building A			
Floors	Gross Floor Area (sq.ft.)	Gross Floor Area (sq.m)	
LEVEL 1	5,160	479.4	
LEVEL 2	5,360	497.9	
LEVEL 3	5,566	500.4	
LEVEL 4	5,366	500.4	
LEVEL 5	3,726	346.1	
LEVEL 6	3,726	346.1	
ROOF	75	7.0	
<b>SUBTOTAL BUILDING A</b>	<b>28,819</b>	<b>2,677.3</b>	

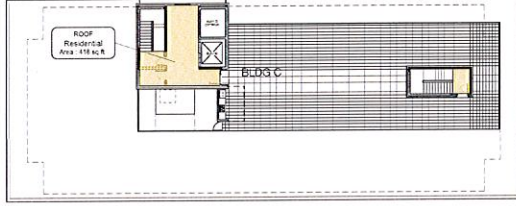
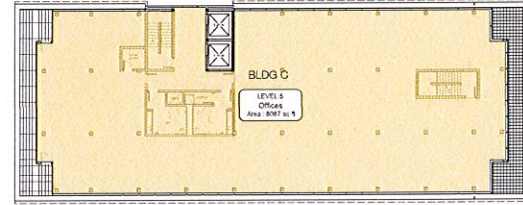
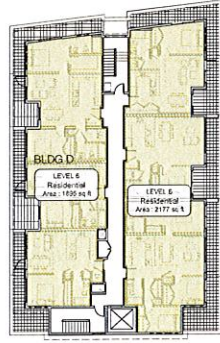
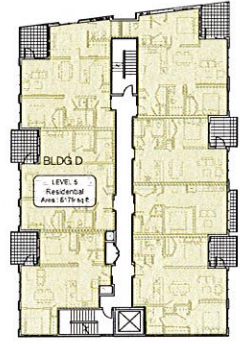
Building B			
Floors	Gross Floor Area (sq.ft.)	Gross Floor Area (sq.m)	
LEVEL 1	5,943	552.1	
LEVEL 2	6,237	579.4	
LEVEL 3	6,237	579.4	
LEVEL 4	6,237	579.4	
LEVEL 5	4,231	393.1	
LEVEL 6	4,231	393.1	
ROOF	74	6.9	
<b>SUBTOTAL BUILDING B</b>	<b>33,190</b>	<b>3,083.4</b>	



2	Development Permit	10/24/2016
1	OCP / Rezoning Rev.	05/17/2016
	OCP / Rezoning	05/04/2016
rev no	description	date
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project name <b>Esquimalt Town Square</b> 1235 Esquimalt Road, Victoria B.C.		
sheet title <b>Floor Area Diagrams</b> <b>Buildings A + B</b>		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	1:250	
drawn by	ES/GK	
checked by	FDA	
revision no.	sheet no.	
	A0.2	

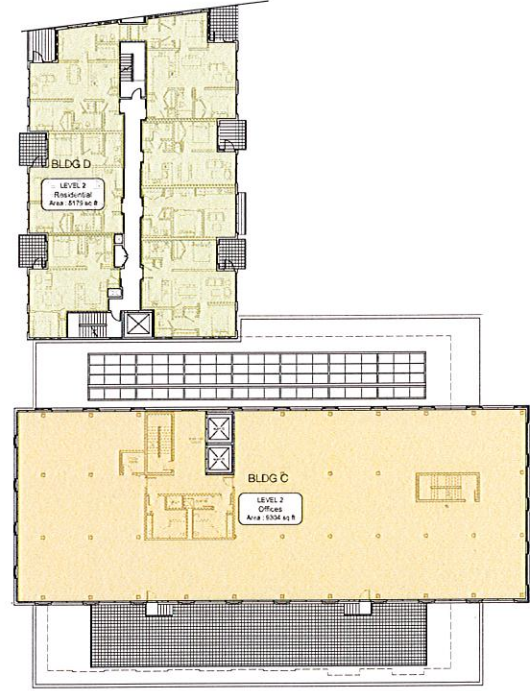


Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.

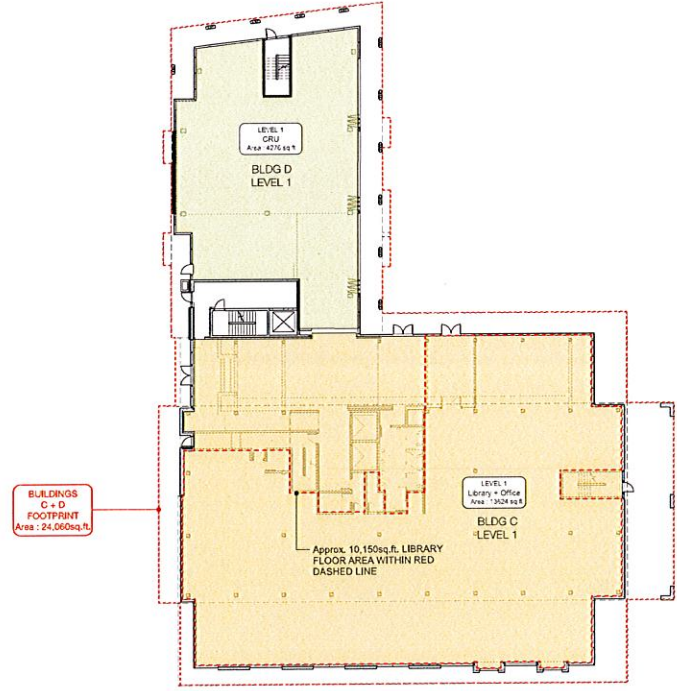


5 Level 5 Plans  
Scale: 1:250

6 Level 6 Plan  
Scale: 1:250

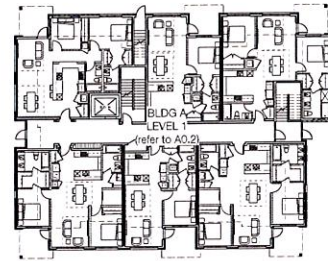


2 Level 2-4 Plans  
Scale: 1:250



BUILDINGS C + D FOOTPRINT Area: 24,000sq.ft.

Approx. 10,150sq.ft. LIBRARY FLOOR AREA WITHIN RED DASHED LINE



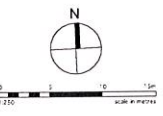
1 Level 1 Plans  
Scale: 1:250

**Esquimalt Town Square (#1536)  
Gross Floor Area Calculations  
Esquimalt Defined**

Building C		
Floors	Gross Floor Area (sq.ft.)	Gross Floor Area (sq.m)
LEVEL 1	13,824	1265.7
LEVEL 2	9,304	864.3
LEVEL 3	9,304	864.3
LEVEL 4	9,304	864.3
LEVEL 5	8,087	751.3
ROOF	410	38.8
<b>Total Building C</b>	<b>50,041</b>	<b>4648.8</b>

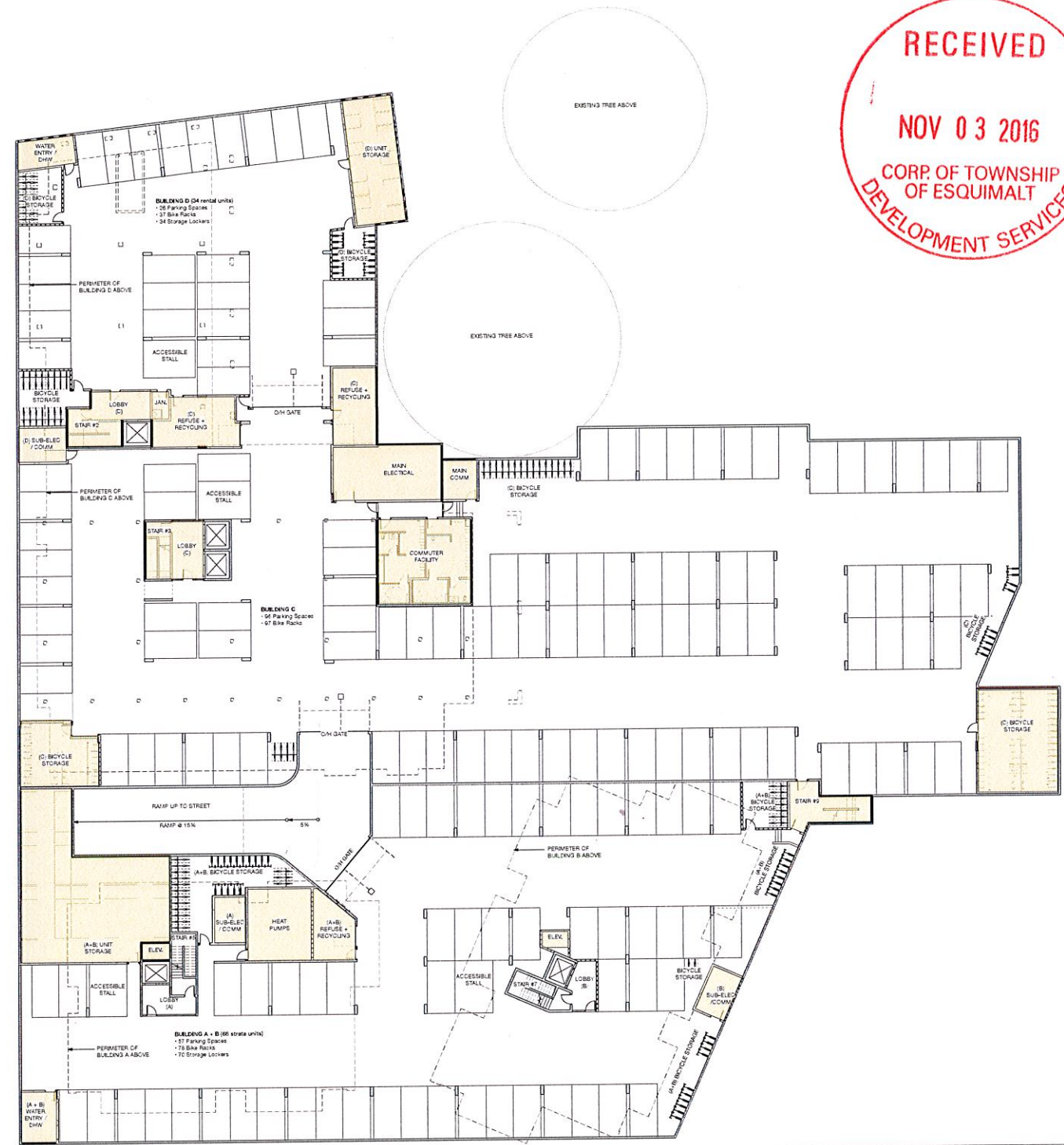
  

Building D		
Floors	Gross Floor Area (sq.ft.)	Gross Floor Area (sq.m)
LEVEL 1	4,376	397.2
LEVEL 2	5,179	481.1
LEVEL 3	5,179	481.1
LEVEL 4	5,179	481.1
LEVEL 5	5,179	481.1
LEVEL 6	4,072	378.3
<b>Total Building D</b>	<b>29,064</b>	<b>2700.0</b>



2	Development Permit	10/24/2016
1	OCF / Rezoning Rev.	05/17/2016
	OCF / Rezoning	05/04/2016
rev no	description	date
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project name <b>Esquimalt Town Square</b> 1235 Esquimalt Road, Victoria B.C.		
sheet title		
<b>Floor Area Diagrams Buildings C + D</b>		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	1:250	
drawn by	ES/GK	
checked by	FDA	
revision no.	sheet no.	
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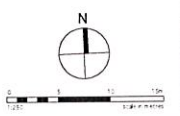
Notes  
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**Esquimalt Town Square (#1536)  
Floor Area Calculations**

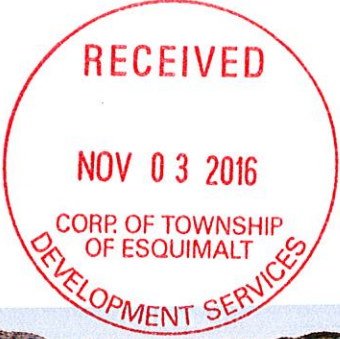
Floor	Gross Area (sq.ft.)	Gross Area (sq.m)
PARKADE	8702	803.4
<b>SUBTOTAL PARKADE</b>	<b>8702</b>	<b>808</b>

1 Parkade Plan  
Scale: 1:250



2	Development Permit	10/24/2016
1	OCP / Rezoning Rev.	05/17/2016
	OCP / Rezoning	05/04/2016
rev no.	description	date
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<b>project name</b> Esquimalt Town Square 1235 Esquimalt Road, Victoria B.C.		
<b>sheet title</b> Floor Area Diagrams Underground Parking		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	1:250	
drawn by	ESGK	
checked by	FDA	
revision no.	sheet no.	
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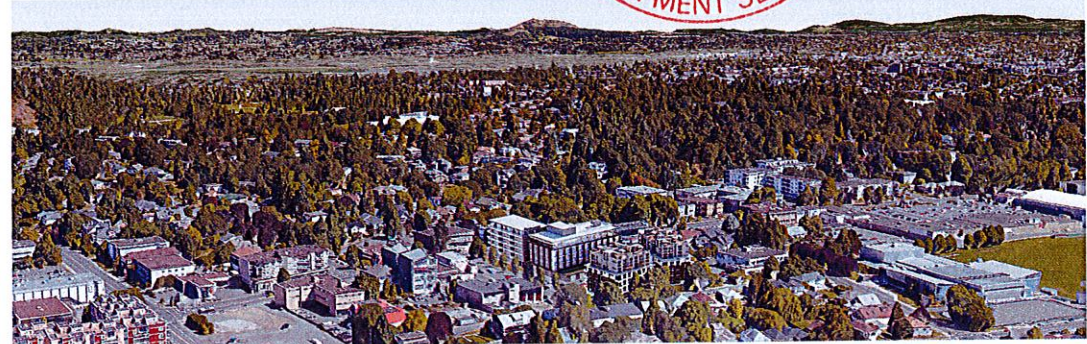




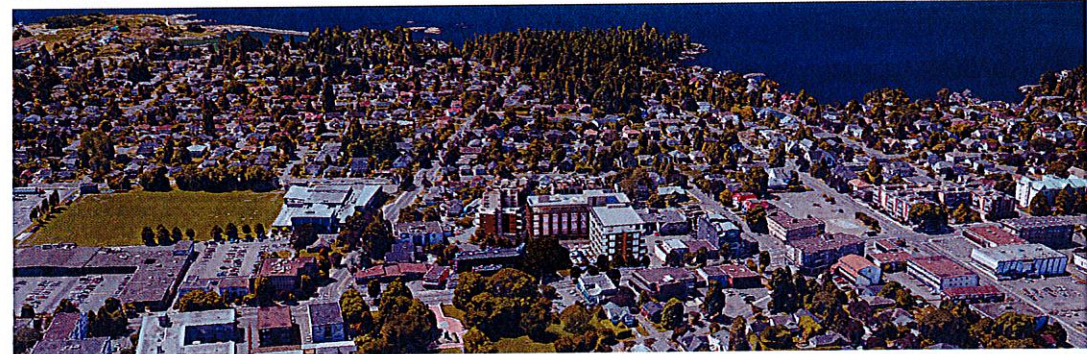
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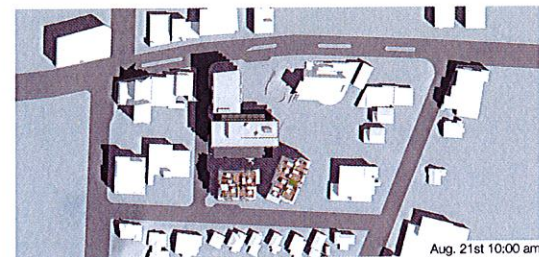
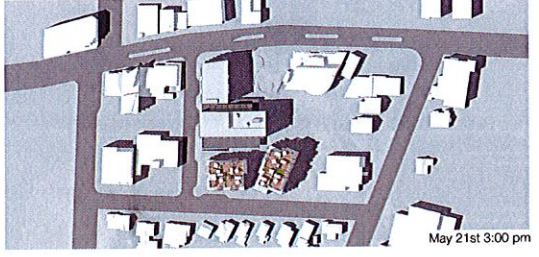
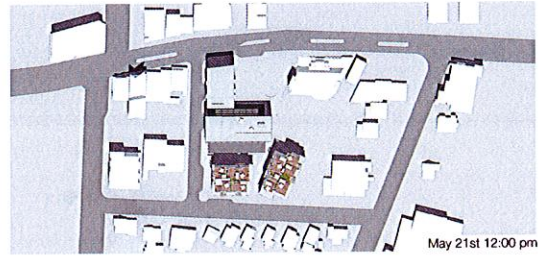
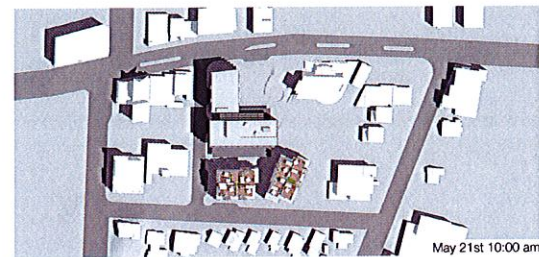
Town Square View



South Bird's Eye View of Site



North Bird's Eye View of Site



Shadow Study

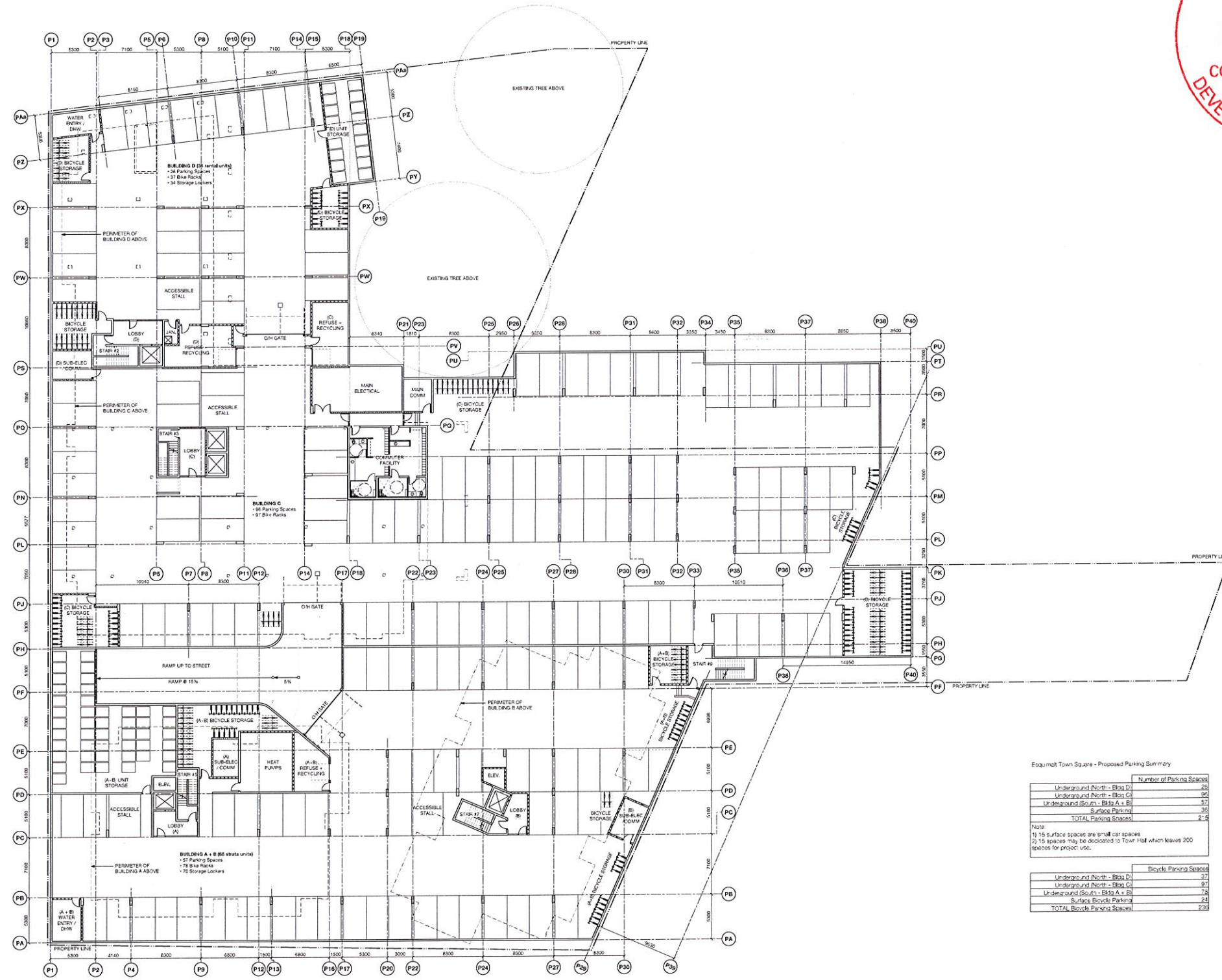


Market at Town Square

Development Permit	10/24/2016	
rev. no.	description	date
project name		
Esquimalt Town Square		
1235 Esquimalt Road, Victoria BC		
sheet title		
Rendered Views + Shadow Studies		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	n.l.s.	
drawn by	ESMB	
checked by	FDA	
revision no.	sheet no.	
	A0.5	



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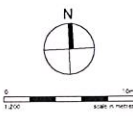
Esquimalt Town Square - Proposed Parking Summary

Number of Parking Spaces	
Underground North - Bldg D	26
Underground North - Bldg C	90
Underground (South - Bldg A + B)	57
Surface Parking	36
<b>TOTAL Parking Spaces</b>	<b>209</b>

Bicycle Parking Spaces	
Underground North - Bldg D	37
Underground North - Bldg C	97
Underground (South - Bldg A + B)	78
Surface Bicycle Parking	24
<b>TOTAL Bicycle Parking Spaces</b>	<b>236</b>

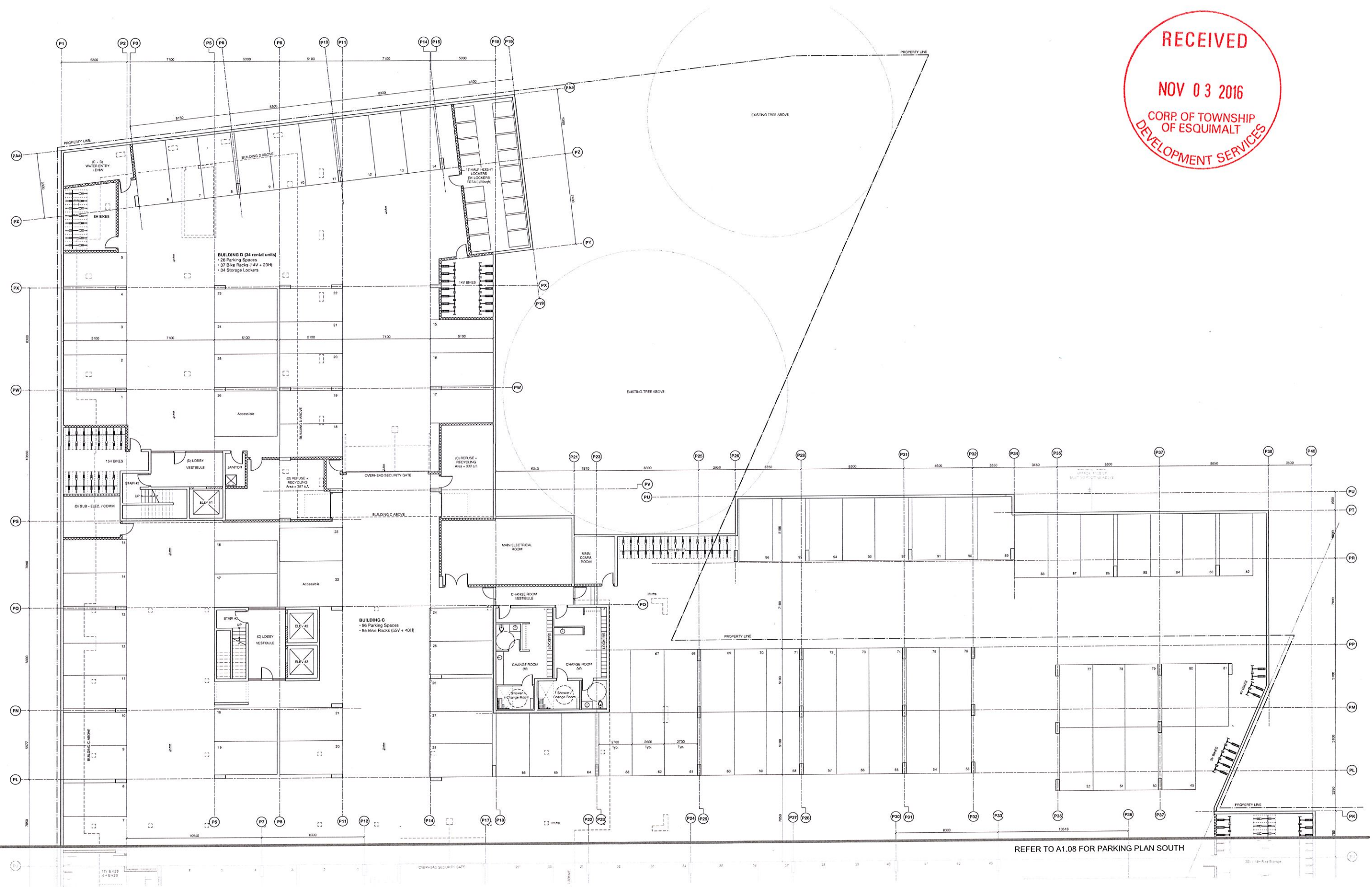
Note:  
1) 15 surface spaces are small car spaces  
2) 15 spaces may be allocated to Town Hall which leaves 200 spaces for project use.



3	Development Permit	10/24/2016
2	20% Coordination Set	09/21/2016
1	OCF/Rezoning	05/04/2016
rev no	description	date
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project name <b>Esquimalt Town Square</b> 1235 Esquimalt Road, Victoria B.C.		
sheet title <b>P1 Parking Plan (Overall)</b>		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	1:200	
drawn by	MB/UB/HES/GK	
checked by	FDA	
revision no.	sheet no.	
3	A1.03	



Notes:  
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REFER TO A1.08 FOR PARKING PLAN SOUTH



rev no	description	date
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	DCP / Planning	05/04/2016

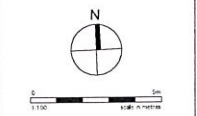
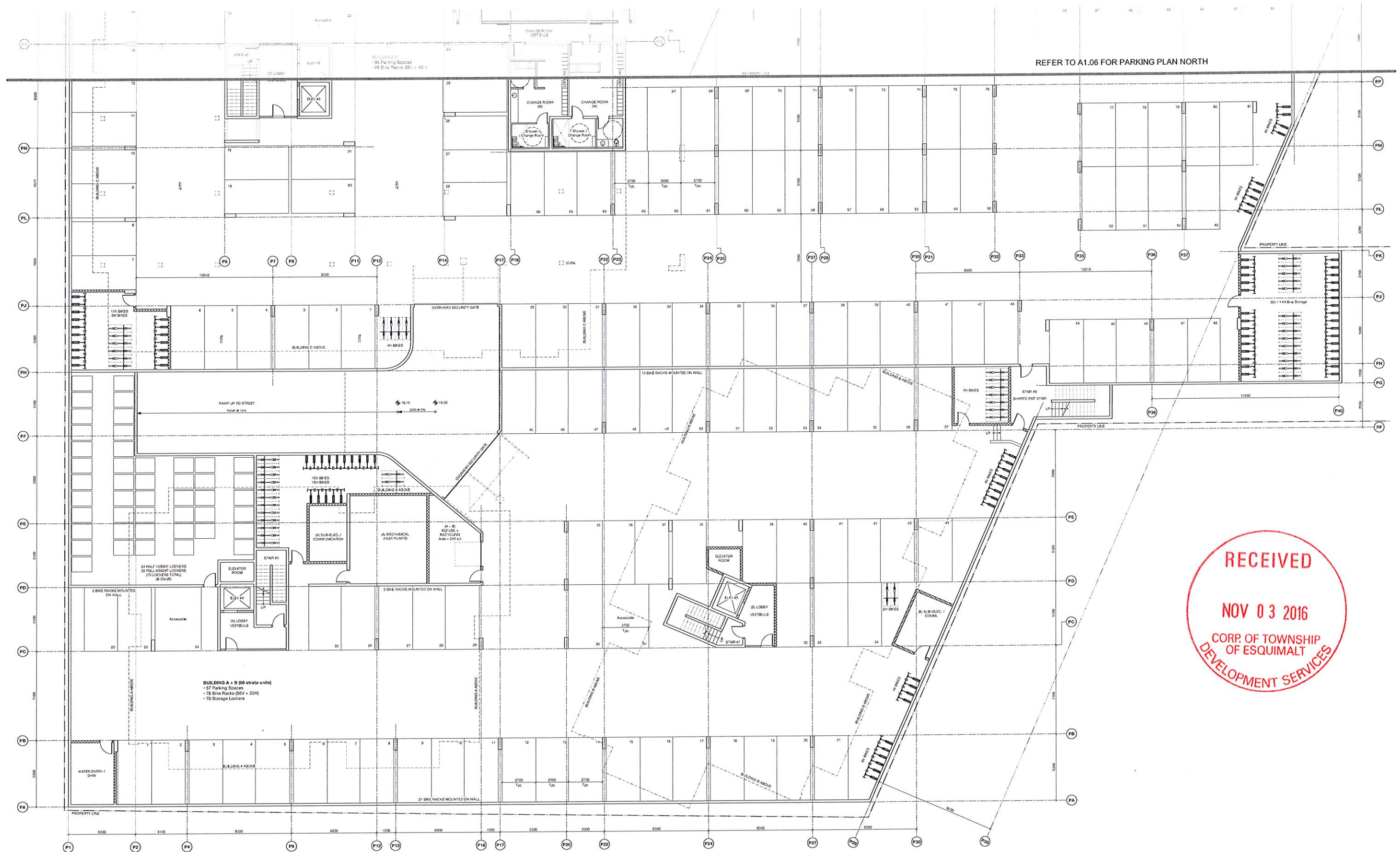
Project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

sheet title  
**P1 Parking Plan (North)**

project no. 1536  
drawing file  
date October 24, 2016  
scale 1:100  
drawn by MB/JB/JH/ES/GK  
checked by FDA  
revision no. sheet no.



Notes:  
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REV NO	DESCRIPTION	DATE
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCF / Reasoning	05/04/2016

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project name  
**Esquimalt Town Square**  
 1235 Esquimalt Road, Victoria B.C.

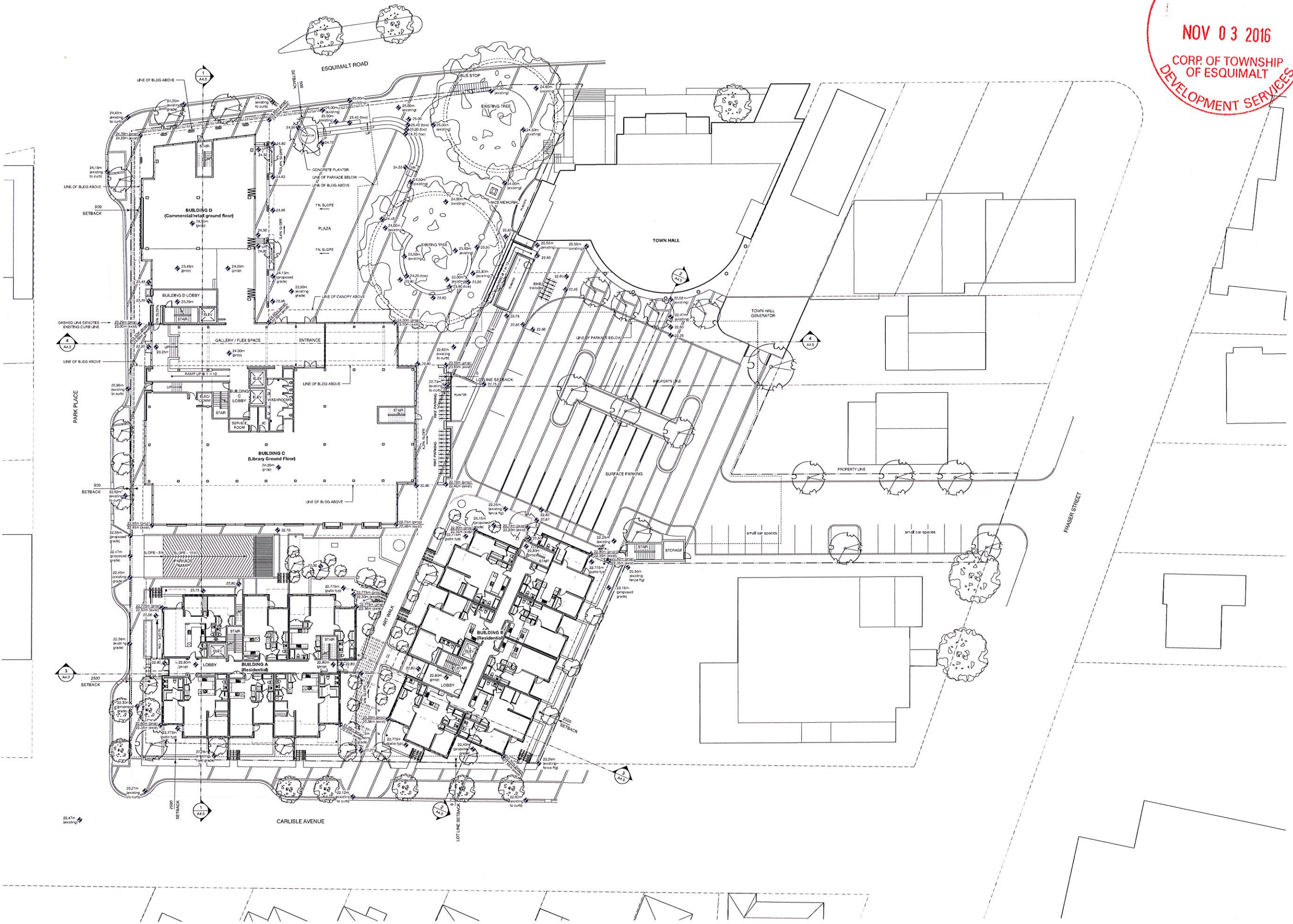
sheet title  
**P1 Parking Plan (South)**

project no. 1536  
 drawing file  
 date October 24, 2016  
 scale 1:100  
 drawn by MB/UB/HES/GK  
 checked by FDA  
 revision no. 3 sheet no. A1.08





Notes:  
 1. Survey information included in site plans is based on topographic survey provided by McElhenny dated April 28, 2016.  
 2. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.  
 3. Refer to landscape plans for information on site and landscape material + plantings.



rev no	description	date
3	Development Permit	10/24/2016
2	20% Coordination Set	09/21/2016
1	DCP / Rezoning	05/04/2016

project name  
**Esquimalt Town Square**  
 1235 Esquimalt Road, Victoria B.C.

sheet title  
**Site Plan (overall)**

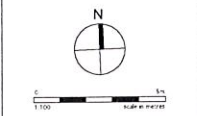
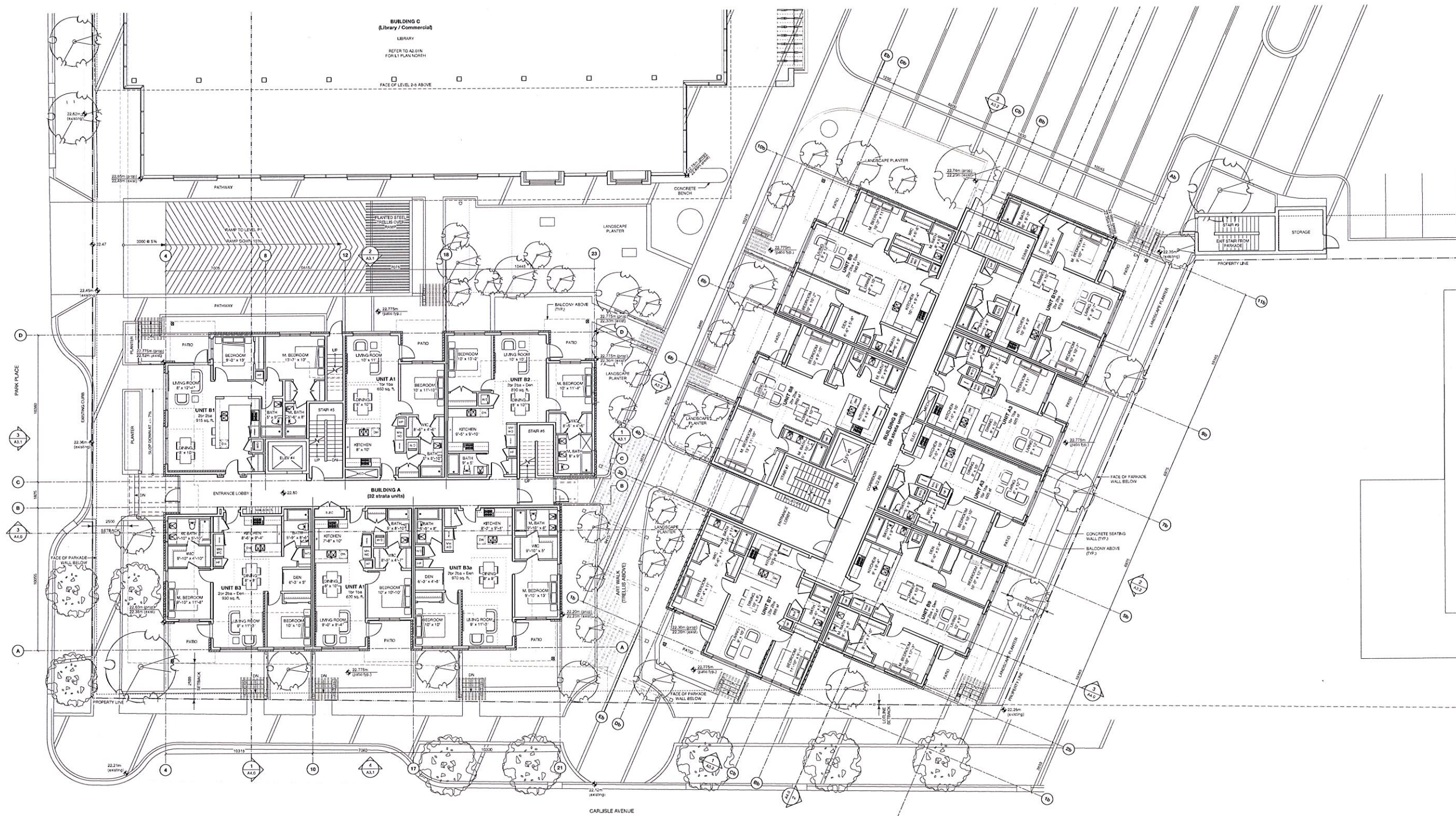
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drawing file	
date	October 24, 2016
scale	1:200
drawn by	JHES/GKMB
checked by	FDA
revision no.	sheet no.
3	A1.02



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 DEVELOPMENT SERVICES

**D'AMBROSIO**  
 architecture + urbanism

Notes:  
 1. Survey information included in site plans is based on topographic survey provided by MCE Survey dated April 28, 2016.  
 2. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.  
 3. Refer to landscape plans for information on site and landscape material + plantings.



rev no	description	date
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	DCP / Rezoning	05/04/2016

Project name  
**Esquimalt Town Square**  
 1235 Esquimalt Road, Victoria B.C.

sheet title  
**Level 1 Floor Plan**  
**Building A and B**

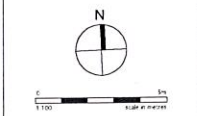
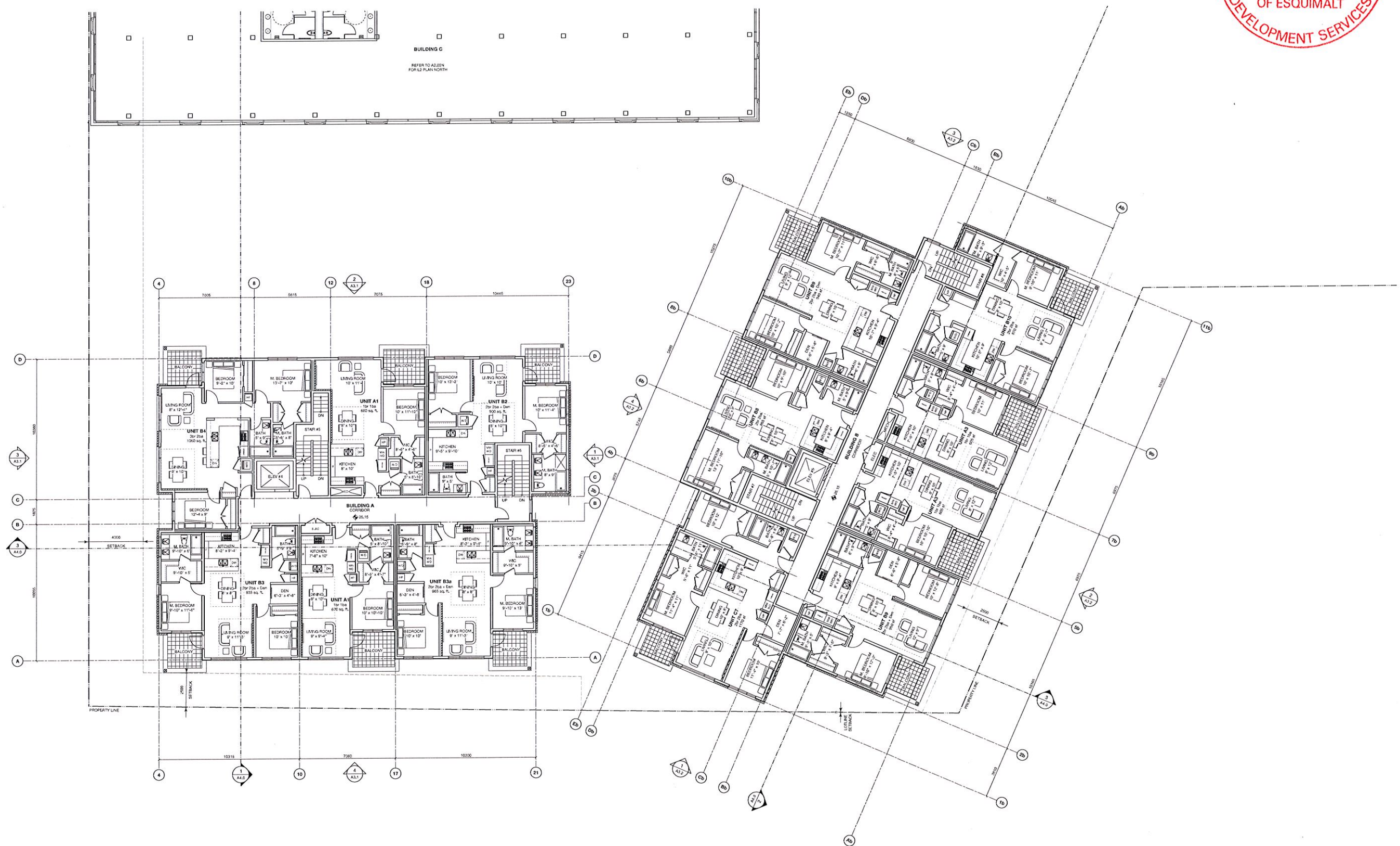
project no.	1536
drawing file	
date	October 24, 2016
scale	1:100
drawn by	ES/GK
checked by	FDA
revision no.	sheet no.

3 / A2.01S





Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



3	Development Permit	15/24/2016
2	55% Coordination Set	09/21/2016
1	OCIP / Recording	05/04/2016
rev no	description	date

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

sheet title  
**Level 2 Floor Plan**  
**Building A and B**

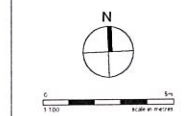
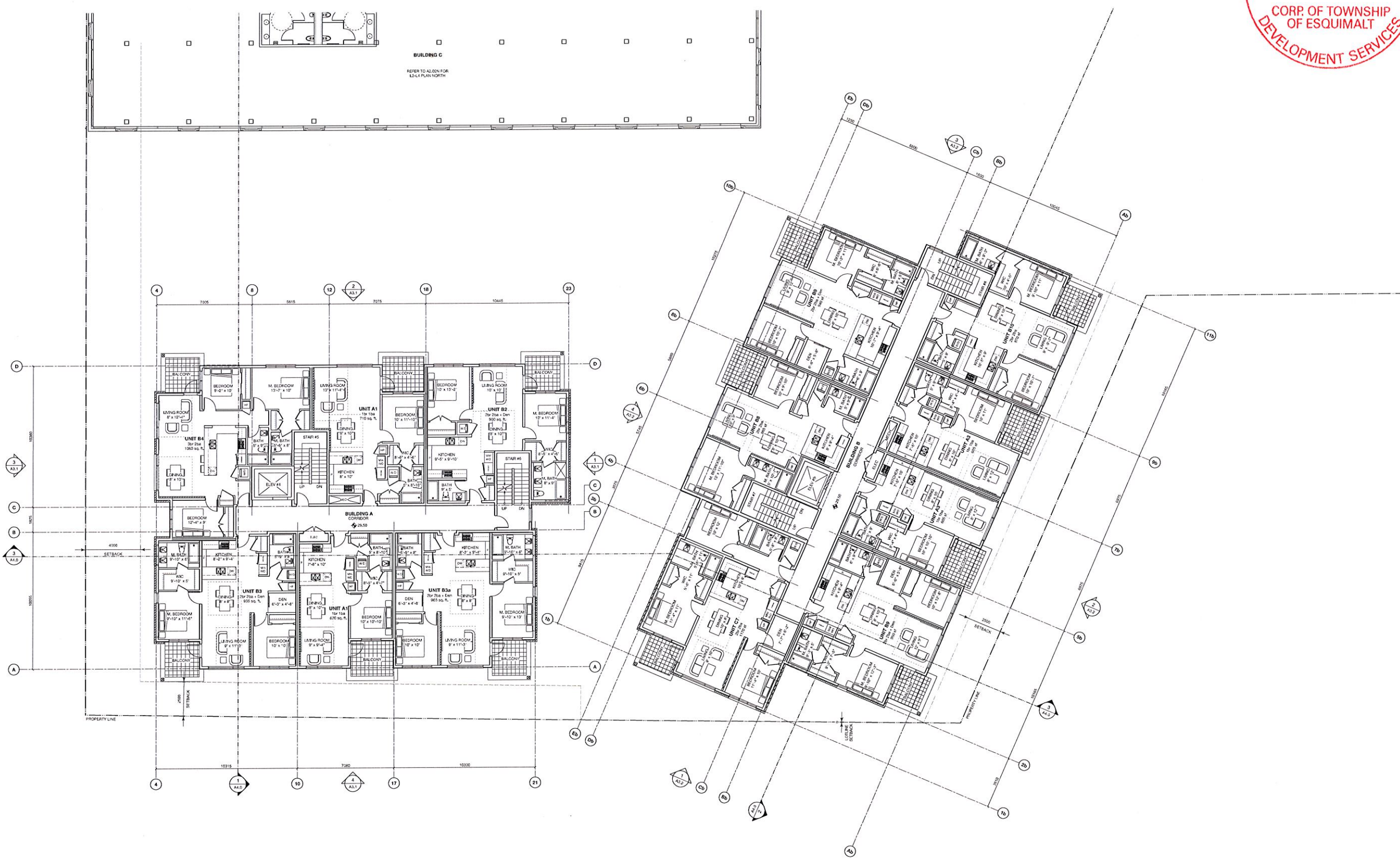
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drawing file	
date	October 24, 2016
scale	1:100
drawn by	ES/GK
checked by	FDA

revision no.	sheet no.
3	A2.02S





Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



rev no	description	date
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCP / Rezoning	05/04/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

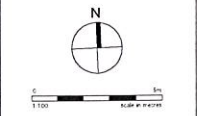
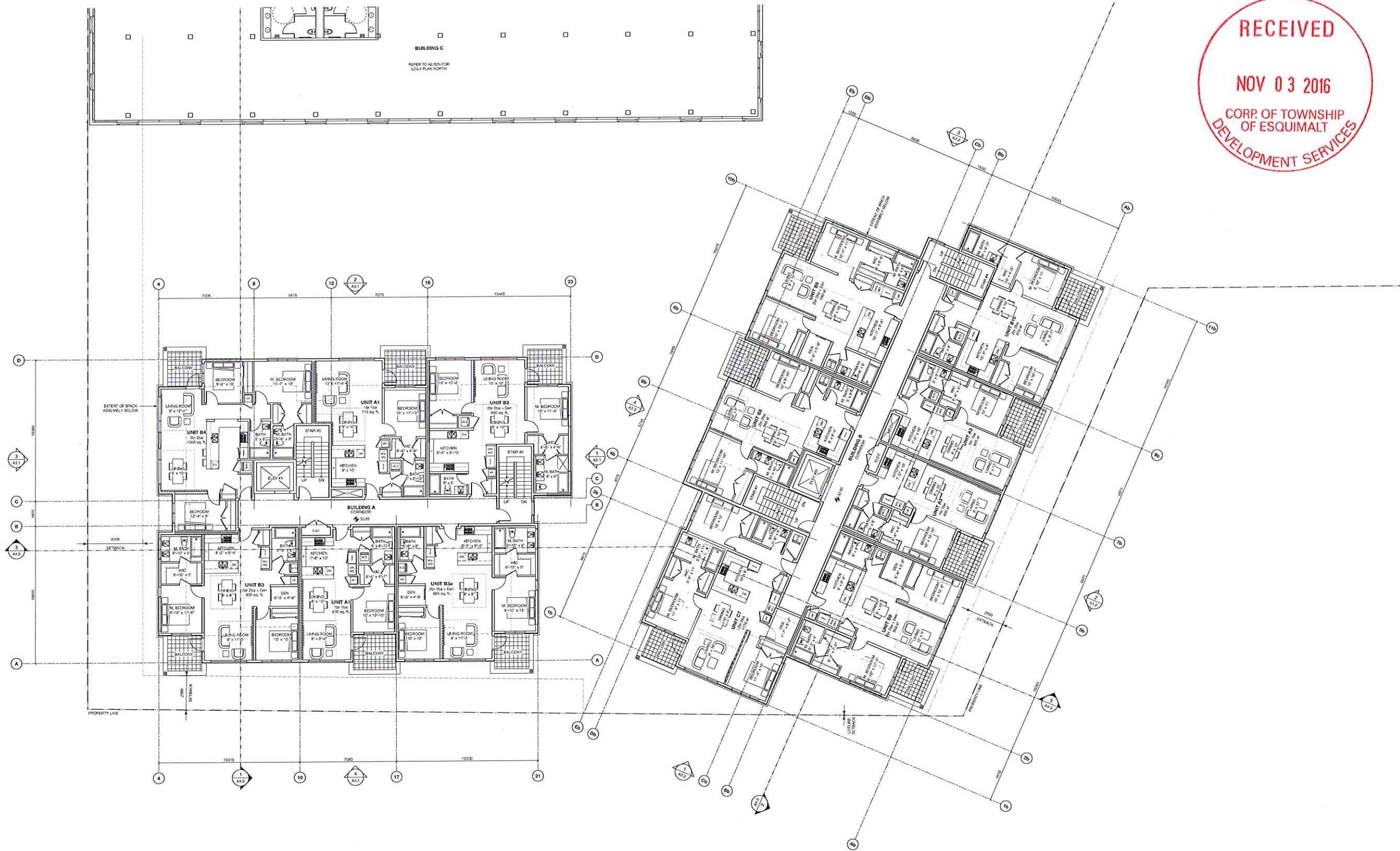
sheet title  
**Level 3 Floor Plan**  
**Building A and B**

project no. 1536  
drawing file  
date October 24, 2016  
scale 1:100  
drawn by ES/GK  
checked by FDA

revision no. 3 sheet no. A2.03S



Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



REV NO	DESCRIPTION	DATE
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	DCP / Rezoning	06/04/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

sheet title  
**Level 4 Floor Plan**  
**Building A and B**

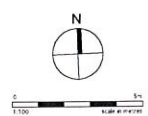
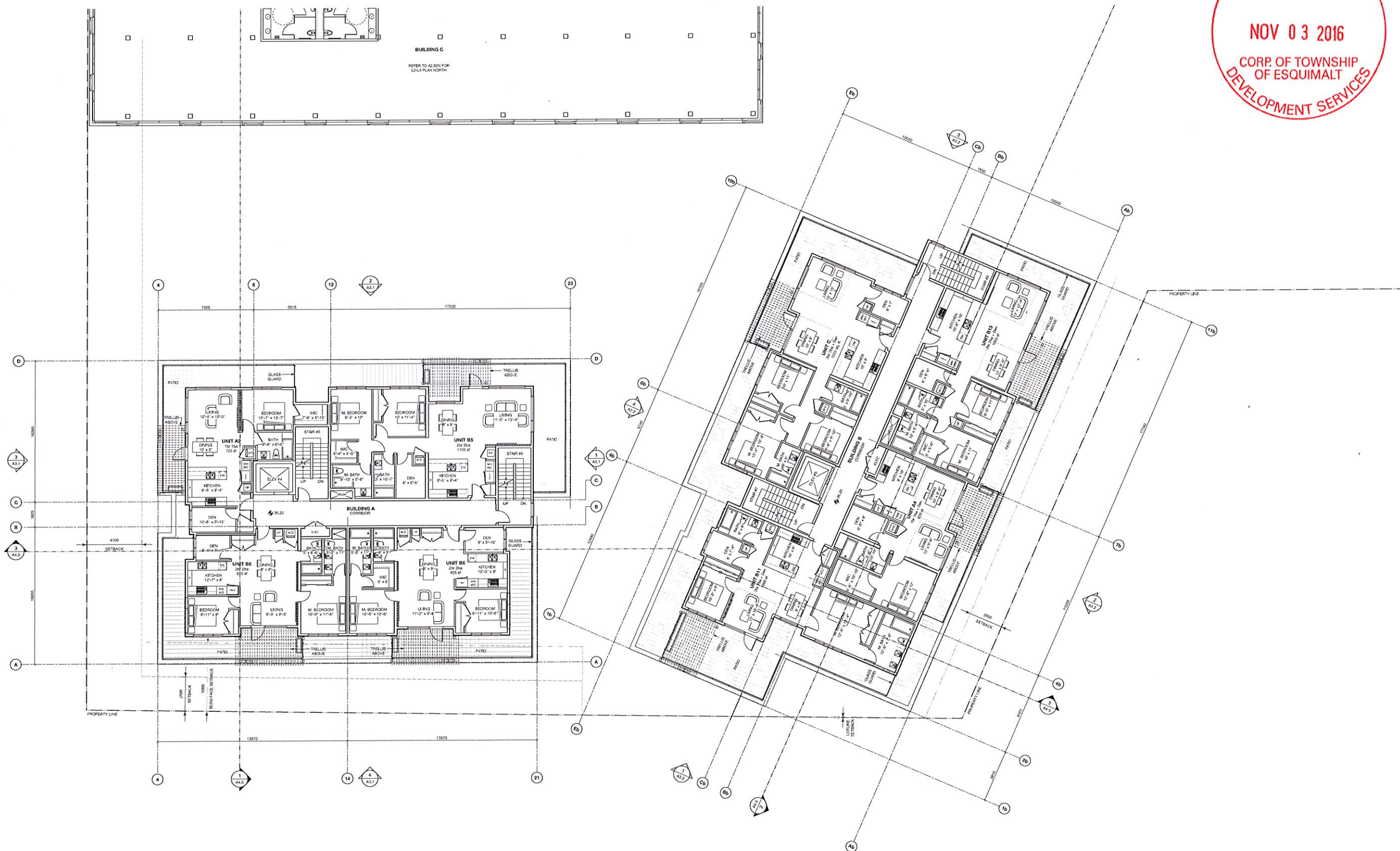
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date October 24, 2016  
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drawn by ES/GK  
checked by FDA

revision no. 3 sheet no. A2.04S





Notes  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.

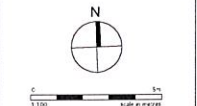
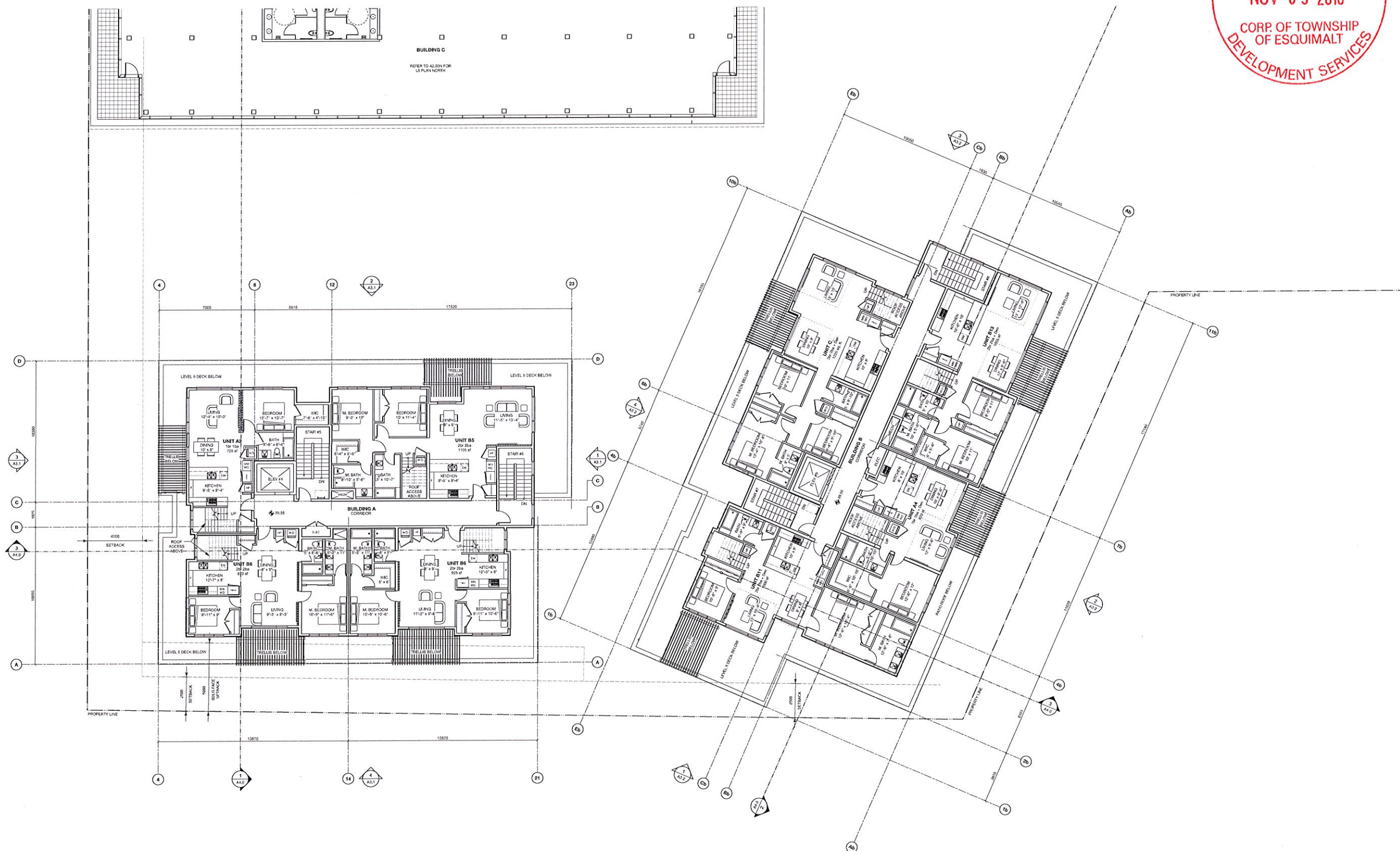


3	Development Permit	10240016
2	25% Coordination Set	09210016
1	DCP / Rezoning	08040018
Rev no	description	date
<small>©2016 D'ambrosio Architecture + Urbanism. This drawing and design are the work of D'ambrosio Architecture + Urbanism and its staff. All rights reserved. No part of this drawing may be reproduced without written consent.</small>		
<b>Project name</b> Esquimalt Town Square 1235 Esquimalt Road, Victoria B.C.		
<b>Sheet title</b> Level 5 Floor Plan Building A and B		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	1:100	
drawn by	ES/GK	
checked by	FDA	
revision no.	sheet no.	
3	A2.05S	





Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



rev no	description	date
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCIP / Rezoning	06/04/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

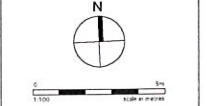
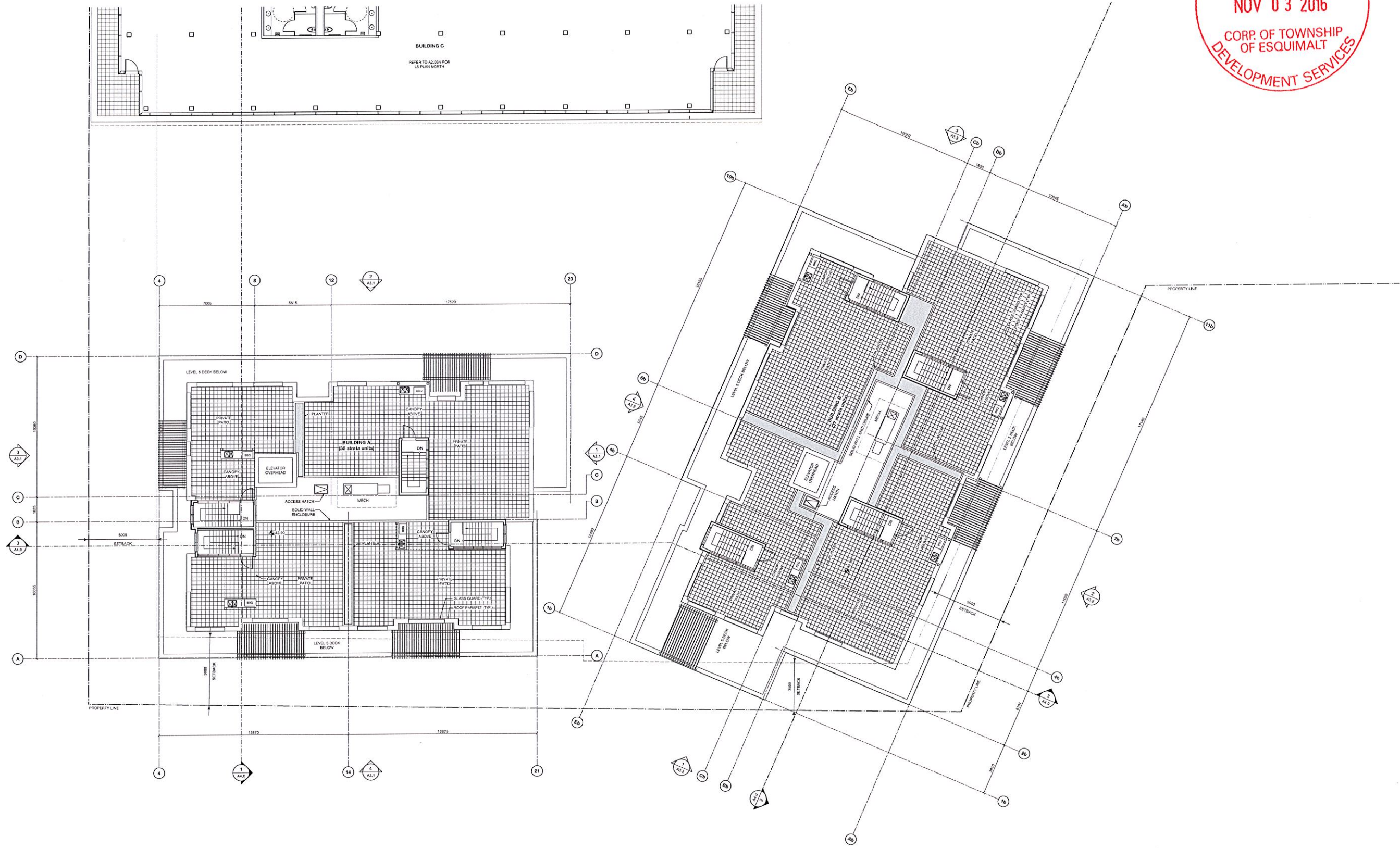
sheet title  
**Level 6 Floor Plan  
Building A and B**

project no.	1538
drawing file	
date	October 24, 2016
scale	1:100
drawn by	ES/GK
checked by	FDA
revision no.	sheet no.
3	A2.06S



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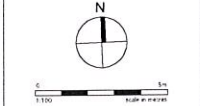
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2	25% Coordination Set	09/21/2016
1	DCP / Rezoning	05/04/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

project no.	1536
drawing file	
date	October 24, 2016
scale	1:100
drawn by	ES/GK
checked by	FDA
revision no.	sheet no.
3	A2.07S



Notes:  
1. Survey information included in site plans is based on topographic survey provided by McEwan dated April 28, 2016.  
2. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.  
3. Refer to landscape plans for information on site and landscape material + plantings.



rev no	description	date
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCF / Rezoning	05/14/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

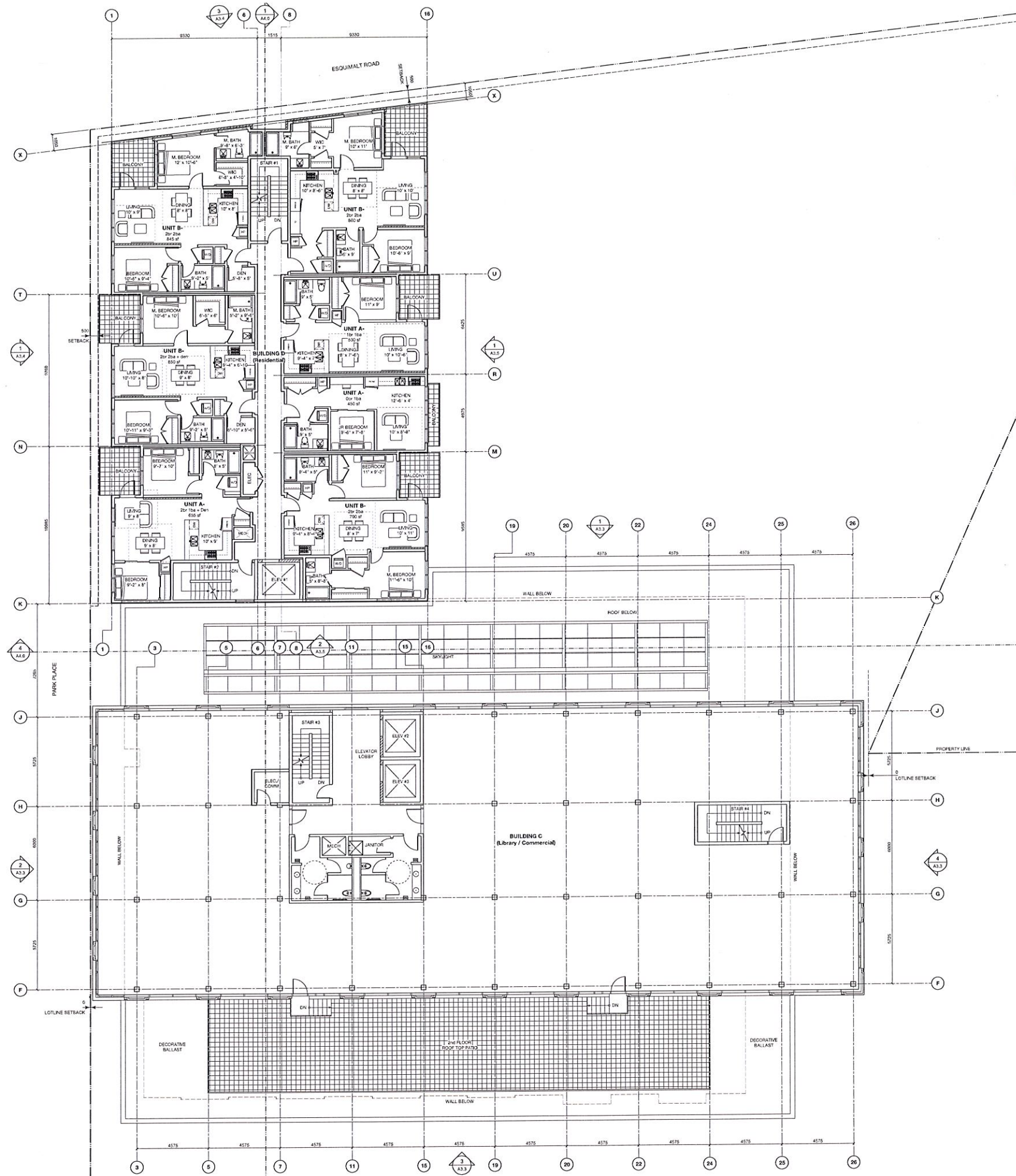
sheet title  
**Level 1 Floor Plan**  
**Building C + D**

project no.	1536
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date	October 24, 2016
scale	1:100
drawn by	ES/GK
checked by	FDA
revision no.	sheet no.

3 A2.01N

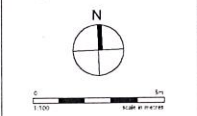






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REV NO	DESCRIPTION	DATE
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCIP / Reasoning	05/04/2016

Project name  
**Esquimalt Town Square**  
 1235 Esquimalt Road, Victoria B.C.

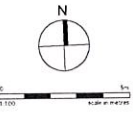
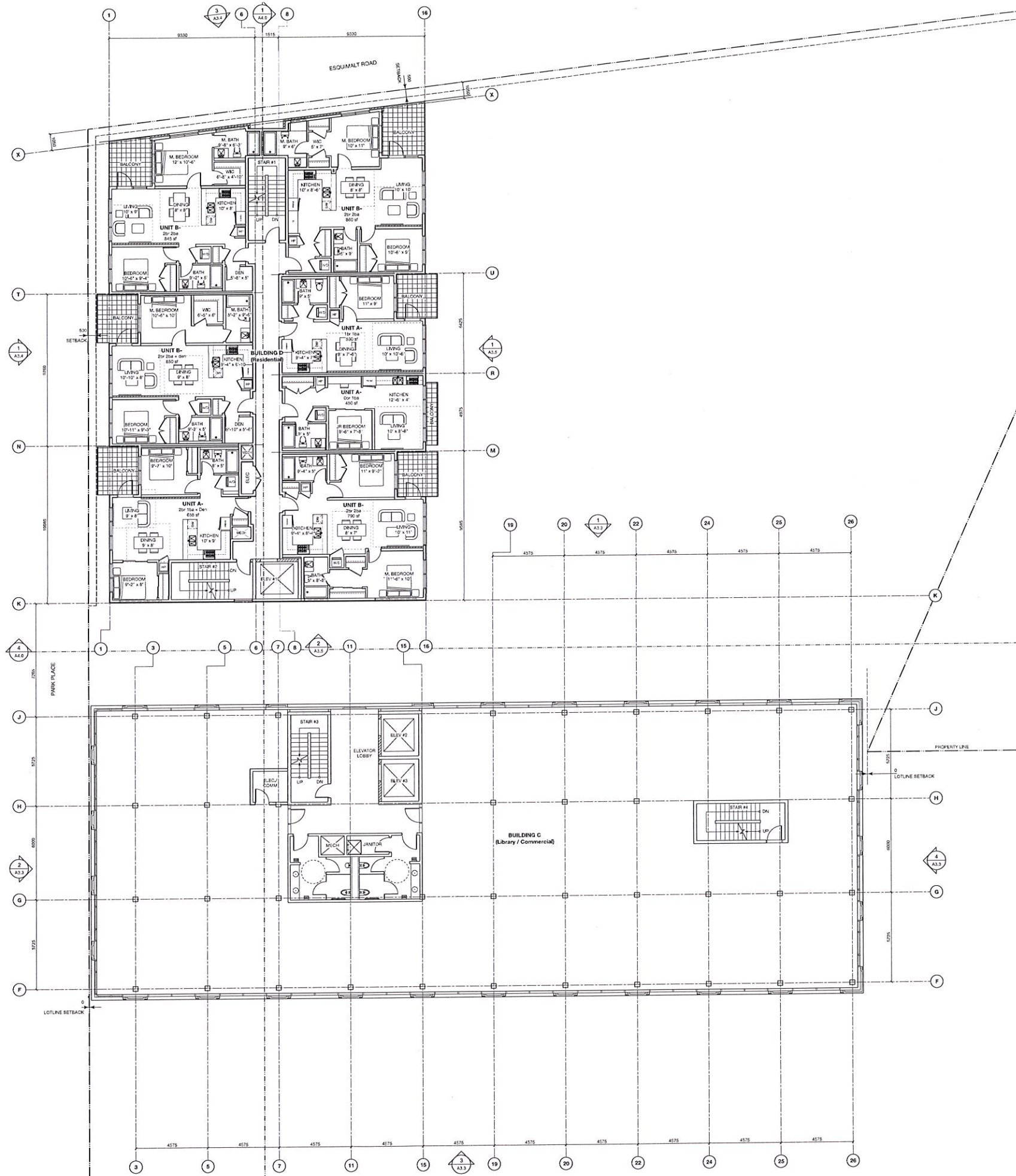
sheet title  
**Levels 2 Floor Plan**  
**Building C + D**

project no. 1536  
 drawing file  
 date October 24, 2016  
 scale 1:100  
 drawn by ES/GK  
 checked by FDA

revision no. 3 sheet no. A2.02N



Notes  
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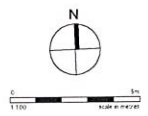
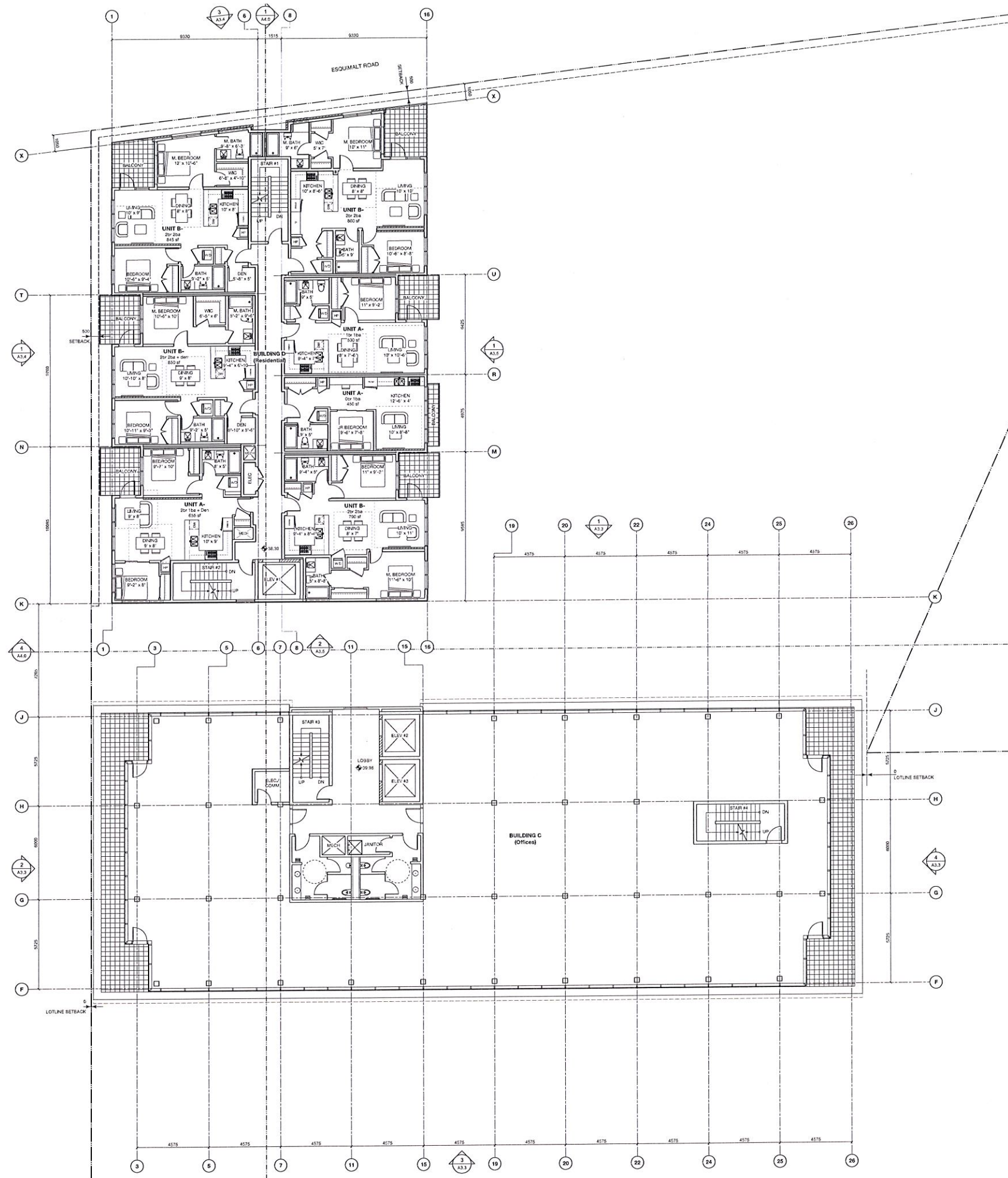
REV NO	DESCRIPTION	DATE
3	Development Permit	10/15/2016
2	25% Coordination Set	09/21/2016
1	OCF / Rezoning	06/04/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

sheet title  
**Levels 3 - 4 Floor Plan**  
**Building C + D**

project no. 1536  
drawing file  
date October 24, 2016  
scale 1:100  
drawn by ES/GK  
checked by FDA  
revision no. 3 sheet no. A2.03N

Notes:  
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REV. NO.	DESCRIPTION	DATE
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCP / Reasoning	05/04/2016

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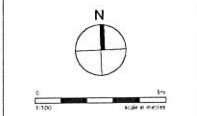
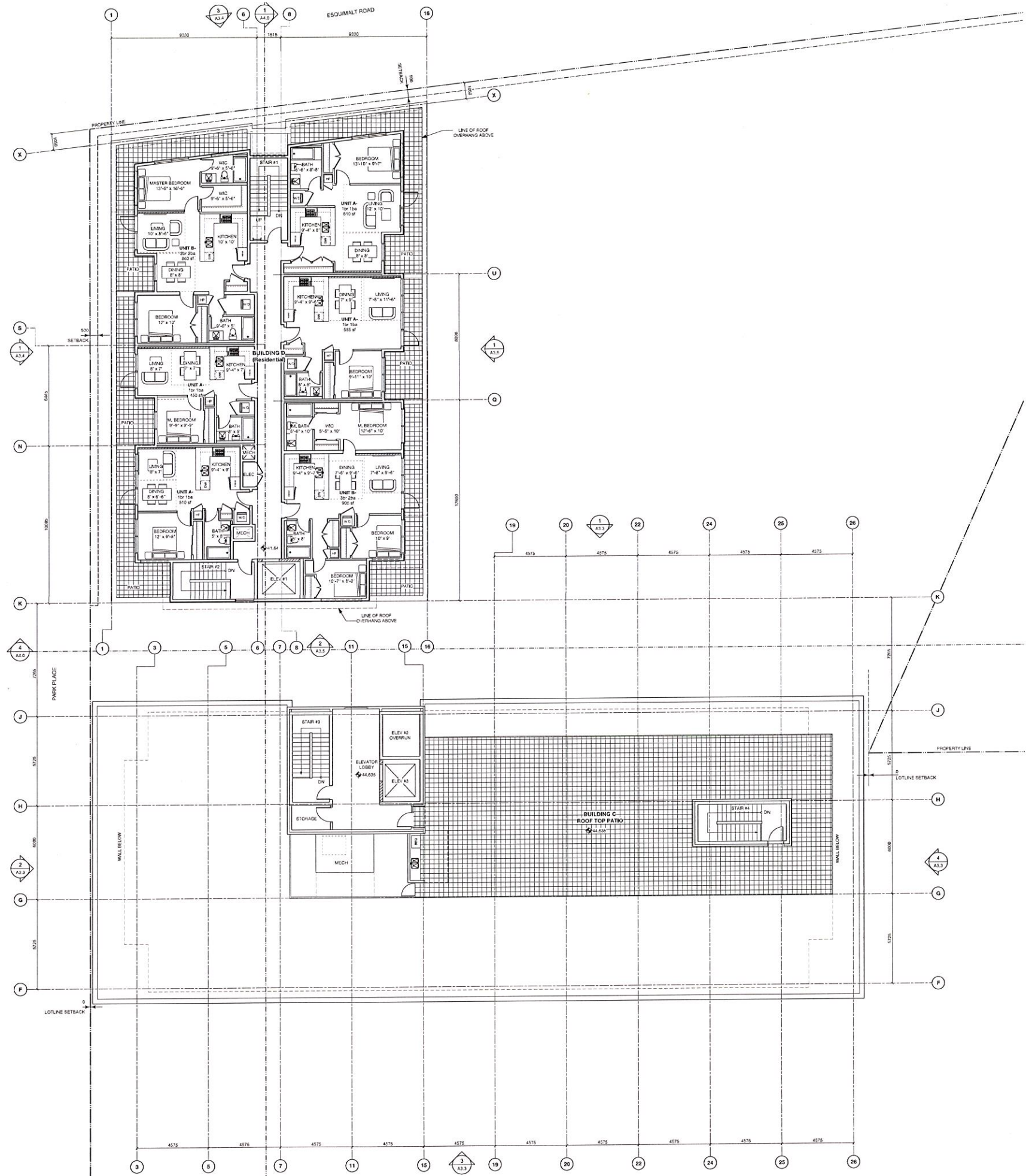
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**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

Sheet title:  
**Level 5 Floor Plan**  
**Building C + D**

Project no. 1536  
Drawing file  
Date October 24, 2016  
Scale 1:100  
Drawn by ES/GK  
Checked by FDA  
Revision no. sheet no.  
3 A2.04N



Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



rev no	description	date
3	Development Permit	15/24/2016
2	25% Coordination Set	09/21/2016
1	OCIP / Rezoning	05/04/2016

Project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

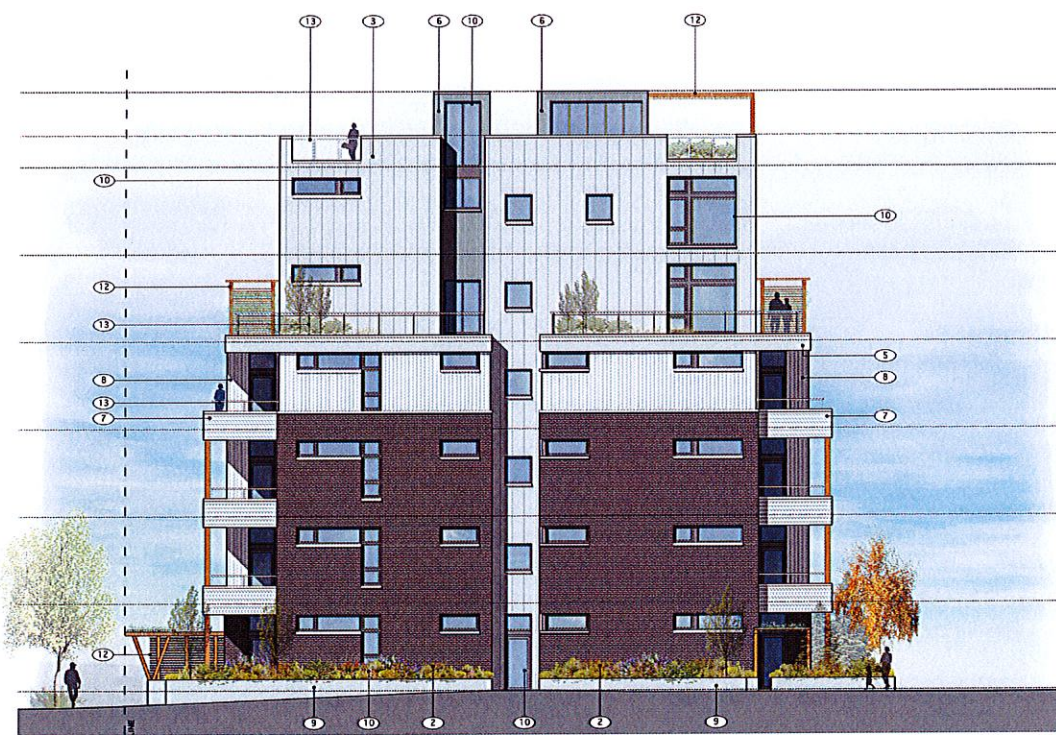
Sheet title  
**Level 6 Floor + Roof Plan**  
**Building C + D**

Project no. 1536  
Drawing file  
Date October 24, 2016  
Scale 1:100  
Drawn by ES/GK  
Checked by FDA

Revision no. 3  
Sheet no. A2.05N



- MATERIALS KEY:**
- 1 BRICK CLADDING - Imperial Gray
  - 2 BRICK CLADDING - Iron Mountain
  - 3 FIBER CEMENT PANELS - Gray
  - 4 FIBER CEMENT PANELS - Mocha
  - 5 PAINTED FIBER CEMENT PANELS - Light Gray
  - 6 PAINTED FIBER CEMENT PANELS - Dark Gray
  - 7 RIBBED PANELS - Horizontal Orientation
  - 8 RIBBED PANELS - Vertical Orientation
  - 9 EXPOSED CONCRETE
  - 10 RESIDENTIAL WINDOWS & GLAZED DOORS - Charcoal
  - 11 ALUMINUM GLAZING SYSTEM - Silver
  - 12 STAINED CEDAR SOFFITS & LANDSCAPE ELEMENTS
  - 13 GLAZERIAL WITH TEMPERED GLASS PANELS - Light Gray (to match panel #5)
  - 14 DECORATIVE METAL PANEL



1 Elevation East (Bldg A) - Art Walk  
Scale: 1:100



2 Elevation North (Bldg A)  
Scale: 1:100



3 Elevation West (Bldg A) - Park Place  
Scale: 1:100



4 Elevation South (Bldg A) - Carlisle  
Scale: 1:100



3	Development Permit	10-2-2016
2	25% Coordination Set	09-21-2016
1	DCP Rezoning	08-04-2016
rev no	description	date

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria, BC

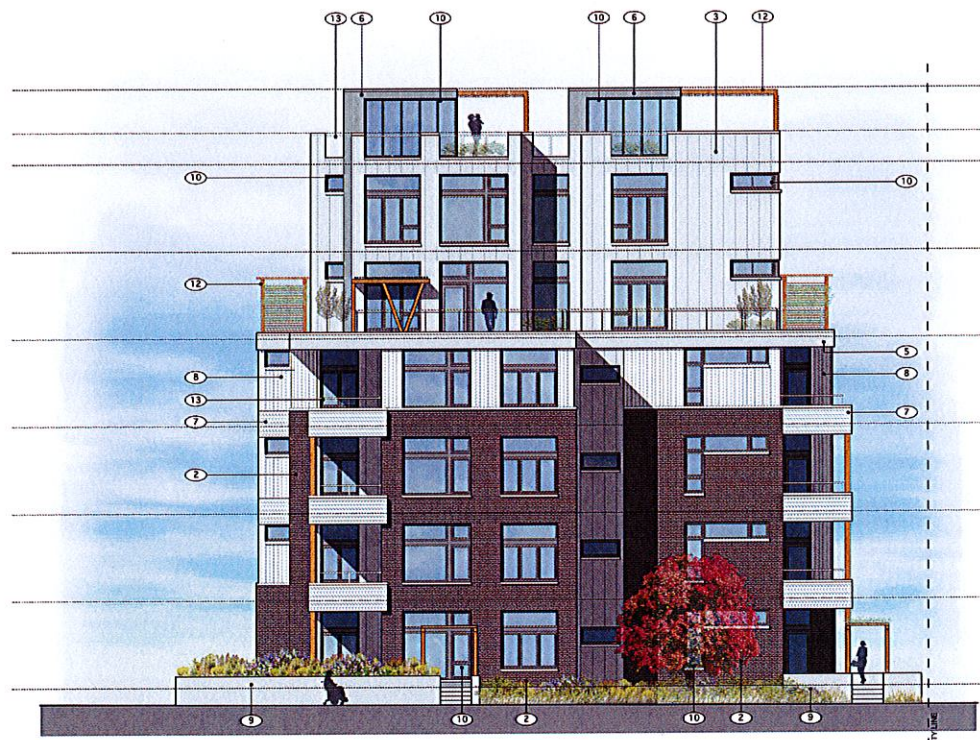
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**Building A Elevations**

project no.	1536
drawing file	
date	October 24, 2016
scale	as noted
drawn by	FT/ES
checked by	FDA
revision no.	sheet no.
2	A3.1



MATERIALS KEY:

- 1 BRICK CLADDING - Imperial Gray
- 2 BRICK CLADDING - Iron Mountain
- 3 FIBER CEMENT PANELS - Gray
- 4 FIBER CEMENT PANELS - Mocha
- 5 PAINTED FIBER CEMENT PANELS - Light Gray
- 6 PAINTED FIBER CEMENT PANELS - Dark Gray
- 7 REBED PANELS - Horizontal Orientation
- 8 REBED PANELS - Vertical Orientation
- 9 EXPOSED CONCRETE
- 10 RESIDENTIAL WINDOWS & GLAZED DOORS - Charcoal
- 11 ALUMINUM GLAZING SYSTEM - Silver
- 12 STAINED CEDAR SOFFITS & LANDSCAPE ELEMENTS
- 13 GUARDRAIL WITH TEMPERED GLASS PANELS - Light Gray (to match panel #5)
- 14 DECORATIVE METAL PANEL



1 Elevation South (Bldg B) • Carlisle  
Scale: 1:100



2 Elevation East (Bldg B)  
Scale: 1:100



3 Elevation North (Bldg B)  
Scale: 1:100



4 Elevation West (Bldg B) • Art Walk  
Scale: 1:100



rev no	description	date
3	Development Permit	10/24/2016
2	20% Coordination Set	09/21/2016
1	OCPI Rezoning	05/04/2016

project name  
Esquimalt Town Square

1235 Esquimalt Road, Victoria, BC

sheet title  
Building B Elevations

project no.	1536
drawing file	
date	October 24, 2016
scale	as noted
drawn by	FT/ES
checked by	FDA
revision no.	sheet no.

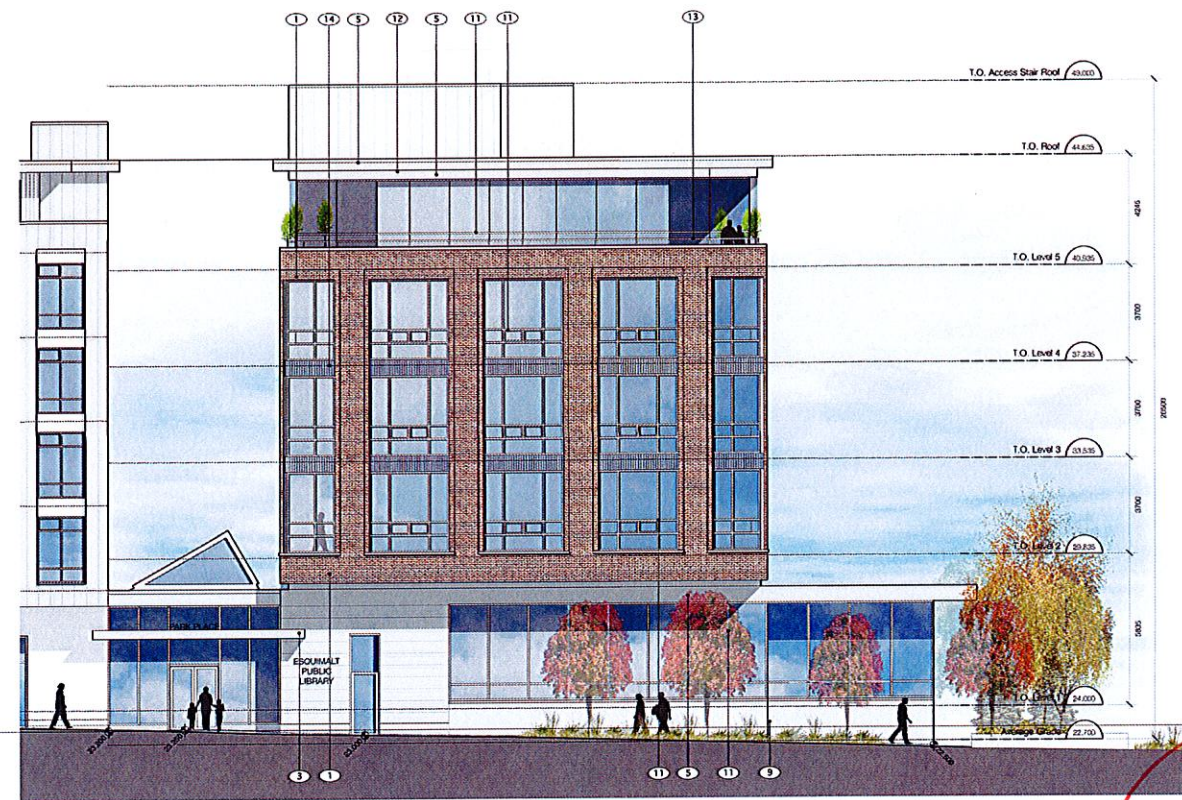


MATERIALS KEY:

- 1 BRICK CLADDING - Imperial Gray
- 2 BRICK CLADDING - Iron Mountain
- 3 FIBER CEMENT PANELS - Gray
- 4 FIBER CEMENT PANELS - Mocha
- 5 PAINTED FIBER CEMENT PANELS - Light Gray
- 6 PAINTED FIBER CEMENT PANELS - Dark Gray
- 7 RIBBED PANELS - Horizontal Orientation
- 8 RIBBED PANELS - Vertical Orientation
- 9 EXPOSED CONCRETE
- 10 RESIDENTIAL WINDOWS & GLAZED DOORS - Charcoal
- 11 ALUMINUM STOREFRONT - Silver
- 12 STAINED CEDAR SOFFITS & LANDSCAPE ELEMENTS
- 13 GLAZED ALUMINUM WITH TEMPLATED GLASS PANELS - Light Gray (to match panel #5)
- 14 DECORATIVE METAL PANEL



1 Elevation North (Bldg C) - Square  
Scale: 1:100



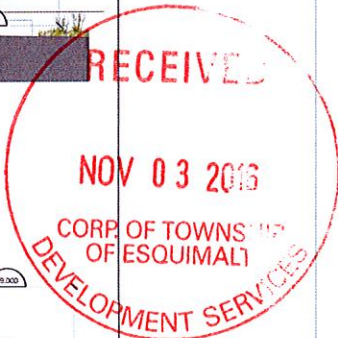
2 Elevation West (Bldg C) - Park Place  
Scale: 1:100



3 Elevation South (Bldg C)  
Scale: 1:100



4 Elevation East (Bldg C)  
Scale: 1:100



Scale: 1:100

rev no	description	date
3	Development Permit	10/24/2016
2	Client Review	09/26/2016
1	25% Coordination Set	09/21/2016

project name

Esquimalt Town Square  
1235 Esquimalt Road, Victoria, BC

sheet title

Building C Elevations

project no. 1536

drawing file

date October 24, 2016

scale 1:100

drawn by JB/HVES

checked by FDA

revision no. sheet no.

3 A3.3



- MATERIALS KEY:**
- 1 BRICK CLADDING - Imperial Gray
  - 2 BRICK CLADDING - Iron Mountain
  - 3 FIBER CEMENT PANELS - Gray
  - 4 FIBER CEMENT PANELS - Mocha
  - 5 PAINTED FIBER CEMENT PANELS - Light Gray
  - 6 PAINTED FIBER CEMENT PANELS - Dark Gray
  - 7 BRIBED PANELS - Horizontal Orientation
  - 8 BRIBED PANELS - Vertical Orientation
  - 9 EXPOSED CONCRETE
  - 10 RESIDENTIAL WINDOWS & GLAZED DOORS - Charcoal
  - 11 ALUMINUM STOREFRONT - Silver
  - 12 STAINED CEDAR SOFFITS & LANDSCAPE ELEMENTS
  - 13 GUARDRAIL WITH TEMPERED GLASS PANELS - Light Gray (to match panel #5)
  - 14 DECORATIVE METAL PANEL



1 Elevation West (Bldg D) • Park Place  
Scale: 1:100

2 Elevation West (Bldg C) • Park Place  
Scale: 1:100



3 Elevation North (Bldg D) • Esquimalt Road  
Scale: 1:100



rev no	description	date
2	Development Permit	10/24/2016
2	Client Review	09/28/2016
1	25% Coordination Set	09/10/2016

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project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria, BC

sheet title  
**Building D Elevations**

project no. 1536

drawing title

date October 24, 2016

scale 1:100

drawn by JBU/HES

checked by FDA

revision no. sheet no.  
3 A3.4



- MATERIALS KEY:**
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  - 2 BRICK CLADDING - Iron Mountain
  - 3 FIBER CEMENT PANELS - Gray
  - 4 FIBER CEMENT PANELS - Mocha
  - 5 PAINTED FIBER CEMENT PANELS - Light Gray
  - 6 PAINTED FIBER CEMENT PANELS - Dark Gray
  - 7 RIBBED PANELS - Horizontal Orientation
  - 8 RIBBED PANELS - Vertical Orientation
  - 9 EXPOSED CONCRETE
  - 10 RESIDENTIAL WINDOWS & GLAZED DOORS - Charcoal
  - 11 ALUMINUM STOREFRONT - Silver
  - 12 STAINED CLEAR SOFFITS & LANDSCAPE ELEMENTS
  - 13 GUARDRAIL WITH TEMPERED GLASS PANELS - Light Gray (to match panel #3)
  - 14 DECORATIVE METAL PANEL



1 Elevation East (Bldg D) • Esquimalt Square  
Scale: 1:100



2 Elevation South (Bldg D)  
Scale: 1:100

3	Development Permit	10/21/2016
2	Client Review	09/25/2016
1	25% Coordination Set	09/21/2016
rev no	description	date
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project name		
Esquimalt Town Square 1235 Esquimalt Road, Victoria, BC		
sheet title		
Building D Elevations		
project no.	1536	
drawing file		
date	October 24, 2016	
scale	1:100	
drawn by	JBU/HES	
checked by	FDA	
revision no.	sheet no.	
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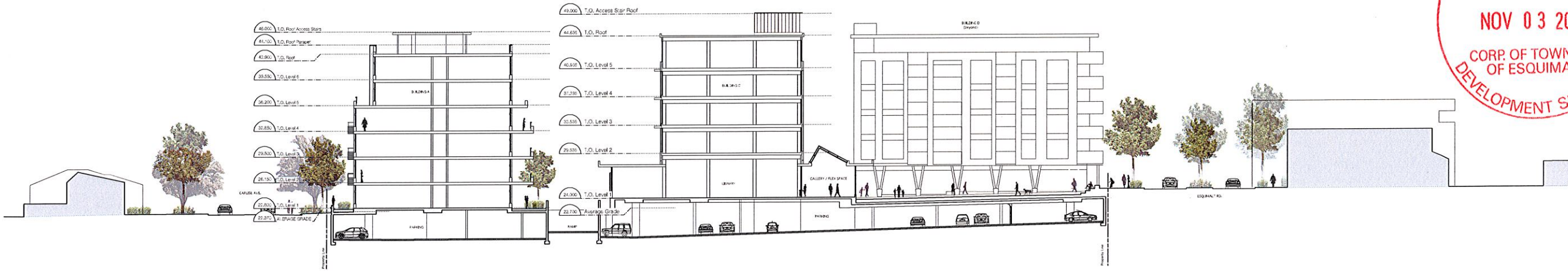
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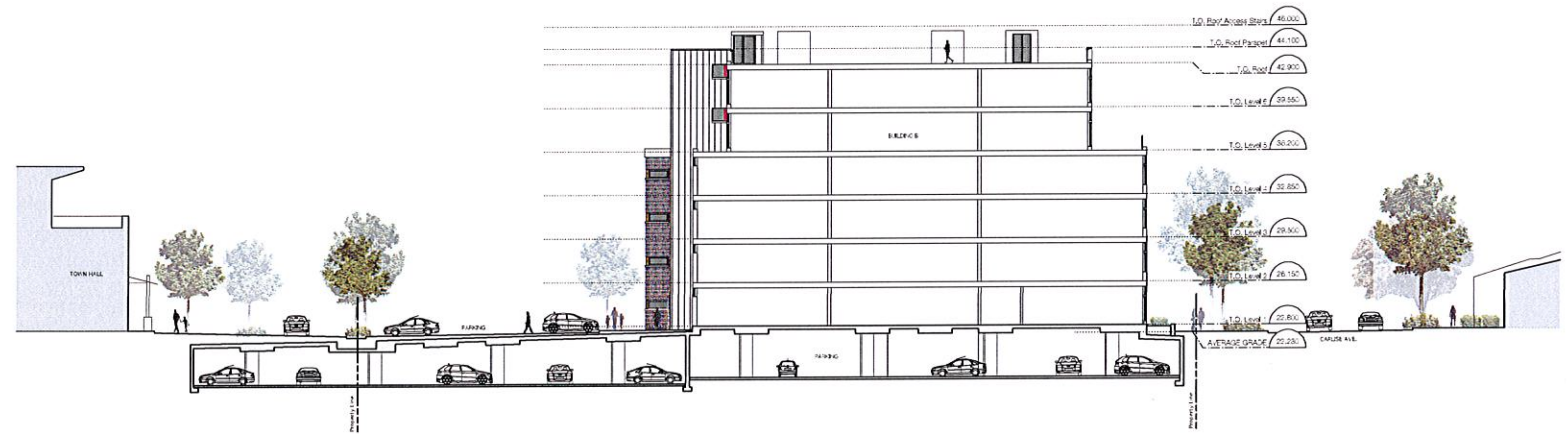
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OF ESQUIMALT  
DEVELOPMENT SERVICES

Notes:

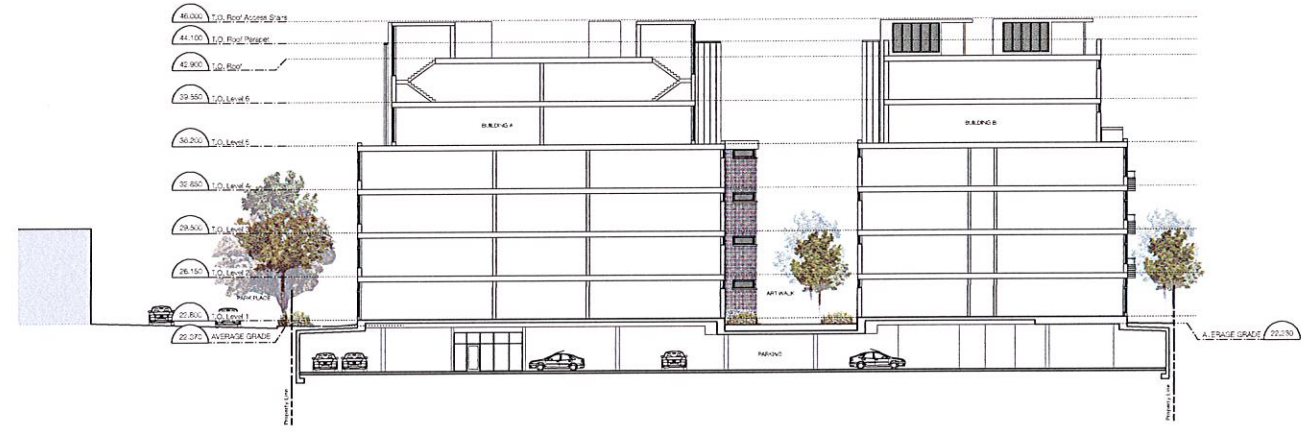
1. Survey information included in site plans is based on topographic survey provided by McElhenny dated April 28, 2016.
2. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.
3. Refer to landscape plans for information on site and landscape material + plantings.



1 North - South Site Section  
Scale: 1:200



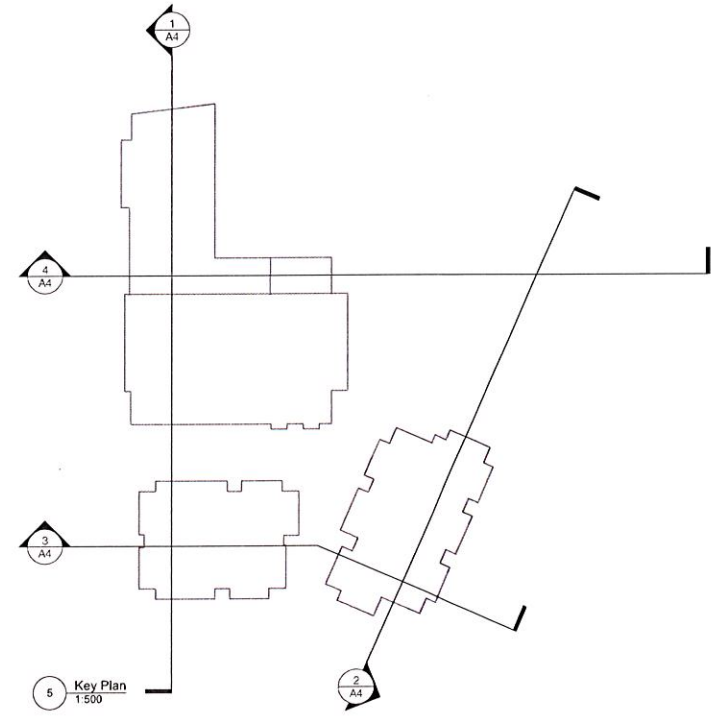
2 Building B / Site Section  
Scale: 1:200



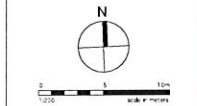
3 Buildings A + B / Site Section  
Scale: 1:200



4 East - West Site Section  
Scale: 1:200



5 Key Plan  
1:500



rev no.	description	date
3	Development Permit	10/24/2016
2	25% Coordination Set	09/21/2016
1	OCIP / Reasoning	05/24/2016

project name  
**Esquimalt Town Square**  
1235 Esquimalt Road, Victoria B.C.

sheet title  
**Site Sections**

project no. 1536  
drawing file  
date October 24, 2016  
scale 1:200  
drawn by JH/D/ES  
checked by FDA  
revision no. 3 sheet no. A4.0



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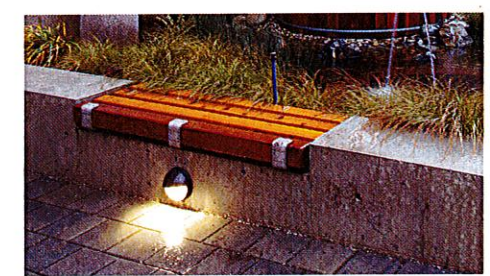
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DEVELOPMENT SERVICES

LEGEND	
Property Line	Rain Garden/Planter
Underground Parking	Type 1 growing medium, 400mm depth or as noted
UNDERGROUND UTILITIES	
Existing Stormrain	Sewer
Gas	Telephone
Electrical	City Light
Water	
LANDSCAPE MATERIALS	
Cast in Place Concrete	Wood Fence
Light broom finish	Solid wood fence, 1500 mm height
Concrete Unit Paver	Landscape Boulder
Standard: 60-80 mm thick, herringbone pattern. Supplier: Absolute Concrete	Smooth Basalt Size Variable (average size 500 mm dia)
HydraPressed Porcelain Slab	
Ariseal Series, 20 mm thick. Supplier: Absolute Concrete	
Concrete Unit Paving Bands	
Standard: 60-80 mm thick, border pattern. Supplier: Absolute Concrete	
Maintained Lawn	
Type 3 growing medium, 100mm depth soil.	

MATERIAL EXAMPLES AND PRECEDENTS



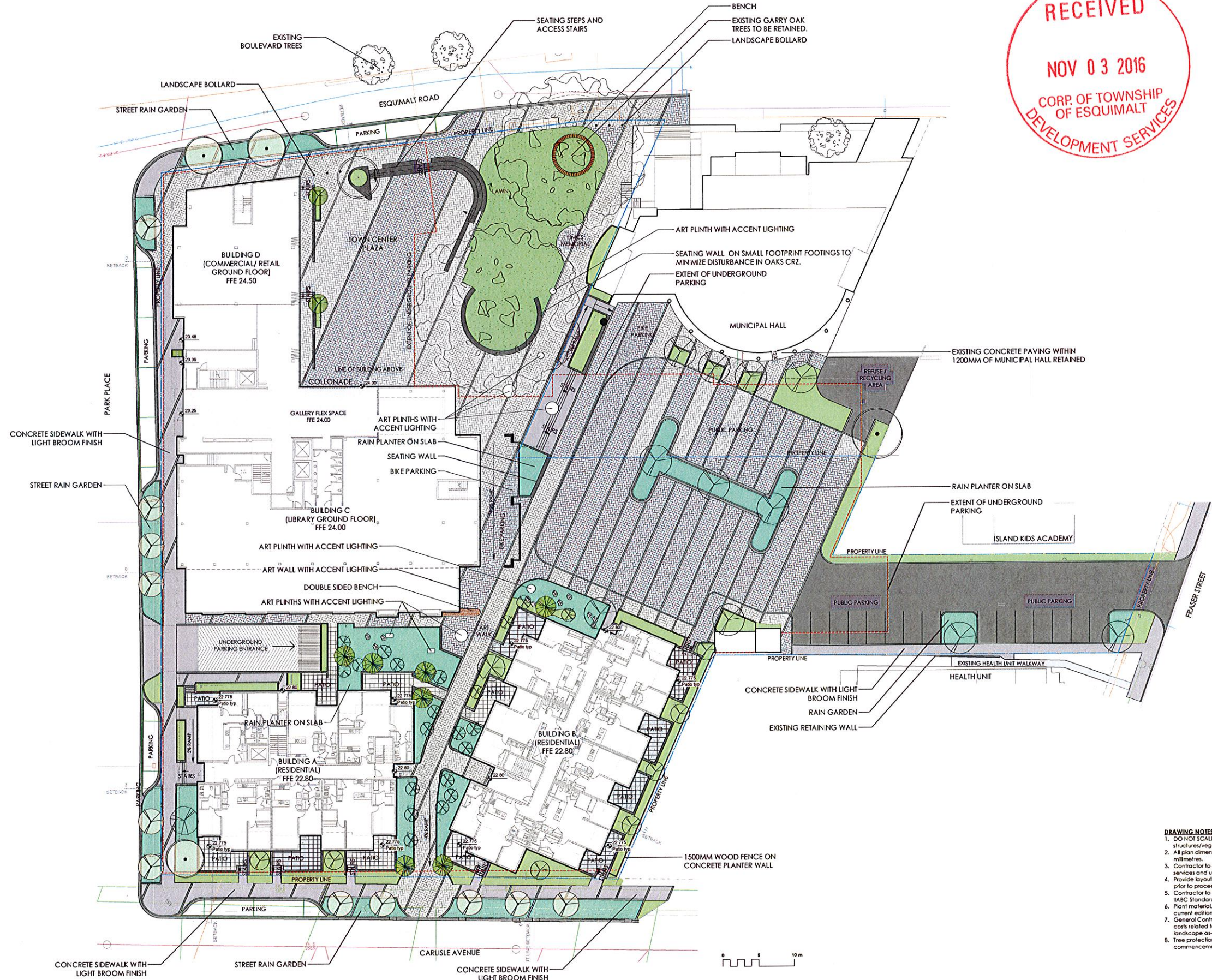
STANDARD CONCRETE UNIT PAVERS IN HERRINGBONE PATTERN



SEATING WALLS

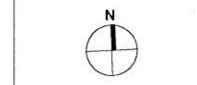


HYDRAPRESSED PORCELAIN SLAB PAVING



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**LIGHTING NOTE**  
1. Art walk and public pedestrian walkways will be lit with low level pedestrian scale lighting.



rev no	description	date
2	DP	14.10.24
1	REWORKING	14.05.04

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project name  
Esquimalt Town Square  
Esquimalt, BC

sheet title  
**Landscape Layout  
and Materials Plan**

project no. 116.07  
drawing file  
date  
scale 1:200  
drawn by TR  
checked by SMP/gg  
revision no. sheet no.  
**L1.1**



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LEGEND

- PROPERTY LINE
- - - - EXTENT OF UNDERGROUND PARKING
- LAWN AREA
- RAIN GARDEN ON GRADE
- RAIN PLANTER ON SLAB
- DIRECTION OF FLOW

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS

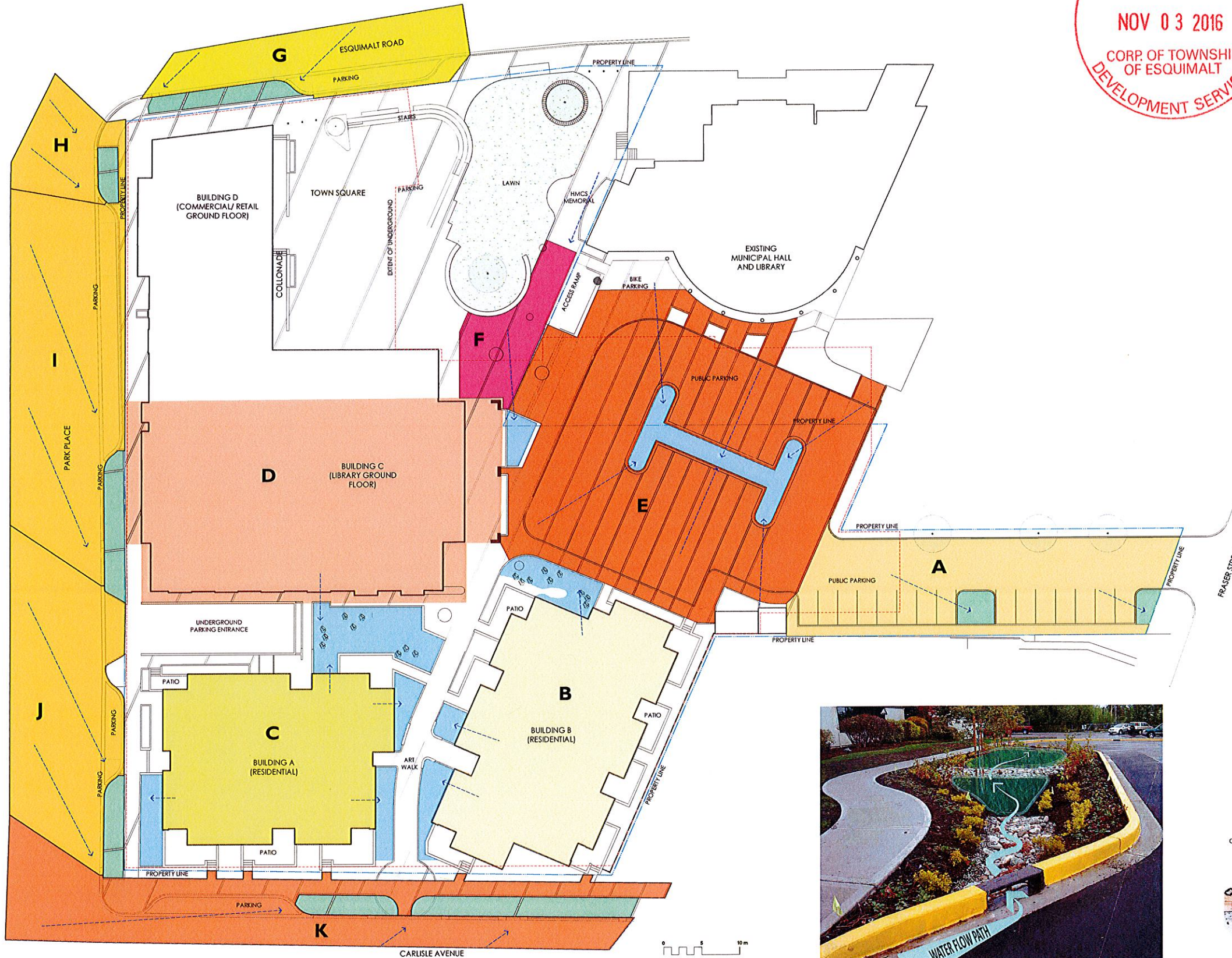
Catchment Area	Contributing Impervious Area (sq. m.)	Design Storm Runoff Volume Contributing to Rain Garden (cu. m./day)	Stormwater Treatment Capacity per sq. m. of Rain Garden (cu. m./day)	Preliminary Rain Garden Area Required (sq.m.)	Actual Rain Garden Area Provided (sq.m.)
A	585	27.9	0.9	32.1	47.0
B	710	33.9	0.9	38.9	96.0
C	620	29.6	0.9	34.0	87.0
D	1275	60.8	0.9	69.9	110.0
E	1400	66.8	0.9	76.8	93.0
F	150	7.2	0.9	8.2	19.0
G	315	15.0	0.9	17.3	40.0
H	155	7.4	0.9	8.5	18.0
I	675	32.2	0.9	37.0	50.0
J	525	25.0	0.9	28.8	30.0
K	695	33.2	0.9	38.1	110.0
<b>total</b>	<b>7105</b>	<b>339.6</b>	<b>0.9</b>	<b>389.6</b>	<b>700.0</b>

Assumptions

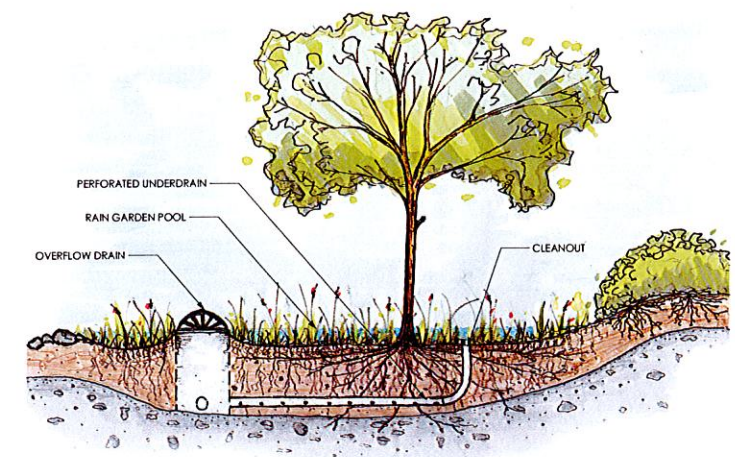
- The design storm is a two-year, 24 hour rain event. In the Township of Esquimalt, this equals about 53 mm of rain.
- The rain garden calculations are based on 150 mm live ponding, plus 20% of the sand/ compost growing medium volume of 600 mm depth (assuming growing medium has 20% void space) with a minimum infiltration rate of 2.5 cm/hour (or 48 cm per day), via perforated underdrain.

DRAWING NOTES

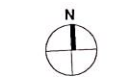
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BOULEVARD RAIN GARDEN EXAMPLE



RAIN GARDEN ILLUSTRATIVE SECTION



2	DP	16.10.24
1	REVISION	16.05.04

rev no	description	date
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project name  
Esquimalt Town Square  
Esquimalt, BC

sheet title  
**Stormwater  
Management Plan**

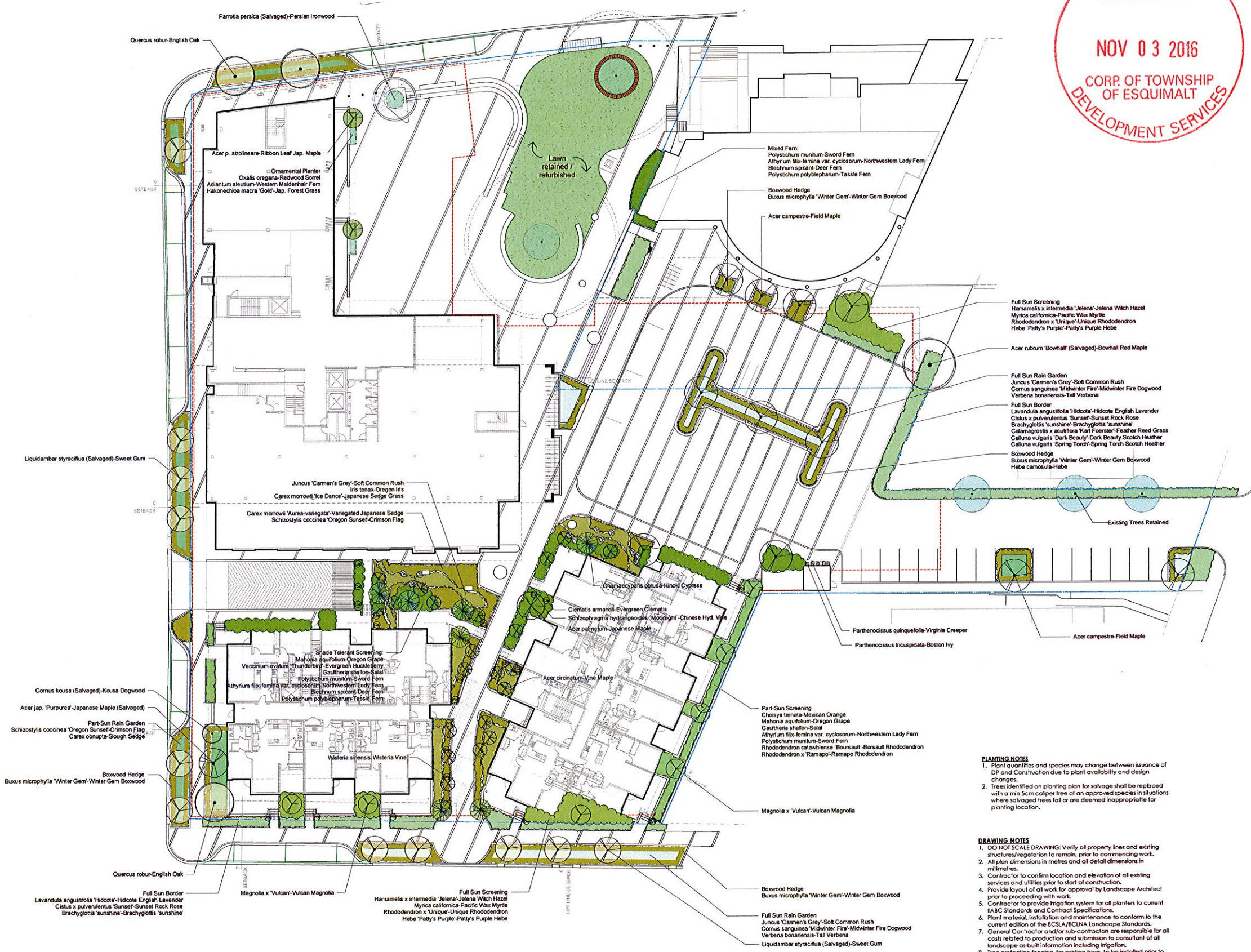
project no.	116.07
drawing title	
date	
scale	1:200
drawn by	TR
checked by	SM/PSG
revision no.	

L1.3



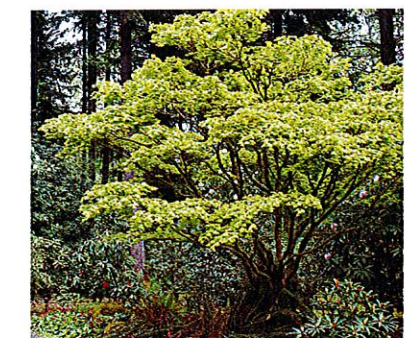
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Sym	Qty	Botanical Name	Common Name	Spd. Size / Plant Spacing
<b>TREES</b>				
11		Acer campestre	Field Maple	3 m H. b&b
21		Acer circinatum	Vine Maple	4 m H. multi stem (3 trunk)
1		Acer jap. 'Purpurea'	Japanese Maple (Salvaged)	Salvaged
2		Acer p. purpureum	Ribbon Leaf Jap. Maple	3 m H. b&b
1		Acer palmatum	Japanese Maple	3 m H. b&b
1		Acer rubrum 'Bowhall'	Bowhall Red Maple	Salvaged
7		Chamaecyparis obtusa	Hinoki Cypress	3 m H. b&b
1		Cornus kousa	Kousa Dogwood	Salvaged
11		Liquidambar styraciflua	Sweet Gum	Salvaged
7		Magnolia x 'Vulcan'	Vulcan Magnolia	5.0m cal. b&b
1		Parrotia persica	Persian Ironwood	Salvaged
3		Quercus robur	English Oak	7.0m cal. b&b
<b>SHRUBS</b>				
85		Adiantum aleuticum	Western Maidenhair Fern	#1 pot
30		Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
93		Blechnum spicant	Deer Fern	#1 pot
158		Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
671		Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#1 pot
76		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
68		Calluna vulgaris 'Dark Beauty'	Dark Beauty Scotch Heather	#1 pot
68		Calluna vulgaris 'Spring Torch'	Spring Torch Scotch Heather	#1 pot
33		Choisya ternata	Mexican Orange	#5 pot
116		Cistus x pulchellus 'Sunset'	Sunset Rock Rose	#2 pot
31		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
83		Galearia shallon	Salt	#1 pot, 40cm o.c.
19		Hakonechloa macra 'Gold'	Jap. Forest Grass	#1 pot
9		Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	#5 pot
81		Hebe camosia	Hebe	#1 pot
37		Hebe 'Patty's Purple'	Patty's Purple Hebe	#1 pot
158		Lavandula angustifolia 'Hidcole'	Hidcole English Lavender	#1 pot
38		Mahonia aquifolium	Oregon Grape	#2 pot
9		Myrica californica	Pacific Wax Myrtle	#3 pot
83		Polystichum munium	Sword Fern	#1 pot
52		Polystichum polyblepharum	Tasle Fern	#1 pot
3		Rhododendron catawbiense 'Boursault'	Boursault Rhododendron	#10 pot
39		Rhododendron x 'Ramapo'	Ramapo Rhododendron	#2 pot
9		Rhododendron x 'Unique'	Unique Rhododendron	#10 pot, min. 1.2m H
55		Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
<b>GROUNDCOVERS AND VINCS</b>				
7		Clematis armandi	Evergreen Clematis	#2 pot
20		Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
2		Parthenocissus quinquefolia	Virginia Creeper	#2 pot
3		Parthenocissus tricuspidata	Boston Ivy	#2 pot
4		Schizophragma hydrangeoides 'Moonlight'	Chinese Hyd. Vine	#2 pot
12		Wisteria sinensis	Wisteria Vine	#2 pot
<b>RAINGARDEN</b>				
320		Carex morrowii 'Aurea-variegata'	Variiegated Japanese Sedge	Sp3
96		Carex morrowii 'Ice Dance'	Japanese Sedge Grass	Sp3
156		Carex obnupta	Slough Sedge	Sp3
47		Is. tenax	Oregon Iris	#1 pot
217		Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
240		Schizanthus coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
194		Verbena bonariensis	Tall Verbena	#1 pot

EXAMPLE IMAGES



JAPANESE MAPLE



MIXED FERNS

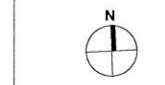


CAREX MORROWII MASS PLANTING



HINOKI CYPRESS

- PLANTING NOTES**
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
  - Trees identified on planting plan for salvage shall be replaced with a min 5cm caliper tree of an approved species in situations where salvaged trees fail or are deemed inappropriate for planting location.
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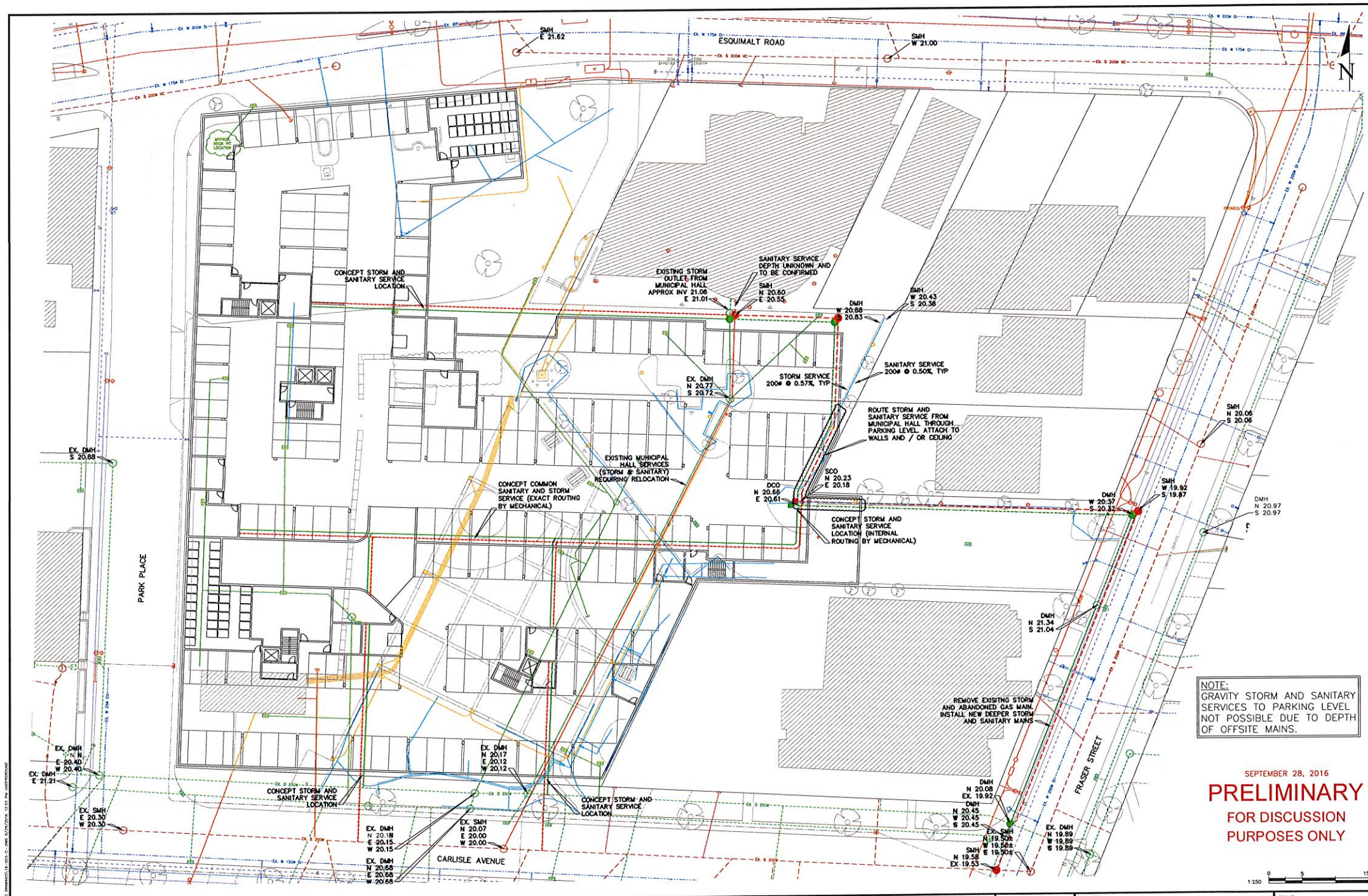


rev no	description	date
2	DP	16.10.24
1	REZONING	16.05.04

project name		Esquimalt Town Square
project no.		116.07
drawing file		
date		
scale		NTS
drawn by		TR
checked by		SM/PJG
revision no.		sheet no.
		L1.2



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NOTE:  
 GRAVITY STORM AND SANITARY  
 SERVICES TO PARKING LEVEL  
 NOT POSSIBLE DUE TO DEPTH  
 OF OFFSITE MAINS.

SEPTEMBER 28, 2016  
**PRELIMINARY**  
 FOR DISCUSSION  
 PURPOSES ONLY



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 VICTORIA, BC V8X 4A3  
 PH (250) 370-9221  
 FAX (250) 370-9223

PROJECT:  
 ESQUIMALT TOWN CENTRE  
 ESQUIMALT, BC

TITLE:  
 SITE PLAN - UNDERGROUND  
 STORM AND SANITARY SERVICING

SCALE  
 HORIZ: 1:250 VERT:  
 PROJECT NO.  
 16-0233  
 ISSUED/REVISION  
 APPROVING AUTHORITY FILE NO.  
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 16-023-C...