CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE
AGENDA

WEDNESDAY, OCTOBER 10, 2018 3:00 P.M.
BOARDROOM
ARCHIE BROWNING CENTRE

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – September 12, 2018

V. STAFF REPORT

DEVELOPMENT PERMIT APPLICATION
"VISTA SENIOR LIVING – 11 STOREY, 181 RESIDENTIAL UNIT, MIXED USE BUILDING"
622 Admirals Road
Lot 155, Suburban Lot 43, Esquimalt District, Plan 2854 [PID 006-390-897]
Lot 156, Suburban Lot 43, Esquimalt District, Plan 2854 [PID 006-386-865]
Lot 157, Suburban Lot 43, Esquimalt District, Plan 2854 [PID 006-386-881]
Lot 158, Suburban Lot 43, Esquimalt District, Plan 2854 Except Part in Red on Plan 312 B.L. [PID 006-387-098]

PURPOSE OF APPLICATION:

The purpose of the application is to assess the proposed design for an 11-storey; mixed-use building against the relevant design guidelines in the following Development Permit Areas:

Development Permit Area	Schedule
No. 1 Natural Environment	"A"
No. 4 Commercial	"B"
No. 7 Energy Conservation and Greenhouse Gas Reduction	"C"
No. 8 Water Conservation	"D"

RECOMMENDATION:

The Esquimalt Design Review Committee recommends that the application for a development permit for Vista Senior Living Mixed Use building be forwarded to Council with a recommendation to **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

VI. NEXT REGULAR MEETING

Wednesday, November 14, 2018

VII. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE
MINUTES OF SEPTEMBER 12, 2018
ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Graeme Verhulst, Acting Chair	Wendy Kay
	Robert Schindelka	Bev Windjack
	Jill Singleton	
ABSENT:	Cst. Rae Robirtis, Ally Dewji and Roger Wheelock	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison	
	Janany Nagulan, Planner	
	Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Present Committee members nominated Graeme Verhulst to assume the Chair.

Acting Chair Graeme Verhulst called the meeting to order at 3:04 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Robert Schindelka: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES – August 8, 2018

Moved by Wendy Kay, seconded by Robert Schindelka: That the minutes of August 8, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

Development Permit and Development Variance Permit
955 Craigflower Road

Committee comments included (Staff *response in italics*):

- Are there any larger signs? *No, only small signs around the pumps.*
- Are the variances for the number of signs only? *No, the variances are for the number, height and distance of the signs.*
- What type of signage was there before? *The applicant has provided a photo labeled "station current layout" which is included in the agenda package.*
- Can the new signs be recycled? *There are guidelines in the Official Community Plan, however, the applicant has not indicated what the signs will be made of.*

RECOMMENDATION:

Moved by Bev WIndjack, seconded by Jill Singleton: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit and Development Variance Permit permitting multiple signs for the existing Esso gas station consistent with plans stamped "Received May 9, 2018" and Site Plans prepared by Fuel Marketing Asset Management – Engineering Services stamped "Received May 9, 2018" and to include the following variance for the property at 955 Craigflower Road [PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan VIP55645] **be forwarded to Council with a recommendation for approval** as the proposal is within expectations for a gas station and provides safety information. **Carried Unanimously**

Sign Regulation Bylaw, 1996, No. 2252, 6.1 (i) – Prohibitions: To increase the requirement of no more than 3 types of signs on a site to allow no more than 4 types of signs on the site, specifically for signage around the existing gas pumps;

Sign Regulation Bylaw, 1996, No. 2252, 9.8.1 –Freestanding Signs - Number Permitted: To increase the requirement to allow the number of free standing signs on site from 1 to 2 freestanding signs, specially to be located beside existing gas pumps;

Sign Regulation Bylaw, 1996, No. 2252, 9.8.2 (a) – Freestanding Signs- Location: A 15 metre decrease to the requirement, to allow for freestanding signs to be located within 30 metre of residential zone, specifically for signs to be located beside existing gas pumps;

Sign Regulation Bylaw, 1996, No. 2252, 9.8.2 (c) – Freestanding Signs- Location: To be exempt from the requirement that all freestanding signs shall be sited in a landscaped area to be at least equal in size to the Sign Area;

Sign Regulation Bylaw, 1996, No. 2252, 9.12.1 – Projecting Signs – Number Permitted: To allow the number of projecting signs from only one per business on a premise, to ten projecting signs per business specifically to be located near existing gas pumps; and

Sign Regulation Bylaw, 1996, No. 2252, 9.12.4 (a) – Projecting Signs- Sign Placement Area: To decrease the minimum placement distance above ground from 2.75m to 1.2m above ground specifically for those signs to be located near the existing gas pumps.

VIII. NEXT REGULAR MEETING

Wednesday, October 10, 2018

IX. ADJOURNMENT

The meeting adjourned at approximately 3:10 p.m.

CERTIFIED CORRECT

CHAIR, DESIGN REVIEW COMMITTEE
THIS 10th DAY OF OCTOBER, 2018

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: October 10, 2018

STAFF REPORT

DATE: October 4, 2018

TO: Chair and Members of the Design Review Committee

FROM: Bill Brown, Director of Development Services

SUBJECT: **DEVELOPMENT PERMIT APPLICATION**
"VISTA SENIOR LIVING – 11 STOREY, 181 RESIDENTIAL UNIT, MIXED USE BUILDING"

622 Admirals Road

Lot 155, Suburban Lot 43, Esquimalt District, Plan 2854 [PID 006-390-897]
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Lot 158, Suburban Lot 43, Esquimalt District, Plan 2854 Except Part in Red on Plan 312 B.L. [PID 006-387-098]

RECOMMENDATION:

The Esquimalt Design Review Committee recommends that the application for a development permit for Vista Senior Living Mixed Use building be forwarded to Council with a recommendation to **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

BACKGROUND:

Purpose of the Application

The purpose of the application is to assess the proposed design for an 11-storey; mixed-use building against the relevant design guidelines in the following Development Permit Areas:

Development Permit Area	Schedule
No. 1 Natural Environment	"A"
No. 4 Commercial	"B"
No. 7 Energy Conservation and Greenhouse Gas Reduction	"C"
No. 8 Water Conservation	"D"

Context

Applicant: David Craik

Owner: 1105384 B.C. Ltd. Inc. No. BC 1105384

Architect: Praxis Architects Inc. and Zeidler

Property Size: 2,828 m^2

Existing Land Uses: Royal Canadian Legion Branch Building (vacant)

Surrounding Land Uses:
North: Vacant single storey commercial building
South: Neighbourhood Grocery Store
West: Multi-family residential
East: Multi-family residential

Existing Zoning: Comprehensive Development District No. 82 [CD-82]

Existing OCP Land Use Designation: Commercial

Proposed OCP Land Use Designation: Commercial

Design Overview

The proposed building and landscape design is illustrated in the attached drawing package (Schedule "E"). A number of Green building features are proposed (Schedule "F"). The building would contain the following uses:

Use	Units	Floor Area
Residential Uses		
Memory Care	48	
Congregate Care Residential - Rental	95	
Condominiums	38	
Total Residential Units	181	
Accessory Residential Uses		
Offices, laundry, theatre, meeting room, salon and spa, multi-purpose room located on the main floor.		708.6 m^2
Dining room, library, arts studio, coffee lounge, sports bar, and bistro/kitchen on 11th floor.		1,075.3 m^2
Institutional Uses		
Legion		482.1 m^2
Commercial		
TBD		99.2 m^2

The proposed building would be located on a relatively flat site fronting Admirals Road just north of a neighbourhood grocery store. At 11-storeys, it will dominate the skyline in the area at this time, however, it should be noted that the Official Community Plan designates most of the land surrounding the site for development up to 12-storeys. In addition, Council has recently approved a development permit for a 12-storey building approximately 200 m north of this site. The elevation of the subject site is approximately 14 m higher than the site to the north.

The proposed building is "L-shaped" in plan view with its longitudinal axis (stem) orientated north-south parallel to Admirals Road. The northern portion of the building (arm) extends to within 2.8 m of the sidewalk on Admirals Road. The southern portion of the building (stem) is setback approximately 12 m from Admirals Road in order to accommodate a pick-up/drop-off zone at the front entrance as well as 5 convenience parking stalls including a parking stall for persons with disabilities, a parking stall for the shuttle van, and a parking stall for the commercial space which is proposed to be located in the southeast corner of the site facing Admirals Road.

The main entrance to the building is located in the building's joint. It is announced by a large canopy. Staff would appreciate the Committee's comments on the overall composition of the entrance and legibility of the entrance from the street.

During the early design stages of the building, staff requested that the street level of the building be designed to create an interaction between the building and the street (i.e. people walking on the sidewalk could look into the building to see what activities were taking place and people inside the building could look out to observe the street life).

Staff would particularly appreciate the Design Review Committee's comments on how well this objective has been achieved.

The front façade of the building features some articulation in order to break the façade up. The façade is also broken up through the use of balconies and a mixture of materials. Staff would appreciate the Committee's comments on the composition of the street façade through the use of articulation and materials.

Landscaping is very important to the site given the size of the building. Staff would appreciate the Committee's comments on the appropriateness of the proposed landscaping and how well it integrates with the building.

The entrance to the parkade and the loading area are off Miles Street to the southwest (rear) of the site. This allows for a much cleaner front façade. Staff would appreciate any comments the Committee may have related to the movement of people, vehicles, and goods to and from the site as well as within the site.

This will be one of the largest buildings in Esquimalt, as such it is important that the form and character of the building and landscaping speaks to its prominence and its importance as a place for seniors to live healthy fulfilling lives and where the community gathers in support of its veterans and where many community activities take place that are typically hosted by the Legion.

In addition to the above, Staff would appreciate the Design Review Committee's comments on any of the guidelines attached as schedules "A", "B", "C", and "D" and whether or not they believe that the proposed development complies with the guidelines.

Alternatives

1. Forward the application for the Development Permit to Council with a **recommendation of approval including reasons for the recommendation**.

2. Forward the application for the Development Permit to Council with a **recommendation of approval including specific conditions and including reasons for the recommendation.**

3. Forward the application for the Development Permit to Council with a **recommendation of denial including reasons for the recommendation**.

Bill Brown
Director of Development Services

18 DPA NO. 1: NATURAL ENVIRONMENT

18.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

18.2 Designation

Development Permit Area No. 1 is designated for the purpose of establishing objectives for:

- Section 488 (1) (a) – protection of the natural environment, its ecosystems and biological diversity.

18.3 Justification

- The gradual erosion of the natural environment incrementally degrades the value and function of local and regional ecosystem services. The average person owns a parcel of land for a relatively short time period of time (10-15 years); care can be taken to ensure larger trees and natural areas are available for the next generation.
- Landscapes and ecosystems are composed of patches of diverse habitats that may include 'species at risk', 'environmentally sensitive areas', and micro-ecosystems containing 'ecological memory'. Even small patches of native soil and vegetation support indigenous species; therefore, all areas can contribute to regional biodiversity and support ecosystem services.
- Protecting Esquimalt's natural environmental features [including but not limited to: local Garry Oak and Douglas-fir ecosystems, rock outcrops, hilly terrain, and rugged clean shorelines] contributes to natural ecosystem functioning and protection of biodiversity.
- Esquimalt has over 20 kilometres of shoreline that serves industrial, commercial and residential purposes, recreation enjoyment, and is vital habitat for numerous plants and animals (e.g. otters, whales, seal, oyster catchers, gulls, various species of waterfowl, and eagles). Shoreline ecology and fish habitat can be protected and enhanced by regulating development near shorelines, and by mitigating the impacts of stormwater entering local waterways. Keeping the urban environment absorbent helps lessen marine ecosystem damage from: introduced pollutants, sudden changes in water salinity and temperature, and shoreline erosion from surges in volume at stormwater pipe outfalls.

- The Gorge waterway is a sensitive, tidal-influenced watercourse that connects the fish-bearing fresh water of Craigflower and Colquitz Creeks with the salt waters of Victoria Harbour. Over the past few decades, significant public expenditures and efforts have gone into removing sources of pollution and contamination that once plagued this waterway. However, the removal of native shoreline vegetation and the construction of extensive seawalls have substantially diminished the quality of the shoreline as supportive habitat for fish and wildlife.
- Both private and public landowners are responsible for this loss of habitat, often through well meaning and beneficial projects such as shoreline walkways.
- Protecting and maintaining current wave energy patterns and natural patterns of erosion along Esquimalt's shorelines will contribute to the protection of natural features and dynamic processes.
- Invasive alien plant species pose a significant threat to regional biodiversity. Managing and reducing the introduction and spread of these species protects local ecosystem structure and function and biodiversity.
- Esquimalt has several natural area parks of varying sizes distributed across the municipality. These pieces of fragmented natural habitat can be better connected through the use of native plant landscaping along roadways and in private yards; thereby supporting regional biodiversity.
- Biodiversity can be enhanced in an urban region through the thoughtful selection of building methods and landscape design. Siting buildings to provide space for trees of varying species and sizes provides vertical habitat for birds, pollinators and other creatures. In addition, the plants of a traditional Garry Oak meadow ecosystem are well adapted for the seasonally dry conditions found on local building roofs, and therefore can be effectively used in a 'living roof' system (a green roof with enhanced ecosystem services). A living roof will moderate stormwater discharge while providing habitat for indigenous plants, invertebrates, and ground feeding and nesting birds.
- Native birds are an important component of urban biodiversity and provide important ecosystem services that contribute to human health. Esquimalt is located within the 'Pacific Flyway' (A chain of habitats used by at least one billion birds biannually as their migratory route along the west coast of North and South America, from Alaska to Patagonia.) and much of Esquimalt's shoreline is part of the 'Victoria Harbour Migratory Bird Sanctuary'. Reasonable actions can be taken to enhance bird habitat in an urban setting; including providing vertical habitat through protection and enhancement of the urban forest, and protecting local shorelines and waterways.
- Habitat corridors for pollinators and other wildlife will be enhanced; linking natural areas within and through the urban matrix to support biodiversity and local food gardens

18.4 Exemptions

18.4.1 Properties

For all properties:

1. Interior renovations or alterations of existing buildings where residential density is not being increased.
2. Ecological restoration projects undertaken or approved by the Township of Esquimalt.
3. Installation of unpaved paths or walking trails that are less than 1 m in width and covered in naturally permeable materials [wood chips, bark mulch, sand or loose gravel] where the soil remains undisturbed.

18.4.2 Gorge Waterway

For all lands located more than 7.5 m from the high watermark of the Gorge Waterway:

1. Repair, maintenance or reconstruction, on the same footprint, of existing legal or legally non-conforming buildings, patios, driveways, parking areas and utilities, provided there is no alteration to natural soil or native vegetation.
2. Construction of fencing where no native trees are removed and disturbance to native vegetation is negligible.
3. The addition of small temporary landscape amenities including benches, tables, garden ornaments, playground equipment, and raised garden beds (not including retaining walls).

18.4.3 High Watermark

For lands located more than 20 m from the high watermark of the Gorge Waterway, and more than 15 m from the high watermark of the Strait of Juan de Fuca:

1. Minor additions [less than 10 m^2 in area] to an existing legal or legally non-conforming building or structure.
2. Construction of buildings and structures less than 10 m^2 in area.
3. Installation of seasonal recreation equipment such as children's play equipment, patio furniture, temporary above natural ground level pools/hot tubs.
4. Temporary tent/carport structures.

18.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants), is strongly encouraged and may be required in certain circumstances.

18.5.1 Lands Free of Development

Lands to remain free of development, with conditions:

1. Lands within 7.5 m of the high watermark of the Gorge Waterway shall be retained in as natural a state as possible. Where the land has been previously altered, the area shall be restored with native trees and plants.
2. New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.
3. New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.
4. Replacement of, expansion of, densification and intensification of the use of existing buildings within 20 m of the high watermark of the Gorge Waterway is discouraged; detached accessory dwelling units are strongly discouraged in this location.
5. Replacement of, expansion of, densification and intensification of the use of existing buildings within 10 m of the high watermark of the Strait of Juan de Fuca is discouraged and detached accessory dwelling units are strongly discouraged in this location.
6. Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.
7. Consider the use of conservation covenants for areas having high ecosystem conservation values. Property owners are encouraged to work with local land trusts to protect natural features and valuable habitat areas through land covenants.

18.5.2 Natural Features

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

1. Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
2. Preserve and enhance native tree and shrub clusters that overhang the waters edge as these provide shade, protection and feeding habitat for fish and wildlife.
3. Preservation of natural topography is favoured over blasting or building of retaining walls.
4. Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.
5. Design new development and landscaping to frame rather than block public views.
6. Avoid disturbing, compacting and removing areas of natural soil as this can lead to invasion by unwanted plant species, poor water absorption and poor establishment of new plantings. Use of local natural soil in disturbed and restored areas will support re-establishment of ecosystem functions.

18.5.3 Biodiversity

Landscaping features that will protect, restore and enhance biodiversity. Where feasible:

1. New landscaping shall consist predominantly of native plant and tree species. Plants that are native to the Coastal Douglas-fir biogeoclimatic zone are preferred in landscape treatments as they provide habitat for threatened indigenous flora and fauna. Drought tolerant plants native to western North America, that are known to be non-invasive, are a good alternative choice for landscaped areas.
2. In residential locations plan for 'nature out front'; for new landscaping in front and exterior side yards use a variety of site-appropriate, native species; thereby contributing positively to pedestrian friendly urban streets, future greenways and habitat enhanced corridors.
3. Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.
4. Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food gardens compliment each other.
5. Encourage native plant and food gardens to spill from private land into boulevards.
6. Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.
7. Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.
8. Avoid using fast-growing non-native plants to cover and retain soils as they may become invasive and a constraint to the establishment of other plants.
9. Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage. (Note that the majority of trees have their roots in the top 0.6 m of the soil).
10. Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).
11. Support the daylighting of portions of the stormwater system for enhanced habitat.
12. Aim to meet the Canadian Landscape Standards in all landscaping installations.

18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution). Where it is reasonable:

1. Strategically locate leafy trees/ hedges and water features to mask urban noises such as traffic, garbage collection and delivery locations. Consider that leafy rough barked trees, vine covered walls and natural ground cover materials (mulch, soil) will help dampen urban noise.
2. Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting shall be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.
3. Light spillage on to waterways is strongly discouraged.
4. Place trees and vegetation near sources of air pollution including busy roadways, to assist in reduction of air pollution through the collection of particulate matter on leaves and needles, and absorption of toxic gases, including but not limited to: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, carbon dioxide, cadmium, chromium, nickel and lead.

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

1. Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
2. Reduce the impact of surges in stormwater on shorelines by designing on-site stormwater retention systems to contain the first 3 centimetres [1.25 inches] of precipitation on site, per precipitation event; and incorporating rainwater collection systems into roof design and landscaping.
3. Consider using shared private/ public rain gardens. Direct a portion of stormwater to adjacent public open spaces, when deemed appropriate by the Director of Engineering and Public Works.
4. Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off. Where paved surfaces are needed, intersperse with drought resistant vegetation and trees, to help absorb stormwater, provide shade and reduce the local heat island effect.
5. Use porous surfaces to enhance stormwater infiltration, permeable paving is preferable for all open air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site.
6. Choose absorbent landscaping materials; leaf mulches, wood chips and good quality top soil, over gravel, pavers and concrete. Provide mulch of organic, locally derived materials; leaf mulch from local tree leaves is most desirable.
7. Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.
8. Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.

18.5.6 Protect, Restore and Enhance Shorelines

Measures to protect, restore and enhance local shorelines (reducing shoreline hardening and dock development). When it is feasible:

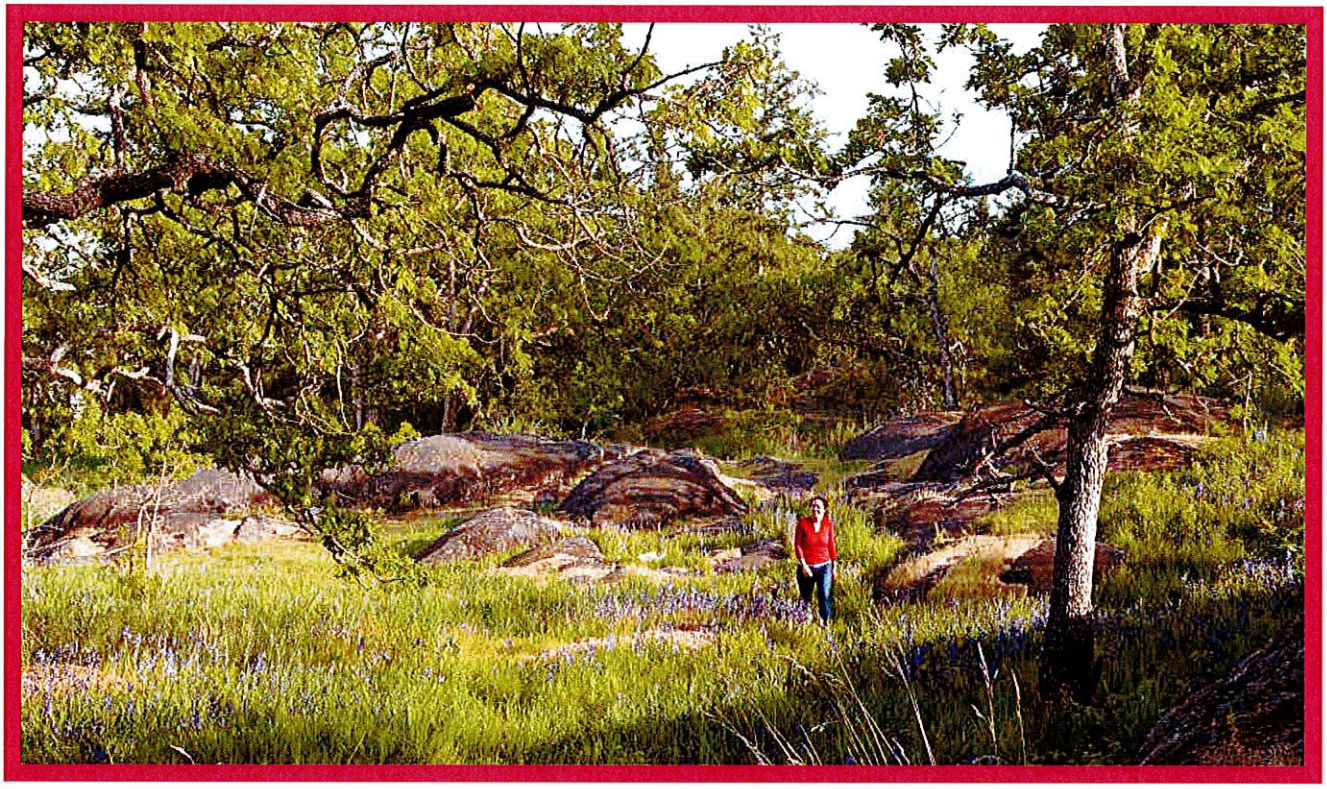
1. Waterfront property owners are encouraged to become familiar with and adopt a 'soft shore' restoration approach to the care of their foreshore property (i.e. Green Shores for Homes).
2. Avoid the expansion of dock area, bulkheads, groins or other shoreline hardening structures. Removal or reductions in the surface area of existing private docks is encouraged.
3. Where shoring methods are required to prevent erosion or the sloughing of the shoreline, choose bio-engineering methods over the use of sea-walls or retaining walls. Where sea-walls or retaining walls are the only means of effectively preventing erosion, design in consultation with qualified environmental professionals, as well as engineering professionals.

18.5.7 Native Bird Biodiversity

Measures to protect, restore and enhance native bird biodiversity. Where it is reasonable:

1. Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).

2. Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.
3. Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.
4. Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.
5. Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.
6. Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.
7. Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.



21 DPA NO. 4: COMMERCIAL

21.1 Area

All lands designated Commercial on "Development Permit Areas Map" (Schedule "H") are part of DPA No. 4.

21.2 Designation

Development Permit Area No. 4 is designated for the purpose of establishing objectives for:

- Section 488 (1)(d) – revitalization of an area in which commercial use is permitted; and
- Section 488(1)(f) – form and character of commercial development.

21.3 Justification

Traditionally, Esquimalt's commercial areas have not been developed on the basis of a particular theme or concept. The design and form of commercial development has been rather haphazard and, as a result, the Esquimalt Village and other local commercial areas do not have the cohesiveness nor the attractiveness they could have.

When asked in a recent questionnaire to identify what they disliked most about Esquimalt, an overwhelming number of respondents identified the lack of a downtown commercial area, with appropriate shops and services, and the appearance of Esquimalt Road in the village core.

21.4 Exemptions

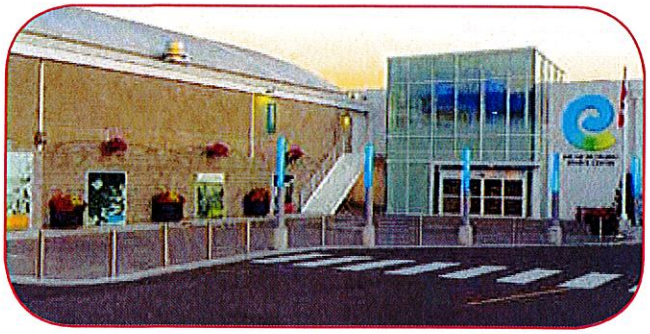
The following do not require a development permit:

1. Construction of buildings or structures less than 10 m^2 in area; and
2. Minor additions to existing buildings and structures where the floor area of the addition does not exceed 10 percent of the ground floor area of the building orstructure.

21.5 Guidelines

1. Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.
2. Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.
3. Buildings should be designed and sited to minimize the creation of shadows on public spaces.
4. Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.
5. Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.
6. The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.
7. Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.
8. Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.
9. Retention and protection of trees and the natural habitat is encouraged wherever possible.
10. Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials.

24 DPA NO. 7: ENERGY CONSERVATION & GREENHOUSE GAS REDUCTION



24.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

24.2 Designation

Development Permit Area No. 7 – is designated for:

- Section 488 (1)(h) – energy conservation; and
- Section 488 (1)(j) – GHG emissions reduction.

24.3 Justification

The Province of British Columbia has legislated greenhouse gas targets and requires the cooperation of local governments to achieve them. As part of its pledge to the Community Climate Action Charter, Esquimalt set its own target to reduce greenhouse gas emissions by 38% of 2007 levels by 2030; with the eventual goal of progressing towards carbon neutrality.

The objectives in this DPA include:

- Encourage a shift in practice and behavior to accelerate a reduction in fossil fuel dependence;
- Support reductions in energy consumption in buildings, and reduced maintenance costs through the use of durable building materials; support the best use of existing infrastructure and minimizing the need for system capacity expansion and extension;
- Encourage and support innovation in redevelopment, siting and design;
- Deliver neighbourhoods that support residents physical and mental health with long-term livability, including walkability;
- Consider the long-term comfort of building occupants in design decisions;
- Create neighbourhoods and buildings that respect, serve, and support the needs of all economic classes;
- Build neighbourhoods that support transit, walking and other forms of active transportation;

- Support the construction of new buildings that contribute to those neighbourhoods where people are delighted to live, work, walk and play;
- Support development to have a positive impact on the biosphere, community resilience and residents' health.

24.4 Exemptions

1. Minor alteration/ addition to the exterior of a building. For the purpose of this section, "minor" is defined as a change which does not:
    - Increase the lot coverage by the lessor of 5% of the parcel or 50 m^2 (based on the site coverage of all buildings and structures);
    - Increase any bylaw non-conformities;
    - Comprise an addition of more than 50 m2 of gross floor area; or
    - Require a Development Permit for 'Form and Character.'
2. Landscaping.
3. Installation of temporary tent/carport structures intended to be used for less than one year.

24.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants) is strongly encouraged and may be required in certain circumstances.

24.5.1 Siting of buildings and structures

Where it is feasible:

1. Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.
2. Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.
3. In commercial, residential or commercial mixed-use designated areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.
4. Provide space for pleasant pedestrian pathways between buildings.
5. Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.
7. Provide intuitive pedestrian access to storefronts and businesses with site connectivity to nearby amenities and services to help promote walking and the use of other active transportation modes.
8. Provide usable outdoor amenities such as seating, food gardens, mini-libraries, and play spaces in semi-public areas to enhance the experience of walking and recreating in the neighbourhood.

9. In residential neighbourhoods, provide space for larger trees and a second row of street trees as this will enhance the pedestrian experience by lowering wind velocity at street level, reducing excessive heating at ground level and absorbing vehicle and other urban noises.

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

1. Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.
2. Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.
3. Place more windows on the south side of buildings to increase solar gain, and fewer/ smaller windows on the north side to minimize heat loss.
4. Use roof over-hangs, fixed-fins or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.
5. Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.
6. Provide building occupants with control of ventilation; i.e. windows that open.
7. Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.
8. Add rooftop patios and gardens, particularly food producing gardens, as they can contribute to local resilience, livability, and reduction in greenhouse gas production by reducing food transportation costs.
9. Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.
10. Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.
11. In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.

24.5.3 Landscaping

Where it is feasible:

1. Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.
2. Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.
3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.
4. Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.
5. Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.
6. Strategically place coniferous trees such that they can buffer winter winds.

7. As context and space allow, plant trees that will attain a greater mature size, for greater carbon storage; removal of healthy trees is discouraged as the loss of the ecosystem services provided by larger trees will take many years to recover.
8. Plant trees with a larger canopy cover along roadways and sidewalks, thereby providing shading of paved areas, lowering the heating of paved surfaces and reducing the wind velocities in these pedestrian areas.
9. Plant shorter and sturdier vegetation closer to buildings and other structures, and taller vegetation further away to avoid potential damage from strong winds blowing vegetation against buildings.
10. For commercial areas, strategically increase green space between buildings, allowing room for landscaped pathways to improve the pedestrian experience, promote walking, and provide for improved light penetration on to sidewalks.
11. For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.

24.5.4 Machinery, equipment and systems external to buildings and other structures.

Where it is feasible:

1. For external lighting:
    - Choose efficient low-energy and long life technologies;
    - Design lighting to reinforce and compliment existing street lighting;
    - Use motion-sensitive or solar-powered lights whenever possible;
    - Layer lighting for varying outdoor needs; and
    - Provide lighting systems that are easily controlled by building occupants.
2. Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.
3. Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.
4. Design for on-site heat recovery and re-use of water.
5. In commercial and industrial areas: design bicycle parking facilities to be inviting for cyclists. Locate bike racks near the main building entrance, with adequate lighting and weather protection.
6. In commercial areas, provide fast charge electric vehicle charging stations near locations that have quick customer turnover, and ensure the station is easily accessible, well lit, and visible from the public street.
7. Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.

24.5.5 Special Features

Where it is feasible:

1. Select building materials that have been shown to have a high level of durability for the use intended.

2. Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.
3. Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.
4. Reuse of existing buildings and building materials is encouraged.
5. Choose materials that have a high likelihood of reuse or recycling at end of life.

25 DPA NO. 8: WATER CONSERVATION

25.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

25.2 Designation

Development Permit Area No. 8 is designated for:

- Section 488(1)(i) – water conservation.

25.3 Justification

Guidelines that conserve water also reduce energy use from treating and distributing potable water and treating wastewater, and help communities prepare for expected water shortages from climate change.

Urban areas have high water demands. Landscaping uses a considerable quantity of potable water. Stormwater can be either a burden on municipal infrastructure and local shorelines or a resource used within the community to lessen water demand for landscaping.

The guidelines in this section are intended to implement the Township's sustainability objectives to develop a green economy and reduce the overall risks and impacts of climate change through:

- Reduced per capita water consumption in new developments;
- Better use of existing water system infrastructure and reduced need for system capacity expansion; create a positive impact on the natural environment and hydrological systems;
- Innovation in the use of stormwater to reduce landscaping water requirements; and
- Reduced impact on the stormwater management system from the over use of potable water for landscaping.
- Wise use of potable and stormwater to reduce energy consumption and costs associated with the treating and distribution of potable water;
- By making the best use of existing infrastructure, the need for system capacity expansion and extension can be reduced;

- Reduced potable water consumption which leads to reduced energy consumption associated with the treating of wastewater;
- The best use of existing infrastructure so that the need for system capacity expansion and extension can be reduced;
- Use of stormwater for landscaping to assist in the conservation of local water reserves; and
- Rain gardens, retention ponds, and bioswales that can provide value as an urban design element and provide a source of delight in a passive recreation environment, and enhanced wildlife habitat and biodiversity.

25.4 Exemptions

The following do not require a development permit:

1. Changes to landscaping that does not decrease the permeability of a property
2. A minor alteration/ addition to the exterior of a building. For the purpose of this section, "minor" is defined as a change which does not do any of the following:
    - Increase the lot coverage by the lessor of 5% of the parcel or 50 m^2 (based on the site coverage of all buildings and structures);
    - Increase any bylaw non-conformities; or
    - Comprise an addition of more than 50 m^2 of gross floor area.
3. Installation of temporary tent/carport structures to be used for less than one year.

25.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants), is strongly encouraged and may be required in certain situations.

25.5.1 Building and Landscape Design

Where it is feasible:

1. Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first three centimetres (1.25") of stormwater on site, per precipitation event.
2. Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.
3. Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.
4. Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.
5. Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.
6. Design landscaping with more planted and pervious surfaces than solid surfaces.
7. Direct stormwater towards adjacent public spaces, with rain gardens/ bioswales located on public property where it would benefit both the new development and the municipality and where it is deemed appropriate by municipal staff.

25.5.2 Landscaping - Select Plantings for Site and Local Conditions

Where it is feasible:

1. Retain existing native trees vegetation, and soil on site.
2. Plant species native to the Coastal Douglas-fir biogeoclimatic zone, as they are most suited to our climate and require little additional irrigation once established.
3. Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.
4. Group plants with similar water needs into hydro-zones.

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping)

Where it is feasible:

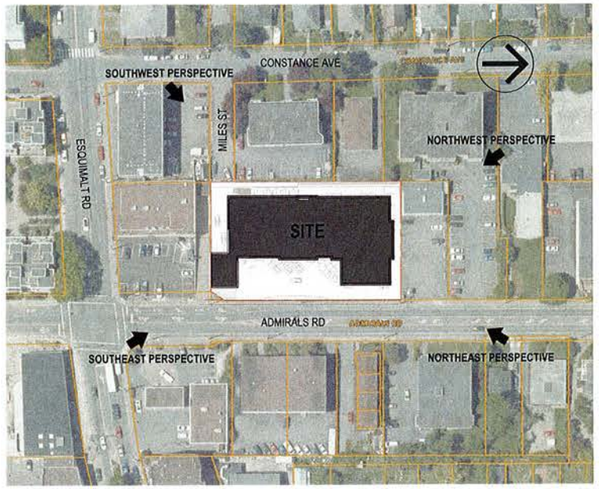
1. Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
2. Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.
3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.
4. Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.
5. Use good quality top soil and compost for the finish grading of disturbed areas to contribute to the water holding capacity of newly landscaped areas.
6. Choose bark mulches or woodchips for walking paths for enhanced absorption.
7. Plant at densities that will ensure vegetated areas have 100% plant canopy coverage after two full growing seasons. Consider that understory native plants are adapted to local climates, absorb seasonal soil moisture and reduce compaction due to foot traffic.

25.5.4 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

1. Use automated high efficiency irrigation systems where irrigation is required.
2. Incorporate stormwater retention features into irrigation system design.
3. Use recirculated water systems for water features such as pools and fountains.
4. Install plantings and irrigation systems to the Canadian Landscape Standard.

SCHEDULE "E"



CONTEXT PLAN

PERSPECTIVE

ISSUED FOR DEVELOPMENT PERMIT 2018-09-11

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PROPOSED PROJECT INFORMATION

CIVIC ADDRESS 622 ADMIRALS ROAD ESQUIMALT, BC

LEGAL DESCRIPTION BC LAND SURVEYORS SITE PLAN OF LOTS 155 - 158, PLAN 2854, EXCEPT PART IN RED ON PLAN 312 B.L., SUBURBAN LOT 43, ESQUIMALT DISTRICT

EXISTING ZONING CD-82 (COMPREHENSIVE DEVELOPMENT)

REZONE TO NEW COMPREHENSIVE ZONE

SITE AREA 0.28 Ha / 0.70 Ac / 2,828.0 m² / 30,440 ft²
(NOT INCLUDING ROAD DEDICATION)

NO. UNITS

FLOOR 1	N/A	
FLOORS 2-3	24	x2 = 48 MEMORY CARE
FLOORS 4-8	19	x5 = 95 CONGREGATE RENTAL (KITCHENETTES)
FLOORS 9-10	19	x2 = 38 CONDOMINIUMS (FULL KITCHENS)
FLOOR 11	N/A	
TOTAL		181

BUILDING HEIGHT 39 m (128') 11 STOREYS

PARKING PROVIDED 130 (2 PARKING LEVELS 65 EA.) + 5 SURFACE = 135

BIKE PARKING 6 SURFACE LEVEL PARKING

UNIT AREAS (+/-) SMALLEST: 28.9 m² (311 ft²) - LARGEST: 73.5 m² (791 ft²)

TOTAL FLOOR AREA 10,475 m² (112,752 ft²)

BUILDING AREA 1,585 m² (17,061 ft²)

COVERAGE 56 % (65% MAX.)

FLOOR AREA RATIO 3.70 : 1

FLOOR 1	594 m²	x1 =	594 m²
FLOORS 2-3	877 m²	x2 =	1,754 m²
FLOORS 4-10	1,161 m²	x7 =	8,127 m²
FLOOR 11	N/A (ALL COMMON AREA)		
TOTAL	10,475 m²	/ 2,828.0 m²	= 3.70

BUILDABLE AREA

P1-P2	2,699 m²	X2 =	5,398 m²
FLOOR 1	1,585 m²	x1 =	1,585 m²
FLOORS 2-10	1,450 m²	x9 =	13,050 m²
FLOOR 11	1,227 m²	x1 =	1,227 m²
TOTAL			21,260 m² (228,841 ft²)
TOTAL (MINUS PARKADE)			15,862 m² (170,737 ft²)

COMMERCIAL AREA 108 m² (1,163 ft²)

SETBACKS

FRONT	0.5 m (1.6')
REAR	5.5 m (18.0')
NORTHERN *INTERIOR SIDE*	2.8 m (9.2')
SOUTHERN *INTERIOR SIDE*	0 m (0')

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A0

COVER SHEET

VISTA SENIOR LIVING

scale: As indicated
project no: 17-035
date: 2018-09-10

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A1

SITE PLAN

1 / A1 SITE PLAN
SCALE: 1 : 100

VISTA SENIOR LIVING

scale: 1 : 100
project no: 17-035
date: 2018-09-10

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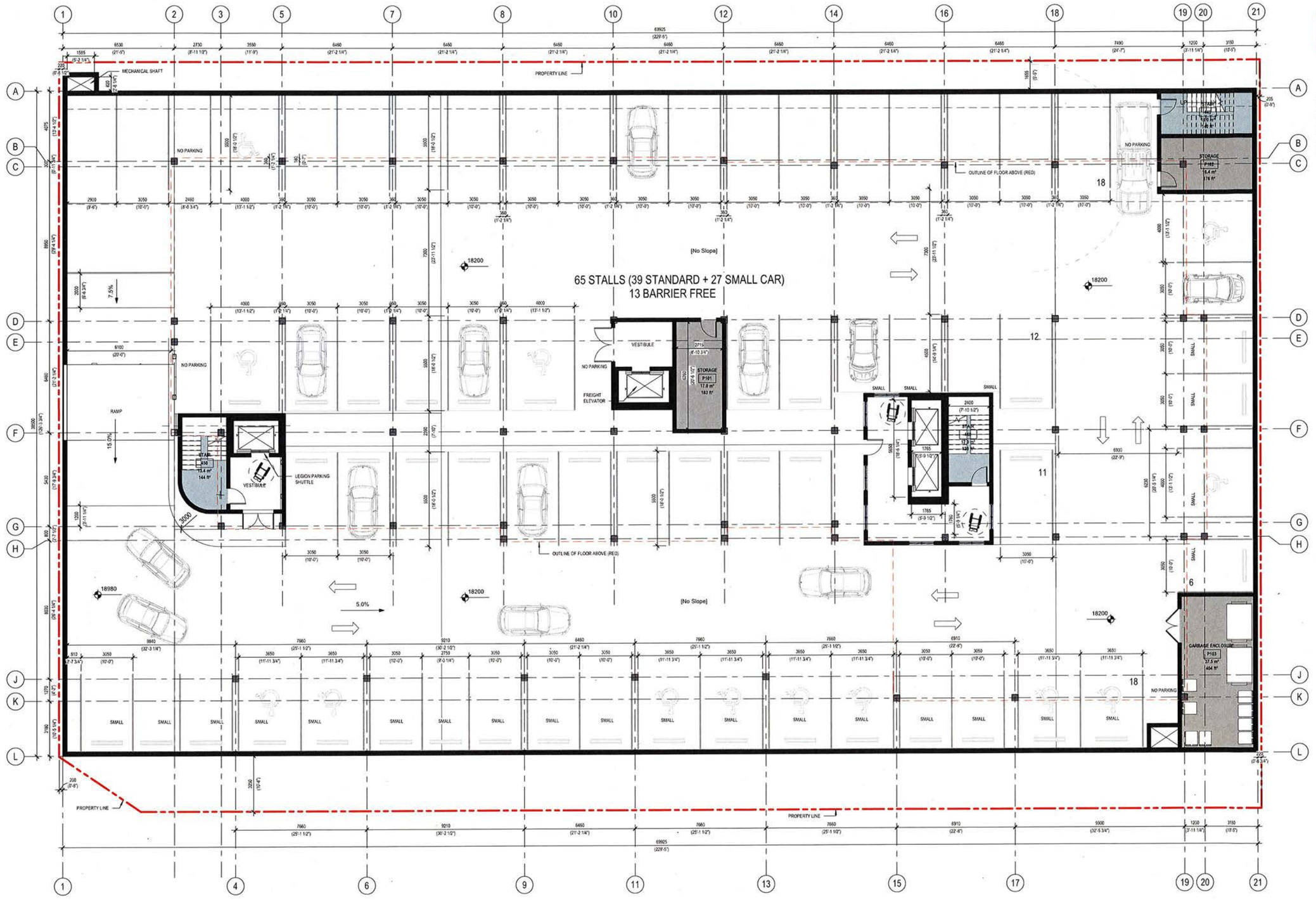


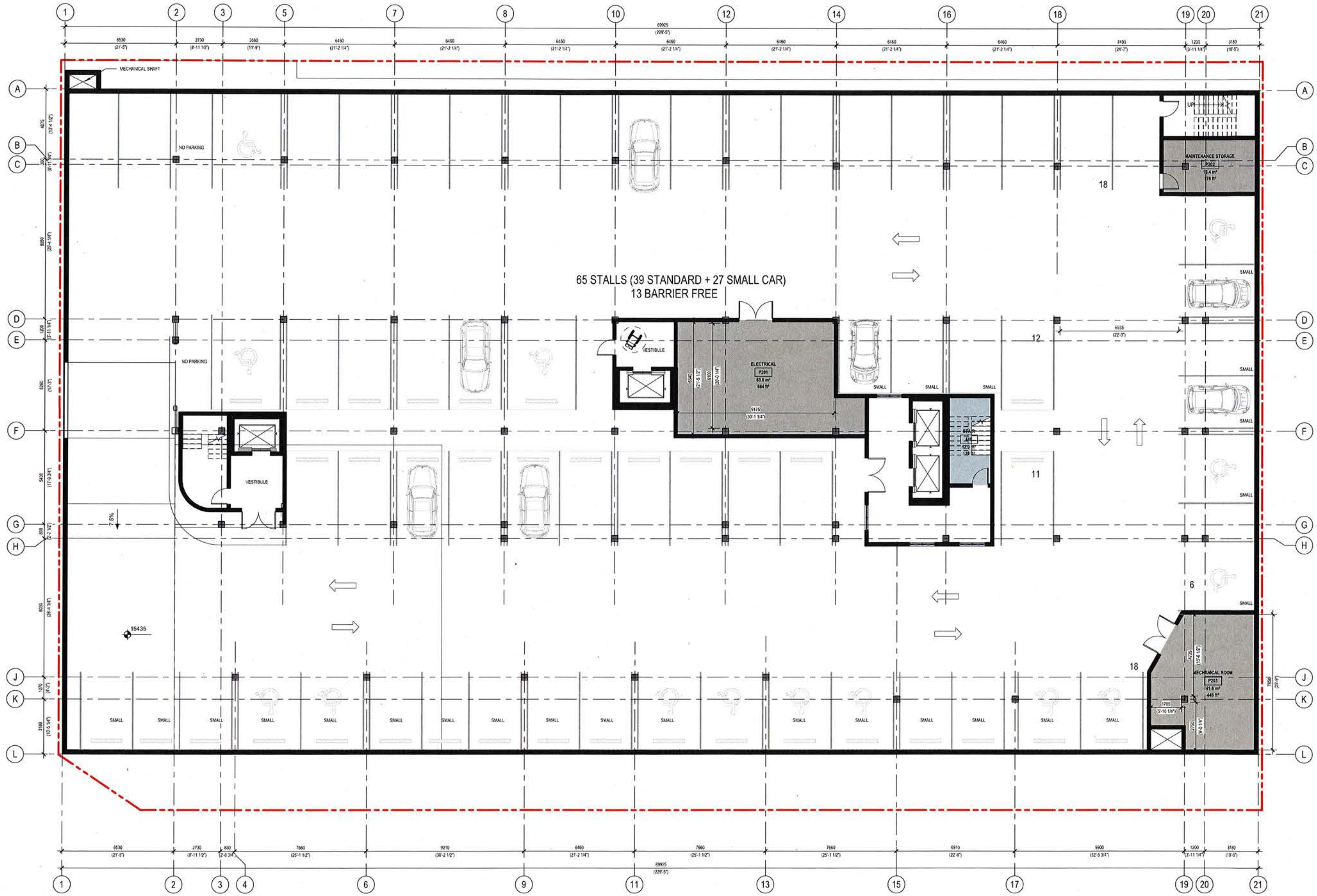
P1

1 / A2 P1
SCALE: 1 : 100

A2

VISTA SENIOR LIVING

scale: 1 : 100
project no: 17-035
date: 2018-09-04



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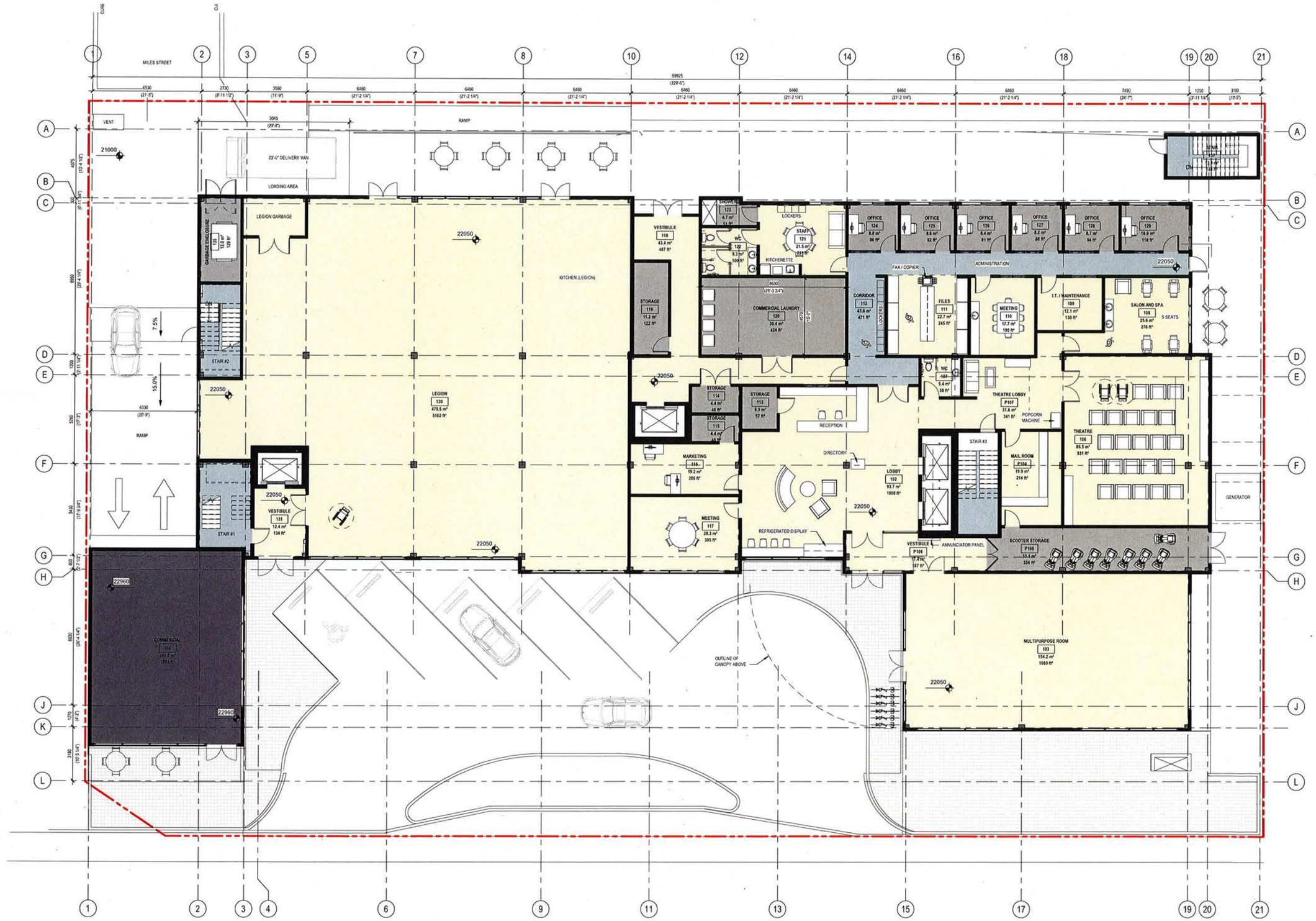
A3

1 A3 P2 SCALE: 1 : 100

P2

VISTA SENIOR LIVING

scale: 1 : 100
project no: 17-035
date: 2018-09-04



1 / A4 MAIN FLOOR
SCALE: 1 : 100

MAIN FLOOR

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A4

scale: 1 : 100
project no: 17-035
date: 2018-09-04

1 / A5 2ND FLOOR
SCALE: 1 : 100

LEVELS 2-3 (MEMORY CARE)

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A5

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A6

1 / A6 4TH FLOOR
SCALE: 1 : 100

LEVEL 4-8

VISTA SENIOR LIVING

scale: 1 : 100
project no: 17-035
date: 2018-09-04

1 / A7 9TH FLOOR
SCALE: 1 : 100

LEVELS 9-10

VISTA SENIOR LIVING

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A7

scale: 1 : 100
project no: 17-035
date: 2018-09-04

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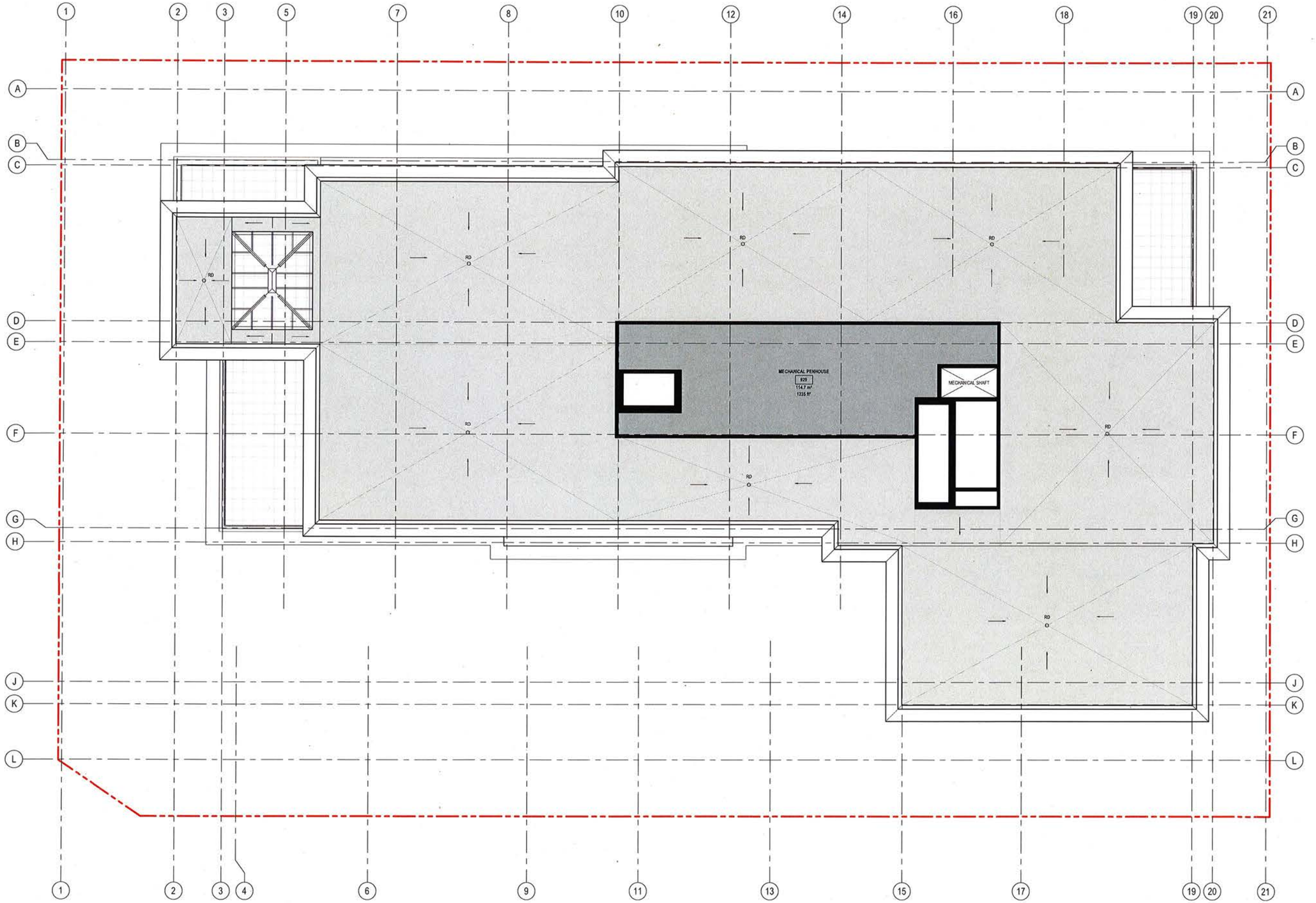
A8

1 / A8 11TH FLOOR
SCALE: 1 : 100

LEVEL 11

VISTA SENIOR LIVING

scale: 1 : 100
project no: 17-035
date: 2018-09-04



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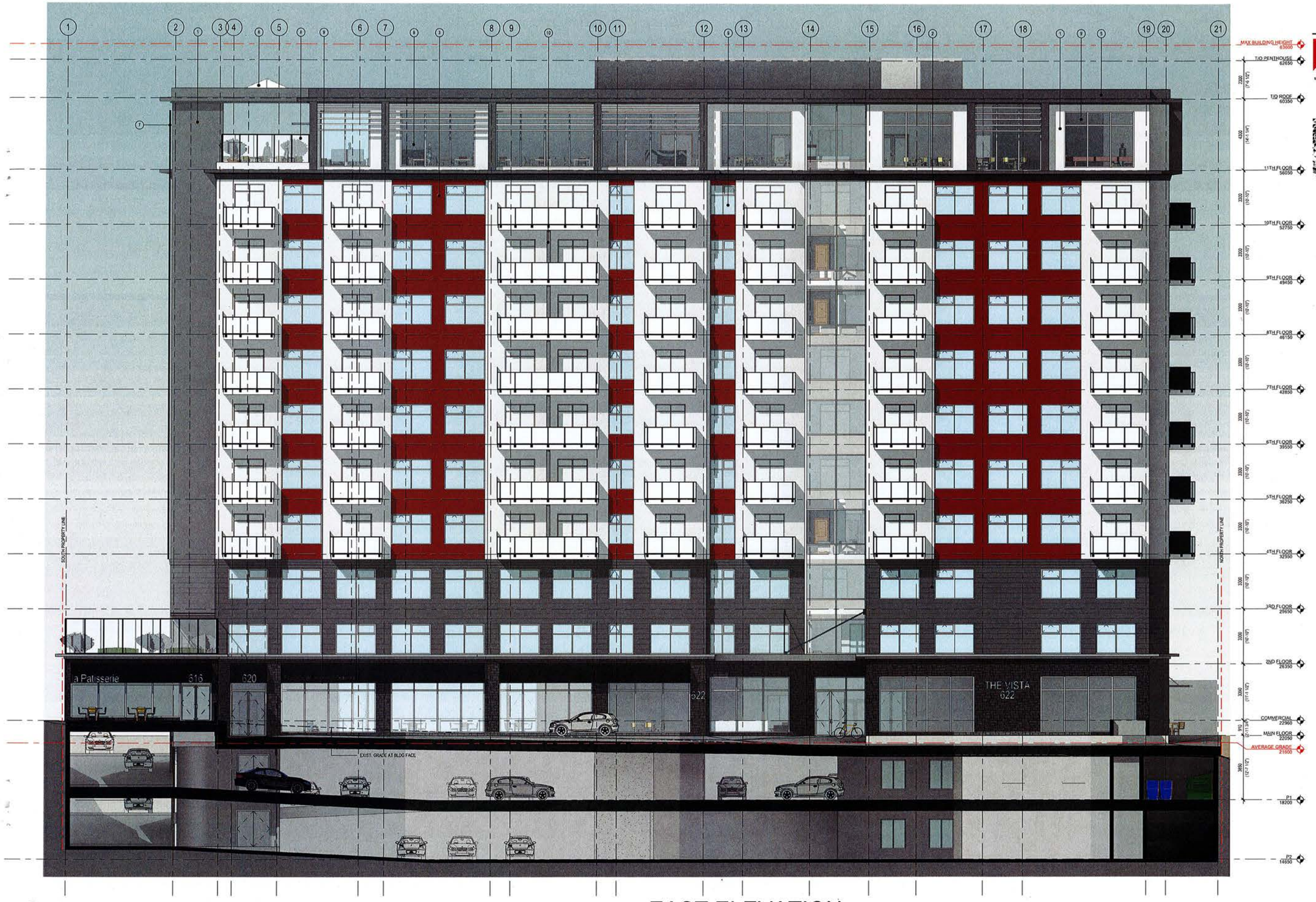
A9

ROOF / MECHANICAL PENTHOUSE PLAN

VISTA SENIOR LIVING

scale: 1 : 100
project no: 17-035
date: 2018-09-04



1 / A10 EAST ELEVATION
SCALE: 1 : 100

EAST ELEVATION

VISTA SENIOR LIVING

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MATERIAL FINISH LEGEND

1. FIBRE CEMENT PANEL (HIGH-DENSITY)
2. METAL PANEL -COLOUR 1 (CHARCOAL)
3. METAL PANEL -COLOUR 2 (T.B.D.)
4. STONE
5. METAL CORNICE (CHARCOAL)
6. GLASS CANOPY
7. SOLAR WALL
8. GLASS AND ALUMINUM GUARD
9. ALUMINUM WINDOWS (COLOUR T.B.D.)
10. PRIVACY SCREEN
11. COLOUR-TINTED LAMINATED GLASS

A10

scale: As indicated
project no: 17-035
date: 2018-09-04

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MATERIAL FINISH LEGEND

①	FIBRE CEMENT PANEL (HIGH-DENSITY)
②	METAL PANEL -COLOUR 1 (CHARCOAL)
③	METAL PANEL -COLOUR 2 (T.B.D.)
④	STONE
⑤	METAL CORNICE (CHARCOAL)
⑥	GLASS CANOPY
⑦	SOLAR WALL
⑧	GLASS AND ALUMINUM GUARD
⑨	ALUMINUM WINDOWS (COLOUR T.B.D.)
⑩	PRIVACY SCREEN
⑪	COLOUR-TINTED LAMINATED GLASS

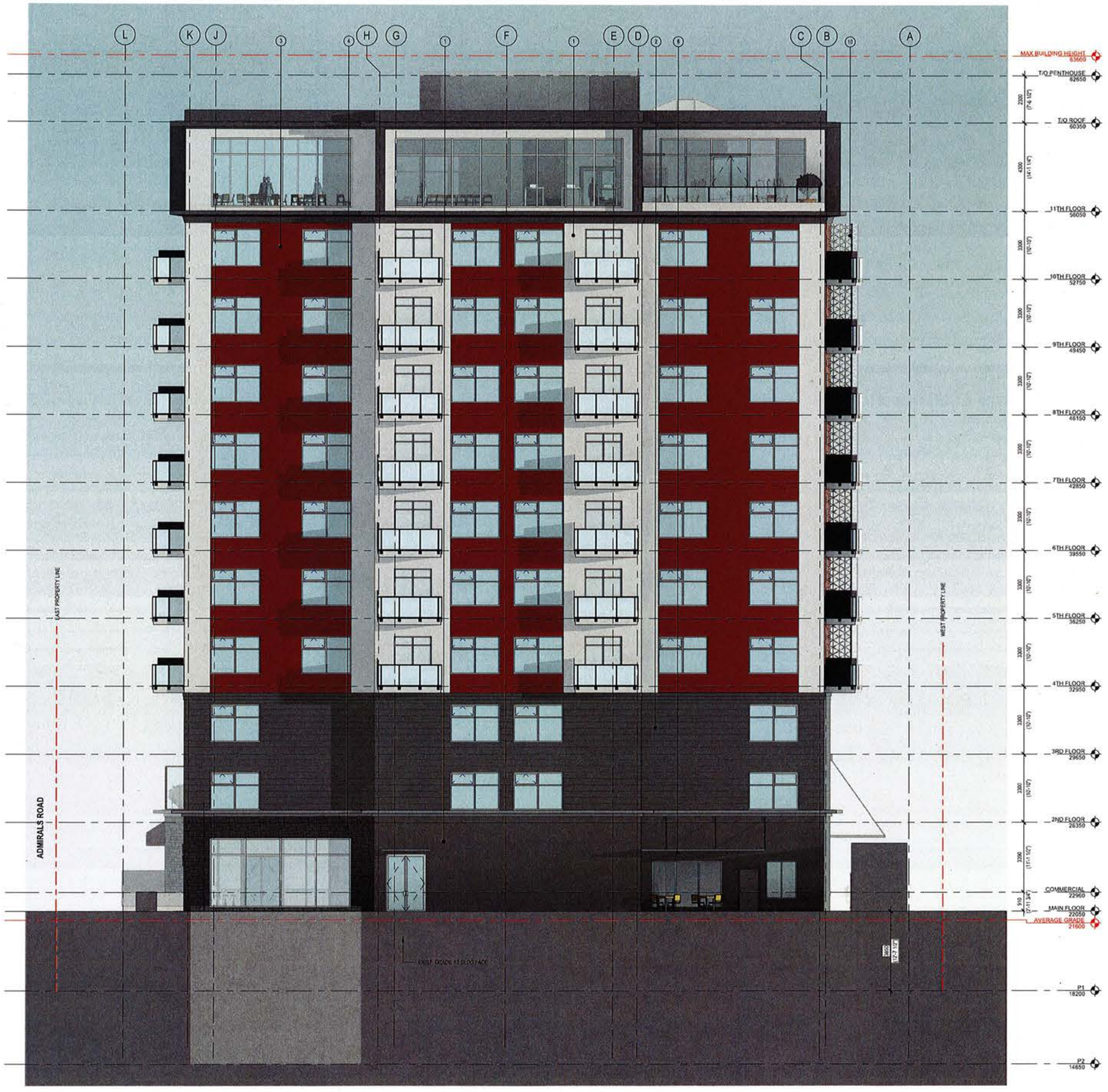
A11

1 / A11 WEST ELEVATION
SCALE: 1 : 100

WEST ELEVATION

VISTA SENIOR LIVING

scale: As indicated
project no: 17-035
date: 2018-09-04



1 / A12 NORTH ELEVATION
SCALE: 1 : 100

NORTH ELEVATION

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MATERIAL FINISH LEGEND

1. FIBRE CEMENT PANEL (HIGH-DENSITY)
2. METAL PANEL -COLOUR 1 (CHARCOAL)
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4. STONE
5. METAL CORNICE (CHARCOAL)
6. GLASS CANOPY
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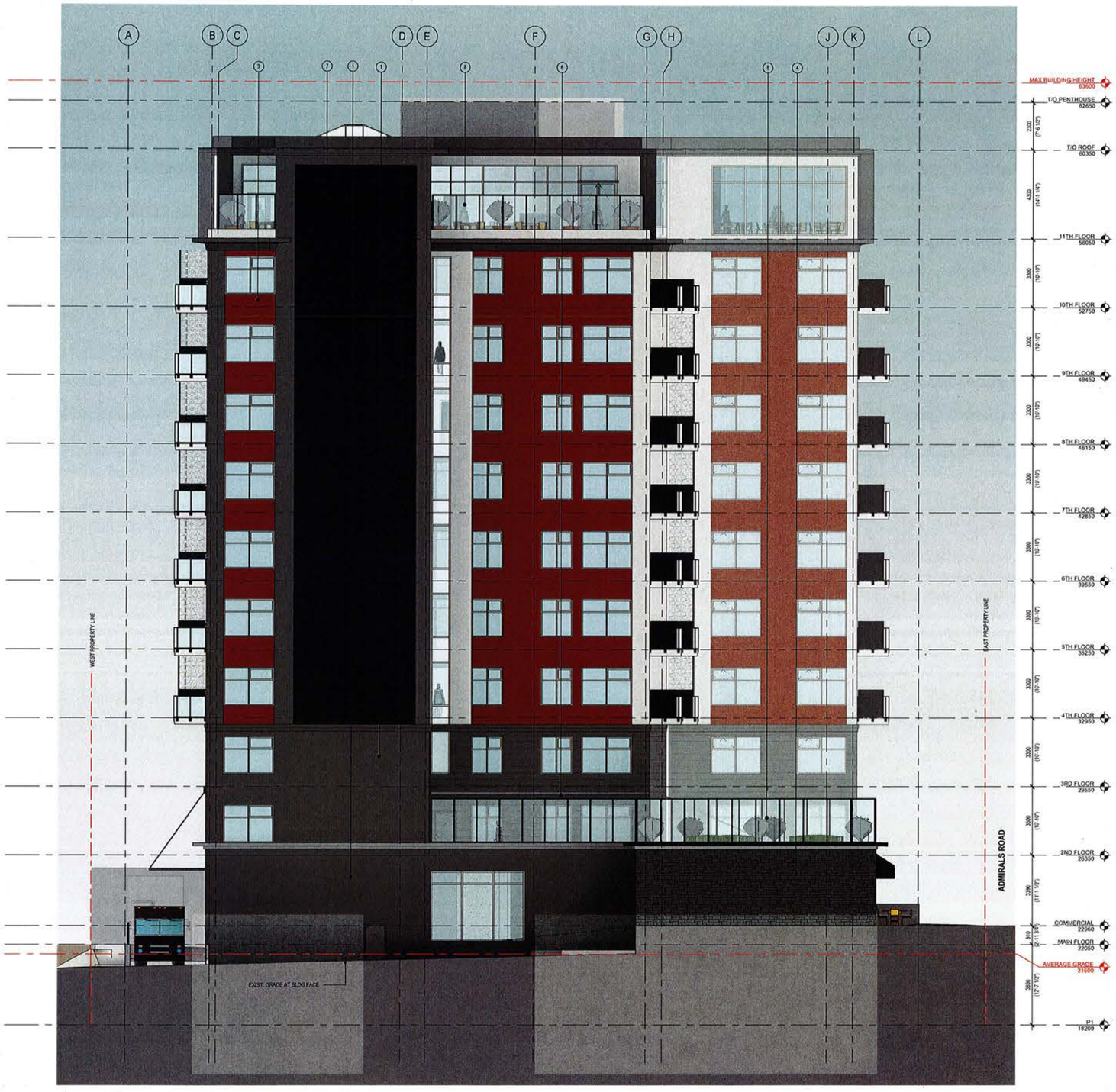
8. GLASS AND ALUMINUM GUARD
9. ALUMINUM WINDOWS (COLOUR T.B.D.)
10. PRIVACY SCREEN
11. COLOUR-TINTED LAMINATED GLASS

A12

scale: As indicated
project no: 17-035
date: 2018-09-04



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MATERIAL FINISH LEGEND

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9. ALUMINUM WINDOWS (COLOUR T.B.D.)
10. PRIVACY SCREEN
11. COLOUR-TINTED LAMINATED GLASS

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1/A13 SOUTH ELEVATION
SCALE: 1 : 100

SOUTH ELEVATION

VISTA SENIOR LIVING

scale: As indicated
project no: 17-035
date: 2018-09-04

SOUTHEAST PERSPECTIVE

NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

SOUTHWEST PERSPECTIVE

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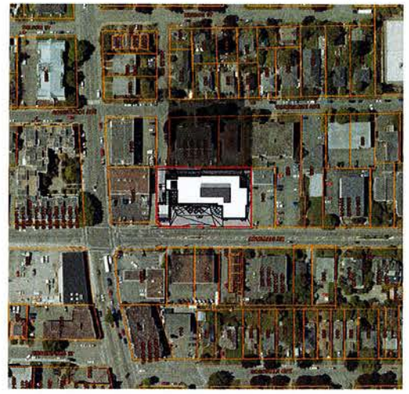
A14

STREET VIEWS

VISTA SENIOR LIVING

scale:
project no: 17-035
date: 2018-10-05



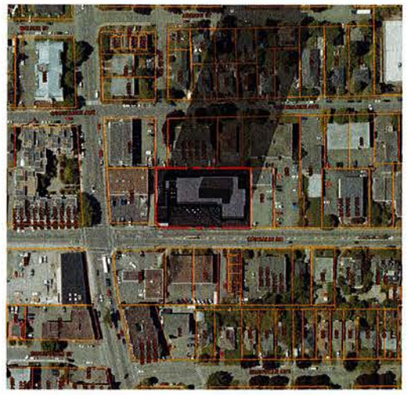
1 A15 SUMMER 9AM
SCALE: 1 : 2000

2 A15 SUMMER 12PM
SCALE: 1 : 2000

3 A15 SUMMER 3PM
SCALE: 1 : 2000

4 A15 SUMMER 6PM
SCALE: 1 : 2000

SUMMER SOLSTICE - JUNE 21



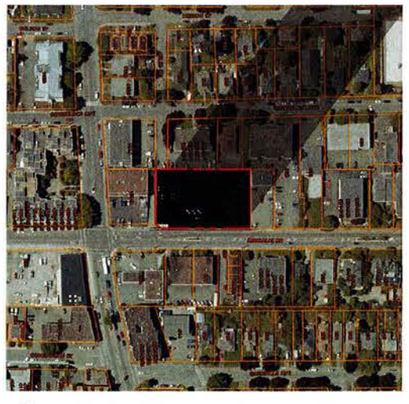
5 A15 SPRING / FALL 9AM
SCALE: 1 : 2000

6 A15 SPRING / FALL 12PM
SCALE: 1 : 2000

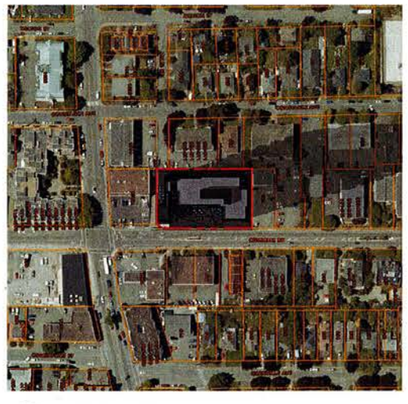
7 A15 SPRING / FALL 3PM
SCALE: 1 : 2000

8 A15 SPRING / FALL 6PM
SCALE: 1 : 2000

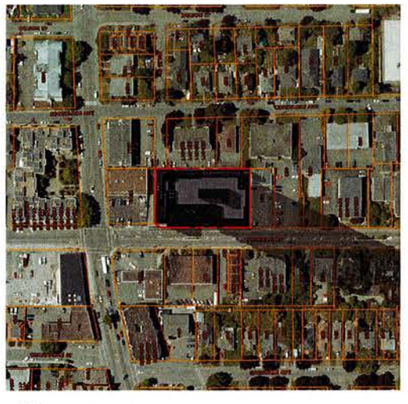
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



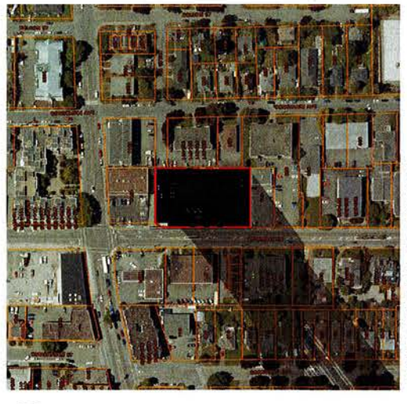
9 A15 WINTER 9AM
SCALE: 1 : 2000



10 A15 WINTER 12PM
SCALE: 1 : 2000



11 A15 WINTER 3PM
SCALE: 1 : 2000



12 A15 WINTER 6PM
SCALE: 1 : 2000

WINTER SOLSTICE - DECEMBER 21

zeidler
536 Broughton St, 2nd Flr Victoria, BC V8W 1C6 T +1 250 388 9494 www.zeidler.com

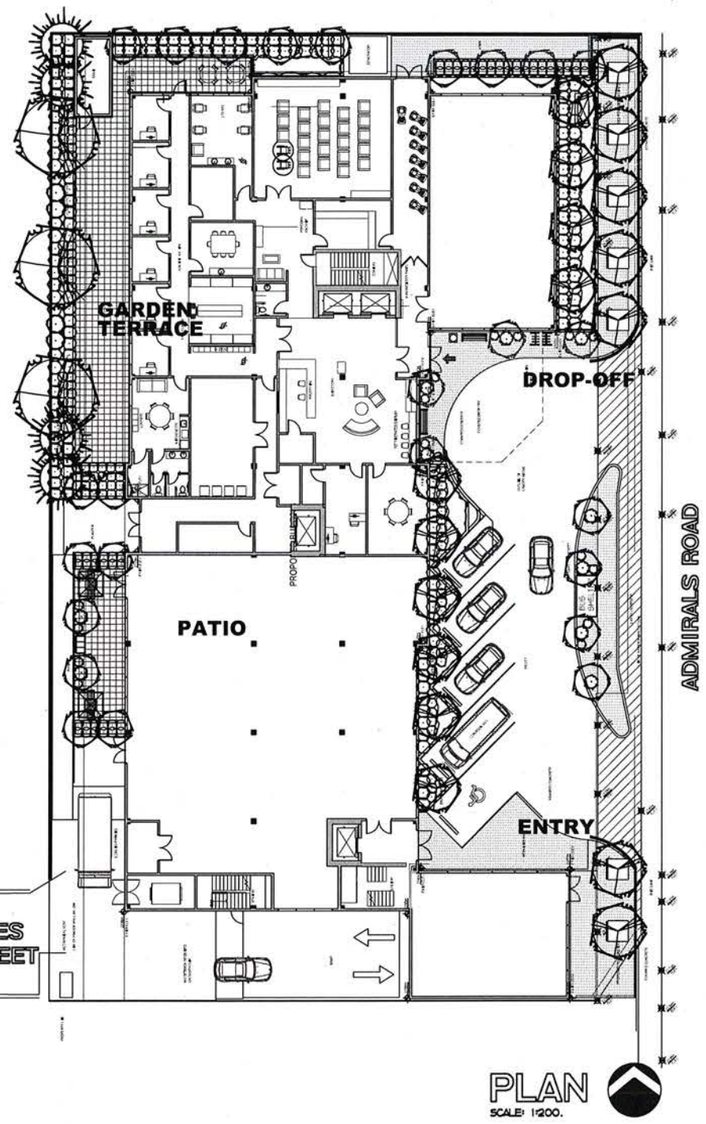
PRAXIS ARCHITECTS INC.
Suite 401 – 1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: 250 475 2703 - Fax: 250 475 2701
www.praxisarchitects.com

A15

SHADOW STUDY

VISTA SENIOR LIVING

scale: 1 : 2000
project no: 17-035
date: 2018-09-04



PLAN
SCALE: 1:200.

LEGEND

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, SWEET SHADOW MAPLE, HEDGE MAPLE,
LITTLE LEAF LINDEN,
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 8

COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF:
COLUMNAR RED MAPLE, COLUMNAR GOLD MAPLE
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 17

CONIFEROUS TREE TO BE: SERBIAN SPRUCE,
SIZE 2.5/3.5M HT.; APPROXIMATE NO. - 04

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC),
STRAWBERRY TREE (BL), CALIFORNIA LILAC (BL),
PINK/WHITE FLOWERING CURRANT (DEC), LILAC (DEC),
SIZE 27 CM POT, APPROXIMATE NO. - 21

LARGE SHRUB TO BE A SELECTION OF: GLOSSY
ABELIA (BL), PIERIS (BL), RHODODENDRON (BL),
MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC),
COTONEASTER (BL), PORTUGESE LAUREL (BL),
FIRETHORN (BL), HYDRANGEA (DEC),
SIZE 27 CM POT, APPROXIMATE NO. - 49

MEDIUM SHRUB TO BE A SELECTION OF:
RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK
ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL),
SIZE 21 CM POT, APPROXIMATE NO. - 209

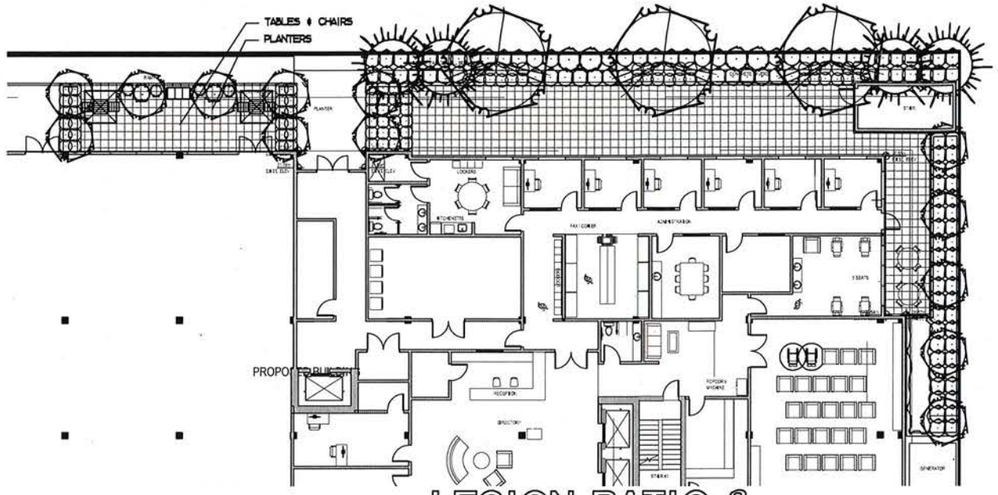
SMALL SHRUB TO BE A SELECTION OF: DWARF
RHODODENDRON (BL), EDWARD GOUCHER ABELIA (BL),
LAVENDER (BL), GOLDFLAME SPIREA (DEC), DWARF
JAPANESE AZALEA (BL), NEWPORT DWARF ESCALLONIA (BL),
SIZE 15 CM POT, APPROXIMATE NO. - 141

VINES TO BE A SELECTION OF: CLIMBING HYDRANGEA (DEC),
TRUMPET VINE (DEC), WISTERIA (DEC),
SIZE 21 CM POT, APPROXIMATE NO. -

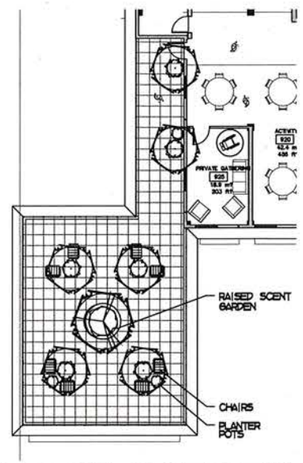
GROUNDCOVER TO BE A SELECTION OF:
KINNIKINNICK (BL), WINTERGREEN (BL),
SIZE 10 CM POT, PLANT 45 CM O.C.

NOTES

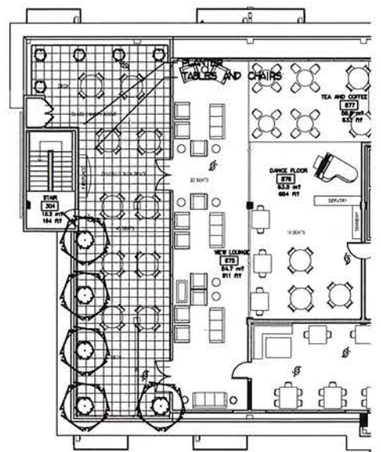
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



LEGION PATIO &
WEST GARDEN TERRACE
SCALE: N.T.S.



ROOF GARDEN
SCALE: N.T.S.



ROOF GARDEN
SCALE: N.T.S.

NO.	DATE	BY	REVISION

DESIGN S.P.
CHECKED J.P.
DATE SEPTEMBER 17, 2018
DRAWING ESQL-PIRSRS
FILE -

AS SHOWN

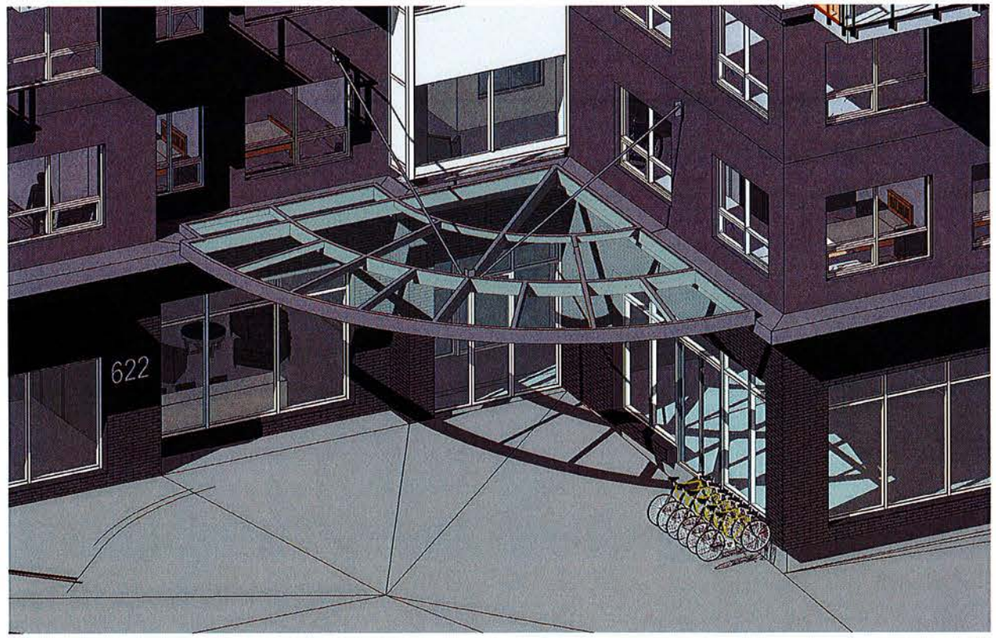
Lombard North Group
LOMBARD NORTH GROUP (SEC) INC.
#46 DOMINION STREET
VICTORIA, BRITISH COLUMBIA V9A 1B1
TELEPHONE: (250) 384-3338
FAX: (250) 384-4132
EMAIL: lombard@shaw.ca

JOB NAME

ESQUIMALT LEGION
VICTORIA, B.C.

CONSULTANT

PRELIMINARY PLAN



PRAXIS
architects inc.

VISTA SENIOR LIVING
622 ADMIRALS ROAD
VICTORIA BC, V9A 2N7
PROJECT NO. 17-035

ENTRANCE CANOPY

10/05/18

A16

SCHEDULE "F"

Township of
ESQUIMALT

GREEN BUILDING CHECKLIST

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

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

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

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

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

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

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

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

Adopted on January 10th, 2011

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

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

Green Building Standards

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

1	Are you building to a recognized green building standard? (Yes) No If yes, to what program and level? EQUIVALENT TO LEED SILVER (WITHOUT LEED CERTIFICATION)		
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	Yes	No
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? (Yes) No If so, please describe them.		
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. EARLY IN PROCESS FOR COMPLETE LIST. POSSIBLE STONE CLADDING (MAIN FRONT)		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? (Yes) No HAMBRO SYSTEM		
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? MUST BE NON-COMBUSTIBLE - N/A. For which parts of the building (e.g. framing, roof, sheathing etc.)? _____		
8	Can alternatives to Chlorofluorocarbon's and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. (Yes) No MINERAL FIBRE INSULATION - ENVIROMENTALLY FRIENDLY REFRIGERANT		
9	List any products you are proposing that are produced using lower energy levels in manufacturing. EARLY IN DESIGN PROCESS. CARPET, FLOOR FINISHES,		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? (Yes) No CARPET, STRUCTURAL STEEL		
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	(No)

Water Management

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

Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs?	(Yes)	No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements? PERFORMANCE	(Yes)	No
14	Does your project ~~use dual flush~~ toilets ~~and do these~~ exceed the BC Building Code requirements? PERFORMANCE	(Yes)	No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? ^PERFORMANCE	(Yes)	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? ^PERFORMANCE	(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? PARTIAL	(Yes)	No	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces?	+/- 7 %		

Waste water

24	For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. _____	Yes	No	N/A

Natural Features/Landscaping

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

25	Are any healthy trees being removed? If so, how many and what species? _____ 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? _____	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. _____	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? NO EXISTING TOPSOIL	Yes	No	N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

34	Will the building design be certified by an independent energy auditor/analyst? If so, what will the rating be? _____	Yes	No	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting?	Yes	No	N/A
36	Does the design and siting of buildings maximize exposure to natural light? What percentage of interior spaces will be illuminated by sunlight? 60 %	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. SOLAR AIR EXCHANGE 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? MEET OR ^	Yes	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. APPLIANCES WITH ENERGUIDE RATINGS			
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

Air Quality

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

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	(Yes)	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

Solid Waste

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

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. _____	(Yes)	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. _____	(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

Green Mobility

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

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	(Yes)	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]: ☐ transit passes ☐ car share memberships ☐ shared bicycles for short term use ☑ weather protected bus shelters ☑ plug-ins for electric vehicles (3)			

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.