



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DESIGN REVIEW COMMITTEE  
AGENDA**

**WEDNESDAY, DECEMBER 13, 2017**

**3:00 P.M.**

**ESQUIMALT COUNCIL CHAMBERS**

**MEMBERS:** Roger Wheelock (Chair) Wendy Kay  
Ally Dewji Graeme Verhulst  
Bev Windjack Jill Singleton  
Robert Schindelka

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

**COUNCIL LIAISON:** Councillor Beth Burton-Krahn  
Councillor Olga Liberchuk

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

**SECRETARY:** Pearl Barnard

---

- I. CALL TO ORDER**
- II. LATE ITEMS**
- III. ADOPTION OF AGENDA**
- IV. ADOPTION OF MINUTES – November 8, 2017**
- V. STAFF REPORT**

**REZONING APPLICATION**

**669 Constance Avenue**

**[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]**

**658 Admirals Road**

**[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]**

**662 Admirals Road**

**[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]**

**PURPOSE OF APPLICATION:**

The applicant is requesting a change in zoning from the current mix of Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1] zones to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 12 storey, 83 unit, multiple family, prefabricated, residential building including, as a principal feature, a generous, glass enclosed, two storey lobby, multiple purpose room and community amenity space located at grade off Admirals Road and situated above mechanical and storage areas and 4 levels of underground parking totaling 83 spaces. The residential units rise in a staggered form from 5/6 storeys abutting Constance Avenue to 10 (11) storeys adjacent to Admirals Road. The building stretches between Admirals Road and Constance Avenue forming the shape of the letter U surrounding a central courtyard. This design approach loads the building mass toward the edges of the property, claiming a minimum setback of 3.6m at the closest point to Admirals Road, 1.5m to the northern side lot line, 0.85m at the closest point to Constance Ave and 3.1m to the southern side lot line thereby retaining the south exposed central courtyard for use of residents.

This site is located within Development Permit Area No. 1 – Multi-Unit Residential. Should the rezoning application be approved, the applicant would need to obtain a Development Permit respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of the proposed multiple family residential building which would be considered by both the DRC and Council in the future.

**Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.**

**RECOMMENDATION:**

The Esquimalt Design Review Committee [DRC] recommends to Council that the application for rezoning to facilitate consolidation of three properties located between the northernmost end of Constance Avenue and Admirals Road, and authorizing a 36 metre [12 storey], 83 unit, multiple family residential building sited in accordance with, and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped “Received December 7, 2017”, be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

**VI. STAFF LIAISON STATUS REPORT**

**VII. NEW BUSINESS**

**VIII. NEXT REGULAR MEETING**  
January 10, 2018

**IX. ADJOURNMENT**



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
HELD  
NOVEMBER 8, 2017  
ESQUIMALT COUNCIL CHAMBERS

---

<b>MEMBERS PRESENT:</b>	Roger Wheelock (Chair)	Robert Schindelka
	Graeme Verhult	Jill Singleton
	Bev Windjack	Wendy Kay
	Cst. Franco Bruschetta (Non-Voting)	
<b>REGRETS:</b>	Ally Dewji (Vice Chair)	
<b>STAFF LIAISON:</b>	Bill Brown, Director of Development Services	
<b>STAFF:</b>	Trevor Parkes, Senior Planner	
<b>COUNCIL LIAISON:</b>	Councillor Olga Liberchuk	
<b>SECRETARY:</b>	Pearl Barnard	

---

**I. CALL TO ORDER**

The Chair called the meeting to order at 3:03 p.m.

**II. LATE ITEM**

Revised plans stamped "Received Nov 08, 2017" for **Item V. Staff Report 2) REZONING APPLICATION**

669 Constance Avenue

[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]

658 Admirals Road

[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]

662 Admirals Road

[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]

**III. ADOPTION OF AGENDA**

Moved by Jill Singleton and seconded by Robert Schindelka that the agenda be adopted as amended. **The Motion Carried Unanimously.**

**IV. ADOPTION OF MINUTES – October 17, 2017**

Moved by Bev Windjack, seconded by Jill Singleton that the minutes of October 17, 2017 be adopted as distributed. **The Motion Carried Unanimously**

Bev Windjack, Principal, LADR Landscape Architects recused herself due to conflict of interest.

**V. STAFF REPORT**

**1) OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION**

**1052 Tillicum Road**

**[Lot C Section 10 Esquimalt District Plan VIP11683]**

The applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to

a Comprehensive Development zone [CD]. These changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

David Yamamoto, Zebra Design and Megan Walker and Bev Windjack, LADR Landscape Architects were in attendance.

David Yamamoto gave a PowerPoint presentation and outlined the changes that Zebra Design had made as a result of the recommendation and comments made by the Design Review Committee members at the meeting held on October 11, 2017. Mr. Yamamoto advised some of the changes are, the site has been lowered by 0.5 metres, the maneuvering aisle has been increased in width, the grade of the ramp has been reduced to a 11% gradient, the wall at the sidewalk has been reduced to 2 feet in height and a designated pedestrian path with differentiated pavers has been added to the driveway. The garbage service has also been relocated to the north. Bicycle storage has been created within the garages and single bicycle lock-ups have also been added. The applicant amended the plans in allocating in more floor area for the garage; thus the floor area ratio was reduced to 0.70.

**Committee Members comments and questions:**

- Member thanked the application for the great presentation. The changes are very elegant solutions.
- Appreciate the streetscape elevation rendering, it shows the rhythm along Tillicum Road. Having the rhythm of the gateway and the lower stonewall is much more elegant.
- A member liked the idea of bringing the paving in front of the units out; acts as a bit of a traffic-calming device and also helps to signify the entrance.
- In relation to the project to the north this development will be a nice fit.
- The enlarged garages will provide people with more storage space.
- Member suggested that a future planting be consider to provide some privacy between the decks in the back.

**RECOMMENDATION:**

Moved by Robert Schindelka, seconded by Graeme Verhulst: That the Esquimalt Design Review Committee [DRC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped "Received October 31, 2017" be forwarded to Council with a recommendation to approve as the applicant has addressed all the concerns that were raised at the October 17, 2017 meeting.

**The Motion Carried Unanimously**

Bev Windjack returned to the meeting at 3:25 p.m.

Bill Brown, Director of Development Services recused himself as he resides in the neighborhood.

**2) REZONING APPLICATION**

**669 Constance Avenue**

**[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]**

**658 Admirals Road**

[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]

662 Admirals Road

[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]

**PURPOSE OF APPLICATION:**

The applicant is requesting a change in zoning from the current mix of Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1] zones to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 12 storey, 83 unit, multiple family prefabricated residential building

Oliver Lang, Architect LWPAC, Troy Grant and Casey O’Byrne, Standing Stone Developments and Jim Partlow, Lombard North Group Inc. presented the application.

Oliver Lang gave a PowerPoint presentation detailing the site plan and an overview of the building design, elevations and material and colour for the project. Mr. Lang explained that the proposal will provide 83 market affordable homes and the building will be Passive House Certified. On site parking will include 83 vehicle parking spaces and 125 bicycle parking stalls.

Jim Partlow gave an overview of the landscape features for the project.

**Committee Members comments and questions:** (Presenters response in *italics*)

- The building is lovely but the size seems really big for what’s currently in the neighbourhood. A 12 storey building is going to be pretty shocking for the adjacent small houses. The proposal is a great urban core development, but this is not in the urban core.
- The setbacks are pushing right to the edges of the property line. It is hard to support something that doesn’t fit within setbacks and massing. Consider increasing the setbacks.
- Members liked the idea of a passive house. A member asked if a 12 storey building was developed on the adjacent lot to the south would that affect this building. *From a passive house prospective it won’t because we are counting on some degree of solar gain in the winter; we hope that the next building would be somewhat responsive to this building*
- The green initiatives are quite exciting.
- The proposal should be more consistent with the Design Guidelines and the Official Community Plan.
- A concern was expressed that the shadowing will significantly affect one of the adjacent homes in the spring.
- A member commented that the height of the building will shadow the trees that are being retained to the north of the property and expressed concerns that the trees will not survive.
- Consider the water views for the neighbours on the east side of Admirals Road.
- Are the roof top terraces common spaces? *The terrace on Constance Avenue is common space and the other six belong to the family suites. Another member thought that the roof top terraces should be public amenities for everyone on that floor.*
- A member commented that there are no amenities for the Esquimalt community; the amenities are all hidden in side.

- A member asked if there was one parking space per unit. *The family units, one bedroom and up will have a parking space and the studio and smaller units that are 350 – 400 sq ft will not have a parking space.*
- Will the road be narrowed to get the extra parking spaces in? *The current unmaintained green space would be narrowed to accommodate the extra parking spaces.*
- Concerns with the increase in traffic in the area and how it will impact the side streets. *A traffic study has been done.*
- A member asked if security cameras had been considered for the site. *Security cameras would be considered; to be addressed at the building permit stage of the project.*
- Members commented on the exterior stairwells and a concern was raised that the stairwells could become cluttered with bicycles and other household items.
- What is affordability based on? *It is based on a number of things. A Passive House has much lower energy costs and the method of construction offers a premium product at a much lower price. The developer's definition of affordability it is not dollars per sq ft; rather, that you can buy what you desire with the budget that you have. The problem with the market is that the kind of things that one typically desires doesn't exist at the price point of a budget.*
- Like the idea of the drop off area on Admirals Road.
- Concerns were raised with regards to the solid walls along the streetscape on Admirals Road.
- A Member asked the applicants to comment on their neighbourhood engagement process. *An Open House was held in August. As this will have a significant impact on the local area, we went to over 150 homes in the area and spoke with nearly all the residents. Residents had mixed opinions; some were ambivalent and unhappy while others gave their support. Since there have been some changes, there will be another Public Open House.*
- A member commented that this proposal is not the most gracious entrance to the Dockyard and asked if the Navy was expecting a 12 storey building to be its entrance. *The project was discussed with Navy personnel and they are supportive of the project going forward. The Navy's long term goal is to densify, so they see this as supporting growth consistent with what they are planning in the next 10 – 15 years.*

#### RECOMMENDATION:

Moved by Wendy Kay, seconded by Robert Schindelka: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for rezoning to facilitate consolidation of three properties located between the northernmost end of Constance Avenue and Admirals Road, and authorizing a 36 metre [12 storey], 83 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services Ltd., stamped "Received October 26, 2017", and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped "Received October 27, 2017" and including updated renderings and elevations stamped "Received November 8, 2017" be amended and presented again to the Design Review Committee with a focus on addressing the following:

1. Consider increasing setbacks;
2. Consider reducing lot coverage;
3. Consider reducing the proximity to adjacent neighbouring properties; and
4. Consider reducing the proximity to the public realm.

**The Motion Carried Unanimously** The reason: The proposal as presented raises a number of concerns as identified in the motion.

**VI. STAFF LIASON STATUS REPORT**

- Staff are anticipating lots of project coming in. There is a lot of interest from various Developers and property acquisitions are underway on a number of sites in the Community.
- 899 Esquimalt Road (12 Storey Building) – Staff are waiting for revised drawings.
- The West Bay Project – Is moving forward
- 101 Island Highway (conversion of the existing motel use into 96 residential units) – The Development Permit for the external cladding will be presented to the DRC in the future.
- English Inn (429 Lampson Street) - Is moving forward
- The Legion Project (622 Admirals Road) – Another application could be coming in.
- 856/858 Esquimalt Road - The Zoning is in place and there is an approved Development Permit - An amended application could be coming in.

Members discussed the possibility of holding a training session in the near future. Mr. Parkes advised he would review the Bylaw and have a discussion with the Director of Development Services.

**VII. NEW BUSINESS**

**VIII. NEXT REGULAR MEETING**

Wednesday, December 13, 2017

**IX. ADJOURNMENT**

On motion the meeting adjourned at 5:10 p.m.

CERTIFIED CORRECT

---

CHAIR, DESIGN REVIEW COMMITTEE  
THIS 13<sup>th</sup> DAY OF DECEMBER 2017

---

ANJA NURVO,  
CORPORATE OFFICER



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

---

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

DRC Meeting: December 13, 2017

## STAFF REPORT

**DATE:** December 7, 2017

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

**FROM:** Trevor Parkes, Senior Planner

**SUBJECT:** **REZONING APPLICATION**  
**669 Constance Avenue**  
**[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District,**  
**Plan 13563]**  
**658 Admirals Road**  
**[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District,**  
**Plan VIP65333]**  
**662 Admirals Road**  
**[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan**  
**VIP54521]**

---

### RECOMMENDATION:

The Esquimalt Design Review Committee [DRC] recommends to Council that the application for rezoning to facilitate consolidation of three properties located between the northernmost end of Constance Avenue and Admirals Road, and authorizing a 36 metre [12 storey], 83 unit, multiple family residential building sited in accordance with, and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped "Received December 7, 2017", be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

### BACKGROUND:

#### Purpose of the Application:

The applicant is requesting a change in zoning from the current mix of Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1] zones to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 12 storey, 83 unit, multiple family, prefabricated, residential building including, as a principal feature, a generous, glass enclosed, two storey lobby, multiple purpose room and community amenity space located at grade off Admirals Road and situated above mechanical and storage areas and 4 levels of underground parking totaling 83 spaces. The residential units rise in a staggered form from 5/6 storeys abutting Constance Avenue to 10 (11) storeys adjacent to Admirals Road. The building stretches between Admirals Road and Constance Avenue forming the shape of the letter U surrounding a central courtyard. This design approach loads the building mass toward the edges of the property, claiming a minimum setback of 3.6m at the closest point to Admirals Road, 1.5m to the northern side lot line, 0.85m at the closest point to Constance Ave and 3.1m to the southern side lot line thereby retaining



the south exposed central courtyard for use of residents.

This site is located within Development Permit Area No. 1 – Multi-Unit Residential. Should the rezoning application be approved, the applicant would need to obtain a Development Permit respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of the proposed multiple family residential building which would be considered by both the DRC and Council in the future.

**Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.**

### **Context**

**Applicant:** Standing Stone Developments [Casey O'Byrne and Troy Grant]

**Owner:** 0776378 BC Ltd, Inc. BC0776378 [Standing Stone Developments]

**Property Size:** Metric: 1933 m<sup>2</sup> Imperial: 20800 ft<sup>2</sup>

**Existing Land Uses:** 6 Unit, Multiple Family Apartment/ Duplex/ Vacant Land

### **Surrounding Land Uses:**

North: Department of National Defense Lands

South: Multiple Family Residential

West: Department of National Defense Lands

East: Single Family Residential/ Two Family Residential Dwellings

**Existing OCP Designation:** Multi-Unit, High-Rise Residential

**Existing Zoning:** Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1]

**Proposed Zoning:** CD [Comprehensive Development District]

### **Comments From Other Departments**

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

**Building Inspection:** Building to be constructed to requirements of BC Building Code and is subject to municipal bylaw compliance. A safety plan for construction of the building will be required should this rezoning application be approved.

After discussions with Township management and knowledgeable third parties, it has been determined that the applicant would be required to secure site specific building code regulations for this proposal to be constructed in Esquimalt.

**Engineering Services:** Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the 83 unit multiple family residential building proposed to be located at 669 Constance Avenue. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved the development must be serviced in accordance with bylaw requirements including,

but not limited to, new sewer and drain connections, underground hydro, telephone and cable services and new road works may be required up to the centre line of both Constance Avenue and Admirals Road. Staff recommend a traffic study be provided to evaluate the function and potential issues associated with the proposed drop off area on the Admirals Road frontage. Staff also advise the applicant to complete a sewer capacity study to determine if the existing network has the capacity to accept the increased sewer flow generated by the proposed development. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

**Parks Services:** Should the application for rezoning be approved, a Tree Survey of the trees proposed for retention on the site will be required as part of the consideration of the Development Permit. If all trees on the site are to be removed to accommodate development, Tree Removal Permits shall be required for their removal and either appropriate funds or installation of not less than five appropriately sized replacement trees shall be required.

**Fire Services:** Esquimalt Fire/ Rescue staff have completed a preliminary review of the proposal and note that a comprehensive Building Code and Fire Code Review report should be provided by the applicant regarding this development. Staff are of the opinion that unimpeded aerial access to the east, west, and north faces of the building is necessary to ensure adequate access to the building in the event of an emergency. Accordingly, Fire/ Rescue staff recommend to Council that approval of this development be subject to the developer agreeing to redirect overhead hydro lines abutting the site, as well as those immediately to the north of the subject properties, underground to avoid conflicts.

#### **Comments from Design Review Committee:**

This application was originally considered at the regular meeting of DRC held on November 8, 2017. Members' comments were mixed, with some members indicating support for the passive house certification and innovative approach to building design while others stated concerns regarding the reduced setbacks, overall mass, height and lot coverage of the building. A member stated that the building fails to respect the scale of the built environment in the local area however members also noted that the OCP designates this area for significant densification.

The DRC recommended to Council that the application **be amended and presented again to the Design Review Committee with a focus on addressing the following:**

1. Consider increasing setbacks;
2. Consider reducing lot coverage;
3. Consider reducing the proximity to adjacent neighbouring properties; and
4. Consider reducing the proximity to the public realm.

**The reason:** The proposal as presented raises a number of concerns as identified in the motion.

#### **Comments from Advisory Planning Commission:**

This application was considered at the regular meeting of APC held on November 28, 2017. Members comments were generally positive, noting that this proposal would be a great improvement at the north end of Constance Street.

Members expressed concerns with relationship between the building and Admirals Road stating it is a tall mass very close to Admirals Road. Other members elaborated on this theme stating, the face of the building looks monolithic and imposing and the design or the facade needs something to make the building look a little less imposing and a little less institutional.

Members questioned staff regarding the Township's ability to ensure Passive House

Certification will be done and staff assured their tools are available to achieve this requirement. Members requested clarification on how the building would be approved as it does meet existing BC Building Code standard requirements and they were advised that either an “alternative solutions” approach or a site specific Building Code requirement approach could be applied to the design to allow the building to proceed.

Finally, a member questioned the applicant regarding their definition of “affordable” and was advised that affordability means that you have the possibility to get a space that you find desirable and that is flexible, while remaining attainable.

The APC recommended to Council that the application **be forwarded to Council with a recommendation for approval** as the proposed number of parking spaces are reasonable and the setback relaxations are reasonable given the irregular shape of the parcel and the context of the location.

#### **Applicant Response to DRC and APC:**

In response to the recommendations and comments received from both the DRC and APC the applicant’s design team revised the project plans in an effort to address the identified concerns. An amended set of architectural plans, stamped “Received December 7, 2017”, has been presented to staff with the applicant requesting the amendments be forwarded to the DRC for re-consideration. Specific changes identified by the applicant include the following:

- Breaking down the building massing into more clearly legible 'mini-towers';
- Breaking down the 'mini-towers' into scales of 2-3 floors with recessed floors in between; thus creating perceptions more in line with the scale of the adjacent neighbourhood or that of a house through the creation of a subtle screening abstraction with vertical facade elements;
- Squaring off the Eastern most mini tower to create a less flat Admirals facade with a negative corner, therefore reducing and mitigating the impact of the front facade
- Further, setting back the lobby at the North East corner to relieve pressure on the sidewalk;
- Add a 'bosque' of trees at North East corner
- Terracing the South East mini tower towards Admirals, thus complying with the OCP requirement for setbacks
- Update to the walkways, calming their appearance
- Amended lobby design results in a substantially increased setback from Admirals Road at grade
- Amended massing of the building towards Admirals Road

## ISSUES:

### Zoning

**Density, Lot Coverage, Height and Setbacks:** The following chart details the setbacks, height, lot coverage and floor area ratio and parking associated with this proposal

	<b>Comprehensive Development Zone</b>	Zoning Bylaw, 1992, No. 2050 does not contain a zone that could accommodate this commercial mixed-use proposal.  Staff present this summary table as the basis for a site specific zone written to accommodate this proposal should it be forwarded in the development review process.
<b>Floor Area Ratio</b>	2.90	
<b>Lot Coverage</b>	56%	
<b>Setbacks</b> <ul style="list-style-type: none"><li>• <b>Front [Constance Ave]</b></li><li>• <b>Rear [Admirals Road]</b></li><li>• <b>Interior Side [North]</b></li><li>• <b>Interior Side [South]</b></li></ul>	0.85 m 3.6 m/ 9.1m 1.5 m 3.0 m	
<b>Building Height</b>	36 m [12 storeys]	
<b>Off Street Parking</b>	Parking Bylaw requirement = 108 spaces Total proposed = 83 spaces	

#### **Floor Area Ratio:**

Floor Area Ratio measures buildable space in ratio to the size of the lot on which a building sits. The F.A.R of this proposal is 2.9 which is consistent with the maximum density of 3.0 identified within the OCP for lands designated Multi-Unit High-Rise Residential achievable before the provision of amenities could be required.

#### **Lot Coverage:**

Lot Coverage measures 56% for the proposed building however this value does not accommodate the underground parking structure which adds significantly to the functional site coverage of the site. The combination of the underground parking garage, as designed, and the proposed building results in limited opportunities for the planting of significant trees on the site as part of the landscaping plan.

#### **Height:**

The OCP states that High-Rise developments in Esquimalt are limited to a height of 12 storeys [approximately 36 metres] measured to the highest portion of the roof from average grade. The applicant proposes a building consistent with this height measuring 36 metres with 12 storeys.

#### **Setbacks:**

As noted in the table above, the Township zoning bylaw does not contain any zone that accommodates this proposal. Noting this, the zoning bylaw does contemplate taller multiple family residential buildings being setback to ensure the impact of mass and height are mitigated for those parcels adjacent to the development and the public realm. For example, the RM-5 zone which accommodates buildings up to 6 storeys in height requires front, rear and side setbacks of 7.5m.

This design approach, proposing a building forming the shape of the letter U surrounding a central courtyard, loads the building mass toward the edges of the property. The result is a building claiming a minimum setback of 3.6m at the closest point to Admirals Road, 1.5m to the northern side lot line, 0.85m at the closest point to Constance Ave and 3.0m to the southern side lot line thereby retaining the south exposed central courtyard for use of residents. Staff note

that the applicant is seeking a custom zone to accommodate this proposal, however, as this is a residential, not a commercial mixed use building, staff have concerns with this unconventional approach to building siting, particularly as it relates to the parcels to the south of the site and to the public realm of both Constance Avenue and Admirals Road.

It is noteworthy that the applicant has amended the design in an attempt to mitigate the proximity of the building abutting Admirals Road with particular attention to the northeast corner of the site. While these changes, in the opinion of staff, positively impact the design, staff note that there has been no changes made to building setbacks, with the exception of the recessed lobby area at the Admirals Road grade level.

**Parking:**

Parking Bylaw, 1992, No. 2011 requires 1.3 parking spaces per unit be provided “behind the front face of the principle building” in multiple family developments. This proposal incorporates 83 residential parking spaces within the underground parking structure including 10 visitor spaces. The applicant has provided a parking study, crafted by Bunt and Associates and stamped “Received November 8, 2017”, detailing the effectiveness of this parking strategy. The applicant also proposes to voluntarily improve the southern portion of the west side of Constance Avenue to include, clearly visible, on-street parking adjacent to the development.

**Official Community Plan**

This proposal is consistent with the current Land Use Designation applied to the subject Property, “Multi-Unit, High-Rise Residential”.

OCP Section 2 - Managed Growth – Land Use and Development states that the objectives and policies in this section are designed to promote sustainable land use and development in the community.

OCP 2.0.1(a) states the Township should encourage high quality development that enhances and benefits the community as a whole.

OCP 2.0.2(a) states Esquimalt’s future new development, infill and redevelopment will be in accordance with the land use designations shown on OCP Schedule A, together with the guidelines set out in Development Permit Areas (OCP Section 9).

OCP 2.0.2(e) states the Township will encourage development and redevelopment that minimizes and mitigates the risks associated with natural hazards and increases the community’s resilience to hazard events. The applicant has provided staff with a tsunami reviews indicating the site is not in danger of significant damage by a tsunami.

OCP Section 2.2 - Residential Land Use of the Official Community Plan recognizes that modest growth is likely to occur through the infilling of vacant or under-utilized parcels, redevelopment of existing residential properties to higher densities (such as townhouses, apartment buildings and mixed commercial-residential uses) and the replacement of existing buildings. Objectives and policies of this section are intended to ensure residential growth occurs in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

OCP Section 2.2.4.1 Multi-Unit Residential Policies [attached] are intended to provide more predictability for residents and give direction to design teams preparing development proposals. This proposal for 83 Apartment Residential Units is consistent with many policies contained in this section with the following exceptions:

Section 2.2.4.1(f) states that wherever desirable and achievable consideration will be given to special needs and assisted housing including seniors, disabled persons and families. It is unclear at this time if any units are proposed to be constructed to accessibility standards or will be easily adaptable to meet special needs requirements.

Section 2.2.4.1(g) states that within the areas designated as Townhouse Residential, Multi-Unit, Low-Rise Residential and Multi-Unit, High-Rise Residential, the following criteria will be used to evaluate development proposals requiring an application for rezoning:

- The massing and height of the project will respond sensitively to the prevailing character of the immediate neighbourhood. This will vary by location;
- The project will relate to the street. Its exterior finishes, scale, treatment of parking areas, and landscaping, will enhance the appearance of the neighbourhood and contribute positively to the streetscape;
- The proponent will demonstrate that the neighbourhood has been consulted in a fair and meaningful way, and that residents' concerns have been appropriately responded to in the proposal; and
- Where new multi-unit residential projects are proposed, they should not "land-lock", otherwise isolate, or negatively affect the development potential of adjacent parcels. Projects must either consolidate the isolated parcels or leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.

Staff note that it would be challenging to design any building that would respond sensitively to the existing neighbourhood character of 2 to 4 storey construction while realizing 12 storeys in height as endorsed by the Multi-Unit, High Rise Residential Land Use Designation.

Notwithstanding this, it is the opinion of staff that due to the substantial lot coverage proposed for this building, the significantly reduced setbacks, and the substantial height and mass of the project located in proximity to neighbouring parcels as well as the public realm on both Constance Ave and Admirals Road, this proposal is not consistent with Bullet 1 and 2 of this guideline.

Staff also note that, consistent with the Township's Development Application Procedures and Fees Bylaw, the applicant has held one public engagement session regarding this proposal. It is expected an additional session will be held once the design is refined as a result of DRC and APC feedback.

OCP Section 2.2.4.4 Multi-Unit, High-Rise Residential states that in areas designated Multi-Unit, High-Rise Residential on Schedule A, building heights of up to 12 storeys are acceptable with a Floor Area Ratio of up to 3.0. Buildings with shallow setbacks must step down to no more than three storeys at street level in order to provide appropriate human scale along the sidewalk. The requirements and guidelines of Development Permit Area No. 1 apply. The proposed building fails to address this guideline as the lowest components of the building's residential floors rise to 5 storeys on Constance Avenue and to 7 storeys adjacent to Admirals Road

OCP Section 3.3.1(a) Affordable Housing Objectives states that the Township should

encourage a range of housing by type, tenure, and price to ensure that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

OCP Section 9.3 Development Permit Area No. 1 - Multi-Unit Residential [attached] contains Development Permit Guidelines for land designated Multi-Unit Residential. As the Development Permit is not being considered at this time it would be inappropriate to address many of these guidelines with the following exceptions that are relevant to the discussion of zoning issues:

Section 9.3.5(b) states, in part, that new buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units. The proposed building designed to be 36 metres in height with substantial mass therefore it is expected to cast shadows on properties to the east and west. Land to the north of this parcel is controlled by the Federal Government and staff are not currently aware of any proposed change of uses from the green space, roadway and parking lots currently in place, therefore shadowing is of less concern. Shadow analysis provided by the applicant [attached] reveals that in the afternoon in spring summer and fall, shadows would impact parcels located immediately across Admirals Road.

Residential units in this proposal are sited in particularly close proximity to the front and north and south interior side lot lines, when compared to established zoning standards for multiple family residential development. Fortunately, there is little impact from overlook to the west and the north as these are dominantly unpopulated lands. This cannot be claimed on lands to the south and east where substantial overlook would occur due to the proposed setback profile, particularly at the southeastern and southwestern corners of the site. Staff note that overlook onto adjacent sites is an unavoidable consequence given the proposed height of the building,

Section 9.3.5(c) states that high density multi-unit residential buildings should be designed so that the upper storeys are stepped back from the building footprint with lower building heights along the street. It is the opinion of staff that this 83 unit proposal is not consistent with this design guideline.

### **Green Building Features**

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

### **Public Notification**

As this is a Rezoning application, should it proceed to a Public Hearing, notice would be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. Signs indicating that the properties are under consideration for a change in zoning have been installed on both the Constance Avenue and Admirals Road frontages. These signs will be updated to include the date, time and location of the Public Hearing should Council deem it appropriate.

### **ALTERNATIVES:**

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



Woodway Rd

Constance Ave

Admirals Rd

1265

667

665

663

661

669

662

665

660

665

656

1314


1302

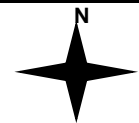
Subject Property Map:  
Corvette Landing



# 669 Constance Avenue



Subject Property Boundary: 





Naden Way

Woodway Rd

Constance Ave

Astle St

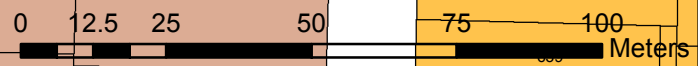
Admirals Rd

Grenville Ave

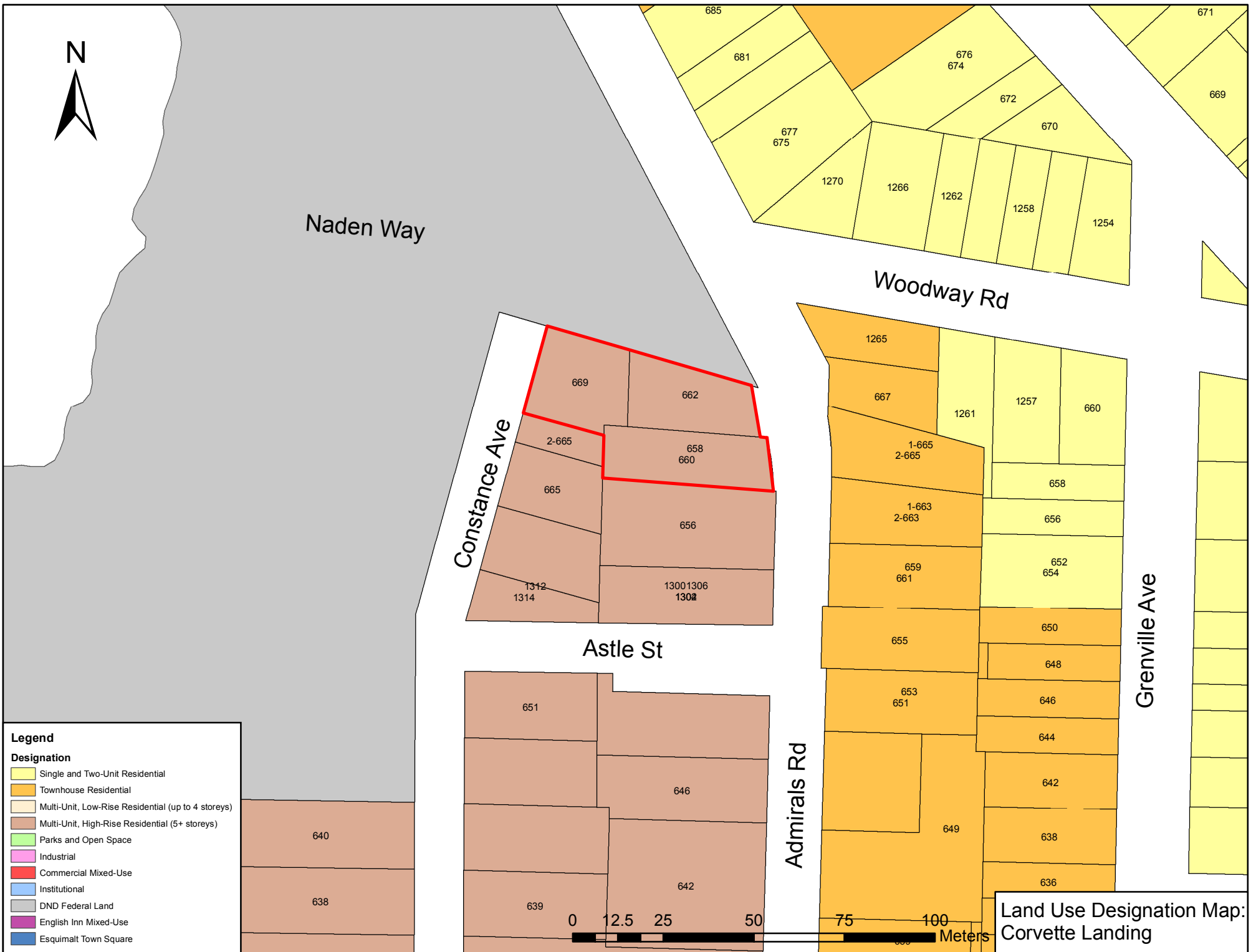
**Legend**

**Designation**

- Single and Two-Unit Residential
- Townhouse Residential
- Multi-Unit, Low-Rise Residential (up to 4 storeys)
- Multi-Unit, High-Rise Residential (5+ storeys)
- Parks and Open Space
- Industrial
- Commercial Mixed-Use
- Institutional
- DND Federal Land
- English Inn Mixed-Use
- Esquimalt Town Square



Land Use Designation Map:  
Corvette Landing



## 2.2.4 Multi-Unit Residential

Over the years, townhouses and apartment buildings have tended to be developed in clusters throughout the neighbourhoods of Esquimalt. They are generally located in the following areas:

- On both sides of Esquimalt Road from Grafton Street to Dunsmuir Road;
- The area around Craigflower Road and Selkirk Avenue;
- Admirals Road, Astle and Nelson Streets;
- West Bay south of Dunsmuir Road; and
- West Parklands.

Smaller clusters of multi-unit development are also found along Lampson Street between Devonshire and Old Esquimalt Roads, Lampson Street south of Lyall Street, and Ellery Street south of Esquimalt High School. This scattered pattern of development has contributed to residents' concerns related to the proliferation of multi-unit developments in neighbourhoods where single-unit and two-unit homes have been the predominant land use.

### 2.2.4.1 Multi-Unit Residential Policies

The following policies provide more predictability for residents in mixed residential use neighbourhoods and give direction to design teams involved in the preparation of development proposals.

- a) Multi-Unit Residential refers to three or more dwelling units on a parcel. Multi-unit Residential does not refer to a single-unit home with a secondary suite.
- b) The Township encourages the concentration of multi-unit residential development where such development is in keeping with the overall goals of this Plan.
- c) Wherever practical, multi-unit residential housing will be located near a Major Road as shown on "Schedule B". This supports transit service and also helps maintain the integrity of single-unit and two-unit housing neighbourhoods;
- d) Wherever feasible, major multi-unit residential projects will be located within reasonable distance of one of Esquimalt's commercial areas in order to encourage walking and cycling;
- e) A mix of housing types will be provided in multi-unit residential areas in order to provide visual interest and to meet the varying housing needs of Esquimalt's current and future residents;
- f) Wherever desirable and achievable, consideration will be given for special needs and assisted housing, including seniors, disabled persons and families.
- g) Within the areas designated on "Schedule A" as Townhouse Residential, Multi-Unit, Low-Rise Residential and Multi-Unit, High-Rise Residential, the following criteria will be used to evaluate development proposals requiring an application for rezoning:
  - The massing and height of the project will respond sensitively to the prevailing character of the immediate neighbourhood. This will vary by location;

- The project will relate to the street. Its exterior finishes, scale, treatment of parking areas, and landscaping, will enhance the appearance of the neighbourhood and contribute positively to the streetscape;
  - The proponent will demonstrate that the neighbourhood has been consulted in a fair and meaningful way, and that residents’ concerns have been appropriately responded to in the proposal; and
  - Where new multi-unit residential projects are proposed, they should not “land-lock”, otherwise isolate, or negatively affect the development potential of adjacent parcels. Projects must either consolidate the isolated parcels or leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.
- h) Development proposals with heights and /or densities greater than those set out in policies 2.2.4.2 to 2.2.4.4. may be considered, where appropriate, through variances to zoning and/or parking regulations and density bonusing of floor-space where new affordable, accessible or special needs housing units or amenities are provided for the benefit of the community.

i) For the purposes of density bonuses, “amenities” may include, but not be limited to:

- Privately-owned, publicly-accessible open space;
- Public art;
- Contributions towards the enhancement of public recreation facilities;
- Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
- Daycare facilities; and
- Preservation of heritage structures or features.



j) In new multi-unit residential developments, secure bicycle storage for residents should be provided in the ratio of 1.5 storage spaces per dwelling unit. In addition to the residents’ parking, each multi-unit building should have six (6) bicycle lock-up spaces for the use of visitors.

A bicycle storage requirement may be waived or varied in a Development Permit where, in the opinion of Council, there is no demonstrated need, such as in a congregate care facility.

### 2.2.4.2 Townhouse Residential

In the Townhouse Residential areas designated on “Schedule A”, new buildings up to three storeys with a Floor Area Ratio of up to 0.70 may be acceptable provided the neighbours are consulted and the design responds effectively to both its site



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

### 9.3.1 Scope

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

### 9.3.2 Category

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

### 9.3.3 Justification

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

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

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

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

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

b) Exemptions:

The following do not require a development permit:

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

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

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

b) New buildings should be designed and sited to minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows onto the private outdoor space of adjacent residential units.

c) High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas with a zero front setback should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front.



d) Landscaping of multi-unit residential sites should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.

e) Surface parking areas in multi-unit residential developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.

f) Underground parking will be provided for any multi-unit residential buildings exceeding four storeys.

g) The retention of public view corridors particularly views to the water should be encouraged wherever possible.

h) To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.

i) Retention and protection of trees and the natural habitat is encouraged wherever possible.

j) Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.

k) Site lighting in multi-unit residential developments should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spill over of light onto adjacent residential sites.

l) Garbage receptacle areas and utility kiosks should be screened by solid fencing or landscaping or a combination of the two.

m) For waterfront sites, retention of natural features and existing trees should be a priority in site planning considerations.

n) When any existing single-unit residence or duplex residence is being redeveloped to a multi-unit residential use by adding on of one or more dwelling units, such addition will be designed so that all of the units form a cohesive whole. In order to achieve cohesiveness:

i) both, the existing and proposed structures will be in the same architectural style;

ii) variations between the roofline of the existing building and any proposed addition(s) will be no greater than 1.5 metres;

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



November 3, 2017

Madam Mayor and Respected Councilors  
Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt B.C.  
V9A 3P1

Dear Madam Mayor and Respected Councilors,

I am the developer and general partner for Corvette Landing which is the development proposed for 669 Constance Ave. in the Township of Esquimalt.

By way of a brief history I came to the GVA in 1976 to visit my twin brother who was studying history at the University of Victoria. I fell in love with Victoria and its surrounding areas and moved here in 1978 to continue my studies in Psychology. I received my Bachelor's degree in 1980. I would have stayed but Law School beckoned and that journey began.

I practiced law in Edmonton for approximately 34 years and while I am currently not practicing law I am still a member in good standing with both the Canadian Bar Association and the Alberta Bar Association.

It was during the last 10 years of my law practice that I began to transition out of law and into land development. The transition has been successful for me.

In 1982 my parents moved to Esquimalt and I have been a dedicated visitor ever since. While my father has passed in April of 2001, my Mother (93) and 5 of my 11 siblings now call the GVA home. I also have 3 nephews and 6 grand nephews and nieces that now reside here, and trips home are truly trips home to be with my family. It has been my great pleasure to have been able to purchase the site of the new Corvette Landing here in Esquimalt. I have had the opportunity to speak with the Mayor and Senior administration about this project and we have received a very warm and professional welcome.

Our goal with 669 Constance is to create a landmark building on what we view as a cornerstone property in Esquimalt. We have teamed with Oliver Lang, owner of LWPAC Architectural firm and a host of other professionals to create what we truly believe will be a world class building.

Our research has shown us, that people who serve our community have been under served by the real estate market. This same research has shown us that the service sector is quickly being shut out of the market. Prices are rising and opportunities to purchase quality homes are becoming scarce and getting difficult to secure. We define the service sector as those who have dedicated their working life in the service of others. This list of Professionals includes but is not limited to:

- \* Police Officers and Staff;
- \* Fire Department Members and Staff;
- \* Teachers and Staff;
- \* Medical Personnel;
- \* Military Officers, NCO's, Civilian Staff and so many more.

Our goal with Corvette Landing is to create a development that supplies Market Affordable Homes to this very important sector of the Esquimalt community, our community.





We know that history of Esquimalt dates back to 1912 and that the real estate market in Esquimalt hasn't always appropriately reflected the vibrancy of the community. Our intent with this project is to bring to the City a new and vibrant residential community. The Corvette Landing will be a smart structure that reflects the progressive direction of Esquimalt. These new homes will have Passiv Haus Certification, and a design that takes into consideration our neighbours and the overall community. This will be a building that is not only in compliance with the OCP but also supports the spirit of the OCP.

With our off-site systems approach and modern building methodology and the latest research in construction we will have these new homes on the market in the coming months rather than the coming years. We plan to create homes that are inspiring to live in and improve the quality of the lives of the residents and the community as a whole.

Corvette Landing is intended to inspire progressive development within the neighbourhood and within the greater community of Esquimalt. Recently we spent the day visiting our neighbours. We shared our project vision and heard a number of comments. In order to be certain that all of our neighbours knew of our intentions, we canvassed every home within two city blocks of our project and dropped leaflets about Corvette Landing. We also visited the senior management and Command Team at the Esquimalt Naval Base and were very encouraged by their response.

We are hopeful that you, madam Mayor and Council and the Township of Esquimalt, will embrace our development as warmly and confidently as the Corvette Landing Team has.

Yours Sincerely,

Casey O'Byrne B.A. LLB.

original signed by:

25 October 2017

Attn: Mayor Barb Desjardins and Council  
Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, BC V9A 3P1



**ARCHITECT'S NARRATIVE - CORVETTE LANDING RE-ZONING APPLICATION**

Dear Mayor Desjardins, Dear Councillors of Esquimalt,

as follows, please accept our Rezoning application for the Corvette Landing project, located at 658-662 Admirals Road and 669 Constance Avenue.

**1. Executive Summary**

The proposed Corvette Landing project is located in the Township of Esquimalt, in the Esquimalt Harbour neighbourhood in close proximity to the Naval Base and the Dockyards. Situated at the corner of Admirals Road and Naden Way, it is a significant urban development site. The site spans the length of the block of Naden way along a green space towards Constance Avenue. The proposed building is for a residential building. It will offer 83 market affordable homes with a broad range of home types, from 350sf 1BR/studios to 960sf 3BR family homes. Designed as a high quality building, it will serve as an urban development catalyst for the community of Esquimalt. The new building will advance the creation of a vibrant, diverse and prosperous community, as a new paradigm, through its unique combination of affordability, livability and sustainability

The building will be certified Passive House standard, one of the globally leading standards for sustainability and energy efficiency. The project is proposed to be built using engineered BC produced mass-timber technology, providing a low carbon footprint and highly durable construction. Built through off-site prefabrication, the project will minimize its impact on construction related noise, and traffic, while substantially reducing the length of the construction time itself.

## 2. Urban Design Approach and Response to Esquimalt Official Community Plan

1. **Healthy Community:** The project will meet OCP objectives to further a healthy community as per OCP 1.8.2-1.8.5. It will create 'a healthy, active and livable community' with quality housing and adequate green space, creating a strong sense of community for the tenants and the township. The project is committed through Passive House certification, the use of renewable materials and extensive landscaping of the ground plane and roof-tops, to "protect and enhance the natural environment while accommodating change and development".
2. **Street enhancements on Constance Avenue:** The proposal provides for improvements of the interface of the adjacent part of Constance Avenue to the parking lot of the Navy yard. It is proposed to replace the existing unkept green strip and fencing.
3. **Parking:** The building is proposed to have 83 underground (OCP 9.3.5.f) parking stalls in a 1:1 ratio to the number of homes. This will include the allocation for required guest parking. The building will provide bicycle parking at a ratio of 1:1.5 for a total of 125 in addition to a bicycle service station and 6 lockable bicycle parking stalls for guests.
4. **Building Height and Density:** The proposed building complies with Building Bylaw No. 2446 Schedule A Land Use Designation for Multi-Unit High Rise Residential (5+ Storeys) and OCP 2.2.4.4 building height of up to 12 storeys and an acceptable FSR of 3.0. The proposed height is 10 storeys above adjacent ground at Admirals Road, 5/6 storeys above adjacent ground on Constance Avenue with a total height of 12 storeys. The proposed density is 2.5 FSR.
5. **Housing:** The proposed building aspires to meet and exceed the expectations of the OCP 3.3 for Housing to create "attractive and affordable communities, for ... owners .." "Homeownership has benefits to the homeowner and to the community as a whole. Some of the benefits include a sense of pride and community, security of tenure, increased control over residential environment, ability to build equity ..." The building will create a range of housing types, as per 3.3.1.a. The building recognizes the needs of families as per OCP 3.3.2.d. The building offers homes with the opportunity to work from home, aiding the Township's goal towards a more prosperous community (OCP Section 8) in advancing "technology and knowledge-based business".
6. **Smart Construction and Greenhouse Gas Emission Reduction:** In compliance with OCP 3.6 Smart Design and Construction the building provides a long lists of features to bring much needed innovation in sustainability to Esquimalt. These include an explicit commitment to low energy Passive House certification, use of mass-timber structural system, and the use of renewable materials where feasible to reduce carbon footprint that is embodied or construction related and operational through the use of energy. As such, the building will satisfy ambitious

objectives as per OCP 7.1.2.6 Greenhouse Gas Emission Reduction Targets, It is conceivable for the building to become carbon neutral in the future if the Township were to provide renewable energy based hydronic district energy (OCP 9.8.5.c). Please see below under Systems and Prefabrication for additional detail on Smart Construction. CPTED measures have been considered.

- 7. Design Response:** The buildings have been designed to “minimize visual intrusion onto the privacy of surrounding homes and minimize the casting of shadows ...” (OCP 9.3.5 b-d) The predominant building mass has been placed along the Northern edge of the property along the adjacent green space to maximize the visual separation to the neighbours on the South. South facing facades will have no living room windows or balconies. Homes along Constance Avenue face West with beautiful views to the water and mountains across the adjacent Navy Yard parking lot with no impact on neighbours. The building form minimized overshadowing of adjacent residential properties. The landscape architecture emphasizes the creation of an attractive residential area street scape, with the parking entrance well screened and tucked away off Constance Avenue. In response to OCP 9.8.5 Design Guidelines: The building captures passive solar energy in the winter through south facing homes orientation, while mitigating heat gain through the external walkways and vertical courtyard screens/vertical gardens that act as shading devices (OCP 9.8.5.a and b, and 9.9.12)). There will be a priority to use high quality and locally sourced materials, provide friendly and transparent lobby and amenity spaces that are visible from the street and weather protected entries (OCP 9.8.5 f through j). The building will provide use of indigenous landscape species, will be bird friendly and careful lighting design to avoid impact on neighbours and dark skies. (OCP 9.8.5.u through x). The building form maximizes the creation of community and livability.

### 3. Specific Design Considerations

#### 1. Livability

1. Instead of the typical one-fits-all approach we offer a systematic and scalable approach to provide an unprecedented combination of affordability, livability, and sustainability in the creation of living and connected communities.
2. The proposed buildings is a contemporary courtyard buildings, following an evolution of urban housing typologies that have proven to provide highly livable solutions around the world for centuries. IC+LWPAC have pioneered their synthetic evolution in Vancouver for over a decade through award winning projects.
3. The people-focused home design (not unit thinking) offers homes that are highly efficient, yet superbly livable, virtually without any interior hallways, with excellent proportions, adaptability and practicality.
4. Due to the courtyard configuration, each home has 2 sided exposures with abundant daylight, a strong sense of the outdoors, vertical gardens and urban context, and access to natural cross ventilation. Natural Cross ventilation, for natural cooling leads to increased comfort and eliminates the need for mechanical air conditioning systems.
5. Flexible layouts lead to choice, with a broad range of homes to reflect broad needs of varying demographics ranging from singles, to live/work to families and multigenerational living.
6. Living spaces are visually open with uncluttered layouts, to empower people to create their homes.
7. Quiet bedrooms are provided at the courtyard side for each home, away from arterial traffic noise. Research in environmental psychology tells us that air pollution, noise and crowding can corrode mental health and social wellbeing. People need quiet and calm spaces at home in order to recharge, especially in dense urban settings.
8. Systems built, the homes and common areas provide a high perceived quality, leading to pride of tenancy and sense of belonging.
9. The homes are designed to maximize an individuals need of privacy, comfort and wellness.
10. Each home will have a below ground secure storage locker.

## 2. Community

1. Optimizing the number and arrangement of housing units in a development is a critical aspect of both affordability and sociability. Courtyard buildings with open circulation system of walkways, social landings and mesh enclosed experiential staircases lead to a high degree of social interaction and sense of community. What might seem like insignificant encounters with neighbours are actually the basis for a rich community life.
2. Vertical gardens extend the natural sense of each home to be connected to nature. Vertical screens that rise from across the northern edges of the east-west walkways provide articulation, solar gain control and mediate privacy.
3. The open presence of the building design and home entries create a heightened degree of identification with a feeling of belonging and a truer sense of home.
4. Common roof top gardens with opportunities for urban agriculture and common amenity for collective activities create strong communities, instead of high turnover rates and vandalism. Vertical gardens and open circulation system convert the typically dark and drab double corridors of today's housing projects into delightful common amenities. When people enjoy direct contact with nature, they are more likely to appreciate their environment and engage in sustainable living. Providing a warm, welcoming environment where people cook and eat together can be one of the strongest measures for improving community health.
5. Gated courtyards allows children to play and move more freely in accordance with City guidelines.

## 3. Quality and Beautiful Simplicity

1. Considered Design, simple, elegant with lasting quality is something not typically associated with affordable housing, but considered essential for successful market affordable housing as long term homes.
2. Unique presence of a carefully designed building to its context and its material and urban presence leads to a heightened degree of personal identification with a sense of place. Natural materials in wood, anodized aluminum and galvanized metals with careful detailing, precision assembly, and clarity of expression will convey a true sense quality of simple yet playful elegance.

#### 4. Sustainability

1. LWPAC+IC's Platforms-for-Life 'EcoSystem' proposed for the Corvette Landing project is based on the predominant use of renewable materials. Cross-Laminated-Timber (CLT) panels are the primary material for the platforms cluster and structural system. It has been engineered to allow for structures up to 16 storeys, built from panelized open spatial modules. The material and panelization is ideal to combine renewable resources with state of the art CNC / Robotic precision fabrication. Equally the focus is on minimizing heat loss and cooling requirements through Passive House design with certification that includes a highly airtight pre-fabricated building-envelope.
2. Through the use of mass-timber the buildings will have a low carbon footprint, both embodied and operational,
3. Off site prefabrication creates less waste and trips to construction site,
4. Passive House is part of the systems DNA, lowering energy consumption from 100kwh/m2 up to 10kwh/m2 by factor of 10X. PHPP modelling has shown that the design of the Corvette Landing project has eliminated need for cooling systems through solar gain control and natural cross ventilation,
5. The buildings can be Net Zero ready through the future inclusion of renewable energy source, such as renewable hydronic District Energy.
6. Quality, robustness and airtight building envelopes with high comfort, provide building outstanding longevity,
7. Tenant electricity consumption and cost are reduced due to abundant daylight. Operators electrical consumption and cost are reduced because of the exterior circulation system with no need of artificial lighting during the day, and no need for pressurization and associated mechanical systems' maintenance cost of fans, filters and pumps due to the open stairs and walkways.
8. The team has a proven sustainability and Passive House team track record for over a decade.

#### 5. Operations Considerations

1. Longevity to enhance affordability through reduced building depreciation, lowered maintenance cost and increased sustainability. The high quality systems build assemblies ensure are designed for 60-100 year life-cycle span vs typical 25-40 years.
2. The design and the systems adaptability allow to future-proof adaptation to different demographics, ensuring long term vibrant social communities.

3. The Passive House and open courtyard designs lead to a substantial reduction of mechanical and electrical systems with lowered maintenance and replacement cost.

**6. Proven Solutions for a New Paradigm - Platforms-for-Life housing systems technology**

1. The underlying platform design for the proposed buildings is shared and follows a systems technology specifically developed for urban housing over the last 15 years. We have created a proven generative technology that is both replicable and adaptable to follow IC+LWPAC's mantra: **Do more with less and create many from one common holistic platform housing systems technology.**
2. The system is based on the use of highly complete off-site prefabricated 'beyond-the-box' spatial components. The structural system is using mass-timber technology, buildable up to 16 storeys, that meets building code requirement through alternative solutions. Our approach is supported by the Chief Building Officials Office of the City of Vancouver (see attached letter). The technology is used broadly in Europe and Vancouver is now home to the tallest wood building in the world: UBC Brock Commons has just been complete with 18 storeys. Our team brings world class expertise to this technology and we have and are delivering currently \$69,000,000 worth of projects to BC.
3. As part of the system, the building envelope is also fully prefabricated allowing for highly effective integration of Passive House performance.
4. Off-site prefabrication allows for an accelerated project delivery schedule by up to 50%, through parallel on-site and off-site construction, reducing construction financing, carrying costs and exposure to escalation.
5. Contrary to conventional modular prefabrication, the Platforms-for-Life system provides a high quality product, designed to take full advantage of state of the art CNC and robotics assisted high precision machining/milling and assembly of components, leading to a 21st century industrial design quality integrated product. This requires a level of pre-construction integration and coordination that virtually eliminates typical change order processes, reduces risks and contingencies, while enhancing quality control.
6. Off-site prefabrication substantially reduces waste. Construction related noise and traffic on the neighbourhood is substantially reduced
7. The system is adaptable and replicable, and it can be readily transferred to various other sites in Esquimalt. Continuity through multiple successive projects further deepens affordability by reducing design and fabrication related factory overhead.

Sincerely,

  
 Oliver Lang, Architect AIBC, Principal LWPAC, President Intelligent City





## 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.

<b>Green Building Standards</b>			
<i>Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.</i>			
1	Are you building to a recognized green building standard? If yes, to what program and level? We will be constructing to achieve the Passive Home Standard.	Yes ✓	No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? We are constructing to a Passive Home standard and have brought RDH Building Science to ensure we are achieving it.	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. Rainscreen, High Insulation, Triple Glazing	Yes ✓	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?	0 %	
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. Prefabricated Mass-timber Construction sourced primarily in BC.		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? We will be using modular construction techniques in order to reduce waste and utilize recycled products where possible	Yes ✓	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? We will be using an engineered wood product.  For which parts of the building (e.g. framing, roof, sheathing etc.)? Framing and Roofing.		
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 ✓
9	List any products you are proposing that are produced using lower energy levels in manufacturing. Wood		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Our project will be utilize recycled materials where we can.	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? N/A	Yes	No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements? N/A	Yes	No
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements? Toilets will exceed the BC BC requirements.	Yes ✓	No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? Faucets will exceed the BC BC requirements.	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. _____	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. _____	Yes ✓	No	N/A
22	Will this project have an engineered green roof system or has the structure been designed for a future green roof installation?	Yes ✓	No	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces? Please refer to the Landscape Architectural plans			_____%

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? Please refer to the Landscape Architectural plans _____ Could your site design be altered to save these trees? Have you consulted with our Parks Department regarding their removal?	Yes ✓	No	N/A
----	---	----------	----	-----

26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? <u>Please refer to the Landscape Architectural plans</u>	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. <u>Please refer to the Landscape Architectural plans</u>	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? <u>Please refer to the Landscape Architectural plans</u>	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? <u>Passive House Certification.</u>	Yes ✓	No	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting?	Yes ✓	No	N/A
36	Does the design and siting of buildings maximize exposure to natural light? What percentage of interior spaces will be illuminated by sunlight? <u>100%</u> 100% of living and bedroom spaces will be illuminated by sunlight.	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. <u>We are certainly exploring these options.</u> If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____	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? <u>Triple glazed in order to achieve Passive Home standards.</u>	Yes ✓	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe.	✓		
42	Will high efficiency light fixtures be used in this project? If so, please describe.	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

<b>Air Quality</b>				
<i>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.</i>				
46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	Yes ✓	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. _____	Yes	No	N/A
48	Will the building have windows that occupants can open?	Yes ✓	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	Yes ✓	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	Yes ✓	No	N/A
<b>Solid Waste</b>				
<i>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.</i>				
51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. <u>Please refer to the HazMat Building report in the drop box.</u>	Yes ✓	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>This project will be built using advanced offsite construction systems and techniques which will ultimately reduce waste.</u>	Yes	No ✓	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	Yes ✓	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	N/A ✓
<b>Green Mobility</b>				
<i>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.</i>				
55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	Yes ✓	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	N/A ✓
57	Is access provided for those with assisted mobility devices?	Yes ✓	No	N/A
58	Are accessible bike racks provided for visitors?	Yes ✓	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	Yes ✓	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 type="checkbox"/> transit passes <input 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			
<b>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.</b>				



Corvette Landing:  
*669 Constance Avenue*  
Transportation Impact Assessment  
Draft Report

---

Prepared for  
Standing Stone Developments Inc.

Date  
November 8, 2017

Project No.  
6230.01



# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	1
1. INTRODUCTION .....	1
1.1 Study Scope and Objectives .....	1
1.2 Development Details .....	1
2. LOCAL CONTEXT .....	3
2.1 Land Use.....	3
2.2 Street Network .....	3
2.3 Walking and Cycling .....	3
2.4 Transit.....	3
3. DEVELOPMENT PLAN REVIEW .....	4
3.1 Vehicle Parking .....	4
3.2 Bicycle Parking .....	4
3.3 Access .....	5
3.4 On-Street Parking.....	5
4. TRAFFIC AND SAFETY REVIEW .....	6
4.1 Traffic Operations Assessment Methodology .....	6
4.2 Existing Conditions .....	6
4.3 Future Conditions .....	7
4.3.1 Background Traffic.....	7
4.3.2 Development Generated Traffic .....	7
4.3.3 Traffic Operations Results.....	8
4.4 Safety Review .....	8
5. CONCLUSIONS AND RECOMMENDATIONS .....	12
5.1 Conclusions.....	12
5.2 Recommendations .....	12

EXHIBITS

Exhibit 1.1: Study Area ..... 2  
Exhibit 4.1: Existing Traffic Operations – PM Peak Hour ..... 9  
Exhibit 4.2: Traffic Distribution – PM Peak Hour ..... 10  
Exhibit 4.3: Future Traffic Operations – PM Peak Hour ..... 11

TABLES

Table 4.1: PM Peak Hour Vehicle Trip Generation ..... 7

FIGURES

Figure 3.1: On-street Parking Opportunities ..... 5  
Figure 4.1: Vegetation Obstructing Visibility at the Admirals Road / Astle Street intersection ..... 8



## EXECUTIVE SUMMARY

Standing Stone Developments Inc. is proposing to redevelop the properties at 669 Constance Avenue as well as 658, 660 and 662 Admirals Road in Esquimalt, BC. The development is planning on providing up to 84 rental apartments in a 12 storey building. The apartments will a range of sizes from studios to three bedrooms.

The development is located at the north end of Constance Avenue which is 200 metres from Esquimalt Village which is one of the four mixed-use commercial clusters identified in the Township of Esquimalt's Official Community Plan. The site is well serviced with transit, good cycling infrastructure and has a variety of commercial and service amenities within walking distance.

The development plans are currently being developed and is still being refined. However the development has shown initiative to encourage non-vehicle travel to the development site. The development has offered a parking space to a car-share provider and secure bicycle storage is planned for residents.

The Esquimalt Parking Bylaw requires the proposed building to provide 1.3 vehicle parking spaces per multi-family dwelling unit for a total of 109 parking spaces for the proposed development. The development is planning on providing 1.0 parking space per dwelling unit which has been previously discussed with Township of Esquimalt staff. This is a reasonable parking supply given the large number of key destinations that can be reached from the development site by walking, cycling and transit.

The Esquimalt Parking Bylaw requires 25% of parking spaces be reserved for visitors and 75% be reserved for residents. Bunt recommends reserving 10% of the supplied parking spaces for visitors. This recommendation is consistent with survey results from the Metro Vancouver Apartment Parking Study and previous Bunt studies for similar developments in Vancouver and Victoria. This would result in the development providing 8 visitor parking spaces and 76 resident parking spaces for a total of 84 parking spaces.

The Admirals Road and Astle Street intersection currently operates within acceptable capacity thresholds during the PM peak hour. The intersection is forecasted to continue operating well for the 2029 horizon year including increases in background traffic and traffic generated by the proposed development.

The Admirals Road and Astle Street intersection currently has a large tree in the southwest corner which limits the sightlines of eastbound drivers which poses a safety risk. The tree should be trimmed to increase the sightlines of eastbound drivers.

## 1. INTRODUCTION

### 1.1 Study Scope and Objectives

Standing Stone Developments Inc. is proposing to redevelop the properties at 669 Constance Avenue as well as 658, 660 and 662 Admirals Road. The site is located at the north end of Constance Avenue in Esquimalt, BC and is shown in **Exhibit 1.1**.

The development is located approximately 200 metres north of the Esquimalt Village which is one of four commercial mixed-use clusters in Esquimalt. The properties are zoned multi-unit, high-rise residential (five or more stories).

At the time of this report, the number of residential units provided by the development ranged between 80 and 84 apartments. For the purposes of this report it is assumed that the higher number (84) will be provided.

The purpose of this study is to:

- Review the development's parking strategy and determine its suitability;
- Evaluate the transportation impacts the proposed development has on the nearby road network; and,
- Evaluate the proposed site accesses.

### 1.2 Development Details

The development will have up to 84 residential rental units ranging from 350 square foot studios to 960 square foot three bedroom homes. The majority of the apartments will be relatively small in size. The driveway to the underground parkade will be located on Constance Avenue (not Admirals Road).

The development aims to limit vehicle use and encourage residents to walk, cycle and use transit. The development is planning on providing secure bicycle storage for residents and potentially providing a bicycle maintenance stand with tools. The development has also already offered a parking space to a car-share provider which will further improve alternative travel choices for the development. The development is also planning on providing electric car charging stations within the parkade.

S:\PROJECTS\SB\6230-01\_699 Constance Ave TIA\5.0 Deliverables\20170711\_699Constance\_V01



### Exhibit 1.1 Study Area

## 2. LOCAL CONTEXT

### 2.1 Land Use

The site is located at the northern end of Constance Avenue which is approximately 200 metres north of Esquimalt Village. Esquimalt Village has a series of commercial buildings with variety of retail stores and restaurants, and other daily services. Increased densification has occurred in Esquimalt Village over the recent past with a number of ongoing development projects helping to make it a more compact, walkable environment.

### 2.2 Street Network

Constance Avenue is classified as a local street whereas the nearby Admirals Road and Esquimalt Road are classified as Major Roads. Since Constance Avenue terminates with a cul-de-sac immediately north of the proposed development site, it primarily serves local residents. Admirals Road and Esquimalt Road provide north/south and east/west connectivity across Esquimalt.

### 2.3 Walking and Cycling

The majority of nearby local streets do not have sidewalks on either side whereas the major roads (Admirals Road and Esquimalt Road) have sidewalks on both sides. Crosswalks are provided on all four legs of the two nearby major intersections (Admirals Road / Naden Way and Admirals Road / Esquimalt Road). Admirals Road has limited pedestrian crossing opportunities however Esquimalt Road has crosswalks every 100 to 200 metres in Esquimalt Village for increased pedestrian permeability.

Admirals Road has painted bike lanes in both directions in the vicinity of the development site. Esquimalt Road has painted bike lanes in both directions beginning 200 metres east of Admirals Road, continuing eastwards to the Johnson Street Bridge in the City of Victoria and westwards to approximately 3.5 kilometres to the east.

The site is approximately 600 metres from the E&N Regional Trail which currently extends from Esquimalt Road in the east to Songhees First Nation in the west, and from the north end of Songhees First Nations to the Old Island Highway.

### 2.4 Transit

BC Transit route 25 services the site with northbound and southbound stops on Admirals Road at the Naden Way intersection. Route 25 connects Esquimalt with Victoria-West and Downtown Victoria. Bus shelters are not provided either northbound or southbound bus stops at Naden Way.

Bus stops for BC Transit routes 15 and 26 are present at the Admirals Road and Esquimalt Road intersection, 300 metres south of the development site. Route 15 provides service to Victoria-West, Downtown Victoria and the University of Victoria whereas route 26 services Tillicum Mall, Uptown Mall and the University of Victoria.

## 3. DEVELOPMENT PLAN REVIEW

### 3.1 Vehicle Parking

The Esquimalt Parking Bylaw requires 1.3 parking spaces per dwelling unit in medium and high density buildings such as the one being proposed at 669 Constance Avenue. The Parking Bylaw also stipulates that 25% of the required parking spaces should be for visitors. Since the development is providing 84 dwellings the required parking supply is 109 parking spaces (82 for residents and 27 for visitors).

The development has discussed a parking variance the Township of Esquimalt to provide parking at a reduced rate of 1.0 parking space per dwelling unit which results in a parking supply of 84 spaces. This is reasonable given:

- Rental dwellings typically have 65% of the vehicle ownership of strata dwellings<sup>1</sup>;
- Smaller dwellings have lower vehicle ownership than larger dwellings<sup>1</sup>; and,
- The number of employment and retail opportunities within walking distance of the site and the proximity to cycling infrastructure and transit service make the site reasonably accessible even without an automobile.

The Parking Bylaw requires 25% of required parking spaces be reserved for visitors. Bunt recommends reserving 10% of the supplied parking spaces for visitors (6 visitor spaces). This recommendation stems from the *Metro Vancouver Residential Apartment Parking Study* which found that visitor parking demand never exceeded 0.06 vehicles per dwelling unit during the study period. These rates have been further substantiated by previous Bunt studies for similar projects. The supply of 8 visitor spaces equates to 0.1 visitor spaces per dwelling unit. The recommended parking supply is therefore 8 spaces for visitors and 76 for residents.

The Parking Bylaw requires that one disabled persons' parking space be provided for every 50 required parking spaces or part thereof. The development should provide two disabled persons' parking spaces to comply with this requirement.

### 3.2 Bicycle Parking

The Parking Bylaw does not have any requirements for bicycle parking for multi-family dwellings. However, the development is planning on providing secure bicycle parking in the parkade and potential providing a bicycle maintenance stand with tools. Bunt recommends that the bicycle storage area be conveniently located near the parkade entrance. Bunt also recommends that bicycle racks for visitors be installed near building entries.

---

<sup>1</sup> Metro Vancouver Residential Apartment Parking Study, Metro Vancouver, 2012

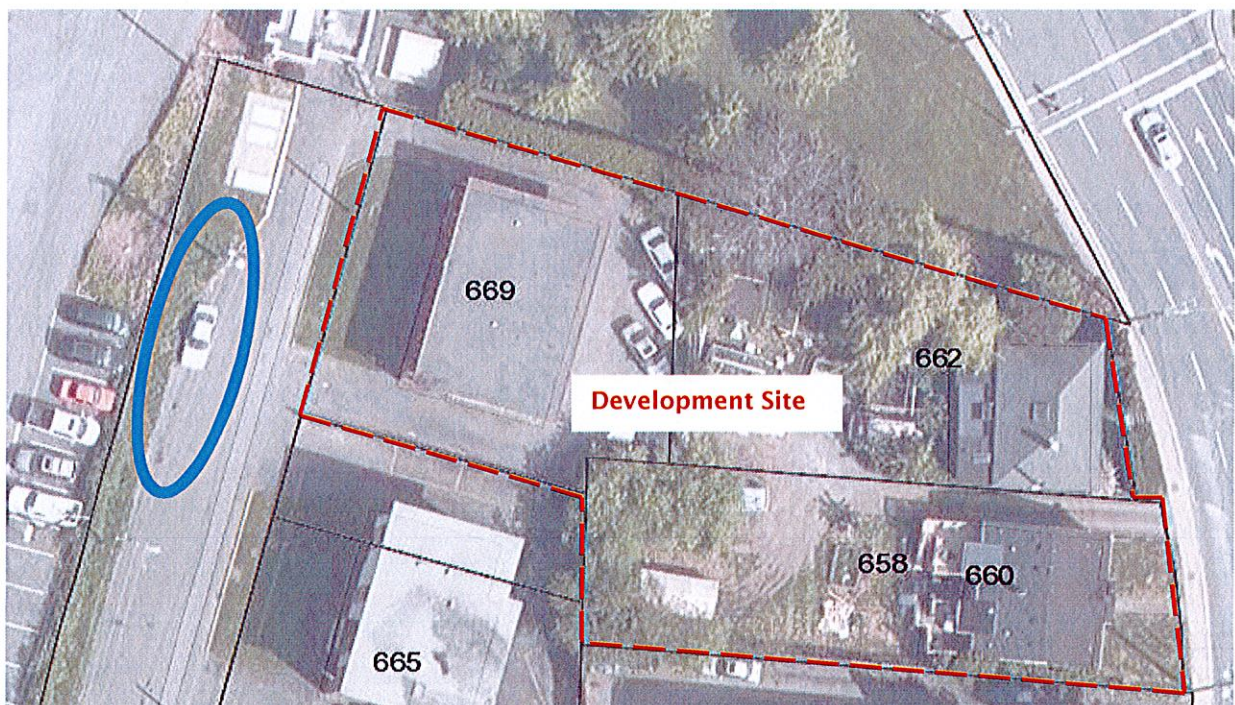
### 3.3 Access

Vehicle and bicycle access to the underground parkade will be located on Constance Avenue. Bunt recommends that pedestrian entrances to the building be located on Constance Avenue and Admirals Road to improve the pedestrian accessibility of the building.

### 3.4 On-Street Parking / Street Improvements

There is on-street parking on the majority of Constance Avenue's west side, north of Esquimalt Road. As shown in **Figure 3.1**, the street width narrows as it approaches the project site at the north end of the street.

The area highlighted in blue in Figure 3.1 presents an opportunity for the development to construct publicly available parking on the Township's right-of-way. Parking could potentially be constructed parallel or angle to the curb pending coordination with the neighbouring property owner, the Township of Esquimalt and utility providers. The construction of a cul-de-sac at the north end of Constance Avenue would provide a turn-around area, greatly improving the accessibility of the potential parking spaces on the west side of the street.



**Figure 3.1: On-street Parking Opportunities**

Base map source: Capital Regional District

## 4. TRAFFIC AND SAFETY REVIEW

### 4.1 Traffic Operations Assessment Methodology

The traffic operations were assessed at the Admirals Road / Astle Street intersection for the PM peak hour. The analysis was completed for the existing conditions (2017) and for the 2029 horizon year (ten years after development completion). The 2029 analysis includes the vehicle trips generated by the proposed development and background traffic (i.e. existing traffic plus growth on the network).

The operation of study intersection was assessed using the methods outlined in the 2000 Highway Capacity Manual (HCM), using the Synchro 9 analysis software. The traffic operations were assessed using the performance measures of Level of Service (LOS) and volume-to-capacity (V/C) ratio.

The LOS rating is based on average vehicle delay and ranges from "A" to "F" based on the quality of operation at the intersection. LOS "A" represents minimal queuing time conditions while a LOS "F" represents an over-capacity condition with considerable congestion and/or queuing time. A queuing time of less than 10 seconds receive an LOS A whereas queuing times greater than 50 seconds receive and LOS F. In downtown and Town Centre contexts, during peak demand periods, queuing times greater than 50 seconds (LOS F) are common.

The volume to capacity (V/C) ratio of an intersection represents the ratio between the demand volume and the available capacity. A V/C ratio less than 0.85 indicates that there is sufficient capacity to accommodate demands and generally represents reasonable traffic conditions in suburban settings. A V/C value between 0.85 and 0.95 indicates an intersection is approaching practical capacity; a V/C ratio over 0.95 indicates that traffic demands are close to exceeding the available capacity, resulting in saturated conditions. A V/C ratio over 1.0 indicates a congested intersection where drivers may have to wait through multiple signal cycles. In urban downtown and town centre contexts, during peak demand periods, V/C ratios over 0.90 and even 1.0 are common.

### 4.2 Existing Conditions

Bunt conducted a traffic count at the Admirals Road / Astle Street intersection on Tuesday July 11<sup>th</sup> from 3:00 to 4:30 PM. During this time period, 3:15PM to 4:15PM was identified as the peak hour.

Bunt observed approximately 950 to 1,000 vehicles on Admirals Road during the weekday PM peak hour with approximately half of the vehicles travelling to the north and half to the south. Minimal vehicles were observed turning to/from Astle Street at the intersection.

As shown in **Exhibit 4.1**, there are no traffic operations concerns with the existing conditions. All movements operate within their capacity and have reasonable queuing times.

## 4.3 Future Conditions

### 4.3.1 Background Traffic

Background traffic is the traffic that would exist without the proposed development and taking into account any increase in traffic due to other developments in the area that would add to the road network. Background traffic was estimated by combining the existing traffic data at the Admirals Road / Astle Street intersection with historical traffic data near the site. Historical traffic data on Admirals Road north of Esquimalt Road (approximately 200 metres south of Astle Street) was obtained from the Capital Regional District. Daily vehicle volumes increased from 11,270 to 12,470 between 2014 and 2016. This represents an increase of approximately 5% more vehicles per year. This is a notably high yearly increase which cannot be sustained for a considerable amount of time. This may be due to the relatively short period of time (two years) between the two data collection dates.

A 2% yearly increase in background traffic on Admirals Road was assumed for this study which is typical in suburban areas. This is a more realistic growth pattern that can be sustained over twelve years and is still higher than many similar streets in the region.

### 4.3.2 Development Generated Traffic

The Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition) was used to estimate the number of vehicle trips generated from the proposed building. The vehicle trips rates as per the ITE Trip Generation Manual and the resulting trip generation are presented in **Table 4.1**.

**Table 4.1: PM Peak Hour Vehicle Trip Generation**

LAND USE				TRIP RATES			TRIP GENERATION		
ITE LAND USE CODE	TITLE	SIZE	VARIABLE	IN	OUT	TOTAL	IN	OUT	TOTAL
223	Mid-rise Apartment	84	Units	31%	69%	0.30	19	14	33

As shown in Table 4.1, the ITE trip rate results in approximately 33 vehicle trips (19 in and 14 out) during a typical PM peak hour period which is equivalent to approximately one vehicle every two minutes. The ITE trip rates are typically obtained from suburban locations with almost all travel completed by vehicle. It is anticipated that a number of residents and visitors of the proposed development will walk, bike and use transit. Thus the trip volumes shown in Table 4.1 are likely an overestimation of the actual vehicle trips generated by the proposed development.

The new vehicle trips were assigned travel directions based on the existing travel patterns. The assumed travel pattern for traffic in and out of the proposed development is shown in **Exhibit 4.2**.



### 4.3.3 Traffic Operations Results

Exhibit 4.3 demonstrates the traffic operation results for the year 2029 with growth in background traffic and the traffic generated by the proposed development. As Exhibit 4.3 demonstrates, there are no traffic operational concerns at the Admirals Road / Astle Street intersection with all movements operating within their capacity. The queuing time for the eastbound approach is approximately 16 seconds (LOS C) which is considered reasonable. The eastbound queue should rarely exceed one vehicle.

## 4.4 Safety Review

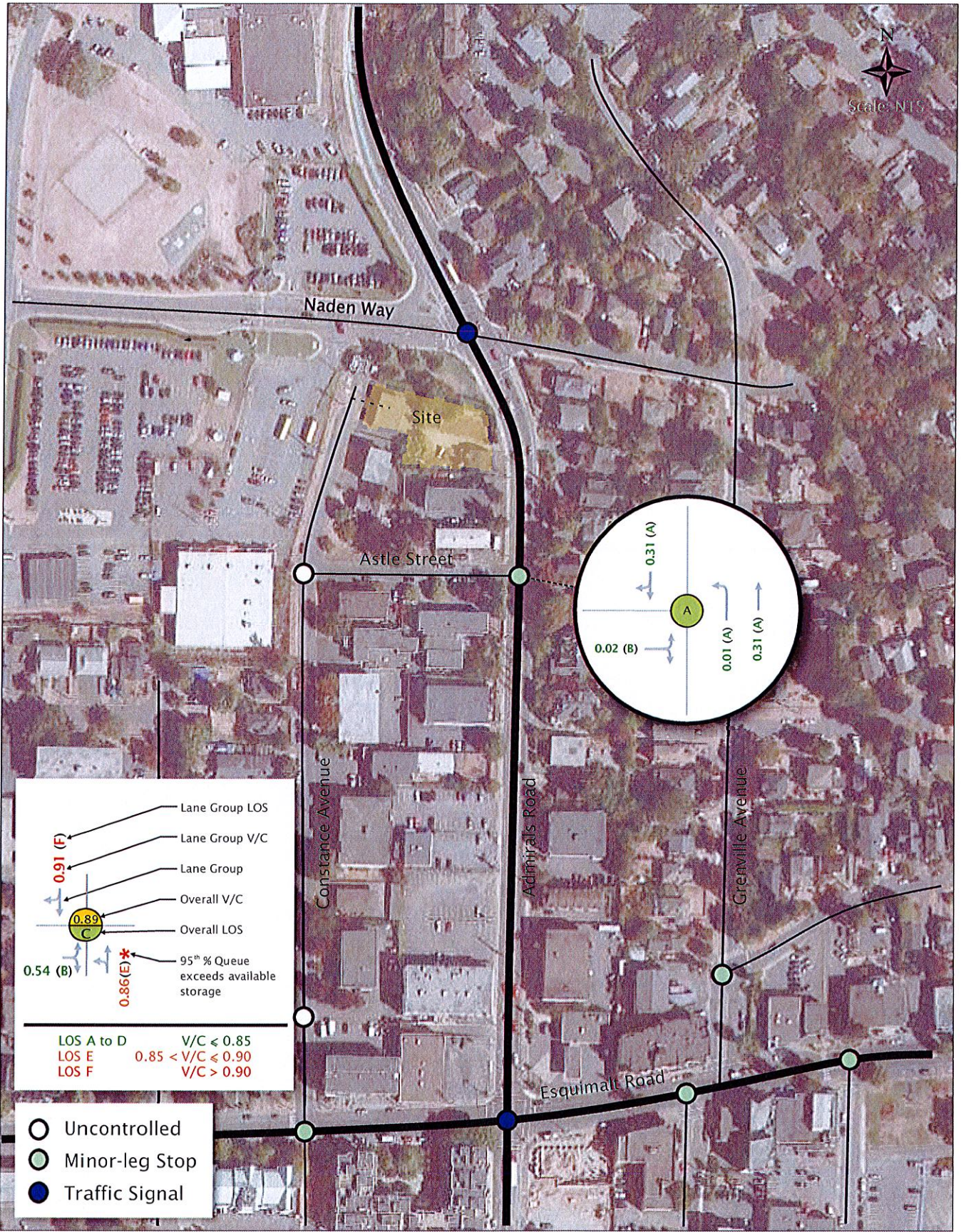
There is a large tree in the southwest corner of the Admirals Road / Astle Street intersection (see **Figure 4.1**). The tree limits the visibility of eastbound drivers looking for northbound vehicles. Eastbound vehicles can only see northbound vehicles when they are within approximately 25 to 30 metres of the stopped vehicle. The Geometric Design Guide for Canadian Roads (TAC, 2017) recommends providing 105 metres of intersection sight distance in this scenario, assuming vehicles on Admirals Road are travelling at 50 km/h.



**Figure 4.1: Vegetation Obstructing Visibility at the Admirals Road / Astle Street intersection**

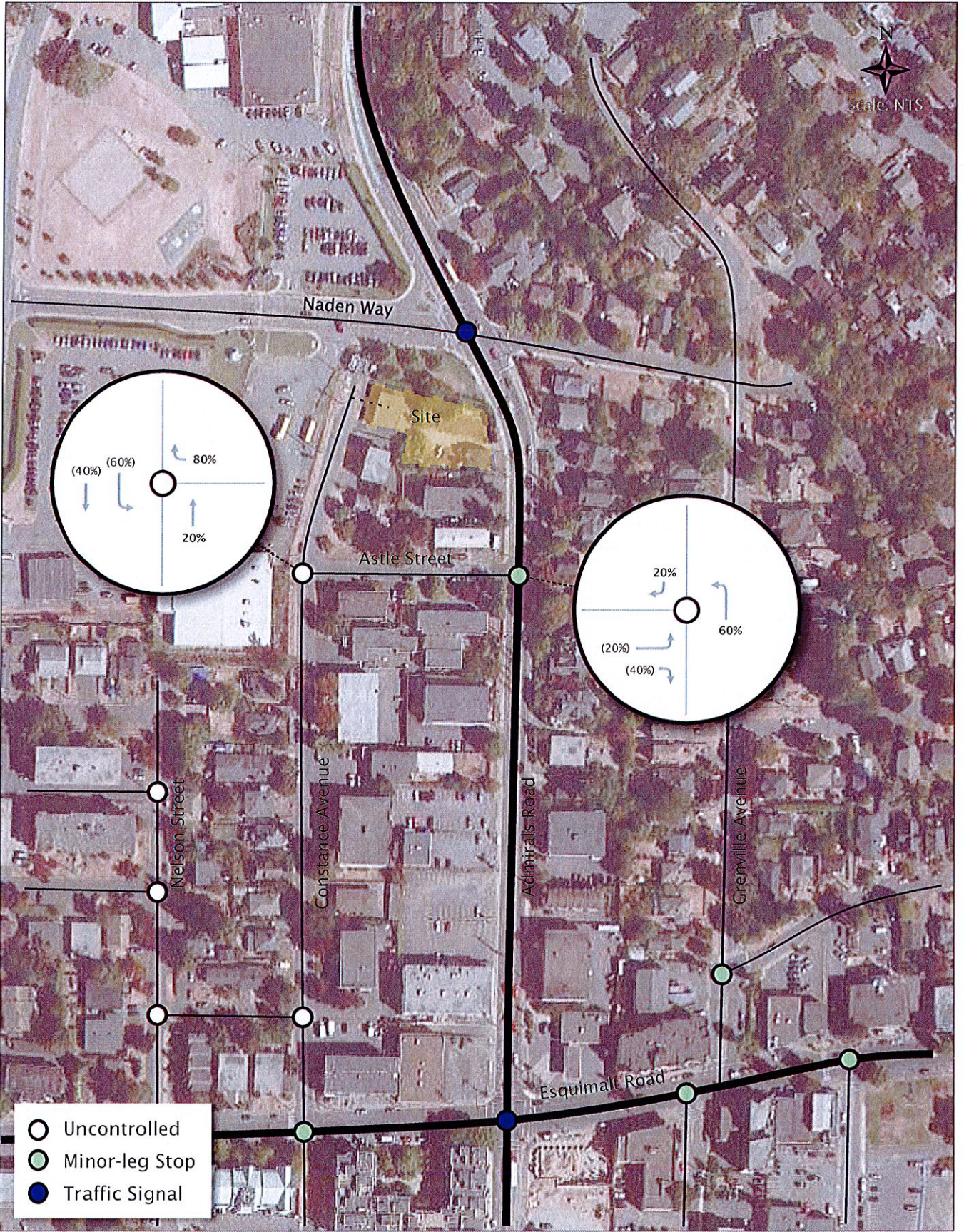
The tree should be trimmed to allow for greater visibility. The tree should be maintained as per Article 24 of the Esquimalt Zoning Bylaw which limits visual obstructions within 6 metres of street corners.

S:\PROJECTS\SB\6230-01\_699 Constance Ave TIA\5.0 Deliverables\20170711\_699Constance\_V01



### Exhibit 4.1 Existing Traffic Operations PM Peak Hour

S:\PROJECTS\SB\6230-01\_699 Constance Ave TIA\5.0 Deliverables\20170711\_699Constance\_V01

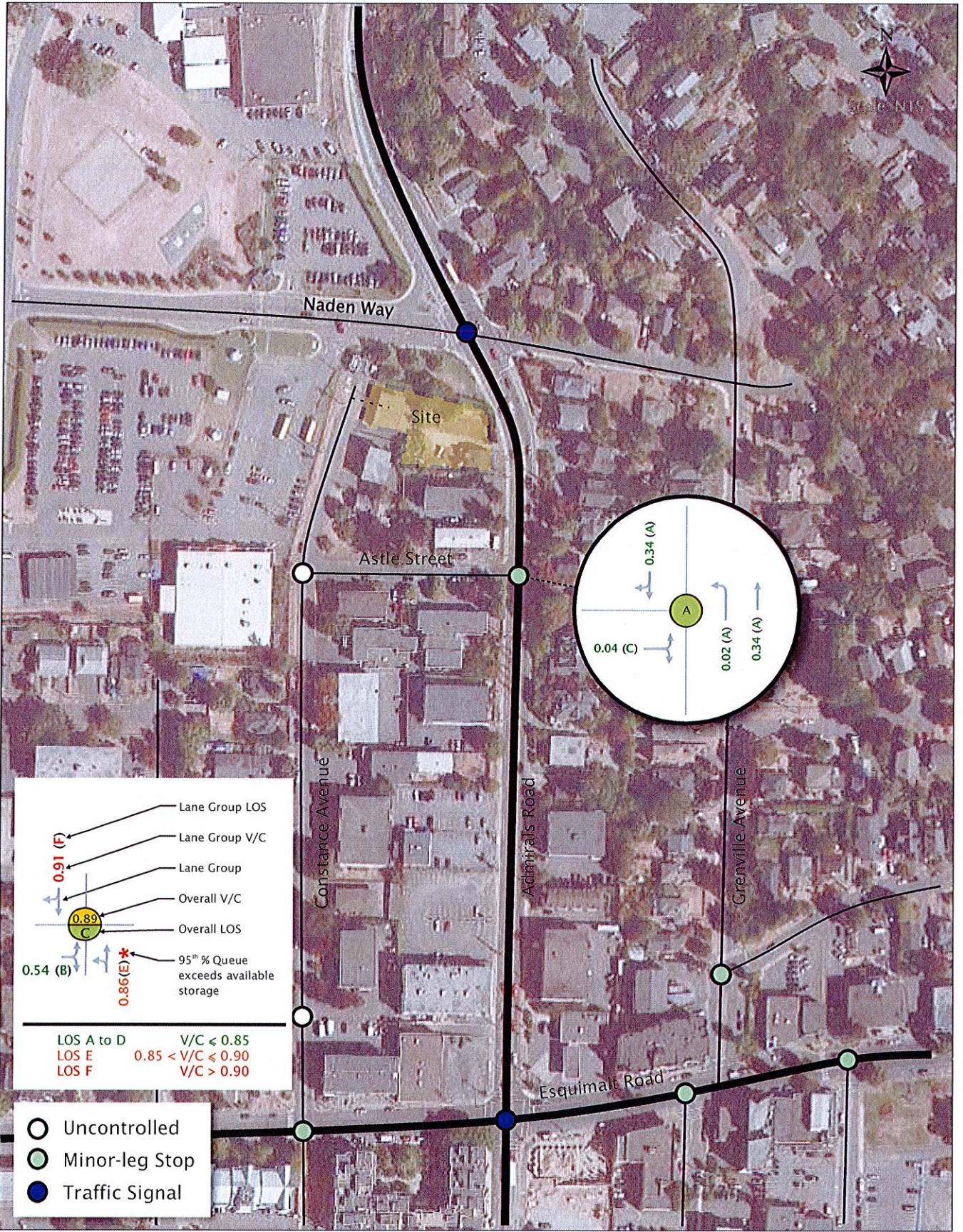


### Exhibit 4.2 Traffic Distribution PM Peak Hour

Corvette Landing (699 Constance Avenue) Transportation Impact Assessment  
6230.01 November 2017



S:\PROJECTS\SB\6230-01\_699 Constance Ave TIA\5.0 Deliverables\20170711\_699Constance\_V01



### Exhibit 4.3 2029 Total Traffic Operations PM Peak Hour



## 5. CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Conclusions

- The proposed new residential development at 669 Constance Avenue will have a maximum of 84 rental apartment dwelling units. The dwellings will be range from studios to three bedroom apartments.
- The site is well serviced with transit and is within walking range to a wide variety of commercial and service amenities.
- The Parking Bylaw requires 1.3 parking spaces at the development property. This equates to 109 parking spaces for 84 dwellings; 82 for residents and 27 for visitors.
- The development plans on providing parking at a reduced rate of 1.0 parking space per dwelling unit for a total of 84 parking spaces. This parking supply rate has been discussed with Township of Esquimalt staff.
- The site is expected to generate approximately 30-35 total vehicle trips per weekday PM peak hour. This is considered to be a nominal amount of traffic considering Admirals Road currently has approximately 1,000 vehicles during the PM peak hour and therefore the site traffic will not cause added pressure to the road network.
- The Admirals Road / Astle Street intersection has a large tree in the southwest corner which is restricting sightlines between eastbound and northbound vehicles.
- The Admirals Road / Astle Street intersection currently operates within capacity and is forecasted to continue operating within capacity with the proposed development.

### 5.2 Recommendations

- 1.0 parking space per dwelling should be provided of which 10% should be reserved for visitors. This results in a recommended parking supply of 8 spaces for visitors and 76 for residents.
- The tree in the southwest corner of the Admirals Road / Astle Street intersection should be trimmed. The tree should be maintained as per Article 24 of the Esquimalt Zoning Bylaw which limits visual obstructions within 6 metres of street corners.
- The development should have pedestrian access from Constance Avenue and Admirals Road.
- The development should have conveniently accessible secure bicycle parking for residents. Short-term bicycle parking should be provided near building entrances.

**A0 GENERAL**

- A0.00 COVER PAGE
- A0.01 PROJECT DATA AND RATIONALE
- A0.02 CONTEXT MAPS
- A0.021 CONTEXT ELEVATIONS
- A0.03 VISUALIZATIONS
- A0.04 SITE PLAN
- A0.05 SHADOW STUDIES

**A1 PLANS**

- A1.00 TYPICAL HOME TYPES
- A1.02 P3 FLOOR PLANS
- A1.03 P2 FLOOR PLANS
- A1.04 P1 FLOOR PLANS
- A1.05 L1 FLOOR PLANS
- A1.06 L2 FLOOR PLANS
- A1.07 L3 FLOOR PLANS
- A1.08 L4 FLOOR PLANS
- A1.09 L5 FLOOR PLANS
- A1.10 L6 FLOOR PLANS
- A1.11 L7 FLOOR PLANS
- A1.12 L8 FLOOR PLANS
- A1.13 L9 FLOOR PLANS
- A1.14 L10 FLOOR PLANS
- A1.15 L11 FLOOR PLANS
- A1.16 L12 FLOOR PLANS

**A3 SECTIONS**

- A3.01 WEST - EAST SECTION THRU RAMP
- A3.02 WEST - EAST SECTION THRU COURTYARD
- A3.03 NORTH - SOUTH SECTION

**A4 ELEVATIONS**

- A4.01 EAST ELEVATION
- A4.02 WEST ELEVATION
- A4.03 NORTH ELEVATION
- A4.04 SOUTH ELEVATION
- A4.05 MATERIAL BOARD + PRECEDENTS



Client:  
**Standing Stone  
Developments Inc.**  
Casey O'Brien, Troy Grant  
10020 101a Ave NW  
Edmonton AB, T5J 3G2  
Email: caseyobrien@ssd.com, troycgrant@ssd.com  
Phone: 780.263.8537 (Troy)

Architect  
**L W P A C**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1H6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc  
Robert Bakula  
262-388 West 8th Avenue  
Vancouver, BC, V6Z 3A2  
Email: rba@equilibrium.ca  
Phone: +1 604 731 1422

Building Envelope  
Star Building Science Inc.  
Mark Padon  
214 W 8th Avenue  
Vancouver, BC V5T 1S5  
Email: mark@starbuilding.com  
Phone: 604 873 1181 x 351

Building Code  
CIE CONSULTANTS LTD  
Sean O'Donnell  
438 Granville Street, Suite 950  
Vancouver, BC V6C 1T2  
Email: sean@cie.ca  
Phone: 604 683 4449 Ext 122

Civil Engineer  
McDonough Consulting Services Ltd.  
Nathan Doolop  
Suite 500, 3780 Quadra Street  
Victoria, BC V8E 4A3  
Email: nathan@mcconhoney.com  
Phone: 778 786 1437

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Partlow  
838 Compton Street  
Victoria, B.C. V8W 5K3  
Email: james@lombardna.ca  
Phone: (250) 386 3336

Geotechnical Engineer  
Rymk Geotechnical  
361 Crave Avenue  
Victoria, BC, V8E 1S3  
Email: mail@rymk.com  
Phone: 250 475 3338

Traffic  
Burt & Associates  
Simon Burt  
Suite 431, 645 Fort Street  
Victoria, BC V8W 1G2  
Email: simon@burtinc.com  
Phone: 250 950 4122

Electrical  
AES  
Jay Singh  
300-1815 Blenheim Street  
Victoria, BC, V8T 5A4  
Phone: 350-381-6121  
Email: jay.singh@aeseng.com

Mechanical  
AHC Group  
Kim Spira  
1300-8-8 West Hastings Street  
Vancouver, BC, V6C 2E4  
Email: kim@ahcgroup.ca  
Phone: 604-684-5995



Not for construction  
All Dimensions to be verified on-site

Date	Issued / Revision
Dec 7, 2017	RETROFIT APPLICATION 15 - ADDITIONAL NOTATIONS

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions, ascertain any discrepancies between the drawing and the full Contract Documents, and immediately bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE  
LANDING**  
669 Constance Avenue,  
659, 667, 662 Admirals Road,  
Esquimalt (BC), V9A 6N9  
Legal Lot Description:  
P.L.D. 045274525  
Plan V9P13563

A0.00	
Title: COVER PAGE + DRAWING LIST	
Scale:	File: cl_00
Date: Sept 15, 2017	DWG #:
Drawn: MC	
Reviewed: OL	Revision:

**Executive Summary**

The proposed Corvette Landing project is located within the Township of Esquimalt. Within the Esquimalt Harbour neighbourhood in immediate proximity to the Naval Base and the Dockyards the future Corvette Landing is situated at the corner of Admirals Road and Naden Way. We believe that it is a very significant urban development site. The site spans the length of the block of Naden Way along a green space towards Constance Avenue. The proposed building is, in accordance with the municipal land use zoning, planned to be a high-density residential construction. As the plan is today, it will offer 83 market affordable homes consisting of a broad range of types and floor plans ranging from 350sf 1BR/studios to 960sf 3BR family homes. Designed as a high-quality building, it will serve as an urban development catalyst for the community of Esquimalt. The new building will advance the creation of a vibrant, diverse and prosperous community, as a new paradigm, through its unique combination of affordability, livability and sustainability.

The building will be a certified Passiv Haus standard, one of the globally leading standards for sustainability and energy efficiency. The project is proposed to be built using engineered BC produced mass-timber technology, providing a low carbon footprint and highly durable construction. Built through off-site prefabrication, utilizing the most modern technologies, the project will not only minimize site construction-related noise, and traffic, it will ultimately reduce construction waste while substantially reducing the length of the construction time itself

The location provides excellent connectivity to public transit and shopping in walkable distance. It is expected that some future tenants will work in close proximity, being able to walk to work. The site is also located on both the commuter and recreational bicycle pathways, facilitating biking as a viable alternative to automotive transport.

Please refer to the Architects Letter to Mayor and Council for the detailed project rationale.

**Mix of Homes:**

<b>Studio</b>	<b>5</b>
<b>1BR</b>	<b>16</b>
<b>1BR + Tech.</b>	<b>15</b>
<b>2BR</b>	<b>41</b>
<b>3BR</b>	<b>6</b>
<b>TOTAL:</b>	<b>83</b>

**Rezoning**

**For Rezoning – Corvette Landing**

ALL DIMENSIONS ARE IN SQM (unless otherwise specified)

CORVETTE LANDING – 669 Constance Ave (all dimension in sqm unless otherwise noted)				
Storeys	FSR AREA	GROSS RESIDENTIAL AREA	WALKWAY AREA	
12	102.38	119.57	17.37	
11	136.57	156.82	30.94	
10	203.92	232.44	44.41	
9	303.51	342.72	53.33	
8	437.48	490.25	82.78	
7	536.89	600.06	116.87	
6	583.52	656.08	118.73	
5	697.79	782.80	126.81	
4	722.41	808.63	127.46	
3	478.26	540.14	90.49	
(Ground)	2	456.15	516.73	63.08
1	232.54	266.35	0.00	
<b>Total</b>	<b>4,891</b>	<b>5,513</b>	<b>872</b>	

Parking Area and Count (sqm)			
(parking) -1	1,556	Regular	69
(parking) -2	1,223	HC	3
(parking) -3	1,223	Small	14
(parking) -4	585	Total Res. Visitors	72
			11
<b>Total</b>	<b>3,364</b>	<b>Grand Total</b>	<b>83</b>

Lockers and Bike Storage	
Unit Storage	83
Bike Stalls	125
Plaza Bike Sta	6

Site Area	
Site Area	1,936
FSR	2.53

Coverage area (enclosed)	
Coverage (not including walkways and stairs)%	46.6%
Walkways and Stairs Lot Coverage	9.6%

Building Height (above Admirals) (m)	
Building Height (above Admirals) (m)	33.76
Building Height (above Grade) (m)	35.94

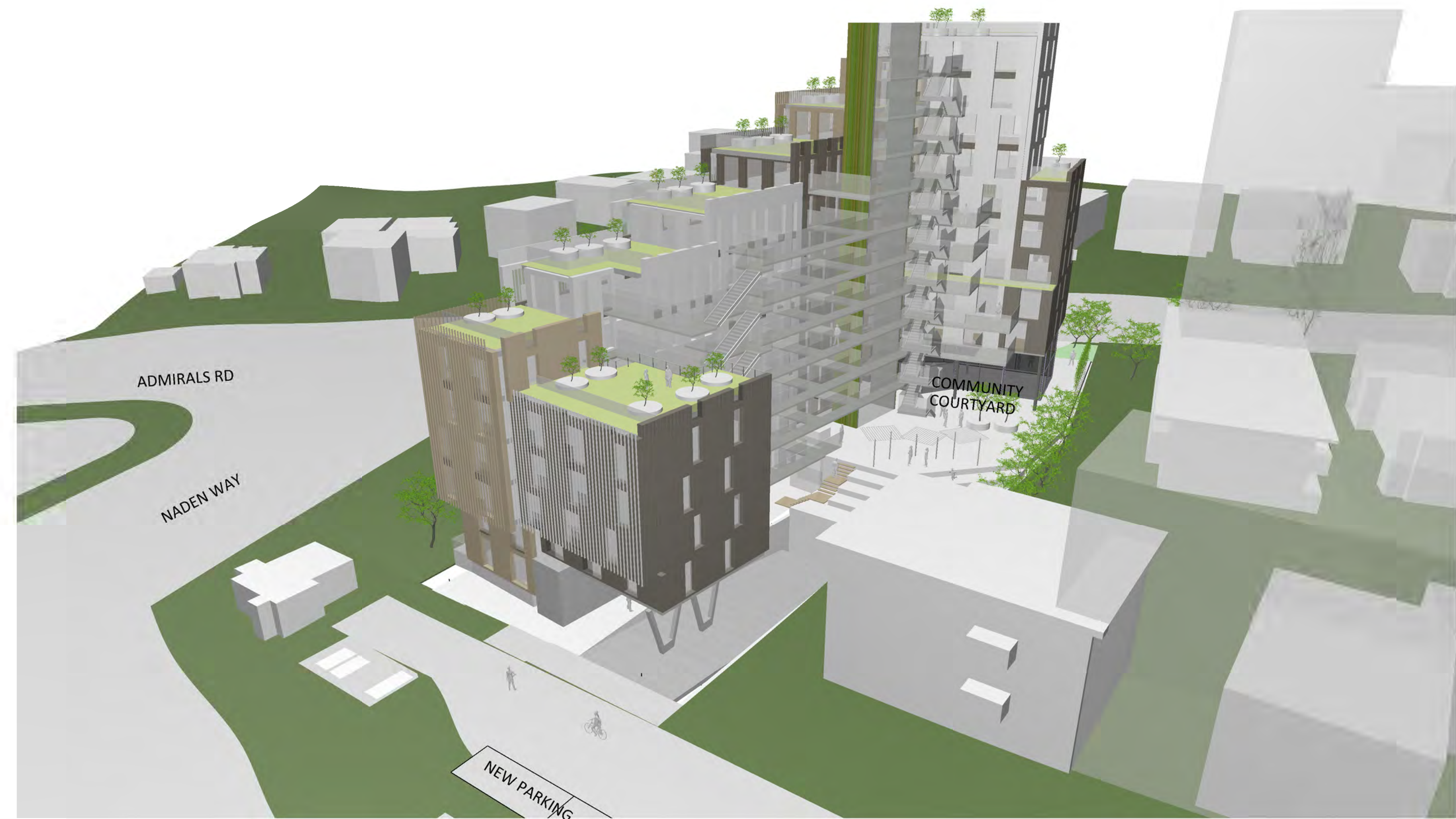
Vertical Circulation			
	per floor (sqm)	# of floors	total
front	27	10	271
back	14	6	84
<b>Overall total</b>			<b>355</b>

Wall Area		
	full wall	half wall
total	621	311

Sellable Area (to mid wall)	
Sellable Area (to mid wall)	5,202
Amenity	240
Mezzanine	960
Above Ground Gross Area	6,980



2 SOUTH-WEST AERIAL PERSPECTIVE VIEW



3 NORTH-WEST AXONOMETRIC VIEW

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obyregroup.ca, troyc@standingstone.com  
 Phone: 780.263.8537 (Troy)

**Architect:**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural:**  
 Ecobuild Consulting Inc  
 Robert Maczyk  
 202-288 West 8th Avenue  
 Vancouver, BC, V5Y 3J2  
 Email: rmaczyk@ecobuild.com  
 Phone: +1 604 730 1422

**Building Envelope:**  
 RDI Building Science Inc.  
 Heidi Phelan  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1H5  
 Email: hphelan@rdi.com  
 Phone: 604 873 1181 x 251

**Building Code:**  
 GHL CONSULTANTS LTD  
 Sean deWinter  
 409 Granville Street, Suite 950  
 Vancouver, BC V6C 1Y2  
 Email: sdewinter@ghl.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer:**  
 McElhaney Consulting Services Ltd.  
 Nathan Burge  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8X 4A3  
 Email: nburge@mcshaney.com  
 Phone: 278 746 7417

**Landscape Architect:**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 838 Cormorant Street  
 Victoria, BC, V8W 4R3  
 Email: james@lombardshaw.ca  
 Phone: 250 386 3336

**Geotechnical Engineer:**  
 Rysak Geotechnical  
 28 Grand Avenue  
 Victoria, BC, V8W 1S3  
 Email: rrysak@rysak.com  
 Phone: 250 475 3331

**Traffic:**  
 Bunt & Associates  
 James Burton  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sburton@bunteng.com  
 Phone: 250 592 6122

**Electrical:**  
 AJS Singh  
 305-1875 Blanshard Street  
 Victoria, BC, V8T 2A4  
 Phone: 250 381 8121  
 Email: Jay.Singh@aesengr.com

**Mechanical:**  
 ABE Group  
 Ken Sheh  
 1150-B West Hastings Street  
 Vancouver, BC, V6C 2K4  
 Email: kevin@abeengr.com  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	7 Dec 7, 2017	REZONING APPLICATION SA - ADDITIONAL MATERIAL

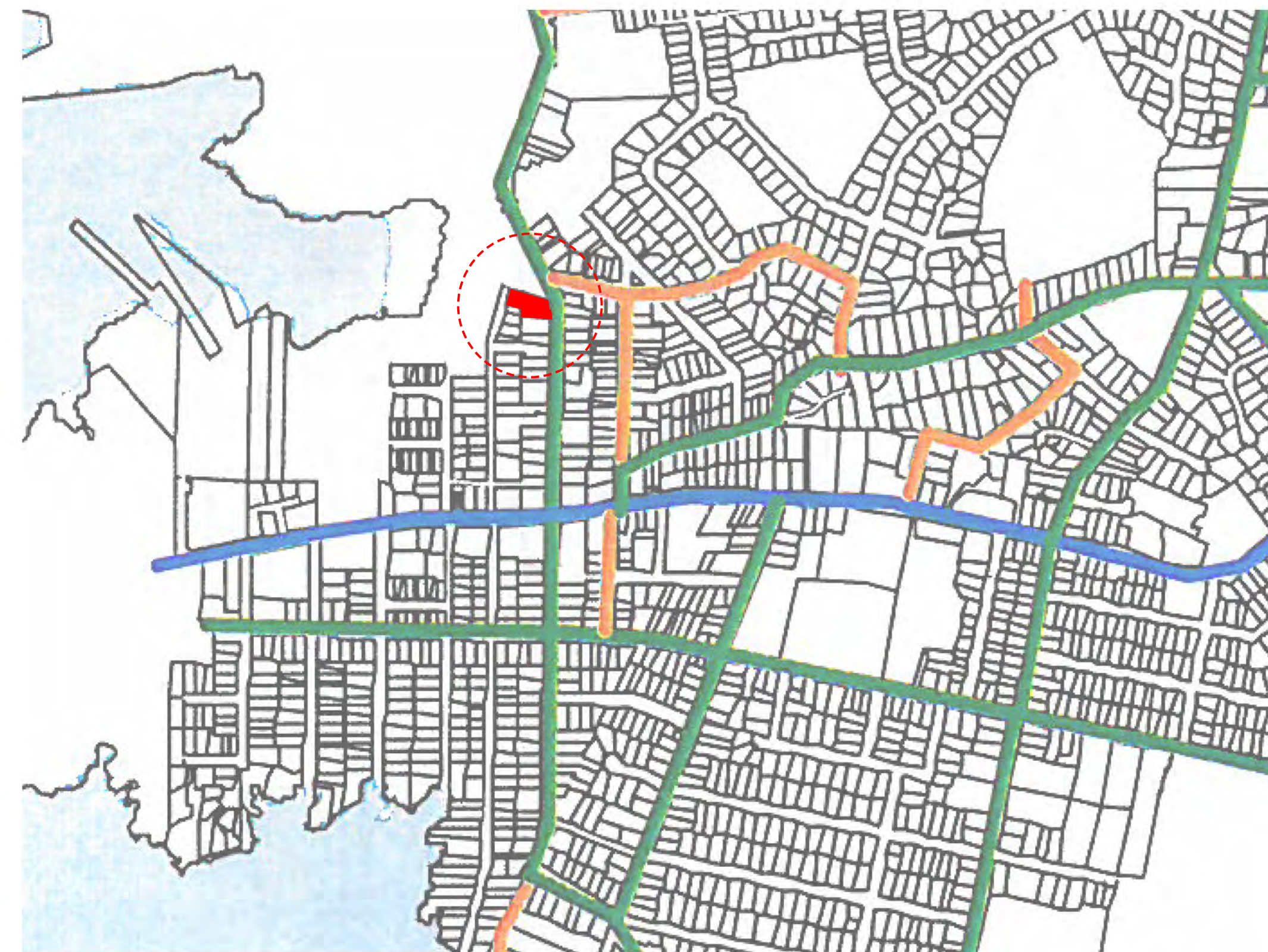
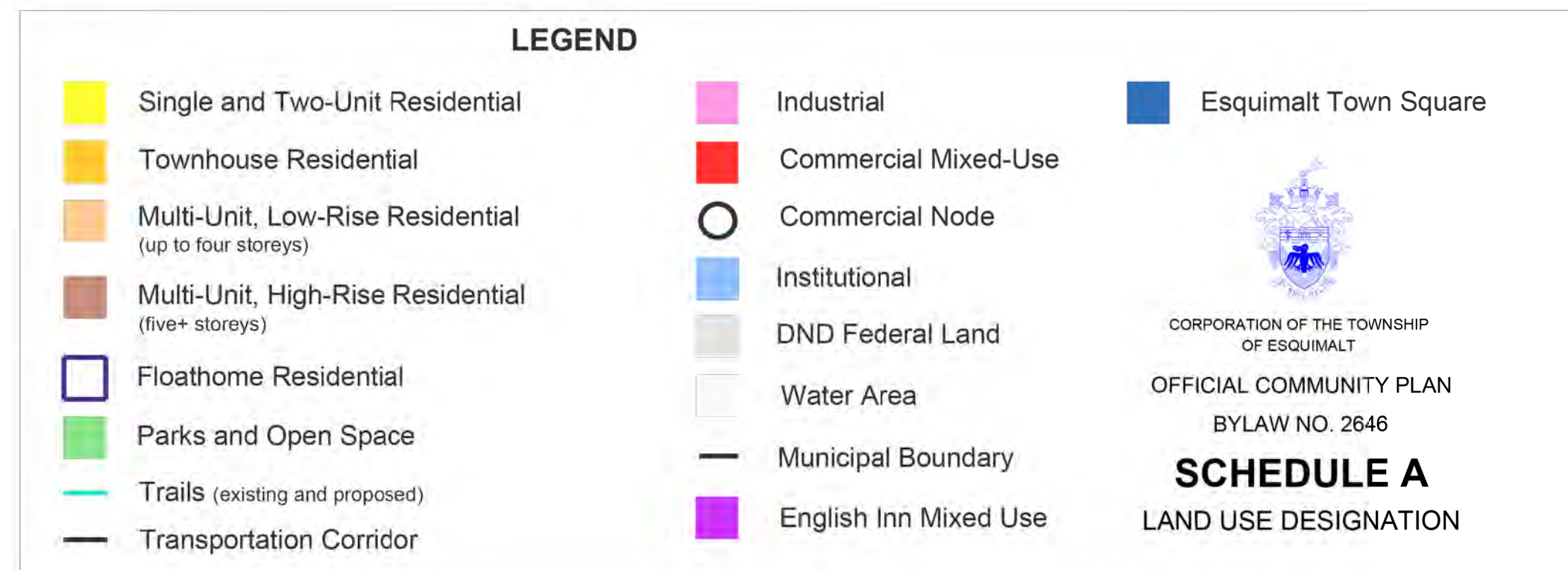
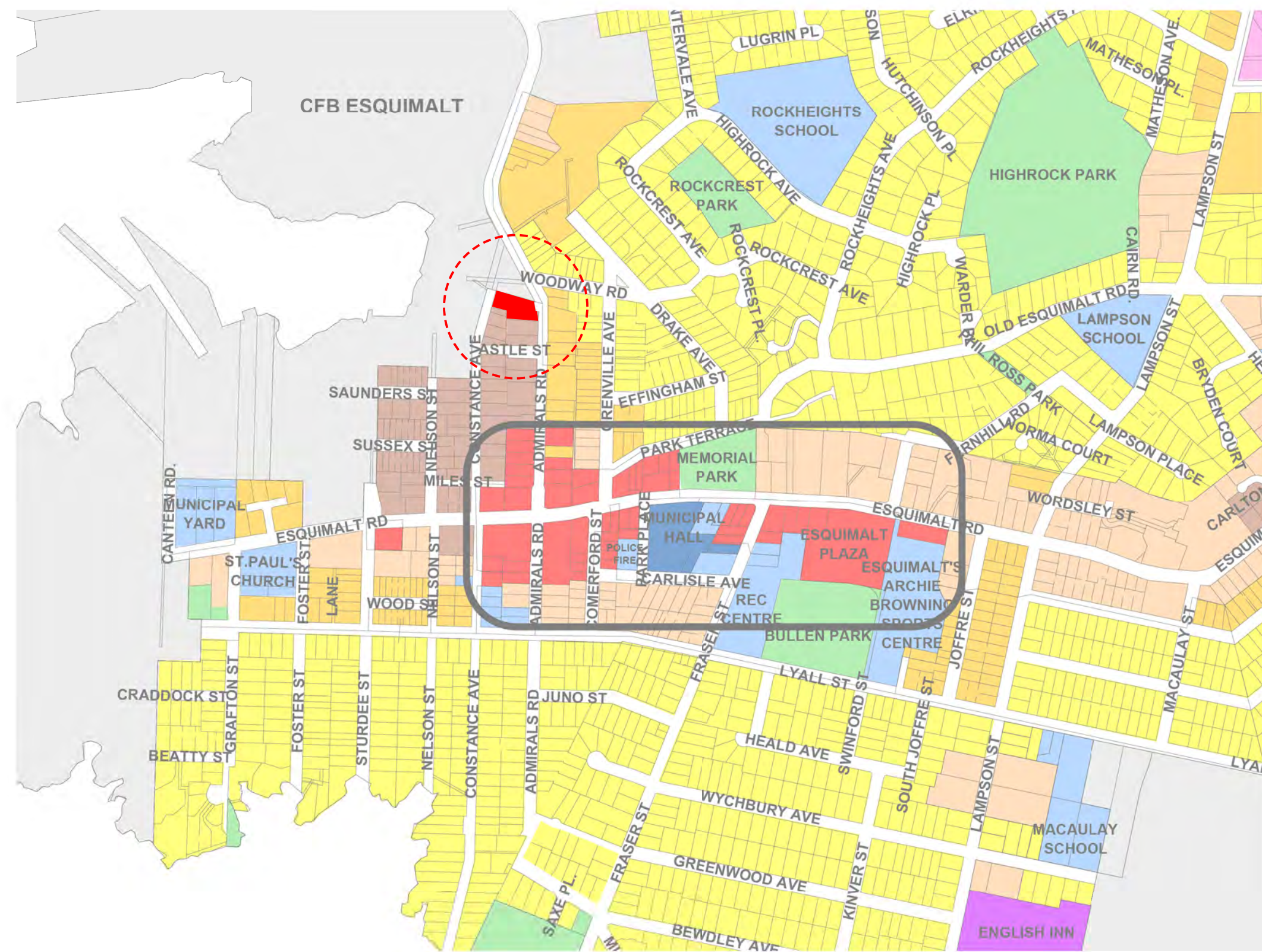
Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V9A 6W9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A0.01**

Title:  
**COVER + PROJECT DATA AND RATIONALE**

Scale:	File: cl_00
Date: Sept 15, 2017	DWG #:
Drawn: ALC	
Reviewed: OL	Revision:

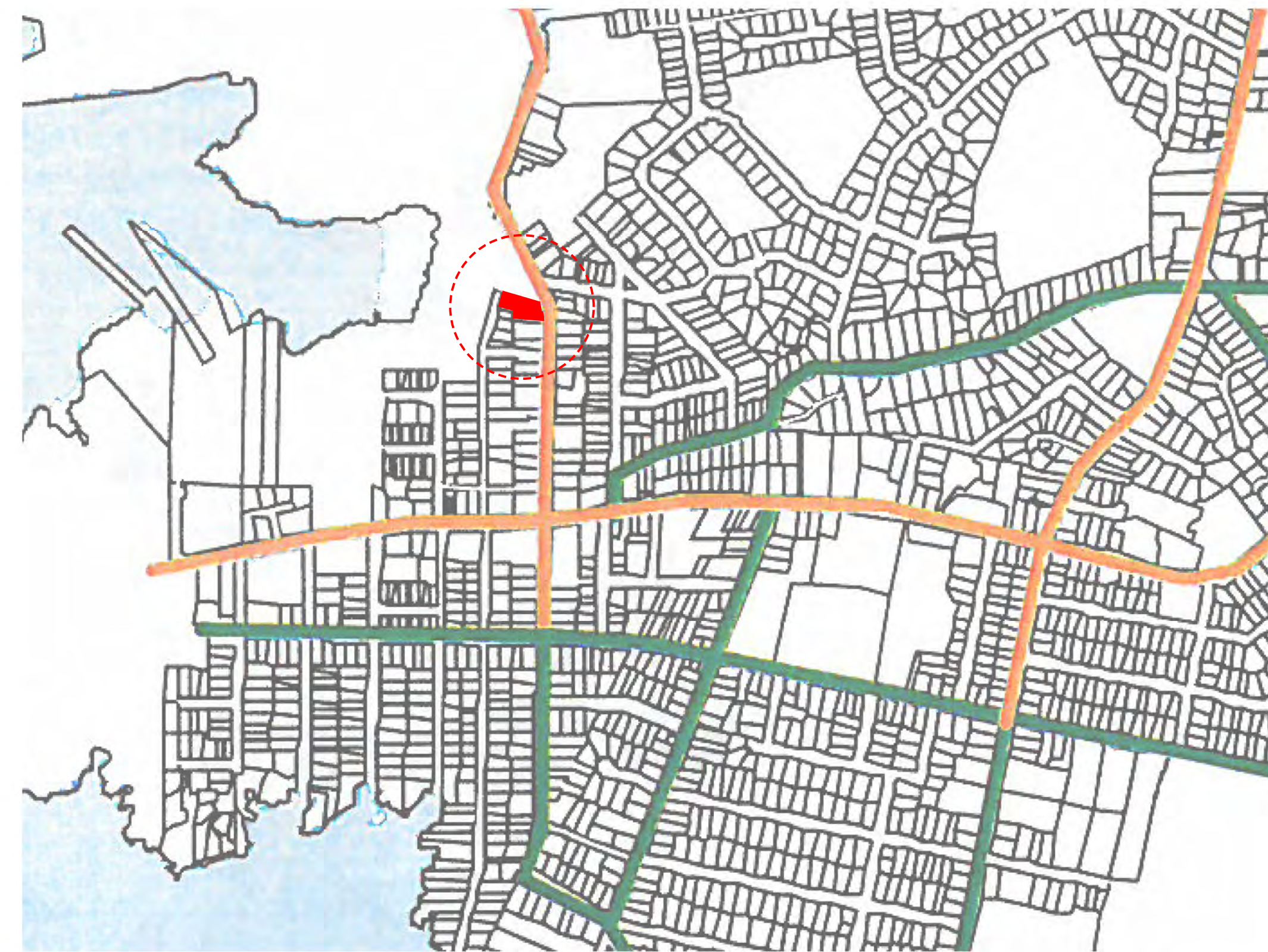


Corporation of the Township of Esquimalt  
**OFFICIAL COMMUNITY PLAN**  
 Schedule B<sub>2</sub>  
**CYCLING ROUTES \***  
 [see legend below]

**CYCLING ROUTES \***

Commuter Only Routes	
Commuter & Recreational Routes	
Recreational Routes	
Future Commuter & Recreational Route	
Future Recreational Route	

\* Refer to the Bicycle Network Plan 2001 for more detailed mapping of the Bicycle Network



Corporation of the Township of Esquimalt  
**OFFICIAL COMMUNITY PLAN**  
 Schedule B<sub>1</sub>  
**ROAD NETWORK**

Major Roads	
Residential Collector Roads	

**Note:**  
 Parts of these major roads and collector roads are also part of the Bicycle Network [see Cycling Routes map]. Cycling is a recognized form of transportation and is permitted on all municipal roads.

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obymgroup.ca, troy@obymgroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-88 West 8th Avenue  
 Vancouver, BC, V5Y 3J2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulsen  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Email: n.paulsen@rdi.com  
 Phone: 604 683 1181 x 251

**Building Code**  
 GHL CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC V6C 1T2  
 Email: sdevries@ghl.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Durso  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8X 4A3  
 Email: n.durso@mcshanney.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C. V8W 1R1  
 Email: lombard@shaw.ca  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crease Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sbanton@bunt.com  
 Phone: 250 592-6122

**Electrical**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8111  
 Email: Jay.Singh@aeseengr.com

**Mechanical**  
 A&E Group  
 Ken Shea  
 1100-8-8 West Hastings Street  
 Vancouver, BC, V6C 2K4  
 Email: kevin@aeamgroup.ca  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION S4 - ADDITIONAL MATERIALS

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

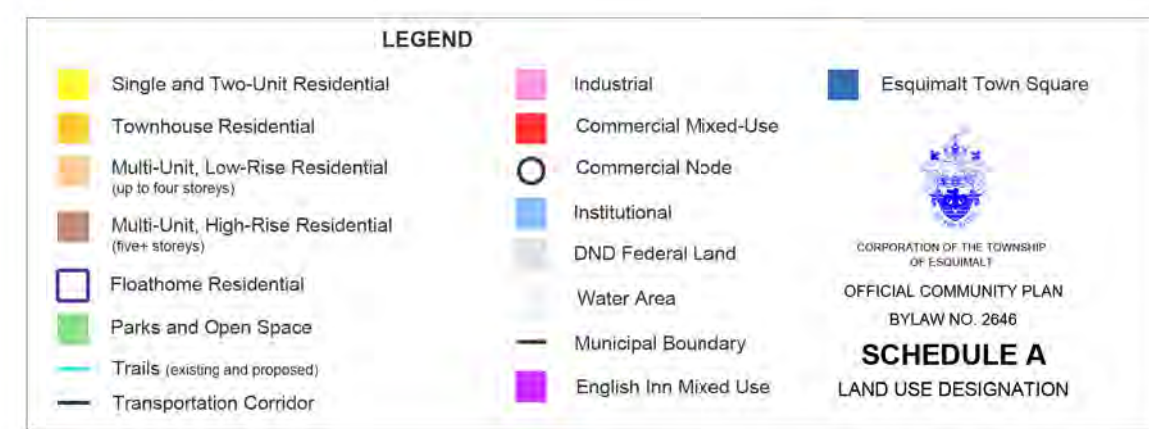
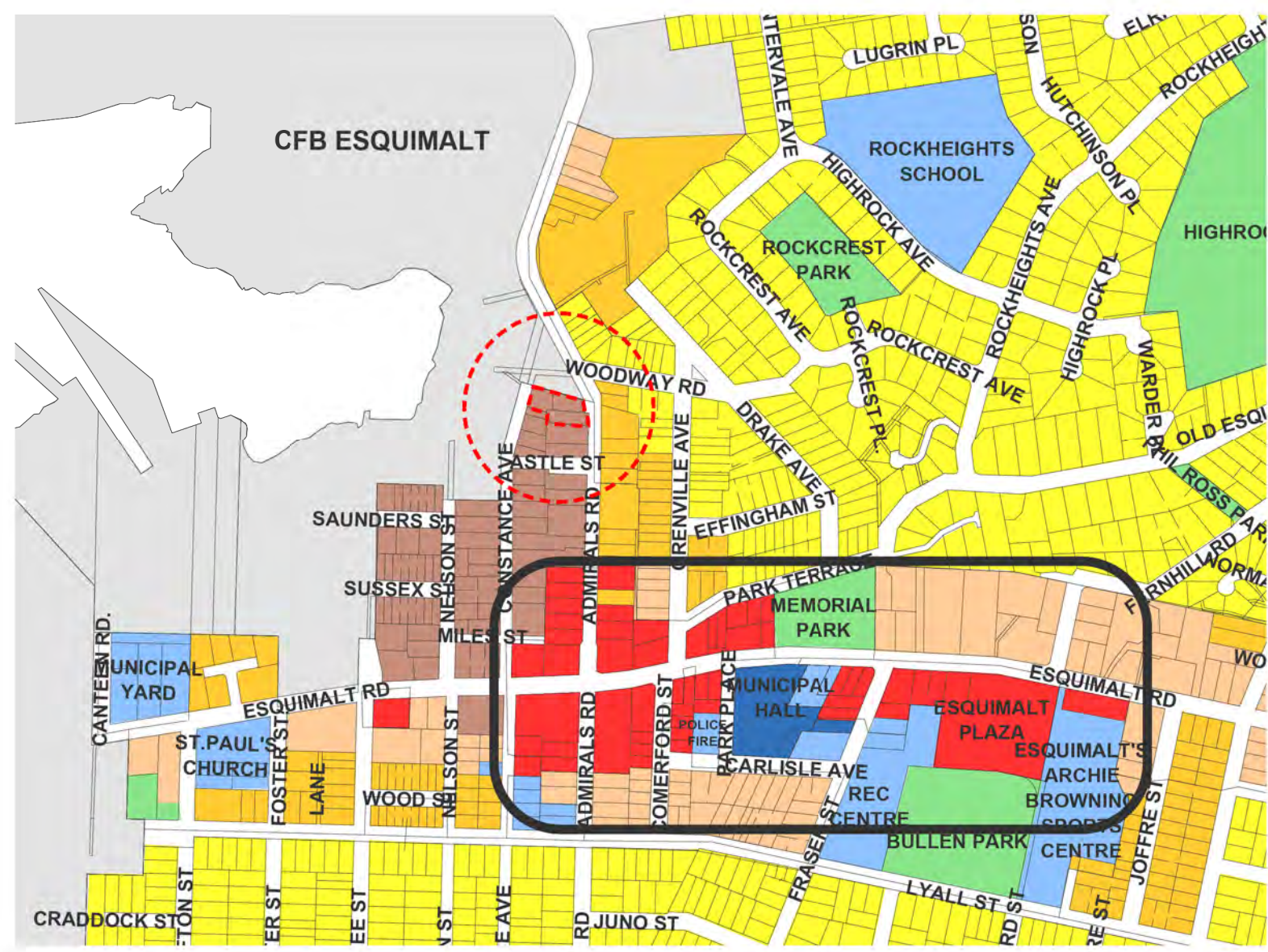
**A0.02**

Title:

**CONTEXT MAPS**

Scale:	File: cl_02
Date: Sept 15, 2017	DWG #:
Drawn: AC	
Reviewed: OL	Revision:





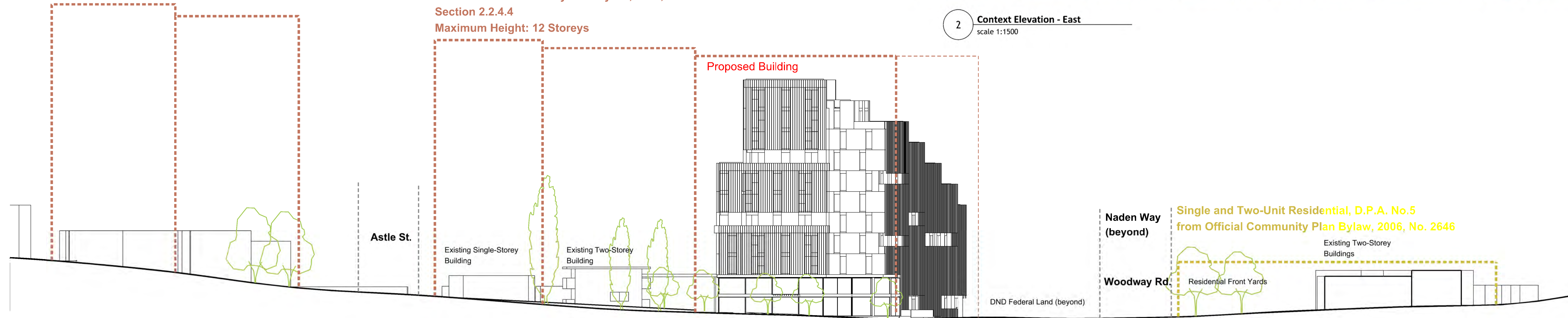
1 Land Use Designation Map



2 Context Elevation - East  
scale 1:1500

Multi-Unit, High-Rise Residential (five+ storeys), D.P.A. No.1  
from Official Community Plan Bylaw, 2006, No. 2646  
Section 2.2.4.4  
Maximum Height: 12 Storeys

Multi-Unit, High-Rise Residential (five+ storeys), D.P.A. No.1  
from Official Community Plan Bylaw, 2006, No. 2646  
Section 2.2.4.4  
Maximum Height: 12 Storeys

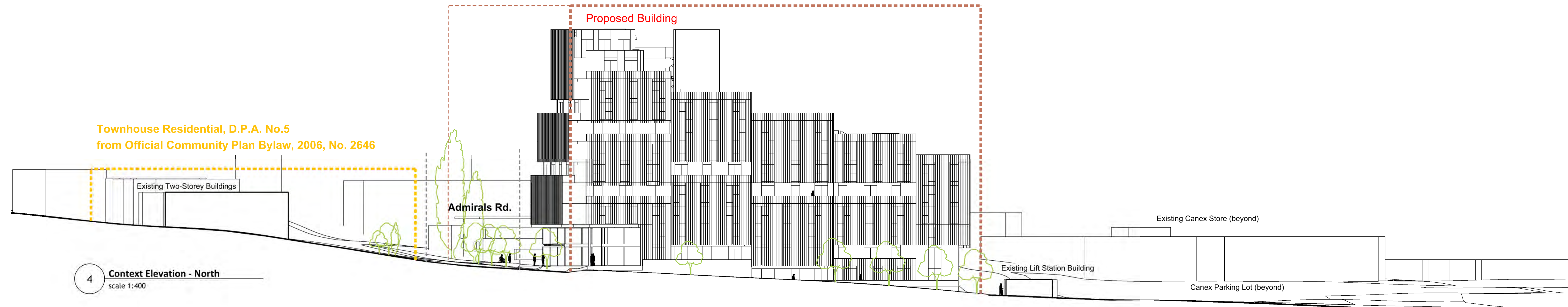


3 Context Elevation - East  
scale 1:400

Multi-Unit, High-Rise Residential (five+ storeys), D.P.A. No.1  
from Official Community Plan Bylaw, 2006, No. 2646  
Section 2.2.4.4  
Maximum Height: 12 Storeys

Single and Two-Unit Residential, D.P.A. No.5  
from Official Community Plan Bylaw, 2006, No. 2646

Townhouse Residential, D.P.A. No.5  
from Official Community Plan Bylaw, 2006, No. 2646



4 Context Elevation - North  
scale 1:400

Client:  
**Standing Stone Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton Alta, T5J 3G2  
Email: caseyo@byregroup.ca, troyg@standinggroup.com  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc.  
Robert Mackay  
202-888 West 8th Avenue  
Vancouver, BC, V5Y 3K2  
Email: r.mackay@equilibrium.com  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Nadia Platon  
224 W 8th Avenue  
Vancouver, BC, V5Y 1H5  
Email: n.platon@rdi.com  
Phone: 604 873 1181 x 251

Building Code  
GHL CONSULTANTS LTD  
Sean deJonghe  
409 Granville Street, Suite 950  
Vancouver, BC, V6C 1Y2  
Email: sdejongh@ghl.ca  
Phone: 604 689 4449 Ext. 122

Civil Engineer  
McDonough Consulting Services Ltd.  
Nathan Denig  
500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: nathan@mcshannon.com  
Phone: 778 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Parlow  
836 Courtyard Street  
Victoria, B.C., V8W 8E1  
Email: lombard@shaw.ca  
Phone: 250 386 3336

Geotechnical Engineer  
Rybak Geotechnical  
28 Crozier Avenue  
Victoria, BC, V8Z 1S3  
Email: mail@rybak.com  
Phone: 250 475 3331

Traffic  
Bunt & Associates  
Simon Burton  
Suite 421, 445 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunting.com  
Phone: 250 942 6122

Electrical  
AES  
Jay Singh  
305-1875 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 8121  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Ken Shea  
1130-B West Hastings Street  
Vancouver, BC, V6C 2J4  
Email: ken@amegroup.com  
Phone: 604-684-5995



Not for construction  
All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REVISION APPLICATION SUBMITTED - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt, BC, V8A 6A9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A0.021**  
Title:  
**CONTEXT ELEVATIONS**  
Scale: File: c\_e\_00  
Date: Sept 15, 2017 DWG #:  
Drawn: ALC  
Reviewed: OL Revision:



1 ADMIRALS RD. - NORTH APPROACH



2 ADMIRALS RD. / NADEN WAY CORNER - NORTH-EAST APPROACH



3 CONSTANCE AVE. - WEST APPROACH



4 ADMIRALS RD. - SOUTH EAST APPROACH

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obyrnegroup.ca, troy@obyrnegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Maczyk  
 202-288 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmaczyk@equilibrium.ca  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Plazien  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Vancouver, BC V6C 1T2  
 Email: nplazien@rdi.com  
 Phone: 604 689 4449 Ext 122

**Building Code**  
 GHL CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 950  
 Vancouver, BC V6C 1T2  
 Email: sdevries@ghl.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McHanney Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8X 4A3  
 Email: nathan@mcghanney.com  
 Phone: 278 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 838 Cormorant Street  
 Victoria, B.C., V8W 1R1  
 Email: lombard@shaw.ca  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryxik Geotechnical  
 28 Cross Avenue  
 Victoria, BC, V8Z 1S3  
 Email: mail@ryxik.com  
 Phone: 250 475 3331

**Traffic**  
 Bunt & Associates  
 Simon Burton  
 Suite 421, 445 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sburton@bunting.com  
 Phone: 250 592 6122

**Electrical**  
 AES  
 Jay Singh  
 305-1875 Blanshard Street  
 Victoria, BC, V8T 3A4  
 Phone: 250 381 8121  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Sheh  
 1130-8 St West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: ksheh@abegroup.ca  
 Phone: 604 684 5995



Not for construction  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION SUBMITTED

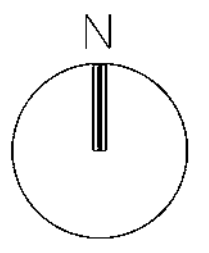
Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, B.C., V8A 6W9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A0.03**  
**VISUALIZATIONS**  
 Title:  
 Scale: File: cl\_00  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 SITE PLAN  
scale 1:150



**Client:**  
**Standing Stone Developments Inc.**  
 Casey OByrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obyregroup.ca, troyc@kandmgroupp.com  
 Phone: 780.263.8537 (Troy)

**Architect:**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural:**  
 Equilibrium Consulting Inc.  
 Robert Maczyk  
 202-888 West 8th Avenue  
 Vancouver, BC, V5Y 3J2  
 Email: rmaczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope:**  
 RDI Building Science Inc.  
 Nicole Plouffe  
 224 W 6th Avenue  
 Vancouver, BC V5Y 1R5  
 Email: nplouffe@rdi.com  
 Phone: 604 873 1181 x 251

**Building Code:**  
 GHL CONSULTANTS LTD  
 Sean deWinter  
 409 Granville Street, Suite 950  
 Vancouver, BC, V6C 1T2  
 Email: sdewinter@ghl.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer:**  
 McElhenny Consulting Services Ltd.  
 Matthew Burdge  
 Suite 500, 3960 Quadra Street  
 Victoria, BC, V8X 4A3  
 Email: mburdge@mcelhenny.com  
 Phone: 278 746 7417

**Landscape Architect:**  
 Lombard North Group (B.C.) Inc.  
 James Pearson  
 838 Cormorant Street  
 Victoria, B.C., V8W 8E1  
 Email: lombard@shaw.ca  
 Phone: 250 386 3336

**Geotechnical Engineer:**  
 Ryxik Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8W 1S3  
 Email: mail@ryxik.com  
 Phone: 250 475 3331

**Traffic:**  
 Bunt & Associates  
 Simon Burton  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sburton@bunteng.com  
 Phone: 250 942 6122

**Electrical:**  
 A&S Singh  
 305-1875 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250 381 8121  
 Email: Jay.Singh@aesengr.com

**Mechanical:**  
 AME Group  
 Ken Shea  
 1130-8 West Hastings Street  
 Vancouver, BC, V6C 2J4  
 Email: kevin@amegroup.ca  
 Phone: 604 684 5995



Not for construction  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION SA-ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V8A 6W9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A0.04**

Title: **SITE PLAN**

Scale:	File: c..00
Date: Sept 15, 2017	DWG #:
Drawn: ALC	
Reviewed: OL	Revision:



1 SHADOW STUDY: JUNE 21, 9:00AM



3 SHADOW STUDY: SEPT. 22 / MAR. 20, 9:00AM



5 SHADOW STUDY: DEC. 21, 9:00AM



2 SHADOW STUDY: JUNE 21, 4:00PM



4 SHADOW STUDY: SEPT. 22 / MAR. 20, 4:00PM



6 SHADOW STUDY: DEC 21, 4:00PM

NOTE: SITE AS A WHOLE IS DARKER AND SHADOWED AT THESE HOURS IN WINTER SINCE TIMES ARE VERY CLOSE TO SUNRISE AND SUN SET

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obyregroup.ca, troy@kandgroup.com  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC V5Y 3K2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Prud'homme  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Email: nprud@rdi.com  
 Phone: 604 683 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC V6C 1T2  
 Email: sdevries@gh.ca  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8X 4A3  
 Email: nathan@mcshanney.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1R3  
 Email: james@lombardna.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Croft Avenue  
 Victoria, BC, V8Y 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Bilton  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sbilton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 A&E Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2K4  
 Email: kevin@aeamgroup.ca  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION S4 - ADDITIONAL MATERIAL

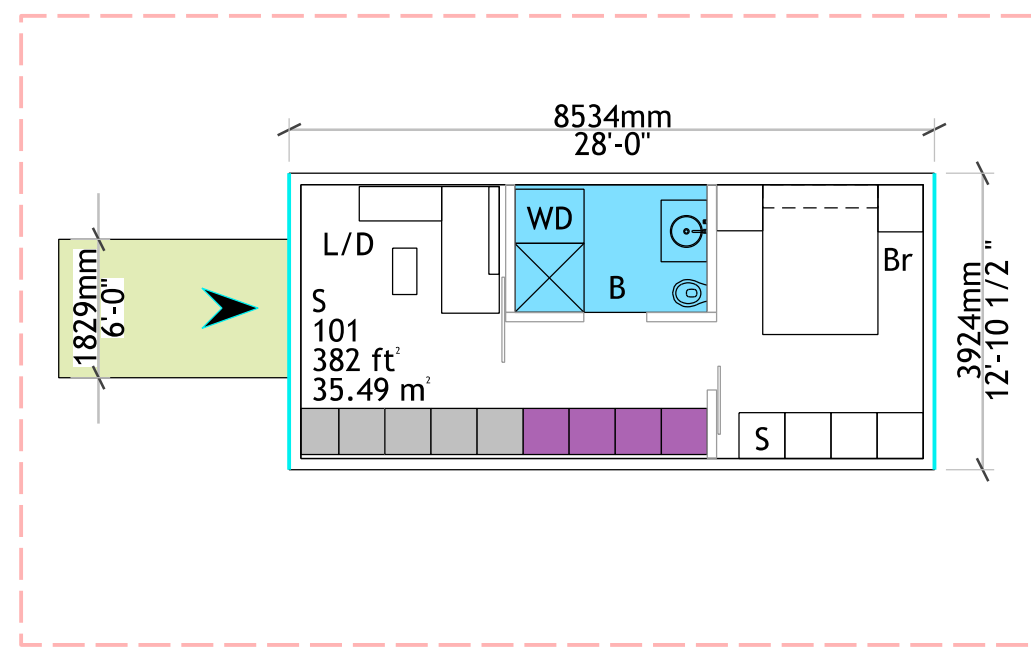
Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

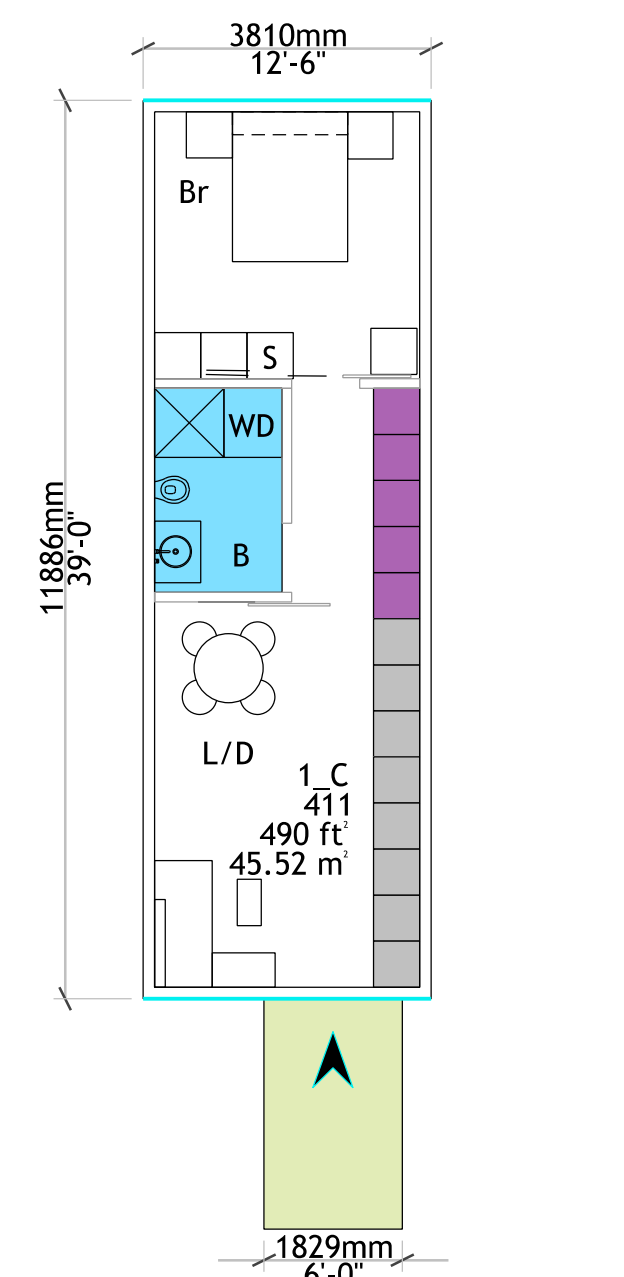
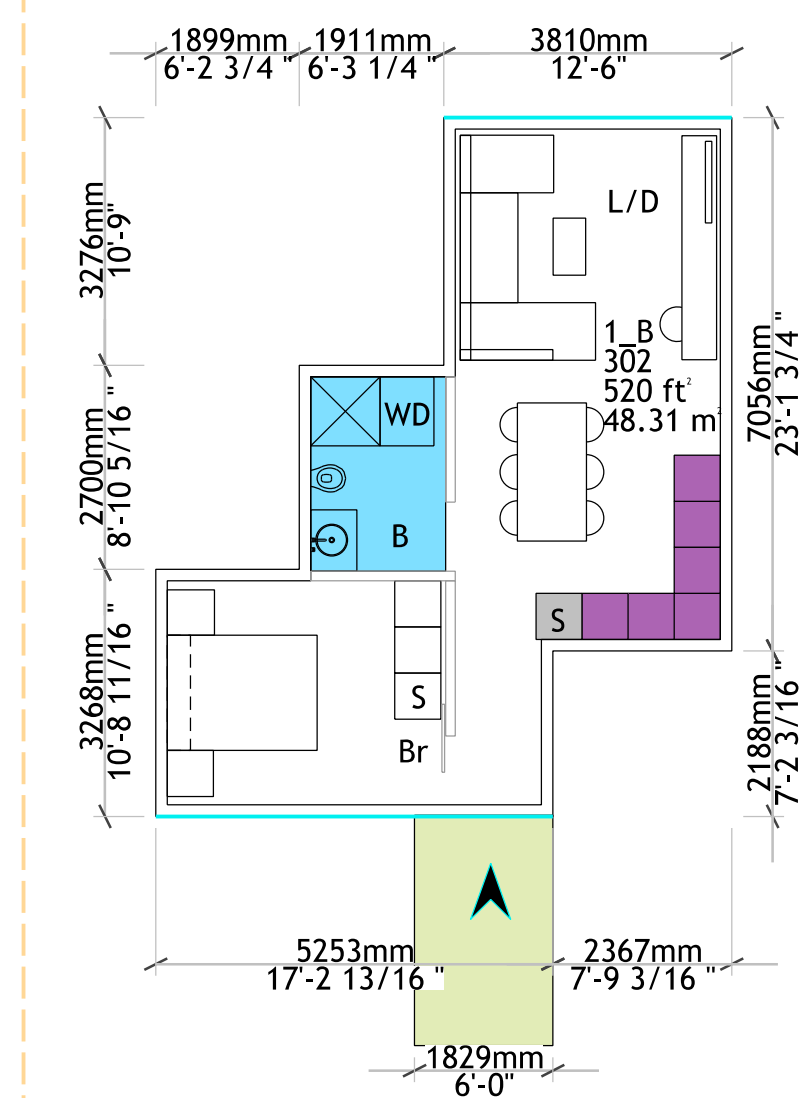
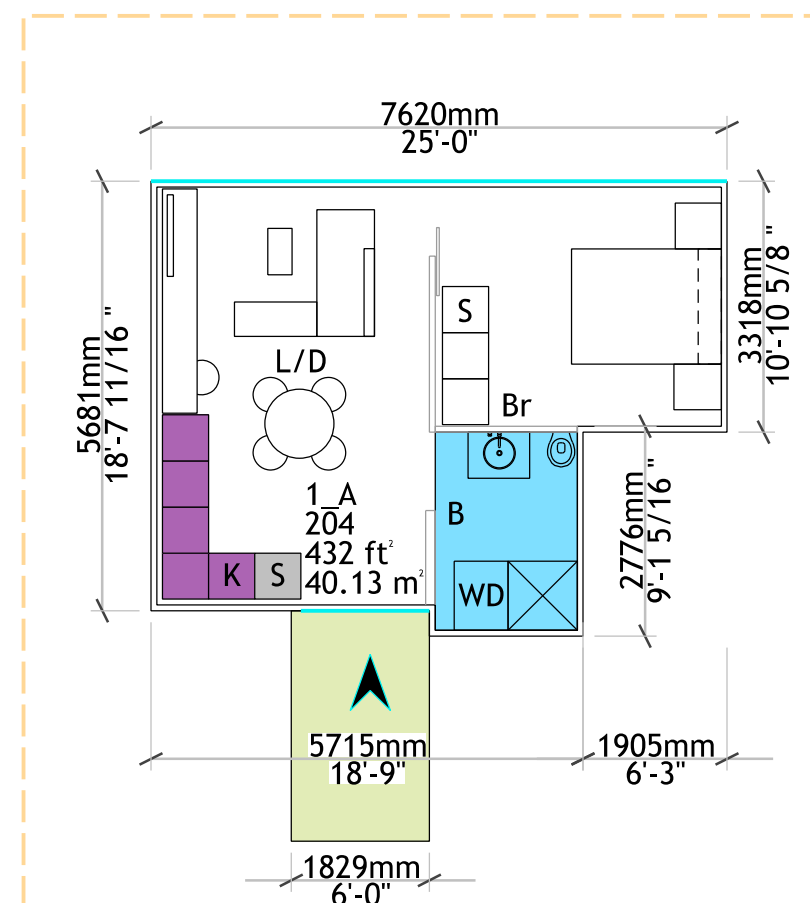
**A0.05**

**SHADOW STUDIES**

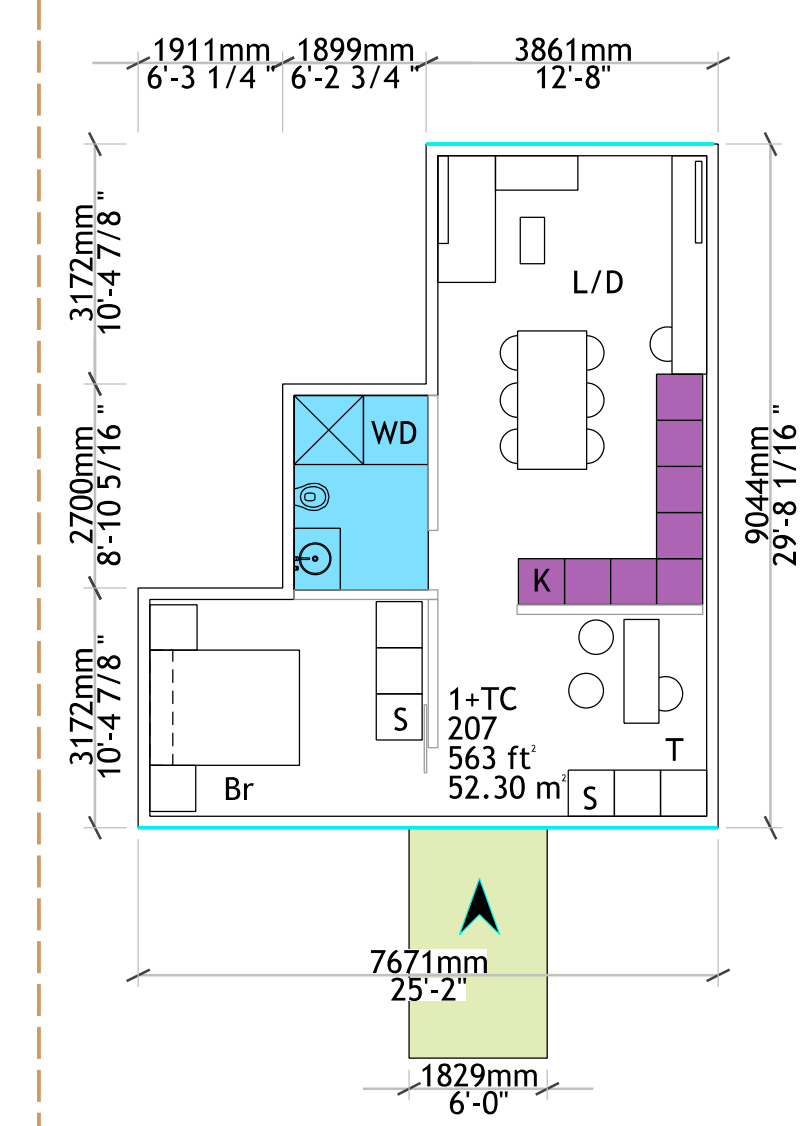
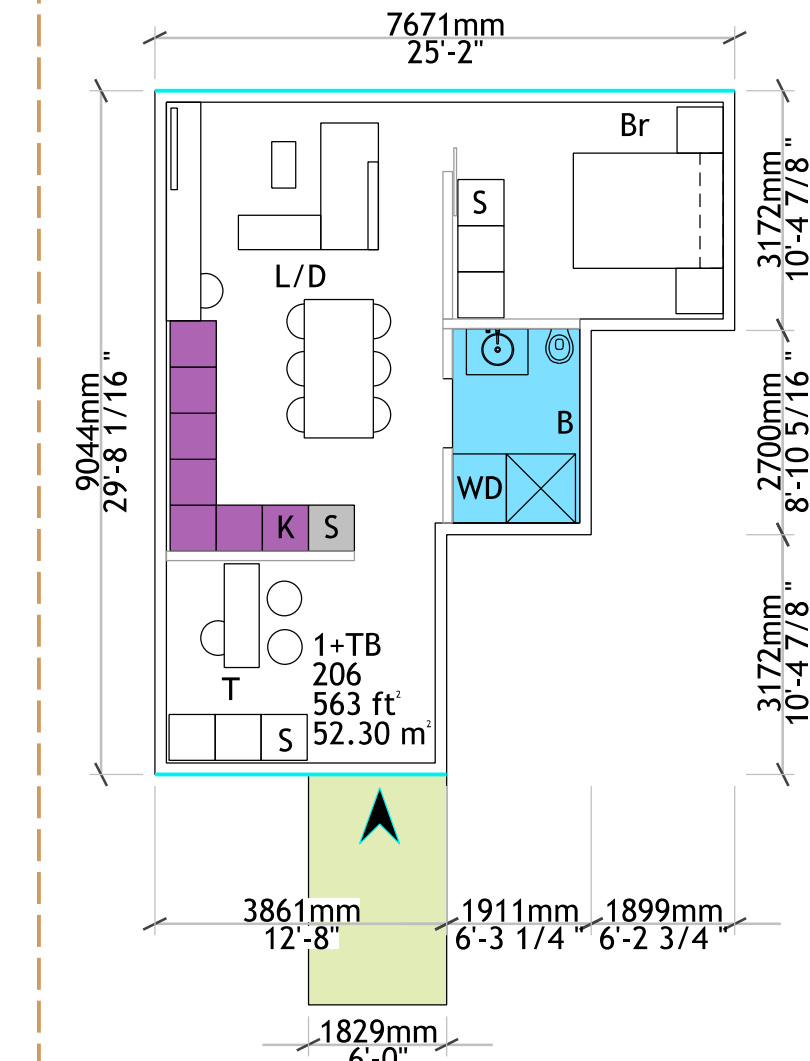
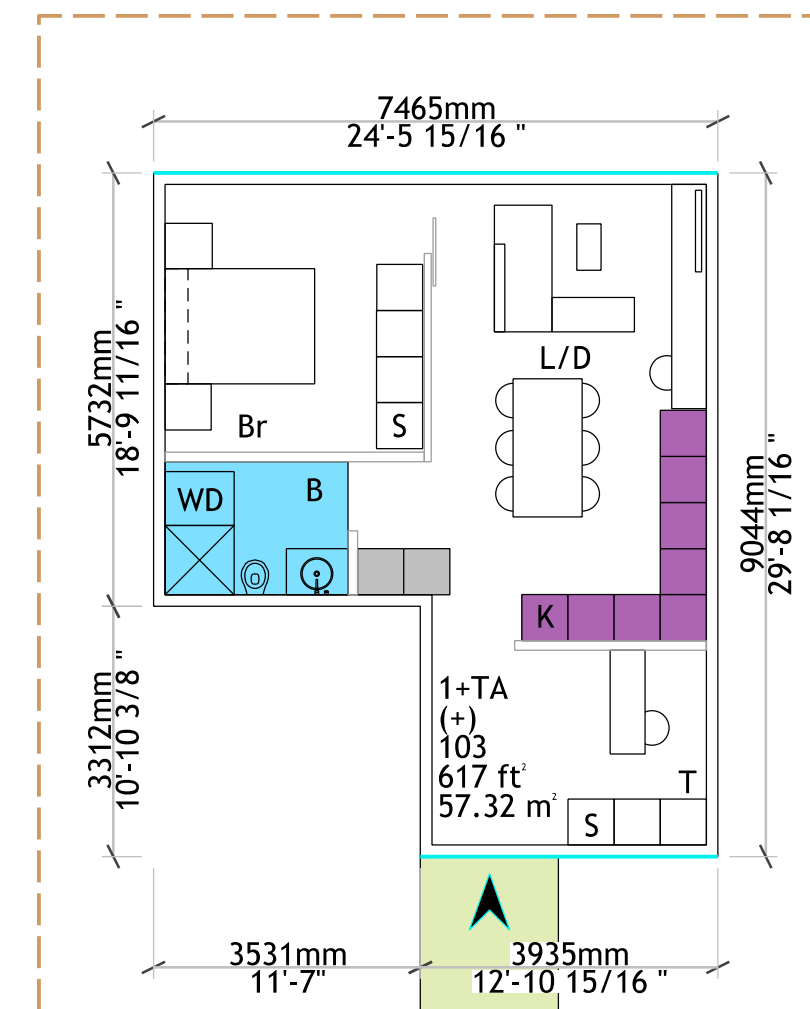
Scale:	File: cl_00
Date: Sept 15, 2017	DWG #: _____
Drawn: AC	Reviewed: OL
Reviewed: OL	Revision: _____



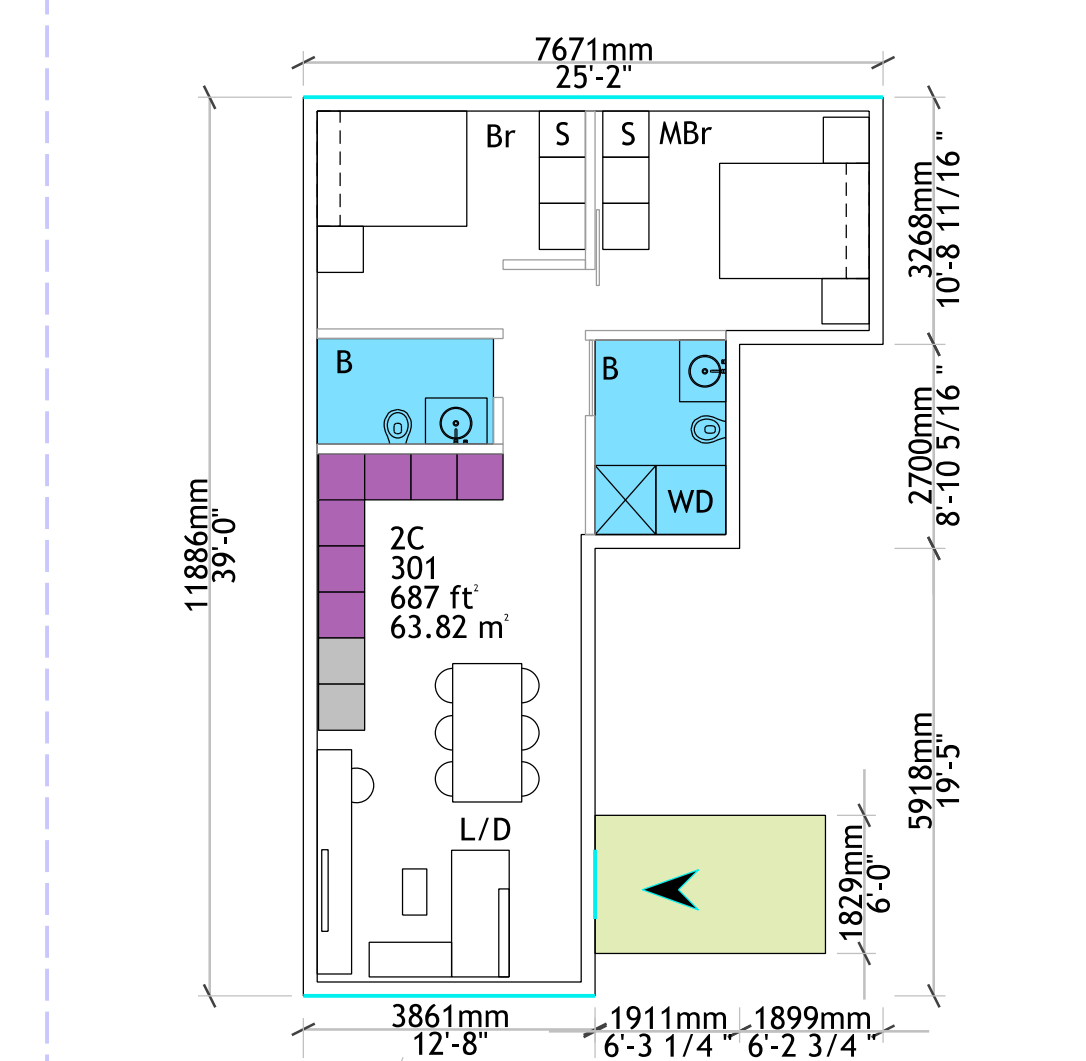
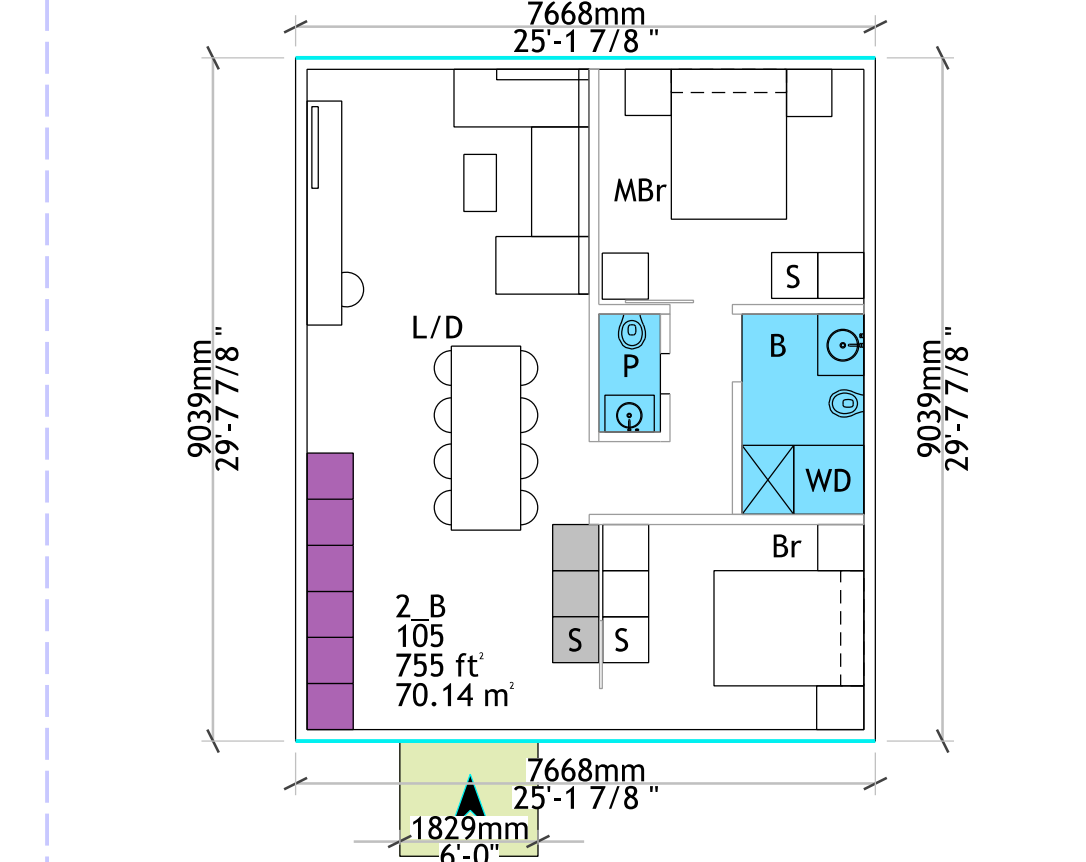
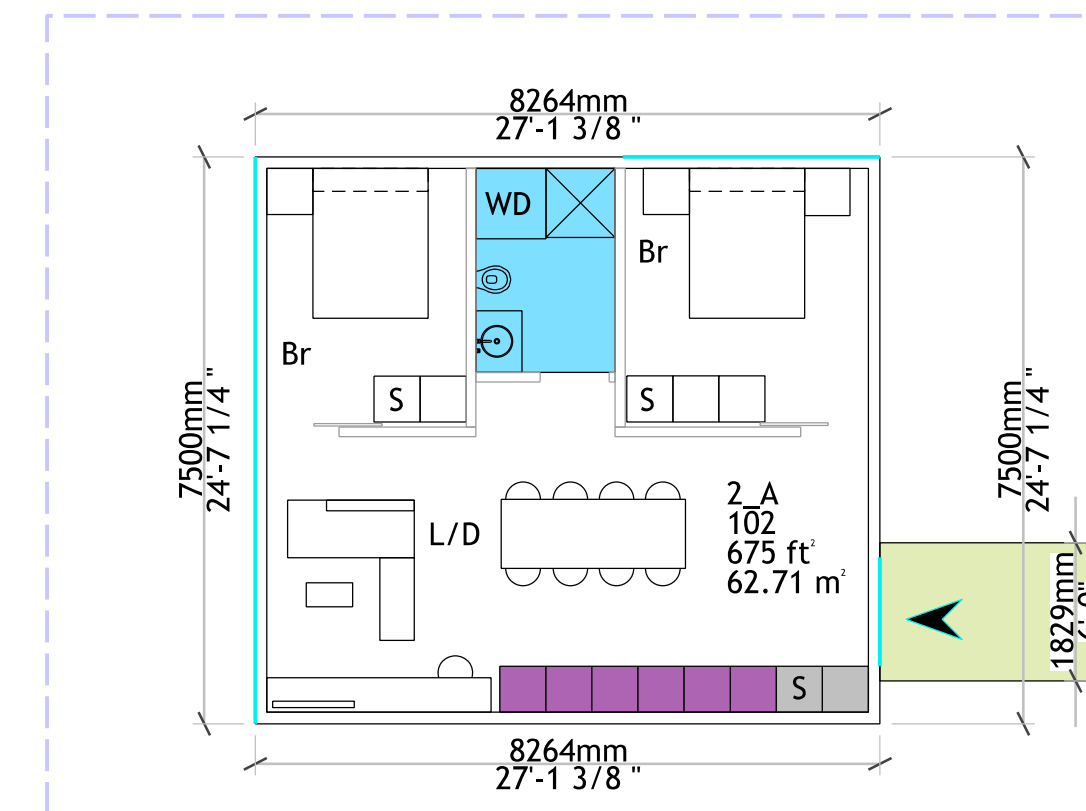
1 **STUDIO HOME TYPE**  
scale 1:100



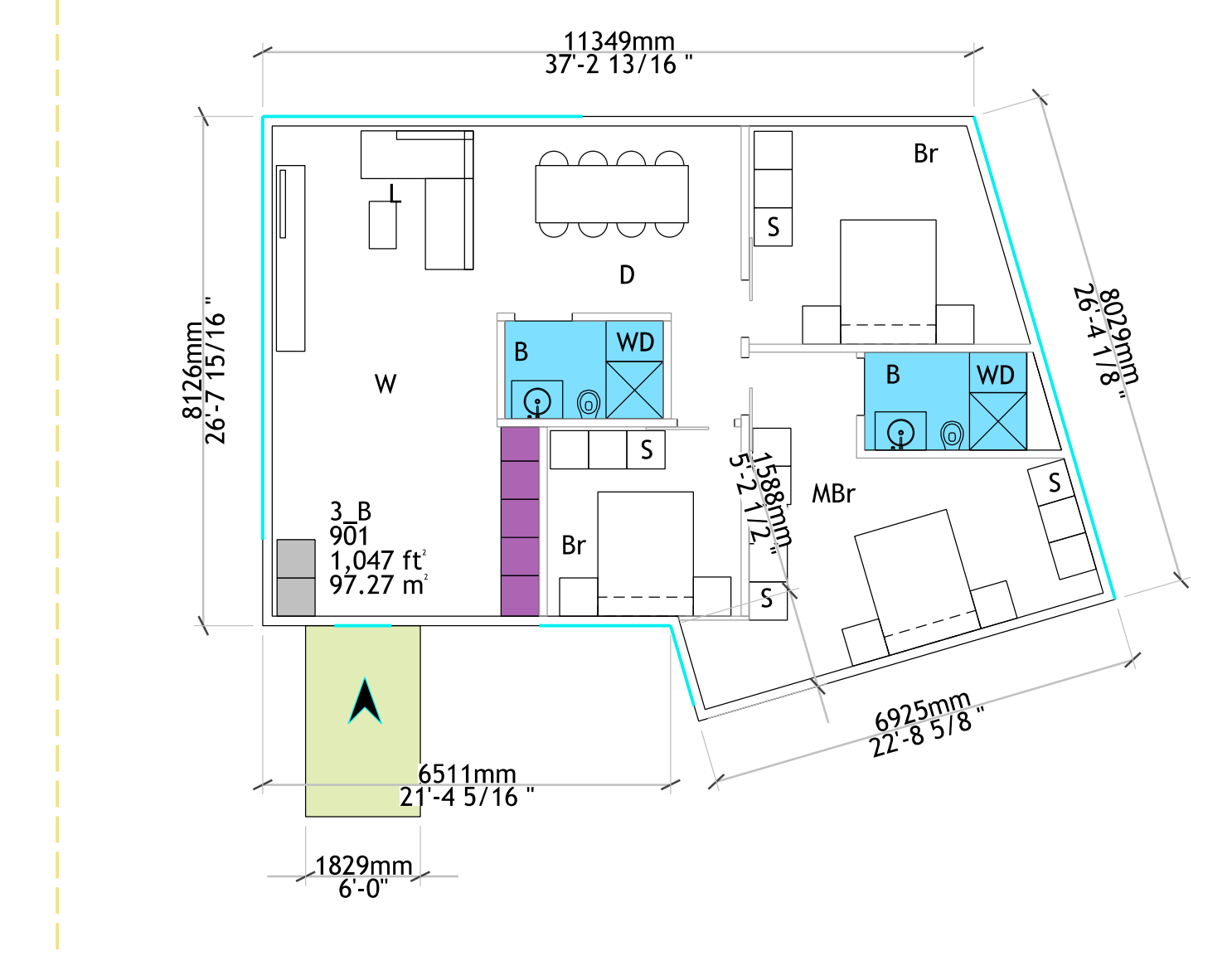
2 **1 BR HOME TYPE**  
scale 1:100



3 **1 BR + TECH HOME TYPE**  
scale 1:100



4 **2 BR HOME TYPE**  
scale 1:100



5 **3 BR HOME TYPE**  
scale 1:100

	Storage		Kitchen		S - Storage		B - Bathroom
	Bathroom		Bridge		BR - Bedroom		D - Dining
	Entrance				W - Workspace		WD - Washer Dryer

1BR + T = 1 Bedroom + Technology Space  
1 BR (+) = Larger than average  
(-) = Smaller than average

Client:  
**Standing Stone Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta, T5J 3G2  
Email: casey@obynegroup.ca, troyc@obynegroup.com  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc.  
Robert Malczyk  
302-88 West 8th Avenue  
Vancouver, BC, V5Y 3J2  
Email: rmalczyk@equilibrium.com  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Home Practice  
224 W 8th Avenue  
Vancouver, BC, V5Y 1H5  
Email: maddalena@rdi.com  
Phone: 604 873 1181 x 251

Building Code  
GHL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 900  
Vancouver, BC, V6C 1T2  
Email: sdevries@ghl.com  
Phone: 604 689 4449 Ext 122

Civil Engineer  
McElhannay Consulting Services Ltd.  
Nathan Dunlop  
Suite 500, 3960 Quadra Street  
Victoria, BC, V8M 4A3  
Email: nathan@mcelhannay.com  
Phone: 778 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Partlow  
836 Cormorant Street  
Victoria, BC, V8W 1B3  
Email: james@lombardshaw.ca  
Phone: (250) 386 3336

Geotechnical Engineer  
Ryzak Geotechnical  
28 Crozier Avenue  
Victoria, BC, V8Z 1S3  
Email: rmalczyk@ryzak.com  
Phone: 250-475-3331

Traffic  
Bunt & Associates  
Simon Buntton  
Suite 421, 645 Fort Street  
Victoria, BC, V8W 1G2  
Email: sbuntton@bunt.com  
Phone: 250 592-6122

Electrical  
AES  
Jay Singh  
305-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250-381-8411  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2K4  
Email: kevin@amegroup.ca  
Phone: 604-684-9995



Not for construction  
All Dimensions to be verified on-site  
7/ Dec 7, 2017 REZONING APPLICATION Ss - ADDITIONAL MATERIAL  
# Date Issued / Revision

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Edmonton, BC, T6A 6N9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A1.00**  
Title:  
**TYPICAL HOME TYPES**  
Scale: File: cl\_dp  
Date: Sept 15, 2017 DWG #:   
Drawn by: AC  
Reviewed by: OL Revision:



1 **P3 PARKING FLOOR PLAN**  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey OByrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obyrnegroup.ca, troyc@obyrnegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulson  
 224 W 8th Avenue  
 Vancouver, BC, V5Y 1H5  
 Email: n.paulson@rdi.com  
 Phone: 604 689 4449 Ext 122

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: n.dunlop@mcelhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B3  
 Email: james@lombardnorth.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 A&E Group  
 Ken Shea  
 1100-8-8 West Hastings Street  
 Vancouver, BC, V6C 2A6  
 Email: kevin@aeamregroup.ca  
 Phone: 604-684-5995

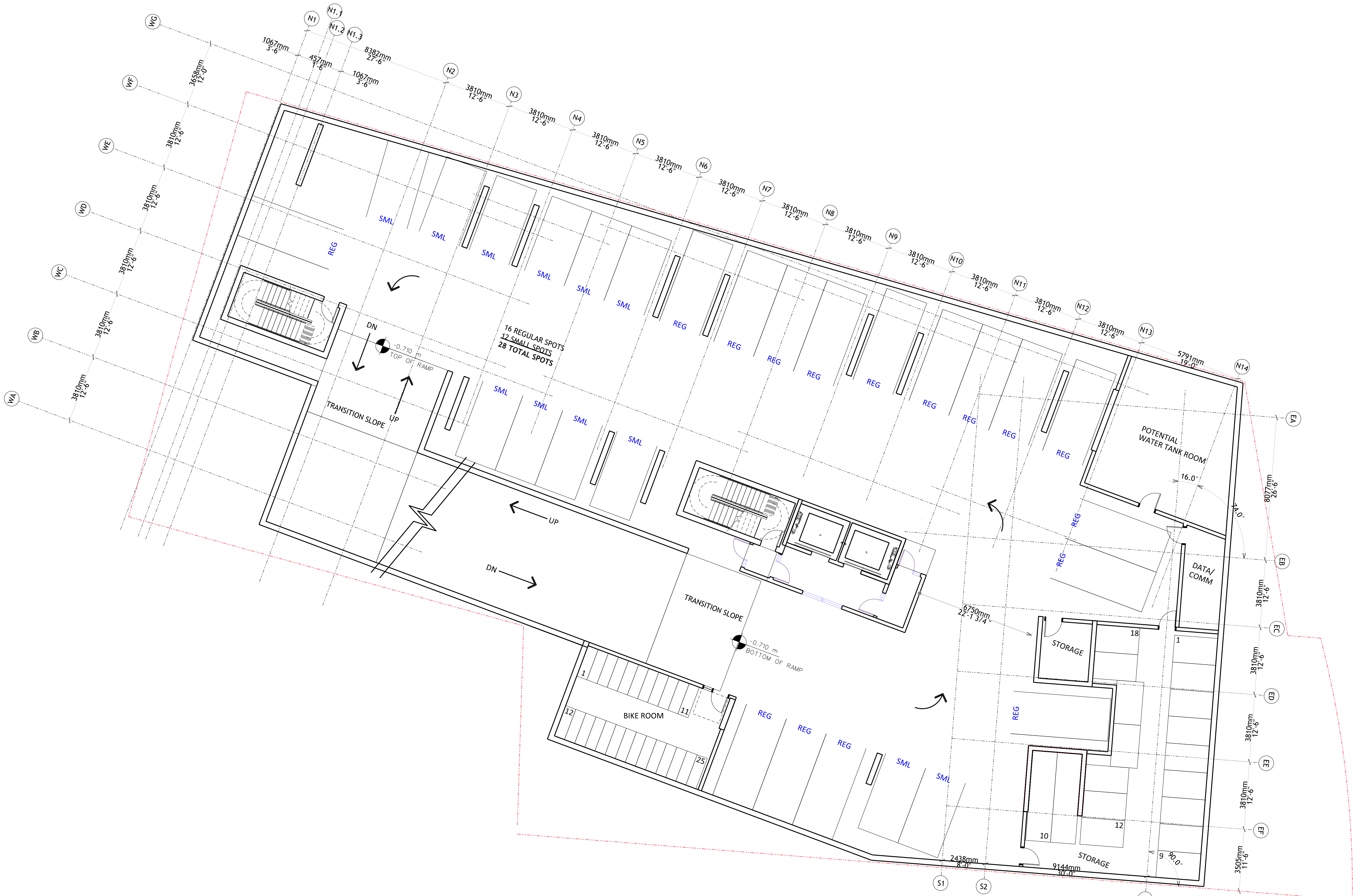


**Not for construction**  
 All Dimensions to be verified on-site  
 7 Dec 7, 2017 REZONING APPLICATION SA - ADDITIONAL MATERIAL  
 # Date Issued / Revision

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (B.C.), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.02**  
 Title:  
**P3 PARKING**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:  
 Drawn: MC  
 Reviewed: OL Revision:



1 P2 PARKING FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obymegroup.ca, troy@obymegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect:**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural:**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope:**  
 RDH Building Science Inc.  
 Nicole Paulsen  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1H5  
 Email: n.paulsen@rdh.com  
 Phone: 604 689 4449 Ext 122

**Building Code:**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer:**  
 McHanney Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: nathan@mcshanney.com  
 Phone: 778 746 7417

**Landscape Architect:**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B3  
 Email: james@lombardnorth.com  
 Phone: (250) 386 3336

**Geotechnical Engineer:**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: mail@ryzak.com  
 Phone: 250-475-3331

**Traffic:**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical:**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical:**  
 A&E Group  
 Ken Shea  
 1100-8-8 West Hastings Street  
 Vancouver, BC, V6C 2A6  
 Email: kevin@aeamgroup.ca  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION SA - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (BC), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.03**

Title:  
**P2 PARKING**

Scale: File: c\_l\_dp  
 Date: Sept 15, 2017 DWG #:   
 Drawn: AC  
 Reviewed: OL Revision:



1 P1 PARKING FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
Casey OByrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta, T5J 3G2  
Email: casey@obymyregroup.ca, troy@standingstone.ca  
Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

**Structural**  
Equilibrium Consulting Inc.  
Robert Malczyk  
302-388 West 8th Avenue  
Vancouver, BC, V5Y 3K2  
Email: rmalczyk@equilibrium.com  
Phone: +1 604 730 1422

**Building Envelope**  
RDI Building Science Inc.  
Heidi Paulsen  
224 W 8th Avenue  
Vancouver, BC V5Y 1H5  
Email: heidi@building-science.com  
Phone: 604 689 4449 Ext 122

**Building Code**  
GHL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 900  
Vancouver, BC V6C 1T2  
Email: sde@ghl.com  
Phone: 604 689 4449 Ext 122

**Civil Engineer**  
McLennan Consulting Services Ltd.  
Nathan Dunlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: nathan@mcclennan.com  
Phone: 778 746 7417

**Landscape Architect**  
Lombard North Group (B.C.) Inc.  
James Partlow  
836 Cormorant Street  
Victoria, B.C., V8W 1B3  
Email: james@lombardna.com  
Phone: (250) 386 3336

**Geotechnical Engineer**  
Ryzak Geotechnical  
28 Cross Avenue  
Victoria, BC, V8Z 1S3  
Email: rmal@ryzak.com  
Phone: 250-475-3331

**Traffic**  
Bunt & Associates  
Simon Bunt  
Suite 421, 645 Fort Street  
Victoria, BC V8W 1G2  
Email: sbunt@bunteng.com  
Phone: 250 592-6122

**Electrical**  
AES  
Jay Singh  
306-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250-381-8431  
Email: Jay.Singh@aesengr.com

**Mechanical**  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2A4  
Email: kevin@amegroup.ca  
Phone: 604-684-5995



**Not for construction**  
All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REVISION APPLICATION SA - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt (B.C.), V1A 6N9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A1.04**

Title:  
**P1 PARKING**

Scale:	File: cl_dp
Date: Sept 15, 2017	DWG #:
Drawn: MC	
Reviewed: OL	Revision:





**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymgroup.ca, troy@obymgroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: r.malczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDM Building Science Inc.  
 Nicole Prud'homme  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Email: nprud@rdm.com  
 Phone: 604 873 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhanney Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: n.dunlop@mcsh.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1R1  
 Email: james@lombardna.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Croft Avenue  
 Victoria, BC, V8Z 1S3  
 Email: r.mal@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Blanton  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: simon@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8111  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 A&E Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2K4  
 Email: kevin@aeamgroup.ca  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Reasoning / Revision
1	Dec 7, 2017	REZONING APPLICATION S4 - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.05**  
**L1 FLOOR PLANS**  
 Title:  
 Scale: File: cl\_00  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obynegroup.ca, troyc@obynegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 202-88 West 8th Avenue  
 Vancouver, BC, V5Y 3J2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Home Platoon  
 224 W 8th Avenue  
 Vancouver, BC, V5Y 1H5  
 Email: rdi@building-science.com  
 Phone: 604 683 4449 Ext. 122

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@ghc.ca  
 Phone: 604 689 4449 Ext. 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Durston  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: n.durston@mcelhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B3  
 Email: james@lombardshaw.ca  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Cross Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalczyk@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Bunt  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbunt@buntengr.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Oles  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2K4  
 Email: kevin@abeamgroup.ca  
 Phone: 604-684-9995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Reason / Revision
1	Dec 7, 2017	REVISION APPLICATION SA - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (B.C.), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.06**  
**L2 FLOOR PLANS**  
 Scale: File: cl\_00  
 Date: Sept 15, 2017 DWG #:  
 Drawn: MC  
 Reviewed: OL Revision:

**1 L2 FLOOR PLAN**  
 scale 1:100



**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymegroup.ca, troy@obymegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmalczyk@equilibrium.ca  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulson  
 224 W 8th Avenue  
 Vancouver, BC, V5Y 1H5  
 Email: n.paulson@rdi.com  
 Phone: 604 689 4449 Ext. 122

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext. 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Durango  
 Suite 500, 3960 Quadra Street  
 Victoria, BC, V8X 4A3  
 Email: n.durango@mcshel.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B3  
 Email: james@lombardna.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Bilton  
 Suite 421, 445 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbilton@bunt.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 305-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Shea  
 1100-8-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@abeamgroup.ca  
 Phone: 604-684-5995



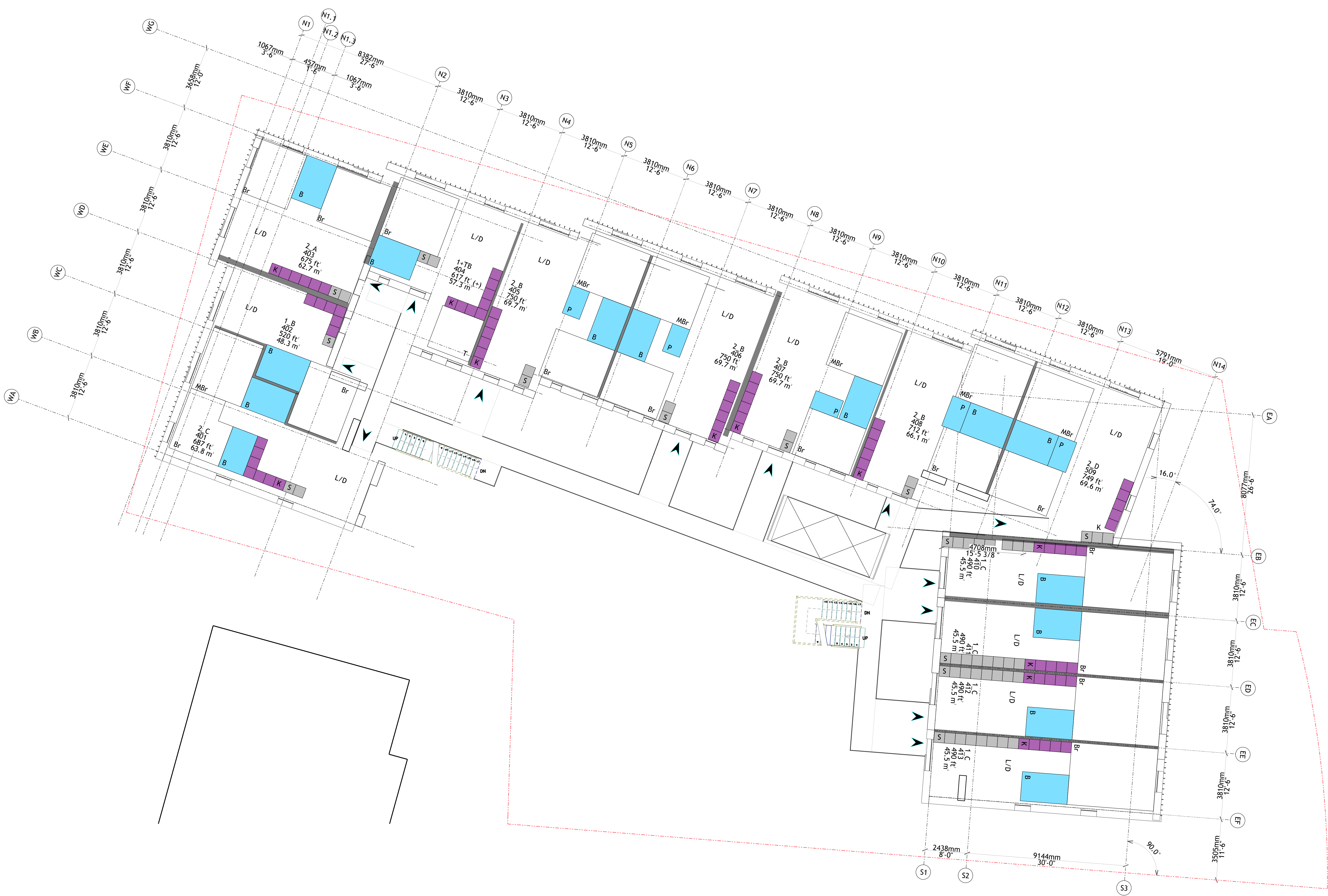
**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Reasoning / Revision
1	Dec 7, 2017	REZONING APPLICATION S3 - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, B.C., V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.07**  
**L3 FLOOR PLANS**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 L4 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymegroup.ca, troy@obymegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulson  
 224 W 8th Avenue  
 Vancouver, BC, V5Y 1H5  
 Email: n.paulson@rdi.com  
 Phone: 604 683 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Durston  
 Suite 500, 3960 Quadra Street  
 Victoria, BC, V8X 4A3  
 Email: n.durston@mcelhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B3  
 Email: james@lombardna.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Shea  
 1100-8-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@abeamgroup.ca  
 Phone: 604-686-5995



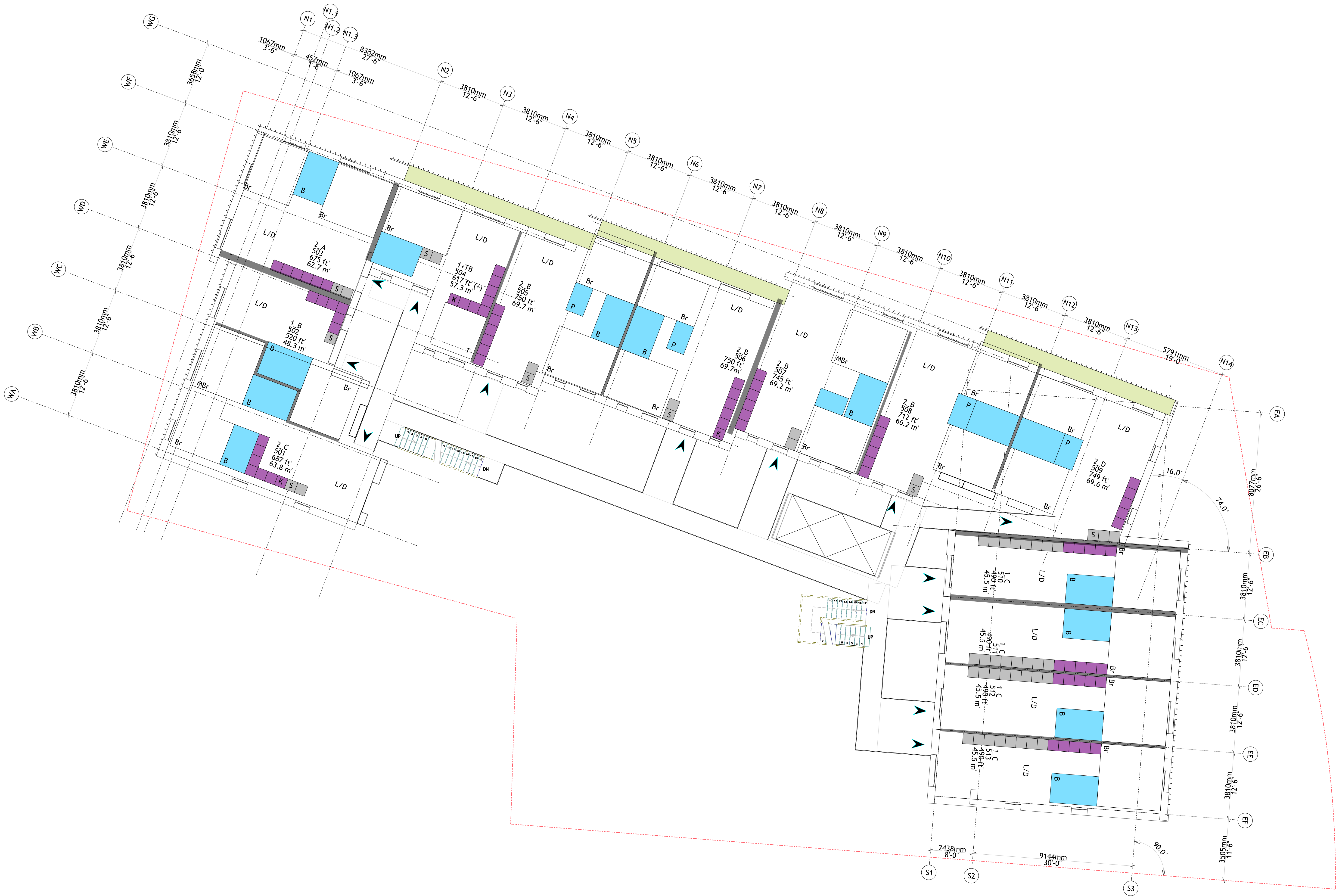
**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	7 Dec 7, 2017	REZONING APPLICATION SA - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, B.C., V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.08**  
**L4 FLOOR PLANS**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 LEVEL 5 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymgroup.ca, troym@obymgroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3J2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulson  
 224 W 8th Avenue  
 Vancouver, BC, V5Y 1H5  
 Email: n.paulson@rdi.com  
 Phone: 604 873 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhaney Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria, BC, V8X 4A3  
 Email: n.dunlop@mcshoney.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1R1  
 Email: james@lombardna.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Cross Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@abe-group.com  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION SA - ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.09**  
 Title:  
**LS FLOOR PLANS**  
 Scale: File: cl\_09  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 L6 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymegroup.ca, troy@kandgroup.com  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Prud'homme  
 224 W 8th Avenue  
 Vancouver, BC, V5Y 1H5  
 Email: nprud@rdi.com  
 Phone: 604 689 4449 Ext. 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext. 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Durston  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: nathan@mcelhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1R1  
 Email: james@lombardna.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC, V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Shea  
 1100-8-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@abeamgroup.ca  
 Phone: 604-686-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	REVISION APPLICATION SA - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (B.C.), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.10**  
 Title:  
**L6 FLOOR PLANS**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 L7 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymegroup.ca, troy@obymegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: rmalczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Prud'homme  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Email: nprud@building-science.com  
 Phone: 604 689 4449 Ext 122

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@ghconsultants.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8X 4A3  
 Email: nathan@mcelhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1R1  
 Email: james@lombardsham.ca  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rmalik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@abe-group.com  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	REVISION APPLICATION SA - ADDITIONAL MATERIALS	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (B.C.), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.11**  
 Title:  
**L7 FLOOR PLANS**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 **L8 FLOOR PLAN**  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta, T5J 3G2  
Email: casey@obymgroup.ca, troy@standingstone.com  
Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

**Structural**  
Equilibrium Consulting Inc.  
Robert Malczyk  
302-388 West 8th Avenue  
Vancouver, BC, V5Y 3K2  
Email: rmalczyk@equilibrium.com  
Phone: +1 604 730 1422

**Building Envelope**  
RDI Building Science Inc.  
Heather Paulson  
224 W 8th Avenue  
Vancouver, BC V5Y 1N5  
Email: hpa@building-science.com  
Phone: 604 873 1181 x 251

**Building Code**  
GHL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 900  
Vancouver, BC V6C 1V2  
Email: sdevries@ghl.com  
Phone: 604 689 4449 Ext 122

**Civil Engineer**  
McLennan Consulting Services Ltd.  
Nathan Dunlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8B 4A3  
Email: nathan@mcclennan.com  
Phone: 778 746 7417

**Landscape Architect**  
Lombard North Group (B.C.) Inc.  
James Parlow  
836 Cormorant Street  
Victoria, B.C. V8W 1B3  
Email: james@lombardgroup.com  
Phone: (250) 386 3336

**Geotechnical Engineer**  
Ryzak Geotechnical  
28 Crozier Avenue  
Victoria, BC, V8Z 1S3  
Email: rmalczyk@ryzak.com  
Phone: 250-475-3331

**Traffic**  
Bunt & Associates  
Simon Banton  
Suite 421, 645 Fort Street  
Victoria, BC V8W 1G2  
Email: sbanton@bunt.com  
Phone: 250 592-6122

**Electrical**  
AES  
Jay Singh  
306-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250-381-8411  
Email: Jay.Singh@aesengr.com

**Mechanical**  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2A4  
Email: kevin@amegroup.com  
Phone: 604-684-5995



**Not for construction**  
All Dimensions to be verified on-site

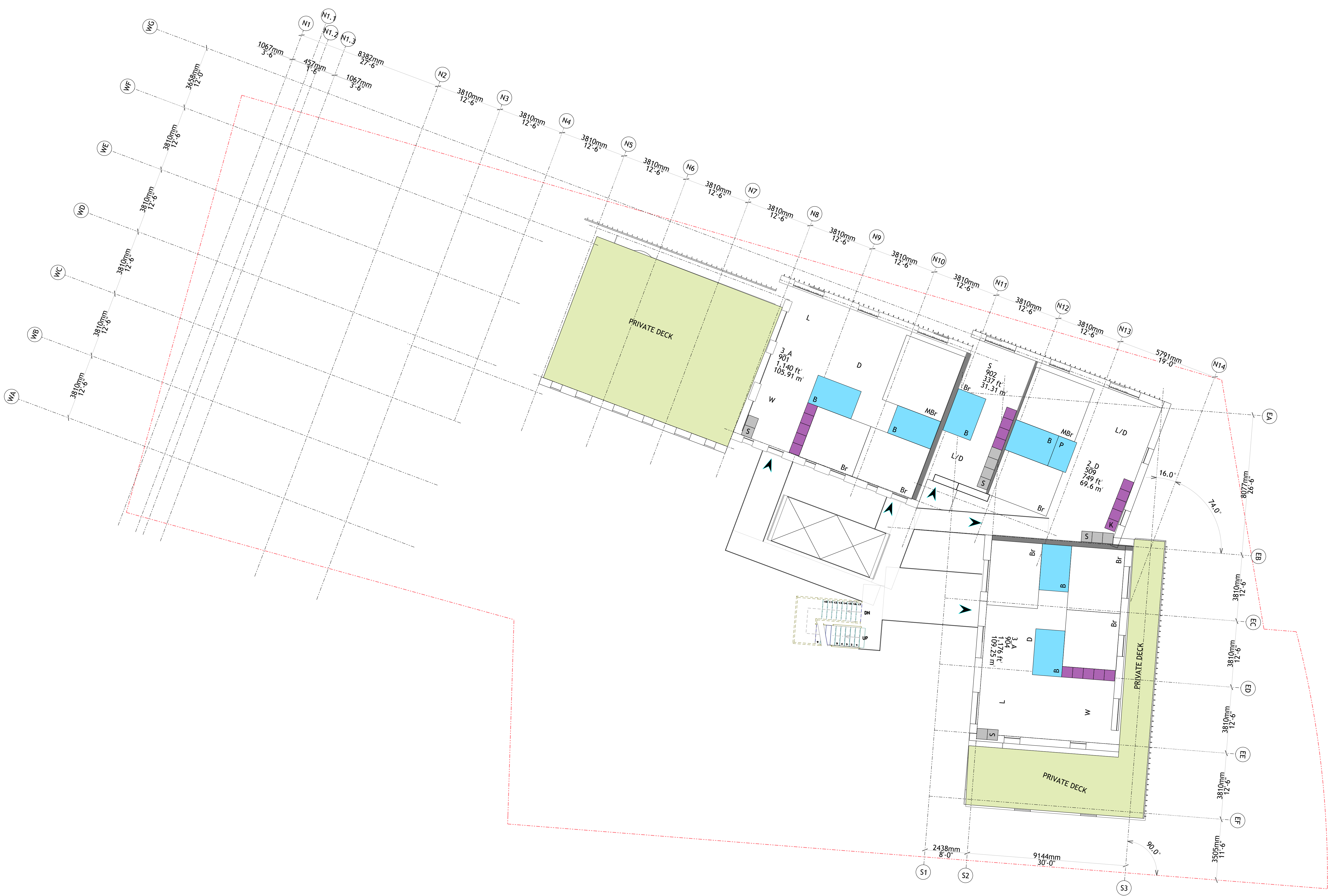
#	Date	REVISION APPLICATION Sa - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt (B.C.), V1A 6N9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A1.12**  
Title:  
**L8 FLOOR PLANS**  
Scale: File: cl\_00  
Date: Sept 15, 2017 DWG #:  
Drawn: AC  
Reviewed: OL Revision:





1 L9 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obynegroup.ca, troyc@obynegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: r.malczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulson  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1H5  
 Email: nicole@rdib.com  
 Phone: 604 873 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sde@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: n.dunlop@mcelhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B1  
 Email: james@lombardsham.ca  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: r.malik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Banton  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sbanton@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 AES  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@abeamgroup.ca  
 Phone: 604-684-5995



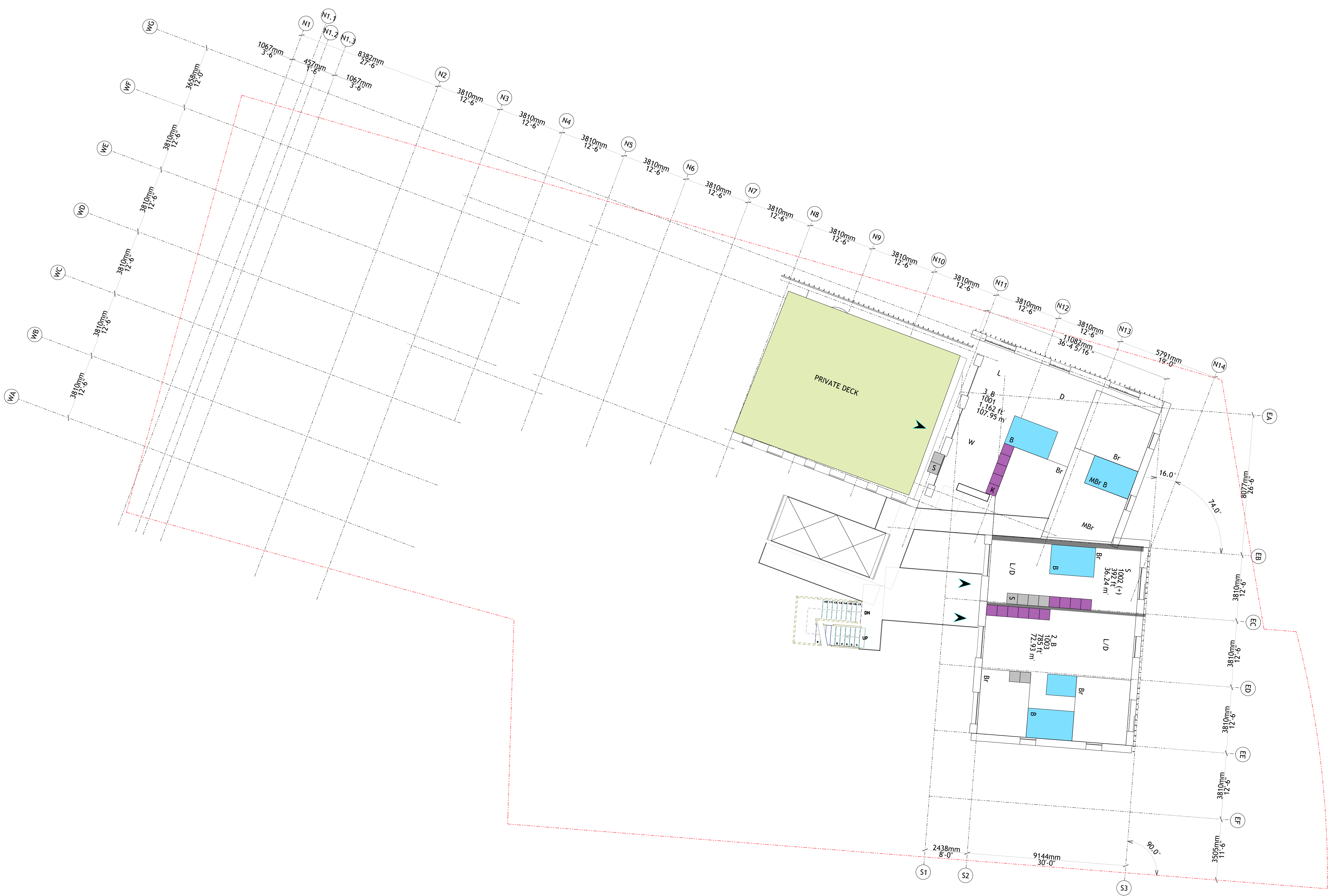
**Not for construction**  
 All Dimensions to be verified on-site

#	Date	REASONING APPLICATION Sa - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 649 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (BC), V9A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.13**  
 Title:  
**L9 FLOOR PLANS**  
 Scale: File: cl\_09  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:



1 L10 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta, T5J 3G2  
 Email: casey@obymyregroup.ca, troy@kandgroup.com  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: r.malczyk@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Home Practice  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Email: r.madsen@rdi.com  
 Phone: 604 873 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.com  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Durso  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: n.durso@mcilhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1B3  
 Email: james@lombardgroup.com  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Croft Avenue  
 Victoria, BC, V8Z 1S3  
 Email: r.malik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Bunt  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sbunt@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 A&E Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2K4  
 Email: kevin@aeamgroup.ca  
 Phone: 604-684-5995



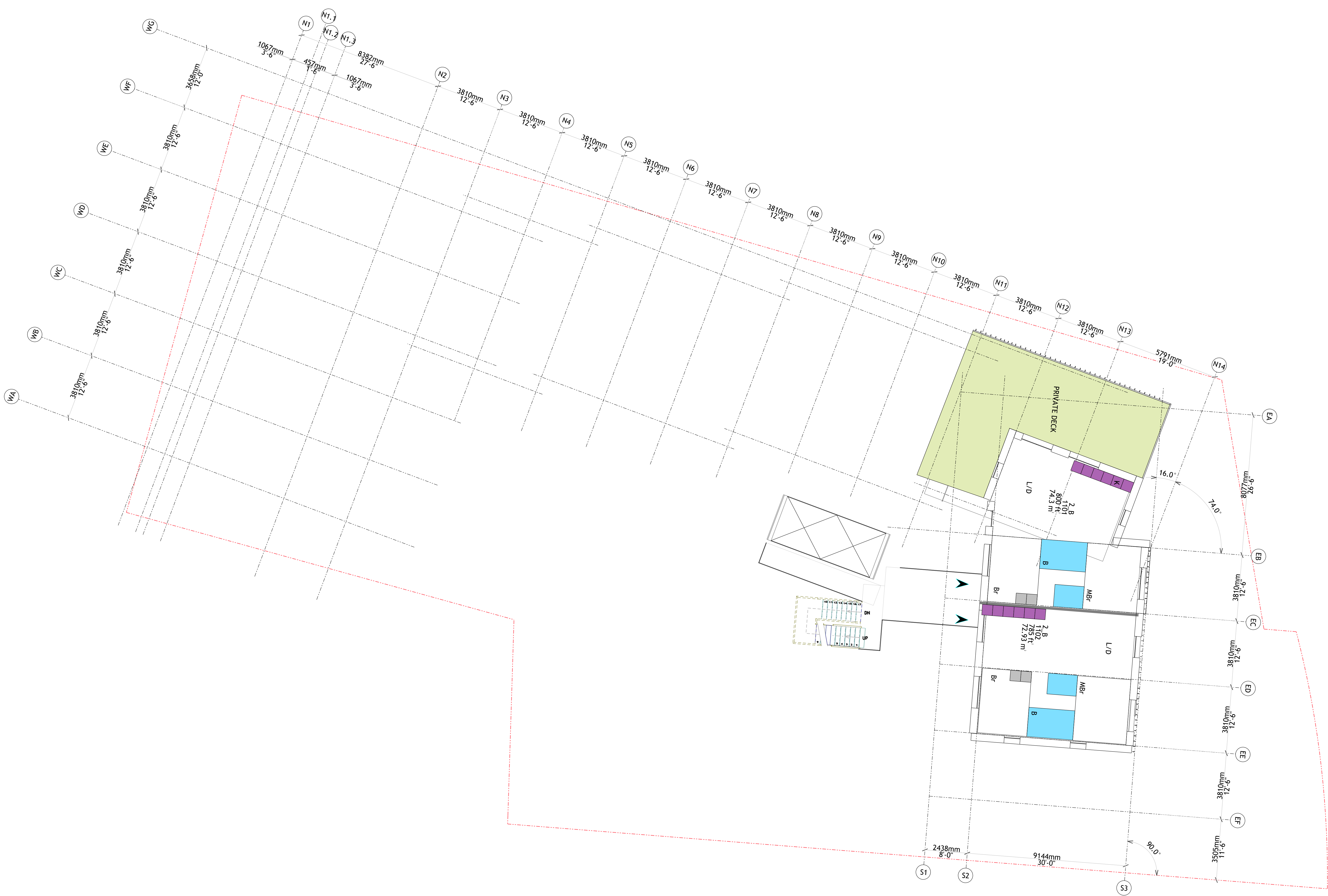
**Not for construction**  
 All Dimensions to be verified on-site

#	Date	REVISION APPLICATION Sa - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (B.C.), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.14**  
 Title:  
**L10 FLOOR PLANS**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:   
 Drawn: AC  
 Reviewed: OL Revision:   
 (triangle symbol)



1 **L11 FLOOR PLAN**  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
Casey OByrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta, T5J 3G2  
Email: casey@obymegroup.ca, troym@obymegroup.ca  
Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

**Structural**  
Equilibrium Consulting Inc.  
Robert Malczyk  
300-388 West 8th Avenue  
Vancouver, BC V5Y 3K2  
Email: rmalczyk@equilibrium.ca  
Phone: +1 604 730 1422

**Building Envelope**  
RDI Building Science Inc.  
Heather Paulson  
224 W 8th Avenue  
Vancouver, BC V5Y 1N5  
Email: mpaulson@rdi.com  
Phone: 604 873 1181 x 251

**Building Code**  
GHL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 900  
Vancouver, BC V6C 1T2  
Email: sdevries@ghl.com  
Phone: 604 689 4449 Ext 122

**Civil Engineer**  
McLennan Consulting Services Ltd.  
Nathan Dunlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: nathan@mcclennan.com  
Phone: 778 746 7417

**Landscape Architect**  
Lombard North Group (B.C.) Inc.  
James Partlow  
836 Cormorant Street  
Victoria, B.C., V8W 1B3  
Email: lombard@shaw.ca  
Phone: (250) 386 3336

**Geotechnical Engineer**  
Ryza Geotechnical  
28 Crozier Avenue  
Victoria, BC, V8Z 1S3  
Email: mail@ryza.com  
Phone: 250-475-3331

**Traffic**  
Bunt & Associates  
Simon Buntson  
Suite 421, 645 Fort Street  
Victoria, BC V8W 1G2  
Email: sbuntson@bunteng.com  
Phone: 250 592-6122

**Electrical**  
AES  
Jay Singh  
306-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250-381-8411  
Email: Jay.Singh@aesengr.com

**Mechanical**  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2A4  
Email: kevin@amegroup.ca  
Phone: 604-684-5995



**Not for construction**  
All Dimensions to be verified on-site

#	Date	REASONING APPLICATION SA - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

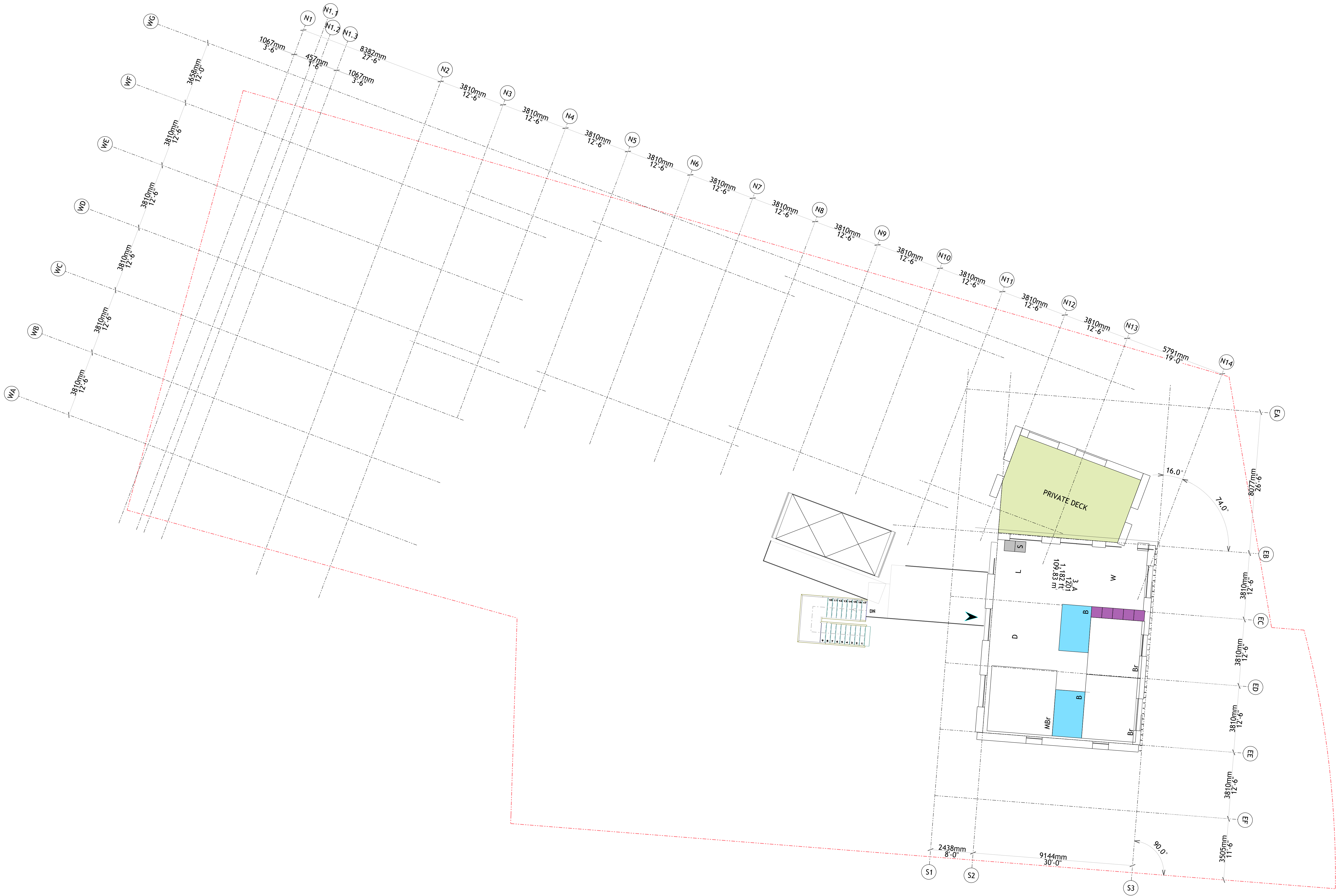
Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Edmonton, BC, Y9A 6N9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A1.15**

Title:  
**L11 FLOOR PLANS**

Scale:	File: cl_dp
Date: Sept 15, 2017	DWG #:
Drawn: AC	
Reviewed: OL	Revision:



1 L12 FLOOR PLAN  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obymgroup.ca, troym@obymgroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Malczyk  
 302-388 West 8th Avenue  
 Vancouver, BC, V5Y 3K2  
 Email: r.malczyk@equilibrium.ca  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Paulson  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1N5  
 Email: nicole@rdibuildingscience.com  
 Phone: 604 873 1181 x 251

**Building Code**  
 GH CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 900  
 Vancouver, BC, V6C 1T2  
 Email: sdevries@gh.ca  
 Phone: 604 689 4449 Ext. 122

**Civil Engineer**  
 McElhenny Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8X 4A3  
 Email: n.dunlop@mcilhenny.com  
 Phone: 778 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 836 Cormorant Street  
 Victoria, B.C., V8W 1R1  
 Email: james@lombardnorth.ca  
 Phone: (250) 386 3336

**Geotechnical Engineer**  
 Ryzak Geotechnical  
 28 Crozier Avenue  
 Victoria, BC, V8Z 1S3  
 Email: r.malik@ryzak.com  
 Phone: 250-475-3331

**Traffic**  
 Bunt & Associates  
 Simon Buntson  
 Suite 421, 645 Fort Street  
 Victoria, BC V8W 1G2  
 Email: sbuntson@bunteng.com  
 Phone: 250 592-6122

**Electrical**  
 A&S  
 Jay Singh  
 306-1815 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250-381-8411  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 A&E Group  
 Ken Shea  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2A4  
 Email: kevin@aeamgroup.ca  
 Phone: 604-684-5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	REVISION APPLICATION SA - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and immediately bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt (B.C.), V1A 6N9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A1.16**  
**L12 FLOOR PLANS**  
 Scale: File: cl\_dp  
 Date: Sept 15, 2017 DWG #:  
 Drawn: AC  
 Reviewed: OL Revision:

T.O. ELEVATOR SHAFT  
144.61' (44.08m)

ROOFTOP  
141.11' (43.01m)

LEVEL 12  
131.36' (40.04m)

LEVEL 11  
121.61' (37.07m)

LEVEL 10  
111.86' (34.09m)

LEVEL 9  
102.11' (31.12m)

LEVEL 8  
92.36' (28.15m)

LEVEL 7  
82.61' (25.18m)

LEVEL 6  
72.86' (22.21m)

LEVEL 5  
63.11' (19.24m)

LEVEL 4  
53.36' (16.26m)

LEVEL 3  
43.61' (13.29m)

LEVEL 2 (GROUND)  
33.86' (10.32m)

AVERAGE GRADE  
26.71' (8.14m)

LEVEL 1  
24.11' (7.35 m)



1 NORTH - SOUTH SECTION (looking East)  
scale 1:100

Client:  
**Standing Stone  
Developments Inc.**  
Casey OByrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: caseyobyrynegroup.ca,  
troy@standingstone.com  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc.  
Robert Malczyk  
302-388 West 8th Avenue  
Vancouver, BC, V5Y 3J2  
Email: rmalczyk@equilibrium.com  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Nancy Phelan  
224 W 8th Avenue  
Vancouver, BC, V5Y 1N5  
Email: nphelan@rdib.com  
Phone: 604 873 1181 x 251

Building Code  
GIL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 950  
Vancouver, BC, V6C 1T2  
Email: sdevries@gil.ca  
Phone: 604 689 4449 Ext 122

Civil Engineer  
McEwan Consulting Services Ltd.  
Nathan Dunlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: nathan@mcewan.com  
Phone: 778 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Pearson  
836 Cormorant Street  
Victoria, B.C., V8W 4R1  
Email: lombard@shaw.ca  
Phone: 250 386 3336

Geotechnical Engineer  
Rysak Geotechnical  
28 Cross Avenue  
Victoria, BC, V8Z 1S3  
Email: rmalik@rysak.com  
Phone: 250 475 3331

Traffic  
Bunt & Associates  
Simon Burton  
Suite 421, 445 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunteng.com  
Phone: 250 592 6122

Electrical  
AES  
Jay Singh  
305-1875 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 8121  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Ken Shea  
1130-8-8 West Hastings Street  
Vancouver, BC, V6C 2A4  
Email: kenshea@amegroup.ca  
Phone: 604 684 5995



Not for construction  
All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION Sx-ADDITIONAL MATERIAL

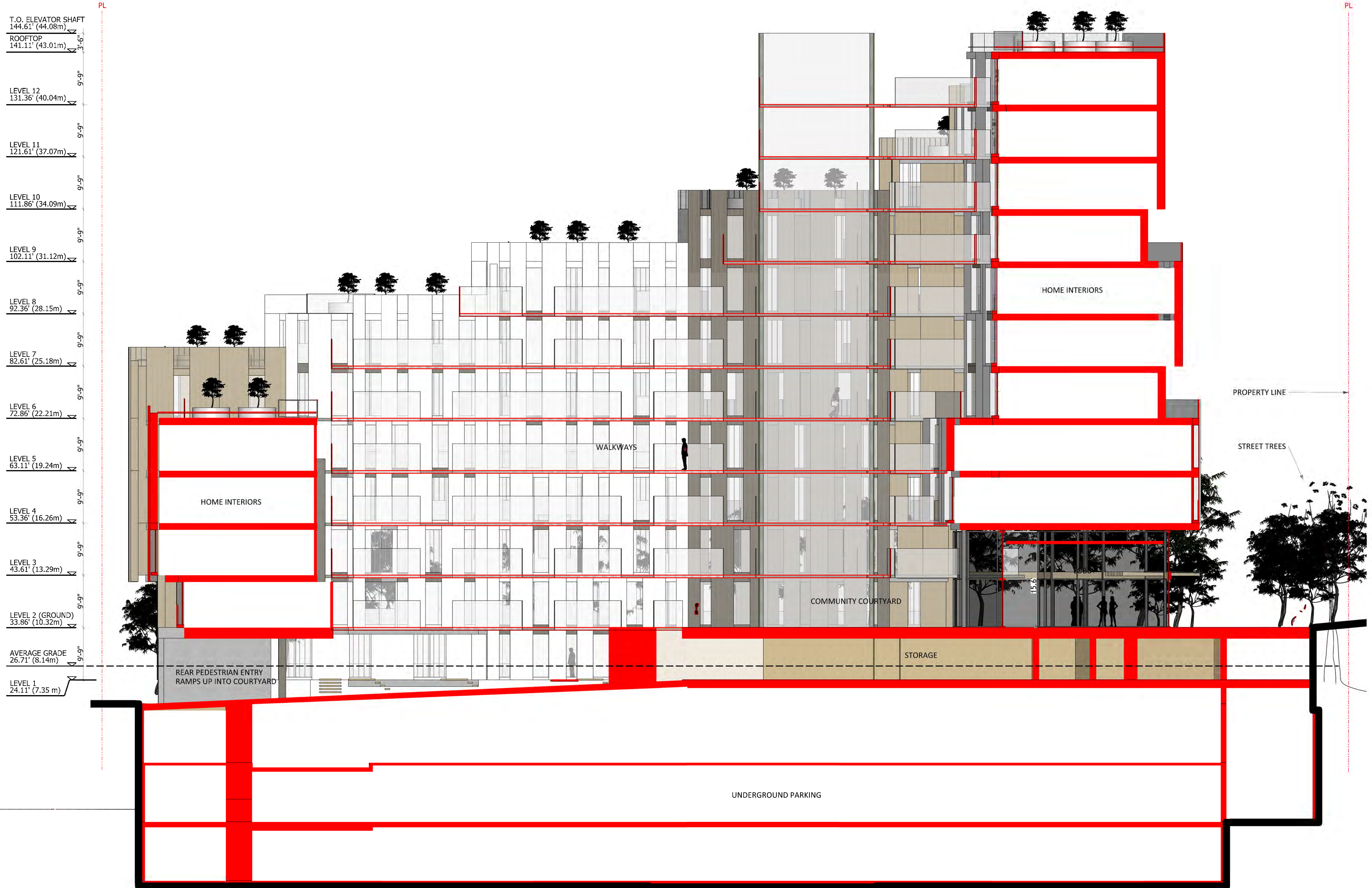
Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt, BC, V8A 6W9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A3.03**

Title:  
**NORTH-SOUTH SECTION**

Scale:	File: cl_00
Date: Sept 15, 2017	DWG #:
Drawn: ALC	
Reviewed: OL	Revision:



1 EAST - WEST SECTION (through courtyard)  
scale 1:100

**Client:**  
**Standing Stone**  
**Developments Inc.**  
 Casey O'Byrne, Troy Grant  
 10020 101a Ave NW  
 Edmonton, Alta., T5J 3G2  
 Email: casey@obyrnegroup.ca,  
 troy@obyrnegroup.ca  
 Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
 Lang Wilson Practice in Architecture Culture  
 Oliver Lang, Architect AIBC  
 3353 West 4th Avenue  
 Vancouver, BC, V6R 1N6, Canada  
 Email: office@lwpac.net  
 Phone: 604.737.7600

**Structural**  
 Equilibrium Consulting Inc.  
 Robert Maczynski  
 202-288 West 8th Avenue  
 Vancouver, BC, V5Y 3J2  
 Email: rmaczynski@equilibrium.com  
 Phone: +1 604 730 1422

**Building Envelope**  
 RDI Building Science Inc.  
 Nicole Plazaiter  
 224 W 8th Avenue  
 Vancouver, BC V5Y 1R5  
 Email: nplazaiter@rdi.com  
 Phone: 604 689 4449 Ext 122

**Building Code**  
 GIL CONSULTANTS LTD  
 Sean deVries  
 409 Granville Street, Suite 950  
 Vancouver, BC V6C 1Y2  
 Email: sdevries@gil.ca  
 Phone: 604 689 4449 Ext 122

**Civil Engineer**  
 McElhanney Consulting Services Ltd.  
 Nathan Dunlop  
 Suite 500, 3960 Quadra Street  
 Victoria BC, V8B 4A3  
 Email: nathan@mcshanney.com  
 Phone: 278 746 7417

**Landscape Architect**  
 Lombard North Group (B.C.) Inc.  
 James Partlow  
 838 Courtenay Street  
 Victoria, B.C., V8W 1R1  
 Email: james@lombard.ca  
 Phone: 250 386 3336

**Geotechnical Engineer**  
 Rysak Geotechnical  
 28 Croft Avenue  
 Victoria, BC, V8Z 1S3  
 Email: rrysak@rysak.com  
 Phone: 250 475 3331

**Traffic**  
 Bunt & Associates  
 James Burton  
 Suite 421, 445 Fort Street  
 Victoria, BC V8W 1G2  
 Email: james@bunteng.com  
 Phone: 250 592 6122

**Electrical**  
 AES  
 Jay Singh  
 305-1875 Blanshard Street  
 Victoria, BC, V8T 5A4  
 Phone: 250 381 8121  
 Email: Jay.Singh@aesengr.com

**Mechanical**  
 ABE Group  
 Ken Sheh  
 1100-8 West Hastings Street  
 Vancouver, BC, V6C 2J4  
 Email: kevin@abeamgroup.ca  
 Phone: 604 684 5995



**Not for construction**  
 All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REVISION APPLICATION SUBMITTED

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
 669 Constance Avenue,  
 658, 660, 662 Admirals Road,  
 Esquimalt, BC, V8A 6A9  
 Legal Lot Description:  
 P.I.D. 004574451  
 Lot 1  
 Plan VIP13563

**A3.02**

**Title:**  
**WEST-EAST SECTION**  
**THRU COURTYARD**

**Scale:** File : c3\_00

**Date:** Sept 15, 2017 **DWG #:**

**Drawn:** ALC

**Reviewed:** OL **Revision:**

T.O. ELEVATOR SHAFT  
144.61' (44.08m)

ROOFTOP  
141.11' (43.01m)

LEVEL 12  
131.36' (40.04m)

LEVEL 11  
121.61' (37.07m)

LEVEL 10  
111.86' (34.09m)

LEVEL 9  
102.11' (31.12m)

LEVEL 8  
92.36' (28.15m)

LEVEL 7  
82.61' (25.18m)

LEVEL 6  
72.86' (22.21m)

LEVEL 5  
63.11' (19.24m)

LEVEL 4  
53.36' (16.26m)

LEVEL 3  
43.61' (13.29m)

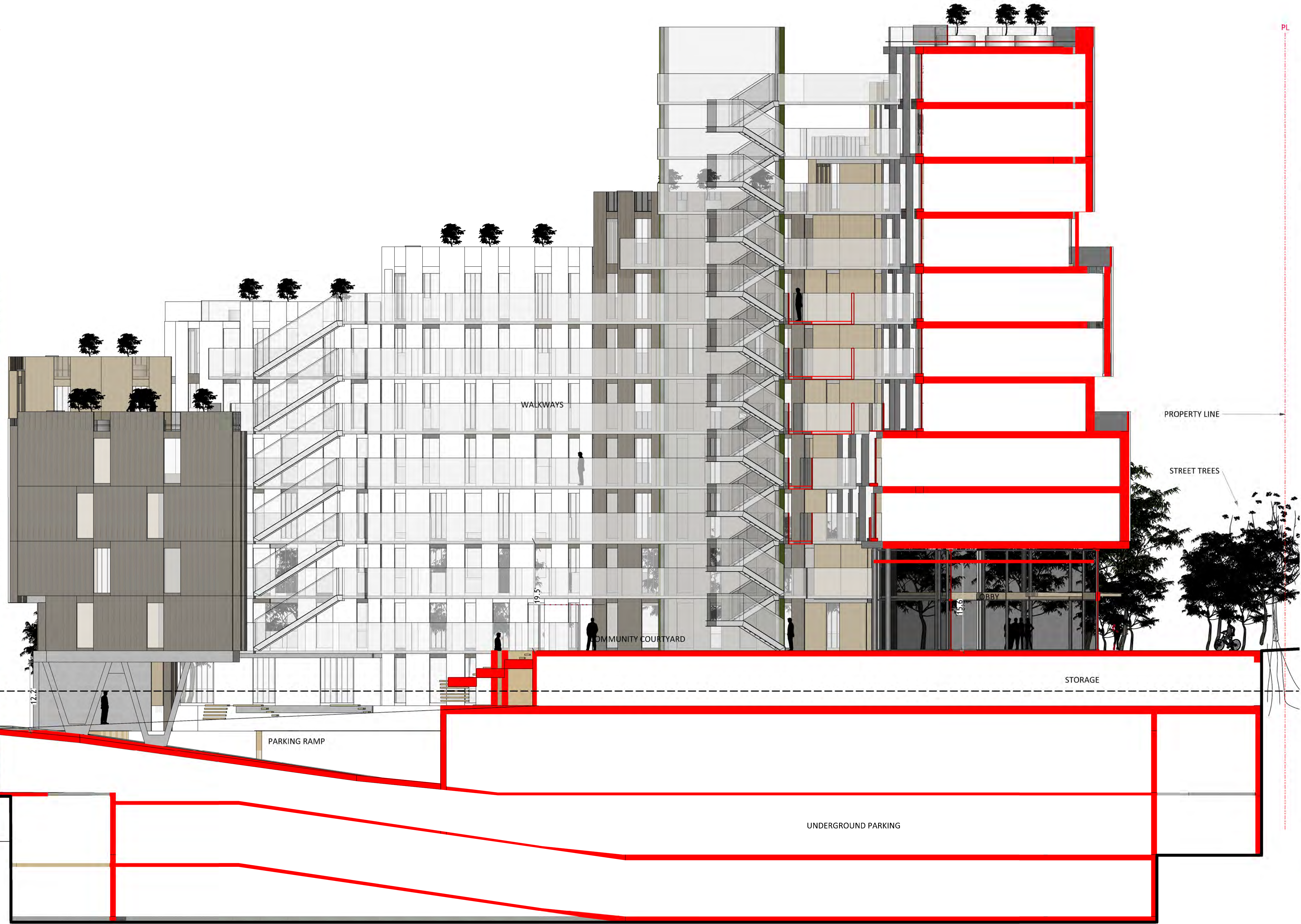
LEVEL 2 (GROUND)  
33.86' (10.32m)

AVERAGE GRADE  
26.71' (8.14m)

LEVEL 1  
24.11' (7.35 m)

PL

PL



**Client:**  
**Standing Stone Developments Inc.**  
Casey OByrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: casey@obyregroup.ca, troyc@andmgp.com  
Phone: 780.263.8537 (Troy)

**Architect**  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

**Structural**  
Equilibrium Consulting Inc.  
Robert Maczynski  
202-888 West 5th Avenue  
Vancouver, BC, V5Y 3J2  
Email: rmaczynski@equilibrium.com  
Phone: +1 604 730 1422

**Building Envelope**  
RDI Building Science Inc.  
Nathan Phelan  
224 W 6th Avenue  
Vancouver, BC V5Y 1N5  
Email: nphelan@rdibuildingscience.com  
Phone: 604 873 1181 x 251

**Building Code**  
GRI CONSULTANTS LTD  
Sean deWinter  
409 Granville Street, Suite 950  
Vancouver, BC, V6C 1T2  
Email: sdewinter@gri.ca  
Phone: 604 689 4449 Ext. 122

**Civil Engineer**  
McDermott Consulting Services Ltd.  
Matthew Burdick  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: mburdick@mcdermottcs.com  
Phone: 278 746 7417

**Landscape Architect**  
Lombard North Group (B.C.) Inc.  
James Fortson  
838 Cormorant Street  
Victoria, B.C., V8W 1R1  
Email: james@lombardshaw.ca  
Phone: 250 386 3336

**Geotechnical Engineer**  
Rytek Geotechnical  
28 Croft Avenue  
Victoria, BC, V8Z 1S3  
Email: ryan@rytek.com  
Phone: 250 475 3331

**Traffic**  
Bunt & Associates  
Simon Burton  
Suite 421, 445 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunteng.com  
Phone: 250 592 6122

**Electrical**  
AES  
Jay Singh  
305-1875 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 8121  
Email: Jay.Singh@aesengr.com

**Mechanical**  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2K4  
Email: kshea@amegroup.ca  
Phone: 604 684 5995



**Not for construction**  
All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REVISION APPLICATION SUBMITTED

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt, BC, V8A 6W9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A3.01**

**WEST-EAST SECTION THRU RAMP**

Scale: File: cl\_00  
Date: Sept 15, 2017 DWG #:  
Drawn: ALC  
Reviewed: OL Revision:

1 EAST-WEST SECTION (through ramp)  
scale 1:100

T.O. ELEVATOR SHAFT  
144.61' (44.08m)

ROOFTOP  
141.11' (43.01m)

LEVEL 12  
131.36' (40.04m)

LEVEL 11  
121.61' (37.07m)

LEVEL 10  
111.86' (34.09m)

LEVEL 9  
102.11' (31.12m)

LEVEL 8  
92.36' (28.15m)

LEVEL 7  
82.61' (25.18m)

LEVEL 6  
72.86' (22.21m)

LEVEL 5  
63.11' (19.24m)

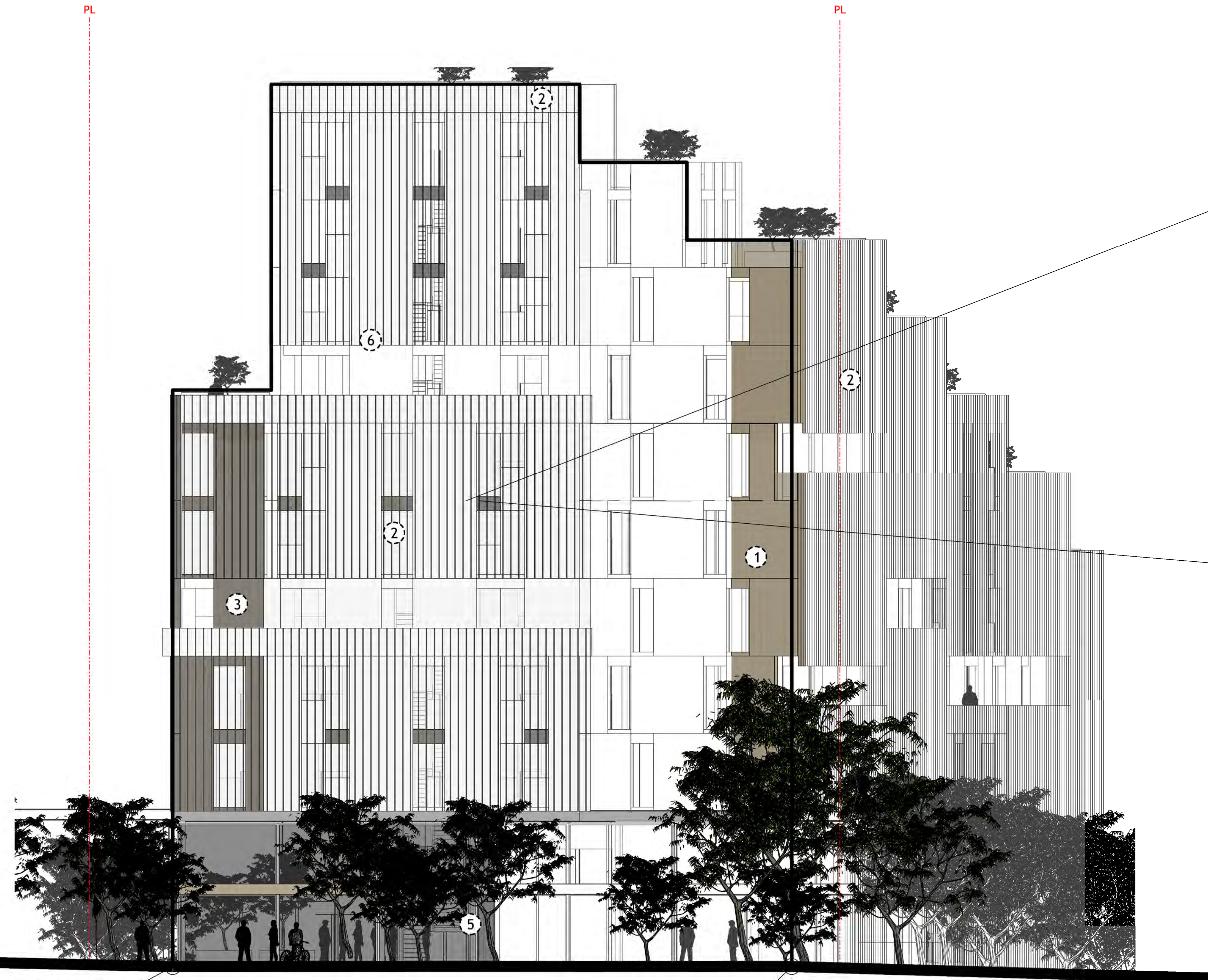
LEVEL 4  
53.36' (16.26m)

LEVEL 3  
43.61' (13.29m)

LEVEL 2 (GROUND)  
33.86' (10.32m)

AVERAGE GRADE  
26.71' (8.14m)

LEVEL 1  
24.11' (7.35 m)



E: 33.64' (10.25m)  
P: 33.86' (10.32m)

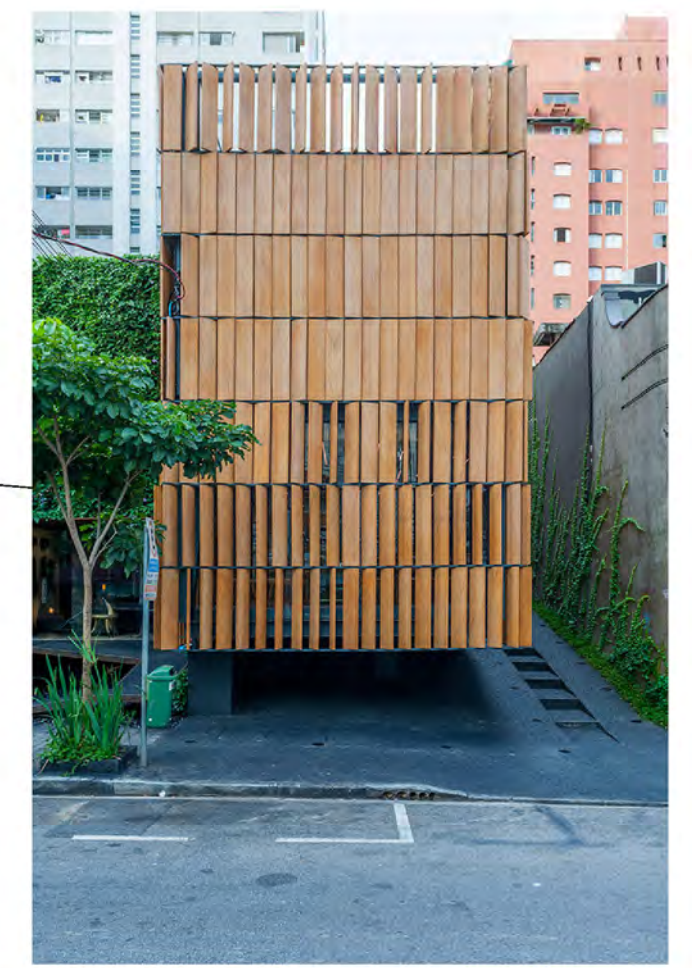
E: 32.08' (9.78m)  
P: 33.86' (10.32m)

TRUE ELEVATION

FORESHORTENED ELEVATION



WOOD SLAT SCREENED FACADE PRECEDENTS



- FACADE MATERIAL LEGEND**
- ① Wood Slats (opaque cladding)
  - ② Wood Slats (open screening)
  - ③ Charred Wood Slats
  - ④ Board Form Concrete Base
  - ⑤ Black Window Frame
  - ⑥ TBD - Metal or White Wood Slats

Client:  
**Standing Stone  
Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: casey@obyrnegroup.ca,  
troy@obyrnegroup.ca  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc.  
Robert Maczka  
202-88 West 5th Avenue  
Vancouver, BC, V5Y 3J2  
Email: rmaczka@equilibrium.com  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Nadia Pflaumer  
224 W 8th Avenue  
Vancouver, BC V5Y 1N5  
Email: npflaumer@rdi.com  
Phone: 604 873 1181 x 251

Building Code  
GHL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 950  
Vancouver, BC V6C 1V2  
Email: sde@ghl.ca  
Phone: 604 689 4449 Ext. 122

Civil Engineer  
McDermott Consulting Services Ltd.  
Matthew Dunlop  
5050, 3960 Quadra Street  
Victoria BC, V8M 4A3  
Email: mdunlop@mcdermottcs.com  
Phone: 778 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Partlow  
836 Cormorant Street  
Victoria, B.C., V8W 8E1  
Email: lombard@shaw.ca  
Phone: 250 386 3336

Geotechnical Engineer  
Byzka Geotechnical  
28 Crozier Avenue  
Victoria, BC, V8Z 5J3  
Email: melli@byzka.com  
Phone: 250 475 3331

Traffic  
Bunt & Associates  
Simon Burton  
Suite 421, 445 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunteng.com  
Phone: 250 942 6122

Electrical  
AES  
Jay Singh  
305-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 8121  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Ken Shea  
1180-8 West Hastings Street  
Vancouver, BC, V6C 2A4  
Email: kevin@amegroup.ca  
Phone: 604 684 5995



Not for construction  
All Dimensions to be verified on-site

#	Date	Issued / Revision
1	Dec 7, 2017	REZONING APPLICATION SA-ADDITIONAL MATERIAL

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt, BC, V8A 6W9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A4.01**

Title:  
**EAST ELEVATION**

Scale:	File: cl_00
Date: Sept 15, 2017	DWG #:
Drawn: ALC	
Reviewed: OL	Revision:



T.O. ELEVATOR SHAFT  
144.61' (44.08m)

ROOFTOP  
141.11' (43.01m)

LEVEL 12  
131.36' (40.04m)

LEVEL 11  
121.61' (37.07m)

LEVEL 10  
111.86' (34.09m)

LEVEL 9  
102.11' (31.12m)

LEVEL 8  
92.36' (28.15m)

LEVEL 7  
82.61' (25.18m)

LEVEL 6  
72.86' (22.21m)

LEVEL 5  
63.11' (19.24m)

LEVEL 4  
53.36' (16.26m)

LEVEL 3  
43.61' (13.29m)

LEVEL 2 (GROUND)  
33.86' (10.32m)

AVERAGE GRADE  
26.71' (8.14m)

LEVEL 1  
24.11' (7.35 m)



- FACADE MATERIAL LEGEND**
- ① Wood Slats (opaque cladding)
  - ② Wood Slats (open screening)
  - ③ Charred Wood Slats
  - ④ Board Form Concrete Base
  - ⑤ Black Window Frame
  - ⑥ TBD - Metal or White Wood Slats

Client:  
**Standing Stone Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: casey@standingstonegroup.ca, troy@standingstonegroup.ca  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc.  
Robert Malczyk  
302-388 West 8th Avenue  
Vancouver, BC, V5Y 3K2  
Email: rmalczyk@equilibrium.com  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Nancy Plummer  
224 W 8th Avenue  
Vancouver, BC V5Y 1N5  
Email: nplummer@rdi.com  
Phone: 604 683 1181 x 251

Building Code  
GHL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 950  
Vancouver, BC V6C 1Y2  
Email: sdevries@ghl.ca  
Phone: 604 689 4449 Ext. 122

Civil Engineer  
McEwan Consulting Services Ltd.  
Nathan Durlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8B 4A3  
Email: nathan@mcewan.com  
Phone: 778 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Partlow  
836 Cormorant Street  
Victoria, B.C., V8W 1R1  
Email: lombard@shaw.ca  
Phone: (250) 386 3336

Geotechnical Engineer  
Rybak Geotechnical  
28 Crocus Avenue  
Victoria, BC, V8Z 1S3  
Email: mail@rybak.com  
Phone: 250 475 3331

Traffic  
Bunt & Associates  
Simon Burton  
Suite 421, 445 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunting.com  
Phone: 250 942 6122

Electrical  
AES  
Jay Singh  
305-1875 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 8121  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Ken Sheh  
1130-B West Hastings Street  
Vancouver, BC, V6C 2K4  
Email: kevin@amegroup.ca  
Phone: 604-684-5995



Not for construction  
All Dimensions to be verified on-site

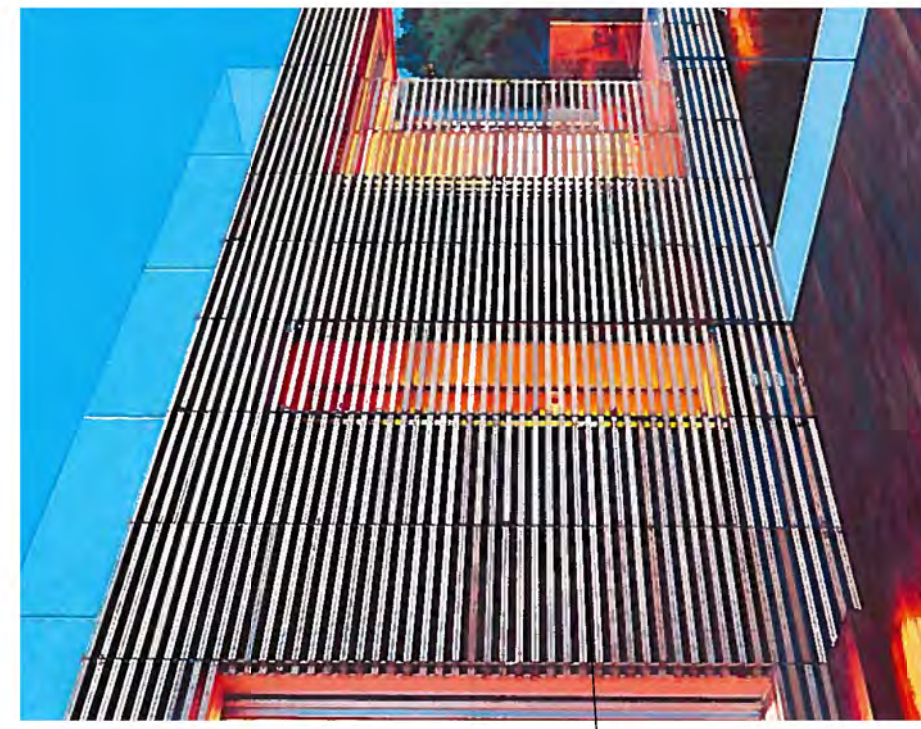
#	Date	Issued / Revision
1	Dec 7, 2017	REVISION APPLICATION SUBMITTED

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

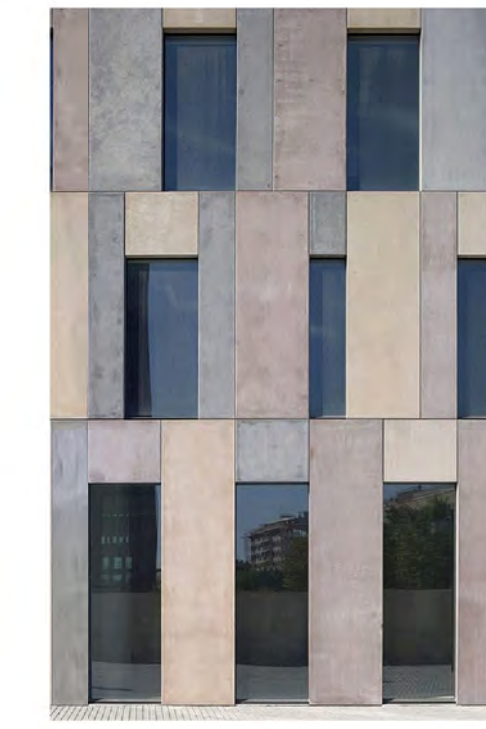
Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt, BC, V8A 6A9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A4.02**  
Title:  
**WEST ELEVATION**  
Scale: File: cl\_00  
Date: Sept 15, 2017 DWG #:  
Drawn: ALC  
Reviewed: OL Revision:

EXAMPLE OF WOOD SLAT OPAQUE AND SCREENED FACADE



EXAMPLES OF FACADE PATTERN ARTICULATION



**FACADE MATERIAL LEGEND**

- ① Wood Slats (opaque cladding)
- ② Wood Slats (open screening)
- ③ Charred Wood Slats
- ④ Board Form Concrete Base
- ⑤ Black Window Frame
- ⑥ TBD - Metal or White Wood Slats



**1 NORTH ELEVATION**  
scale 1:100

**Client:**  
**Standing Stone Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: casey@obyregroup.ca, troyc@obyregroup.ca  
Phone: 780.263.8537 (Troy)

**Architect:**  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

**Structural:**  
Equilibrium Consulting Inc.  
Robert Makczka  
202-288 West 8th Avenue  
Vancouver, BC, V5Y 3K2  
Email: r.makczka@equilibrium.ca  
Phone: +1 604 730 1422

**Building Envelope:**  
RDI Building Science Inc.  
Nadia Phares  
224 W 6th Avenue  
Vancouver, BC V5Y 1H5  
Email: nphares@rdibsci.com  
Phone: 604 873 1181 x 251

**Building Code:**  
GIL CONSULTANTS LTD  
Sean deVries  
409 Granville Street, Suite 950  
Vancouver, BC V6C 1T2  
Email: sdevries@gil.ca  
Phone: 604 689 4449 Ext. 122

**Civil Engineer:**  
McDermott Consulting Services Ltd.  
Matthew Dunlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: mdunlop@mcdermott.ca  
Phone: 278 746 7417

**Landscape Architect:**  
Lombard North Group (B.C.) Inc.  
James Partlow  
838 Cormorant Street  
Victoria, B.C., V8W 8E1  
Email: lombard@shaw.ca  
Phone: (250) 386 3336

**Geotechnical Engineer:**  
Rybak Geotechnical  
28 Grosvenor Avenue  
Victoria, BC, V8Z 1S3  
Email: mail@rybak.com  
Phone: 250 475 3331

**Traffic:**  
Bunt & Associates  
Simon Burton  
Suite 421, 445 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunteng.com  
Phone: 250 592 6122

**Electrical:**  
AES  
Jay Singh  
305-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 8121  
Email: Jay.Singh@aesengr.com

**Mechanical:**  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2J4  
Email: ken@amegroup.ca  
Phone: 604 684 5995



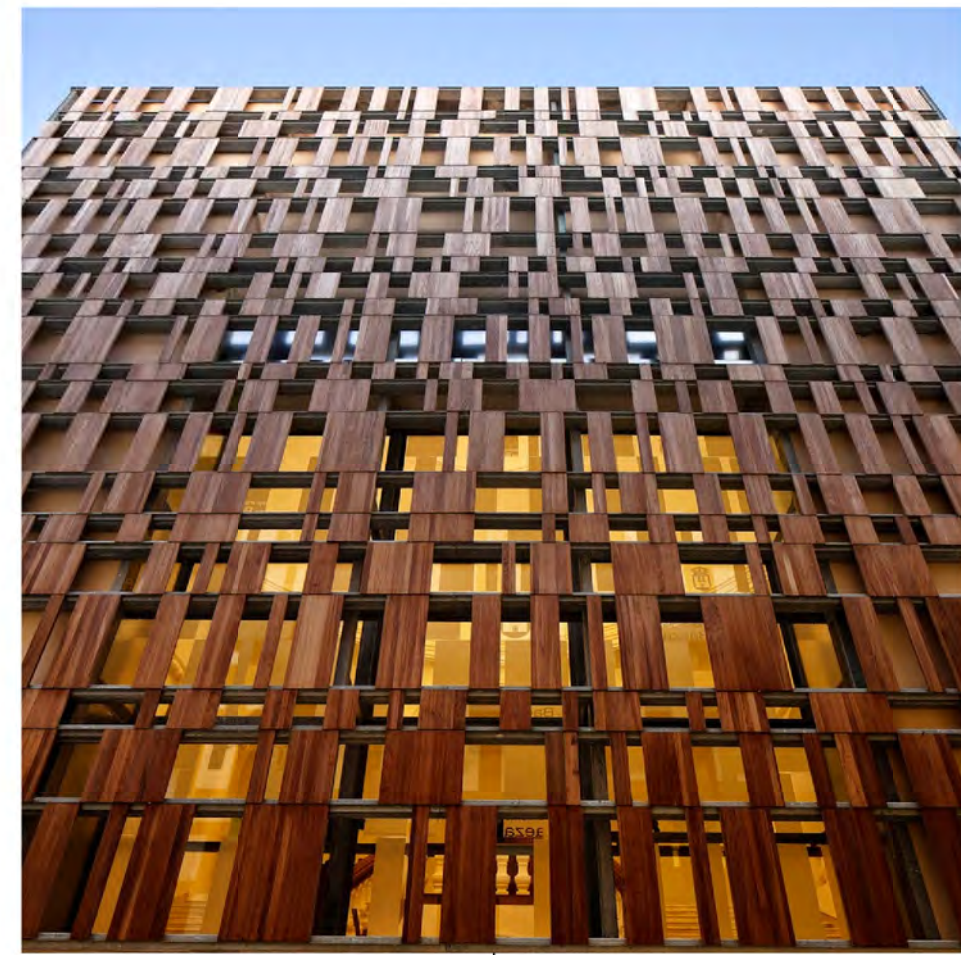
**Not for construction**  
All Dimensions to be verified on-site

#	Date	Revising Application	Issued / Revision
1	Dec 7, 2017	REVISION APPLICATION 5a - ADDITIONAL MATERIAL	

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction unless issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately, bring these items to the attention of the Architect for clarification.

**Project:**  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Edmonton, BC, T6A 0A9  
Legal Lot Description:  
P.I.D. 004574451  
Lot #  
Plan VIP13563

**A4.03**  
**NORTH ELEVATION**  
Title:  
Scale: File: c..00  
Date: Sept 15, 2017 DWG #:  
Drawn: ALC  
Reviewed: OL Revision:



- FACADE MATERIAL LEGEND**
- ① Wood Slats (opaque cladding)
  - ② Wood Slats (open screening)
  - ③ Charred Wood Slats
  - ④ Board Form Concrete Base
  - ⑤ Black Window Frame
  - ⑥ TBD - Metal or White Wood Slats

T.O. ELEVATOR SHAFT  
144.61' (44.08m)

ROOFTOP  
141.11' (43.01m)

LEVEL 12  
131.36' (40.04m)

LEVEL 11  
121.61' (37.07m)

LEVEL 10  
111.86' (34.09m)

LEVEL 9  
102.11' (31.12m)

LEVEL 8  
92.36' (28.15m)

LEVEL 7  
82.61' (25.18m)

LEVEL 6  
72.86' (22.21m)

LEVEL 5  
63.11' (19.24m)

LEVEL 4  
53.36' (16.26m)

LEVEL 3  
43.61' (13.29m)

LEVEL 2 (GROUND)  
33.86' (10.32m)

AVERAGE GRADE  
26.71' (8.14m)

LEVEL 1  
24.11' (7.35 m)



E: 20.83' (6.35m)  
P: 19.61' (5.98 m)

EXISTING GRADE

COURTYARD EDGE  
STEPS DOWN TO  
MINIMIZE  
PROTRUDING ABOVE  
ADJACENT GRADE

PARKADE WALL  
ALWAYS <6' (1.8m)  
ABOVE ADJACENT  
GRADE

TRUE ELEVATION

FORESHORTENED ELEVATION

Client:  
**Standing Stone  
Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: casey@obynegroup.ca,  
troy@obynegroup.ca  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc  
Robert Maczka  
202-288 West 5th Avenue  
Vancouver, BC, V5Y 3K2  
Email: rmaczka@equilibrium.com  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Nancy Phelan  
224 W 8th Avenue  
Vancouver, BC V5Y 1N5  
Email: nphelan@rdi.com  
Phone: 604 873 1181 x 251

Building Code  
GRI CONSULTANTS LTD  
Sean deWit  
409 Granville Street, Suite 950  
Vancouver, BC V6C 1T2  
Email: sde@gricons.com  
Phone: 604 689 4449 Ext 122

Civil Engineer  
McDermott Consulting Services Ltd.  
Matthew Durig  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: mdurig@mcdermott.com  
Phone: 250 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Pearson  
836 Cormorant Street  
Victoria, B.C., V8W 8R1  
Email: james@lombardshaw.ca  
Phone: 250 386 3336

Geotechnical Engineer  
Rybak Geotechnical  
28 Grand Avenue  
Victoria, BC, V8Z 1S3  
Email: rrybak@rybak.com  
Phone: 250 475 3331

Traffic  
Bunt & Associates  
Simon Burton  
Suite 421, 465 Fort Street  
Victoria, BC V8W 1G2  
Email: sburton@bunteng.com  
Phone: 250 592 6122

Electrical  
AES  
Jay Singh  
305-1875 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250 381 6121  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Ken Shea  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2J4  
Email: kevin@amegroup.ca  
Phone: 604 684 5995



Not for construction  
All Dimensions to be verified on-site

7	Dec 7, 2017	REVISION APPLICATION SA	ADDITIONAL MATERIAL
#	Date	Issued / Revision	

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Esquimalt, BC, V8A 6A9  
Legal Lot Description:  
P.I.D. 004574451  
Lot 1  
Plan VIP13563

**A4.04**

Title:  
**SOUTH ELEVATION**

Scale: File: c4\_00

Date: Sept 15, 2017 DWG #:   
Drawn: AK  
Reviewed: OL Revision:



1 Wood Slats (opaque cladding)

2 Wood Slats (open screening)

3 Charred Wood Slats



4 Board Form Concrete Base



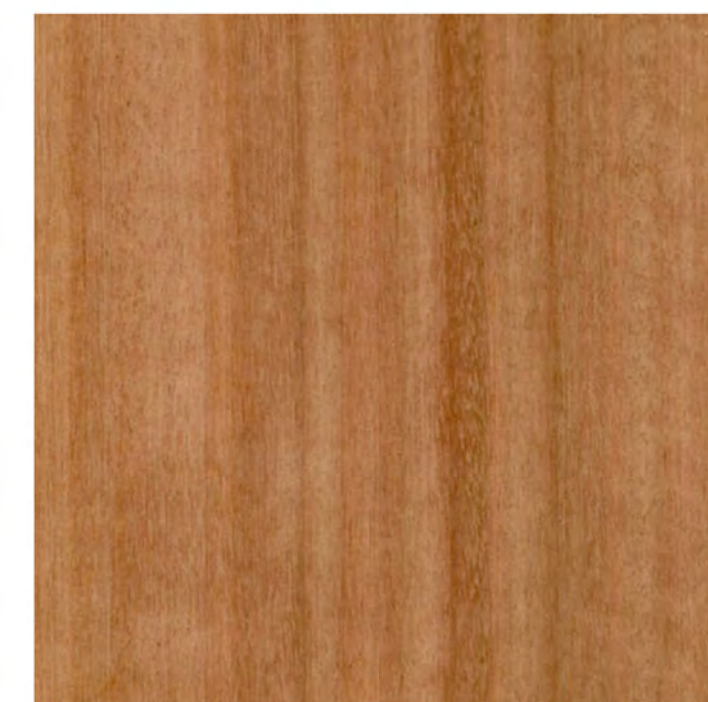
5 Black Window Frame



Galvalume Flashing



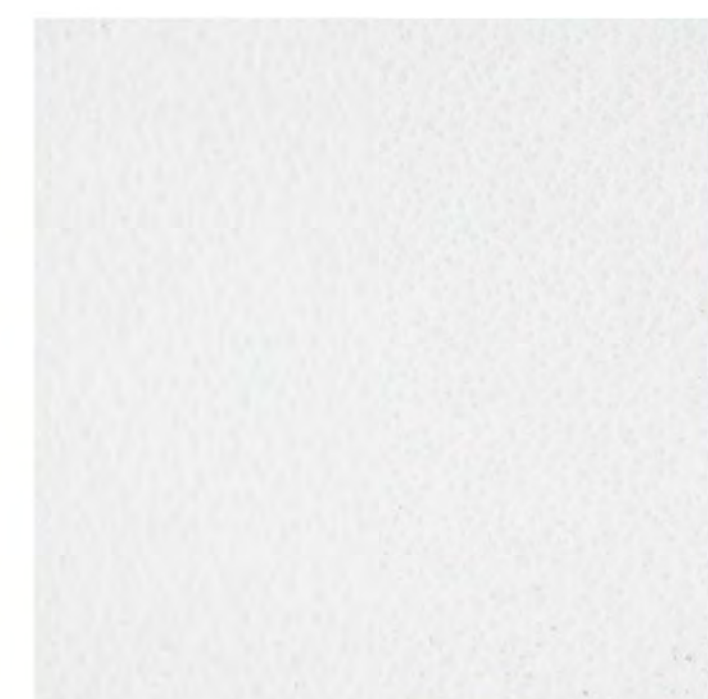
White Fiber Cement Panel or Similar Panel



Eucalyptus Wood Siding or Similar



Reconstituted Oak Siding or White Wash Alternative



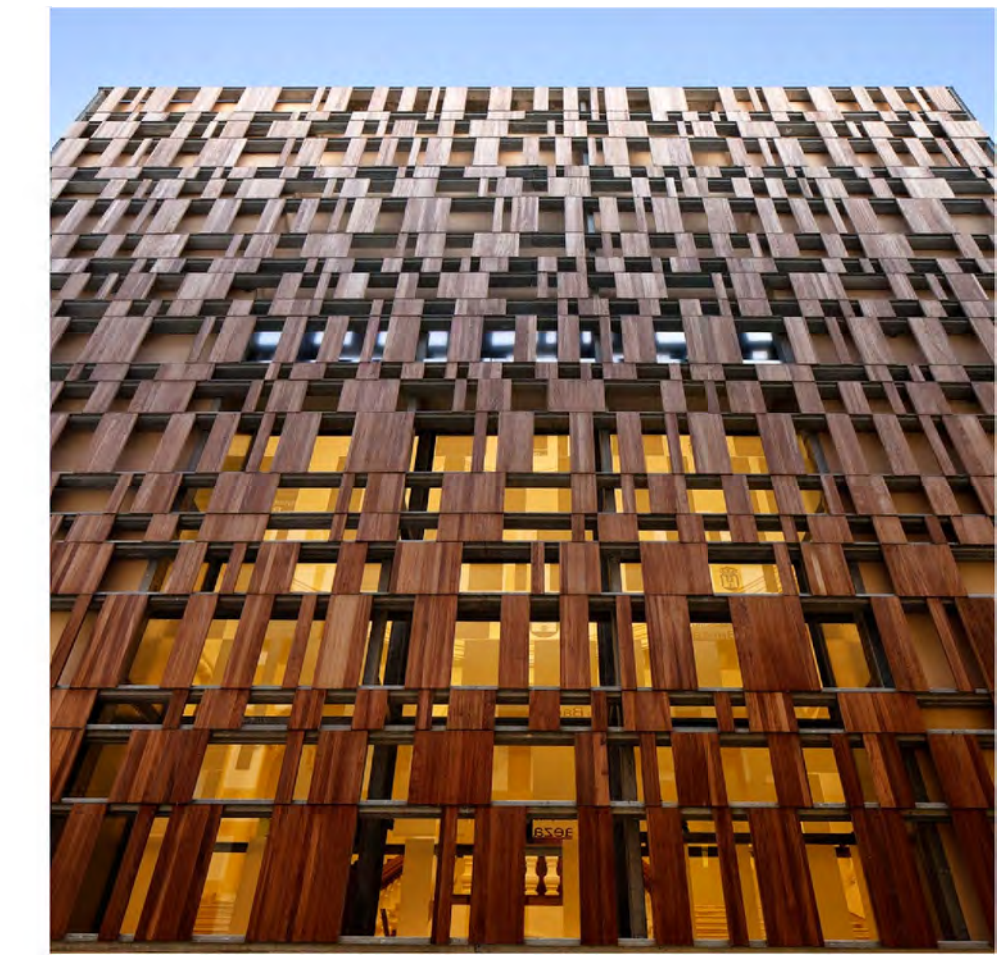
White Metal Panel Siding



Restaurante Bossa by Rosenbaum + Multi Randolph

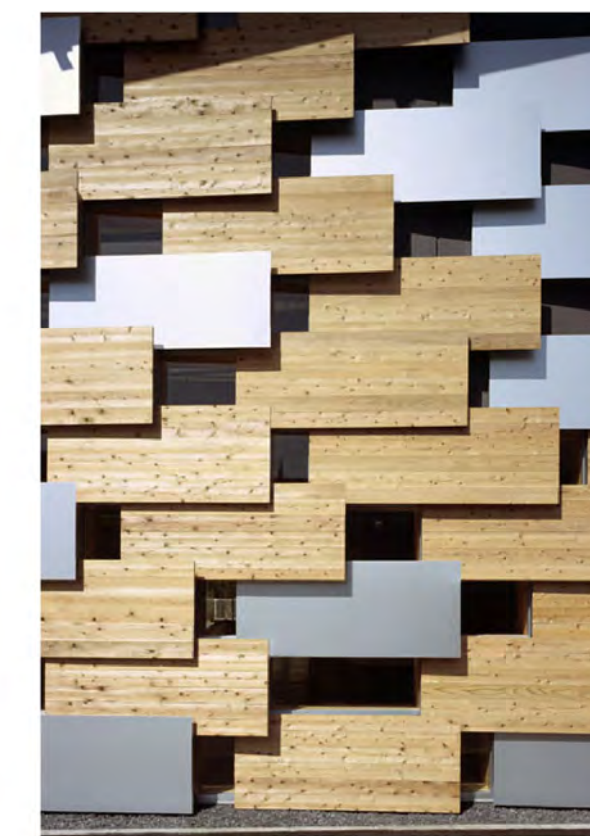


Comte Vollenweider by Aldo Amoretti

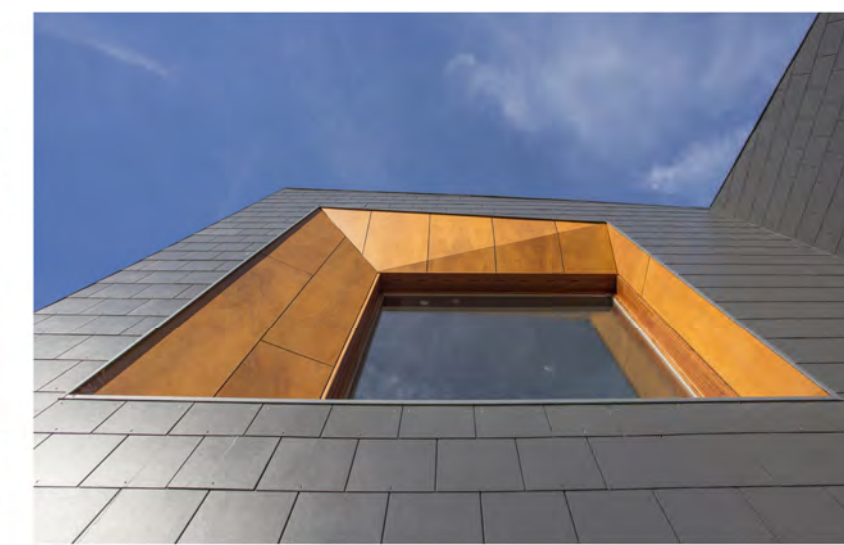


Casas Consistoriales de Baeza by Viar Estudio

2 WOODEN SCREEN PRECEDENTS



Hoshinosato Annex by Kengo Kuma

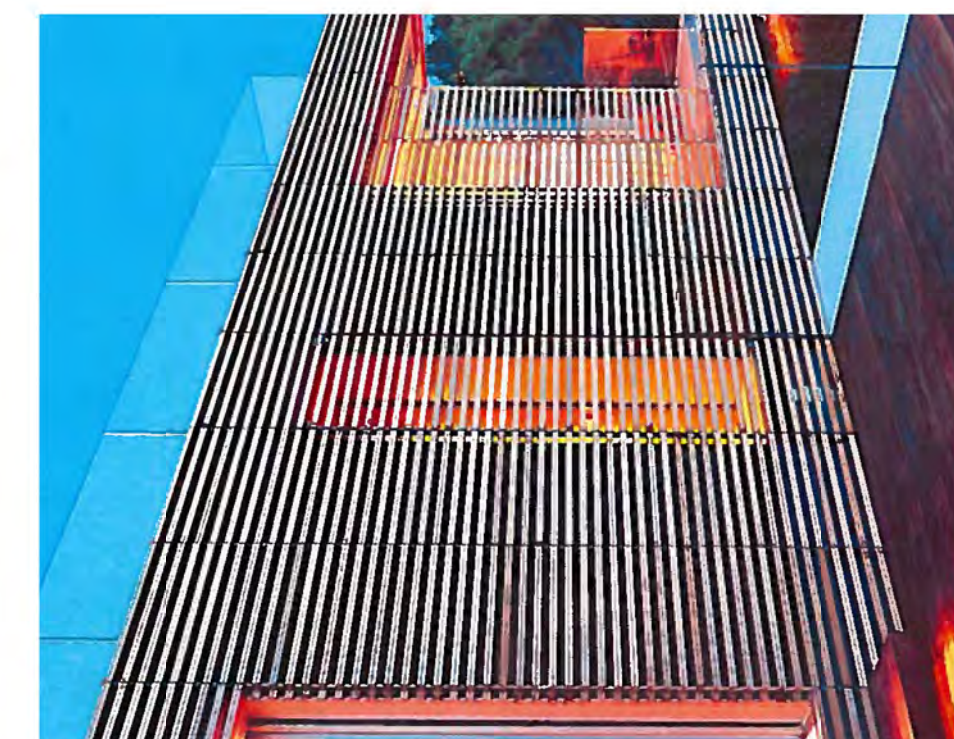
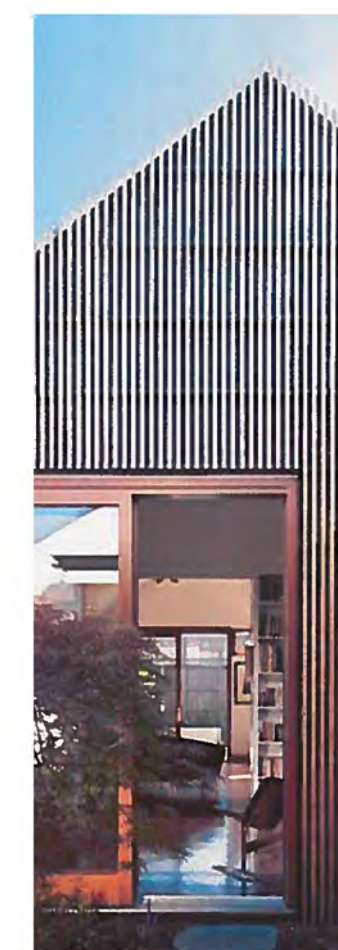


Youth Centre in Tadley by Ayre Chamberlain Gaunt

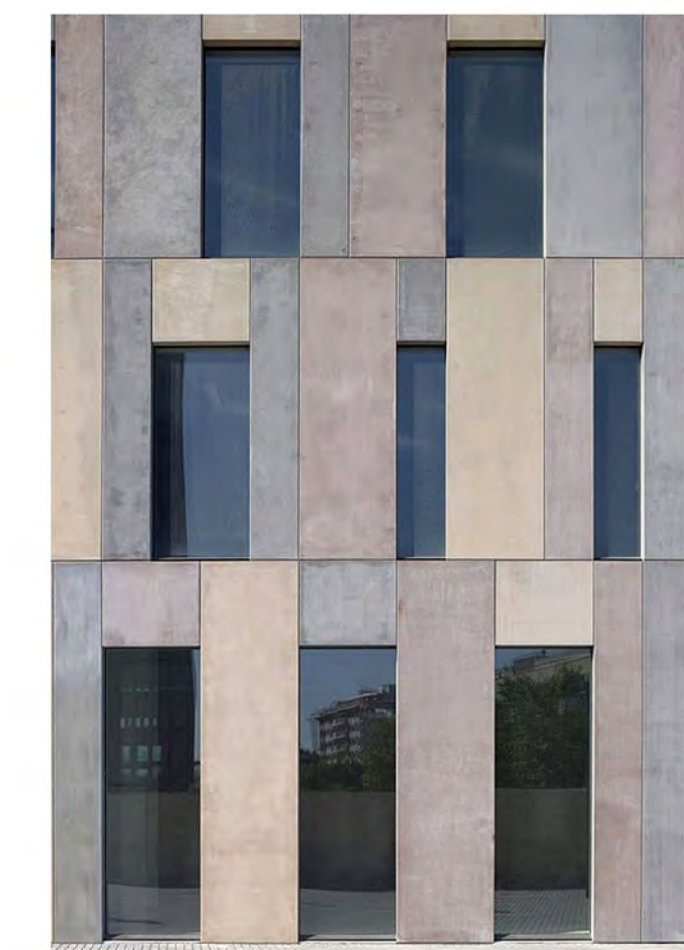


Ostrava City Gate by Kuba & Pilaf Architekti

3 CO-EXISTANCE OF MATERIALS PRECEDENTS



4 WOOD SLAT FACADE / SCREENING PRECEDENTS



5 VARYING COLOUR PANELS PRECEDENT

1 PROJECT COLOUR BOARD

Client:  
**Standing Stone Developments Inc.**  
Casey O'Byrne, Troy Grant  
10020 101a Ave NW  
Edmonton, Alta., T5J 3G2  
Email: casey@obynegroup.ca,  
troy@kandmgroupp.ca  
Phone: 780.263.8537 (Troy)

Architect  
**LWPAC**  
Lang Wilson Practice in Architecture Culture  
Oliver Lang, Architect AIBC  
3353 West 4th Avenue  
Vancouver, BC, V6R 1N6, Canada  
Email: office@lwpac.net  
Phone: 604.737.7600

Structural  
Equilibrium Consulting Inc.  
Robert Malczyk  
302-888 West 8th Avenue  
Vancouver, BC, V5Y 3K2  
Email: r.malczyk@equilibrium.ca  
Phone: +1 604 730 1422

Building Envelope  
RDI Building Science Inc.  
Norm Plummer  
224 W 8th Avenue  
Vancouver, BC, V5Y 1N5  
Email: nplummer@rdi.com  
Phone: 604 873 1181 x 251

Building Code  
GHL CONSULTANTS LTD  
Sean deWit  
409 Granville Street, Suite 900  
Vancouver, BC, V6C 1T2  
Email: sde@ghl.ca  
Phone: 604 689 4449 Ext. 122

Civil Engineer  
McElhenny Consulting Services Ltd.  
Nathan Dunlop  
Suite 500, 3960 Quadra Street  
Victoria BC, V8X 4A3  
Email: n.dunlop@mcshenney.com  
Phone: 778 746 7417

Landscape Architect  
Lombard North Group (B.C.) Inc.  
James Partlow  
836 Cormorant Street  
Victoria, B.C., V8W 1B3  
Email: lombard@shaw.ca  
Phone: (250) 386 3336

Geotechnical Engineer  
Ryzak Geotechnical  
28 Crozier Avenue  
Victoria, BC, V8Z 1S3  
Email: r.mallory@ryzak.com  
Phone: 250-475-3331

Traffic  
Bunt & Associates  
Simon Bunt  
Suite 421, 645 Fort Street  
Victoria, BC, V8W 1G2  
Email: sbunt@bunteng.com  
Phone: 250 592-6122

Electrical  
AES  
Jay Singh  
306-1815 Blanshard Street  
Victoria, BC, V8T 5A4  
Phone: 250-381-8411  
Email: Jay.Singh@aesengr.com

Mechanical  
AME Group  
Keri Shee  
1100-8 West Hastings Street  
Vancouver, BC, V6C 2A6  
Email: kshee@amegroup.ca  
Phone: 604-686-5995



Not for construction  
All Dimensions to be verified on-site

#	Date	REVISION APPLICATION SA - ADDITIONAL MATERIAL	Issued / Revision
1	Dec 7, 2017		

Copyright reserved. This design and the drawings are the exclusive property of Lang Wilson Practice in Architecture Culture Inc. and cannot be used for any other purpose without the written consent of the architect. This drawing is not to be used for construction until issued for that purpose by the architect. Prior to commencement of the work the contractor shall verify all assemblies, dimensions, details and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and immediately bring these items to the attention of the Architect for clarification.

Project:  
**CORVETTE LANDING**  
669 Constance Avenue,  
658, 660, 662 Admirals Road,  
Edmonton, BC, T6A 6N9  
Legal Lot Description:  
P.J.D. 004574451  
Lot 1  
Plan VIP13563

**A4.05**

Title:  
**COLOUR BOARD + PRECEDENTS**

Scale:	File:
Date: Sept 15, 2017	DWG #:
Drawn: AC	
Reviewed: OL	Revision:



