CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE
AGENDA

WEDNESDAY, AUGUST 14, 2019
3:00 P.M.
ESQUIMALT COUNCIL CHAMBERS

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – JULY 10, 2019

V. STAFF REPORT

DEVELOPMENT PERMIT APPLICATION
638 Constance Avenue
[PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854]
640 Constance Avenue
[PID 000-380-911, Amended Lot 88 (DD 208422I), of Suburban Lot 44, Esquimalt District, Plan 2854]
637 Nelson Street
[PID 006-386-466, Lot D (DD 367731-I), Suburban Lot 44, Esquimalt District, Plan 2854]

PURPOSE OF APPLICATION:

The applicant is proposing to build a 71 unit multiple family residential building. Comprehensive Development District No. 110 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 71 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 June 21, 2019", to be located at 638 Constance Avenue [PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854], 640 Constance Avenue [PID 000-380-911, Amended Lot 88 (DD 208422I), of Suburban Lot 44, Esquimalt District, Plan 2854], 637 Nelson Street [PID 006-386-466, Lot D (DD 367731-I), Suburban Lot 44, Esquimalt District, Plan 2854] be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

VI. NEXT REGULAR MEETING

Wednesday, September 11, 2019

VII. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE
MINUTES OF JULY 10, 2019
ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Robert Schindelka	Ally Dewji
	Roger Wheelock	Bev Windjack
	Tim Cottrell	
ABSENT:	Graeme Verhulst, David Van Stolk, Cst. Greg Shaw(non-voting)	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Janany Nagulan, Recording Secretary	
COUNCIL LIAISON:	Councillor Meagan Brame Councillor Jacob Helliwell (regrets)	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:07 p.m.

Introduction of new Committee Member, Tim Cottrell.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Ally Dewji, seconded by Bev Windjack: That the agenda be approved as printed. **Carried Unanimously**

IV. ADOPTION OF MINUTES – April 3, 2019

Moved by Ally Dewji, seconded by Robert Schindelka: That the minutes of April 3, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

REZONING APPLICATION
1048 Tillicum Road
[Lot D, Section 10, Esquimalt District, Plan 11683]

David Yamamoto, designer for Zebra Design provided an overview of the Rezoning Application for 1048 Tillicum Road with a PowerPoint presentation and responded to questions from the Committee. The presentation described building design and features of the proposed townhouse development, also included description of the proposed location, building siting, and landscaping.

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

- Member asked applicant to give context and approach of the proposal as the applicant was responsible for the project located at 1050 & 1052 Tillicum Road. *Approach to the project was driven by site constraints.*
- The massing of the buildings provides better sun access to public space.
- Concerns with the separation and three metre setback between the current townhouse project under construction to the north and the current proposal. *The amount of parking required and the need for the garage and driveway to be level created siting constraints.*

- Hedging separation between the two properties will help with overlook issues.
- The zone written for the neighboring lot included screening which would see hedging of a certain height. Is that a component included in the new zone? *Staff stated that it is not at this time however it can be taken into the consideration.*
- Is there vegetation under the building? *There is no planting under the building only along the building.*
- The landscape plan is undeveloped. There should be a plant list indicating the types of shrubs that will be used and their sizes.
- Awkward from a design perspective as basement is at grade. The *drive aisle has to be at the same level for each unit therefore the townhouses were reoriented.*
- There are issues of visual access due to the landscaping and encourage the applicant to pull the trees away from the property line for a larger visual corridor.
- Member asked applicant to speak to the site access. *In the process of conducting a traffic study. There is no anticipation for more traffic but concerns left turn access.*
- Stronger design guidelines for development along Tillicum Road are required.
- Supportive of the land use and higher density.

RECOMMENDATION

Moved by Ally Dewji, seconded by Bev Windjack:That the Esquimalt Design Review Committee [DRC] recommends that the application for rezoning to authorize development of five (5) Townhouse Residential units as sited on the survey plan prepared by Glen Mitchel Land Surveying Inc. and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped "Received May 9, 2019", detailing the development proposed to be located at 1048 Tillicum Road [Lot D, Section 10, Esquimalt District, Plan 11683],
Be forwarded to Council with the recommendation for approval based on the conditions:

1. **That the applicant commission a traffic study completed by a qualified professional to identify for potential issues and the risk related to the unrestricted left turn access to and from Tillicum Road.**
2. **That the applicant increases the side yard setback to be consistent with the RM-3 Zone in order to provide and eliminate the issues of overlook between the existing townhomes to the north.**
3. **That a screening component within the zone similar to the neighboring property be included.**

To reflect the evolving nature of the proposed development and evolving context of Tillicum Road. Carried (1 Opposed).

VI. NEXT REGULAR MEETING

Wednesday, August 14th, 2019

VII. ADJOURNMENT

The meeting adjourned at approximately 4:15 p.m.

CERTIFIED CORRECT

CHAIR, DESIGN REVIEW COMMITTEE
THIS 14th DAY OF AUGUST, 2019

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: August 14, 2019

STAFF REPORT

DATE: August 6, 2019

TO: Chair and Members of the Design Review Committee

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

SUBJECT: **Development Permit Application**
638 Constance Avenue
[PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854]
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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 71 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 June 21, 2019", to be located at 638 Constance Avenue [PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854], 640 Constance Avenue [PID 000-380-911, Amended Lot 88 (DD 208422I), of Suburban Lot 44, Esquimalt District, Plan 2854], 637 Nelson Street [PID 006-386-466, Lot D (DD 367731-I), Suburban Lot 44, Esquimalt District, Plan 2854] 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 71 unit multiple family residential building. Comprehensive Development District No. 110 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:	Constance Apartments Inc., Inc. No. BC1128254
Property Size:	Metric: 2840 m^2 Imperial: 30570 ft^2
Existing Land Use:	Single Family Residential
Surrounding Land Uses:	
North:	Department of National Defence Lands
South:	Single Family Residential
West:	Multiple Family Residential [4 storeys] / Single Family Residential
East:	Multiple Family Residential [4 storeys]
OCP Proposed Land Use Designation:	High Density Residential [No change required]
Zoning:	CD No. 110 [Comprehensive Development District]

Zoning

The following chart details the floor area ratios, lot coverage, setbacks, height, parking requirements, and usable open space of the CD No. 110 Zone that governs this development.

	CD No.110 Zone
Units	71
Floor Area Ratio	1.60
Lot Coverage	81% / 40% above the parking level
Setbacks • **Front** • **Rear** • **Interior Side [North]** • **Interior Side [South]**	 5.8 m 6.4 m 5.0 m 7.0 m
Building Height	21 m
Off Street Parking	61 spaces
Usable Open Space	850 m^2 [30.0%]
Bicycle Parking	116 resident + 6 visitor

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. The applicant notes that the topsoil will be stripped and stored for reuse.

OCP Section 18.5.3 Biodiversity

The applicant has included landscaping consistent with these guidelines, noting that native shrubs and groundcovers will be emphasized. The proposed building will be surrounded by diverse landscape elements including ornamental and columnar deciduous trees. New street trees as well as a feature grove fronting Constance Avenue are proposed.

OCP Section 18.5.4 Natural Environment

The applicant has utilized an extensive variety of shrubs and trees to create a noise barrier. The applicant has also ensured that light pollution is minimized with their selection and installation of light fixtures.

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

Habitat features such as mature trees, shrub clusters, and shrubs will be included. There is a significant front yard habitat to reduce conflicts between birds and vehicles.

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 describes how the proposed development has been sited closer to the northern property and away the southern properties to reduce visual intrusion and the casting of shadows on the southern single family dwellings. Underground parking has been incorporated in this building and consistent with the guidelines. All the units in the building have balconies or patios that are raised slightly from the street level in providing overlook of public streets and spaces. The main entrance to the building is also slightly raised from the street level to encourage community interaction.

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 where possible and practical. The urban forest tree canopy cover will be increased. Significant space for landscaping has been provided including varying heights of trees, shrubs and ground covers. Furthermore, a row of street trees will be provided.

OCP Section 24.5.2 Form and exterior design of buildings and structures

The applicant states that they have designed and placed the roof, overhangs, and windows appropriately and consistent to the guidelines where applicable.

OCP Section 24.5.3 Landscaping

The applicant states that the front yard landscaping is extensive, with a variety of plant species featuring a grove of deciduous trees adjacent to Constance Avenue.

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

The applicant states that they have designed a well insulated airtight building with very good energy performance. In addition, they will use efficient low-energy external lighting. Bicycle parking will be provided in the bicycle storage room in addition to a rack located by the entrance. Furthermore, 25% of the parking spaces will be equipped with Level 2 electric vehicle charging stations.

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.

OCP Section 25.5.1.Building and Landscape Design

The applicant states that the site is predominantly covered with vegetated surfaces.

OCP Section 25.5.2.Landscaping – Select Plantings for Site and Local Conditions

The applicant states that the proposed development has given consideration into the selection and placement of plant species consistent with these guidelines, including the planting of native species.

OCP Section 25.5.3.Landscaping – Retaining Stormwater on Site

The applicant states that they are consistent with these guidelines except the avoidance of the disturbing, compacting and removal of natural soils due to the underground parking structure.

OCP Section 25.5.4.Landscaping – Water Features and Irrigation Systems

The applicant states that the proposed development has included automated high efficiency irrigation systems and plantings to Canadian Landscape Standards.

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 2018 and municipal bylaws. 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 71 unit multiple family residential building. 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 Constance Avenue and Nelson Street. 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 looks appropriate. A 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 recommends an upgrade of the water main along the full length of Constance Avenue.

Comments from the Design Review Committee [DRC]

The rezoning application was considered at the regular meeting of the DRC held on March 14, 2018. Members generally liked the development but had concerns with the number of parking spaces.

The DRC resolved that the application be forwarded to Council with a recommendation of approval as the proposed development fits in with the character of the neighbourhood and is also in keeping with the current guidelines within the Official Community Plan.

Comments from the Advisory Planning Commission [APC]

The rezoning application was considered at the regular meeting of the APC held on March 20, 2018. Members liked the development for its purpose of providing rental housing in the Township. They had concerns that the market rentals could be changed to strata title in the future. Staff notes that a Housing Agreement is expected to be registered to ensure that the units remain as market rentals. Members also had concerns with parking and the impact on traffic flow. Furthermore, they would like to see larger rental units in the community.

The APC resolved that the application be forwarded to Council with a recommendation of approval as the proposal is a good fit for the existing neighbourhood and will increase rental

accommodations for the community.

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**.

Subject Property Map:
638, 640 Constance Avenue, and 637 Nelson Street


1344
1342
1340
1338
640
638
637
633
630
626
651
639
625
SAUNDERS ST
NELSON ST
CONSTANCE AVE

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2927

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2927"*.

2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

   (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

   "Comprehensive Development District No. 110 (638 Constance Avenue) CD No. 110"

   (2) by adding the following text as Section 67.97 (or as other appropriately numbered subsection within Section 67):

   67.97 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 110 [CD NO. 110]

   In that Zone designated as CD No. 110 [Comprehensive Development District No. 110] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

   (1) **Permitted Uses**

   The following Uses and no others shall be permitted:

   (a) Dwelling – Multiple Family
   (b) Home Occupation

   (2) **Parcel Size**

   The minimum Parcel Size of fee simple Parcels created by subdivision shall be 2830 square metres.

   (3) **Number of Principal Buildings**

   Not more than one (1) Principal Building shall be located on a Parcel.

   (4) **Number of Dwelling Units**

No more than seventy-one (71) Dwelling Units shall be located on a Parcel.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.60.

(6) **Building Height**

No Principal Building shall exceed a Height of 21 metres.

(7) **Lot Coverage**

(a) Principal Building shall not cover more than 81% of the Area of the Parcel including a parking structure.

(b) That portion of the Principal Building constructed at or above the First Storey shall not cover more than 40% of the Area of the Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

(i) Front Setback: No Principal Building shall be located within 5.8 metres of the Front Lot Line.

(ii) Side Setback: No Principal Building shall be located within 5.0 metres of the northern Interior Side Lot Line.

(iii) Side Setback: No Principal Building shall be located within 7.0 metres of the southern Interior Side Lot Line.

(iv) Rear Setback: No Principal Building shall be located within 6.4 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

(i) No Accessory Buildings shall be permitted.

(9) **Siting Exceptions**

(a) **Principal Building:**

(i) The minimum distance to the Front Lot Lines may be reduced by not more than 1.80 metres to accommodate the front entry.

(ii) The minimum distance to the Front Lot Line, Rear Lot Line and the Interior Side Lot Lines may be reduced by not more than 1.3 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.

(iii) The minimum distance to the Front Lot Line may be

reduced to 2.2 metres to accommodate the parking structure situated below the First Storey of a Principal Building.

(iv) The minimum distance to the northern Interior Side Lot Line may be reduced to 0.0 metre to accommodate the parking structure situated below the First Storey of a Principal Building.

(v) The minimum distance to the southern Interior Side Lot Line may be reduced to 0.5 metre to accommodate the parking structure situated below the First Storey of a Principal Building.

(vi) The minimum distance to the Rear Lot Line may be reduced to 2.8 metres to accommodate the parking structure situated below the First Storey of a Principal Building.

(10) **Fencing**

(a) Subject to Section 22 no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(b) Notwithstanding Part 4, Section 22(a), fencing located on top of a retaining wall shall be measured distinctly and shall not exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) **Usable Open Space**

Usable Open Space shall be provided in an amount not less than 850 square metres.

(12) **Off-Street Parking**

(a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), off-street parking shall be provided in the minimum ratio of 0.85 spaces per dwelling unit.

(b) Notwithstanding Section 11 of Parking Bylaw, 1992, No. 2011(as amended), a minimum of 2 of the parking spaces required per above (12)(a) shall be marked “Visitor”.

(3) by changing the zoning designation of PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854 [638 Constance Avenue], PID 000-380-911, Amended Lot 88 (DD 208442I), of Suburban Lot 44, Esquimalt District, Plan 2854 [640 Constance Avenue] and PID 006-386-466, Lot D (DD 367731-I), Suburban Lot 44, Esquimalt District, Plan 2854 [637 Nelson Street], shown cross-

hatched on Schedule „A" attached hereto, from RM-1 [Multiple Family Residential] to CD No. 110 [Comprehensive Development District No. 110]

(4) by changing Schedule „A" Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the 20th day of August, 2018.

READ a second time by the Municipal Council on the 26th day of November, 2018.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the 6th day of May, 2019.

READ a third time by the Municipal Council on the 6th day of May, 2019.

RESCIND third reading by the Municipal Council on the 10th day of June, 2019.

AMEND AND READ ANEW at third reading by the Municipal Council on the 10th day of June, 2019.

ADOPTED by the Municipal Council on the ____ day of _____, 2019.

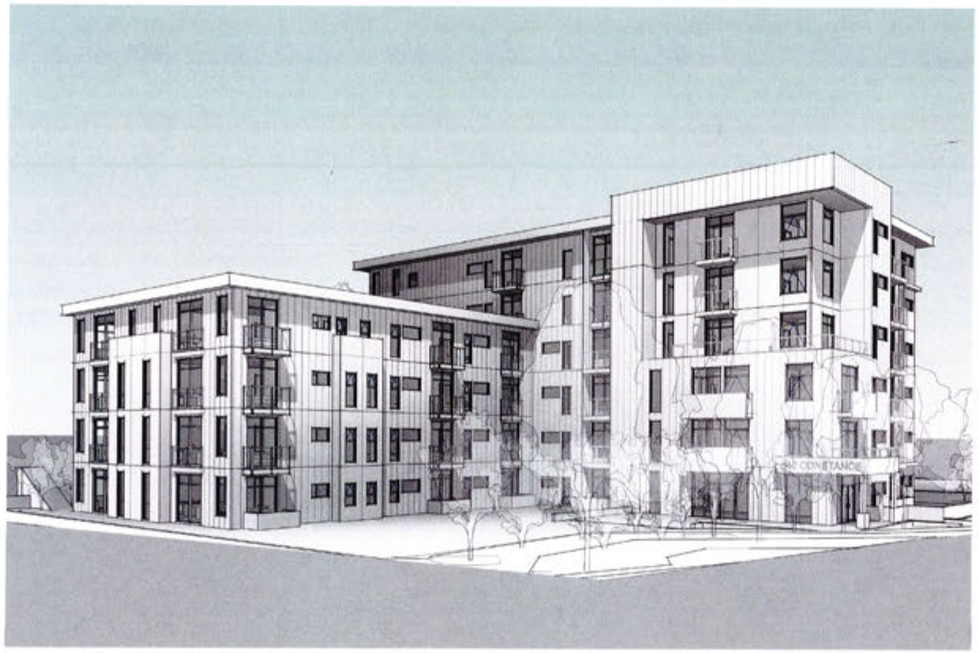
BARB DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER


N
1340
1338
651
640
Saunders St
RM-1 to CD-110
638
639
Constance Ave
1337
Nelson St
637
636
630
633
Schedule 'A'
Bylaw No. 2927

CONSTANCE 638-640 + NELSON 637

ISSUED FOR DP - 2019.06.14



VIEW FROM S/E ON CONSTANCE

CONTEXT PLAN

PROPOSED PROJECT INFORMATION

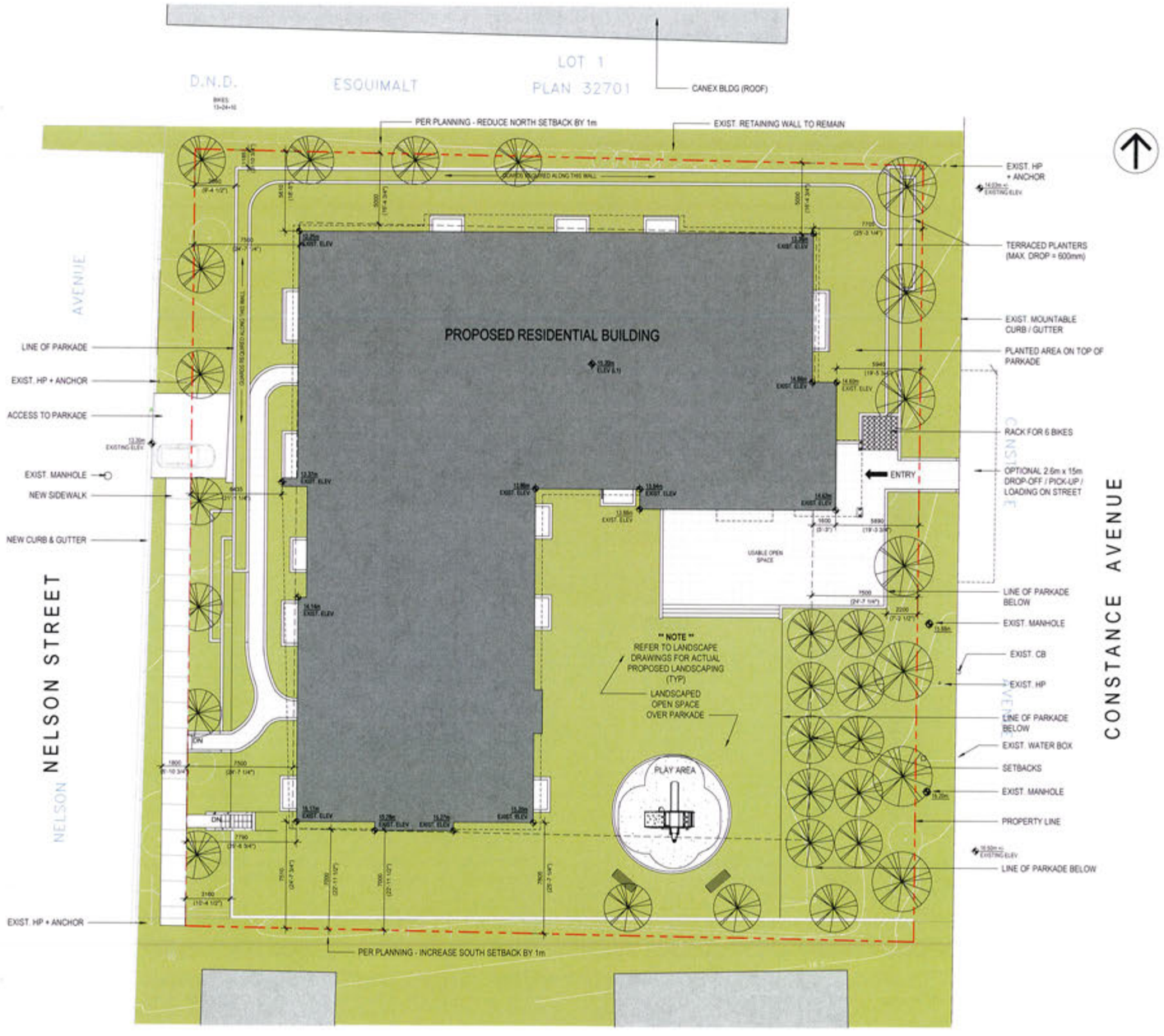
EXISTING ZONING	637+638+640: RM-1 (MULTIPLE FAMILY RESIDENTIAL)
REZONED TO	COMPREHENSIVE DEVELOPMENT DISTRICT No 110
SITE AREA	0.28 Ha / 0.70 Ac / 2,838 m² / 30,548 ft²
NO. UNITS	71 (4 / 6 STOREYS) PURPOSE-BUILT RENTAL
PARKING PROVIDED	61
BIKE PARKING	116 + RACK FOR 6 @ ENTRANCE
UNIT AREA (+/-)	38 m² (409 ft²) - 117 m² (1,250 ft²)
TOTAL UNIT AREA	4,298 m² (46,263 ft²)
BUILDING AREA	1,086 m² (11,690 ft²)
FLOOR AREA RATIO	1.5 : 1
COVERAGE	38%
SETBACKS	AS PER CD No 110

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

COVER SHEET
2019.06.14 - ISSUED FOR DP

A00



1 SITE PLAN
1 : 150

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

SITE PLAN

2019.06.14 - ISSUED FOR DP

A01

1 PARKADE
1 : 100

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

PARKADE

2019.06.14 - ISSUED FOR DP

A02

① LEVEL 1
1 : 100

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

LEVEL 1

2019.06.14 - ISSUED FOR DP

A03

1 LEVEL 2
1 : 100

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

LEVEL 2

2019.06.14 - ISSUED FOR DP

A04

1 LEVEL 3
1 : 100

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

LEVEL 3

2019.06.14 - ISSUED FOR DP

A05

1 LEVEL 4
1 : 100

RECEIVED
JUN 21 2019
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

PRAXIS
architects inc.

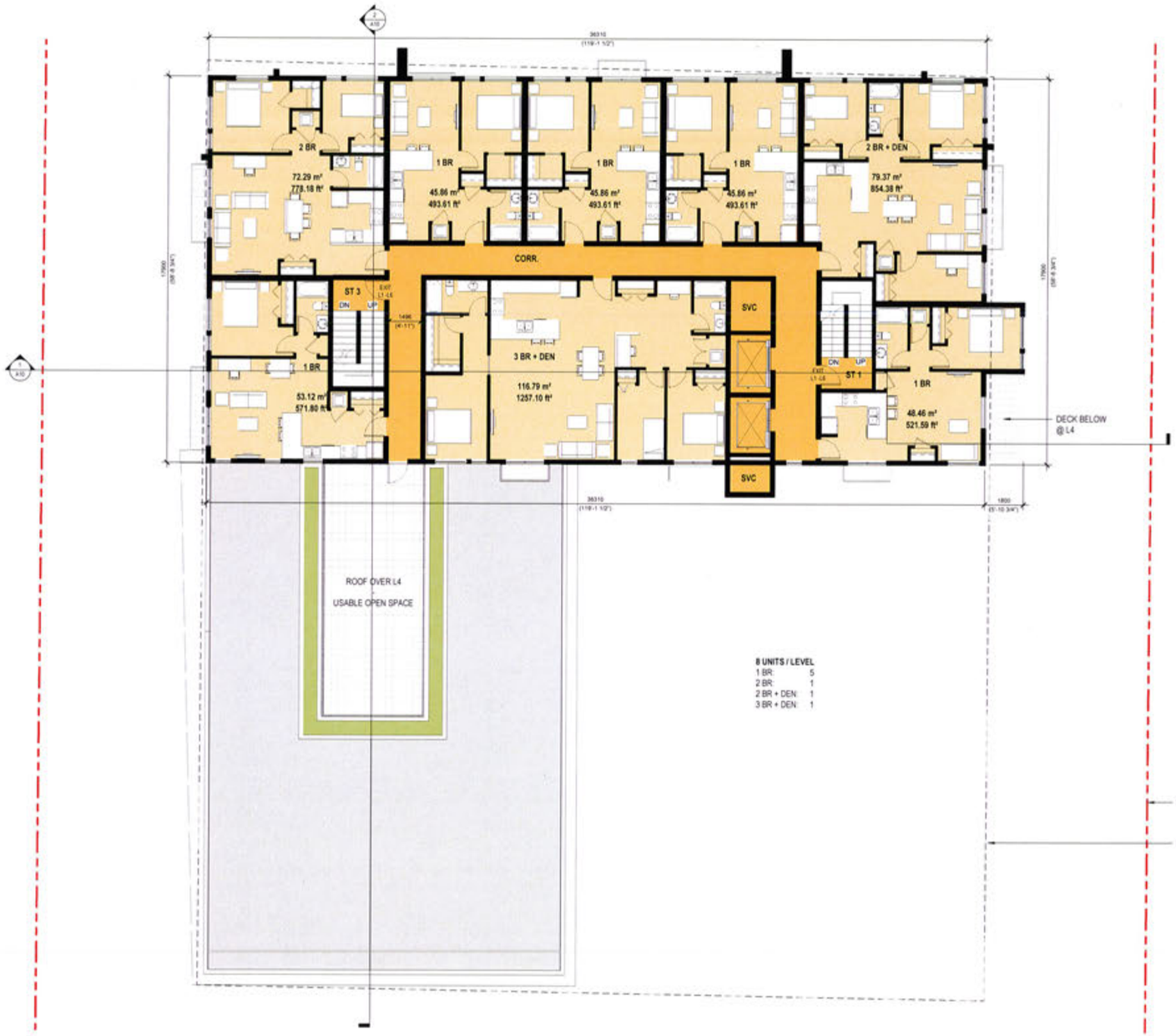
CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

LEVEL 4

2019.06.14 - ISSUED FOR DP

A06



1 LEVEL 5 + 6
1 : 100

RECEIVED
JUN 21 2019
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

PRAXIS architects inc.

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

LEVEL 5 + 6

2018.08.22 - REVISED PER COUNCIL

A07

1 NORTH
1 : 100

2 SOUTH
1 : 100

PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

ELEVATIONS - N/S
2019.06.14 - ISSUED FOR DP

A08

1 EAST
1 : 100

2 WEST
1 : 100

PRAXIS
architects inc.

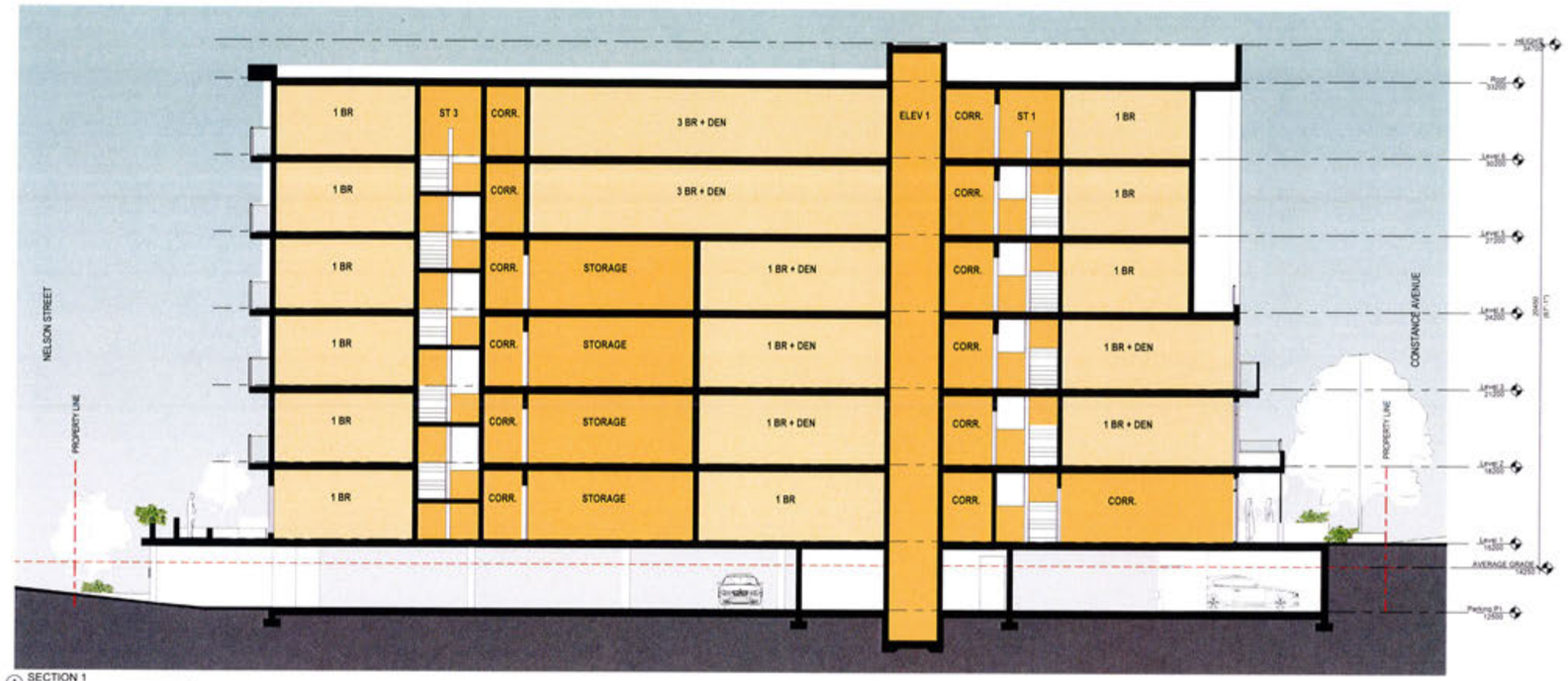
CONSTANCE 638-640 + NELSON 637

638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

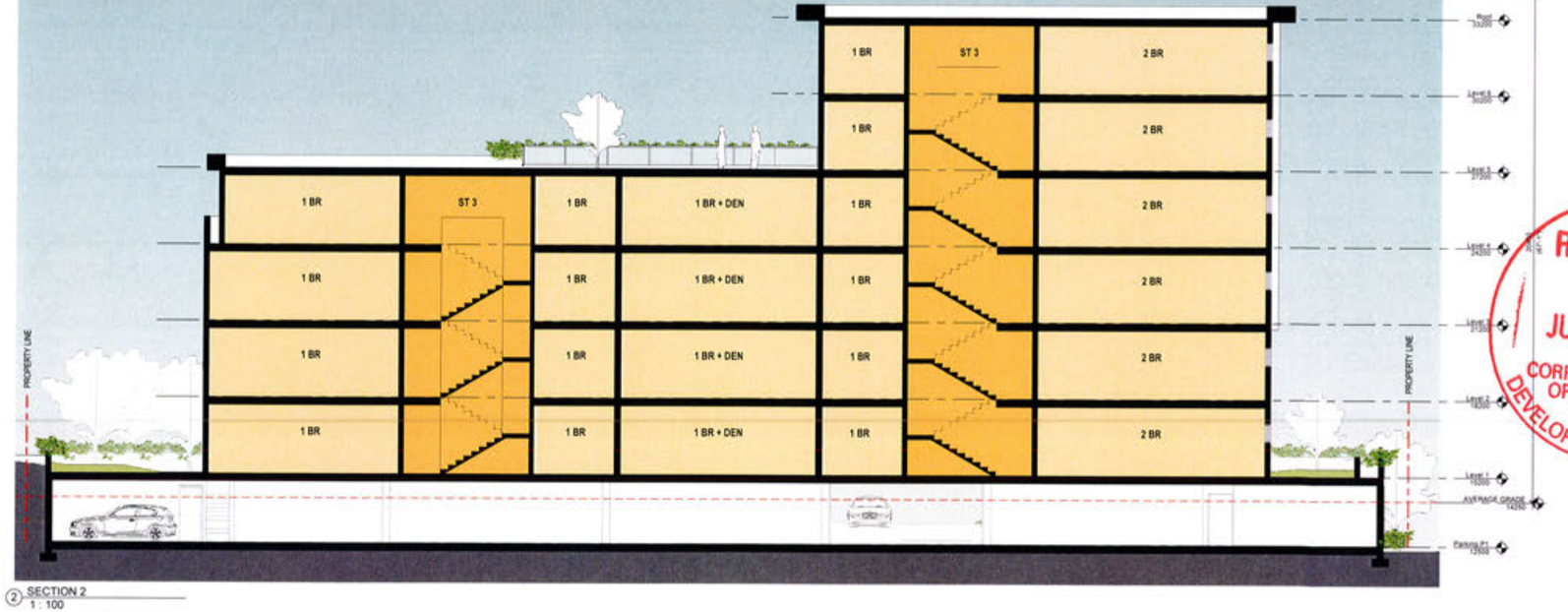
ELEVATIONS - E/W

2019.06.14 - ISSUED FOR DP

A09



1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

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PROJECT NO. 17-011

BUILDING SECTIONS
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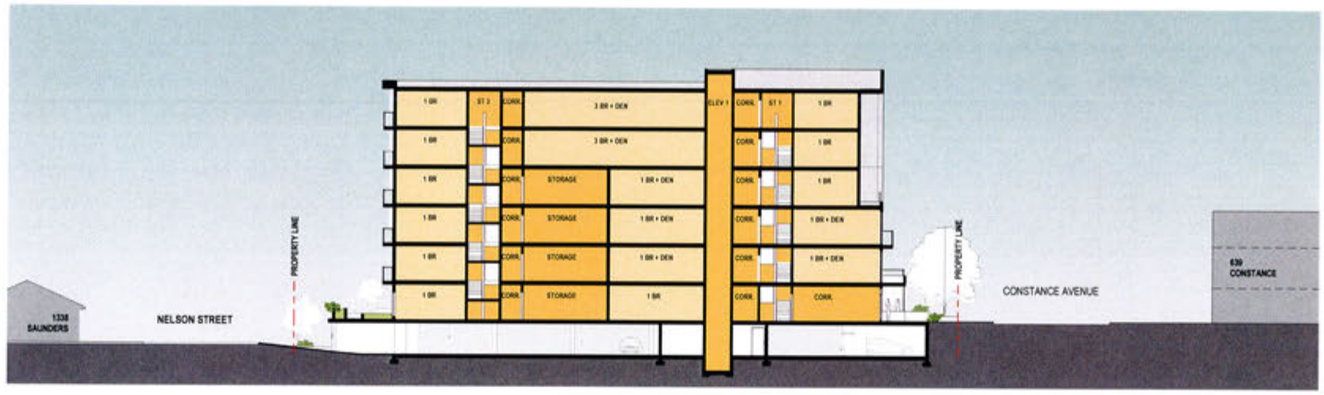
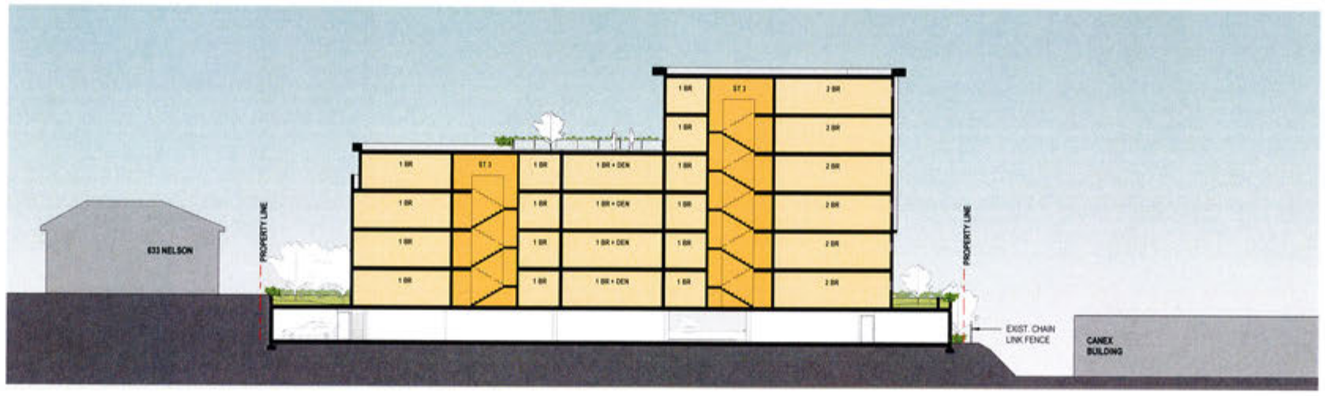
A10





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PROJECT NO. 17-011

SITE SECTIONS
2019.06.14 - ISSUED FOR DP

A10A

1 SOUTHEAST PERSPECTIVE

2 NORTHEAST PERSPECTIVE

3 NORTHWEST PERSPECTIVE

4 SOUTHWEST PERESPECTIVE

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PROJECT NO. 17-011

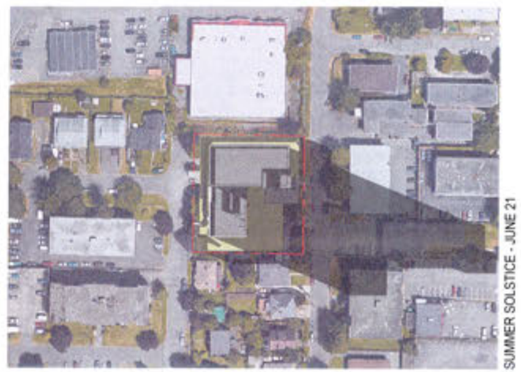
STREET VIEWS

2019.06.14 - ISSUED FOR DP

① SHADOW STUDY - SUMMER 6:42AM
1 : 1200

② SHADOW STUDY - SUMMER 12PM
1 : 1200

③ SHADOW STUDY - SUMMER 4PM
1 : 1200



④ SHADOW STUDY - SUMMER 7:49PM
1 : 1200

SUMMER SOLSTICE - JUNE 21

⑤ SHADOW STUDY - SPRING/FALL 8:47AM
1 : 1200

⑥ SHADOW STUDY - SPRING/FALL 12PM
1 : 1200

⑦ SHADOW STUDY - SPRING/FALL 3PM
1 : 1200

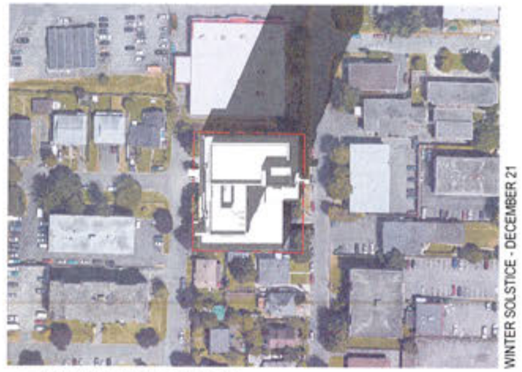
⑧ SHADOW STUDY - SPRING/FALL 5:56PM
1 : 1200

SPRING / FALL EQUINOX - MARCH 20 / SEPTEMBER 23

⑨ SHADOW STUDY - WINTER 9:32AM
1 : 1200

⑩ SHADOW STUDY - WINTER 11AM
1 : 1200

⑪ SHADOW STUDY - WINTER 1PM
1 : 1200



⑫ SHADOW STUDY - WINTER 2:51PM
1 : 1200

WINTER SOLSTICE - DECEMBER 21

SHADOW STUDIES ILLUSTRATED 1.5 HOURS AFTER SUNRISE AND 1.5 HOURS BEFORE SUNSET

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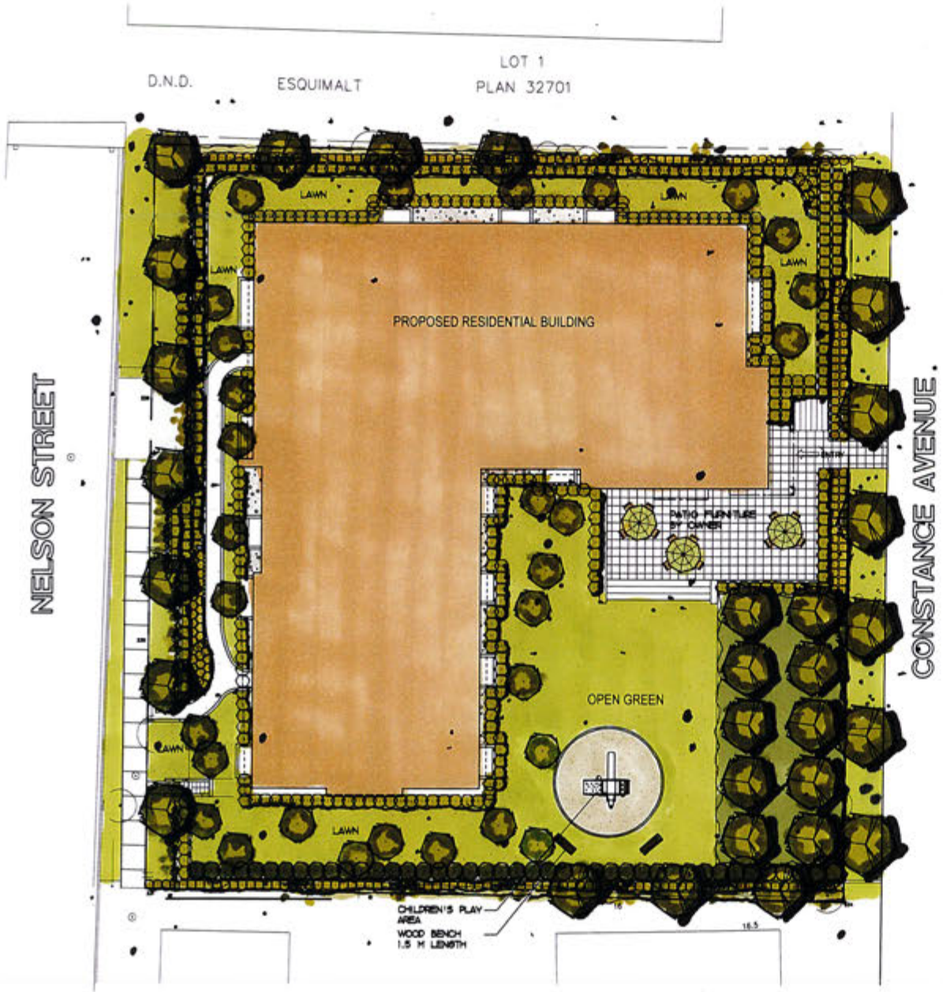
SHADOW STUDIES

2019.06.14 - ISSUED FOR DP

A12



LEGEND

ORNAMENTAL DECIDUOUS TREE TO BE A SELECTION OF: FLOWERING DOGWOOD, FLOWERING CHERRY, FLOWERING CRABAPPLE, HAWTHORNE. SIZE 5 CM CAL.; APPROXIMATE NO. - 07

COLUMNAR DECIDUOUS TREE TO BE: COLUMNAR RED MAPLE, ARISTOCRAT PEAR, DAWYCK GOLD BEECH, SIZE 7.0 CM CAL.; APPROXIMATE NO. - 28

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), STAGHORN SUMAC (DEC), HOLLY (BL), CAMELLIA (BL), JAPANESE ARALIA (BL), LILAC (DEC). SIZE 27 CM POT; APPROXIMATE NO. - 32

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), HYDRANGEA (DEC). SIZE 27 CM POT; APPROXIMATE NO. - 42

MEDIUM SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK ESCALONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL). SIZE 21 CM POT; APPROXIMATE NO. - 991

SMALL SHRUB TO BE A SELECTION OF: DWARF RHODODENDRON (BL), EDWARD GOUCHER ABELIA (BL), LAVENDER (BL), GOLDFLAME SPIREA (DEC), DWARF JAPANESE AZALEA (BL), NEWPORT DWARF ESCALLONIA (BL). SIZE 15 CM POT; APPROXIMATE NO. - 266

VINES TO BE A SELECTION OF: PYRACANTHA (BL), ENGELMANN IVY (DEC), CLEMATIS (DEC). SIZE 21 CM POT; APPROXIMATE NO. - 54

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

NOTES

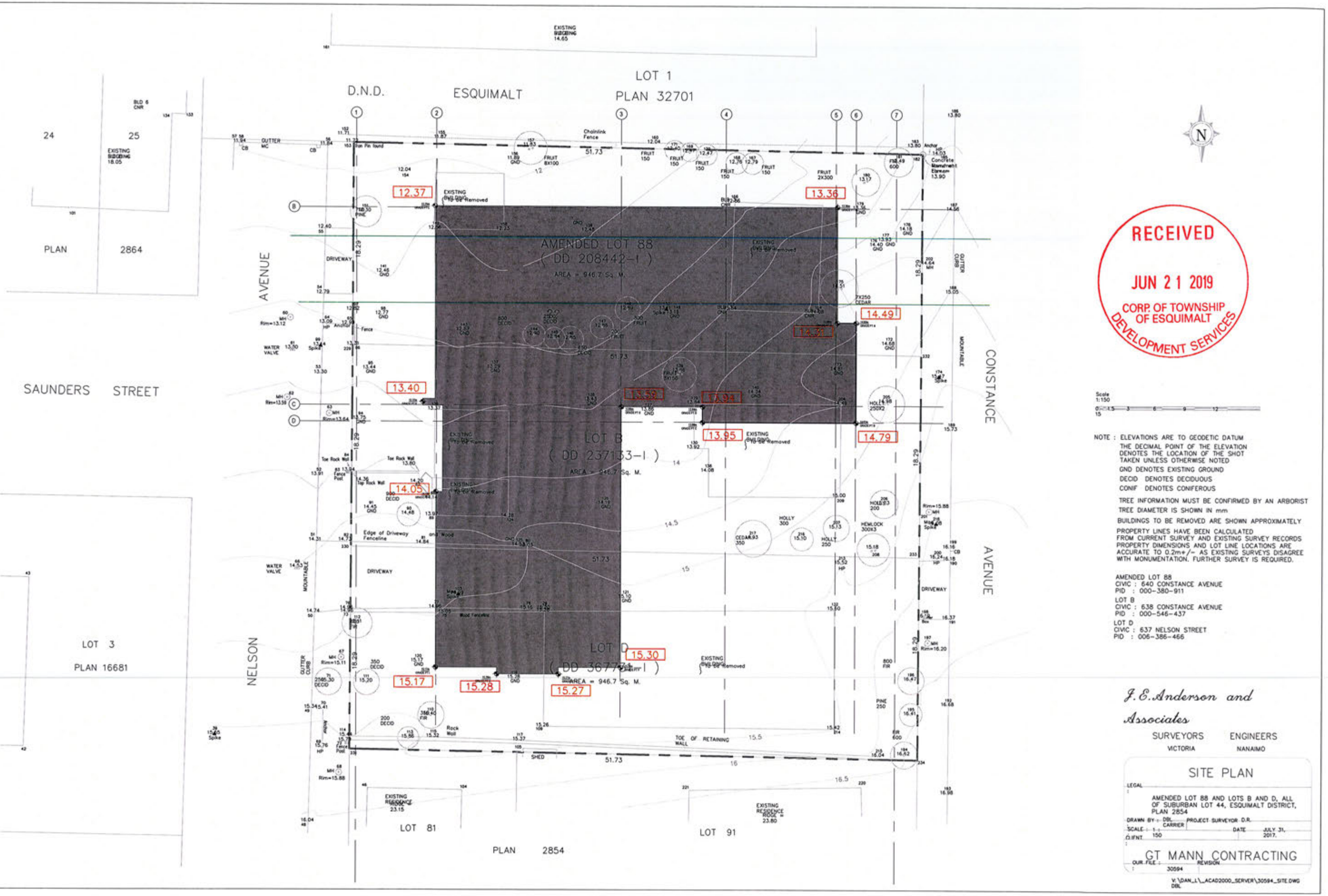
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

DRAWN	S.P.
DESIGNED	J.P.
DATE	NOVEMBER 07, 2017
DRAWING	638 CA-P1.DWG
FILE	--- -- --
SCALE	1 : 200

Lombard North Group
LOMBARD NORTH GROUP (SEC) INC.
630 CORMORANT STREET
VICTORIA, BRITISH COLUMBIA, V8W 1R1
TELEPHONE: (250) 386-7794
FAX: (250) 386-4102
EMAIL: lombard@lngs.ca

638+640 CONSTANCE AVENUE
VICTORIA, B.C.

LANDSCAPE PLAN — P1



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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
GND DENOTES EXISTING GROUND
DECID DENOTES DECIDUOUS
CONIF DENOTES CONIFEROUS

TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST
TREE DIAMETER IS SHOWN IN mm

BUILDINGS TO BE REMOVED ARE SHOWN APPROXIMATELY

PROPERTY LINES HAVE BEEN CALCULATED FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS PROPERTY DIMENSIONS AND LOT LINE LOCATIONS ARE ACCURATE TO 0.2m+/- AS EXISTING SURVEYS DISAGREE WITH MONUMENTATION. FURTHER SURVEY IS REQUIRED.

AMENDED LOT 88
CIVIC : 640 CONSTANCE AVENUE
PID : 000-380-911

LOT B
CIVIC : 638 CONSTANCE AVENUE
PID : 000-546-437

LOT D
CIVIC : 637 NELSON STREET
PID : 006-386-466

J.E. Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

LEGAL
AMENDED LOT 88 AND LOTS B AND D, ALL OF SUBURBAN LOT 44, ESQUIMALT DISTRICT, PLAN 2854

DRAWN BY : DBL CARRIER | PROJECT SURVEYOR D.R.
SCALE : 1 : 150 | DATE JULY 31, 2017.
CLIENT
GT MANN CONTRACTING
OUR FILE : 30594 | REVISION

V:\DAN_L_ACAD2000_SERVER\30594_SITE.DWG
DBL

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?	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? TBD DURING FURTHER DETAILED DESIGN 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?	Yes	No ✓
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?	Yes	No ✓

Storm Water

17	If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.]	Yes	No	N/A ✓
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property?	Yes	No	N/A ✓
19	Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. THERE WILL BE VERY LITTLE STORM WATER RUN-OFF	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?	_____ %		

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? _TBC_%	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? TO MEET NECB 2011	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.

Township of ESQUIMALT

DEVELOPMENT SERVICES

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Official Community Plan

DPA No. 1: Natural Environment

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

Designation
Development Permit Area No. 1 is designated for the purpose of establishing objectives for:
Section 488 (1) (a)- protection of the natural environment, its ecosystems and biological diversity Note: For DPA justification and exemptions, please refer to the Official Community Plan, pages 75-77.).

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP 000-122	640+638 CONSTANCE + 637 NELSON	PRAXIS ARCHITECTS INC.

Section B

No.	Guideline	Comments (Please complete with NA where not applicable)
18.5.1	**Lands Free of Development**	
1	Land within 7.5m 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	N/A
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	N/A
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	N/A

DPA No. 1: Natural Environment

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.	N/A
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.	N/A
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	N/A
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.	N/A
18.5.2	**Natural Features**	
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	N/A – due to underground parking structure.
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.	N/A
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	N/A – due to underground parking structure.
4	Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	N/A

DPA No. 1: Natural Environment

5	Design new development and landscaping to frame rather than block public views.	N/A
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.	Soils will be stripped and stockpiled for re-use as applicable.
18.5.3	**Biodiversity**	
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.	Native shrubs and groundcovers will be emphasized for the Building Permit submission.
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.	The building is surrounded by diverse landscape elements including ornamental & columnar deciduous trees, multistem + small & medium shrubs. New street trees are included (both streets) as well as a feature "grove" fronting Constance which enhances the streetscape experience.
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.	Included.
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.	Included.
5	Encourage native plant and food gardens to spill from private land into boulevards.	N/A on Constance - no boulevards. Could be considered by owner for new boulevard on Nelson sometime in the future.

0DPA No. 1: Natural Environment

6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	A variety of plant species have been selected for this site.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	N/A
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.	N/A
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).	Servicing will be located to minimize tree root damage.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Retaining walls / planters have all been designed in consultation with adequate width and depth to support landscape plantings.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	N/A for this site.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Included.
18.5.4	**Natural Environment**	
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.	The extensive variety of shrubs and trees wrap the site, creating a protective barrier between the urban noise and the building.
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.	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.

DPA No. 1: Natural Environment

3	Light spillage on to waterways is strongly discouraged.	N/A for this site.
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.	Included.
18.5.5	**Drainage and Erosion**	
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.	N/A
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.	Storm water surges will be mitigated by the fact that there is very little exposed hard surface on the property.
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.	Owner may consider collection of roof water for irrigation use.
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.	The site will be predominantly covered by vegetated areas, thus reducing local heat island effect. There are small patio areas on the ground floor and pathways related to exiting.

DPA No. 1: Natural Environment

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.	Most of the lot is vegetated in order to facilitate stormwater retention as much as possible. Parking is located below ground.
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.	Included.
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.	N/A for this site.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Included.
18.5.6	**Protect, Restore and Enhance Shorelines**	
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).	N/A
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.	N/A
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.	N/A

DPA No. 1: Natural Environment

18.5.7	**Native Bird Biodiversity**	
1	Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).	Some of these habitat features will be included. Fresh water pond and ephemeral damp areas are N/A for this site.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	There is significant front yard habitat.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	May be included as applicable to the site.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Included.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Included.
6	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 during further detailed design.
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Included as standard best practice.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 6 Multi-Family Residential

Area

All land designated Multi-Unit Residential on "Development Permit Areas Map (Schedule "H") are part of DPA No. 6

Designation

Development Permit Area No. 6 is designated for the purpose of:

- Section 488 (1) (f)- Establishment of objectives for the form and character of multi-family residential development.
  Note: For DPA justification and exemptions please refer to the Official Community Plan, page 92.

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP 000-122	640+638 CONSTANCE + 637 NELSON	PRAXIS ARCHITECTS INC.

Section B

No.	Guideline-	Comments
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.	N/A
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.	The building has been sited closer to the northern property line to maximize distance to SFD on adj. southern property and thus minimize casting of shadows. East and West property lines are both street facing.Shadow studies have been conducted for the building at various times during Summer Solstice, Spring/Fall Equinox and Winter Solstice.
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.	N/A

DPA No. 6 Multi-Family Residential

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.	The layered landscaping enhances the streetscape and provides privacy.
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.	Parking is located below grade.
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	Underground parking has been incorporated in this building.
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible .	N/A
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	Site is gently sloping. Building steps down from north to south.
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Where possible, but likely not practical for this site given the underground parking structure.
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.	N/A
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.	Site lighting will be designed for residential safety and reducing glare, without causing spillover of light on adjacent sites.
12	Avoid excessively long blank walls adjacent to public streets.	Long blank walls adjacent to public streets are not present in this project.

DPA No. 6 Multi-Family Residential

13	Use architectural emphasis to define street corners.	N/A
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	All units in the building have balconies or patios that are raised from street level. Views are oriented away from adjacent buildings where possible and practical.
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 .	Main entrance to builidng is raised slightly from street level. Social spaces are developed along this frontage to encourage community interaction.
16	Use of indigenous and adaptive plant species is encouraged.	Native shrubs and groundcovers will be emphasized for the Building Permit submission.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Exterior lighting will meet International Dark-Sky standards.
18	Wherever possible, outdoor storage and parking areas should be screened from view.	Parking is located below ground.

DPA No. 6 Multi-Family Residential

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.	No expansive blank walls are adjacent to public streets in this project. Planter walls are stepped back from public streets.
20	Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.	Stairways and hallways are not exposed.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

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

Designation
Development Permit Area No. 7 is designated for:

- Section 488 (1)(h)- Energy Conservation; and
- Section 488 (1)(j)- GHG emissions reduction. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 95-96.*

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP 000-122	640+638 CONSTANCE + 637 NELSON	PRAXIS ARCHITECTS INC.

Section B

No.	Guideline-	Comments
24.5.1	**Siting of buildings and structures**	
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.	Building is oriented for passive solar where possible and practical.
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.	Building is flanked on north side by DND property, on east and west sides by street. Building has been sited closer to the northern property line to maximize distance to SFD on property the south. Shading of neighbours is minimal. Usable outdoor open space is located on the southern portion of the site.
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.	N/A

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

4	Provide space for pleasant pedestrian pathways between buildings.	N/A
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Urban forest tree canopy cover will be increased.
6	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.
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.	N/A
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.	TBD by owner if seating and play spaces may be accessible by the public.
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.	A row of street trees has been provided. Layers of landscaping are sited closer to the building.

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

24.5.2	Form and exterior design of buildings and structures	
1	Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	Included.
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.	Selection of appropriate roof design has been considered regarding heat transfer and heat island effect. Reliable cool sea breezes often eliminate the need for cooling in the 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.	This is generally good practice, however in MURB building types, this can sometimes be challenging due to unit layouts. Glazing in general is generous without being over-expansive.
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.	This has been considered and will be further detailed during design development.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	Balconies and overhangs will help to provide shade for windows below in the summer months.
6	Provide building occupants with control of ventilation; i.e. windows that open.	Minimum one operable window per room/space will be provided throughout.
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	No skylights have been included in this project.
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.	Rooftop patio and garden is included for this project.
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	TBD by owner if they would like to include.
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.	Glazing will be specified to provide a balance between adequate solar shading and light infiltration.

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

11	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**	
1	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 plaza over parkade is covered by a variety of plant species. Feature grove of trees + social space + play area included.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	All parking is located below grade, creating an opportunity for extensive landscaped plaza over.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	Soils will be stripped and stockpiled for re-use as applicable.
4	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 located along the Southern portions of the lot.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	As possible / practical.
6	Strategically place coniferous trees such that they can buffer winter winds.	There are no coniferous trees proposed as part of landscape plan for this project.
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.	Included.
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.	Ornamental deciduous trees have been specified along street edges.

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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.	Small and medium shrubs are adjacent to building, and larger shrubs and trees towards the property lines.
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.	N/A
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	Ornamental deciduous trees have been specified along street edges.

24.5.4	**Machinery, equipment and systems external to buildings and other structures**	
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.	Efficient low-energy lighting will be utilized and designed in order to complement existing lighting and be layered for various outdoor needs.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	A well insulated, airtight building will have very good energy performance.
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	As practical / possible.
4	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.

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

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.	Class 1 bike parking facilities have been provided per OCP policy (1.5 / unit) Rack for 6 bikes located at the entrance.
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.	Level 2 charging stations will be provided for 25% of parking stalls.
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	$500 car share memberships are provided / unit. Car share vehicle provided by Developer and located off-site.

24.5.5	**Special Features**	
1	Select building materials that have been shown to have a high level of durability for the use intended.	High performing, durable materials will be specified.
2	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.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	This will be considered during further detailed design.
4	Reuse of existing buildings and building materials is encouraged.	This may not be appropriate however materials will be recycled where possible.
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	This will be considered during further detailed design.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 8 Water Conservation

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

Designation
Development Permit Area No. 8 is designated for:

- Section 488 (1)(i)- Water conservation. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 100-101.*

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP 000-122	640+638 CONSTANCE + 637 NELSON	PRAXIS ARCHITECTS INC.

Section B

No.	Guideline-	Comments
25.5.1	**Building and Landscape Design**	
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.	The site is predominantly covered with vegetated surfaces which help to retain water and recharge groundwater as much as possible.
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.	There is space for absorbent landscaping as well as significantly sized trees where appropriate.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	This may be considered during further detailed design.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	N/A

DPA No. 8 Water Conservation

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.	This will be considered during further detailed design.
6	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.
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.	N/A

25.5.2	**Landscaping- Select Plantings for Site and Local Conditions**	
1	Retain existing native trees vegetation, and soil on site.	Soils will be stripped and stockpiled for re-use as applicable.
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.	Included.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Included.
4	Group plants with similar water needs into hydro-zones.	Included.

DPA No. 8 Water Conservation

25.5.3	Landscaping- Retaining Stormwater on Site (absorbent landscaping)	
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.	Included.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Not appropriate for this site due to underground parking structure.
3	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.
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.	This will be considered where possible.
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.	Included.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Not appropriate for this site.
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.	Included.

DPA No. 8 Water Conservation

25.5.4	Landscaping- Water Features and Irrigation Systems	
1	Use automated high efficiency irrigation systems where irrigation is required.	Included.
2	Incorporate stormwater retention features into irrigation system design.	This will be considered where applicable.
3	Use recirculated water systems for water features such as pools and fountains.	N/A for this project.
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Included.