CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE
AGENDA

WEDNESDAY, NOVEMBER 14, 2018
3:00 P.M.
ESQUIMALT COUNCIL CHAMBERS

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – OCTOBER 10, 2018

V. STAFF REPORT

(1) Development Permit Application
833 Dunsmuir Road
[PID 005-388-899, Lot 3, Section 11, Esquimalt District, Plan 9757]
835 Dunsmuir Road
[PID 005-388-881, Lot 2, Section 11, Esquimalt District, Plan 9757]

PURPOSE OF APPLICATION:

The applicant is proposing to build a 32 unit multiple family residential building. Comprehensive Development District No. 108 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 6 – Multi-Family Residential, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 – Water Conservation. A Development Permit is required to ensure that the application is generally consistent with the Development Permit Area guidelines contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922. The development permit is required prior to a building permit being issued for the construction of a structure.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant design guidelines. In addition, evaluation should focus on natural environment protection, energy conservation, greenhouse gas reduction, and water conservation in relation to the relevant development permit area guidelines.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 32 unit residential apartment building consistent with the architectural plans provided by Praxis Architects Inc., the landscape plan by Lombard North Group, and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped “Received September 27, 2018”, to be located at 833

Dunsmuir Road [PID 005-388-899, Lot 3, Section 11, Esquimalt District, Plan 9757] and 835 Dunsmuir Road [PID 005-388-881, Lot 2, Section 11, Esquimalt District, Plan 9757] be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

(2) Development Permit Application
622 Admirals Road
[PID 030-615-992, Lot A, Suburban Lot 43 Esquimalt District Plan EPP82555]

PURPOSE OF APPLICATION:

At its October 10, 2018 regular meeting, the Design Review Committee raised several design issues for the project architect to consider. The developer has voluntarily agreed to have the project brought back to the Design Review Committee to have the Committee review the proposed revisions to the design that have been made in response to the Design Review Committee's previous comments.

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, December 12, 2018

VII. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE
MINUTES OF OCTOBER 10, 2018
BOARDROOM
ARCHIE BROWNING CENTRE

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

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:04 p.m.

II. LATE ITEMS

Pertaining to Agenda Item V. STAFF REPORT Development Permit Application – 622 Admirals Road

- Colour copy of the Landscape Plan

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Robert Schindelka: That the agenda be approved as amended with the inclusion of the late item. **Carried Unanimously**

IV. ADOPTION OF MINUTES –** September 12, 2018

Moved by Bev Windjack, seconded by Wendy Kay: That the minutes of September 12, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

DEVELOPMENT PERMIT APPLICATION
"VISTA SENIOR LIVING – 11 STOREY, 181 RESIDENTIAL UNITS, MIXED USE BUILDING"
622 Admirals Road

Robert Rocheleau, Praxis Architects Inc., Jim Partlow, Lombard North Group provided an overview of the Development Permit Application for 622 Admirals Road, presented a PowerPoint presentation and responded to questions from the Committee. Chris Fitzpatrick, Partner/Developer, David Craik, Jason Craik, and Glen Cameron, Avenir Senior Living were also in attendance and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Are there any variances required? *Staff responded there are no variances requested, however there is an issue of use that might require a zoning bylaw amendment because there are now individual strata lots which is also an issue for the housing agreement*
- *Any commitment to affordable housing? Staff responded that there is a housing agreement which will need to be amended.*
- Further clarification was sought on the materials for the project. Applicant provided an overview of the materials and a colour board was passed around. The red colour chosen is a bit bold; consider using more earth tones, concerns with the intensity of the colour of the glass on the balconies. *There are mechanical units on each of the balconies which we do not want to be seen from street level as a regular feature of the building; using coloured glass as a screen.* What are the mechanical units? *Air conditioning units*

- How wide is the public sidewalk? *1.7 metres*
- Concerns that the off-street parking and drop off area is located in the front of the building, can it be moved to the back? *Doesn't make sense from a design point of view, the entrance is at the front of the building and there is also no room in the back to relocate it.*
- Why is the entrance quite far back from the street? There will be a section of land dedicated to the Town to accommodate a bus lay-by.
- A partial green roof system and plant species native to southern Vancouver Island were indicated on the green building check list; however a green roof is not shown on the drawings and no native plant species are indicated on the landscape plan. The plant selection is a big part of the design; a planting list with the inclusion of native plants needs to be provided. *The original plans had displayed a green roof system. Will consider a green roof.*
- Are permeable pavers for storm water management going to be used? *Yes will consider*
- The landscaping does not appear to be done as an integrated landscape design. Do not see a garden or landscape areas which are typical of these types of complexes. Consider a garden, a four season room and explore the use of the rooftop more.
- Concern with the bicycle parking as shown on plans. It was suggested that, if one parking stall was removed it would be a nicer entry. *Will consider relocating the bicycle parking around the corner due to the surplus of parking.*
- There is no secure covered bicycle parking and dedicated lockers for the project. *There is an area in the parkade that could be used for bicycle parking.*
- The solar wall is rather institutional looking; consider adding a bit more detail.
- Concerns with the pedestrian access
- Entrance is underwhelming. The podium level is pretty heavy and monolithic looking. Could be articulated a little more.
- Will the signage be visible to pedestrians? *There is a Bylaw regarding the number of signs. There will be signage for the Legion and the main entrance.*
- Concerns with the landscaping, consider a more welcoming presentation to the street, the plantscape should be more open and welcoming.
- The streetscape experience is less than complementary
- Concerns with the 2nd floor patio
- Nice addition to the Community
- The exit door as you come up the ramp is not a safe location to exit. Suggestion was to add some signage and lighting.

RECOMMENDATION:

Moved by Ally Dewji, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application for a development permit, authorizing construction of a 11-storey, mixed-use building as per architectural plans prepared by Praxis Architects Inc., stamped "Received Sep 13, 2018" for the property located at 622 Admirals Road [PID 006-390-897, Lot 155, Suburban Lot 43, Esquimalt District, Plan 2854, PID 006-386-865, Lot 156, Suburban Lot 43, Esquimalt District, Plan 2854, PID 006-386-881], Lot 157, Suburban Lot 43, Esquimalt District, Plan 2854 and PID 006-387-098, Lot 158, Suburban Lot 43, Esquimalt District, Plan 2854 Except Part in Red on Plan 312 B.L.] **be forwarded to Council with a recommendation for approval with the following conditions:**
That the applicant:

1. Provide an updated landscape plan that clearly identifies a green roof and the permeable pavers. As well as a detailed planting list with the inclusion of native species.
2. Revisit the solar wall, consider adding more design
3. Revisit the use of the rust colour material, the glazing on the balconies, as well as the 2nd storey patio area.

4. Revisit off-street parking design at the front of the building to better incorporate the Official Community Plan Guideline 21.5 item #5 regarding "that off street parking area be located either at the rear of the commercial building or underground".
5. Revisit the pedestrian access
6. Revisit the articulation of elevations of the bottom two levels and the identity of the front entrance canopy

Reason: To comply with the Official Community Plan and fit with the context of the neighbourhood. **Carried Unanimously**

The Design Review Committee invited the applicant to return back to the DRC

VIII. NEXT REGULAR MEETING

Wednesday, November 14, 2018

IX. ADJOURNMENT

The meeting adjourned at approximately 4:44 p.m.

CERTIFIED CORRECT

CHAIR, DESIGN REVIEW COMMITTEE
THIS 14th DAY OF NOVEMBER, 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: November 14, 2018

STAFF REPORT

DATE: November 8, 2018

TO: Chair and Members of the Design Review Committee

FROM: Alex Tang, Planner
Bill Brown, Director of Development Services

SUBJECT: **Development Permit Application**
833 Dunsmuir Road
[PID 005-388-899, Lot 3, Section 11, Esquimalt District, Plan 9757]
835 Dunsmuir Road
[PID 005-388-881, Lot 2, Section 11, Esquimalt District, Plan 9757]

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 32 unit residential apartment building consistent with the architectural plans provided by Praxis Architects Inc., the landscape plan by Lombard North Group, and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received September 27, 2018", to be located at 833 Dunsmuir Road [PID 005-388-899, Lot 3, Section 11, Esquimalt District, Plan 9757] and 835 Dunsmuir Road [PID 005-388-881, Lot 2, Section 11, Esquimalt District, Plan 9757] 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 proposing to build a 32 unit multiple family residential building. Comprehensive Development District No. 108 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 6 – Multi-Family Residential, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 – Water Conservation. A Development Permit is required to ensure that the application is generally consistent with the Development Permit Area guidelines contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922. The development permit is required prior to a building permit being issued for the construction of a structure.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant design guidelines. In addition, evaluation should focus on natural environment protection, energy conservation, greenhouse gas reduction, and water conservation in relation to the relevant development permit area guidelines.

Context

Applicant/Architect:	Praxis Architects Inc. [Heather Spinney]
Owner:	D.E. Mann Properties Ltd. Inc.No BC1125695
Property Size:	Metric: 1526 m^2 Imperial: 16427 ft^2
Existing Land Use:	Single Family Residential
Surrounding Land Uses:	
North:	Single Family Residential
South:	Multiple Family Residential [4 storeys]
West:	Multiple Family Residential [3 storeys]
East:	Multiple Family Residential [4 storeys]
OCP Proposed Land Use Designation:	Medium Density Residential [No change required]
Zoning:	CD No. 108 [Comprehensive Development District]

Zoning

Density, Lot Coverage, Height and Setbacks: The following chart details the floor area ratios, lot coverage, setbacks, height, parking requirements, and usable open space of this proposal.

	CD No.108 Zone
Units	32
Floor Area Ratio	1.50
Lot Coverage	51%
Setbacks • **Front** • **Rear** • **Exterior Side [North]** • **Interior Side [South]**	 3.50 m 4.00 m 7.50 m 7.50 m
Building Height	18.5 m
Off Street Parking	35
Usable Open Space	140 m^2

Official Community Plan

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 6 – Multi-Family Residential, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 – Water Conservation. The guidelines of these Development Permit Areas are contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922.

As Council is required to consider all of the Official Community Plan guidelines from these Development Permit Areas in evaluating this application, the applicant has submitted a document addressing these guidelines.

Development Permit Area No.1 is designated for the purpose of establishing objectives for the protection of the natural environment, its ecosystems and biological diversity.

OCP Section 18.5.2 Natural Features

As noted by the applicant, most of the guidelines in this section are not applicable due to the underground parking structure.

OCP Section 18.5.3 Biodiversity

The applicant has included landscaping consistent with these guidelines, while noting that it is challenging to have native plant and food gardens to spill from private lands into boulevards due to changes in grade and planter walls.

OCP Section 18.5.4 Natural Environment

The applicant has included vegetation as a noise barrier and has minimized light pollution with their light fixture selection.

OCP Section 18.5.5 Drainage and Erosion

The applicant states that most of the lot is porous in order to facilitate stormwater infiltration while the remaining lot area is predominantly covered by vegetated areas.

OCP Section 18.5.7 Native Bird Biodiversity

The applicant has taken measures to retain existing Cedar and Maple trees to the East of the lot to protect native bird biodiversity.

Development Permit Area No.6 is designated for the purpose of establishing objectives for the form and character of multi-family residential development.

OCP Section 23.5 Multi-Family Residential Guidelines

The applicant has described how the proposed development is either consistent with the multiple family guidelines when the guideline is applicable.

Development Permit Area No.7 is designated for the purposes of energy conservation and greenhouse gas reduction.

OCP Section 24.5.1 Siting of buildings and structures

The building is oriented for passive solar and will incorporate photovoltaic solar panels on the roof.

OCP Section 24.5.2 Form and exterior design of buildings and structures

The applicant has addressed the form and exterior design as it relates to the guidelines.

OCP Section 24.5.3 Landscaping

The applicant has addressed how the development's landscaping is consistent with the guidelines.

OCP Section 24.5.4 Machinery, equipment and systems external to buildings and other structures

The applicant has described the development's features that address these guidelines.

OCP Section 24.5.5.Special Features

The applicant will choose high performing, durable materials and will consider the various guidelines as it pertains to the selection of materials during further detailed design.

Development Permit Area No.8 is designated for the purpose of water conservation.

The applicant has included comments pertaining to water conservation guidelines where applicable.

Green Building Features

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

Comments From Other Departments

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

Community Safety Services: Building to be constructed to requirements of BC Building Code 2012 and Municipal Building Code Bylaw. Applicant must address all issues contained within the Township Development Protocol should application be approved. Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit application.

Engineering Services: Engineering staff has completed a preliminary evaluation of Works and Services that would be required for the 32 unit multiple family residential building proposed to be located at 833 and 835 Dunsmuir Road. 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 with bylaw requirements including, but not limited to, new sewer and drain connections, underground power, telephone and cable services, and new road works up to the centre line of both Dunsmuir Road and Garrett Place. Should the application be approved, additional comments will be provided when detailed engineering drawings are submitted as part of a Building Permit application.

Parks Services: Parks Staff has completed a preliminary review of the proposed on-site and off-site landscaping and commented that the landscape plan was adequate. 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. Moreover, tree protection fencing must be put up at the dripline of all trees to be retained.

Fire Services: Fire Services staff has completed a preliminary review of the proposal and has no concerns at this time.

Comments from the Design Review Committee [DRC]

This rezoning application was considered at the regular meeting of the DRC held on February 14, 2018. Members' comments were generally positive, noting that the proposed development was appropriate for the site. Members liked the stepping back of the 5th storey and thought that

the massing was appropriate. There were concerns raised in regards to the vehicle access to the on site parking off Dunsmuir Road as it breaks up the streetscape. The applicant advised that the access point to the on site parking was selected based on the topography. The DRC resolved that the application be forwarded to Council with a recommendation of approval as the proposed development is appropriate for the site.

Comments from the Advisory Planning Commission [APC]

This rezoning application was considered at the regular meeting of the APC held on February 20, 2018. Members' comments were generally positive, noting that the proposed development fits within the surrounding area. Members expressed a desire for the installation of electric vehicle charging stations. Members liked the aesthetics of the recessed fifth storey and thought it was appropriate. The APC resolved that the application be forwarded to Council with a recommendation of approval as this is a suitable location for development and that it is a relatively sensitive building within the context.

ALTERNATIVES:

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

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

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


N
Wollaston St
733
Sea Terr
820
815
821
819
827
734
730
836
Dunsmuir Rd
833
844
835
Garrett Pl
831
Subject Property Map:
833 and 835 Dunsmuir Rd


SEA TERR
820
823
825
821
817
815
734
2-730
836
DUNSMUIR RD
833
835
GARRETT PL
831
554

Policy
Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

Policy
Encourage the development of rental accommodation designed for a variety of demographic household types, including young families.

5.2 Low Density Residential Redevelopment

OBJECTIVE: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Policy
Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Policy
Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

Policy
Discourage new applications for infill housing, including rezoning and subdivision, for panhandle lots in the 1100 and 1200 blocks of Old Esquimalt Road and the 600 block of Fernhill Road.

5.3 Medium and High Density Residential Development

OBJECTIVE: Support compact, efficient medium density and high density residential development that integrates with existing and proposed adjacent uses.

Policy
Encourage new medium density and high density residential development with high quality design standards for building and landscaping and which enhance existing neighbourhoods.

Policy
Prioritize medium density and high density residential development in proposed land use designated areas that:

1. reduce single occupancy vehicle use;
2. support transit service;
3. are located within close proximity to employment centres; and
4. accommodate young families.

Policy
Consider new medium density residential development proposals with a Floor Area Ratio of up to 2.0, and up to six storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy
Consider new high density residential development proposals with a Floor Area Ratio of up to 3.0, and up to 12 storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy
Notwithstanding other policies set out in this OCP, maximum heights in medium density and high density residential land use designated areas in West Bay are limited to those parcel heights identified in the West Bay Development Permit Area.

Policy
Consider, where appropriate, development proposals with densities greater than those set out in the OCP through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.

Policy
Recognize, for the purposes of density bonuses, "amenities" may include but are not limited to:

1. Privately-owned, publicly-accessible open space;
2. Public art;
3. Contributions towards the enhancement of public recreation facilities;
4. Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
5. Building to a higher step of the BC Energy Step Code than required under the Building Bylaw;
6. Group daycare and respite facilities for children and adults;
7. Preservation of heritage structures, features or assets;
8. Affordable housing units;
9. Special needs housing units;
10. Community gardens;
11. Enhanced green family play space for residents;
12. Public space improvement supporting and surrounding transit stations; and
13. Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

Policy
A mix of dwelling unit sizes should be provided in medium density and high-density residential land use designated areas in order to meet the varying housing needs of Esquimalt residents.

Policy
Buildings with shallow setbacks should step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.

Policy
Encourage the incorporation of spaces designed to foster social interaction.

Policy
Encourage the installation of electric vehicle charging infrastructure in medium and high density residential developments.

5.4 Affordable Housing

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

Policy
Encourage the provision of affordable housing by the private market and the non-profit housing sector. Partnerships between private, public or non-market housing providers may be supported. These might include innovative approaches such as limited equity, rent-to-own, co-op, mixed market and non-market projects.

Policy
Encourage the placement of new rental, affordable, special needs, and seniors housing in accordance with designated residential land use areas as they are integral components of inclusive neighbourhoods.

Policy
Avoid the spatial concentration of affordable and special needs housing in neighbourhoods.

Policy
Promote housing agreements to ensure that all strata units have the opportunity to be used as long-term residential rentals within strata buildings.

Policy
Consider offering a Revitalization Tax Exemption to all new or renovated purpose-built multi-unit rental buildings within the Township.

Policy
Consider bonus density, parking relaxations or other development variances where a development proposal includes affordable, special needs or seniors housing. This may apply to both market and non-market housing, and mixed-use proposals. A housing agreement may be entered into between the Township and the owner.

Policy
Work in co-operation with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to provide affordable housing and support services for seniors, the frail elderly and other special needs groups.

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:

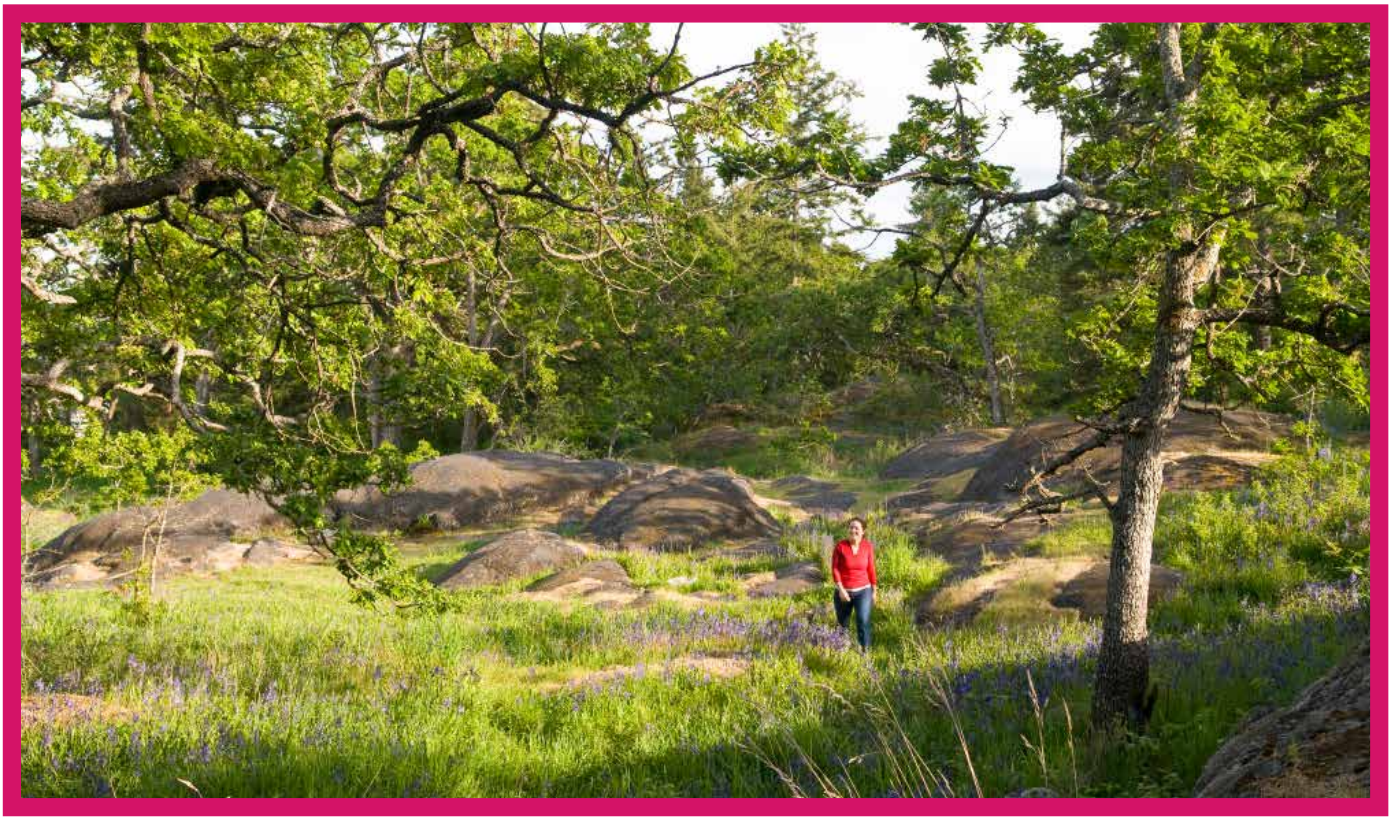
1. Waterfront property owners are encouraged to become familiar with and adopt a 'soft shore' restoration approach to the care of their foreshore property (i.e. Green Shores for Homes).
2. Avoid the expansion of dock area, bulkheads, groins or other shoreline hardening structures. Removal or reductions 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.



23.5 Guidelines

1. 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.
2. New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.
3. High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.
4. Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.
5. Surface parking areas in 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.
6. Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.
7. The retention of public view corridors, particularly views to the water, should be encouraged wherever possible.
8. To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.
9. Retention and protection of trees and the natural habitat is encouraged wherever possible.
10. 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.
11. Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.
12. Avoid excessively long blank walls adjacent to public streets.
13. Use architectural emphasis to define street corners.
14. Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.
15. Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction.
16. Use of indigenous and adaptive plant species is encouraged.
17. All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.

18. Wherever possible, outdoor storage and parking areas should be screened from view.
19. Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:
    - Install a vertical trellis in front of the wall with climbing vines or other plant material.
    - Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening.
    - Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface.
    - Employ quality materials of different textures and colours to make the wall more interesting visually.
    - Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest.
    - Incorporate walls into a patio or sidewalk café space.
    - Terrace (step down) retaining walls.
20. Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.

- 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.

- 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

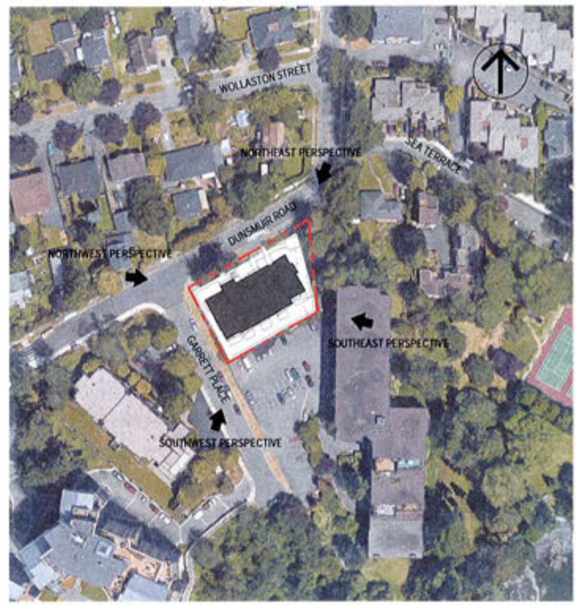
Where it is feasible:

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.

DUNSMUIR 833 + 835

ISSUED FOR DP - 2018.09.18

VIEW FROM DUNSMUIR AT GARRETT



CONTEXT PLAN

PROPOSED PROJECT INFORMATION

EXISTING ZONING	835 = RD-3 (2 FAMILY / 1 FAMILY) 833 = RM-4 (MULTI-FAMILY)		
REZONE TO	NEW COMPREHENSIVE ZONE		
SITE AREA	0.15 Ha / 0.37 Ac / 1,528 m² / 16,447 ft²		
NO. UNITS	32 (5 STOREYS)		
PARKING PROVIDED	35		
BIKE PARKING	51 + RACK FOR 6 AT ENTRANCE		
UNIT AREA (+/-)	50m² (538 ft²) - 111.5 m² (1,202 ft²)		
TOTAL UNIT AREA	2,176 m² (23,422 ft²)		
BUILDING AREA	628 m² (6,760 ft²)		
FLOOR AREA RATIO	1.4 : 1		
COVERAGE	41%		
SETBACKS (PER RM-4)	*FRONT*	7.5m (24.6)	*VARIANCE REQ'D: +2m @ ENTRY*
	REAR	7.5m (24.6)	
	INTERIOR SIDE	6.0m (19.7)	*VARIANCE REQ'D: + 1.9m @ S/E CORNER*
	EXTERIOR SIDE	3.6m (11.8)	

DRAWING LIST

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833/835 DUNSMUIR ROAD PROJECT NO. 17-012

COVER PAGE

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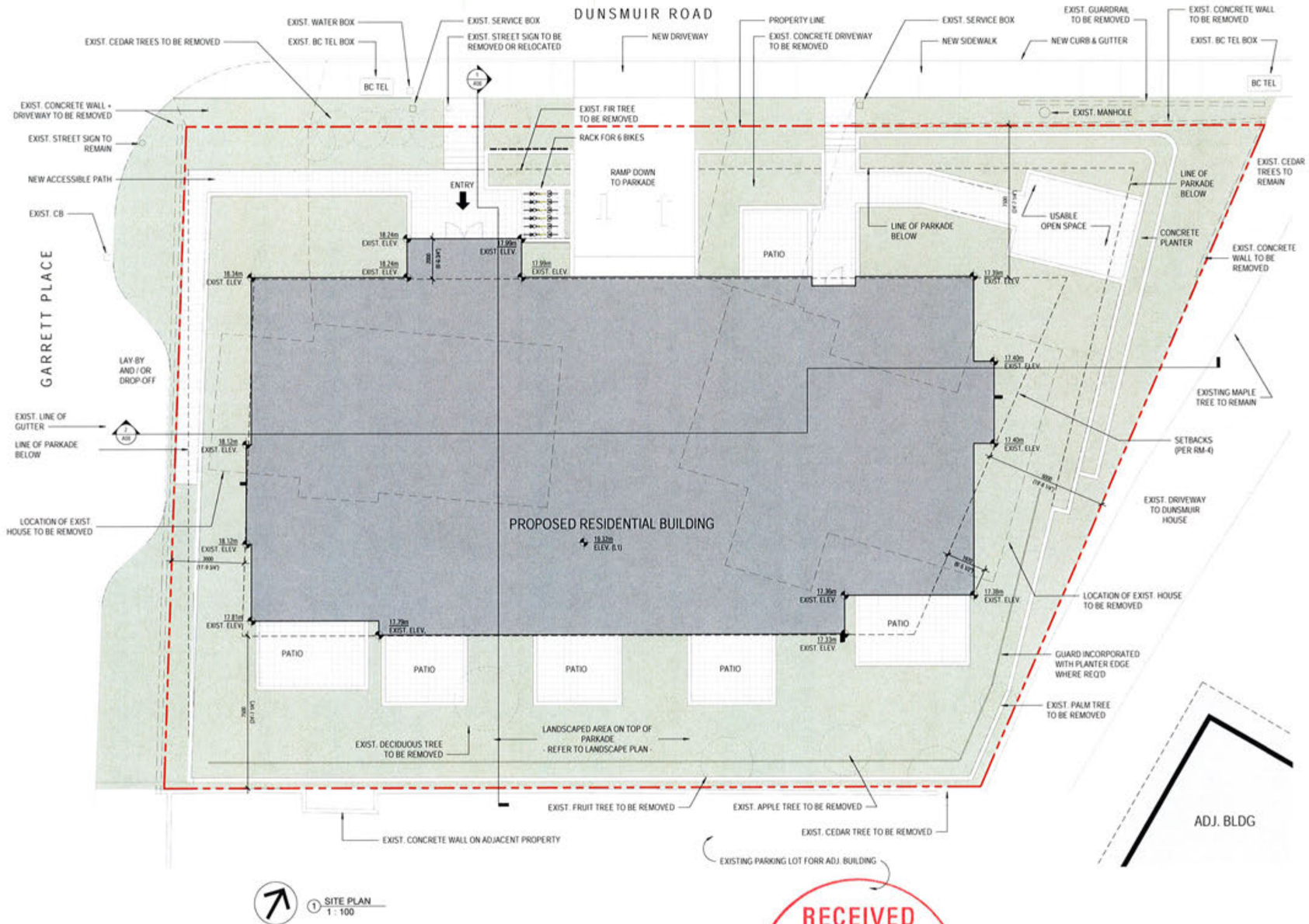

1 SITE PLAN
1 : 100

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SITE PLAN

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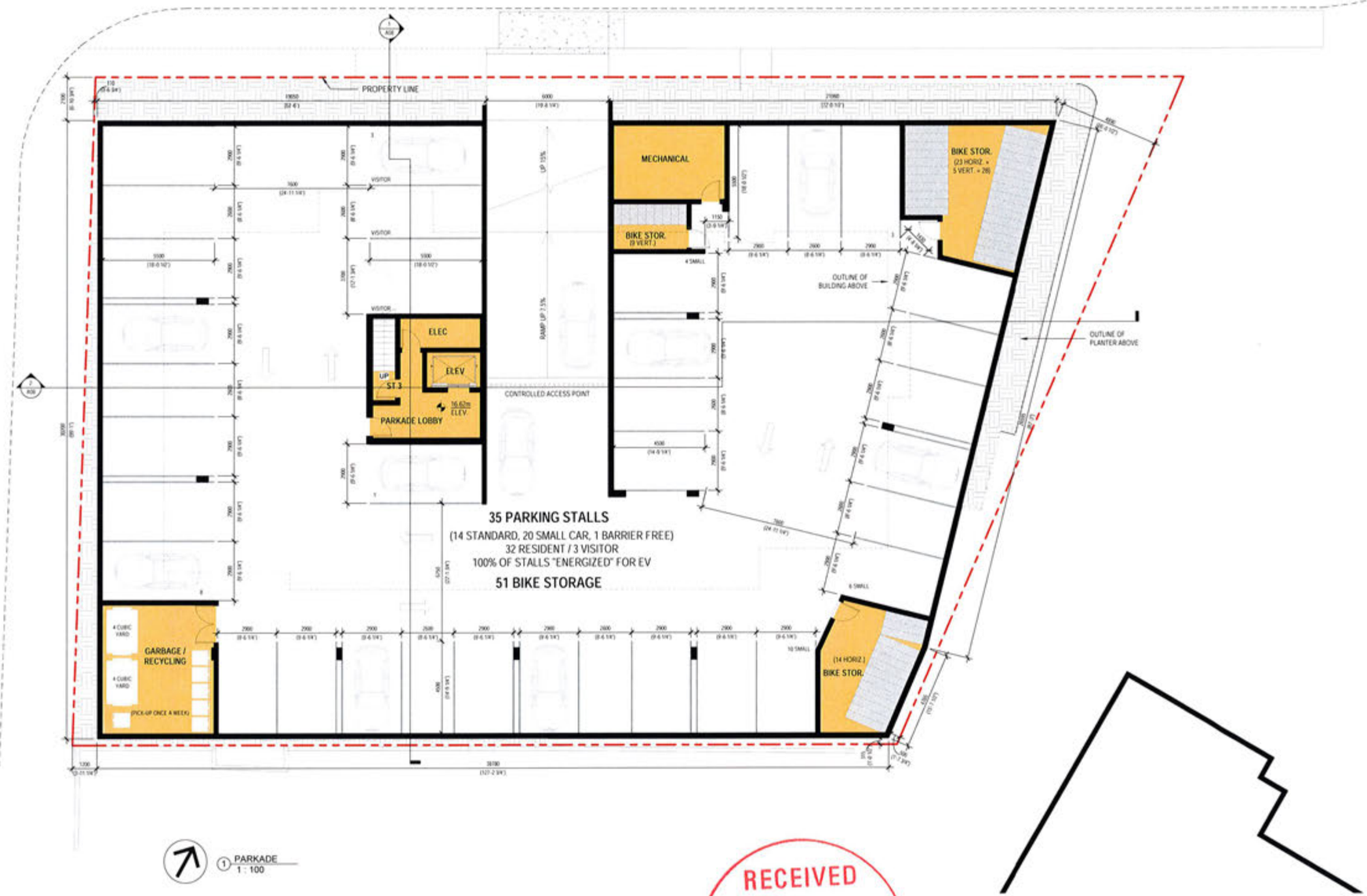

1 PARKADE
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PARKADE

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LEVEL 1

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LEVEL 3-4

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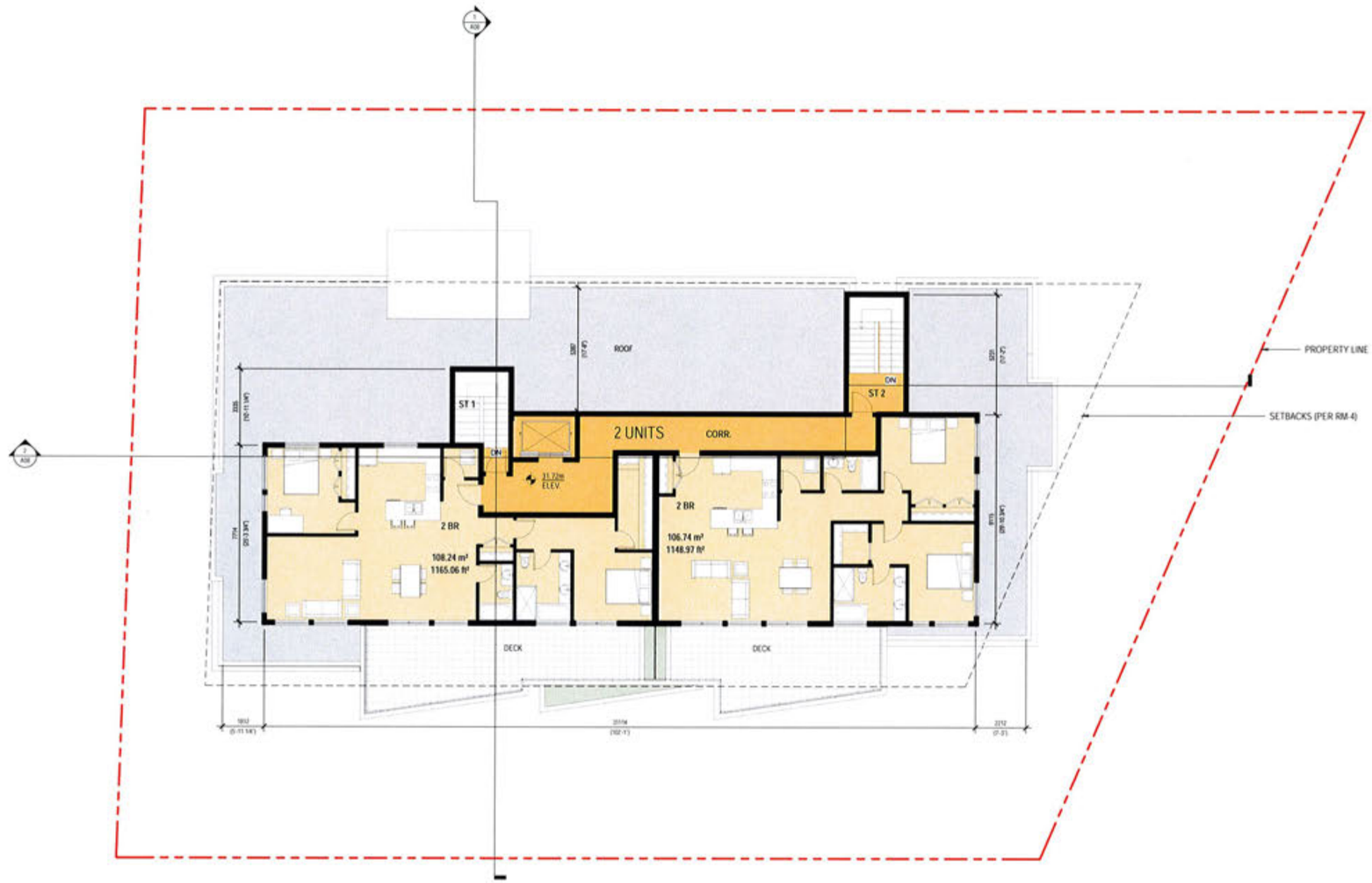

1 LEVEL 5
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LEVEL 5

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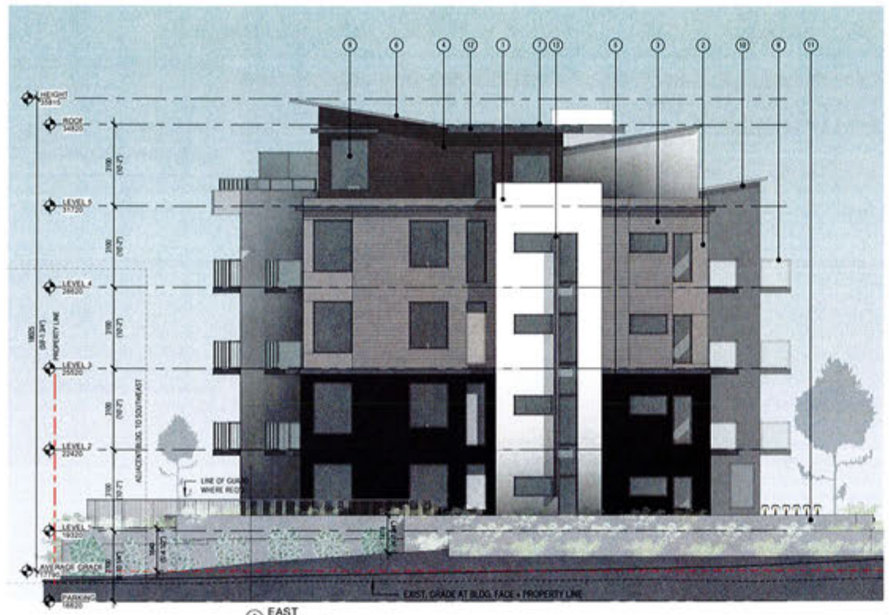

① EAST
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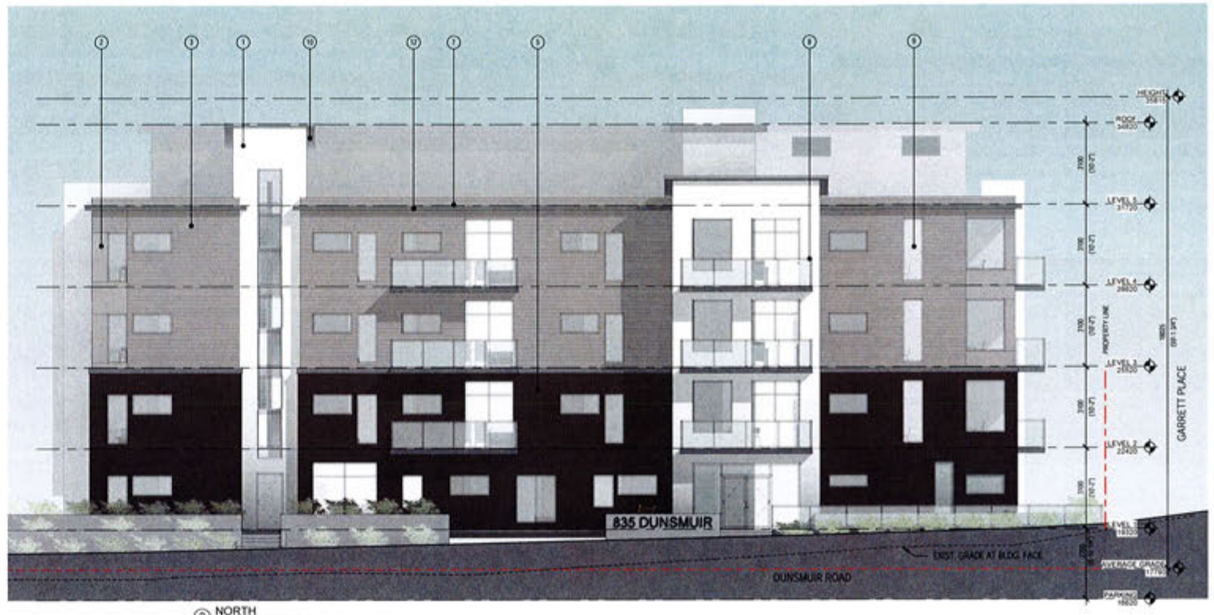
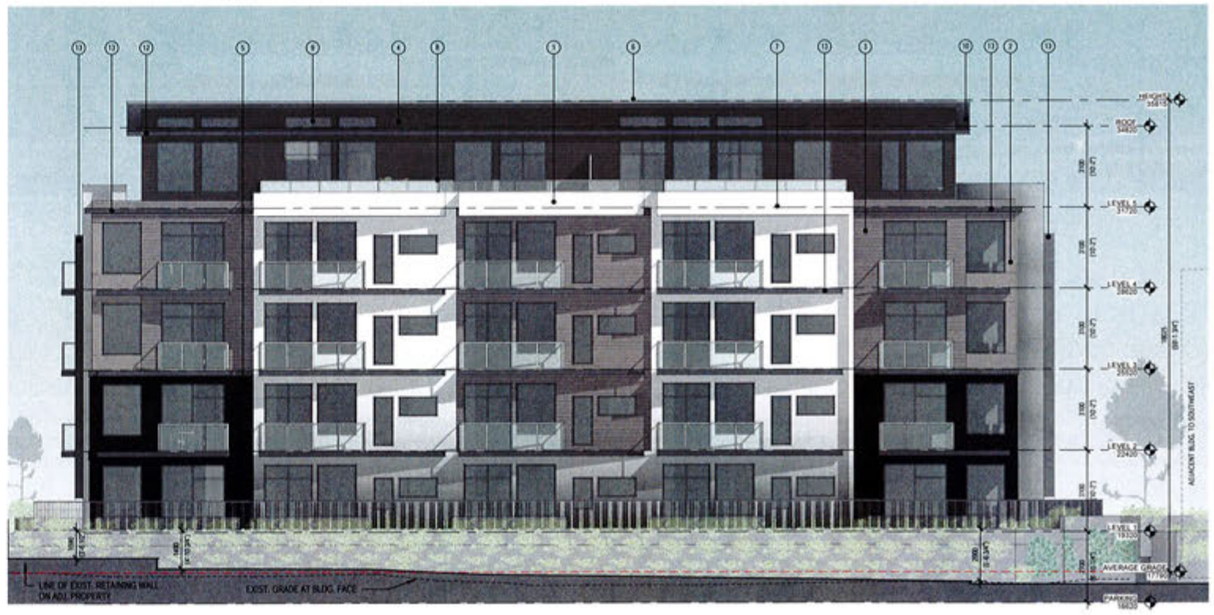


② NORTH
1 : 100

④ WEST
1 : 100



③ SOUTH
1 : 100

MATERIAL FINISH LEGEND

1	STUCCO - WHITE	5	BRICK - IRON SPOT	9	ALUMINUM-CLAD VINYL WINDOWS
2	FIBRE CEMENT PANEL - PEARL GRAY	6	METAL STANDING SEAM ROOF (CHARCOAL)	10	SOFFIT
3	HORIZONTAL SIDING - FIBRE CEMENT - PEARL GRAY	7	SBS MEMBRANE ROOF	11	CONC. PLANTER
4	HORIZONTAL SIDING - FIBRE CEMENT - AGED PEWTER	8	GLASS AND ALUMINUM RAILING	12	FASCIA
				13	SUNSHADE (PREFIN. METAL)

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ELEVATIONS

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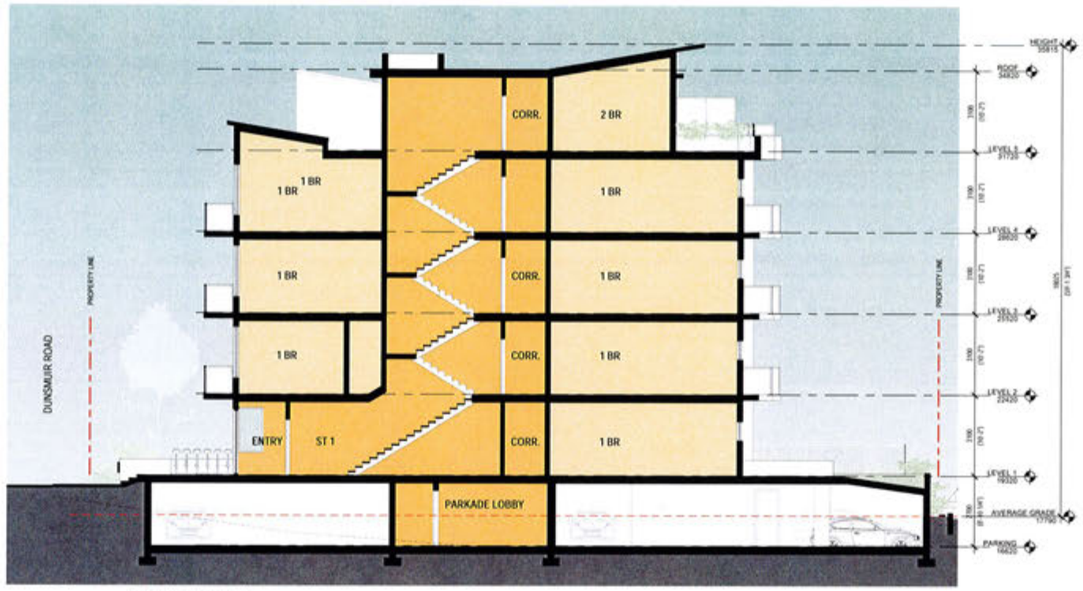

① SHORT SECTION
1 : 100

② LONG SECTION
1 : 100

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SECTIONS

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1 NORTHWEST PERSPECTIVE (FROM DUNSMUIR ROAD)

2 NORTHEAST PERSPECTIVE (FROM DUNSMUIR ROAD)

3 SOUTHWEST PERSPECTIVE (FROM GARRETT PLACE)

4 SOUTHEAST PERSPECTIVE (FROM APARTMENT PARKING LOT)

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STREET VIEWS

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A09

① SUMMER 10AM
1 : 1200

② SUMMER 12PM
1 : 1200

③ SUMMER 3PM
1 : 1200

④ SUMMER 5PM
1 : 1200

SUMMER SOLSTICE - JUNE 21

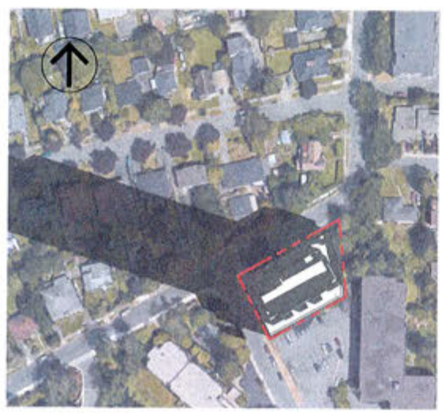
⑤ SPRING / FALL 10AM
1 : 1200

⑥ SPRING / FALL 12PM
1 : 1200

⑦ SPRING / FALL 3PM
1 : 1200

⑧ SPRING / FALL 5PM
1 : 1200

SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 10AM
1 : 1200

⑩ WINTER 12PM
1 : 1200

⑪ WINTER 3PM
1 : 1200

⑫ WINTER 5PM
1 : 1200

WINTER SOLSTICE - DECEMBER 21

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SHADOW STUDIES

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LEGEND

RESIDENTS AMENITY AREA

SITE FURNISHINGS BY RESIDNETS (TYP.)

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: RED MAPLE, KATSURA TREE, HEDGE MAPLE, HONEY LOCUST, LITTLE LEAF LINDEN, TORMENTING ASPEN
SIZE 6.0 CM CAL., APPROXIMATE NO. 8

SMALL DECIDUOUS TREE TO BE A SELECTION OF: KOUSA DOGWOOD, RED DOGWOOD, JAPANESE MAPLE, PINK DOGWOOD,
SIZE 2.0 - 2.5 M HT., APPROXIMATE NO. - 17

SPECIMEN SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), VIBURNUM (BL), DECIDUOUS AZALEA (DEC), WILLOWLEAF COTONEASTER (BL), PORTUGESE LAUREL (BL), RUBRA ESCALLONIA (BL),
SIZE 27 CM POT, APPROXIMATE NO. - 23

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), PITTOSPORUM (BL), HYDRANGEA (DEC),
SIZE 27 CM POT, APPROXIMATE NO. - 23

MEDIUM SHRUB TO BE A SELECTION OF: MAHONIA (BL), RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK ESCALLONIA (BL), BARBERRY (BL), BOXUS (BL), FERNS (BL),
SIZE 27 CM POT, APPROXIMATE NO. - 198

SMALL SHRUB TO BE A SELECTION OF: DWARF RHODODENDRON (BL), DWARF BOXWOOD, SPIREA (BL), LAVENDER (BL), DWARF PIERIS (BL), DWARF JAPANESE AZALEA (BL), NEWPORT DWARF ESCALLONIA (BL), DWARF LEAF MAHONIA (BL), FERNS (BL),
SIZE 21 CM POT, APPROXIMATE NO. - 145

VINES TO BE A SELECTION OF: HONEYSUCKLE (DEC), ENGLISH IVY (BL), CLEMATIS (DEC),
SIZE 21 CM POT, APPROXIMATE NO. - 26

GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE (BL), KINNIKINNICK (BL), WINTERGREEN (BL), BEARBERRY (BL),
SIZE 15 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.

NO.	DATE	BY	REVISION
1.	FEB.07.18	S.P.	GENERAL
2.	SEPT.18.18	S.P.	PATIO

DRAWN	S.P.
CHECKED	J.P.
DATE	DECEMBER 12, 2017
DRAWING	833 DR - PIRS
FILE	253.17.01

1 : 100
NTS

Lombard North Group
LOMBARD NORTH GROUP (2011) INC.
#216 - 1070 DOUGLAS STREET,
VICTORIA, BRITISH COLUMBIA V8X 1W1
TELEPHONE: (250) 386-7794
FAX: (250) 386-0132
EMAIL: landarch@lngroup.ca

833+835 DUNSMUIR
VICTORIA, B.C.

LANDSCAPE PLAN | P1

DUNSMUIR ROAD

SPEED HUMP

DUNSMUIR ROAD

GUTTER LINE

ASPHALT

SIDEWALK

MC

PROPERTY LINE

PARKING BOX

DRIVEWAY

PLAN 9757

3
AREA = 764 Sq. M.
EXISTING RESIDENCE

2
AREA = 764 Sq. M.
EXISTING RESIDENCE

PROPOSED RESIDENTIAL BUILDING

AVERAGE NATURAL GRADE = 17.79

CONCRETE DRIVEWAY

CONCRETE WALL

0.2 WIDE

Toe Wall

Concrete Wall

Wood Fence Line

Water Box

Service Box

Gas Valve

BCTEL

GARRETT PLACE

4

PLAN 9757

MULTI-STOREY
RESIDENTIAL BUILDING

Edge of Roof

1

PLAN 9757

PARKING LOT

RECEIVED
SEP 27 2018
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

J. E. Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

AT 833/835 DUNSMUIR ROAD

PIDS
005-388-881
005-388-899

LEGAL : LOTS 2 AND 3. SECTION 11, ESQUIMALT DISTRICT, PLAN 9757

DRAWN BY : DBL	PROJECT SURVEYOR : D.R. CARRIER
SCALE : 1 : 150	DATE : JUNE 15, 2017.

CLIENT : GT MANN CONTRACTING

OUR FILE : 30536 REVISION :

Scale 1:150
0 1.5 3 6 9 12 15

NOTE : ELEVATIONS ARE TO GEODETIC DATUM
THE DECIMAL POINT OF THE ELEVATION DENOTES THE LOCATION OF THE SHOT TAKEN UNLESS OTHERWISE NOTED
BUILDING SETBACKS ARE CALCULATED TO THE EXTERIOR OF SIDING
TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST
TREE DIAMETERS ARE SHOWN IN mm
PROPERTY BOUNDARIES HAVE BEEN CALCULATED FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS
DUE TO A LACK OF SURVEY EVIDENCE – IF MINIMUM SETBACKS ARE CONTEMPLATED, A REPOSTING SURVEY WILL BE REQUIRED

V:\DAN_L_ACAD2000_SERVER\30536_SITE.DWG DBL

Development Permit Application for 833/835 Dunsmuir Road:

Official Community Plan Development Permit Area Guidelines:

18.5.2 Natural Features

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

Guideline	Comments
Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	N/A – due to underground parking structure.
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.	N/A
Preservation of natural topography is favoured over blasting or building of retaining walls.	N/A – due to underground parking structure.
Narrower maneuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	N/A – due to underground parking structure.
Design new development and landscaping to frame rather than block public views.	N/A
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.	Topsoil will be stripped and stored for re-use.

18.5.3 Biodiversity

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

Guideline	Comments
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.	Native shrubs and groundcovers will be emphasized for the Building Permit submission.
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.	The building is surrounded by diverse landscape elements including deciduous trees+ medium shrubs along Dunsmuir Rd, small deciduous trees and large shrubs between neighbouring buildings. Stepped, layered planters wrapped in vines follow the slope of Dunsmuir Rd. and wrap around the East side of the property, enhancing the streetscape experience.
Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.	Included.
Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species	Included.

selection and placement; native plantings and food gardens compliment each other.	
Encourage native plant and food gardens to spill from private land into boulevards.	Challenging on this site due to changes in grade and planter walls.
Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	A variety of plant species have been selected for this site.
Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	N/A
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.	N/A
Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage.	Servicing pipes will be located to minimize tree root damage.
Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings	Retaining walls / planters have all been designed in consultation with adequate width and depth to support landscape plantings.
Support the daylighting of portions of the stormwater system for enhanced habitat.	N/A for this site.
Aim to meet the Canadian Landscape Standards in all landscaping installations.	Yes.

18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution).

Where it is reasonable:

Guideline	**Comments**
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 will help dampen urban noise.	The extensive variety of shrubs, trees and vine-covered layered planters wrap the site, creating a protective barrier between the urban noise and the building.
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.	All outdoor lighting will be carefully selected from the International Dark-Sky Association approved fixtures and will be placed in a downward direction to avoid unnecessary disturbances.
Light spillage on to waterways is strongly discouraged.	Light spillage on to waterways will not occur on this site.
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.	Included.

18.5.5 Drainage and Erosion

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

Guideline	Comments
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.	N.A.
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.	Storm water surges will be mitigated by the fact that there is very little exposed hard surface on the property.
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.	Consider collection of roof water for irrigation use?
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.	The remaining lot area is predominantly covered by vegetated areas, the ground floor patios will have pervious pavers, and the pathways will direct water towards vegetated areas.
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.	Most of the lot is porous in order to facilitate stormwater infiltration, and parking is located below ground.
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.	Included.
Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.	N/A.
Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Included.

18.5.7 Native Bird Biodiversity

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

Guideline	Comments
Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas.	Measures have been taken to maximize potential to retain existing Cedar and Maple trees adjacent to the East side of the lot.

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

23.5 Guidelines

Guideline	**Comments**
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.	N/A
New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.	The building has been sited and stepped back appropriately, with the surrounding landscape creating a privacy buffer for adjacent residents. Shadow studies have been conducted for the building at various times during Summer Solstice, Spring/Fall Equinox and Winter Solstice.
High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.	N/A
Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.	The layered landscaping enhances the streetscape and provides privacy.
Surface parking areas in 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.	N/A
Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	Underground parking has been incorporated in this building.
The retention of public view corridors, particularly views to the water, should be encouraged wherever possible.	There are no public view corridors on this particular property.

To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	N/A
Retention and protection of trees and the natural habitat is encouraged wherever possible.	Where possible, trees have been retained.
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.	N/A
Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.	Site lighting will be designed for residential safety and reducing glare, without causing spillover of light on adjacent sites.
Avoid excessively long blank walls adjacent to public streets.	Long blank walls are not present in this project.
Use architectural emphasis to define street corners.	Cladding materials playfully highlight and layer each corner of the building, and the landscape elements also emphasize the street corner.
Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	All units in the building have patios or balconies, enhancing the safety and privacy of residents.
Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction.	Patios off ground floor units front the street. There is also a patio area for residents located along the street edge to encourage community interaction.
Use of indigenous and adaptive plant species is encouraged.	See above.
All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Exterior lighting will meet International Dark-Sky standards.
Wherever possible, outdoor storage and parking areas should be screened from view.	Parking is located below ground.
Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets.	No expansive blank walls are in this project, and retaining walls forming planters are stepped back from public streets.
Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.	Stairways and hallways are not exposed.

24.5.1 Siting of buildings and structures

Where it is feasible:

Guideline	**Comments**
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.	Building is oriented for passive solar where practical, and will incorporate solar panels on the roof.
Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.	Building is flanked on all sides by either street, driveway or parking, so shading of neighbours is minimal. Usable outdoor open space receives sun morning to mid-day depending on the season.
In commercial, residential or commercial mixed-use designated areas with taller developments, vary	N/A

building heights to strategically reduce the shading on to adjacent buildings.	
Provide space for pleasant pedestrian pathways between buildings.	N/A
Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	N/A
Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Significant space for landscaping has been provided, with varying heights of all three types of landscaping incorporated.
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.	N/A
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.	N/A? There aren't really any semi-public spaces on this property.
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.	A row of street trees facing each street has been provided. A second layer of trees are sited closer to the building, where appropriate.

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

Guideline	**Comments**
Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	The upper roof at L5 will incorporate solar elements.
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.	Selection of appropriate colour of roofing material will help to reduce heat island effect.
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.	This is generally good practice, however in MURB building types, there will be units facing north. Glazing in general is generous without being over-expansive.
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.	This has been considered and will be further detailed during design development.
Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	Balcony shapes on the south elevation have been designed to provide shading for windows below.
Provide building occupants with control of ventilation; i.e. windows that open.	Minimum one operable window per room/space will be provided throughout.
Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	No skylights have included in this project.
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.	Rooftop patios are included for 5th floor residents, and include garden spaces.

Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	Roof top greenhouses have not been included in this project at this time.
Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.	Glazing will be specified to provide a balance between adequate solar shading and light infiltration.
In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	High performing, durable materials have been specified.

24.5.3 Landscaping

Where it is feasible:

Guideline	**Comments**
Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.	Front yard landscaping is extensive, and common space patio is surrounded by vegetation.
Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.	All parking is located below grade.
Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	N/A
Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Deciduous trees are also located along the Southern portions of the lot.
Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	This will be combined with preserving views for residents.
Strategically place coniferous trees such that they can buffer winter winds.	This will be considered as applicable and practical.
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.	Included.
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.	Medium (larger) deciduous trees are located along Dunsmuir Rd. and Garrett Place.
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.	Small shrubs are adjacent to building, and larger shrubs and trees towards the property lines.
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.	N/A
For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	N/A

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

Where it is feasible:

Guideline	Comments
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.	Efficient low-energy lighting will be utilized and designed in order to complement existing lighting and be layered for various outdoor needs.
Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance. Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Solar panels will be utilized to improve the building's energy performance.
Design for on-site heat recovery and re-use of water.	Re-use of water collected from the roof could possibly be considered for irrigation.
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.	Bicycle parking facilities are provided in the parking area. Bike racks are also located near the main entrance.
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.	Infrastructure for Level 2 charging is being incorporated for all stalls in the parking area.
Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	There are no car sharing facilities for this site.

24.5.5 Special Features

Where it is feasible:

Guideline	Comments
Select building materials that have been shown to have a high level of durability for the use intended.	High performing, durable materials have been specified.
Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	The building will be wood-frame construction over the parkade.
Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	This will be considered during further detailed design.
Reuse of existing buildings and building materials is encouraged.	This may not be appropriate, however materials will be recycled where possible.
Choose materials that have a high likelihood of reuse or recycling at end of life.	This will be considered during further detailed design.

25.5.1 Building and Landscape Design

Where it is feasible:

Guideline	Comments
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.	This will be considered during further detailed design and as noted above.
Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.	Please see comments above.
Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Pleas see comments above.
Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Please see comments above.
Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	Please see comments above.
Design landscaping with more planted and pervious surfaces than solid surfaces.	The landscaping has been designed with more planted and pervious surfaces than solid surfaces.
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.	Please see comments above.

25.5.2 Landscaping - Select Plantings for Site and Local Conditions

Where it is feasible:

Guideline	Comments
Retain existing native trees vegetation, and soil on site.	Please see comments above.
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.	Please see comments above.
Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Please see comments above.
Group plants with similar water needs into hydro-zones.	Included.

25.5.3 Landscaping – Retaining Stormwater on Site

Where it is feasible:

Guideline	Comments

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.	N/A
Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	This will be considered where applicable.
Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	This will be considered where applicable, however it will be challenging due to underground parking structure.
Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.	Please see comments above.
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.	Please see comments above.
Choose bark mulches or woodchips for walking paths for enhanced absorption.	N/A
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.	Please see comments above.

25.5.4 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

Guideline	**Comments**
Use automated high efficiency irrigation systems where irrigation is required.	Included.
Incorporate stormwater retention features into irrigation system design.	Please see comments above.
Use recirculated water systems for water features such as pools and fountains.	N/A for this project.
Install plantings and irrigation systems to the Canadian Landscape Standard.	Included.

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? If yes, to what program and level? BUILT GREEN	Yes ✓	No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	Yes	No
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them. TO MEET NECB 2011	Yes ✓	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building?	N/A %	
5	Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project. TBD DURING FURTHER DETAILED DESIGN		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	Yes ✓	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? FOREST STEWARDSHIP COUNCIL (FSC) OR SUSTAINABLE FORESTRY INITIATIVE For which parts of the building (e.g. framing, roof, sheathing etc.)? SHEATHING		
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. THE GOAL WILL BE TO MINIMIZE USE OF CFC AND HCFC - TBD DURING FURTHER DETAILED DESIGN	Yes ✓	No
9	List any products you are proposing that are produced using lower energy levels in manufacturing. TBD DURING FURTHER DETAILED DESIGN		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]?	Yes ✓	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	No ✗

Water Management

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

Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? 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? TBD DURING FURTHER DETAILED DESIGN	Yes	No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? TBD DURING FURTHER DETAILED DESIGN	Yes	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? TBD DURING FURTHER DETAILED DESIGN	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. _IMPERVIOUS SURFACES WILL BE MINIMIZED.	Yes	No ✓	N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? IT HAS BEEN CONSIDERED, BUT IS NOT APPROPRIATE FOR THIS SITE	Yes ✓	No	N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. OIL INTERCEPTORS	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? IMPERVIOUS SURFACES WILL BE MINIMIZED - TBC DURING FURTHER DETAILED DESIGN	_____ %		

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? REFER TO REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES Could your site design be altered to save these trees? NO Have you consulted with our Parks Department regarding their removal? YES	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? REFER TO LANDSCAPE PLAN	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?	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? TBD DURING FURTHER DETAILED DESIGN	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? 55 - 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. TBD DURING FURTHER DETAILED DESIGN 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?	Yes ✓	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. ENERGY STAR	✓		
42	Will high efficiency light fixtures be used in this project? If so, please describe. LED	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. TBD DURING FURTHER DETAILED DESIGN	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. EXPLORING OPTIONS REGARDING MOVING EXISTING HOUSES	Yes ✓	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. WASTE WOOD	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			

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.

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: November 14, 2018

STAFF REPORT

DATE: November 8, 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 A, Suburban Lot 43 Esquimalt District Plan EPP82555
PID 030-615-992

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

At its October 10, 2018 regular meeting, the Design Review Committee raised several design issues for the project architect to consider. The developer has voluntarily agreed to have the project brought back to the Design Review Committee to have the Committee review the proposed revisions to the design that have been made in response to the Design Review Committee's previous comments.

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 architect has submitted a revised set of drawings (Schedule "A") along with a letter outlining the changes (Schedule "B"). In addition, a matrix outlining how the proposed project conforms to the relevant design guidelines has also been submitted and is attached as (Schedule "C").

Staff have no concerns with the proposed changes other than the proposed art work on the solar installation. Staff are concerned that the proposed artistic treatment comes very close to becoming signage. The Township's sign bylaw defines a sign as, "a device, notice, or medium including its supporting system and other components, which is used or is intended or capable of being used to attract attention for advertising, identification, or information purposes".

As an advisory body to Council, both staff and Council would appreciate any comments that the Design Review Committee has related to the proposed design of this project.

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

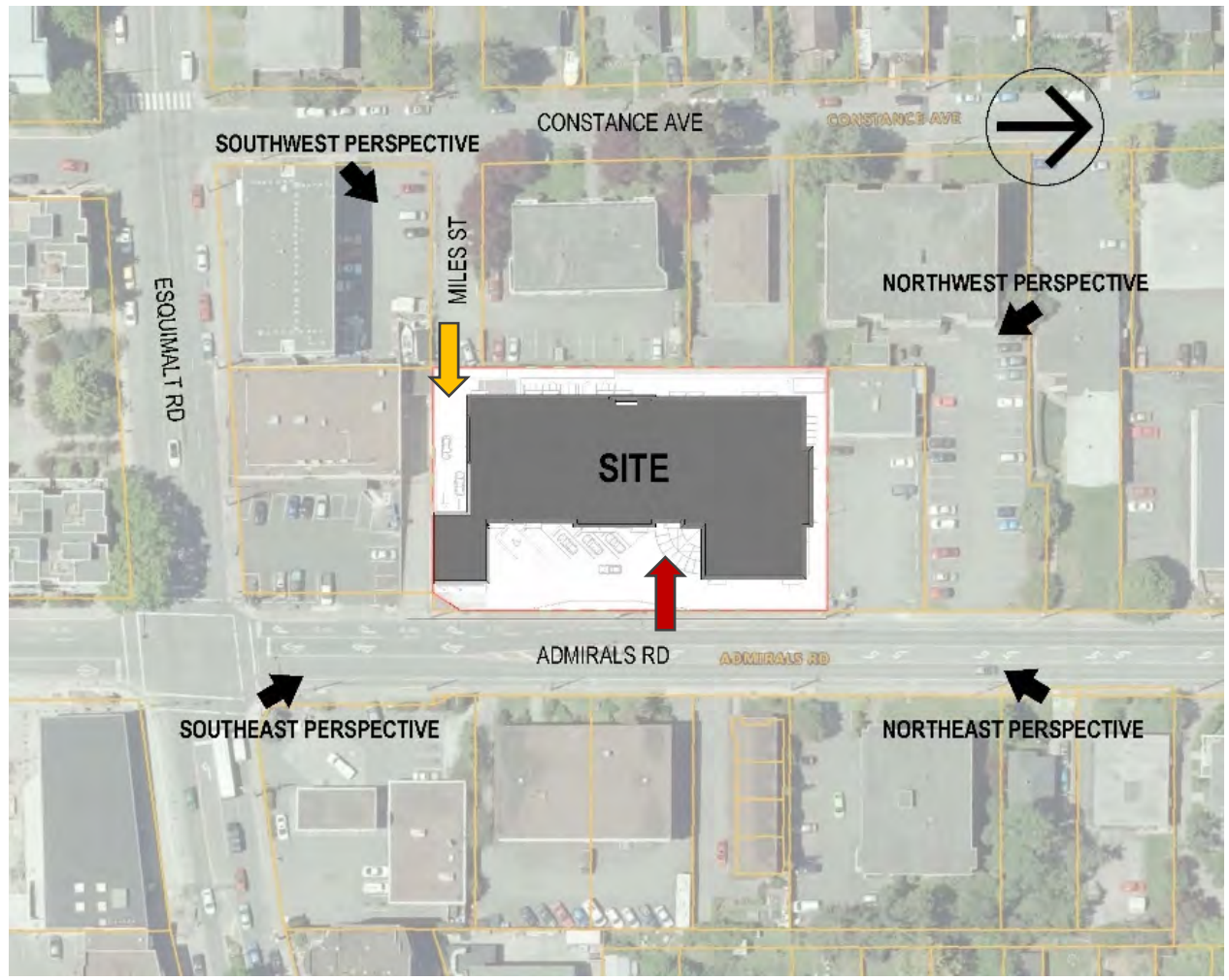
DESIGN REVIEW COMMITTEE – NOVEMBER 14, 2018

VISTA SENIOR LIVING
622 ADMIRALS ROAD
REVISED DEVELOPMENT PERMIT APPLICATION

PRAXIS architects inc.

zeidler

CONTEXT PLAN



MAIN ENTRANCE
(OFF ADMIRALS)

PARKADE ENTRANCE
+ LOADING
(OFF MILES)

PRAXIS architects inc.

zeidler

SOUTH / EAST PERSPECTIVE

PRAXIS
architects inc.

zeidler

DETAIL VIEWS OF ENTRANCE CANOPY

PRAXIS
architects inc.

zeidler

NORTH / EAST PERSPECTIVE

PRAXIS
architects inc.

zeidler

SOUTH / WEST PERSPECTIVE

PRAXIS architects inc.

zeidler

NORTH / WEST PERSPECTIVE

PRAXIS
architects inc.

zeidler

SITE PLAN

PRAXIS architects inc.

zeidler

LEVEL 1 PLAN

PRAXIS architects inc.

zeidler

LEVEL 2 PLAN (MEMORY CARE)

PRAXIS architects inc.

zeidler

LEVEL 4 – 8 PLAN (CONGREGATE CARE RENTAL)

PRAXIS architects inc.

zeidler

LEVEL 9 - 10 PLAN (CONGREGATE CARE CONDOMINIUM)

PRAXIS
architects inc.

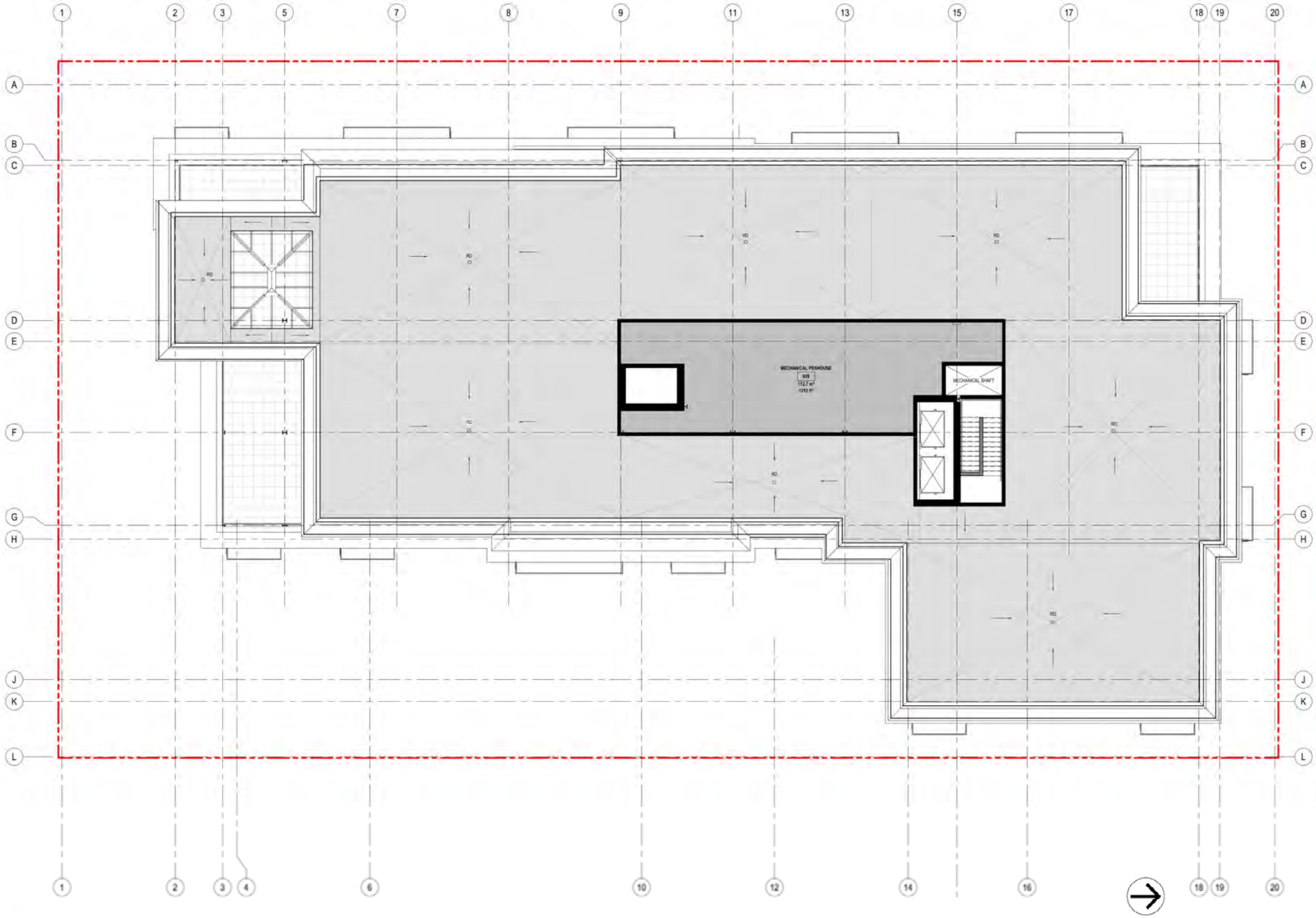
zeidler

LEVEL 11 PLAN (COMMON FACILITIES & AMENITIES)

PRAXIS architects inc.

zeidler

ROOF PLAN



PRAXIS
architects inc.

zeidler

EAST ELEVATION

MATERIAL FINISH LEGEND

1. FIBRE CEMENT PANEL (MEDIUM GREY)
2. METAL PANEL COLOUR 1 (CHARCOAL)
3. METAL PANEL COLOUR 2 (LIGHT GREY)
4. STONE
5. METAL CORNICE (CHARCOAL)
6. GLASS CANOPY
7. SOLAR PANEL
8. ALUMINUM GUARD
9. ALUMINUM WINDOWS (COLOUR TBD)
10. PRIVACY SCREEN
11. COLOUR TINTED LAMINATED GLASS

PRAXIS
architects inc.

zeidler

WEST ELEVATION

MATERIAL FINISH LEGEND

1. FIBRE CEMENT PANEL (MEDIUM GREY)
2. METAL PANEL COLOUR 1 (CHARCOAL)
3. METAL PANEL COLOUR 2 (LIGHT GREY)
4. STONE
5. METAL CONNOR (CHARCOAL)
6. GLASS CANOPY
7. SOLAR RAIL
8. ALUMINUM WINDOWS (COLOUR: CHARCOAL)
9. ALUMINUM WINDOWS (COLOUR: BLACK)
10. PRIVACY SCREEN
11. COLOUR TINTED LAMINATED GLASS

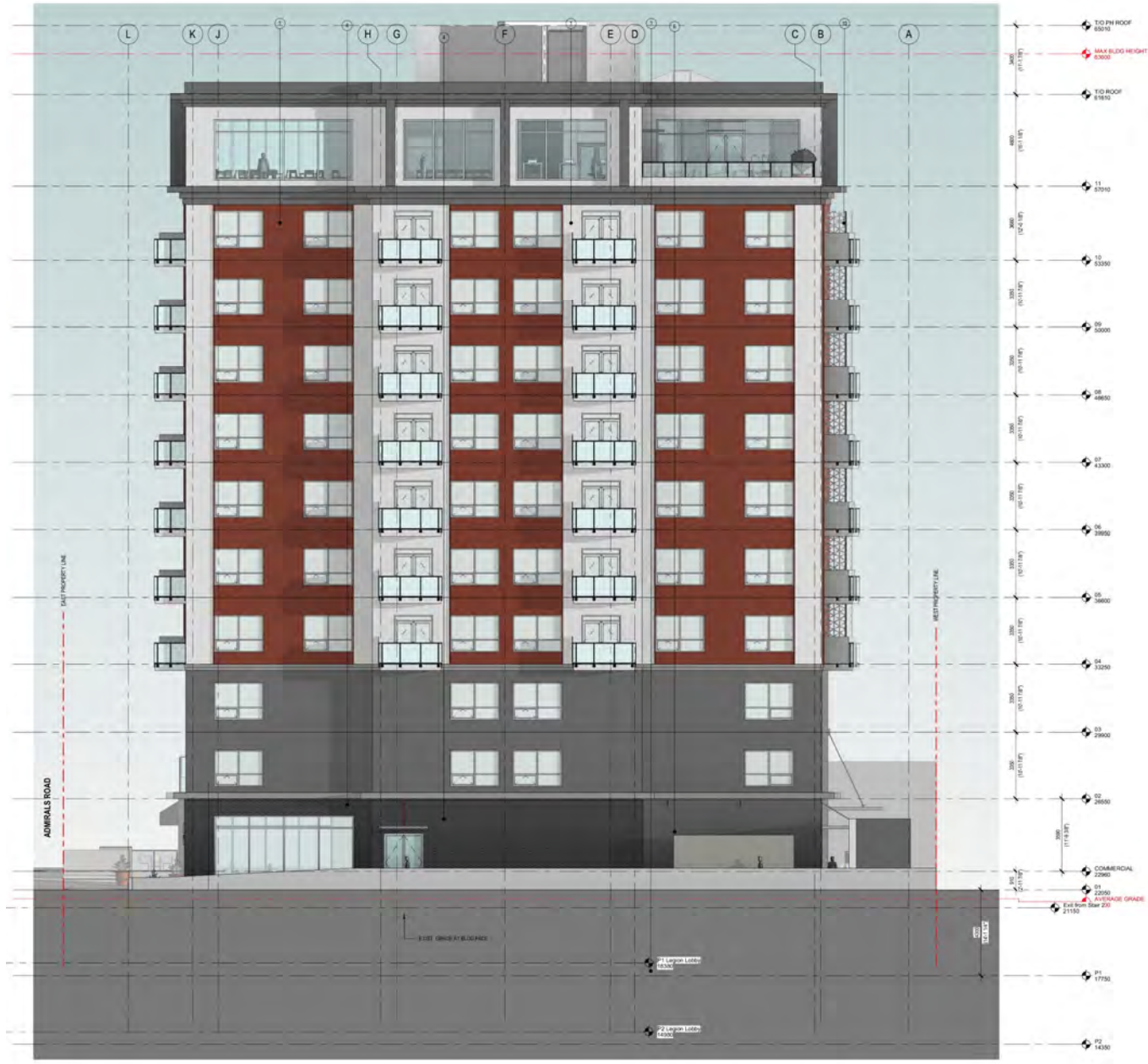
PRAXIS architects inc.

zeidler

NORTH ELEVATION

MATERIAL FINISH LEGEND

1. FIBRE CEMENT PANEL (MEDIUM GREY)
2. METAL PANEL COLOUR 1 (CHARCOAL)
3. METAL PANEL COLOUR 2 (LIGHT GREY)
4. STONE
5. METAL CORNICE (CHARCOAL)
6. GLASS CANOPY
7. SOLAR PANEL
8. ALUMINUM RAILING (COLOUR: BLACK)
9. ALUMINUM WINDOWS (COLOUR: BLACK)
10. PRIVACY SCREEN
11. COLOUR TINTED LAMINATED GLASS



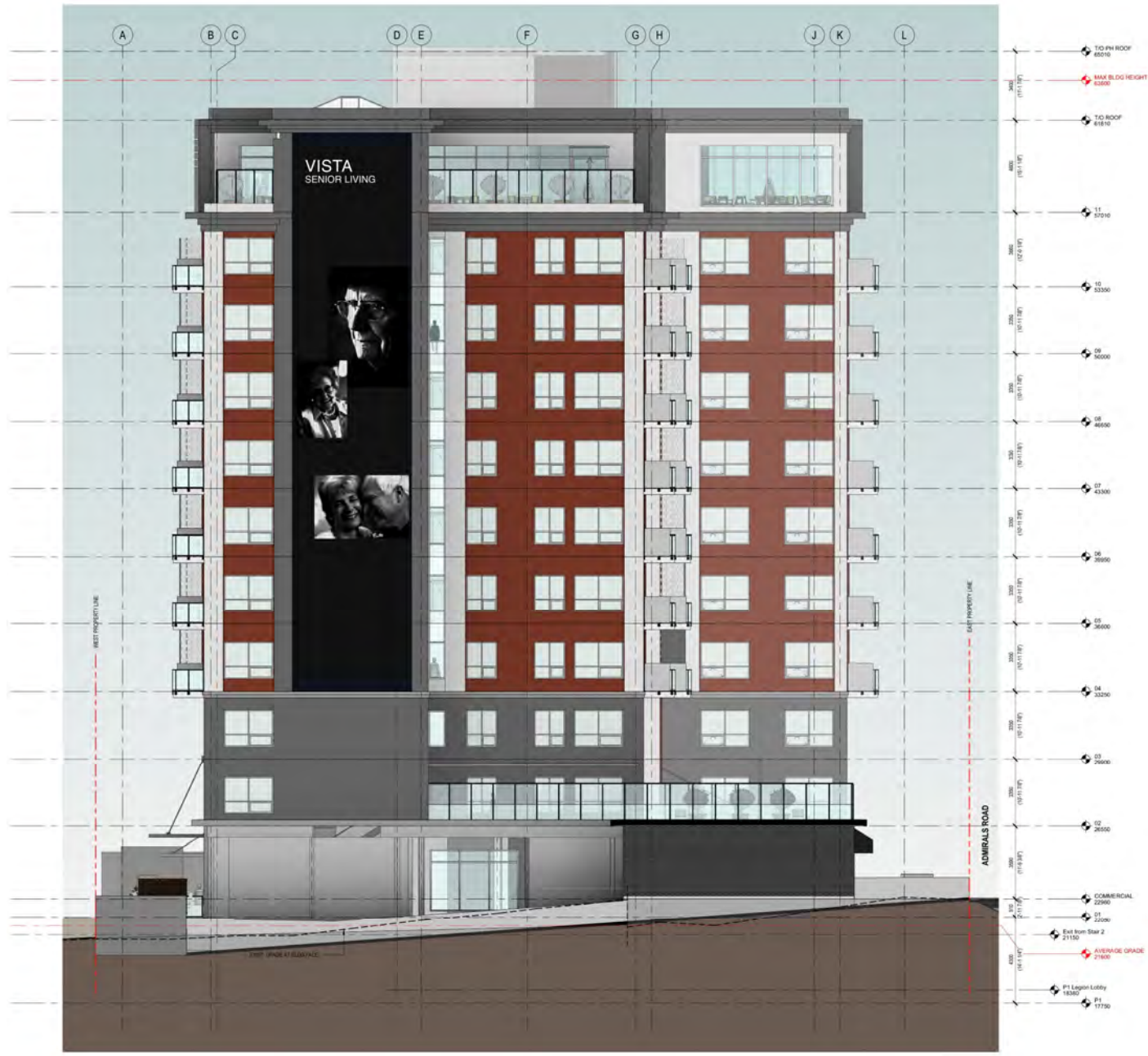
PRAXIS architects inc.

zeidler

SOUTH ELEVATION

MATERIAL FINISH LEGEND

1. FIBRE CEMENT PANEL (MEDIUM GREY)
2. METAL PANEL COLOUR 1 (CHARCOAL)
3. METAL PANEL COLOUR 2 (LIGHT GREY)
4. STONE
5. METAL CORNICE (CHARCOAL)
6. GLASS CANOPY
7. SOLAR PANEL
8. ALUMINUM WINDOWS (COLOUR TBD)
9. ALUMINUM BINDING (COLOUR TBD)
10. PRIVACY SCREEN
11. COLOUR TINTED LAMINATED GLASS



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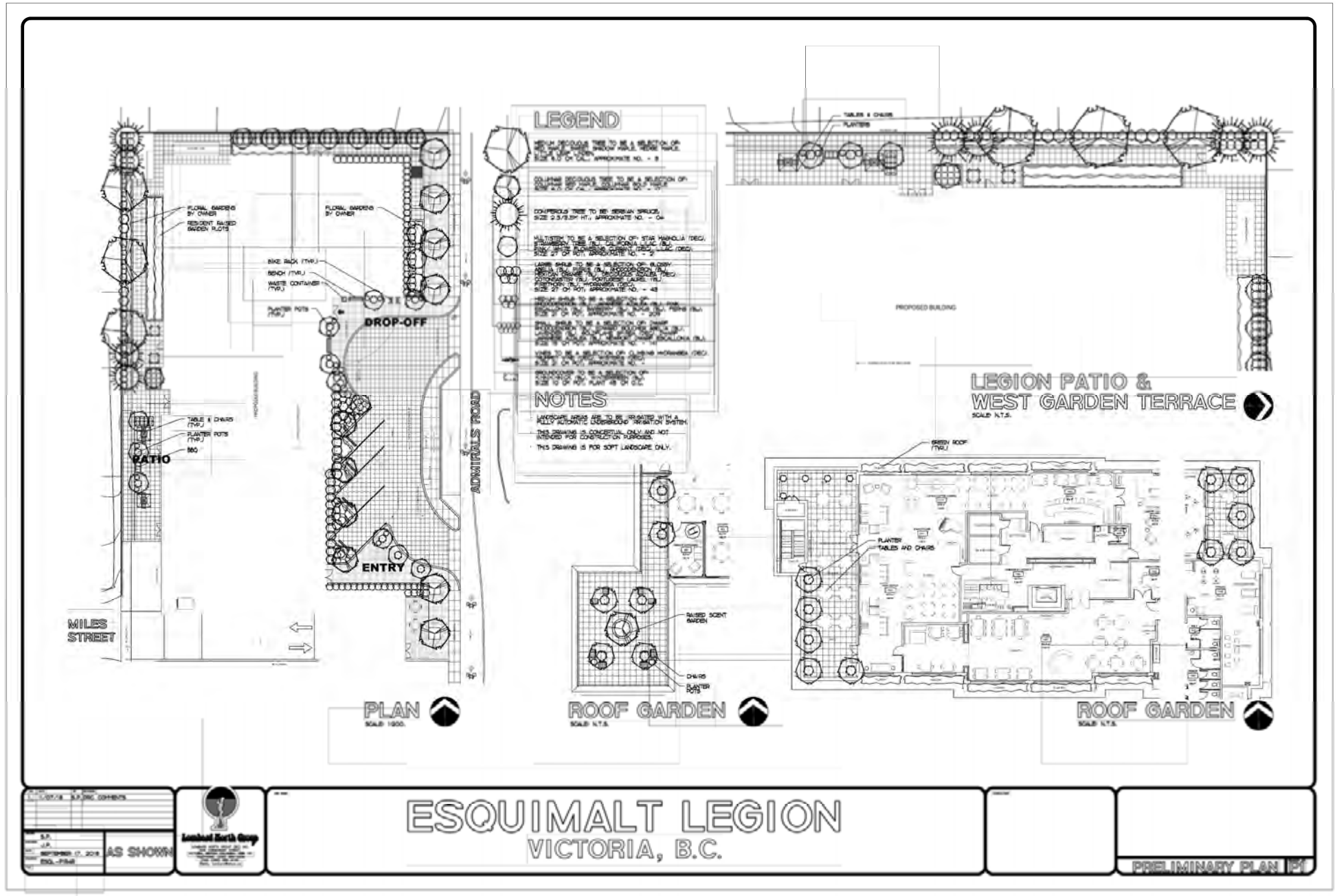
LANDSCAPE PLAN



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PROJECT INFORMATION + STATISTICS

- **CURRENT ZONING**
  CD-82 (COMPREHENSIVE DEVELOPMEMT)
- **REZONE TO NEW COMPREHENSIVE DEVELOPMENT**
  TO REFLECT MODIFICATIONS HEREIN
- **SITE AREA** 0.28 Ha / 0.70 Ac / 2,838 m² / 30,548 ft²
  (NOT INCLUDING ROAD DEDICATION)
- **NO. UNITS**

FLOOR 1	N/A
FLOORS 2–3	24 x 2 = 48 MEMORY CARE
FLOORS 4–8	19 x 5 = 95 CONGREGATE RENTAL (KITCHENETTES)
FLOORS 9–10	19 x 2 = 38 CONGREGATE CONDOMINIUM (FULL KITCHENS)
FLOOR 11	N/A
TOTAL	**181**

- **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')

- **BUILDING HEIGHT** 39m (128') 11 STOREYS
- **PARKING PROVIDED** 130 (65 ON EACH OF 2 LEVELS U/G)
  5 (SURFACE)
  135 TOTAL
- **BIKE PARKING** 6 SURFACE LEVEL PARKING
- **UNIT AREAS (+/-)** 28.9 m² (311 ft²) – 73.5 m² (791 ft²)
- **TOTAL FLOOR AREA** 10,475 m² (112,752 ft²)
- **BUILDING AREA** 1,585 m² (17,061 ft²)
- **COVERAGE** 56% (MAX. PERMITTED = 65%)
- **FOOR AREA RATIO** 3.70:1

FLOOR 1	594 m²	x 1 = 594 m²
FLOORS 2 – 3	877 m²	x 2 = 1,754 m²
FLOORS 4 – 10	1,161 m²	x 7 = 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	x 2 = 5,398 m²
FLOOR 1	1,585 m²	x 1 = 1,585 m²
FLOORS 2 – 10	1,450 m²	x 9 = 13,050 m²
FLOOR 11	1,585 m²	x 1 = 1,585 m²
TOTAL	**21,260 m² (228,841 ft²)**	
TOTAL (LESS PKG)	**15,862 m² (170,737 ft²)**	

- **COMMERCIAL AREA** 108 m² (1,163 ft²)

PRAXIS architects inc.

zeidler

P R A X I S
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

November 07, 2018

Re. Vista Senior Living
622 Admirals Road

Response to list of conditions – Esquimalt Design Review Committee:

1. Provide an updated landscape plan that clearly identifies a green roof and the permeable pavers. As well as a detailed planting list with the inclusion of native species.

Updated landscape plan provided.
Green roof areas provided at 11th floor perimeter associated with view out of common areas. Need to retain hard surface at 11th floor patios for use by occupants. Planters provided.
Unit pavers at pedestrian and vehicle areas – front entries off Admirals – permeable, with water conducted to sub surface along Admirals to support street trees and aquifer charging.
See also detailed planting list.

2. Revisit the solar wall – consider adding more design.

Refer to revised south elevation for suggested graphic treatment of solar wall at south elevation.

3. Revisit the use of the rust colour material, the glazing on the balconies, as well as the glazing at the 2nd level memory care patio area.

Rust colour – to remain as proposed.

Glazing at balconies – obscure glass panels at balconies to screen heat pump and provide privacy.

Second storey memory care patio glazed screen – bottom obscure with upper portion clear.

4. Re-visit off street parking design at the front of the building to better incorporate the OCP Guideline 21.5 Item 5 'that off street parking area be located either at the rear of the commercial building or underground'.

We interpret this to be directed at commercial buildings / sites to control large visible parking areas between street and buildings. It is not intended to apply to this urban residential building as logical entry for drop off is off Admirals, there are only four stalls in this area to support drop off and loading user provided mini bus and town car. Parking is underground, other than these four stalls.

5. Revisit the pedestrian access.
As was suggested one parking stall has been dropped to provide more generous pedestrian entry to both the Legion and Vista Senior Living.

6. Revisit the articulation of elevations of the bottom two levels and the identity of the front entrance canopy.

East elevation has been revised to provide further articulation of the lower floor area. Lighter cladding has been extended to grade.

PRAXIS ARCHITECTS INC per:

Robert Rocheleau, Architect AIBC
Director

Development Permit Application for: Vista Senior Living, 622 Admirals Road

Official Community Plan Development Permit Area Guidelines:

18.5.2 Natural Features

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

Guideline	Comments
Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Not applicable to existing site. No trees. No soil.
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.	Not applicable.
Preservation of natural topography is favoured over blasting or building of retaining walls.	Not applicable.
Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	Not applicable.
Design new development and landscaping to frame rather than block public views.	Building footprint extends parallel to Admirals for most of the site, and grade based views are to other buildngs.
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.	Not applicable.

18.5.3 Biodiversity

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

Guideline	Comments
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.	Included. Refer to landscape plant list.
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.	Not Applicable
Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.	Yes.
Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food	Yes.

gardens compliment each other.	
Encourage native plant and food gardens to spill from private land into boulevards.	Not Applicable.
Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Not Applicable.
Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Not Applicable.
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.	Not Applicable.
Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage.	Yes.
Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings	Not Applicable.
Support the daylighting of portions of the stormwater system for enhanced habitat.	Not Applicable.
Aim to meet the Canadian Landscape Standards in all landscaping installations.	Yes.

18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution).

Where it is reasonable:

Guideline	**Comments**
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 will help dampen urban noise.	Ground cover and leafy trees (street and other areas – refer to landscape plan) provided.
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.	Yes.
Light spillage on to waterways is strongly discouraged.	No waterways.
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.	Adding street trees and vegetation along Admirals.

18.5.5 Drainage and Erosion

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

Guideline	**Comments**

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.	No existing trees on site. Trees being added. Refer to landscape plan.
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.	Not applicable.
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.	Not applicable. No location available for rain garden (below grade parking extent).
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.	Paving at Admirals (public entries, drop-off and related parking) pervious – intended to drain to aquifer below underground parking, pending geotechnical engineer's review. Second level exterior deck to drain to grade planted area below. Walkways and patios at west side to drain to planted areas adjacent.
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.	See above.
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.	Yes.
Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.	Permeable paving and landscaping at grade level save for at parkade entry.
Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Yes.

18.5.7 Native Bird Biodiversity

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

Guideline	**Comments**
Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas.	Not applicable.
Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Not applicable.
Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	Not applicable.

Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Not applicable.
Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Yes.
Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Limited extents of continuous glazing. Blinds in all windlows.
Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Yes.

DPA No. 4 Commercial 21.5 Guidelines

Guideline	**Comments**
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.	Windows at Admirals Road elevation (commercial, multi-purpose. Legion and lobby for Vista Senior Living have main entries and windows also off Admirals.
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.	Yes.
Buildings should be designed and sited to minimize the creation of shadows on public spaces.	Refer to shadow studies.
Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Large drop off area canopy provided at building entry. Canopy at Legion entry.
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.	No large surface parking. Only related to drop off at building entry. All other parking underground.
The design of new commercial buildings, including areas used for parking, should incorporated Crime Prevention Through Environmental Design (CPTED) principles.	Yes.
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.	Building located near Admirals Road. Dedication of land for bus lay-by, bike lane, boulevard trees.
Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	No outdoor storage areas or garbage areas outside building.
Retention and protection of trees and the natural habitat is encouraged wherever possible.	Not applicable.
Where new development is to occur within Esquimalt's commercial core, that development should add to the	Yes. Refer to site plan.

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. .	

24.5.1 Siting of buildings and structures

Where it is feasible:

Guideline	**Comments**
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.	South wall – solar.
Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.	The building is compact, providing a needed retirement / care facility in an optimal location for service and transportation access.
In commercial, residential or commercial mixed-use designated areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.	Height reduced from originally approved 12 storey building.
Provide space for pleasant pedestrian pathways between buildings.	No public pathways provided.
Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Not applicable.
Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Not applicable. Urban existing site. Landscaping and trees being added.
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.	Yes. Reinforcing Admirals Road activity.
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.	No semi-public areas on site other than front of commercial space and bus stop.
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.	Not applicable.

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

Guideline	**Comments**
Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	Solar component is at south wall elevation. Pre-heat of required make up and ventilation air.
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.	Note: all neighbouring buildings much lower. Also in our climate heat island / cooling is not an issue; heating is the dominant issue in a cold climate.

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.	Building elevations – main are east and west. Also solar gain in a high rise can lead to discomfort / need to air condition. Must be controlled.
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.	South elevation – number of windows limited. Blinds used for control / comfort.
Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	Only works for south oriented windows, and in this building the number of south oriented windows is limited.
Provide building occupants with control of ventilation; i.e. windows that open.	Yes. And air conditioning.
Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	No skylights.
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.	Rooftop patios at 11th floor, with planting in planters. Garden area (raised bed) at grade at west elevation to be tended by residents. Needs to be approx. 30” above adjacent walkway elevation so that elderly do not have bend low to work.
Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	No. See above.
Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.	Yes.
In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	Yes. Composite and pre-finished metal panels, brick.

24.5.3 Landscaping

Where it is feasible:

Guideline	**Comments**
Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.	Not applicable. Intense urban related landscaping.
Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.	This is an urban building site, with limited areas for vehicle access / drop off. The nature of the location and street frontage requires an urban treatment.
Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	Not applicable.
Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Not applicable.
Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Not applicable on south side, west side north where more opportunity for trees (see landscape plan).
Strategically place coniferous trees such that they can	

buffer winter winds.	
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.	No existing trees. New street trees proposed.
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.	Refer to landscape plan for street trees.
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.	Yes.
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.	Not applicable.
For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	Refer to landscape plan for street trees.

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

Where it is feasible:

Guideline	**Comments**
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.	Yes. Exterior lighting will be designed to address all these points.
Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance. Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Heat pumps used throughout for residential heating and cooling. Solar wall on south elevation for pre-heat of makeup and building pressurization air. Durable materials proposed, and in-house surveillance to be provided.
Design for on-site heat recovery and re-use of water.	No.
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.	Bike parking adjacent to building entry.
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.	One charging station at drop off area; another at underground parking level.
Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public	No car sharing. Building will have it's own passenger van and towncar to transport seniors.

street.	

24.5.5 Special Features

Where it is feasible:

Guideline	Comments
Select building materials that have been shown to have a high level of durability for the use intended.	Done. Composite panels, pre-finished metal panels, brick.
Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Not applicable. Non-combustible building.
Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Yes.
Reuse of existing buildings and building materials is encouraged.	Not possible.
Choose materials that have a high likelihood of reuse or recycling at end of life.	Steel construction.

25.5.1 Building and Landscape Design

Where it is feasible:

Guideline	Comments
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.	Possible to control flow for 11th floor roof.
Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.	Not applicable.
Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Distribute deck area rainwater to planted areas.
Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	See below.
Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	West side – paved surfaces to drain into vegetation. East side – paved surfaces to drain to aquifer.
Design landscaping with more planted and pervious surfaces than solid surfaces.	Yes. Proposed.
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.	Not applicable.

25.5.2 Landscaping - Select Plantings for Site and Local Conditions

Where it is feasible:

Guideline	Comments
Retain existing native trees vegetation, and soil on site.	Not Applicable.
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.	Refer to plant list.
Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Yes.
Group plants with similar water needs into hydro-zones.	Yes.

25.5.3 Landscaping – Retaining Stormwater on Site

Where it is feasible:

Guideline	Comments
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.	Not applicable.
Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Yes. As proposed.
Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Not applicable.
Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.	Yes.
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.	Not applicable. No disturbed areas.
Choose bark mulches or woodchips for walking paths for enhanced absorption.	Not applicable.
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.	Yes.

25.5.4 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

Guideline	Comments
Use automated high efficiency irrigation systems where irrigation is required.	Yes.
Incorporate stormwater retention features into irrigation system design.	No.

Use recirculated water systems for water features such as pools and fountains.	Not applicable.
Install plantings and irrigation systems to the Canadian Landscape Standard.	Yes.