CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE
AGENDA

WEDNESDAY, FEBRUARY 12, 2020
2:30 P.M.
ESQUIMALT COUNCIL CHAMBERS

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – December 11, 2019

V. STAFF REPORTS

(1) REZONING APPLICATION
876 Dunsmuir Road
PID 001-586-971
Lot 767, Section 11, Esquimalt District, Plan 265

Purpose of the Application:

The applicant is requesting a change in zoning from the current Two Family Residential [RD-1] zone to a Comprehensive Development District zone to accommodate the proposed six (6), two bedroom, strata dwelling units, to be built in a single, stacked townhouse building on the subject property.

The existing house has been demolished and the new building containing the six dwelling units is proposed to be constructed. The Official Community Plan 'Proposed Land Use Designation' for this area is "Townhouse Residential". Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a Development Permit that would be considered by Council at a future date.

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

Recommendation:

That the Esquimalt Design Review Committee [DRC] provide staff and Council with comments on the proposed redevelopment of 876 Dunsmuir Road, to allow six (6), two-bedroom strata dwelling units in a stacked townhouse style of building; and

The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning, authorizing six (6) townhouse dwelling units as sited on the survey plan prepared by J.E. Anderson and Associates, stamped "Received December 9, 2019" and incorporating the height and massing consistent with the architectural plans

provided by Victoria Design Group, stamped "Received December 9, 2019", detailing the development proposed to be located at 876 Dunsmuir Road [PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265], be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.**

(2) DEVELOPMENT PERMIT
899 Esquimalt Road
PID 030-151-562
LOT A, SECTION 11, ESQUIMALT DISTRICT, PLAN EPP69557

Purpose of the Application:

The applicant is proposing to build a mixed-use building with commercial space on the Esquimalt Road street level and 66 residential units. Comprehensive Development District No. 120 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. 4 – Commercial, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, Development Permit Area No. 8 – Water Conservation, and Development Permit Area No. 11 – West Bay. A Development Permit is required to ensure that the application is 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 mixed-use building with commercial space on the Esquimalt Road street level and 66 residential units, consistent with the architectural plans provided by Farzin Yadegari Architect Inc., the landscape plan by PMG Landscape Architects, and sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveyors Inc., all stamped "February 4, 2020", to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557] be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

(3) DEVELOPMENT PERMIT
1070 Tillicum (Gorge Park)

Purpose of the Application:

The applicant is proposing to build a multi-purpose community building in Gorge Park.

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, Development Permit Area No. 8 – Water Conservation. A Development Permit is required to ensure that the application is 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 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 proposed development of a Multi-purpose Community Building consistent with the architectural plans provided by Iredale Architecture and the landscape plan by the Lombard North Group, all stamped "February 5, 2020", to be located at 1070 Tillicum Road (Gorge Park) 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, March 11, 2020

VII. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE
MINUTES OF DECEMBER 11, 2019
ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Tim Cottrell Ally Dewji, Bev Windjack Roger Wheelock Cst. Greg Shaw (non-voting)
ABSENT:	Robert Schindelka, David Van Stolk, Graeme Verhulst
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner
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 3:29 p.m. (note that the Committee conducted a site inspection at the Rosemead House prior to convening their meeting in the Council Chambers).

II. LATE ITEMS

The developer provided a hand out explaining the project during the site inspection.

III. APPROVAL OF AGENDA

Moved by Ally Dewji, seconded by Bev Windjack: That the agenda be approved as amended with the inclusion of the late item.

Carried Unanimously

IV. ADOPTION OF MINUTES – SEPTEMBER 11, 2019

Moved by Tim Cottrell, seconded by Bev Windjack: That the minutes of the November 13, 2019, meeting be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

HERITAGE ALTERATION PERMIT
English Inn (The Manor House or Rosemead House)
429 Lampson Street

Andrea Scott from Lovick Scott Architects and Stephen Duke from Aragon Properties Ltd. provided an overview of the application. Ms Scott made a PowerPoint Presentation which included a site plan showing the context of the building, the east elevation to demonstrate the proposed roof design over the terrace at the entrance, and the extension of the covered walkway to the parkade. Ms Scott also discussed the reasons for replacing the current mixture of windows above the first floor with vinyl windows. The windows on the main level will remain. The windows on the upper floors need to be upgraded in order to provide thermal comfort for guests.

Questions from the Committee (response in italics)

In general terms, what is the significance of the windows to the heritage identity? *We are hoping to bring the aesthetic back to the original intended Tutor style. The windows will have the same style and muttons as was the original intent.*

In response to questions about the look and feel of the proposed vinyl windows, Ms. Scott responded that *a typical wood window requires a roof overhang. Vinyl windows offer longevity and just pop in. To replace the windows with wood windows you need to remove the siding.*

The Committee discussed the importance of this building to Esquimalt's heritage; particularly that it is a McClure design. The discussions included the importance of having wood frame windows in order to be true to the building's heritage.

RECOMMENDATION

Moved by Ally Dewji, seconded by Tim Cottrell: That the Design Review Committee forward the application to Council with a recommendation that:

- The proposed timber trellis on the east façade be replaced with a covered, timber pergola with shingles and skylights; and
- The proposed extension of the terrace through the construction of a covered connection between the existing approved covered walkway on the east elevation and the new Inn wing;

Be approved because they are in character with the previously approved alterations.

Carried Unanimously.

Moved by Roger Wheelock, seconded by Ally Dewji: That the Design Review Committee forward the application to Council with a recommendation to approve the replacement of the windows subject to the windows that need to be replaced being replaced with wood windows as they are more in keeping with the heritage character of the building. **Carried unanimously.**

VI. NEXT REGULAR MEETING

Wednesday, February 12, 2020

VII. ADJOURNMENT

CERTIFIED CORRECT

_____ _____

CHAIR, DESIGN REVIEW COMMITTEE CORPORATE OFFICER
THIS 12th DAY OF FEBRUARY , 2020

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: February 12, 2020

STAFF REPORT

DATE: February 6, 2020

TO: Chair and Members of the Design Review Committee

FROM: Trevor Parkes, Senior Planner
Bill Brown, Director of Development Services

SUBJECT: **Rezoning Application – 876 Dunsmuir Road**
PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] provide staff and Council with comments on the proposed redevelopment of 876 Dunsmuir Road, to allow six (6), two-bedroom strata dwelling units in a stacked townhouse style of building; and

The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning, authorizing six (6) townhouse dwelling units as sited on the survey plan prepared by J.E. Anderson and Associates, stamped "Received December 9, 2019" and incorporating the height and massing consistent with the architectural plans provided by Victoria Design Group, stamped "Received December 9, 2019", detailing the development proposed to be located at 876 Dunsmuir Road [PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265], be forwarded to Council with a recommendation to either **approve, approve with conditions, or deny the application; and provide reasons for the recommendation.**

BACKGROUND:

Purpose of the Application

The applicant is requesting a change in zoning from the current Two Family Residential [RD-1] zone to a Comprehensive Development District zone to accommodate the proposed six (6), two bedroom, strata dwelling units, to be built in a single, stacked townhouse building on the subject property.

The existing house has been demolished and a new building containing the six dwelling units is proposed to be constructed. The Official Community Plan „Proposed Land Use Designation" for this area is "Townhouse Residential". Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a Development Permit that would be considered by Council at a future date.

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

Context

Applicant/Owner: Jim Penner, 0795531 B.C. Ltd., Inc. No. BC0795531

Property Size: Metric: 668 m^2 Imperial: 7190 ft^2

Existing Land Use: Vacant Land [Formerly a Two Family Dwelling]

Surrounding Land Uses:

North: Two Family Residential [RD-1]
South: Two Family Residential [RM-4]
West: Single Family Residential with Suite [RD-1]
East: Single Family Residential with Suite [RD-3]

Existing Zoning: Two Family Residential [RD-1]

Proposed Zoning: CD [Comprehensive Development District]

Present OCP Designation: Low Density Residential

Proposed OCP Designation: Townhouse Residential [no change required]

Comments From Other Departments

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

Building Inspection: No concerns. Construct to current BC Building Code and Municipal Building Code Bylaw, 2002, No. 2538. Subject to code and bylaw review at time of building permit application.
Project requires the services of a BC Architect.

Engineering Services: Engineering has completed a preliminary review of the proposed development at 876 Dunsmuir Road. The developer should be aware that they may be required to provide Works and Services up to the road centre line. At a minimum new curb, gutter and along the frontage of the proposed development maybe required. The development is to have sewer, drain, catch basin and water service connections, as well as underground hydro, telephone, and cable. Additional review and comments will be provided upon receipt of detailed engineering drawings. All proposed Works and Services shall be as per Bylaw, 1997, No. 2175. The applicant is responsible for retaining the services of qualified professional for the design and construction supervision of all Works and Services, including construction costs, engineering fees, administrative fees and as indicated in Bylaw No. 2175.

Fire Services: Sprinklers will be required for this building as per Building Regulation Bylaw 2017, No. 2899.

Parks Services: Tree protection must be erected as needed in an effort to protect the trees located on the neighbouring properties.

Zoning

In keeping with other townhouse projects, the proposed Comprehensive Development District zone would contain the following uses: townhouse residential and home occupation.

Density, Lot Coverage, Siting and Setbacks: The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the RM-3 [High Density Townhouse Residential Zone]:

	RM-3 [High Density Townhouse Residential]	**Proposed CD Zone** 876 Dunsmuir Road
Floor Area Ratio [F.A.R.]	0.60	0.65
Lot Coverage	25%	37%
Setbacks • **Front (Dunsmuir Rd)** • **Rear (NorthWest)** • **Side (SouthWest)** • **Side (NorthEast)**	 7.5 m 7.5 m 4.5 m 4.5 m	 3.0 m [First Storey Deck/ Stairs] 13.3 m 3.0 m 1.85 m
Building Height	9.0 m	8.9 m
Off Street Parking	2 spaces/ dwelling unit	1.15 spaces/ dwelling unit, 7 parking spaces [1 dedicated as visitor parking]
Usable Open Space	50.1 m²/ 668 m^2 [7.5% of the area of the parcel]	0 m² [0%] conforming to terms of Zoning Bylaw, 1992, No. 2050. A 35.0 m^2 rain garden is proposed in northeast corner of lot

The F.A.R. of the proposal at 0.65 is greater than the 0.60 F.A.R. permitted in the Multiple Family Residential [RM-3 - high density townhouse / low density apartment] zone. The Official Community Plan allows for consideration of up to 0.70 F.A.R. for Townhouses. This parcel is in an area designated for Townhouse Residential on the „Proposed Land Use Designations Map".

The proposed Lot Coverage at 37% is notably greater than the maximum 25% permitted in the RM-3 zone.

This proposal requires the significant reduction to the front setback to 3.0 metres (for the decks and stairs), from the 7.5 metre setback requirements of the RM-3 zone. Staff note that the proposed reduction to the Front Setback would position the building in a manner notably inconsistent with other buildings on this section of Dunsmuir Road. Adjacent buildings are setback at least 7.5 metres from the Dunsmuir Road Front Lot Line which would result in this building intruding into the established development pattern of this block. Proposed side setbacks are also reduced from the RM-3 zone standard in this proposal. Rear setback for the proposed building exceeds the established minimums primarily to accommodate all the required parking for the building resulting in a significant amount of the site being impermeable or having limited permeability.

The height of the proposed building at 8.9 metres is just below the maximum 9.0 metres provided in the RM-3 zone. Both lower floor units are partially located below grade thereby exempting these spaces from the FAR calculation and mitigating the overall height of the building.
Staff note that a byproduct of this design approach is that grade level windows on both the southwest and northeast side elevations offer limited light penetration, particularly when considering the proposed landscaping abutting these openings and that there are no openings

along the rear wall of the lower floor units. The front [southeast] walls have both a glazed door and large window offering natural light into the lower floor units but direct light penetration is interrupted by the overhanging decks of the first strorey units above.

The „Useable Open Space"; as defined in the zoning bylaw, excludes areas used for front yards and parking, and areas with any dimension less than 6.0 metres. This proposal"s provision of small private patios and decks does not meet the 7.5 % Useable Open Space requirement contained in the RM-3 zone. There is however a small outdoor siting area (including a rain garden) proposed for the northeast corner of the site. As it measures approximately 3.0 metres by 11.7 metres, (about 35 square metres) it would not meet the definition of Useable Open Space but it could function as such. It is noteworthy that three different public parks are located within 300 metres of this site.

Parking and Maneuvering

There is one building with six, two-bedroom dwelling units being proposed. There are no garages however two spaces are located under the rear of the building. Seven parking spaces are being proposed at the rear of the site; all being full size spaces. Six of the spaces are being dedicated to units with the remaining space dedicated for visitors to the site. The applicant has committed to install Level 2, electric vehicle charging stations at each of the seven parking spaces.

Parking Bylaw 1992, No. 2011 requires the minimum width of a maneuvering aisle accessing a double bank of parking to be at least 7.6 metres where spaces are 2.6 metres wide. This standard is met in the proposed design but at a cost to permeable planting areas. Staff are of the opinion that consideration should be given to redesigning the parking area to accommodate sufficient planting area along to Rear Lot Line to support the inclusion of trees or hedging offering privacy and more substantial beautification of this space. The driveway is 3.0 metres wide and is located over a private easement serving the parcel to the northwest thereby predisposing the driveway to this side of the lot. Due to the depth of this lot, the fire department would not place a fire truck on the private property.

There is regular bus service in the vicinity with BC Transit route #15 on Esquimalt Road, and with route #25 passing on Dunsmuir Road. Car share vehicles are in the vicinity of the site should residents chose to secure memberships and the applicant has committed to provide transit passes, through the BC Transit EcoPass Program, for one year for each of the six units for use by residents.

This location is close to the Esquimalt Road which has bike lanes marked on the roadway. Common indoor bicycle racks for residents are proposed to be located on Level 1 of the building at the rear, which will offer easy access and modest security for bicycles. The applicant has committed to ensure that sufficient electrical outlets are installed in the bike room to allow for electric charging of not less than 10 bicycles simultaneously. No storage lockers are proposed in the building.

A report by Watt Consulting Group has been supplied to support this application [attached].

Official Community Plan (OCP)

This proposal complies with the „Townhouse Residential" "Proposed Land Use Designation" [OCP Schedule B – attached].

The OCP supports the expansion of housing types in residential areas. The immediate neighbourhood contains a mix of single family, two-family, townhouse and multi-family housing types.

Section 5 - Housing & Residential Land Use contains policies that are intended to ensure that concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character are addressed.

- Policy - Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated „Townhouse Residential‟ on the “Proposed Land Use Designation Map”, provided the design responds effectively to both its site and surrounding land uses.

- 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.

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.

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 missing middle housing types such as two-unit dwellings (duplexes), townhouses and small lot infill as one avenue to address housing affordability.

11.4 Public Transit
OBJECTIVE: To encourage transit oriented development that takes advantage of the transit system and increases the use of the transit system.

- Policy – Support densification along frequent and regional transit routes. It should be noted the subject property is located on a local transit route but is in close proximity to frequent and regional routes.

13.3.6 Passenger Vehicle Alternatives
OBJECTIVE: To reduce impact of motor vehicles that derive energy from fossil fuels by increasing capacity for alternative fueling and sharing.

- Policy – Pursue the installation of electric vehicle charging capacity in new developments during the rezoning process.

Development Permit Guidelines
Should this application for rezoning be approved by Council approval of a Development Permit (DP) will be required prior to a building permit being issued. Accordingly, applicants are urged to consider the DP guidelines early in the process. Many DPA guidelines require that the zoning issues (useable open space, lot coverage, height, density, massing, siting, setbacks, parking, how the building relates to adjacent homes) and natural area / tree protection be considered in order to be able to fulfill the guidelines for a development site.

OCP Section 23, DPA No.6: Multi-Family Residential Development Permit Area establishes objectives for the form and character of multi-family residential development. As the Development Permit is not being considered at this time, it would be inappropriate to address many of the guidelines, with the following exceptions that are relevant to the discussion of zoning and parking issues:

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.

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.

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.

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

The property is also included in the following OCP Development Permit Areas: Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 – Water Conservation. Many of the DP area guidelines would be addressed at the Development Permit stage but the following are relevant to the discussion of zoning and parking areas, including in particular, the siting of proposed building.

OCP Section 18 Development Permit Area No. 1 – Natural Environment is designated for the purpose of establishing objectives for the protection of the natural environment, its ecosystems and biological diversity.

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

4. Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.

18.5.3 Biodiversity - Landscaping features that will protect restore and enhance biodiversity. Where feasible:

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.

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.

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.

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.

OCP Section 24 - Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction - is designated for the purposes of energy conservation and greenhouse gas reduction.

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.

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.

24.5.3 Landscaping
Where it is feasible:

2. Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.

3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.

OCP Section 25 - Development Permit Area No. 8 – Water Conservation - is designated for the purpose of water conservation.

25.5.1 Building and Landscape Design
Where it is feasible:

4. Incorporate rain gardens into landscaping and direct rainwater toward vegetated areas.

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.

3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.

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

Public Notification
As this is a rezoning application should it proceed to a Public Hearing, a notice would be mailed to tenants and owners of properties within 100m (328ft) of the subject property. One sign, indicating that the property is under consideration for a change in zoning, has been installed on the Dunsmuir Road frontage. This sign would be updated to include the date, time, and location of the Public Hearing. Additionally, notice of the Public Hearing would be placed in two editions of the Victoria News.

Applicant"s neighbourhood meeting
The applicant has scheduled a public meeting on February 13, 2020 in order to comply with the public consultation procedures of Development Application Procedures and Fees Bylaw, No. 2791, 2012.

ALTERNATIVES:

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

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

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


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Dunsmuir Rd
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West Bay Terr
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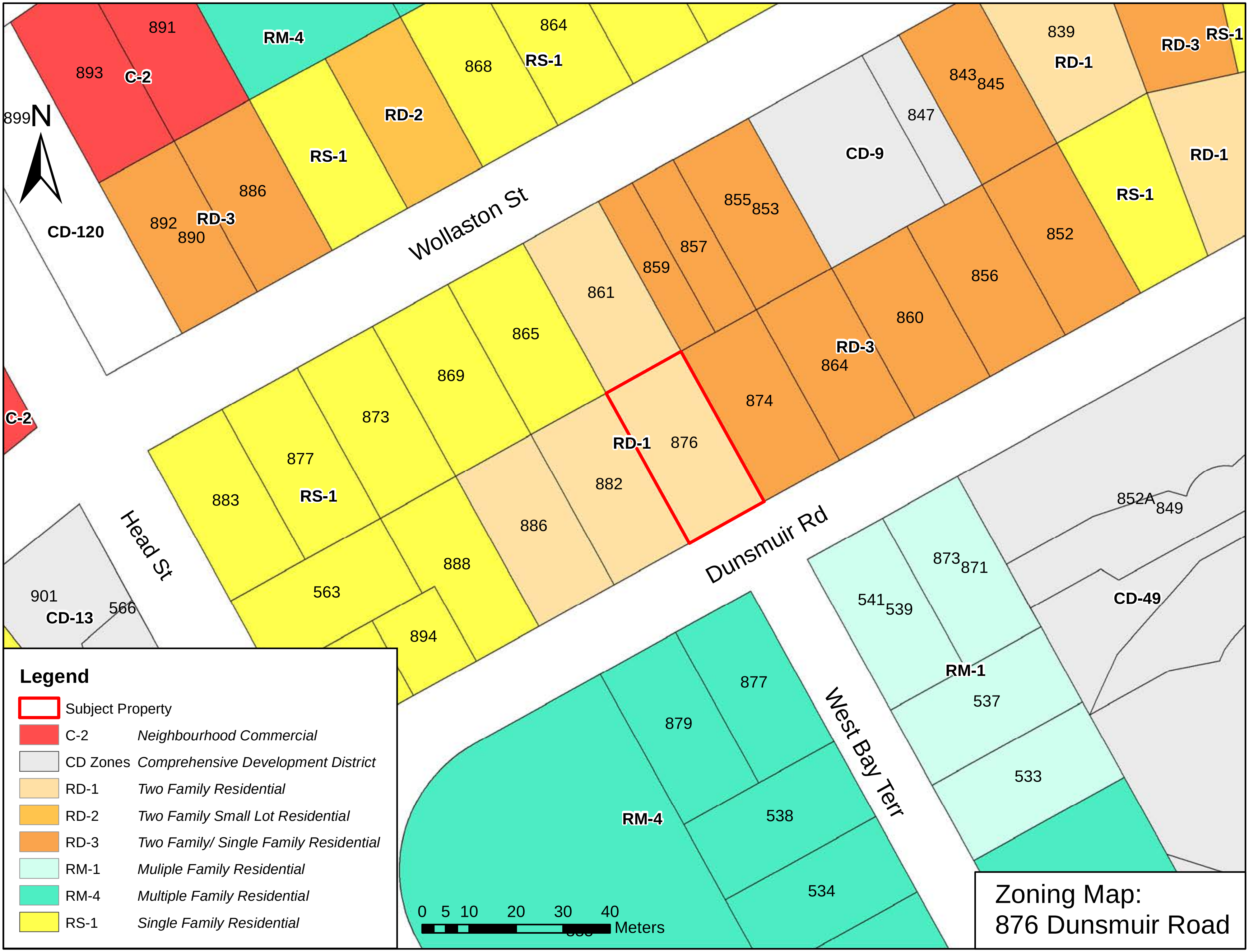
Head St
Subject Property Map:
876 Dunsmuir Road

876 Dunsmuir Road - 2017 Air Photo


Zoning Map:
876 Dunsmuir Road
Legend
Subject Property
C-2 Neighbourhood Commercial
CD Zones Comprehensive Development District
RD-1 Two Family Residential
RD-2 Two Family Small Lot Residential
RD-3 Two Family/ Single Family Residential
RM-1 Muliple Family Residential
RM-4 Multiple Family Residential
RS-1 Single Family Residential
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Meters
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Dunsmuir Rd
Head St
West Bay Terr
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RM-4
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RD-2
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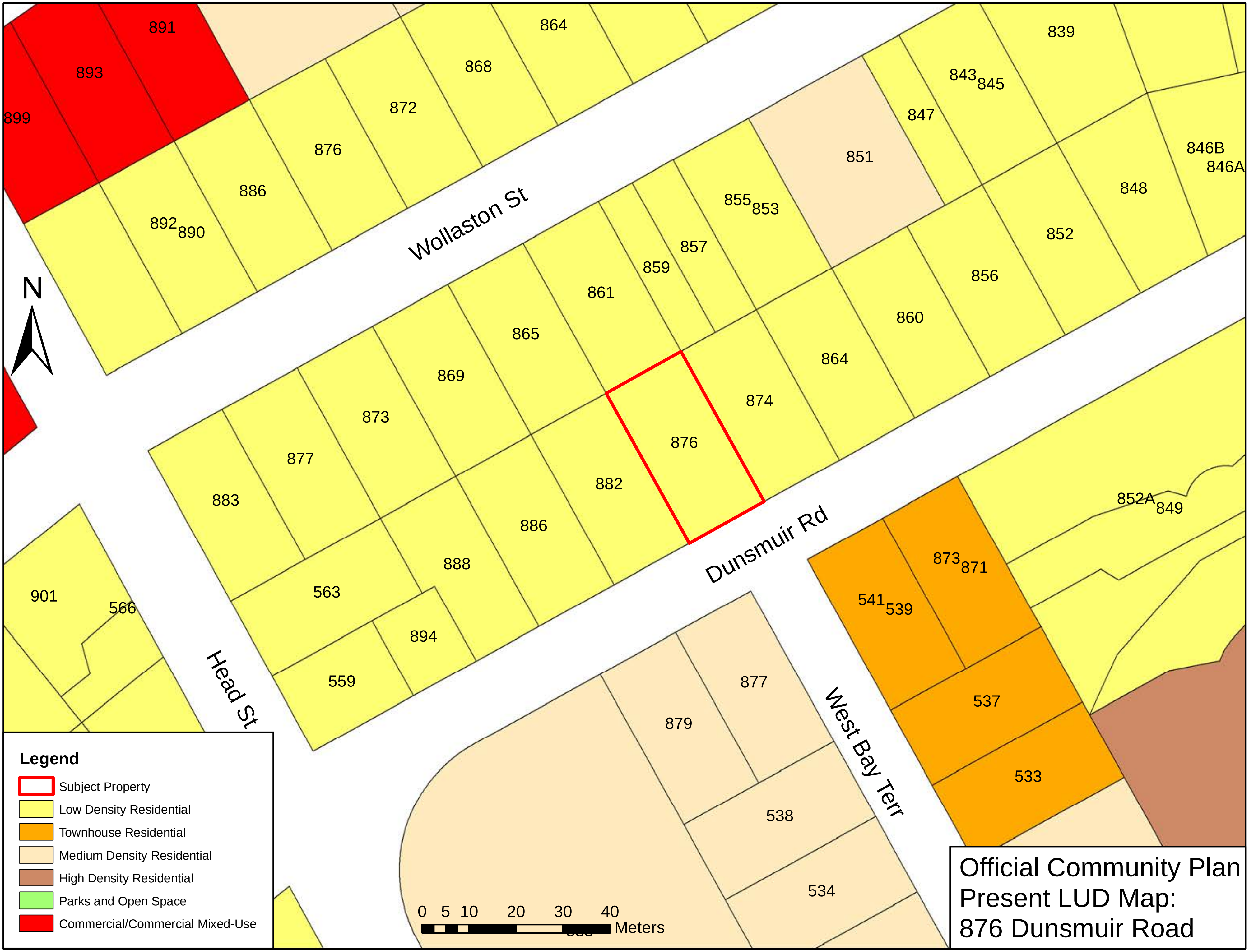
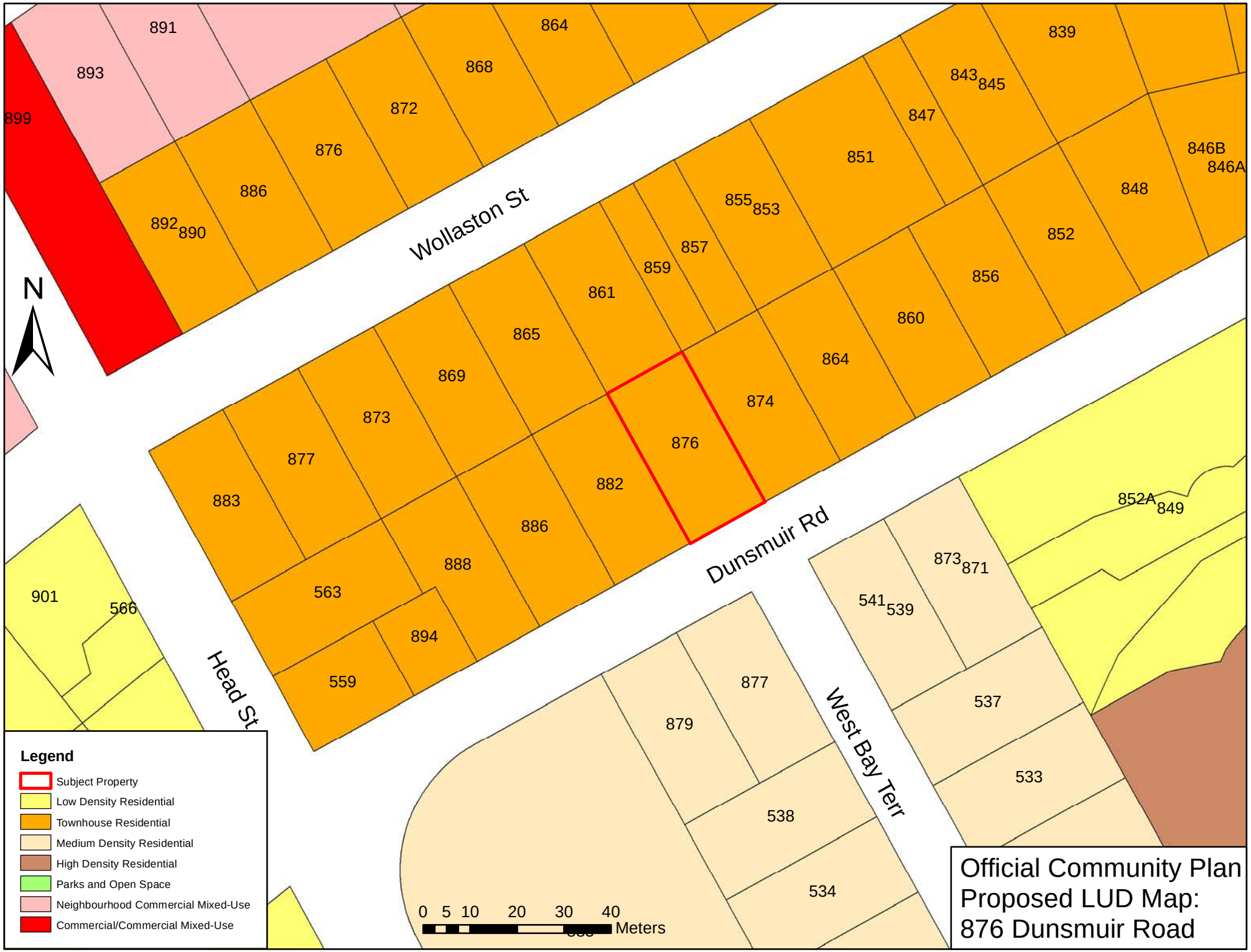


Official Community Plan
Present LUD Map:
876 Dunsmuir Road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864
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846A
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888
886
894
559
0 5 10 20 30 40
Meters
Legend
Subject Property
Low Density Residential
Townhouse Residential
Medium Density Residential
High Density Residential
Parks and Open Space
Neighbourhood Commercial Mixed-Use
Commercial/Commercial Mixed-Use
Official Community Plan
Proposed LUD Map:
876 Dunsmuir Road

January 7, 2020

Dear Mayor and Council,

Project summary: 876/880 Dunsmuir

Together with the assistance of Architect Jack James and the Victoria Design Group I am submitting this re-zoning proposal for 876/880 Dunsmuir. The proposed project is 6 unit townhome strata, each with 2 bedrooms and 2 bathrooms. The units are diverse with 2 - 760 square feet units, 2 - 1,046 square foot units and 2 - 1,202 square foot units.

The building has been set closer to the front of the lot, so all parking can be at the rear of the property. The vehicle driveway is separated from bike and foot access by being routed on opposite sides of the building. Unit access is from stairs at the front. The units feature entry and great room exposure to the south and separate car and bike/foot paths. This places priorities of people ahead of cars.

The contemporary energy efficient design is replacing an older multi-renovated duplex that did not compliment the lot or the neighborhood. The lower, smaller units, will be an easy entry point to 1st time buyers and be attractive to investors for rental potential.

Input and Consultations

Meetings have taken place with Esquimalt staff and the West Bay Residents Association. Numerous improvements have been made to the original concept to reflect input from those consultations. The fire department has also reviewed the drawing and confirmed no re-routing of hydro would be required. An open house will be held on February 13 to receive more feedback from neighbors and residents groups.

Energy and Environment

Electrical Provisions – EV ready stations, Level 2 ("J plug"), will be provided at all seven parking spaces, with the 6 strata owned spots metered to the respective units. As well, the bike room will have capacity to charge at least 10 bicycles.

Landscaping and Drainage - One older, ailing tree was removed from the property. The development will include a substantial rain garden at the rear of the property which will accept drainage from the parking area. A second, smaller rain garden is planned for the front and roof water will be split among the gardens. 3 Dogwood trees will highlight the front and a Maple will anchor the rear rain garden. The plantings emphasize colors and selections that favor bees and hummingbirds, with over 50% native species. Permeable pavers are used to absorb much of the run off. The slopes have been engineered to feed run off to the rain gardens without mechanical lifting of water being required.

Energy consumption – an energy consultant has been engaged that will work with the builder to achieve a 10% savings over basic energuide benchmarks. This will be achieved upgrading windows, using small heat pumps with HRV's, additional attic insulation and substantial overhangs on south facing windows.

Parking

There are six car spaces, one for each unit, plus a visitor stall. There are 10 bike parking spots inside a secured room, with chargers.

Each unit will be supplied with a one year BC Transit Eco-pass program to encourage the use of public transportation. The front door is a 5 minute walk from a Route 15 stop and an 8 minute walk from the nearest route 24 stop.

Watt Consulting is conducting a parking transportation study, that will form part of this application to support the ratio of 7 parking spots with 6 strata units.

I am looking forward to advancing this project, I hope you are too.

Respectfully submitted,

Jim Penner
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Victoria, BC, R3L 0E4
jpenner@cpasonriver.com

Jack P James
3465 Fulton Road
Victoria, BC V9C 3N2
P 250-216-6400

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#103 - 891ATTREE AVENUE
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V9B 0A6
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Township of
ESQUIMALT

Green Building Checklist

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

RECEIVED
DEC 09 2019
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Applicant's Name 0795531 B.C. Ltd. (Jim Penner)

Site Address 876/880 Dunsmuir Road.

1.0 Certification		**Please check**
1.1	Step Code (Please indicate level) ☐ 1 ☑ 2 ☐ 3 ☐ 4 ☐ 5	
1.2	EnerGuide rating	Appendix
1.3	LEED	
1.4	Passive House	
1.6	Living building	
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	
2.0 Siting		
2.1	New buildings > 10 m^2 are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m^2 are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	
2.5	Buildings are located within disturbed or developed areas.	
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	
3.5	Light from building and landscaping does not cast over water.	
3.6	Wildlife habitat has been incorporated into seawall design.	

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	Appendix
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	
4.3	The project features a green roof.	
4.4	The total amount of impervious surface is not greater than 20%.	Appendix
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	
5.2	Waterless urinals will be used.	
5.3	Water features use re-circulating water systems.	
5.4	Rainwater will be collected for irrigation purposes.	
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	
5.6	An approved greywater reuse system will be installed.	
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	No
6.2	There will be no net loss of trees.	Yes
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	Yes
6.4	At least 25% of replacement trees are large canopy trees.	No
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	N/A
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	Yes
7.2	Invasive species will be removed from landscaped areas.	Yes
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	Yes
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	Yes
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	Yes
8.4	Passive heating is supported via building orientation, window design and thermal mass.	Yes
8.5	The building will have necessary structural support and conduit for Solar PV.	Yes
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	
8.7	Heating uses a low carbon heating source, such as air source heat pump.	Yes

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	Yes
9.3	Charging infrastructure for E-bikes will be provided.	Yes
9.4	EV charging conduit supplied to 100% of residential parking units.	Yes
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	Yes
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	Yes
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	
10.2	Uses at least two materials which are certified for recycled content.	
10.3	Uses engineered structural material for two major applications (>10% of floor area).	
10.4	5 major building elements made from >50% recycled content.	
10.5	Use foundation, floor and >50% of walls from existing building.	
10.6	Deconstruct at least 50% of existing building for material salvage.	
10.7	Use at least five major materials or systems produced in BC.	
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	
10.9	Eliminate use of wood from threatened trees.	
10.10	Recycling area provided within residential suites.	
10.11	Recycling collection area for multi-family buildings.	
10.12	Pickup of compostables provided in multi-family units.	
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

Township of Esquimalt
Green Building Checklist
Appendix

0795531 BC Ltd (Jim Penner)
876/880 Dunsmuir Road

I have commenced working with an experienced professional energy advisor, Brooke Gallupe. He has a history and references in Victoria, which support his credentials. Once a builder is selected, Brooke will be engaged again to confirm target achievability, objectives, standards, methods, and materials.

1.0 Certification
1.2 Energuide rating - Goal is -10% of standard, achieved by window upgrades, small heat pumps with HRV's, additional attic insulation, overhangs on south facing windows

4.0 **Stormwater Absorption and Treatment**
4.1 Gardens and medium shrubs are planned on both sides of the building that will absorb rain water
4.4 Permeable pavers will be installed in the driveway and parking areas

5.0 **Water Conservation**
Dual flush toilets, volume limiting shower heads

6.0 **Trees/Landscaping**
6.2 One large tree to be removed from back, replaced by a medium tree in the front
6.3 Yes, BCNLA stanards

7.0 **Biodiverstiy**
7.1 Yes, 50% native

8.0 **Energy conservation – energy advisor to be engaged**
8.2 Yes, heat exchanger coils in tub/shower drains
8.3 Yes, front tree will provide shades to large window/doors of lower unit, front balconies overhang lower units to provide shade to South facing window/patio doors. Upgraded windows.
8.4 Concrete steps and lower patio will retain heat
8.5 Yes, structural support and conduit roughed in
8.7 Individual heat pumps and HRV's provide heat control and circulation in each unit. Electric heat (in bathrooms) is supplementary only.

9.0 **Transportation**
9.2 Bike locker room
9.3 Bike locker room with electrical outlets
9.4, 9.5, 9.6 Electrical panel capacity and conduit roughed in to both parking areas, capacity for all

10.0 Materials/Waste
10.1 Trusses, ?, ?

10.2 Flooring, ?, ?
10.3 ??
10.4 ??
10.6 No, existing building includes hazardous materials (asbestos)
10.7 ??
10.9 emphasis on local materials, no mahogany or other threatened trees
10.10, 10.11 in suites and collection point
10.12 facility provided, collection by strata
10.13

WATT Consulting Group

876/880 DUNSMUIR ROAD

Parking Study

Author: Matthew Lilly

Reviewer: Tim Shah, RPP, MCIP

Prepared for: Jim Penner (0795531 BC Ltd)

Our File: 2773.B01

Date: January 23, 2020

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Victoria, BC V8T 1Z4

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CONTENTS

1.0 INTRODUCTION

Watt Consulting Group was retained by Jim Penner (0795531 BC Ltd) to conduct a parking study for the proposed townhouse development at 876/880 Dunsmuir Road in the Township of Esquimalt. The purpose of this study is to assess the adequacy of the proposed parking supply by considering parking demand at representative sites.

1.1 SUBJECT SITE

The proposed redevelopment is located at 876/880 Dunsmuir Road in the Township of Esquimalt and is currently zoned as RD-1, Two Family Residential (see **Figure 1**).

FIGURE 1. STUDY SITE

1.2 SITE CHARACTERISTICS & POLICY CONSIDERATIONS

The following provides information on the services and transportation options in close proximity to the site (see **Figure 2**).

COMMUNITY POLICIES

The Esquimalt Official Community Plan (OCP) contains a series of policies that provide direction on future planning and land use management within the Township.[1] Per Schedule B of the OCP (Proposed Land Use Designations), the subject site is designated as 'Townhouse Residential'.

Section 5.1 of the OCP states that the Township will "Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the Proposed Land Use Designation Map." Additionally, Section 5.4 of the OCP contains a policy that directs the Township to "Encourage the provision of middle housing types such as two-unit dwellings (duplexes), Townhouses and small lot infill as one avenue to address housing affordability."

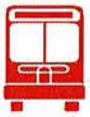
Section 11 of the OCP (Transportation) and Section 13.3 (Reduction of Greenhouse Gas Emissions) contain a series of policies focused on promoting multi-modal and low-carbon transportation. The most relevant policies for the subject site are as follows:

- Support densification along frequent and regional transit routes.
- Consider prioritizing transit along frequent and regional transit corridors.
- Where feasible, improve the continuity of the bike network by linking existing and future bikeways and trails.
- Pursue the installation of electric vehicle charging capacity in new developments during the rezoning process.

SERVICES

The site is located less than 300m from the intersection of Esquimalt and Head Street where several retail stores including a Shoppers Drug Mart, a liquor store, and several small scale restaurants are located. Additionally, the development is within 1.5 kilometres of Esquimalt Village and 3 kilometres of downtown Victoria, allowing access to a number of services that residents may require.

[1] Township of Esquimalt (2018). Corporation of the Township of Esquimalt Official Community Plan. Available online at: https://www.esquimalt.ca/sites/default/files/docs/business-development/OCP/Esqimalt_OCP_2020-01-09.pdf



TRANSIT

The nearest bus stop to the development is under 100m (2-minute walk) away servicing Route 25 | Maplewood / Admirals Walk. This local route has service every 20 to 120 minutes, and travels between Admirals Walk Shopping Centre and Saanich Centre Via Downtown Victoria. Within 350m Northwest of the site on Esquimalt Road is an eastbound and westbound bus stop for the Route 15 | Esquimalt/UVic, servicing CFB Esquimalt to Downtown Victoria and up to the University of Victoria (UVic). This route is classified as a regional route and has a service frequency of 15 to 60 minutes.

BC Transit's Transit Future Plan identifies Esquimalt Road as a "Frequent Transit Corridor" with the goal of providing frequent service (15 minutes or better between 7am and 10pm, 7 days/week).[2] The improved transit travel times are achieved by having fewer stops, transit priority measures, and enhanced bus stop infrastructure. The subject site will benefit from frequent, reliable, and convenient transit service.

In addition to the above, the Township's OCP contains policy direction to enhance transit specifically along Esquimalt Road. Under Section 11.4 of the OCP, the following policies are identified:

- Consider the designation of Esquimalt Road as a future rapid bus route.
- Consider including transit priority measures including transit signal priority and queue jump lanes along Esquimalt Road as a way to ensure the transition from frequent transit to rapid transit can occur and transit is prioritized through the corridor.

WALKING

The trailhead for the Songhees/West Bay Walkway is within 200m of the site, providing excellent access to a 3 kilometre pedestrian trail terminating at the Johnson Street Bridge in Downtown Victoria. Additionally, Esquimalt Road provides a safe pedestrian environment with sidewalks on both sides and crosswalks at major intersections and mid-block locations. The walk score of the subject site is 59 allowing some errands to be accomplished on foot.

CYCLING

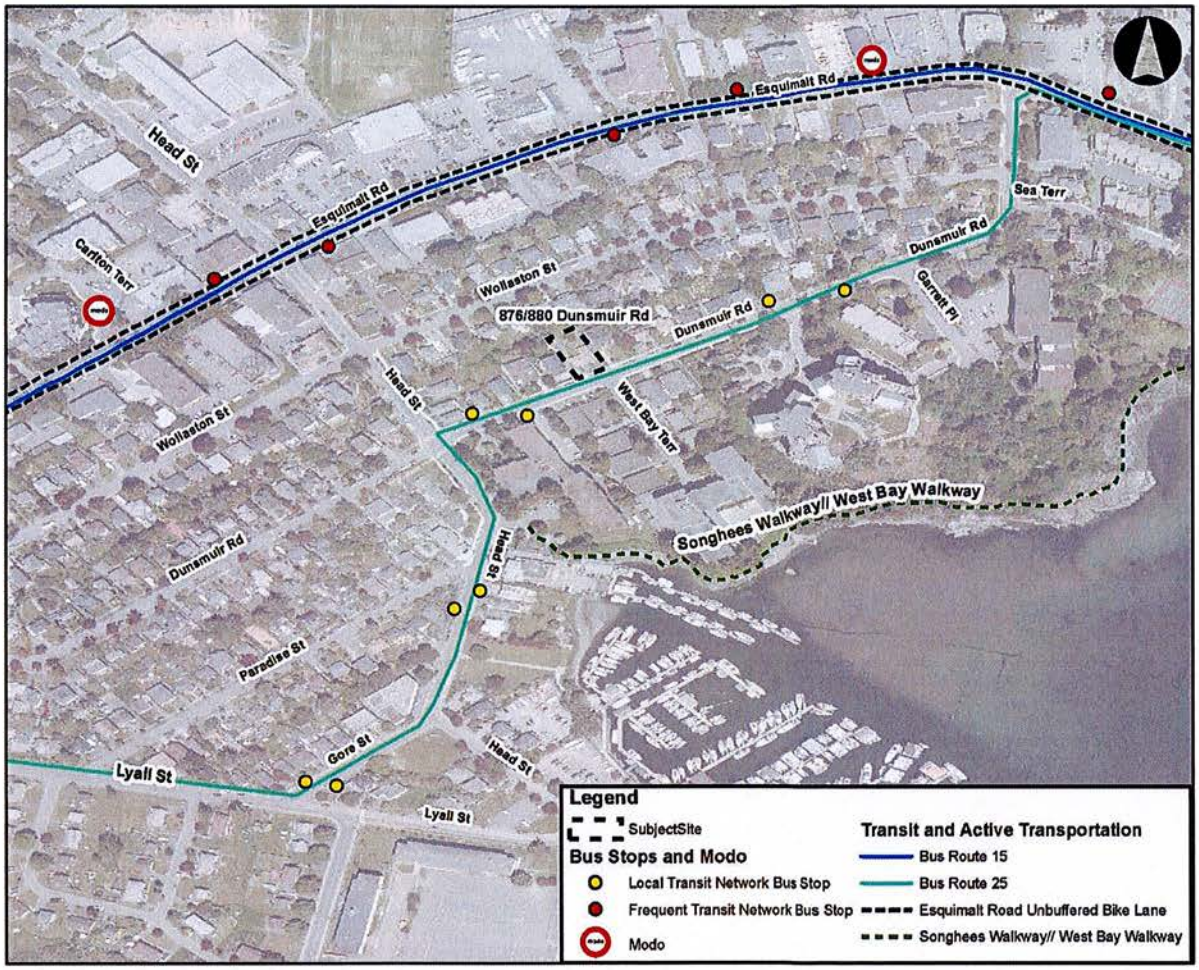
There are bike lanes present along Esquimalt Road providing a direct connection to downtown and the Galloping Goose Regional Trail. There is also access to the Esquimalt and Nanaimo [E&N] Rail Trail within 1 kilometre of the site providing direct multi-use trail access to View Royal and the West Shore Communities.

[2] BC Transit. (2011). Transit Future Plan Victoria Region | May 2011. Available online at: https://www.bctransit.com/documents/1507213421016

CARSHARING

Carsharing programs are an effective way for people to save on the cost of owning a vehicle while having access to a convenient means of transportation. The Modo Car Cooperative (Modo) is a popular carsharing service in Greater Victoria. In 2015, there were 23 cars and 800 members; as of June 2019, there were 82 Modo vehicles and 2,849 members across the Greater Victoria region, suggesting that Modo is growing in popularity. There are two Modo vehicles within 500m or a 10-minute walk of the subject site location, one at 826 Esquimalt Road and the other at Esquimalt Road and Carlton Terrace.

FIGURE 2. SITE TRANSPORTATION OPPORTUNITIES



1.3 CURRENT LAND USE

The development site is currently zoned as RD-1: Two Family Residential and has one single-family dwelling.

2.0 PROPOSED DEVELOPMENT

2.1 LAND USE

According to Schedule B (Proposed Land Use Designations) in the Township's Official Community Plan, the subject site is to be designated as "Townhouse Residential".[3] The proposed development is a 2.5 storey townhouse development with six two-bedroom units. The units range in size from 71m^2-118m^2 (760 sq.ft-1,271 sq.ft.).

2.2 PARKING SUPPLY

2.2.1 VEHICLE PARKING

The proposed resident parking supply is six spaces, which is one space per unit. One visitor parking space is also being provided. The six resident parking spaces will each have access to a Level 2 (240V) electric vehicle charging station.

2.2.2 BICYCLE PARKING

The proposed bicycle parking is 10 long term bicycle spaces provided in a secure indoor bicycle parking room. Each parking space will have access to an 110V wall outlet, which is intended to facilitate charging opportunities for electric bike owners.

3.0 PARKING REQUIREMENT

The Township of Esquimalt Parking Bylaw No. 2011[4] identifies that RM-2 (Townhouses) zoned lots must supply a minimum of 2.0 parking spaces per dwelling unit. Applied to the subject site, this results in a requirement of 12 off street parking spaces. Additionally, the Bylaw also requires that for every four spaces, one be reserved for visitors.

4.0 EXPECTED PARKING DEMAND

Expected parking demand for the site is estimated in the following sections to determine if the proposed supply will adequately accommodate demand. Expected parking demand is based on [a] observations of other townhouse sites in Esquimalt, Saanich, and Victoria and [b] research from past parking studies.

[3] Township of Esquimalt (2018). Corporation of the Township of Esquimalt Official Community Plan. Available online at: https://www.esquimalt.ca/sites/default/files/docs/business-development/OCP/Esqimalt_OCP_2020-01-09.pdf
[4] Township of Esquimalt (1992). Corporation of the Township of Esquimalt Parking Bylaw, 1992, NO.2011. Available online at: https://www.esquimalt.ca/sites/default/files/docs/municipal-hall/bylaws/Bylaw_2011_-_Parking_Bylaw_Consolidated_2019_April_23_rd.pdf

4.1 RESIDENT PARKING DEMAND

Observations were conducted at 13 townhouse sites in the Township of Esquimalt, City of Victoria, and District of Saanich, representing a total of 113 units. A breakdown of each site and how it corresponds to the site location can be found in **Table 1**. Townhouse sites were selected based on four criteria, in the following priority order:

1. Proximity to Frequent Transit Network (FTN). The BC Transit Future Plan has designated Esquimalt Road as a FTN Corridor. This means that the area will receive reliable and frequent service (15 minutes or better between the hours of 7:00am and 10:00pm) seven days a week.[5] Representative sites needed to be in proximity to the frequent transit network and were selected if they were either [a] on the FTN, [b] within 400m of the FTN or [c] within 800m of the FTN.

2. Countable Parking Spaces. The sites needed to have parking spaces that were visible and therefore countable. Many townhouse sites within the region have enclosed garages or gated underground parking, making counting difficult.

3. Walk Score. This is a tool that ranks the walkability of a location according to seven factors: Dining & Drinking, Groceries, Shopping, Errands, Parks, Schools, and Culture & Entertainment. It can be used to determine if a trip will require the use of a vehicle. While a number of the representative sites have higher walk score than the subject site, their transit service is comparable, which is a more important predictor of parking demand.

4. Floor Area. The representative sites needed to have units with comparable floor area in the range of about 65m^2 (700 sq.ft.) to 130 m^2 (1,400 sq.ft.).

Observations of parking utilization were conducted at representative sites during the peak period for residential land uses (typically weekday evenings). Observations were conducted during the following periods:

- Tuesday, December 17, 2019, from 9:00pm to 11:00pm
- Wednesday, December 18, 2019, from 9:00pm to 11:00pm

The peak observation for each site over the two observation periods was selected to calculate the parking demand (see **Table 2**). Parking demand ranged from 0.67 vehicles per unit to 1.43 vehicles per unit with an average parking demand of 1.03 vehicles per unit.

[5] BC Transit. (2011). Transit Future Plan Victoria Region | May 2011. Available online at: https://www.bctransit.com/documents/1507213421016

TABLE 1. SUMMARY OF REPRESENTATIVE SITES

Site	Units	Walk Score	Proximity to FTN
1550 North Dairy Rd	11	51	<400m
2633 Shelbourne Street	8	79	ON FTN
1827 Fairfield Road	6	52	ON FTN
290 Superior Street	7	87	<800m
229 Ontario Street	13	82	<800m
245 Ontario Street	9	82	<800m
242 Ontario Street	9	82	<800m
730 Sea Terrace	5	72	<400m
724 Sea Terrace	24	67	<400m
771 Central Spur Rd	7	73	<400m
773 Central Spur Rd	5	73	<400m
775 Central Spur Rd	7	73	<400m
785 Central Spur Rd	28	73	<400m

TABLE 2. OBSERVATIONS OF REPRESENTATIVE SITES

Site	Units	Observed Vehicles	Parking Demand (vehicles / unit)
1550 North Dairy Rd	11	15	1.36
2633 Shelbourne Street	8	8	1.00
1827 Fairfield Road	6	4	0.67
290 Superior Street	7	7	1.00
229 Ontario Street	13	13	1.00
245 Ontario Street	9	9	1.00
242 Ontario Street	9	10	1.11
730 Sea Terrace	5	4	0.80
724 Sea Terrace[6]	24	17	0.71
771 Central Spur Rd	7	10	1.43
773 Central Spur Rd	5	6	1.20
775 Central Spur Rd	7	8	1.14
785 Central Spur Rd	28	28	1.00
		Average	**1.03**

4.1.1 ADJUSTMENT FACTORS

Observations are a useful method of assessing parking demand rates; however, there are limitations to this method. One of these limitations is that a resident(s) may not be present at the time of observation. This could be due to an evening/night shift at work, having a late night out and returning very late or the next morning, being out of town for business or holiday, or several other factors. As such, it can be expected that their vehicle would not be present at the time of observation.

To mitigate this factor, observations were conducted as late as possible and a 10% adjustment factor was applied to the data. This is in accordance with findings from a study commissioned by Metro Vancouver that recommended an adjustment factor of 10% when parking observations are conducted between 9:00pm and 10:30pm.[7]

[6] This site was only observed once. It was added to the study after first round of data collection.
[7] Metro Vancouver. (2012). The Metro Vancouver Apartment Parking Study, Technical Report. Available online at: http://www.metrovancouver.org/services/regional-planning/PlanningPublications/Apartment_Parking_Study_TechnicalReport.pdf

Table 3 shows the difference between the observed parking demand and the adjusted parking demand rate, reflecting the 10% increase for "missed vehicles". The average observed demand rate increased from 1.03 to 1.14 vehicles per unit.

TABLE 3. ADJUSTED PARKING DEMAND AT REPRESENTATIVE SITES

Site	Units	Parking Demand Rate (vehicles / unit)	Adjusted Parking Demand Rate (vehicles / unit)
1550 North Dairy Rd	11	1.36	1.50
2633 Shelbourne Street	8	1.00	1.10
1827 Fairfield Road	6	0.67	0.73
290 Superior Street	7	1.00	1.10
229 Ontario Street	13	1.00	1.10
245 Ontario Street	9	1.00	1.10
242 Ontario Street	9	1.11	1.22
730 Sea Terrace	5	0.80	0.88
724 Sea Terrace	24	0.71	0.78
771 Central Spur Rd	7	1.43	1.57
773 Central Spur Rd	5	1.20	1.32
775 Central Spur Rd	7	1.14	1.26
785 Central Spur Rd	28	1.00	1.10
	Average	**1.03**	**1.14**

4.2 VISITOR PARKING

Observations of visitor parking were conducted at each of the representative sites and the average rate was 0.07 vehicles per unit. A study by Metro Vancouver concluded that visitor parking typically has a demand of less than 0.1 vehicles per unit.[8] Findings from similar studies conducted by WATT in the City of Langford and the City of Victoria support these findings, and suggest that visitor parking is not strongly linked to location. A recently completed development near to this location, 826 Esquimalt Road, is a 30 unit condo building where the developer provided three visitor parking spaces, a rate of 0.1 spaces per unit.[9]

[8] Metro Vancouver. (2012). The Metro Vancouver Apartment Parking Study, Technical Report. Available online at: http://www.metrovancouver.org/services/regional-planning/PlanningPublications/Apartment_Parking_Study_TechnicalReport.pdf

[9] More information about the 826 Esquimalt Road Parking Study is available online at: https://esquimalt.ca.legistar.com/LegislationDetail.aspx?ID=3663&GUID=B883D3FE-6D24-4C02-9550-0339E2D847A4

Based on the available research and observational data, a rate of 0.1 is recommended. With six units and applying a visitor demand rate of 0.1, the recommended visitor parking is 1 space (0.6, rounded). The applicant meets this requirement.

4.3 SUMMARY OF EXPECTED PARKING DEMAND

Results from the observations of representative sites – using appropriate adjustment factors – indicate that resident parking demand will be approximately 1.14 spaces per unit (7 spaces, rounded). Residential visitor parking demand is expected to be no more than 0.1 spaces per unit (1 vehicle). Therefore, a total of 8 parking spaces are expected for the subject site, which is greater than the proposed parking supply by one space.

5.0 ON-STREET PARKING

On-street parking conditions were observed to determine parking availability around the subject site. Observations were completed on Dunsmuir Road, West Bay Terrace, Garret Place, and Head Street. Counts were conducted on the following dates:

- Wednesday, December 18, 2019 between 10:00pm and 10:30pm and
- Wednesday January 22, 2020 between 8:00pm and 8:30pm.

These two count times were intended to capture the on-street conditions when local residents would have the highest likelihood of being home and/or when visitors might be visiting the neighbourhood.

Peak utilization was observed on Wednesday January 22, 2020 with 36 parked vehicles observed out of 45 total spaces, an occupancy rate of 80%. This indicates that a large number of residents and/or visitors in the area are utilizing the available unrestricted on-street parking. A total of 9 spaces were unoccupied, which means that some parking is available during the peak time when residents are expected to be home and/or when visitors may be in the neighbourhood.

6.0 TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) refers to policies, programs and services that influence whether, why, when, where and how people travel.[10] TDM initiatives typically aim to reduce SOV trips, parking demand, and encourage alternative travel options such as walking, cycling, public transit, and shared rides.

The Township of Esquimalt supports the development of TDM strategies as outlined in section 3.8 of the OCP.[11] The goal of these policies is to promote alternatives to SOV usage and reduce carbon emissions as well as increasing the density along transit corridors.

[10] Definition based on Transport Canada, TDM for Canadian Communities, March 2011

[11] Township of Esquimalt. (2018). Official Community Plan, Section 3: Regional Context Statement. Available online at: https://www.esquimalt.ca/business-development/official-community-plan

6.1 SUBSIDIZED TRANSIT PASSES

As discussed in Section 1.2, the site has good access to transit and as the Transit Future Plan and OCP policies are implemented, transit service is anticipated to improve, which will make transit more appealing to future residents.

BC Transit currently offers the EcoPASS Program for New Developments, which is a program that provides Capital Regional District developers with a potential transit-oriented solution for parking variance requests. Under the EcoPASS Program, the occupants of a new residential, commercial or mixed-use development receive annual bus passes for a pre-determined number of years that are valid for use throughout the Victoria Regional Transit System. Each annual pass has a cost to the developer of $1,000. The size and value of the TDM program is established by the municipal government, with a minimum required program value of $5,000.

The applicant has confirmed that they are committing to this program and will provide each unit with an EcoPASS for one year. The provision of transit passes is anticipated to lower parking demand and a 10% reduction in resident parking demand would be supported. This would effectively reduce resident parking demand from 7 spaces to 6 spaces.

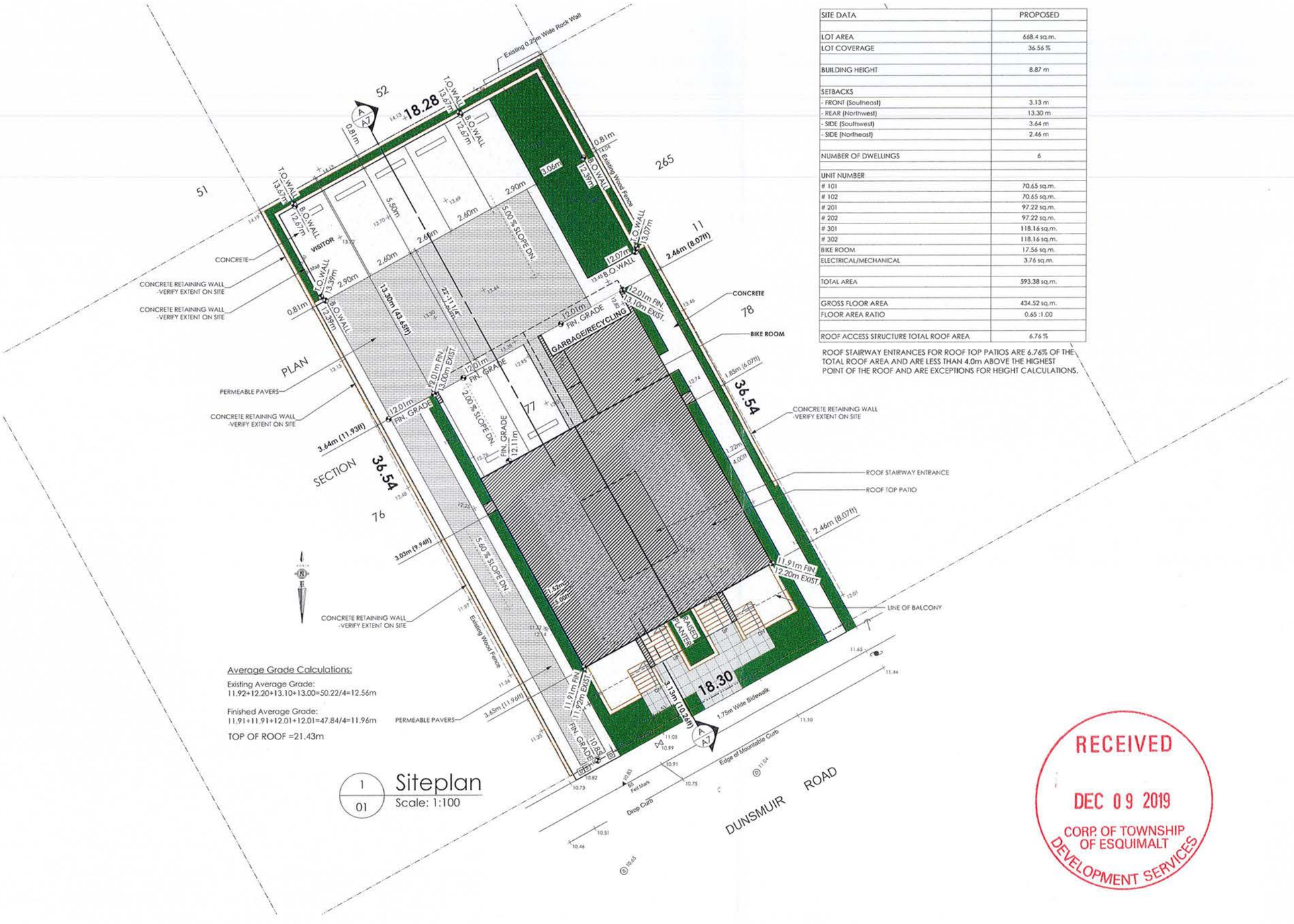
7.0 CONCLUSIONS

The proposed development at 876/880 Dunsmuir Road is for a six two bedroom townhouse units. The applicant is proposing six residential parking spaces and one visitor space (7 total). The Township of Esquimalt's Zoning Bylaw parking requirement for this type of development requires a rate of 2.0 spaces per unit (12 spaces).

The expected peak demand for the site is 7 resident spaces and 1 visitor space and therefore one greater than the proposed supply. However, if the applicant commits to the EcoPASS program, then the resident demand would be reduced by one space from 7 to 6 spaces. This would meet the proposed supply of 6 resident spaces and 1 visitor space.

7.1 RECOMMENDATION

Based on the results of this study, the provision to provide 7 spaces (six resident and one visitor) is supported if the applicant commits to implementing the EcoPASS program for residents.



1/01 Siteplan
Scale: 1:100

SITE DATA	PROPOSED
LOT AREA	668.4 sq.m.
LOT COVERAGE	36.56 %
BUILDING HEIGHT	8.87 m
SETBACKS	
- FRONT (Southeast)	3.13 m
- REAR (Northwest)	13.30 m
- SIDE (Southwest)	3.64 m
- SIDE (Northeast)	2.46 m
NUMBER OF DWELLINGS	6
UNIT NUMBER	
# 101	70.65 sq.m.
# 102	70.65 sq.m.
# 201	97.22 sq.m.
# 202	97.22 sq.m.
# 301	118.16 sq.m.
# 302	118.16 sq.m.
BIKE ROOM	17.56 sq.m.
ELECTRICAL/MECHANICAL	3.76 sq.m.
TOTAL AREA	593.38 sq.m.
GROSS FLOOR AREA	434.52 sq.m.
FLOOR AREA RATIO	0.65 :1.00
ROOF ACCESS STRUCTURE TOTAL ROOF AREA	6.76 %

ROOF STAIRWAY ENTRANCES FOR ROOF TOP PATIOS ARE 6.76% OF THE TOTAL ROOF AREA AND ARE LESS THAN 4.0m ABOVE THE HIGHEST POINT OF THE ROOF AND ARE EXCEPTIONS FOR HEIGHT CALCULATIONS.

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

JACK P. James ARCHITECT B.ARCH MAIBC

3465 Fulton Road
Victoria, B.C.
V9C 3N2
P. 250.216.6400

vdg | victoria design group

#103 - 891ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364

Date
Nov 22, 2019

Project Address
876 Dunsmuir Road
Esquimalt, B.C.

Prepared for
Jim Penner

Project #
8081

Scale
1/4" = 1'-0"

Drawn By
JTE

Rezoning Presentation

1/02 Siteplan - Existing
Scale: 1:100

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ARCHITECT
B. ARCH MAIBC

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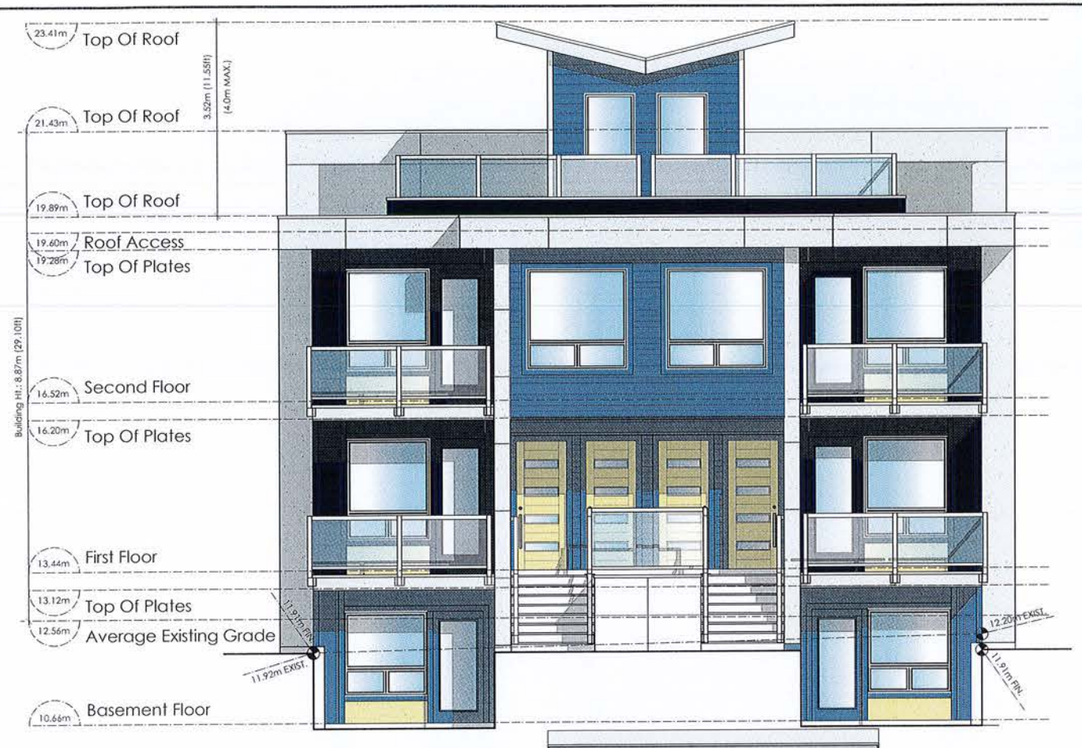

1/03 Southeast Elevation
Scale: 1/4" = 1'-0"

2/03 Northeast Elevation
Scale: 1/4" = 1'-0"

FINISHES & COLORS

	GUARD RAILS & ALUMINUM SOFFITS: *GENTEK WHITE or SIMILAR*
	CONC. PANEL SIDING: *DOVE WHITE OC-17 or SIMILAR*
	FASCIA TRIM: *DOVE WHITE OC-17 or SIMILAR*
	CONC. PANEL SIDING: *SUNDANCE 2022-50 or SIMILAR*
	ENTRY DOOR: *SUNDANCE 2022-50 or SIMILAR*
	CONC. PANEL SIDING: *SWEATSHIRT GRAY 2126-40 or SIMILAR*
	CONC. FIBRE LAP SIDING: *SWEATSHIRT GRAY 2126-40 or SIMILAR*
	HORIZONTAL WOOD SIDING: *SWEATSHIRT GRAY 2126-40 or SIMILAR*
	BOARD & BATTEN SIDING: *SWEATSHIRT GRAY 2126-40 or SIMILAR*
	CONC. PANEL SIDING: *RACOON FUR 2126-20 or SIMILAR*
	CONC. FIBRE LAP SIDING: *RACOON FUR 2126-20 or SIMILAR*
	BOARD & BATTEN SIDING: *RACOON FUR 2126-20 or SIMILAR*
	WINDOWS: *BLACK*

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Scale
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JTE

Rezoning Presentation

1/04 Northwest Elevation

Scale: 1/4" = 1'-0"

2/04 Southwest Elevation

Scale: 1/4" = 1'-0"

FINISHES & COLORS

	GUARD RAILS & ALUMINUM SOFFITS: GENTEK WHITE or SIMILAR
	CONC. PANEL SIDING: DOVE WHITE OC-17 or SIMILAR
	FASCIA TRIM: DOVE WHITE OC-17 or SIMILAR
	CONC. PANEL SIDING: SUNDANCE 2022-50 or SIMILAR
	ENTRY DOOR: SUNDANCE 2022-50 or SIMILAR
	CONC. PANEL SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. FIBRE LAP SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	HORIZONTAL WOOD SDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	BOARD & BATTEN SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. PANEL SIDING: RACOON FUR 2126-20 or SIMILAR
	CONC. FIBRE LAP SIDING: RACOON FUR 2126-20 or SIMILAR
	BOARD & BATTEN SIDING: RACOON FUR 2126-20 or SIMILAR
	WINDOWS: BLACK

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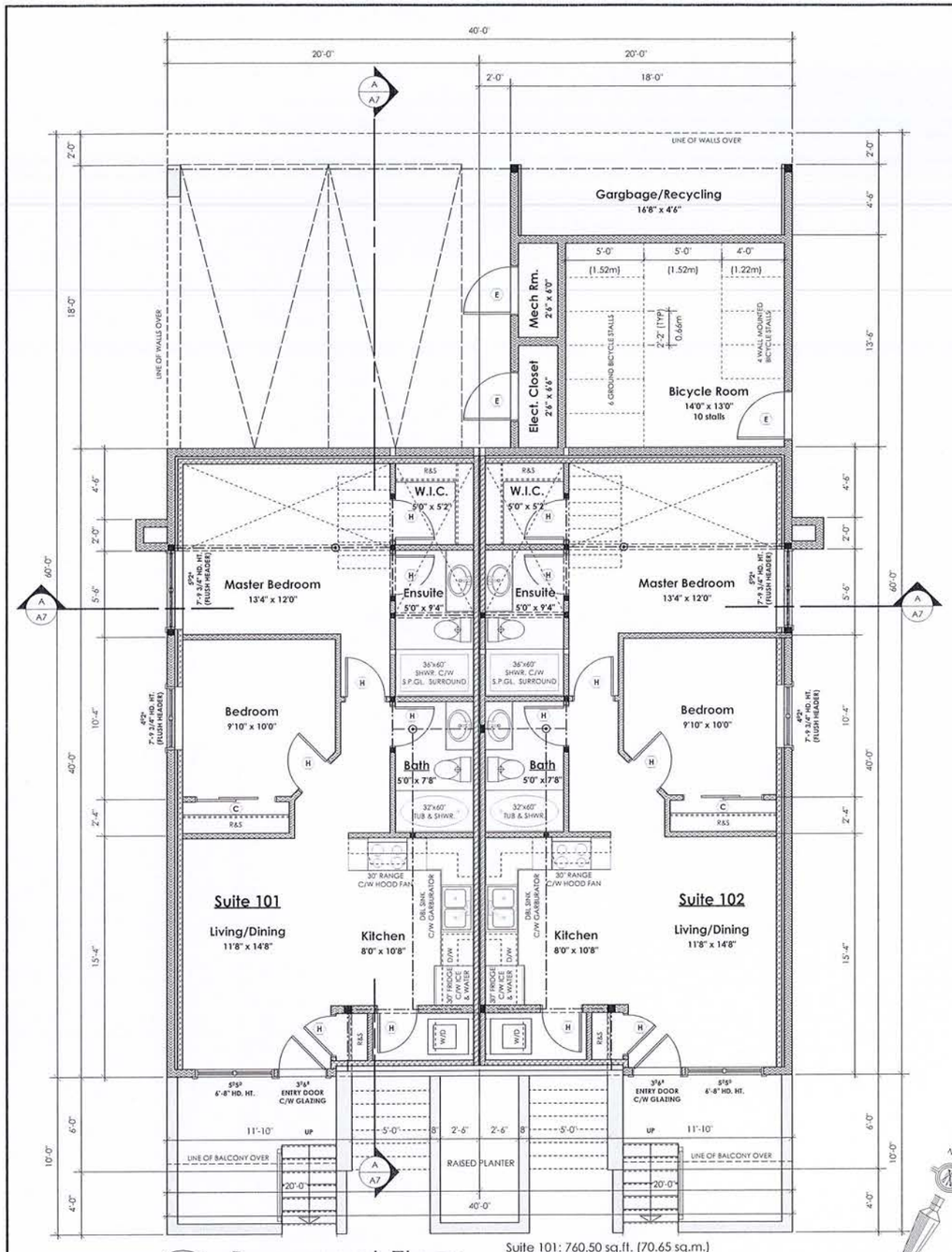
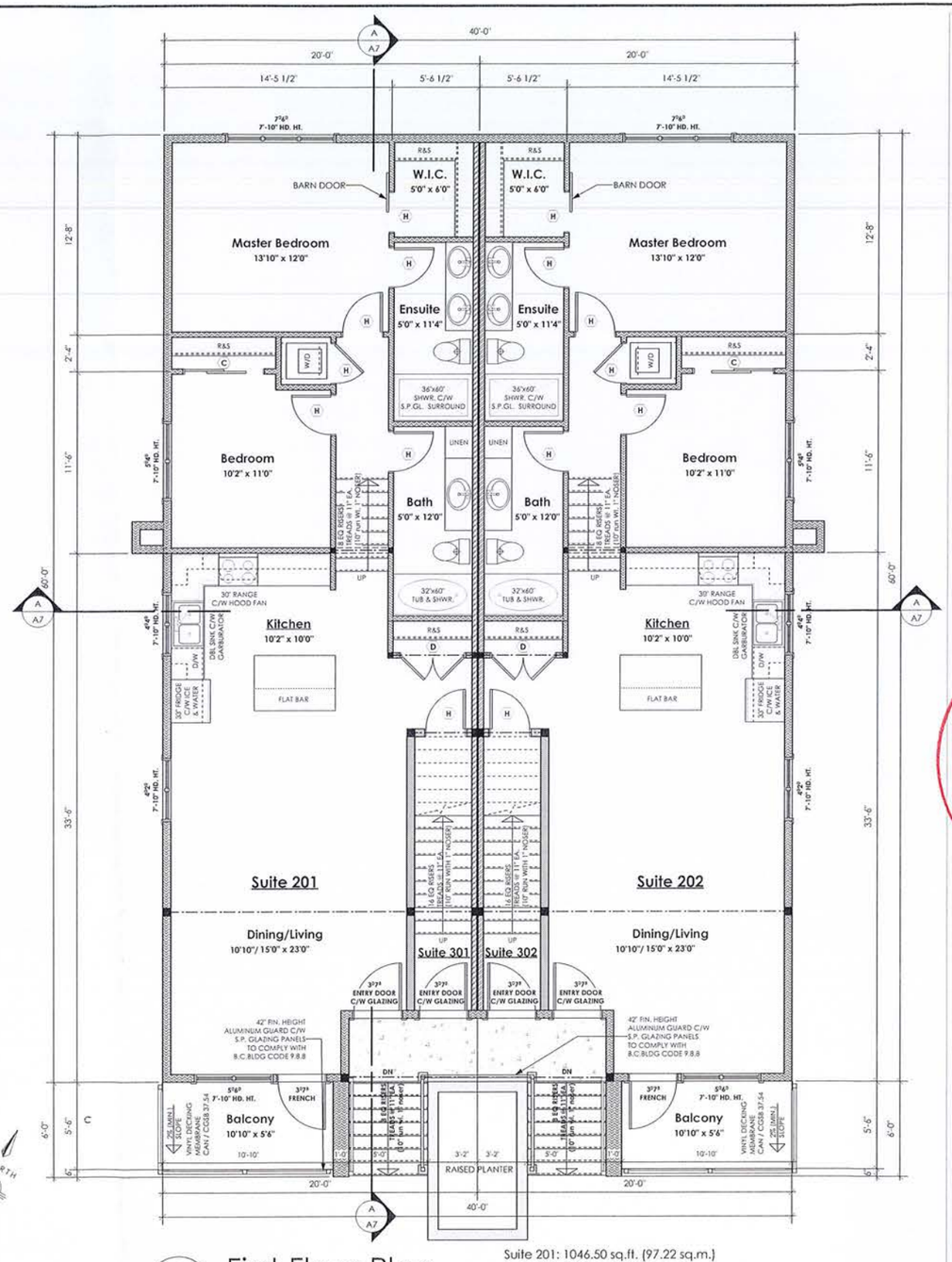


1/05 Basement Floor
Scale: 1/4" = 1'-0"

Suite 101: 760.50 sq.ft. (70.65 sq.m.)
Suite 102: 760.50 sq.ft. (70.65 sq.m.)
Total: 1521.00 sq.ft. (141.30 sq.m.)

Bicycle Rm.: 189.00 sq.ft. (17.56 sq.m.)
Elect./Sprinkler: 40.50 sq.ft. (3.76 sq.m.)



2/05 First Floor Plan
Scale: 1/4" = 1'-0"

Suite 201: 1046.50 sq.ft. (97.22 sq.m.)
Suite 301: 69.33 sq.ft. (6.44 sq.m.)
Suite 202: 1046.50 sq.ft. (97.22 sq.m.)
Suite 302: 69.33 sq.ft. (6.44 sq.m.)
Total: 2231.66 sq.ft. (207.32 sq.m.)

Rezoning Presentation

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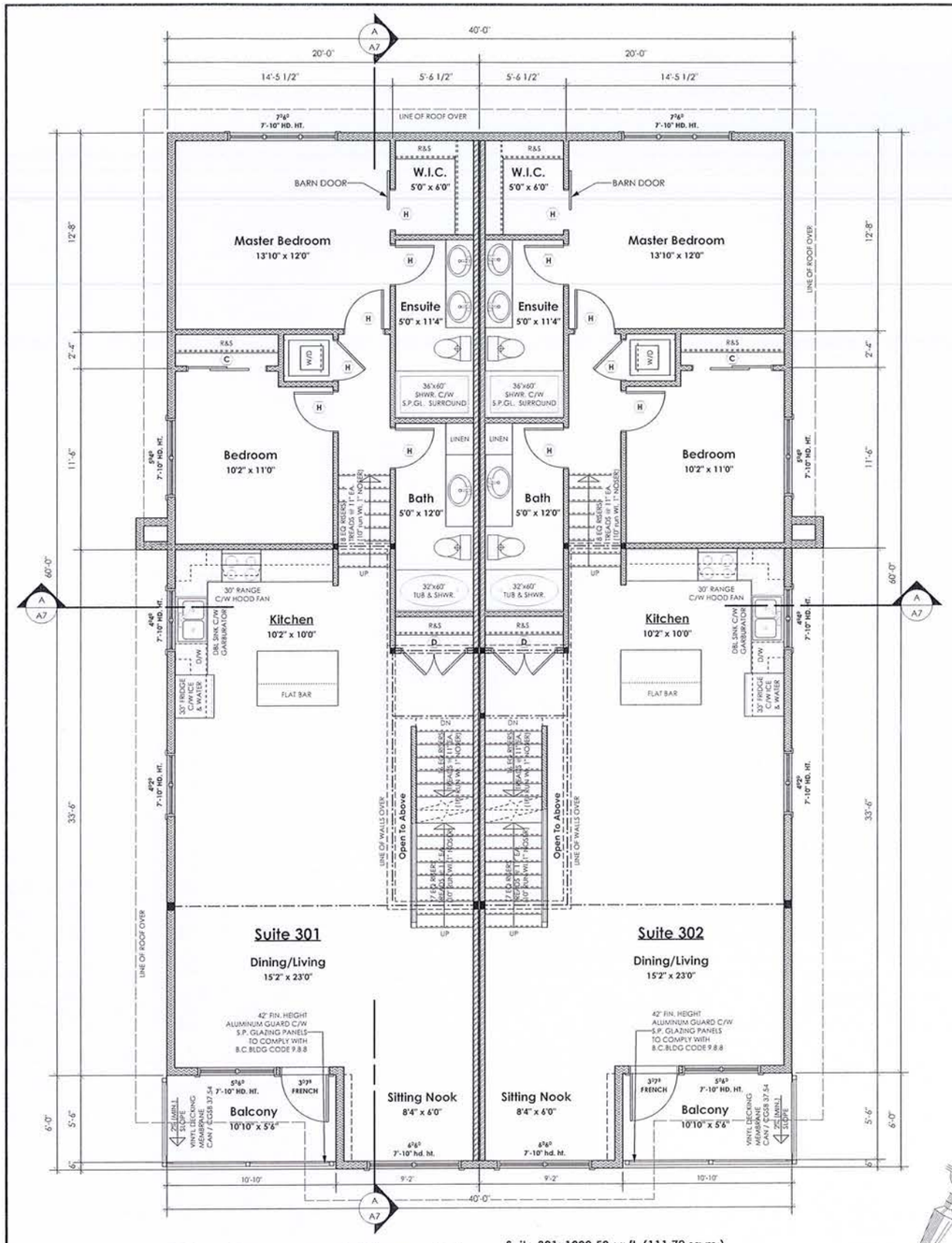
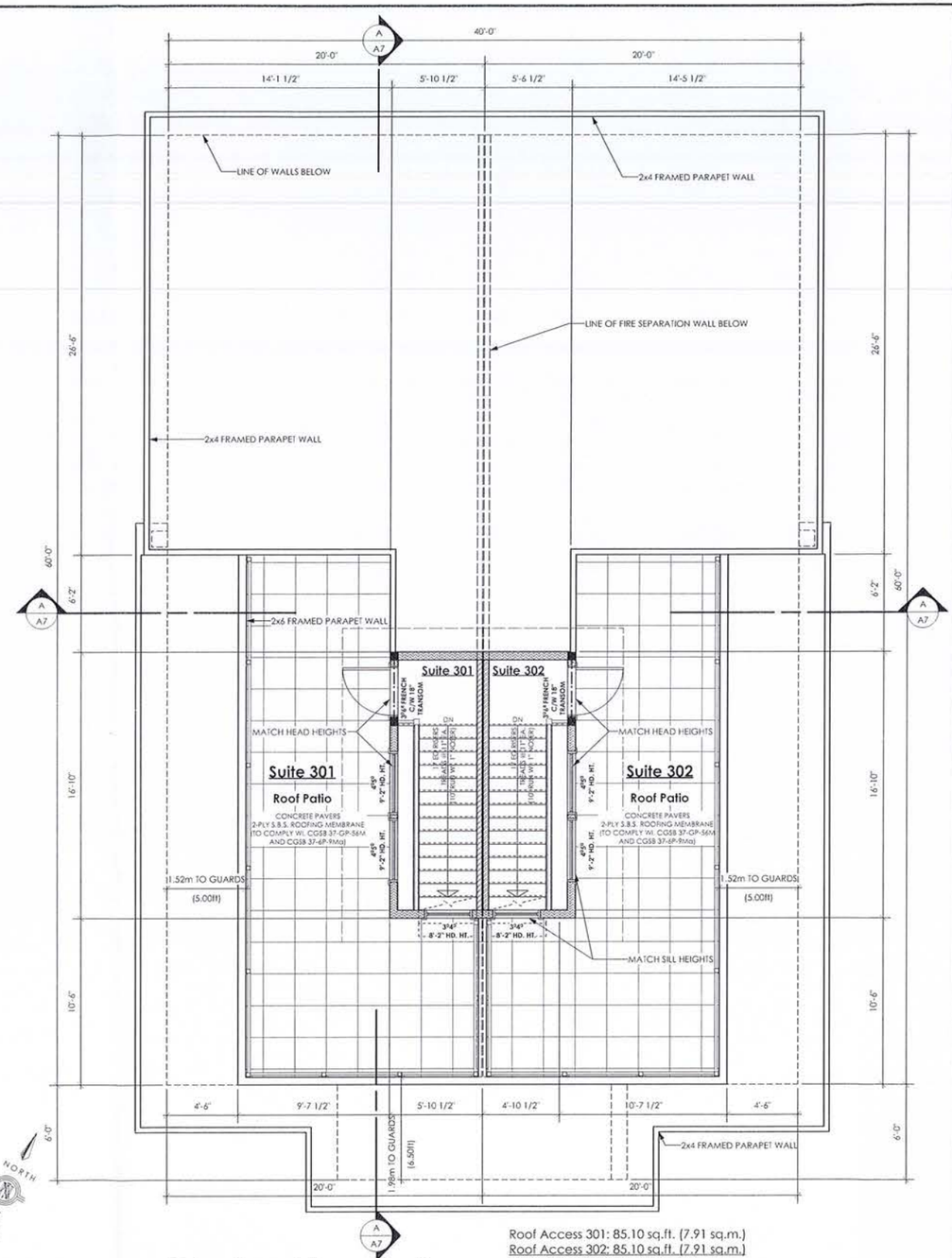


1/06 Second Floor Plan

Scale: 1/4" = 1'-0"

Suite 301: 1202.50 sq.ft. (111.72 sq.m.)
Suite 302: 1202.50 sq.ft. (111.72 sq.m.)
Total: 2405.00 sq.ft. (223.44 sq.m.)



2/06 Roof Top Patio

Scale: 1/4" = 1'-0"

Roof Access 301: 85.10 sq.ft. (7.91 sq.m.)
Roof Access 302: 85.10 sq.ft. (7.91 sq.m.)
Total: 170.20 sq.ft. (15.82 sq.m.)
*Roof stairway entrances occupy 6.76% of the total roof area
Roof Top Patio 301: 357.38 sq.ft. (33.20 sq.m.)
Roof Top Patio 302: 357.38 sq.ft. (33.20 sq.m.)
Total: 714.76 sq.ft. (66.40 sq.m.)

Rezoning Presentation

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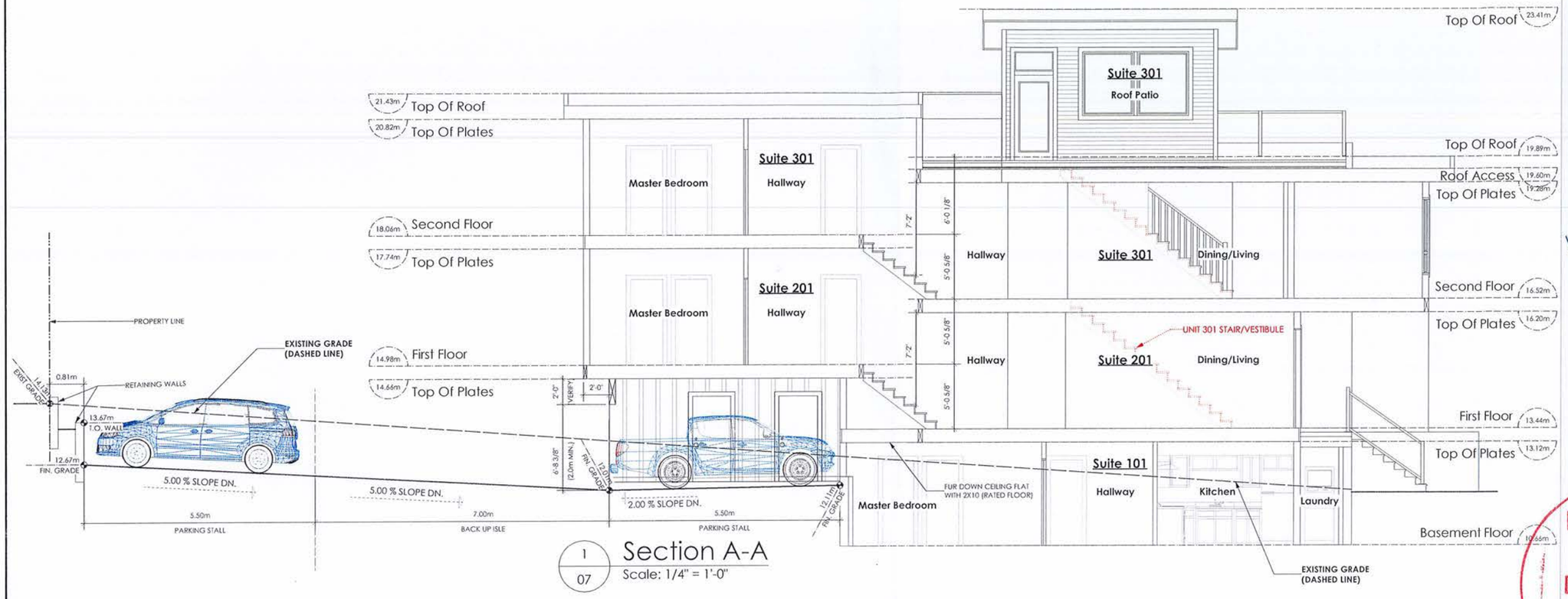
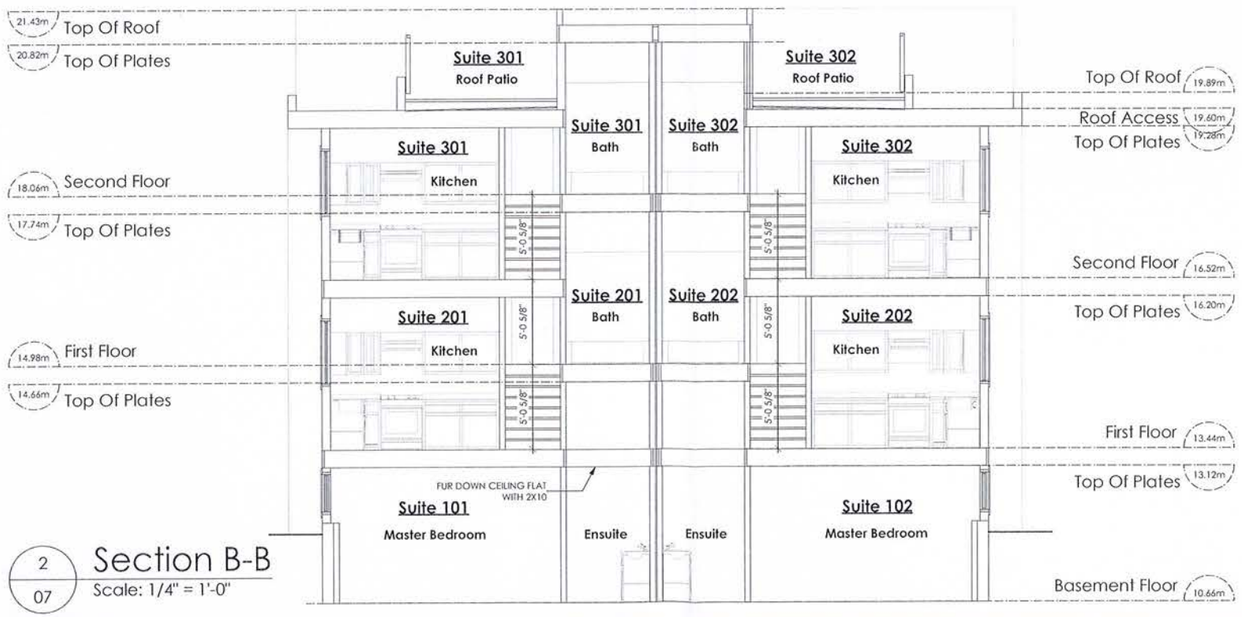


1/07 Section A-A
Scale: 1/4" = 1'-0"



2/07 Section B-B
Scale: 1/4" = 1'-0"

Rezoning Presentation

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JTE

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA5930624 (P.I.D. 001-586-971)

0 1 2 4 6 8 10

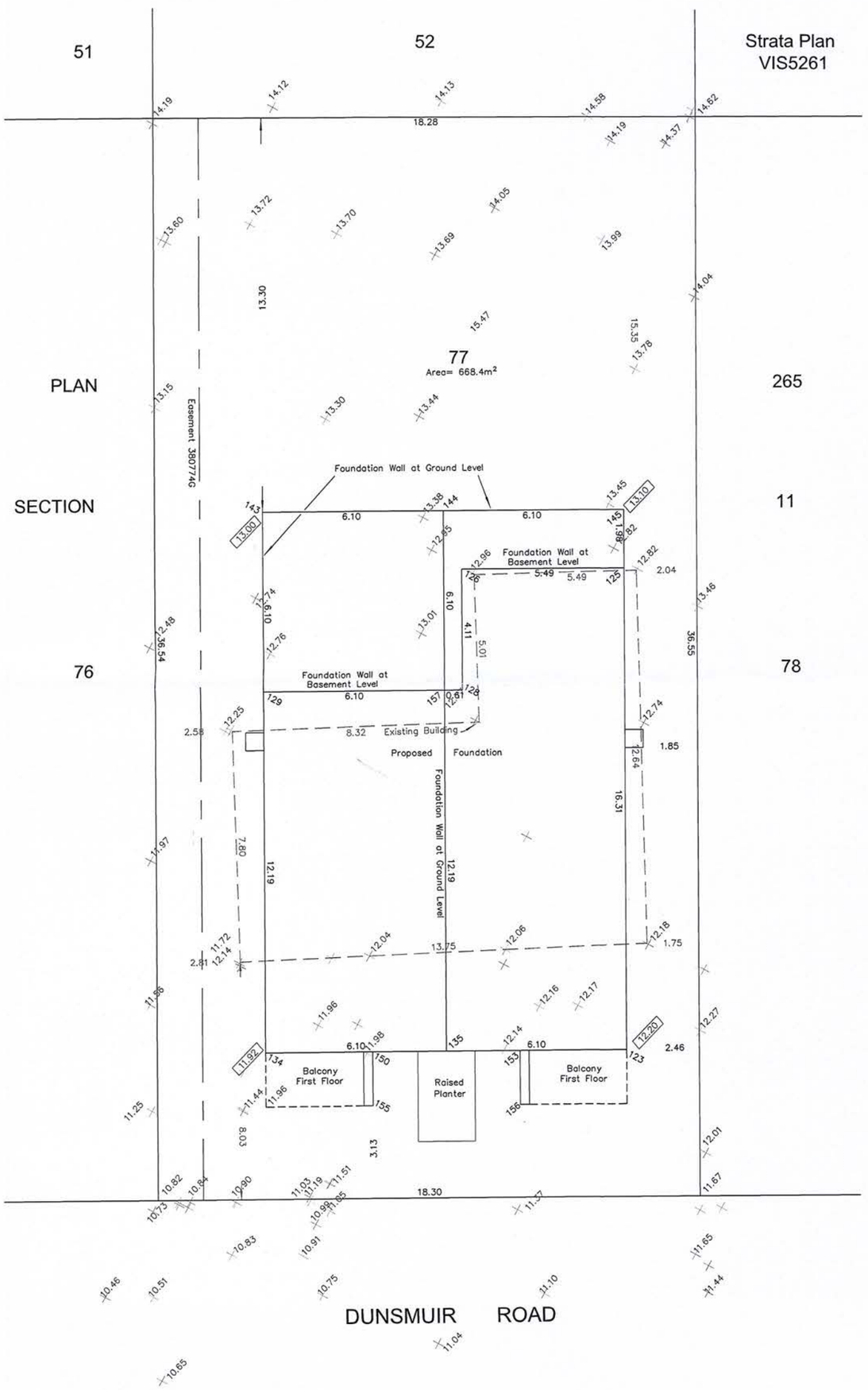
The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:100.

SITING PLAN of EXISTING and PROPOSED BUILDINGS

Client:	JIM PENNER
Legal:	Lot 77, Section 11, Esquimalt District, Plan 265
ADDRESS :	876 & 880 Dunsmuir Road
PROJECT SURVEYOR :	PJW
DRAWN BY : PJW	DATE : Sept 3/19.
OUR FILE : 30673	REVISION :

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



LEGEND

Distances and elevations are in metres

Elevations are geodetic based on control monument 84H0178

Elevations are at grade unless noted otherwise

+11.12 --- Denotes Typical Spot Elevation

Peter Wittstock QRVALE

c=CA, cn=Peter Wittstock QRVALE, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=QRVALE

Certified correct this 3rd day of September, 2019.
Peter J. Wittstock, BCLS 917

V:_Projects\30673\08\02\Microsurvey\30673.dwg (Proposed Cert)

LANDSCAPE PLAN


LAVANDULA ANGUSTIFOLIA 'HIDCOTE'


CORNUS 'EDDIE'S WHITE WONDER'


NASSELLA TENUISSIMA


ACER CIRCINATUM

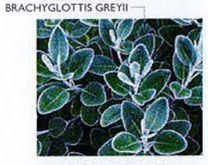

PENNISETUM ALOPECUROIDES 'HAMELN'


POLYSTICHUM MUNITUM


FESTUCA ROEMERI


GAULTHERIA SHALLON

BRACHYGLOTTIS GREYII

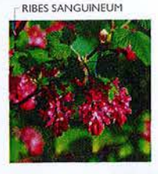


CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

CAREX OBNUPTA

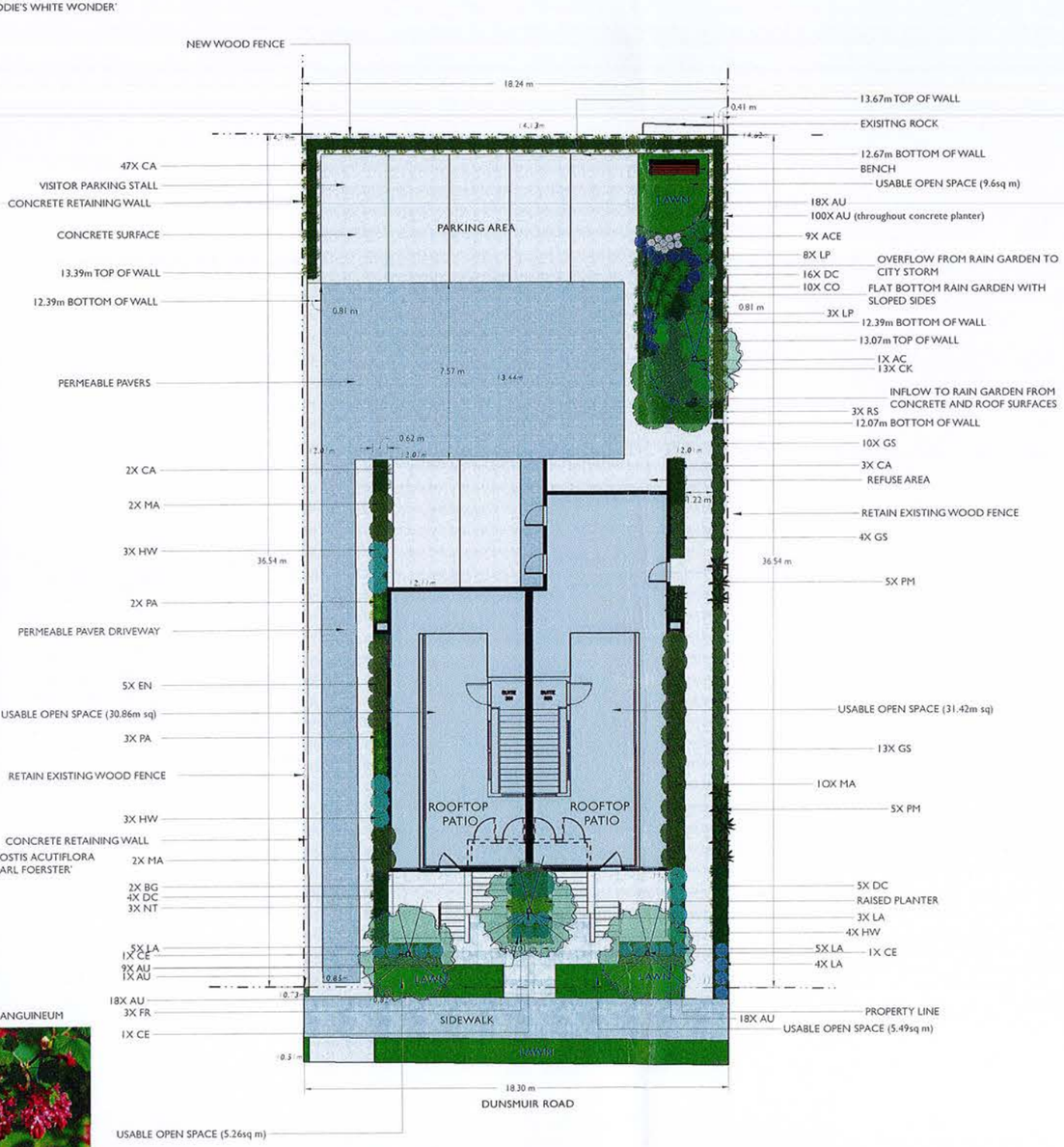
CORNUS SERICEA 'KELSEYI'

RIBES SANGUINEUM




ARCTOSTAPHYLOS UVA-URSI


HEBE WESTERN HILLS




MAHONIA AQUIFOLIUM

LUPINUS POLYPHYLLUS


ESCALLONIA 'NEWPORT DWARF'

ALLIUM CERNUUM


DESCHAMPSIA CAESPITOSA

PLANTING SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AC	1	B&B 2cm cal.	ACER CIRCINATUM	VINE MAPLE
CE	3	B&B 2cm cal.	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BG	2	#5	BRACHYGLOTTIS GREYI	DAISY BUSH
CK	13	#2	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
EN	5	#3	ESCALLONIA 'NEWPORT DWARF'	NEWPORT DWARF ESCALLONIA
HW	10	#2	HEBE 'WESTERN HILLS'	WESTERN HILLS HEBE
LA	17	#1	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER
MA	14	#5	MAHONIA AQUIFOLIUM	OREGON GRAPE
RS	3	#5	RIBES SANGUINEUM	WINTER FLOWERING CURRANT
PERENNIALS, FERNS AND GRASSES				
CA	52	#1	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
CO	10	#1	CAREX OBNUPTA	SLOUGH SEDGE
DC	25	#1	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS
FR	3	#1	FESTUCA ROMERI	ROMERS FESCUE
LP	11	#1	LUPINUS POLYPHYLLUS	LUPINE
PA	5	#1	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS
PM	10	#1	POLYSTICHUM MUNITUM	SWORD FERN
NT	3	#1	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
GROUNDCOVERS AND BULBS				
ACE	9	B.	ALLIUM CERNUUM	NODDING ONION
AU	164	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNCK
GS	27	#1	GAULTHERIA SHALLON	SALAL

LANDSCAPE INSTALLATION PRELIMINARY BUDGET

SOFTSCAPE: $19,196

TURF:	$1.50/sq' X 344sq'	$516
SOIL @12" DEPTH:	$40/yd X 45yds	$1800
MULCH @ 3" DEPTH:	$55/yd X 8yds	$440
SLINGER DELIVERY:	$120/hr X 2hrs	$240
IRRIGATION:	$600/zone X 5 zones	$3000
LABOUR:	$45/hr X 120hrs	$5400
PLANTINGS:	assorted costs	$6800
RAIN GARDEN PIPING	assorted costs	$1000

HARDSCAPE: $7,304

CONCRETE PATHWAY:	$11/sq' x 320sq'	$3520
FENCING: (refuse area, back fence)	$44/lineal' x 86'	$3784

LOT AREA: 668.4sqm
USABLE OPEN SPACE : 82.63sq m (12.36% of lot)

CONSTRUCTION NOTES

-CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS DRAWING AND MAKE WORK AGREE PRIOR TO CONSTRUCTION.
-ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER.
-ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS
-DO NOT SCALE PLAN

PLANTING & IRRIGATION NOTES

New plantings are shown on Greenspace Designs Planting Plan dated March 19, 2019.
Any plant substitutions shall be made in consultation with the landscape designer.
The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work, and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
All topsoil and plants shall conform to BCNTA / BCSLA specifications.
Topsoil depths shall be as follows:
trees 2m x 2m x 2m soil per tree
shrubs 600 mm depth
ground covers 150 mm depth
Grass seed shall be Premier Pacific Seeds Ltd All-Purpose Sun & Shade mix, sown @ 10 lb/1000 sq ft.
All grass areas established between October 15 and April 15 shall be sod. Sod shall be Anderson Sod Farm Easy Lawn 2000 or equivalent.
All planted beds shall be covered with a 100 mm layer of composted leaf mulch.
All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1 m into ground.
Plants determined to be dead or dying at the end of one year from the date of installation shall be replaced by the Contractor at the Contractor's expense.
All planting beds shall be irrigated with an automatic underground system.
All irrigation materials and installation methods shall conform to IIABC standards.
Irrigation within municipal rights of way shall conform to the Township of Esquimalt requirements.
Backflow preventer requirements for irrigation lines shall conform to Township of Esquimalt requirements.
The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.
The Irrigation Contractor shall supply all manuals and instruct the owner on irrigation system operation.

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DEVELOPMENT SERVICES

GREENSPACE DESIGNS
sustainable landscape design

:: PROJECT TITLE ::

PROPOSED LANDSCAPE PLAN for
JIM PENNER
876 DUNSMUIR ROAD, ESQUIMALT, BC

:: PAGE TITLE ::

LANDSCAPE PLAN, PAGE ONE of ONE

:: DATE ::

MARCH 19, 2019
REVISED AUG 26, 2019

:: SCALE ::

1:100

greenspacedesigns.com | info@greenspacedesigns.com | 250.893.9496

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: February 12, 2019

STAFF REPORT

DATE: February 7, 2019

TO: Chair and Members of the Design Review Committee

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

SUBJECT: **Development Permit Application**
899 Esquimalt Road
[PID 030-151-562, Lot A Section 11, Esquimalt District, Plan EPP69557]

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 mixed-use building with commercial space on the Esquimalt Road street level and 66 residential units, consistent with the architectural plans provided by Farzin Yadegari Architect Inc., the landscape plan by PMG Landscape Architects, and sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveyors Inc., all stamped "February 5, 2020", to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557] 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 mixed-use building with commercial space on the Esquimalt Road street level and 66 residential units. Comprehensive Development District No. 120 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. 4 – Commercial, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, Development Permit Area No. 8 – Water Conservation, and Development Permit Area No. 11 – West Bay. 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:	Babak Nikbakhtan [Lexi Development Group, Inc.]
Architect:	Farzin Yadegari Architect Inc.
Owner:	1104488 B.C. LTD., Inc. No. BC1104488
Property Size:	Metric: 1367 m^2 Imperial: 14714 ft^2
OCP Proposed Land Use Designation:	Neighbourhood Commercial Mixed-Use
Zoning:	CD No. 120 [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. 120 Zone that governs this development.

	CD No.120 Zone
Units	66
Floor Area Ratio	3.87
Lot Coverage	87%
Setbacks • **Front [Esquimalt Road]** • **Rear [Wollaston Street]** • **Exterior Side [Head Street]** • **Interior Side [East]**	 3.2 m 6.3 m 0.0 m 0.0 m
Building Height	35 m
Off Street Parking	94 spaces
Usable Open Space	300 m^2
Bicycle Parking	84 resident + 6 visitor

Official Community Plan

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 4 – Commercial, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, Development Permit Area No. 8 – Water Conservation, and Development Permit Area No. 11 – West Bay. 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 cannot be applied due to the

construction of an underground parking structure. The underground parking structure will intrinsically disturb, compact and remove areas of natural soils.

OCP Section 18.5.3 Biodiversity

The applicant has included landscaping consistent with these guidelines, noting that the landscaping will include adapted, drought-tolerant plantings. A mix of low-ground covers and street trees will contribute to the streetscape with no invasive species in the plant selection.

OCP Section 18.5.4 Natural Environment

The applicant has utilized a variety of leafy trees, hedges and shrubs to create a noise barrier. Moreover, a green wall has been added on the western side. 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

None of the existing trees are preserved but trees are proposed to be planted throughout the site. Bioswales and rain gardens are provided on the southern and western side of the principal building. The loading bay has porous pavers with a storage system underneath to retain storm water.

OCP Section 18.5.7 Native Bird Biodiversity

Habitat features such as deciduous trees, broadleaf evergreens, shrub clusters, shrubs, and ground covers will be included.

Development Permit Area No.4 is designated for the purpose of establishing objectives for the form and character of commercial development.

OCP Section 21.5 Commercial Guidelines

The design of the facades incorporates full-height glazing for the storefront commercial units with a continuous glass awning covering the frontage for both the commercial space frontage and the entrance to the residential lobby. The building has been set back from the front lot line to provide a wider sidewalk on Esquimalt Road. There is no surface parking as all off-street parking has been placed in the underground parking structure. The garbage and recycling areas are inside the building on the parking level and would not be visible from the outside of the building.

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 to take advantage of the southern sun exposure while attempting to minimize shading and maximizing solar penetration to adjacent properties. Outdoor amenity space has been provided via the patios on the first storey and rooftop. Landscaped front yards have been placed for the townhouse style units facing Wollaston Street with two rows of Katsura trees.

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. Decks that maximize the southern exposure have been placed in every residential unit.

OCP Section 24.5.3 Landscaping

There is a row of deciduous trees along the southern edge along Wollaston Street. The trees have been selected in relation to the soil volume and their ability to mature in place. Two large Katsura trees and 3 red maple trees will line the boulevard on Head Street and Wollaston Street; however, as they are placed on the boulevard, they will not be considered under the realm of a Development Permit application.

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

The applicant states that they have considered efficient low-energy external lighting, use of heat pumps, and durable materials in the design of this project. The proposed development contains at least 5 publicly available electric vehicle charging stations on the P1 level.

OCP Section 24.5.5.Special Features

The applicant will choose real stone and materials that have a high likelihood of reuse.

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

OCP Section 25.5.1.Building and Landscape Design

There will be a green roof with pavers and significant-sized planters to allow for drainage. Patios on the southern units will drain to landscape planters; in addition, rain gardens and bioswales are present.

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

For the purpose of both the underground parking structure and the principal building, much of the natural soils will be compacted and removed. 8 maple trees are provided on the rooftop. On the first storey patio that extends into the rooftop of the ground-level exterior-entrance units, there will be 1 spruce, 2 flowering crabapple, and 3 Japanese snowbell trees. Moreover, 2 Katsura trees will be planted on the southern part of the parcel with 2 more Katsura trees to be planted on the boulevard, which is not considered within a Development Permit application.

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.

Development Permit Area No.11 is designated for the purpose of establishing objectives for the form and character of development within the West Bay neighbourhood.

OCP Section 28.5 – Commercial and Mixed-Use Buildings

Commercial units are located at grade with full-height windows with direct access from the sidewalk. The corner of Esquimalt Road and Head Street has been emphasized with a circular portico. The off-street parking is encased in a structure that is underground at Esquimalt Road but above ground as it descends down Head Street. The structure is wrapped by three townhouse units on Wollaston Street and open green walls on Head Street.

OCP Section 28.5 – Residential Buildings

The three townhouse units have individual entrances off Wollaston Street, incorporating a front patio with a semi-elevated front entry way. The entrance to the residential units on the corner of Esquimalt Road and Head Street has been emphasized and made clearly visible.

OCP Section 28.5 – Visual &Physical Connections to the Harbour

The massing of the project has been designed to preserve views to the harbor. The design celebrates the corner of Esquimalt Road and Head Street with a pronounced round entrance.

OCP Section 28.5 – Neighbourliness

The building steps down from the tower portion to the townhouses to provide a transition to the single adjacent single family dwellings to the south.

OCP Section 28.5 – Architectural Concept

The building has been designed with a variation in material and articulations throughout. Various architectural details are incorporated into the façade to create visual interest. The circular pavilion with columns identifies the residential entrance.

OCP Section 28.5 – Green Healthy Buildings and Open Spaces

The building has been designed to minimize the carbon footprint while maintaining the livability of the residential units. Three fully glazed sides along with at least one balcony per residential unit allow for natural daylight and ventilation. In addition, a rooftop patio and garden has been provided for the residents.

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 at 899 Esquimalt 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 in accordance with bylaw requirements including, but not limited to, new sewer and drain connections, underground hydro, telephone and cable services and new road works may be required up to the centre line of Esquimalt Road, Head Street and Wollaston Street. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

Parks Services:
A tree cutting permit is required for any tree removal. Tree protection fencing set up at the drip line to be provided for all the trees to be retained, prior to commencement of site preparation, demolition and construction.

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

Comments from the Design Review Committee [DRC]

The rezoning application was considered at the regular meeting of the DRC held on April 11, 2018. At this time, the application was reviewed against the Official Community Plan Bylaw, 2006, No. 2646. Within the 2006 OCP, the subject property had a designation of 'Commercial Mixed Use' on the northern half, which accepts developments with up to 12 storeys in height and 'Multi-Unit, Low-Rise Residential' on the southern half, which accepts residential developments with up to 4 storeys in height.

The committee members had concerns with the height of the proposed development as the proposed 13 storeys are not acceptable under the Commercial Mixed-Use Designation. They liked the aesthetics of the proposed building on all sides except for the eastern façade. Moreover, they liked the green wall system but raised concerns regarding the maintenance costs for the strata corporation.

The DRC resolved unanimously that the application be forwarded to Council with a recommendation of approval subject to the following conditions:

- That the proposed building height conforms to the current OCP
- That the aesthetics of the east face of the building be enhanced to be as attractive as the north, south and west elevations
- The financial responsibility for the maintenance of the green wall needs to be detailed and for the following reasons:
- The overall design of the project generally met the intent of the OCP for that location
- The proposed design provided an attractive north elevation along Esquimalt Road
- The proposed design was sensitive to the adjacent residential neighbourhood by stepping down on the south side.

In response to the recommendation, the applicant has amended the plans for the proposed development to address these issues. The proposed building height was reduced to 12 storeys while the east face has been finished with spandrel curtain wall panels. In addition, the green wall system was amended to be a low maintenance system to minimize the financial burden to the future strata corporation. The applicant has subsequently further reduced the building height to 10 storeys.

Comments from the Advisory Planning Commission [APC]

The rezoning application was considered at the regular meeting of the APC held on May 15,

2018. The members had concerns with the height of 12 storeys. Nonetheless, they generally liked the design concept with the exception of the east façade where spandrel curtain panels were introduced to address the blank concrete wall. Due to BC Fire Code and the zero setback to the east lot line, windows are not allowed on this façade. The members recommended the registration of an easement for access to the adjacent lot to the east via the parkade to accommodate future development. Members felt that the parking is sufficient for the site and that the rooftop green space would be a suitable location for garden plots.

The APC resolved that the application be forwarded to Council with a recommendation of approval as this proposal in conjunction with an amenity package including approximately 40 affordable units, could revitalize a prominent corner in Esquimalt with the following conditions:

1. That easements be registered for future access to the adjacent east lot via the parking lots;
2. Provision of a comprehensive amenities package prior to Public Hearing; and
3. Reconsideration of the east façade with regards to setback, green wall and windows.

The application at the date of the meeting included a proposed density bonus amenity of 40 affordable rental residential units to be located off site. The proposed amenities have since been amended.

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**.


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Township of
ESQUIMALT

GREEN BUILDING CHECKLIST

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

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

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

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

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

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

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

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

Adopted on January 10th, 2011

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

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

Green Building Standards

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

1 Are you building to a recognized green building standard? (Yes) No
If yes, to what program and level? Built Green CANADA, Silver

2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? (Yes) No

3 Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them. (Yes) No

4 What percentage of the existing building[s], if any, will be incorporated into the new building? 100 %

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.
Yes, the concrete and building material used in the project is supplied by local suppliers

6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? Yes No
Not applicable, concrete building

7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? Not applicable, concrete building

For which parts of the building (e.g. framing, roof, sheathing etc.)? _____

8 Can alternatives to Chlorofluorocarbon's and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. Yes (No)

9 List any products you are proposing that are produced using lower energy levels in manufacturing.

10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? (Yes) No

11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes (No)

Water Management

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

Indoor Water Fixtures

12 Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? (Yes) No

13 For commercial buildings, do flushes for urinals exceed BC Building Code requirements? Yes No

Not applicable, residential building

14 Does your project use dual flush toilets and do these exceed the BC Building Code requirements? (Yes) No

15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? Yes No

The design is reviewing the use of low flow showerheads

16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? Yes No

The design is reviewing the use of low flow faucets

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

The design is considering storm water management and to be coordinated with the City for feasibility

19 Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. _____ Yes (No) N/A

_____

20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? Yes (No) N/A

21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. _____ Yes No (N/A)

22 Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? (Yes) No N/A

23 What percentage of the site will be maintained as naturally permeable surfaces?

8.5 %

Waste water

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

Natural Features/Landscaping

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

25 Are any healthy trees being removed? If so, how many and what species? Yes No (N/A)

_____

Could your site design be altered to save these trees?
Have you consulted with our Parks Department regarding their removal?

26 Will this project add new trees to the site and increase our urban forest? (Yes) No N/A
If so, how many and what species? _____

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? Yes No (N/A)
If so, please describe where and how. _____

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? (Yes) No N/A
If so, what will the rating be? The project will comply with the energy performance requirements of ~~British Col~~umbia Building Code 2012

35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? (Yes) No N/A
Yes, the design incorporates passive solar heating and natural ventilation cooling, as well as maximized daylighting with narrow and long floor plate

36 Does the design and siting of buildings maximize exposure to natural light? (Yes) No N/A
What percentage of interior spaces will be illuminated by sunlight? _____%
Yes, narrow and long floor plate of the building maximizes access to natural daylight. It is estimated that greater than 50% of the livable areas are illuminated by sunlight throughout the day

37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.). (Yes) No N/A
If so, please describe. The project is considering to provide heat and cool using VRF systems, that have great energy performance by sharing energy between the suites and low green house gas emissions
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? The VRF system has been proved to have little noise compared to conventional heat pump systems

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? (Yes) No N/A
If so, please describe. Yes, Energy Star appliances will be specified for this project

42 Will high efficiency light fixtures be used in this project? (Yes) No N/A
If so, please describe. Yes, the design is considering a full-LED lighting option, with occupancy sensors where safety is not compromised

43 Will building occupants have control over thermal, ventilation and light levels? (Yes) No N/A
Yes, occupants will have full control over light levels, temperature set-points, and ventilation shut off

44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? (Yes) No N/A
Yes, the design is reviewing various options and will pick the control system with greatest safety and energy performance

45 Will underground parking areas have automatic lighting? (Yes) No N/A

Air Quality

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

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	(Yes)	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. _____	(Yes)	No	N/A
48	Will the building have windows that occupants can open?	(Yes)	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	(Yes)	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	(Yes)	No	N/A

Solid Waste

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

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. Yes, recyclable materials such as plastic, glass and papers will be separated and recycled during demolition and construction of the new building	(Yes)	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. _____	(Yes)	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	(Yes)	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	(N/A)

Green Mobility

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

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	(Yes)	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	(N/A)
57	Is access provided for those with assisted mobility devices?	(Yes)	No	N/A
58	Are accessible bike racks provided for visitors?	(Yes)	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	(Yes)	No	N/A

60 Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]:

- ☐ transit passes
- ☐ car share memberships
- ☐ shared bicycles for short term use
- ☐ weather protected bus shelters
- ☐ plug-ins for electric vehicles

The project is planning to deliver a weather protected bus shelter, and shared bicycle to the building and community. It is planned to utilize one parking stall with plug-in to accommodate 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

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 000135	899 ESQUIMALT ROAD	LEXI DEVELOPMENT

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	NA
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	NA
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	NA

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

DPA No. 1: Natural Environment

5	Design new development and landscaping to frame rather than block public views.	NA
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.	NA
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.	Landscaped with adapted drought tolerant plantings appropriate for over slab, urban environment. Many drought tolerant species with some natives included - Acer circinatum, Bergenia to be changed to Mahonia, food plants and all plantings not invasive.
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.	Plantings provide habitat, and are pollinators as well as some food plants included in planting palette. Plantings of a mix of low ground covers with street trees and perimeter landscape add to a pedestrian friendly streetscape.
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.	Bird, bee, pollinator plants in plantings.
5	Encourage native plant and food gardens to spill from private land into boulevards.	Boulevard plantings include pollinators such as Sedum (Stonecrop) and habitat - Mahonia nervosa (dull Oregon Grape) now subbing for Bergenia extend into boulevard.

0DPA No. 1: Natural Environment

6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Only lawn areas in boulevard on south where asked to provide grass in lower density boulevard.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Rock included in landscape plans.
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.	No invasives in in plantings selections.
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).	Civil to be notified of this request to include consideration in their detail design.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Maximizing space for trees considered in design.
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.	Depth of growing medium and other specifics of the Canadi
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.	Leafy trees, hedges and shrubs provided to soften urban environs. Plans maximize the density and quality of plantings. Green wall features have been added on West side where limited landscape opportunities.
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.	Will be considered in detailed design of lighting .

DPA No. 1: Natural Environment

3	Light spillage on to waterways is strongly discouraged.	N/A
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.	Street trees and perimeter landscape provided in association with polluted streets.
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.	No existing trees to preserve but trees provided throughout the site.
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.	Bioswale/ Rain Garden provided on where opportune to provide. They are located on the West and South side of site.
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.	Planted areas maximized so that each paved space has significant landscape around and within. All plantings drought tolerant and shade plantings provided in larger planters that will support tree growth.

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.	No open air parking - all underground. Loading Bay provided street side has porous pavers with storage system under to retain stormwater.
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.	Absorbent Growing medium and mulches to be confirmed to Canadian Landscape Standard.
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.	Bioswales, Rain Gardens provide on west boulevard and south side of the project.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Density of plantings to meet Design criteria to meet 100% coverage in 2 years.
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).	N/A
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Considered in Design
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	N/A
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Landscape is layered with ground covers, shrubs and canopy trees.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Considered in Design - plant list provides a mix of deciduous, broadleaf evergreens and evergreens. Deciduous trees include Katsura, Vine Maples and others.
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.	Considered in Design

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 4: Commercial

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

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

- Section 488 (1)(d) – revitalization of an area in which commercial use is permitted; and
- Section 488(1)(f) – form and character of commercial development. *Note: For DPA justification and exemptions please refer to the Official Community Plan, page 88.*

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 000135	899 ESQUIMALT ROAD	Lexi Development Group

Section B

No.	Guideline	Comments
1	Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.	Full height glazing has been specified for facades of storefront units at Equimanlt Road.
2	Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.	Light fixtures below glazed awning will provide amble lighting for pedestarian sidewalk and storefront signband.
3	Buildings should be designed and sited to minimize the creation of shadows on public spaces	Building mass has been compacted and located as such to reduce shadow on public spaces.

DPA No. 4: Commercial

4	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Continious glass awning covers entire commercial space frontage as well as entrance to the residential lobby.
5	Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.	All off-street parking stalls are located in the underground parking structure and there is no surface parking in the proposed project.
6.	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	Crime Prevention Through Environmental Design principles such as large bushes and recessed area which provide hidding areas have been avoided in the design of the main building and parking structure.
7.	Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.	Commercial space has been setback from property line to provide wider pedestrian sidewalk.
8.	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	Garbage and recycling bins are located inside the garbage and recycling room in the parking structure and would not be visible from outside of the building.

DPA No. 4: Commercial

9.	Retention and protection of trees and the natural habitat is encouraged wherever possible.	There is no tree or natural habitat exists on the site.
10	Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art,landscaping and attractive exterior finishing materials.	Entrance to commercial space is fully accessible and has been adorne with classical pilasters.

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 000135	899 ESQUIMALT ROAD	Lexi Development Group

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.	The residential part of the building has been oriented to take advantage of southern sun exposure and ocean view.
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.	The building mass has been compacted to minimize shading and maximize solar penetration to adjacent properties.
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.	Building height has been drastically reduced to minimize shading effect on adjacent buildings.

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

4	Provide space for pleasant pedestrian pathways between buildings.	NA
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	NA
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Various height of plantings has been designed for townhouse front yards that provides layered landscape sought.
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.	Direct access from Esquimalt Road to the storefront has been provided.
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.	Fully landscaped outdoor space has been provided on the roof of parking structure. Amenities include some food garden area, an outdoor eating area and social seating area. While no actual play things the area is adaptable to children playing in the space.
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.	Full landscaped front yards have been designed for the townhouses facing Wollaston Street. A double row of large growing Katsura trees are called for.

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.	NA
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.	All roof are designed as intensive roof amenities and gardens.
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.	Building has been designed to maximized southern exposure.
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.	Each residential unit has been provide with a deck at its southern side to provide protection and outdoor space for enjoyment of its occupants.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	NA
6	Provide building occupants with control of ventilation; i.e. windows that open.	Patio doors to decks would provide control of natural ventilation to each unit.
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	NA
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.	All the rooftops are designed as intensive roof gardens complete with gardening opportunities and room for person pots and growing facilities.
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	NA
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.	Light tinted glazing has been selected for optimum comforte and energy consumption.

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.	NA

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.	Landscape in stepped planters provide diversity of colour texture and habitat that will naturalize the space.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	NA
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	NA
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 provided along south edge.
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.	1 conifer in a corner of roof deck with southwest orientation called for
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.	Trees selected in relationship to context of soil volume and ability to grow to maturity in place.
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.	Large Katsura trees on south and Red Maple on West will meet this objective

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

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.	Edges of planters are planted with low ground covers and higher shrubbery and trees planted away from edges to have large landscape away from building and pedestrian routes.
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.	NA
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	NA

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.	It has been considered in the design of the project.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	It has been considered in the design of the project.
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	It has been considered in the design of the project.
4	Design for on-site heat recovery and re-use of water.	It has been considered in the design of the project.

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.	It has been considered in the design of the project.
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.	It has been considered in the design of the project.
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	It has been considered in the design of the project.

24.5.5	**Special Features**	
1	Select building materials that have been shown to have a high level of durability for the use intended.	It has been considered in the design of the project.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	NA
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	It has been considered in the design of the project.
4	Reuse of existing buildings and building materials is encouraged.	NA
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	Real stone and modular units in landscape construction have potential reuse value.

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 000135	899 ESQUIMALT ROAD	Lexi Development Group

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.	It will be considered during BP stage when Civil Engineer is retained.
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.	Extent of building and parking garage shown. Parking garage is limited to extent of building
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Intensive green roof has pavers that will allow water to drain through to drainage layer. Significant sized planters with 600mm
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Perimeter rain gardens provided off site to west and to the southwest. Patio areas drain to landscape planters.

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.	Drought tolerant shrubs, ground covers and trees included in design.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	Planted areas at grade and in planters above building slab maximized. Patio area and walks limited to private space associated with units.
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.	Sidewalks drain to bioswale / rain garden. Street side planter includes rain garden. .

25.5.2	**Landscaping- Select Plantings for Site and Local Conditions**	
1	Retain existing native trees vegetation, and soil on site.	No existing trees on site. Fully developed urban 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.	Douglas fir not provided as not appropriate to this site. Too large a tree for on slab installation and where room for larger trees provided large deciduous tree on south to allow for winter sun on private spaces.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Tough drought tolerant plantings that have been proven in urban environment provided. Trees provided appropriate to location- native vine maples a tough small deciduous tree provided on roof deck.
4	Group plants with similar water needs into hydro-zones.	It has been considered in the design of the Project.

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.	Trees are provided throughout landscape areas of site.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	No surface parking proposed. Pervious paving provided in loading bay. Patios are pervious.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Fully developed urban site does not propose retained 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.	To be considered in the detailed design of the Project.
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.	Growing medium to Canadian Landscape Standard will provide for water holding capacity.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	All planted areas to be mulched with composted bark.
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.	Spacing of plantings will achieve goal of being fully vegetated within 2 growing seasons. No on site lawn proposed - all landscape areas are planted.

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.	High efficiency irrigation system will be provided as part of the detailed design of this project.
2	Incorporate stormwater retention features into irrigation system design.	It will be considered during BP stage when Civil Engineer is retained.
3	Use recirculated water systems for water features such as pools and fountains.	N.A.
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Landscape to Canadian Landscape Standard noted on the landscape plans.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 11 West Bay

Area
All lands outlined and indicated as "West Bay" (Schedule "H") are part of DPA No. 11.

Designation
Development Permit Area No. 11 is designated for the purpose of establishing objectives for:

- Section 488 (1)(a)- Protection of the natural environment, its ecosystems and biological diversity;
- Section 488 (1)(b)- Protection of development from hazardous conditions;
- Section 488 (1)(d)- Revitalization of an area in which a commercial use is permitted;
- Section 488 (1)(e)- Establishment of objectives for the form and character of intensive residential development;
- Section 488 (1)(f)- Establishment of objectives for the form and character of commercial and multi-family residential development
- Section 488 (1)(h)- Establishment of objectives to promote energy conservation;
- Section 488 (1)(i)- Establishment of objectives to promote water conservation; and
- Section 488 (1)(j)- Establishment of objectives to promote the reduction of greenhouse gas emissions. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 114-115. For photographic examples relevant to the guidelines below, please refer to pages 115-141 of the Official Community Plan. Guidance on building heights (shown in number of storeys permitted) is shown on page 131.*

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 000135	899 ESQUIMALT ROAD	Lexi Development Group

Section B

No.	Guideline	Comments
	Commercial and Mixed-Use Buildings	
1	Locate publicly oriented active uses at grade and at or near the sidewalk edge.	Commercial units are located grade with direct access from sidewalk.
2	Incorporate transparent shop-front windows, frequent entrances, weather protection and pedestrian oriented signage into ground floor facades.	Commercial units are full height glass with glass awning and signbands over the storefronts.

DPA No. 11 West Bay

3	A signage and lighting program for any commercial development should be designed as a totality with signs, lighting, and weather protection architecturally integrated from the outset.	Continous glass awning complete with signband and lighting has been designed over storefront of commercial units.
4	Provide pedestrian access to storefronts and businesses from the adjacent public street and orient upper storey windows and balconies to overlook adjoining public open spaces.	Storefronts have direct access from pedestrian sidewalk.
5	On corner sites, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.	Corner of the project has been adorned with a circular pavilion to emphasize and recognize the importance of the corner lot.
6	Avoid locating off-street surface or structured parking adjacent to active public streets and open spaces. Locate off-street parking behind or underneath buildings. Laminate or wrap any above ground structured parking with active (residential or commercial) uses to buffer structured parking from public open spaces.	Underground parking structure has been wrapped by three townhouses on Wollaston Street and with open greenwalls adjacent to Head Street.
7	Achieve a minimum glazing area of 75% for frontages at grade along all commercial streets. Clear site lines from inside buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.	Storefronts at Equimalts are full height glazing.
8	Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.	Several entrances to the commercial unit has been provide although it has been designed as a single use space.
9	Recessed entrances to buildings from the sidewalk or property line are encouraged in order to provide for door swings, to protect the entrance from rain or snow, and to emphasize building entrances.	Commercial units have been setback from property line and are protected with continius glass awning to protect pedestrians from elements.

DPA No. 11 West Bay

10	Incorporate plantings, attractive lighting, signage, paving details, furnishings, street trees and other landscape details to create a comfortable, attractive, unique and well defined public realm.	Hard and soft landscaping design has been provide to create a pleasant and inviting atmosphere for the project and its surroundings.
11	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.	Blank walls have been avoided as much as possible in the design of the project.

	Residential Buildings	
1	Site and orient multi-plex, townhouse and apartment buildings to overlook public streets, parks, walkways and communal spaces, while ensuring the security and privacy of residents.	Three townhoses have been designed to overlook Wllaston Street and apartment units have direct view to the surrounding streets and road.
2	Incorporate individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street activity and walking, and enhances safety.	Three townhouses located at Wollaston and south of parking structure, have direct individual entrance accesses from Wollaston Street.

DPA No. 11 West Bay

3	Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours.	Three townhouses located at Wollaston and south of parking structure, have direct individual entrance accesses from Wollaston Street.
4	Emphasize front doors by incorporating a front patio or stoop and orienting front entryways prominently towards public streets and open spaces.	Three townhouses located at Wollaston and south of parking structure, have direct individual entrance accesses from Wollaston Street.
5	Incorporation of a semi-elevated front entry way (1 m - 1.5 m) is encouraged to create a semi-private entry or transition zone to individual ground floor units. For these units, ensure an alternate access point that is accessible by wheelchair.	Individual front entry to the three townhouses located at Wollaston are all elevated.
6	Locate off-street surface parking behind or underneath buildings. Off-street surface parking located between the front of the building and the public sidewalk or adjacent to other public open spaces is strongly discouraged and should be avoided. When parking is accessed from the fronting public street, recess parking garages and entrances from the front face of buildings.	No off-street surface parking has been considered in this project.
7	A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.	NA
8	Apartment lobbies and main building entries should be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple accesspoints to enhance building access and connectivity with adjacent open spaces.	Entrance to the residential units of the building has been adorned with a circular pavilion at the corner of Esquimalt Road and Head Street.

DPA No. 11 West Bay

No.	Visual and Physical Connections to the Harbour	
1	Physical and visual connections to landmark buildings, landscape features, the harbour, seascape, and other surrounding natural features are important components of West Bay's character and identity and therefore should be preserved and enhanced.	NA
2	New development and landscaping should frame rather than block public views of parks and openspaces, natural features, prominent buildings, public art and the harbour.	NA
3	Locate and design buildings to preserve public street-end views (and where possible private views) to the harbour.	Massing of the project has been designed to preserve public ocean view from higher elevations.
4	Where possible, create new public connections to harbourfront uses and activities at the waters edge, specifically Sailor's Cove, Hidden Harbour, and West Bay Marina.	NA
5	Mark/celebrate corners and street-end views through building and open space design.	Covered round entrance at the corner of Esquimalt Road and Head Street as well as front yard / green space at the corner of Head Street and Wollaston Street has been designed the importance of the each corner.
6	Water access and views to the West Bay harbourfront and upland neighbourhood from the water are equally important elements of West Bay's identity. Therefore future development must consider visual and physical connections to the neighbourhood from the water in considering future development.	NA
7	New development adjacent or near to the harbourfront should respond to relevant sections of the provincial "Flood Hazard Area Land Use Management Guidelines."	NA

DPA No. 11 West Bay

	Neighbourliness	
	Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.	
1	New projects should provide a sensitive transition to nearby,less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.	Three storey townshouses overlooking Wollaston Street has been designed to create a scaled massing relative to surrounding and future developemt in the area.
2	Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.	Three storey townshouses overlooking Wollaston Street has been designed to create a scaled massing relative to surrounding and future developemt in the area.
3	In a mixed use project adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.	Townhouses at the south side of the project is creating connection with the surrounding residential units and commercial unit at the north will provide continuity of the commercial nature of the Esquimalt Road.
4	Face similar uses across the street and at compatible scales; avoid building scale differences of more than 2 storeys across streets.	Three storey townshouses overlooking Wollaston Street has been designed to create a scaled massing relative to surrounding and future developemt in the area.
5	Locate development to minimize view impacts on existing and planned future development.	NA
6	Buildings should be positioned and scaled to minimize the impact of shadows on adjacent open spaces, buildings, and within the project.	Building has been compacted as much as possible to reduce shadow impact on adjacent spaces.
7	Locate open space (plazas, parks, patios, cafes, etc.) south of permanently shading structures.	NA

8	Locating off-street surface parking in front of buildings, at prominent corners or intersections, immediately adjacent to public sidewalks and open spaces, and other public oriented active open spaces is strongly discouraged and should be avoided.	No off-street surface parking has been designed for this project.
9	Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.	No retaining walls are in this project.
10	Views from upper stories of new buildings should minimize overlook into adjacent private yards, especially in less intensive areas. Following are some strategies which can be used to achieve this guideline: 1. Increase building separation so that the face of the building and hence the windows are setback farther from the property line. 2. Take advantage of site design that reduces impacts by using, for example, an adjacent ground floor area for an entry court. 3. Stagger windows to not align with adjacent, facing windows. 4. Primary windows into habitable spaces should not face interior side-yards.	Building massing has been stepped in order to maximize privacy of the adjacent properties.

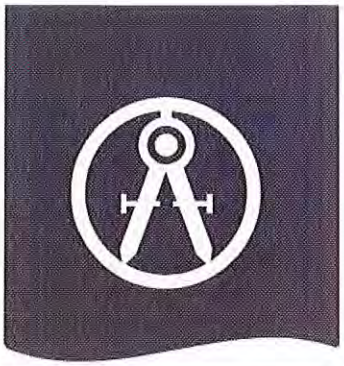
	Architectural Concept: Achieving a Human Scale
	Overview and Intent- These are general guidelines for architecture and are not intended to be prescriptive, but rather to encourage flexibility and innovation in building design and character. The overall intent is to create buildings and other structural elements that are scaled to the pedestrian, encourage pedestrian activity and welcome users.
	Human Scale- Achieving human scale refers to the use of architectural features, details and sign design elements that are of human proportion and clearly oriented for pedestrian activity. A building has good human scale if its details, elements and materials allow people to feel comfortable using and approaching it.

	Building Articulation- Many street frontage design elements, both horizontal and vertical, help to create an interesting and welcoming streetscape. These include building materials, special ground floor design treatments, façade modulation, corner treatments, building step-backs for upper storeys and façade elements such as window treatments, building entries and other architectural details. All of these help define the public realm as a welcoming place.	
1	The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).	Variation in material and articulations has been considered in the design of the townhouses and residential apartment.
2	Design buildings to express their internal function and use.	Each section of the building designed to indicate the internal use of the space and harmoniously with its surrounding.
3	Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians. Examples of architectural features include: 1. Building height, massing, articulation and modulation; 2. Bay windows and balconies; 3. Corner features accent, such as turrets or cupolas; 4. Decorative rooflines and cornices; 5. Building entries; or 6. Canopies and overhangs.	Cornices, balconies and architectural features are incorporated into design in order to create a range of various and harmonious facades.

	Examples of architectural details include: 1. Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.); 2. Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors); 3. Articulation of columns and pilasters; 4. Ornament or integrated artwork; 5. Integrated architectural lighting; 6. Detailed grilles and railings; 7. Substantial trim details and moldings; or 8. Trellises and arbors.	A wide range of aritculations have been provide throughout the building facades.
4	Locate and design entrances to create building identity and to distinguish between individual commercial and residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide "punctuation" in the overall streetscape treatment.	The circular pavilion with columns identical with pilasters at the commercial unit entrances identify and separates the residential entrance from commercial units with harmony.
5	Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.	Corner balconies with glass railing have been provided for each and all residential units.
6	Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).	NA

DPA No. 11 West Bay

7	Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that: 1. Are vertically proportioned and approximately the size and proportion of a traditional window; 2. Include substantial trim or molding; 3. Are separated from adjacent windows by a vertical element; 4. Are made up of small panes of glass; or 5. Are separated with moldings or jambs but grouped together to form larger areas of glazing.	NA
8	The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.	No frosted or tinted glazing has been specified for the commercial unit storefront.
9	In general, new buildings should incorporate natural building materials into façades to avoid a "thin veneer" look and feel, and combined with more modern treatments, such as glass, concrete and steel.	Glass walls, aluminum green walls are majority of the facade finishing materials.
10	Vinyl siding, large expanses of stucco, swirl type stucco, and vinyl for window frames are generally discouraged.	No Vinyl siding or large stucco or vinyl frame window will be used in this project.



DPA No. 11 West Bay

	Green Healthy Buildings and Open Spaces	
1	Building design and site planning should reduce the overall "ecological footprint" (energy use, waste, and pollution) of new development while also maximizing livability. This can be achieved by maximizing passive lighting, heating and cooling, providing usable outdoor amenity spaces and being responsive to the existing ecosystems and natural context.	The building has been designed to minimize the carbon footprint and increase comfort and livability of residential units by providing full height glazing toward south face of the project and energy sufficient mechanical and electrical equipment as well as energy-star electrical appliances.
2	Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).	Three sides of builing is fully glazed.
3	Dwelling units with exterior access on only one side should always face a good view or the direction of the sun (ideally both) and are most suitable as wide frontages with shallow floor plans to allow adequate penetration of daylight.	All residential units with one side exterior wall have full height glazing.
4	New buildings should not block significant views or solar access to adjacent buildings and open spaces.	Mass of the building has been design to minimize view blockage and solar access to adjacent buildings.
5	Incorporate courtyards, greenways, gardens and other common areas as defining elements of projects.	Roof garden for the residential tower and landscaped front yard have been provided.
6	Where at-grade space is limited, rooftop patios, gardens and courtyards are encouraged.	Roof garden for the residential tower and landscaped front yard have been provided.
7	Retention and infiltration best management practices for rainwater should be used as appropriate.	Storm water management system will be finalized during Building Permit process.
8	Residential buildings should incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper level terrace.	All units have at least one balcony and access to outdoor and fully landscaped amenity over the parking structure roof garden.

TOWNSHIP OF ESQUIMALT

PACIFIC HOUSE (ESQUIMALT & HEAD)

899 ESQUIMALT ROAD

PACIFIC HOUSE - RESIDENTIAL, COMMERCIAL AND AMENITY AREA (METRIC UNITS)

LOT AREA										1364.53
	LEVEL	TYP. UNIT 1	TYP. UNIT 2	TYP. UNIT 3	TYP. UNIT 4	TYP. UNIT 5	TYP. UNIT 6	TYP. UNIT 7	TYP. UNIT 8	TOTAL
	2	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	3	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	4	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	5	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	6	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	7	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
	8	81.28	63.25	63.24	63.21	63.18	70.93	53.21	93.19	551.49
RESIDENTIAL TOWER	9	81.28	126.49	126.42	124.14	98.52				556.85
		TOTAL TOWER FLOOR AREA								4417.28

	AMENITY	(EXCLUDED FROM FAR)								103.6
	UNITS	121.08	82.89							203.97
	COMMERCIAL	180.19	189.24							369.43
MAIN FLOOR										
		TOTAL MAIN FLOOR & COMMERCIAL AREA								573.4

	P1	48.09	47.94	48.43						144.46
	P2	47.96	48.24	48.61						144.81
TOWNHOUSES	P3	18.36	18.45	18.44						55.25
		TOTAL TOWNHOUSES AREA								344.52

TOTAL FLOOR AREA INCL. IN FAR (SQM)								**5335.20**
FAR								**3.91**

PARKING REQUIREMENTS

No. UNITS	STALL RATIO	REQUIRED
61	1.3	79.3
2	1.3	2.6
		8
3	1.3	3.9

TOTAL REQ. STALLS	94

PROVIDED STALLS	
P1	21
P2	36
P3	37
TOTAL STALLS	94

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FEB 2020

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(604)-719-1505
(604)-720-2195

ESQUIMALT TO EAST

HEAD TO NORTH

WOLLASTON TO NORTH

HEAD TO SOUTH

PROPOSED BUILDING LOCATION

WOLLASTON TO EAST

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE:	TITLE: PROJECT LOCATION	DRAWING NO. A-0.1
CHECKED BY: Checker	DATE: FEB. 2020	PROJECT: PACIFIC HOUSE	

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No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.

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SCALE:

DATE: FEB. 2020

TITLE: RENDERING

PROJECT: PACIFIC HOUSE

DRAWING NO. A-0.2

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No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE:	TITLE: RENDERING	DRAWING NO. A-0.3
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No.	Description	Date

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SCALE:

TITLE: RENDERING

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DATE: FEB. 2020

PROJECT: PACIFIC HOUSE

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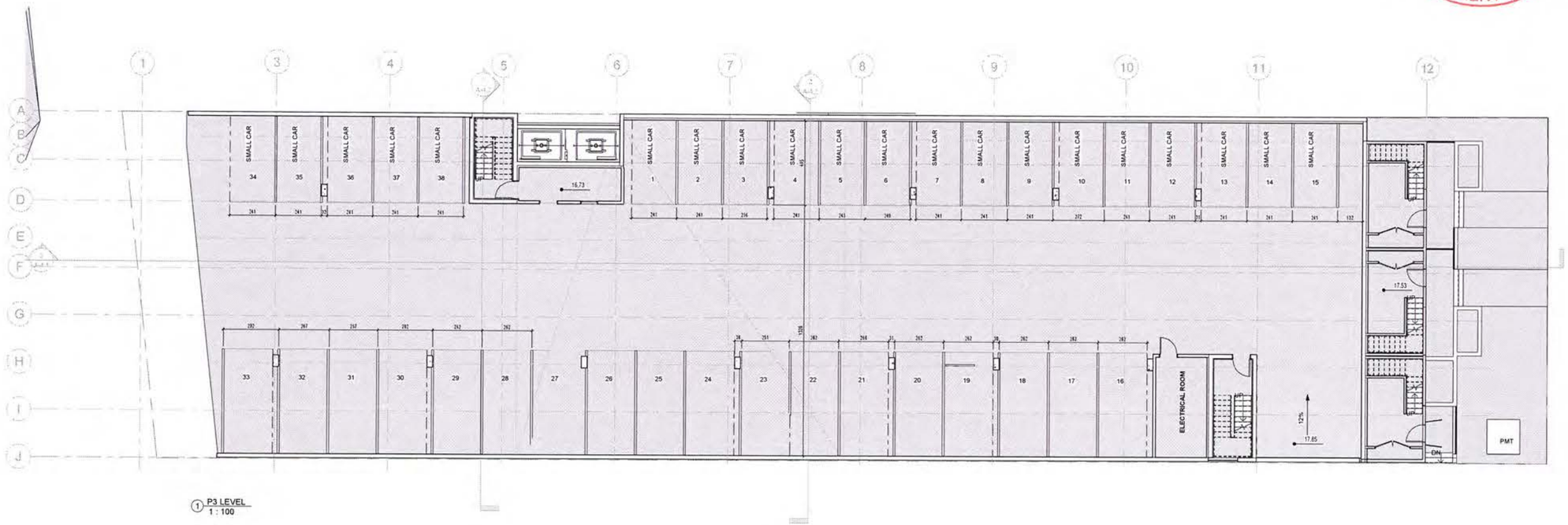

1 P3 LEVEL
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: PARKING P3	DRAWING NO. A-2.1
CHECKED BY: Checker	DATE: FEB. 2020	PROJECT: PACIFIC HOUSE	

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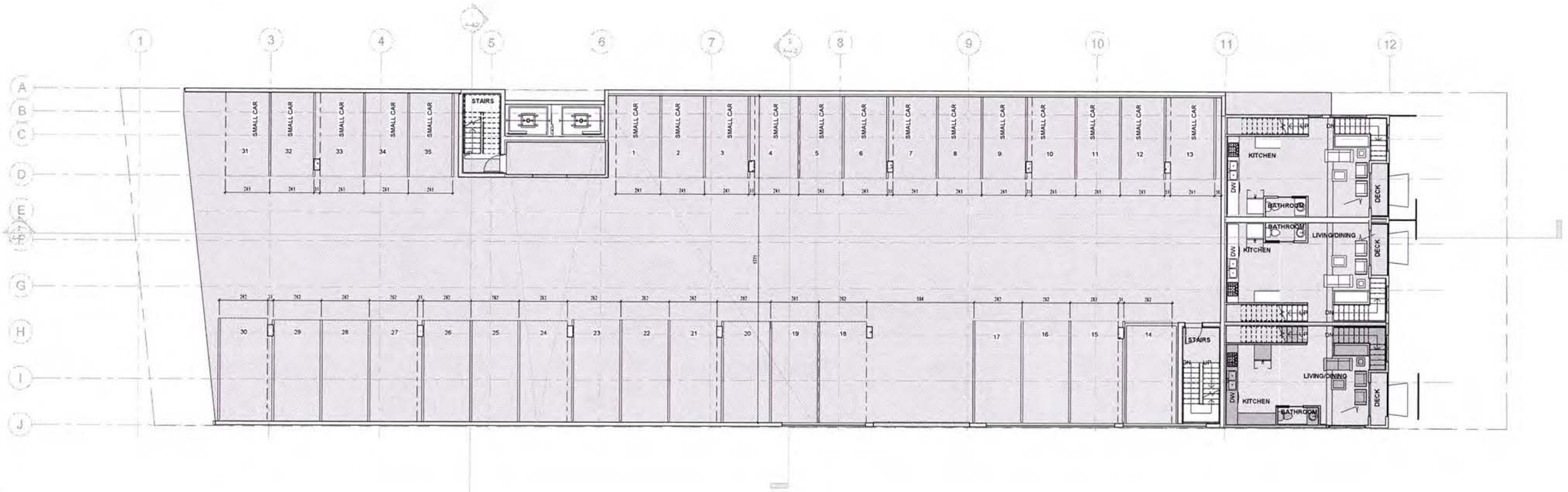

1 P2 LEVEL
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: PARKING P2	DRAWING NO. A-2.2
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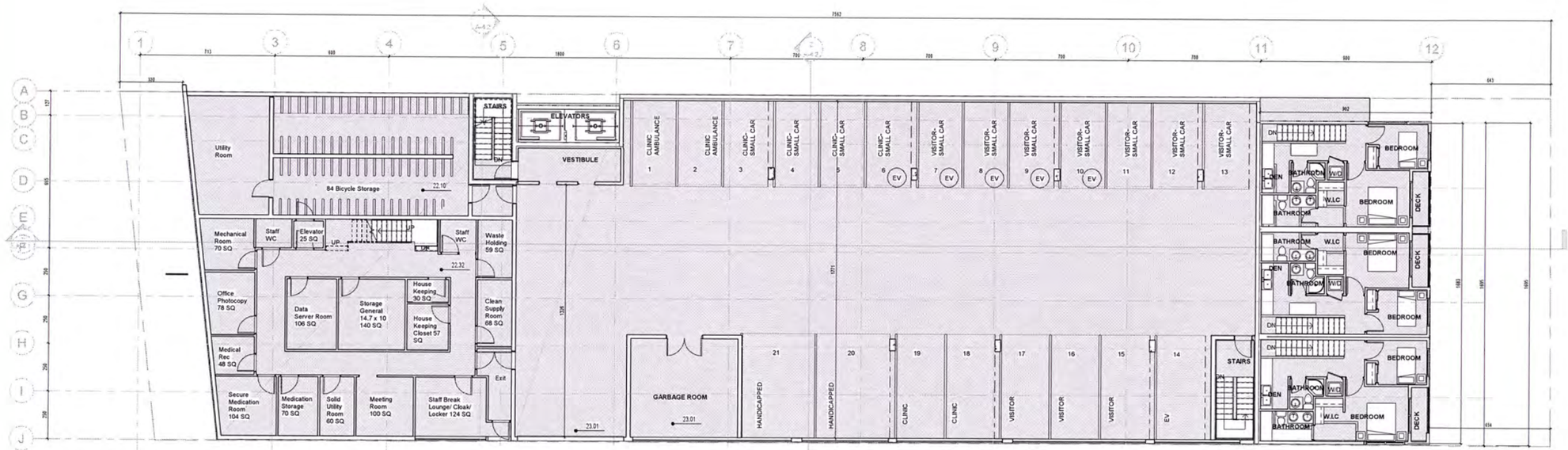

1 P1 LEVEL
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: PARKING P1	DRAWING NO. A-2.3
CHECKED BY: Checker	DATE: FEB. 2020	PROJECT: PACIFIC HOUSE	

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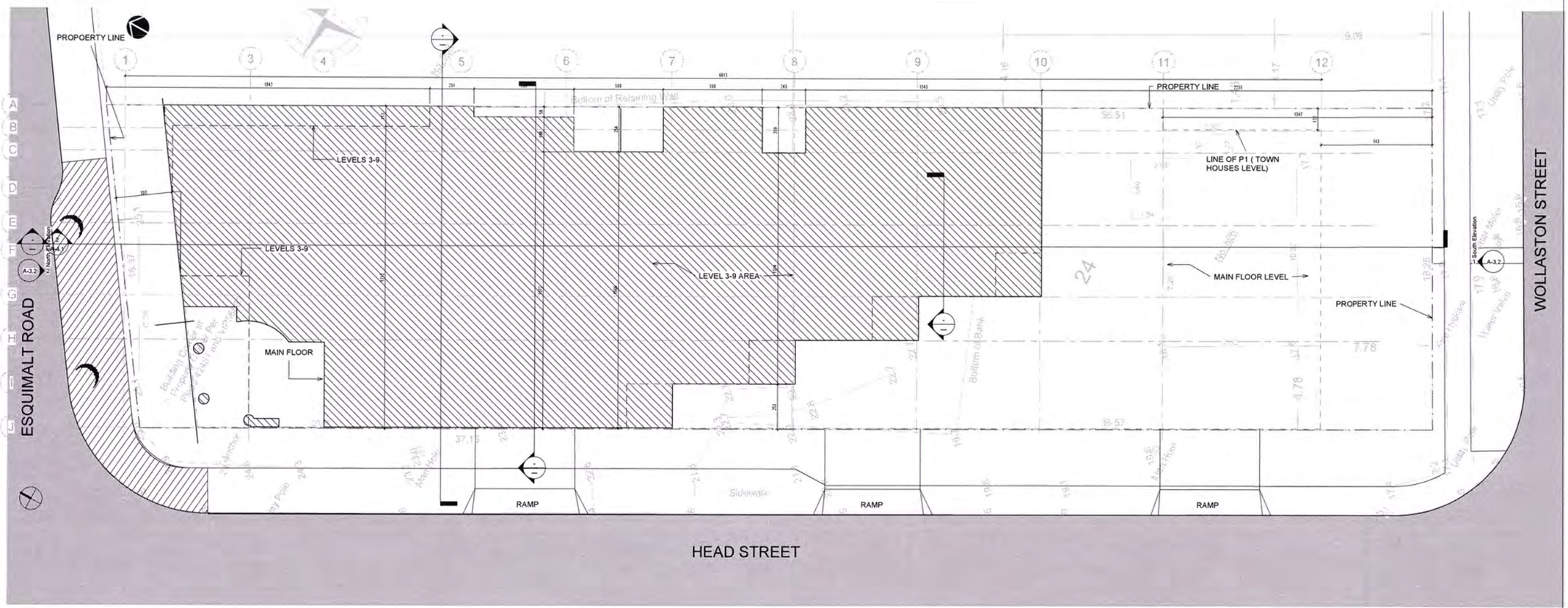

1 MAIN FLOOR
1 : 100

RECEIVED
FEB 05 2020
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: SITE PLAN	DRAWING NO. A-1.1
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Area Schedule (Gross Building)				
Name	Area	Area Category	Level	Salable
P3 PARKING	1193.64 m²	Building Common Area	P3	No
TOWNHOUSE 1 ENTRANCE	18.36 m²	Gross Building Area	P3	
TOWNHOUSE 2 ENTRANCE	18.45 m²	Gross Building Area	P3	
TOWNHOUSE 3 ENTRANCE	18.44 m²	Gross Building Area	P3	
P3: 4	1248.89 m²			
DECK TH 11	2.94 m²	Exterior Area	P2	No
DECK TH 21	2.93 m²	Exterior Area	P2	No
DECK TH 31	3.01 m²	Exterior Area	P2	No
P2 PARKING	1014.54 m²	Building Common Area	P2	No
TOWNHOUSE 1 MAIN FLOOR	47.96 m²	Gross Building Area	P2	
TOWNHOUSE 2 MAIN FLOOR	48.24 m²	Gross Building Area	P2	
TOWNHOUSE 3 MAIN FLOOR	48.61 m²	Gross Building Area	P2	
P2: 7	1168.22 m²			
BICYCLE STORAGE	140.16 m²	Building Common Area	P1	No
CLINIC LOWER FLOOR	189.24 m²	Gross Building Area	P1	Yes
DECK TH 12	2.93 m²	Exterior Area	P1	No
DECK TH 22	2.94 m²	Exterior Area	P1	No
DECK TH 32	2.99 m²	Exterior Area	P1	No
P1 Parking	722.52 m²	Building Common Area	P1	No
TOWNHOUSE 1 UPPER FLOOR	48.09 m²	Gross Building Area	P1	
TOWNHOUSE 2 UPPER FLOOR	47.94 m²	Gross Building Area	P1	
TOWNHOUSE 3 UPPER FLOOR	48.43 m²	Gross Building Area	P1	
P1: 9	1205.25 m²			
AMENITY ROOM	103.18 m²	Building Common Area	MAIN FLOOR	No
CLINIC MAIN FLOOR	180.19 m²	Gross Building Area	MAIN FLOOR	
CORRIDOR	26.85 m²	Building Common Area	MAIN FLOOR	No
DECK 101	17.47 m²	Exterior Area	MAIN FLOOR	No
DECK 102	100.16 m²	Exterior Area	MAIN FLOOR	No
DECK AMENITY	114.41 m²	Exterior Area	MAIN FLOOR	No
ELEVATORS	12.72 m²	Building Common Area	MAIN FLOOR	No
ENTRANCE DECK	46.65 m²	Exterior Area	MAIN FLOOR	No
LOBBY	145.88 m²	Building Common Area	MAIN FLOOR	No
MAIL ROOM	9.53 m²	Building Common Area	MAIN FLOOR	No
STAIRCASE 1	12.57 m²	Building Common Area	MAIN FLOOR	No
STAIRCASE 2	15.36 m²	Building Common Area	MAIN FLOOR	No
TOWNHOUSE 1 ROOF DECK	50.65 m²	Exterior Area	MAIN FLOOR	No
TOWNHOUSE 2 ROOF DECK	50.65 m²	Exterior Area	MAIN FLOOR	No
TOWNHOUSE 3 ROOF DECK	51.77 m²	Exterior Area	MAIN FLOOR	No
UNIT 101	121.08 m²	Gross Building Area	MAIN FLOOR	Yes
UNIT 102	82.89 m²	Gross Building Area	MAIN FLOOR	
VESTIBULE	9.52 m²		MAIN FLOOR	No
MAIN FLOOR: 18	1151.53 m²			

Area Schedule (Gross Building)				
Name	Area	Area Category	Level	Salable
Deck 201	37.3 m²	Exterior Area	Level 2	No
Deck 202	6.24 m²	Exterior Area	Level 2	No
Deck 203	6.3 m²	Exterior Area	Level 2	No
Deck 204	6.25 m²	Exterior Area	Level 2	No
Deck 205	6.17 m²	Exterior Area	Level 2	No
Deck 206	6.21 m²	Exterior Area	Level 2	No
Deck 207	6.41 m²	Exterior Area	Level 2	No
Deck 208 A	6.01 m²	Exterior Area	Level 2	No
Deck 208 B	15.07 m²	Exterior Area	Level 2	No
Elevators	13.17 m²	Building Common Area	Level 2	No
LEVEL 2 CORRIDOR	80.07 m²	Building Common Area	Level 2	No
Staircase 1	11.43 m²	Building Common Area	Level 2	No
Staircase 2	17.08 m²	Building Common Area	Level 2	No
UNIT 201	81.28 m²	Gross Building Area	Level 2	
UNIT 202	63.25 m²	Gross Building Area	Level 2	
UNIT 203	63.24 m²	Gross Building Area	Level 2	
UNIT 204	63.2 m²	Gross Building Area	Level 2	
UNIT 205	63.18 m²	Gross Building Area	Level 2	
UNIT 206	70.93 m²	Gross Building Area	Level 2	
UNIT 207	53.21 m²	Gross Building Area	Level 2	
UNIT 208	93.19 m²	Gross Building Area	Level 2	
Level 2: 21	769.19 m²			
Deck 301	9.05 m²	Exterior Area	Level 3	No
Deck 302	6.24 m²	Exterior Area	Level 3	No
Deck 303	6.3 m²	Exterior Area	Level 3	No
Deck 304	6.25 m²	Exterior Area	Level 3	No
Deck 305	6.17 m²	Exterior Area	Level 3	No
Deck 306	6.21 m²	Exterior Area	Level 3	No
Deck 307	6.41 m²	Exterior Area	Level 3	No
Deck 308 A	6.01 m²	Exterior Area	Level 3	No
Deck 309 B	15.07 m²	Exterior Area	Level 3	No
Elevators	13.17 m²	Building Common Area	Level 3	No
LEVEL 3 CORRIDOR	80.07 m²	Building Common Area	Level 3	No
Staircase 1	11.33 m²	Building Common Area	Level 3	No
Staircase 2	17.08 m²	Building Common Area	Level 3	No
UNIT 301	81.28 m²	Gross Building Area	Level 3	
UNIT 302	63.25 m²	Gross Building Area	Level 3	
UNIT 303	63.24 m²	Gross Building Area	Level 3	
UNIT 304	63.2 m²	Gross Building Area	Level 3	
UNIT 305	63.18 m²	Gross Building Area	Level 3	
UNIT 306	70.93 m²	Gross Building Area	Level 3	
UNIT 307	53.21 m²	Gross Building Area	Level 3	
UNIT 308	93.19 m²	Gross Building Area	Level 3	
Level 3: 21	740.84 m²			

Area Schedule (Gross Building)				
Name	Area	Area Category	Level	Salable
Deck 401	9.05 m²	Exterior Area	Level 4	No
Deck 402	6.24 m²	Exterior Area	Level 4	No
Deck 403	6.3 m²	Exterior Area	Level 4	No
Deck 404	6.25 m²	Exterior Area	Level 4	No
Deck 405	6.17 m²	Exterior Area	Level 4	No
Deck 406	6.21 m²	Exterior Area	Level 4	No
Deck 407	6.41 m²	Exterior Area	Level 4	No
Deck 408 A	6.01 m²	Exterior Area	Level 4	No
Deck 408 B	15.07 m²	Exterior Area	Level 4	No
Elevators	13.17 m²	Building Common Area	Level 4	No
LEVEL 4 CORRIDOR	80.05 m²	Building Common Area	Level 4	No
Staircase 1	11.33 m²	Building Common Area	Level 4	No
Staircase 2	17.19 m²	Building Common Area	Level 4	No
UNIT 401	81.28 m²	Gross Building Area	Level 4	
UNIT 402	63.25 m²	Gross Building Area	Level 4	
UNIT 403	63.24 m²	Gross Building Area	Level 4	
UNIT 404	63.2 m²	Gross Building Area	Level 4	
UNIT 405	63.18 m²	Gross Building Area	Level 4	
UNIT 406	70.93 m²	Gross Building Area	Level 4	
UNIT 407	53.21 m²	Gross Building Area	Level 4	
UNIT 408	93.19 m²	Gross Building Area	Level 4	Yes
Level 4: 21	740.94 m²			
Deck 501	9.05 m²	Exterior Area	Level 5	No
Deck 502	6.24 m²	Exterior Area	Level 5	No
Deck 503	6.3 m²	Exterior Area	Level 5	No
Deck 504	6.25 m²	Exterior Area	Level 5	No
Deck 505	6.17 m²	Exterior Area	Level 5	No
Deck 506	6.21 m²	Exterior Area	Level 5	No
Deck 507	6.41 m²	Exterior Area	Level 5	No
Deck 507 A	6.01 m²	Exterior Area	Level 5	No
Deck 507 B	15.07 m²	Exterior Area	Level 5	No
Elevators	13.17 m²	Building Common Area	Level 5	No
LEVEL 5 CORRIDOR	80.07 m²	Building Common Area	Level 5	No
Staircase 1	11.33 m²	Building Common Area	Level 5	No
Staircase 2	17.08 m²	Building Common Area	Level 5	No
UNIT 501	81.28 m²	Gross Building Area	Level 5	
UNIT 502	63.25 m²	Gross Building Area	Level 5	
UNIT 503	63.24 m²	Gross Building Area	Level 5	
UNIT 504	63.2 m²	Gross Building Area	Level 5	
UNIT 505	63.18 m²	Gross Building Area	Level 5	
UNIT 506	70.93 m²	Gross Building Area	Level 5	
UNIT 507	53.21 m²	Gross Building Area	Level 5	
UNIT 508	93.19 m²	Gross Building Area	Level 5	

Area Schedule (Gross Building)				
Name	Area	Area Category	Level	Salable
Level 5: 21	740.84 m²			
Deck 601	9.05 m²	Exterior Area	Level 6	No
Deck 602	6.24 m²	Exterior Area	Level 6	No
Deck 603	6.3 m²	Exterior Area	Level 6	No
Deck 604	6.25 m²	Exterior Area	Level 6	No
Deck 605	6.17 m²	Exterior Area	Level 6	No
Deck 606	6.21 m²	Exterior Area	Level 6	No
Deck 607	6.41 m²	Exterior Area	Level 6	No
Deck 608 A	6.01 m²	Exterior Area	Level 6	No
Deck 608 B	15.07 m²	Exterior Area	Level 6	No
Elevators	13.17 m²	Building Common Area	Level 6	No
LEVEL 6 CORRIDOR	80.05 m²	Building Common Area	Level 6	No
Staircase 1	11.33 m²	Building Common Area	Level 6	No
Staircase 2	17.19 m²	Building Common Area	Level 6	No
UNIT 601	81.28 m²	Gross Building Area	Level 6	
UNIT 602	63.25 m²	Gross Building Area	Level 6	
UNIT 603	63.24 m²	Gross Building Area	Level 6	
UNIT 604	63.2 m²	Gross Building Area	Level 6	
UNIT 605	63.18 m²	Gross Building Area	Level 6	
UNIT 606	70.93 m²	Gross Building Area	Level 6	
UNIT 607	53.21 m²	Gross Building Area	Level 6	
UNIT 608	93.19 m²	Gross Building Area	Level 6	
Level 6: 21	740.94 m²			
Deck 701	12.85 m²	Exterior Area	Level 7	No
Deck 702	6.24 m²	Exterior Area	Level 7	No
Deck 703	6.3 m²	Exterior Area	Level 7	No
Deck 704	6.25 m²	Exterior Area	Level 7	No
Deck 705	6.17 m²	Exterior Area	Level 7	No
Deck 706	6.21 m²	Exterior Area	Level 7	No
Deck 707	6.41 m²	Exterior Area	Level 7	No
Deck 708 A	6.01 m²	Exterior Area	Level 7	No
Deck 708 B	15.07 m²	Exterior Area	Level 7	No
Elevators	13.17 m²	Building Common Area	Level 7	No
LEVEL 7 CORRIDOR	80.07 m²	Building Common Area	Level 7	No
Staircase 1	11.33 m²	Building Common Area	Level 7	No
Staircase 2	17.08 m²	Building Common Area	Level 7	No
UNIT 701	81.28 m²	Gross Building Area	Level 7	
UNIT 702	63.25 m²	Gross Building Area	Level 7	
UNIT 703	63.24 m²	Gross Building Area	Level 7	
UNIT 704	63.2 m²	Gross Building Area	Level 7	
UNIT 705	63.18 m²	Gross Building Area	Level 7	
UNIT 706	70.93 m²	Gross Building Area	Level 7	
UNIT 707	53.21 m²	Gross Building Area	Level 7	
UNIT 708	93.19 m²	Gross Building Area	Level 7	

Area Schedule (Gross Building)				
Name	Area	Area Category	Level	Salable
Level 7: 21	744.64 m²			
Deck 801	16.92 m²	Exterior Area	Level 8	No
Deck 802	6.24 m²	Exterior Area	Level 8	No
Deck 803	6.3 m²	Exterior Area	Level 8	No
Deck 804	6.25 m²	Exterior Area	Level 8	No
Deck 805	6.25 m²	Exterior Area	Level 8	No
Deck 806	6.21 m²	Exterior Area	Level 8	No
Deck 807	6.41 m²	Exterior Area	Level 8	No
Deck 808 A	6.01 m²	Exterior Area	Level 8	No
Deck 808 B	15.07 m²	Exterior Area	Level 8	No
Elevators	13.17 m²	Building Common Area	Level 8	No
LEVEL 8 CORRIDOR	80.07 m²	Building Common Area	Level 8	No
Staircase 1	11.33 m²	Building Common Area	Level 8	No
Staircase 2	17.07 m²	Building Common Area	Level 8	No
UNIT 801	81.28 m²	Gross Building Area	Level 8	
UNIT 802	63.25 m²	Gross Building Area	Level 8	
UNIT 803	63.24 m²	Gross Building Area	Level 8	
UNIT 804	63.2 m²	Gross Building Area	Level 8	
UNIT 805	63.18 m²	Gross Building Area	Level 8	
UNIT 806	70.93 m²	Gross Building Area	Level 8	
UNIT 807	53.21 m²	Gross Building Area	Level 8	
UNIT 808	93.19 m²	Gross Building Area	Level 8	
Level 8: 21	748.78 m²			
Deck 901	16.92 m²	Exterior Area	Level 9	No
Deck 902 A	6.24 m²	Exterior Area	Level 9	No
Deck 902 B	6.3 m²	Exterior Area	Level 9	No
Deck 903 A	6.25 m²	Exterior Area	Level 9	No
Deck 903 B	6.25 m²	Exterior Area	Level 9	No
Deck 904 A	6.21 m²	Exterior Area	Level 9	No
Deck 904 B	6.41 m²	Exterior Area	Level 9	No
Deck 905 A	6.01 m²	Exterior Area	Level 9	No
Deck 905 B	15.07 m²	Building Common Area	Level 9	No
Elevators	13.17 m²	Building Common Area	Level 9	No
LEVEL 9 CORRIDOR	74.74 m²	Building Common Area	Level 9	No
Staircase 1	11.33 m²	Building Common Area	Level 9	No
Staircase 2	17.07 m²	Building Common Area	Level 9	No
UNIT 901	81.28 m²	Gross Building Area	Level 9	
UNIT 902	126.49 m²	Gross Building Area	Level 9	
UNIT 903	126.42 m²	Gross Building Area	Level 9	
UNIT 904	124.14 m²	Gross Building Area	Level 9	
UNIT 905	98.52 m²	Gross Building Area	Level 9	
Level 9: 18	748.82 m²			
Grand total: 203	10748.89 m²			

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DEVELOPMENT SERVICES

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.
SCALE:
CHECKED BY: Checker
DATE: FEB, 2020

TITLE: Gross Building Area Schedule
PROJECT: PACIFIC HOUSE

DRAWING NO. A-1.2

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Area Schedule Sellable				
Name	Area	Area Category	Level	Salable
TOWNHOUSE 1 ENTRANCE	18.36 m²	Gross Building Area	P3	
TOWNHOUSE 2 ENTRANCE	18.45 m²	Gross Building Area	P3	
TOWNHOUSE 3 ENTRANCE	18.44 m²	Gross Building Area	P3	
P3: 3	55.25 m²			
TOWNHOUSE 1 MAIN FLOOR	47.96 m²	Gross Building Area	P2	
TOWNHOUSE 2 MAIN FLOOR	48.24 m²	Gross Building Area	P2	
TOWNHOUSE 3 MAIN FLOOR	48.61 m²	Gross Building Area	P2	
P2: 3	144.8 m²			
CLINIC LOWER FLOOR	189.24 m²	Gross Building Area	P1	Yes
TOWNHOUSE 1 UPPER FLOOR	48.09 m²	Gross Building Area	P1	
TOWNHOUSE 2 UPPER FLOOR	47.94 m²	Gross Building Area	P1	
TOWNHOUSE 3 UPPER FLOOR	48.43 m²	Gross Building Area	P1	
P1: 4	333.71 m²			
CLINIC MAIN FLOOR	180.19 m²	Gross Building Area	MAIN FLOOR	
UNIT 101	121.08 m²	Gross Building Area	MAIN FLOOR	Yes
UNIT 102	82.89 m²	Gross Building Area	MAIN FLOOR	
MAIN FLOOR: 3	384.16 m²			

Area Schedule Sellable				
Name	Area	Area Category	Level	Salable
UNIT 201	81.28 m²	Gross Building Area	Level 2	
UNIT 202	63.25 m²	Gross Building Area	Level 2	
UNIT 203	63.24 m²	Gross Building Area	Level 2	
UNIT 204	63.2 m²	Gross Building Area	Level 2	
UNIT 205	63.18 m²	Gross Building Area	Level 2	
UNIT 206	70.93 m²	Gross Building Area	Level 2	
UNIT 207	53.21 m²	Gross Building Area	Level 2	
UNIT 208	93.19 m²	Gross Building Area	Level 2	
Level 2: 8	551.49 m²			
UNIT 301	81.28 m²	Gross Building Area	Level 3	
UNIT 302	63.25 m²	Gross Building Area	Level 3	
UNIT 303	63.24 m²	Gross Building Area	Level 3	
UNIT 304	63.2 m²	Gross Building Area	Level 3	
UNIT 305	63.18 m²	Gross Building Area	Level 3	
UNIT 306	70.93 m²	Gross Building Area	Level 3	
UNIT 307	53.21 m²	Gross Building Area	Level 3	
UNIT 308	93.19 m²	Gross Building Area	Level 3	
Level 3: 8	551.49 m²			

Area Schedule Sellable				
Name	Area	Area Category	Level	Salable
UNIT 401	81.28 m²	Gross Building Area	Level 4	
UNIT 402	63.25 m²	Gross Building Area	Level 4	
UNIT 403	63.24 m²	Gross Building Area	Level 4	
UNIT 404	63.2 m²	Gross Building Area	Level 4	
UNIT 405	63.18 m²	Gross Building Area	Level 4	
UNIT 406	70.93 m²	Gross Building Area	Level 4	
UNIT 407	53.21 m²	Gross Building Area	Level 4	
UNIT 408	93.19 m²	Gross Building Area	Level 4	Yes
Level 4: 8	551.49 m²			
UNIT 501	81.28 m²	Gross Building Area	Level 5	
UNIT 502	63.25 m²	Gross Building Area	Level 5	
UNIT 503	63.24 m²	Gross Building Area	Level 5	
UNIT 504	63.2 m²	Gross Building Area	Level 5	
UNIT 505	63.18 m²	Gross Building Area	Level 5	
UNIT 506	70.93 m²	Gross Building Area	Level 5	
UNIT 507	53.21 m²	Gross Building Area	Level 5	
UNIT 508	93.19 m²	Gross Building Area	Level 5	
Level 5: 8	551.49 m²			

Area Schedule Sellable				
Name	Area	Area Category	Level	Salable
UNIT 601	81.28 m²	Gross Building Area	Level 6	
UNIT 602	63.25 m²	Gross Building Area	Level 6	
UNIT 603	63.24 m²	Gross Building Area	Level 6	
UNIT 604	63.2 m²	Gross Building Area	Level 6	
UNIT 605	63.18 m²	Gross Building Area	Level 6	
UNIT 606	70.93 m²	Gross Building Area	Level 6	
UNIT 607	53.21 m²	Gross Building Area	Level 6	
UNIT 608	93.19 m²	Gross Building Area	Level 6	
Level 6: 8	551.49 m²			
UNIT 701	81.28 m²	Gross Building Area	Level 7	
UNIT 702	63.25 m²	Gross Building Area	Level 7	
UNIT 703	63.24 m²	Gross Building Area	Level 7	
UNIT 704	63.2 m²	Gross Building Area	Level 7	
UNIT 705	63.18 m²	Gross Building Area	Level 7	
UNIT 706	70.93 m²	Gross Building Area	Level 7	
UNIT 707	53.21 m²	Gross Building Area	Level 7	
UNIT 708	93.19 m²	Gross Building Area	Level 7	
Level 7: 8	551.49 m²			

Area Schedule Sellable				
Name	Area	Area Category	Level	Salable
UNIT 801	81.28 m²	Gross Building Area	Level 8	
UNIT 802	63.25 m²	Gross Building Area	Level 8	
UNIT 803	63.24 m²	Gross Building Area	Level 8	
UNIT 804	63.2 m²	Gross Building Area	Level 8	
UNIT 805	63.18 m²	Gross Building Area	Level 8	
UNIT 806	70.93 m²	Gross Building Area	Level 8	
UNIT 807	53.21 m²	Gross Building Area	Level 8	
UNIT 808	93.19 m²	Gross Building Area	Level 8	
Level 8: 8	551.49 m²			
UNIT 901	81.28 m²	Gross Building Area	Level 9	
UNIT 902	126.49 m²	Gross Building Area	Level 9	
UNIT 903	126.42 m²	Gross Building Area	Level 9	
UNIT 904	124.14 m²	Gross Building Area	Level 9	
UNIT 905	98.52 m²	Gross Building Area	Level 9	
Level 9: 5	556.86 m²			
Grand total: 74	5335.21 m²			

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.
SCALE:
TITLE: Sellable Area Schedule
CHECKED BY: Checker
DATE: FEB. 2020
PROJECT: PACIFIC HOUSE
DRAWING NO. A-1.3

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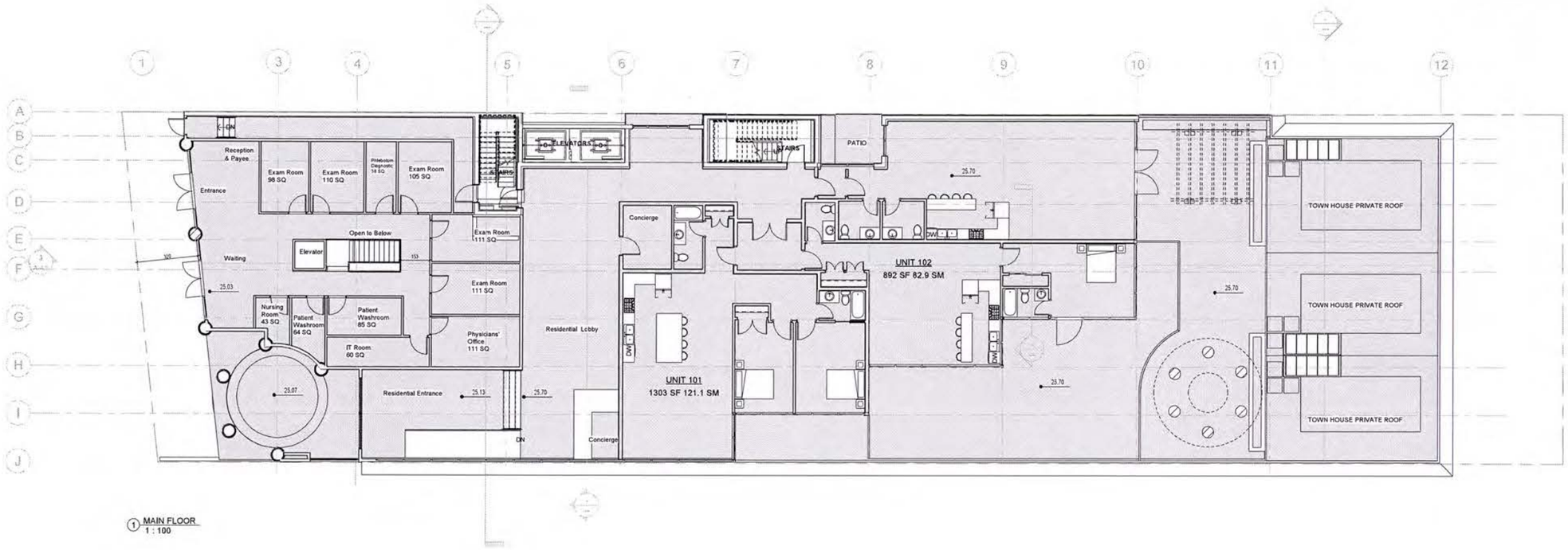

1 MAIN FLOOR
1 : 100

No.	Description	Date

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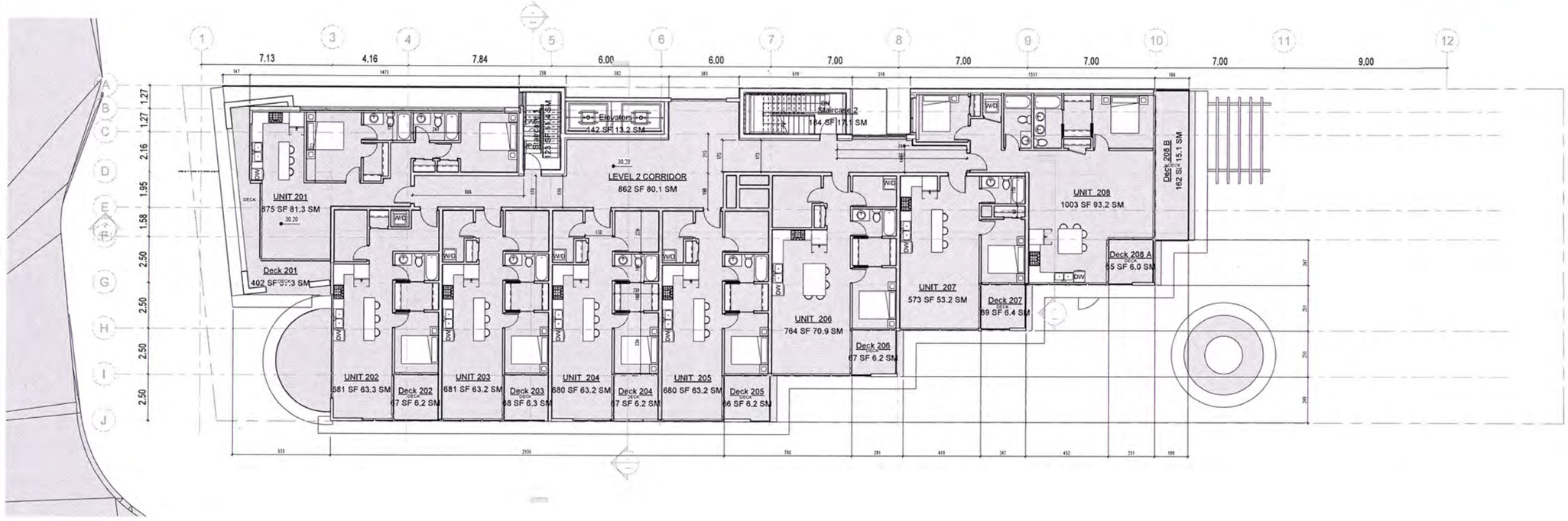

② TYPICAL FLOOR 2-8
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: TYPICAL FLOOR PLAN 2-8	DRAWING NO. A-2.5
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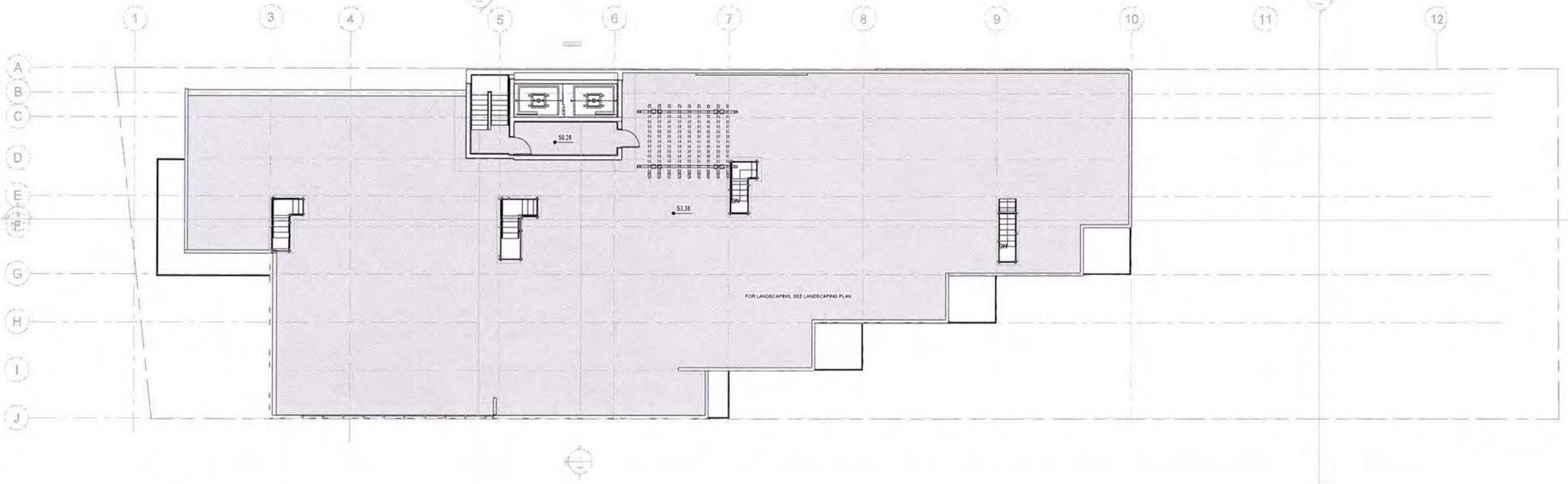

① ROOF LEVEL
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: GREEN ROOF PLAN	DRAWING NO. A-2.6
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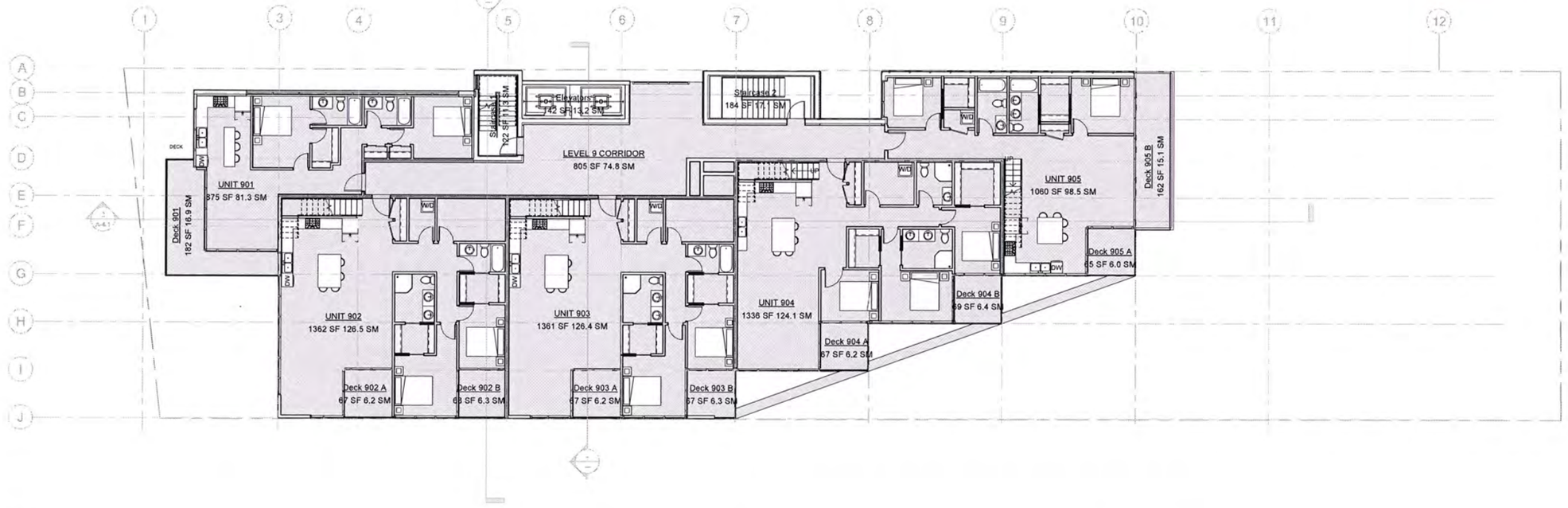

② Level 9
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: FLOOR 9	DRAWING NO. A-2.7
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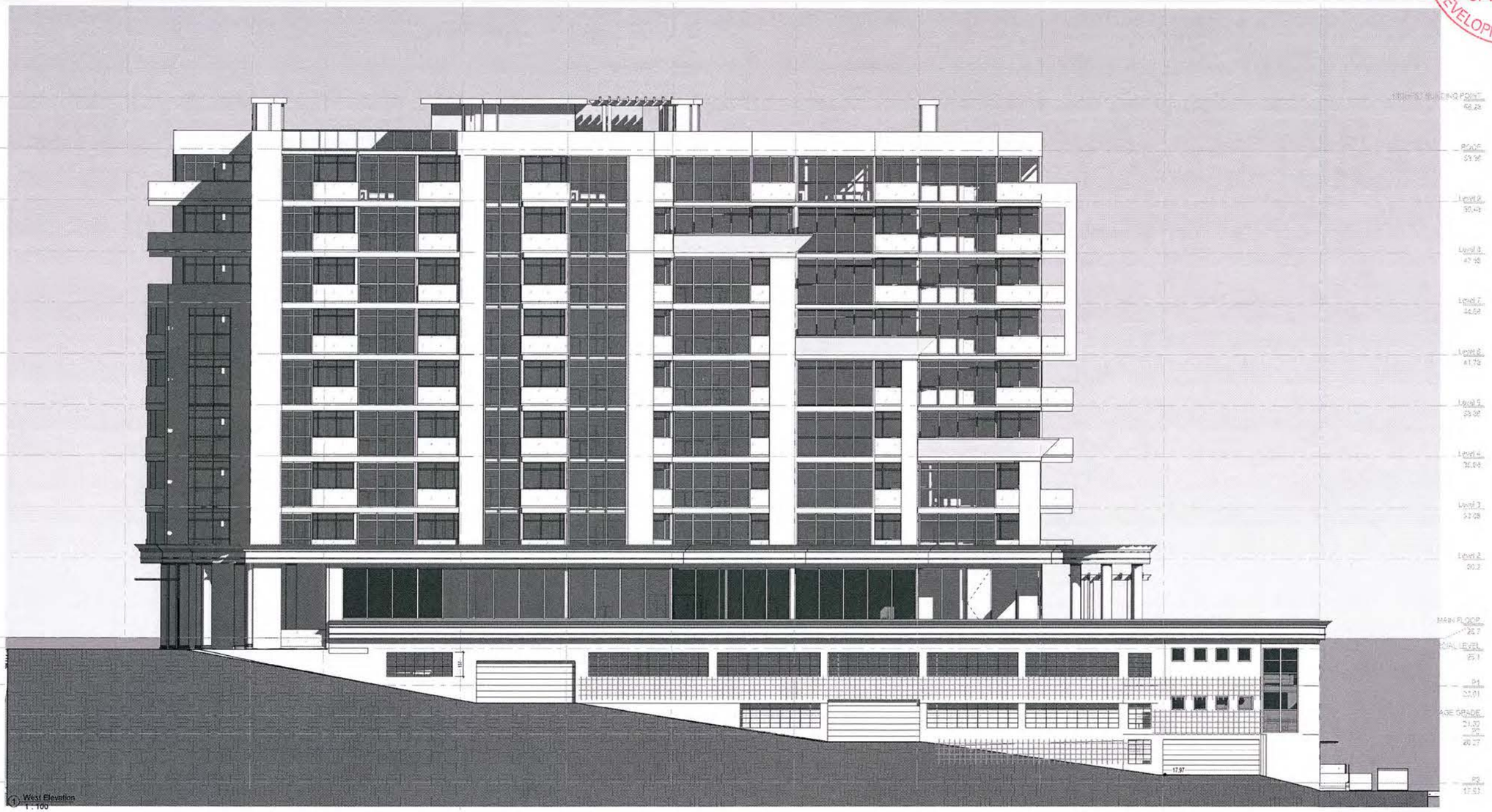

1 West Elevation
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: WEST ELEVATION	DRAWING NO. A-3.1
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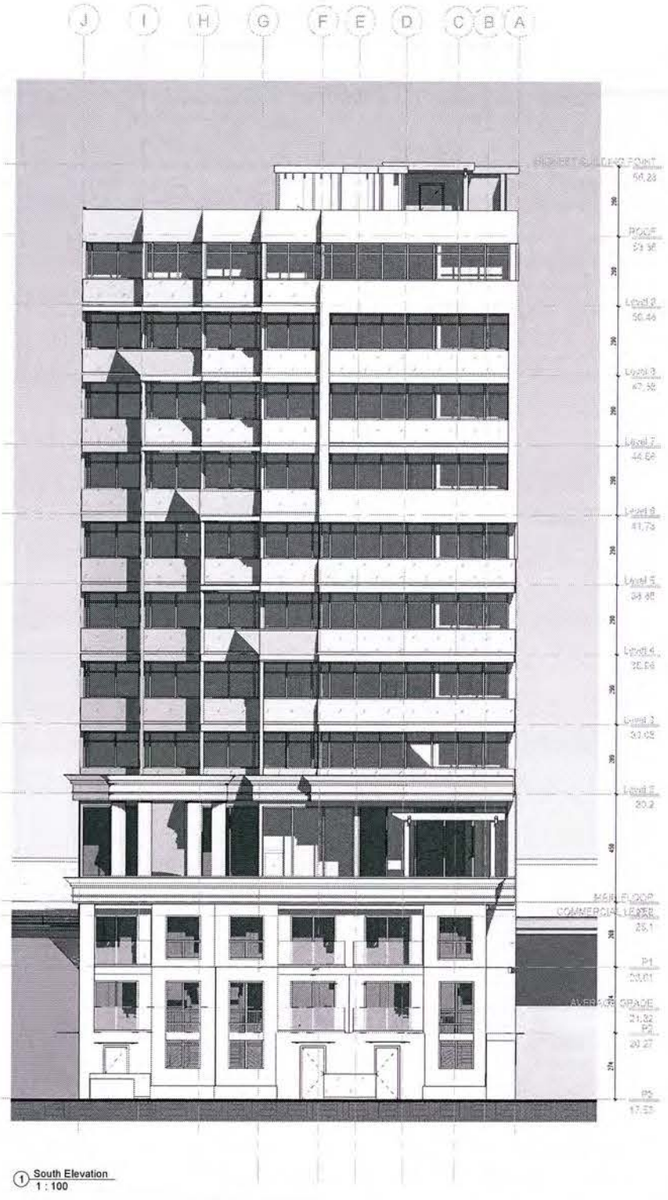
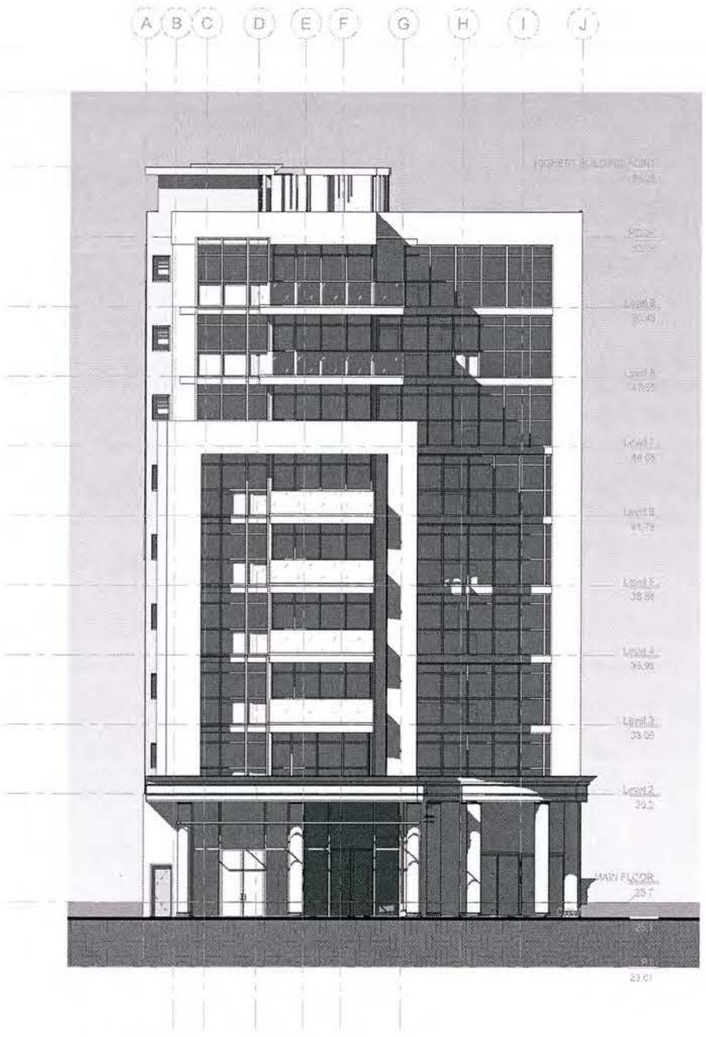


1 South Elevation
1 : 100



2 North Elevation
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: NORTH & SOUTH ELEVATIONS	DRAWING NO. A-3.2
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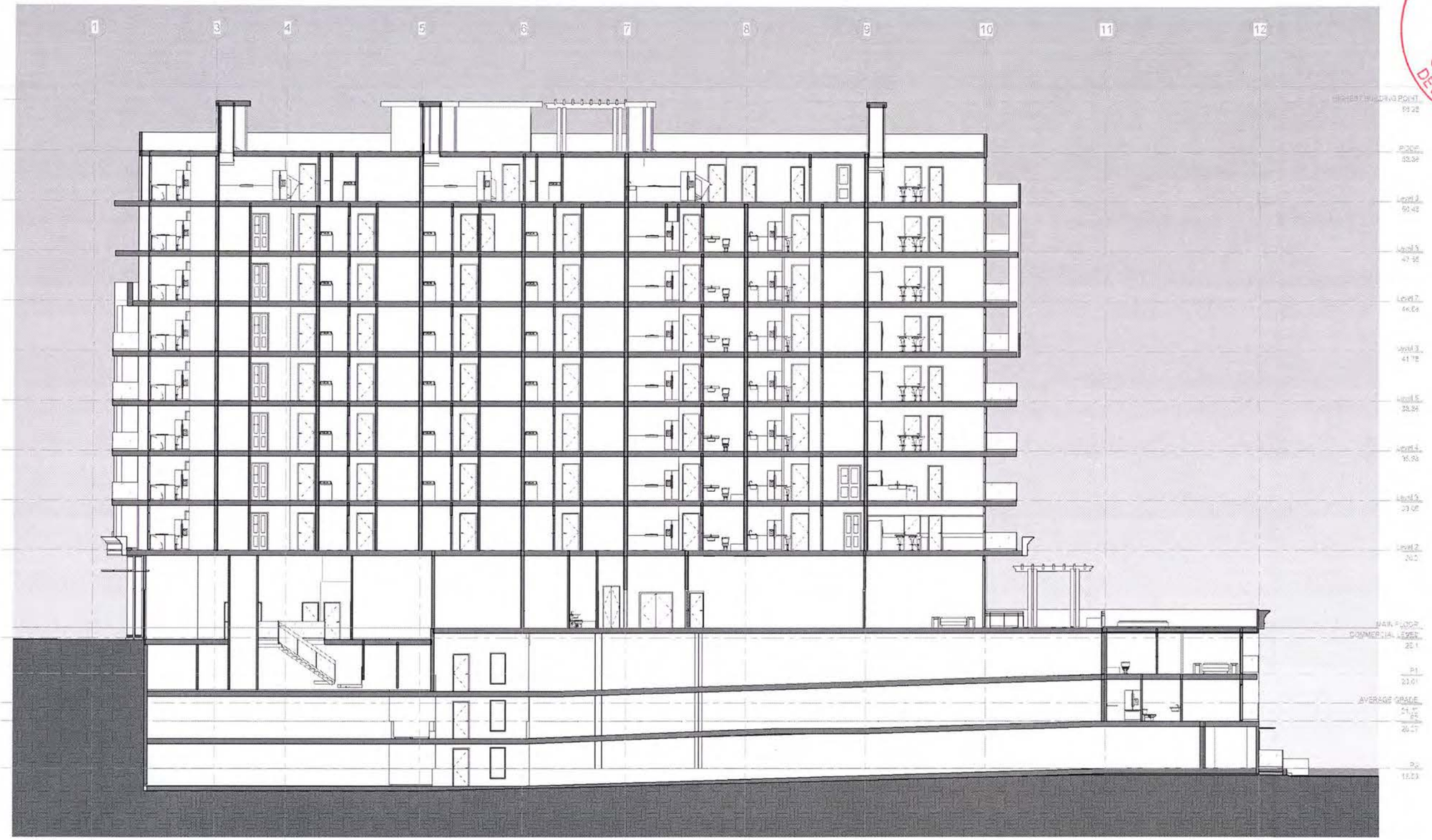
NOTE THIS DRAWING IS FOR COORDINATIONANDOR REVIEW ONLY AND NOT FOR CONSTRUCTION.



② SECTION 1
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: BUILDING SECTION 1	DRAWING NO. A-4.1
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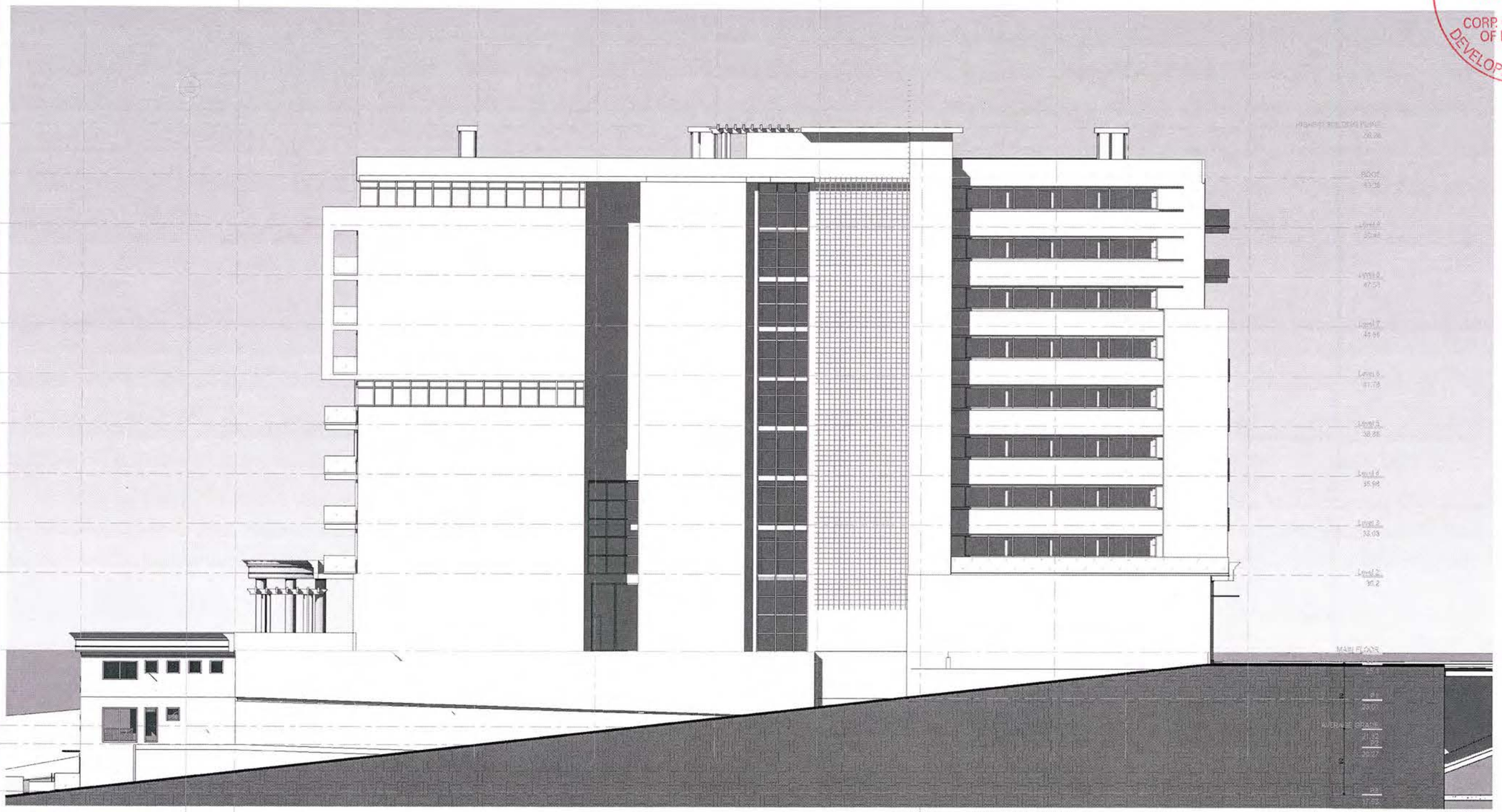

① East Elevation
1 : 100

No.	Description	Date

DRAWN BY: F.Y. A.A. M.H.	SCALE: 1 : 100	TITLE: EAST ELEVATION	DRAWING NO. A-3.3
CHECKED BY: Checker	DATE: FEB. 2020	PROJECT: PACIFIC HOUSE	

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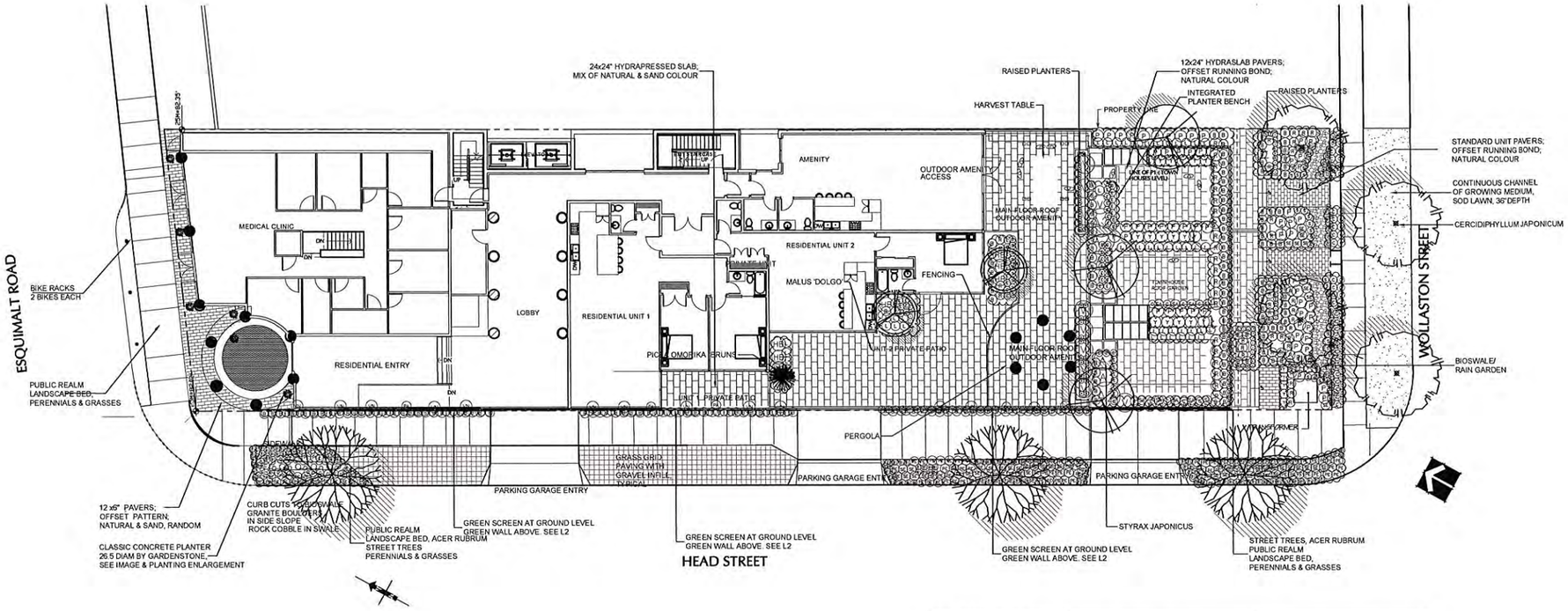


PLANT SCHEDULE — PMG PROJECT NUMBER: 17-107

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	7CM CAL; 1.6M STD; B&B
	2	MALUS 'DOLGO'	FLOWERING CRABAPPLE	5CM CAL; 1.2M STD; B&B
	1	PICEA OMORIKA 'BRUNS'		2.5M HT; B&B
	3	ACER RUBRUM	RED MAPLE	7CM CAL; 1.8M STD; B&B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL; 1.2M SPECIMEN B&B
SHRUB				
	3	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT
	3	AZALEA 'SCHLIPPENBACHII'	ROYAL KOREAN AZALEA, APRIL	#3 POT; 40CM
	183	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#3 POT; 40CM
	7	HYDRANGEA MACROPHYLLA 'PARIS'	CITYLINE HYDRANGEA	#3 POT; 80CM
	55	LIGUSTRUM JAPONICA 'TOPIARY'	WAX LEAF PRIVET	70CM
	61	ROSA 'NOAHRIKE'	CARPET ROSE, WHITE	#2 POT; 40CM
	32	TAXUS SACCATA	ENGLISH YEW	1.2M B&B
	11	VACCINUM CORYMBOSUM	BLUEBERRY	#2 POT; 50CM #3 POT; 80CM
GRASS				
	106	CAREX OSHIMENSIS EVEREST	SEDGE	#1 POT
	68	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH SWITCH GRASS	#2 POT
	83	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
VINE				
	15	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM STAKED
PERENNIAL GC				
	200	MAHONIA NERVOSA	DULL OREGON GRAPE	#1 POT
	95	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9 CM POT
	49	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER, PURPLE	15CM POT; #1 POT
	9	SALVIA OFFICINALIS	SAGE	15CM POT
	36	SALVIA X 'CARADONNA'	VIOLET SAGE	15CM POT
	72	SEDUM T. 'AUTUMN JOY'	AUTUMN JOY STONECROP	15CM POT;
	20	THYMUS VULGARIS	ENGLISH THYME	9 CM POT
	53	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT
	18	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS, SILVER VARIEGATED	11 CM POT
	20	RUBUS EVERBLOOMING VAR	STRAWBERRY	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

RECEIVED
FEB 05 2020
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

FEATURES: COMMUNAL, MULTI-FUNCTIONAL, ECOLOGICAL

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.06	PLANTING PLAN	PC
7	20.FEB.04	NEW ROOFTOP PLAN	DD
6	19.OCT.11	NEW SITE /ROOF PLANS	DD
5	18.MAY.14	UPDATE ROOF PER NEW PLAN	CLG
4	18.MAR.07	FOR ADP SUBMISSION	PC
3	17.DEC.08	ADD ROOF PLAN	DD
2	17.NOV.30	NEW SITE PLAN	DD
1	17.OCT.18	NEW SITE PLAN	PC

CLIENT:

COASTAL PRIORITY PROPERTIES
UNIT 700 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, BC
V7S 3J5

PROJECT:

RESIDENTIAL / COMMERCIAL DEVELOPMENT

889 ESQUIMALT RD
VICTORIA

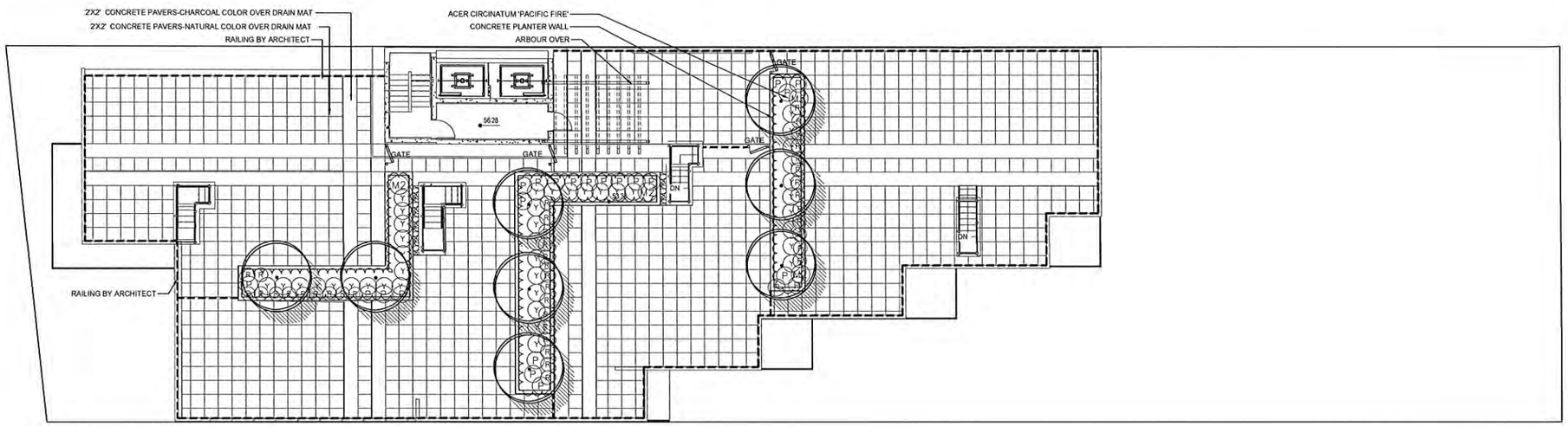
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	17.JUN.07	DRAWING NUMBER:
SCALE:	1:150	**L1**
DRAWN:	JM/ PC	
DESIGN:	JM/ PC	
CHKD:	PC	OF 3

17107-8 ZIP

PMG PROJECT NUMBER: **17-107**

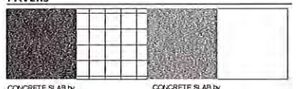


PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE (2) SHRUB	8	ACER CIRCINATUM 'PACIFIC FIRE'	RED BARK VINE MAPLE	2.0M HT; B&B;
(R)	39	ROSA 'NOASHNEE'	CARPET ROSE; WHITE	#2 POT; 40CM
(O) GRASS	41	TAXUS BACCATA	ENGLISH YEW	1.2M B&B
(MS)	4	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN HAIR GRASS	#1 POT
(P)	23	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH SWITCH GRASS	#2 POT

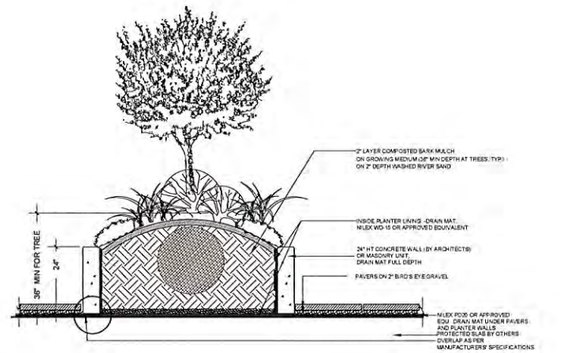
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PAVERS

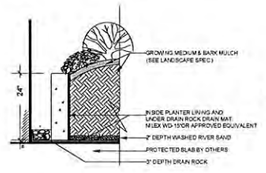


CONCRETE SLAB by Mutual Materials; Grey Colour

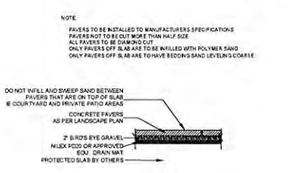
CONCRETE SLAB by Mutual Materials; Charcoal Colour



1 L1 LANDSCAPE ON SLAB
1/ 2"= 1'-0"



2 L1 DRAIN STRIP ON SLAB
1/ 2"= 1'-0"



3 L1 HYDRAPRESSED SLABS ON SLAB
1/ 2"= 1'-0"

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.08	PLANTING PLAN	PC
7	20.FEB.04	NEW ROOFTOP PLAN	DD
6	19.OCT.31	NEW SITE /ROOF PLANS	DD
5	18.MAY.14	UPDATE ROOF PER NEW PLAN	CLG
4	16.MAR.07	FOR ADP SUBMISSION	PC
3	17.DEC.08	ADD ROOF PLAN	DD
2	17.NOV.10	NEW SITE PLAN	DD
1	17.OCT.18	NEW SITE PLAN	PC

CLIENT:

COASTAL PRIORITY PROPERTIES
UNIT 700 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, BC
V7S 3J5

PROJECT:

RESIDENTIAL / COMMERCIAL DEVELOPMENT

889 ESQUIMALT RD
VICTORIA

DRAWING TITLE:

ROOF LANDSCAPE PLAN

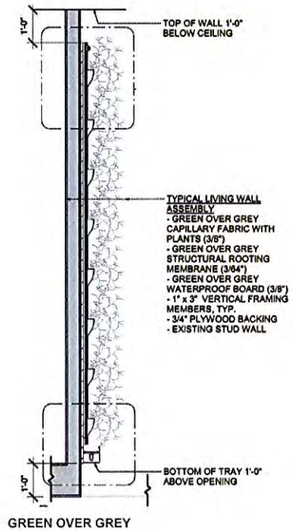
DATE:	17.JUN.07	DRAWING NUMBER:	L2
SCALE:	1:100		
DRAWN:	JM/ PC		
DESIGN:	JM/ PC		
CHKD:	PC		OF 3

17107-8.ZIP

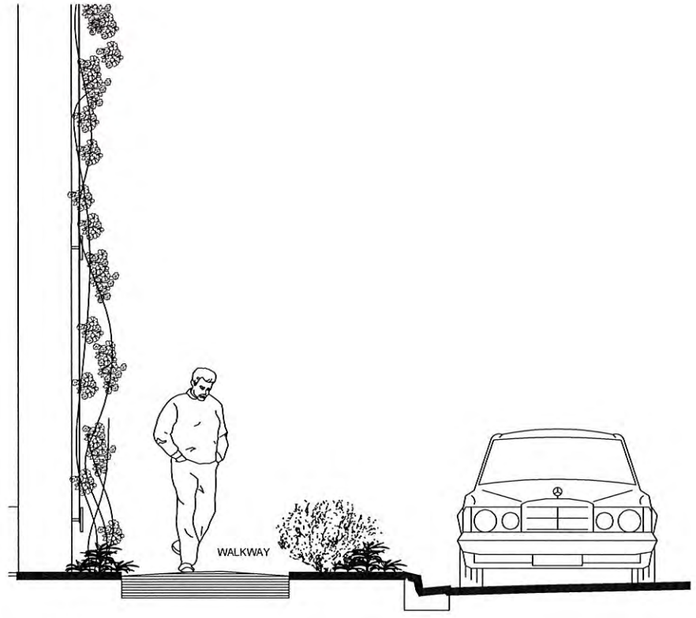
PMG PROJECT NUMBER: 17-107

GREENSCREEN

GREEN OVER GREY - GREEN WALL



GREEN OVER GREY



GREEN SCREEN

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.06	PLANTING PLAN	PC
7	20.FEB.04	NEW ROOFTOP PLAN	DO
6	19.OCT.11	NEW SITE / ROOF PLANS	DO
5	18.MAY.14	UPDATE ROOF PER NEW PLAN	CLG
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1	17.OCT.18	NEW SITE PLAN	PC

CLIENT:

COASTAL PRIORITY PROPERTIES
UNIT 700 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, BC
V7S 3J5

PROJECT:

RESIDENTIAL / COMMERCIAL DEVELOPMENT

889 ESQUIMALT RD
VICTORIA

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 17.NOV.30
SCALE: N/A
DRAWN: JM/ PC
DESIGN: JM/ PC
CHKD: PC

DRAWING NUMBER: **L3** OF 3

17107-8.ZIP

PMG PROJECT NUMBER: 17-107

Site Plan Of:
Lot A, Section 11, Esquimalt District, Plan EPP69557.

2.5 0 2.5 5 7.5 10

Scale = 1:200

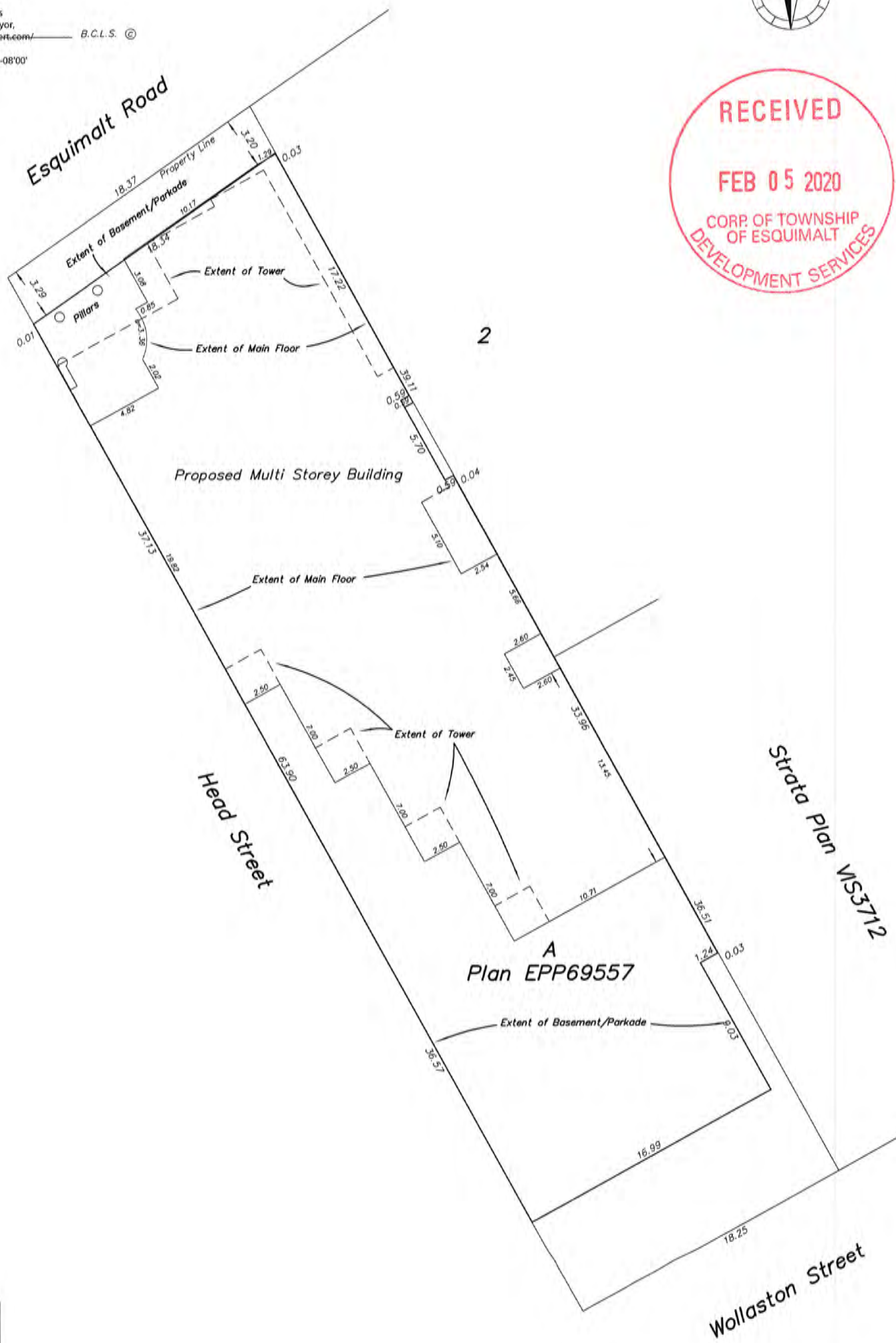
Dated this 30th day of October, 2019.

Distances shown are in metres.

Lloyd Eakins
4GB4LB

Digitally signed by Lloyd Eakins
4GB4LB
DN: c=CA, cn=Lloyd Eakins
4GB4LB, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=4GB4LB
Date: 2019.11.07 15:57:39 -08'00'

B.C.L.S.



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FEB 05 2020
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 170051Oct302019\Lay\LE

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: February 12, 2020

STAFF REPORT

DATE: February 6, 2020

TO: Chair and Members of the Design Review Committee

FROM: Karen Hay, Planner
Bill Brown, Director of Development Services

SUBJECT: **Development Permit Application**
1070 Tillicum Road
Esquimalt Gorge Park

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the proposed development of a Multi-Purpose Community Building consistent with the architectural plans provided by Iredale Architecture and the landscape plan by the Lombard North Group, all stamped "February 5, 2020", to be located at 1070 Tillicum Road (Esquimalt Gorge Park) 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 Township of Esquimalt is proposing to build a Multi-Purpose Community Building (Appendix "A") in Esquimalt Gorge Park. The two-storey building will have a gross square footage of approximately 11,337 ft^2 (1053 m^2). The main floor will consist of a small kitchen; a flex room which can be configured into one, two, or three rooms through the use of folding partitions; a meeting room, an office, several storage rooms, and washrooms. The second floor will consist of flex room that can be configured into one or two rooms, a servery, wash rooms, storage rooms, and a large roof deck. Access between floors is via stairs or an elevator. The architectural vernacular and siting of the building along with the landscape design pays homage to both the historic Japanese Tea House that was once located in the area, and the present day Japanese Garden. Both the architectural form and the material pallet are designed to merge traditional elements of Japanese architecture with more modern elements of contemporary styling.

This site is located within Development Permit Area No. 1 – Natural Environment; 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 consistent with the Development Permit Area guidelines contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922. It should be noted that the proposed building is not located in a Development Permit Area for form and character. However, it is located in three environmental Development Permit Areas as noted above, and building form and character is inextricably linked to these guidelines. Committee members should focus on the environmental aspects of the design, however, the owner and the design team may take other comments from the Committee under advisement. Many of the design attributes that respond to the design guidelines in Development Permit Area No. 1 are outlined in the architect's response to the design guidelines (Appendix "B"). The architect will provide matrices related to the compliance with the guidelines in Development Permit Areas No. 7 and 8 prior to the Design Review Committee meeting.

Context

Applicant:	Iredale Architecture on behalf of The Corporation of the Township of Esquimalt (Scott Hartman, Director of Parks and Recreation)
Architect:	Iredale Architecture
Owner:	The Corporation of the Township of Esquimalt
Property Size:	Approximately 10 ha.
OCP Proposed Land Use Designation:	Parks and Open Space
Zoning:	P-2 Parks and Open Space

Zoning

The following chart details the setbacks, height, and parking requirements, in the P-2 (Parks and Open Space) Zone that governs this development.

Regulation	**P-2 Zone**	**Proposed**	**Variance**
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A
Setbacks • **Front [Colville Road]** • **Rear** • **Side**	 7.5 m 7.5 m 4.5 m	 1	
Building Height	6 m	10.5 m	4.5 m
Off Street Parking	43	100	
Usable Open Space	N/A	N/A	N/A
Bicycle Parking	TBD		

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist (Appendix "C"). This building is designed to be LEED Gold and will be built to a Step Code Level 4. Through the use of a solar panel array on the roof, the building is also designed to be "net-zero energy".

Staff Questions:

Staff have reviewed the proposed development and have a number of questions for the Design Review Committee to consider.

- Are there other building design features that could further help the project meet the design guidelines?
- Are there other landscaping features that could be incorporated into the design to help the project meet the design guidelines?
- Are there any ways to reduce the environmental impact of the parking area?
- Can the water features be used to augment the heating and cooling of the building?
- Does the Design Review Committee have any additional comments for the consideration of the design team, staff, or Council?

Appendix "A"

Esquimalt Gorge Park
Waterfront Park Improvements
Development Permit Application

DRAWING LIST

Architect

Richard Iredale
Iredale Architecure
16 Bastion Square
Victoria, BC

T: 604.736.5582
E: richard@iredale.ca

Landscape Architect

Jim Partlow
Lombard North Group
836 Cormorant
Victoria, BC

T: 250.386.3336
E: lombardnorthgroup@gmail.com

Civil Engineer

Bruce Crawshaw
Westbrook Consulting Ltd.
115-866 Goldstream Ave.
Victoria, BC

T: 250.391.8592
E: bcrawshaw@wbrook.ca

ROOM AREA SCHEDULE		
ROOM NAME	LEVEL	AREA
CORR 1	Level 1	175 SF
CORR 2	Level 1	137 SF
ELECTRICAL	Level 1	87 SF
ELEV. MACHINE	Level 1	32 SF
ELEVATOR	Level 1	65 SF
EXIT STAIR	Level 1	42 SF
FLEX ROOM	Level 1	964 SF
FLEX ROOM	Level 1	981 SF
FLEX ROOM	Level 1	1037 SF
GENERATOR	Level 1	90 SF
JANITOR	Level 1	43 SF
KITCHEN	Level 1	212 SF
LOBBY	Level 1	1077 SF
MEETING	Level 1	551 SF
OFFICE	Level 1	107 SF
SPRINKLER/PUMP	Level 1	90 SF
STORAGE	Level 1	166 SF
STORAGE	Level 1	108 SF
STORAGE	Level 1	290 SF
STORAGE	Level 1	44 SF
STORAGE	Level 1	103 SF
UNHEATED PORCH	Level 1	296 SF
WC M	Level 1	240 SF
WC W	Level 1	214 SF

ROOM AREA SCHEDULE		
ROOM NAME	LEVEL	AREA
ELEVATOR	Level 2	63 SF
FLEX ROOM	Level 2	1322 SF
FLEX ROOM	Level 2	1540 SF
JANITOR	Level 2	63 SF
LOBBY	Level 2	499 SF
SERVERY	Level 2	175 SF
STORAGE	Level 2	66 SF
STORAGE	Level 2	151 SF
STORAGE	Level 2	99 SF
WC M	Level 2	100 SF
WC W	Level 2	108 SF
Grand total: 35		11337 SF

IREDALE ARCHITECTURE
16 Bastion Square Victoria, BC V8W 1H9
250-381-5582 iredale.ca

ESQUIMALT GORGE PARK
Gorge Park Waterfront Park Improvements
1070 Tillicum Rd, Esquimalt, BC V9A 2A1
PROJECT No.19144
PHASE 0 | 05/02/20 | DEVELOPMENT PERMIT

Township of ESQUIMALT

No.	Date	Revision
	02/05/20	DEVELOPMENT PERMIT

IREDALE
ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

VIEW FROM JAPANIESE GARDEN

Scale @ 22"x34":

Drawn	Check	Partner
Author	Designer	Checker

Project No. 19144

Phase No. 0

Sheet No. A0.01

I:\Projects\Year 2019\19144 - Esquimalt Gorge Community Centre Architectural-ri-arch\DWGS\PHASE 3 SCHEMATIC DESIGN\19144-Esquimalt Gorge Park.rvt

Township of ESQUIMALT

No.	Date	Revision
	02/05/20	DEVELOPMENT PERMIT

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ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

VIEW FROM PARKING LOT

Scale @ 22"x34":

Drawn	Check	Format
Author	Designer	Checker

Project No. 19144

Phase No. 0

Sheet No. A0.02

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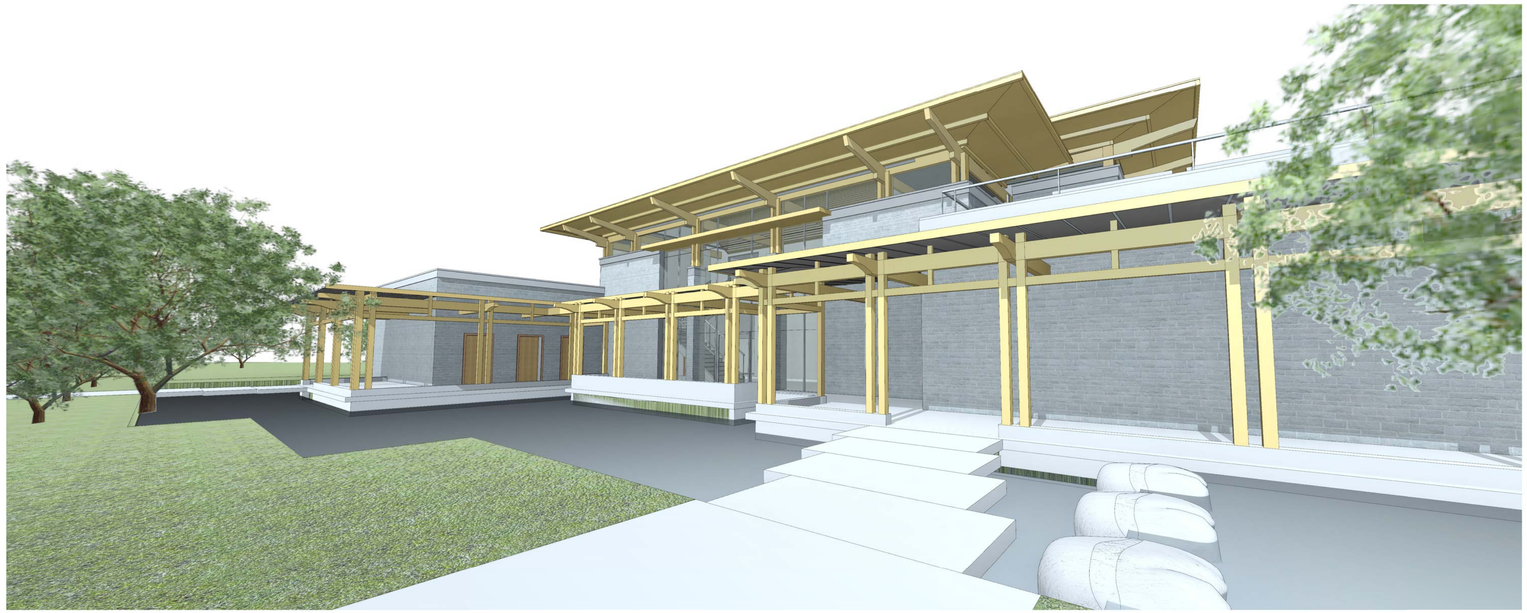
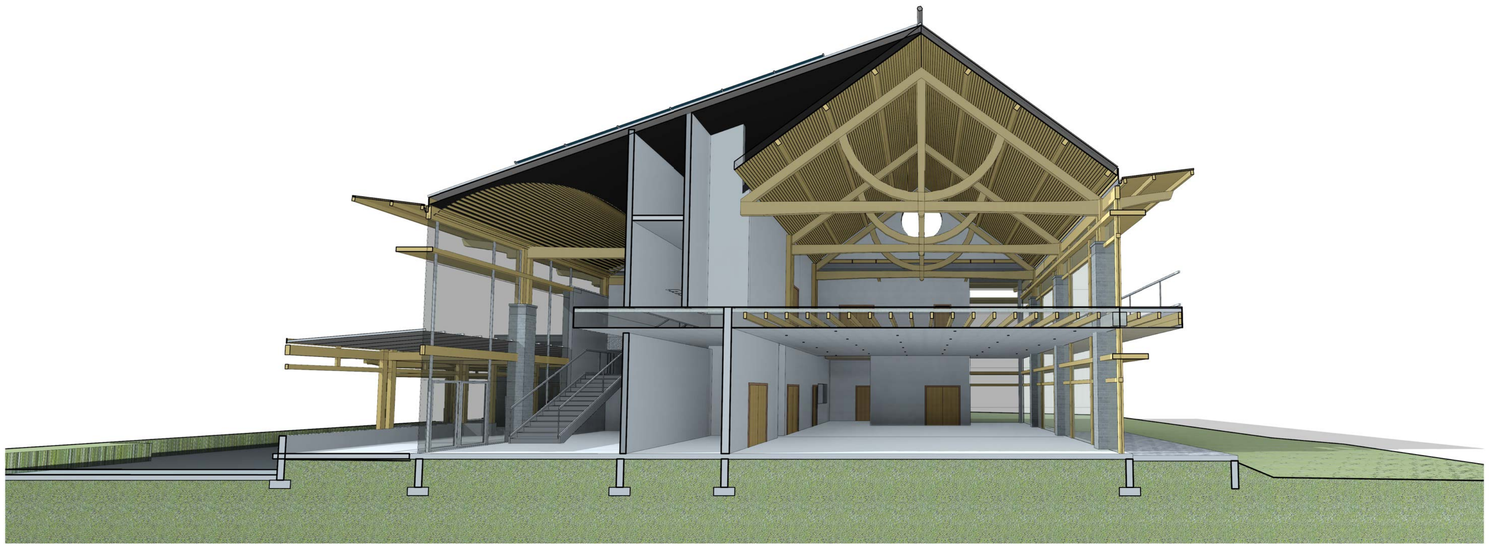


EAST ENRTY VIEW



WEST FACING INTERIOR SECTION

Township of ESQUIMALT

No.	Date	Revision
	02/05/20	DEVELOPMENT PERMIT

IREDALE
ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

EXTERIOR VIEWS

Scale @ 22"x34":

Drawn	Check	Partner
Author	Designer	Checker

Project No. 19144

Phase No. 0

Sheet No. A0.03

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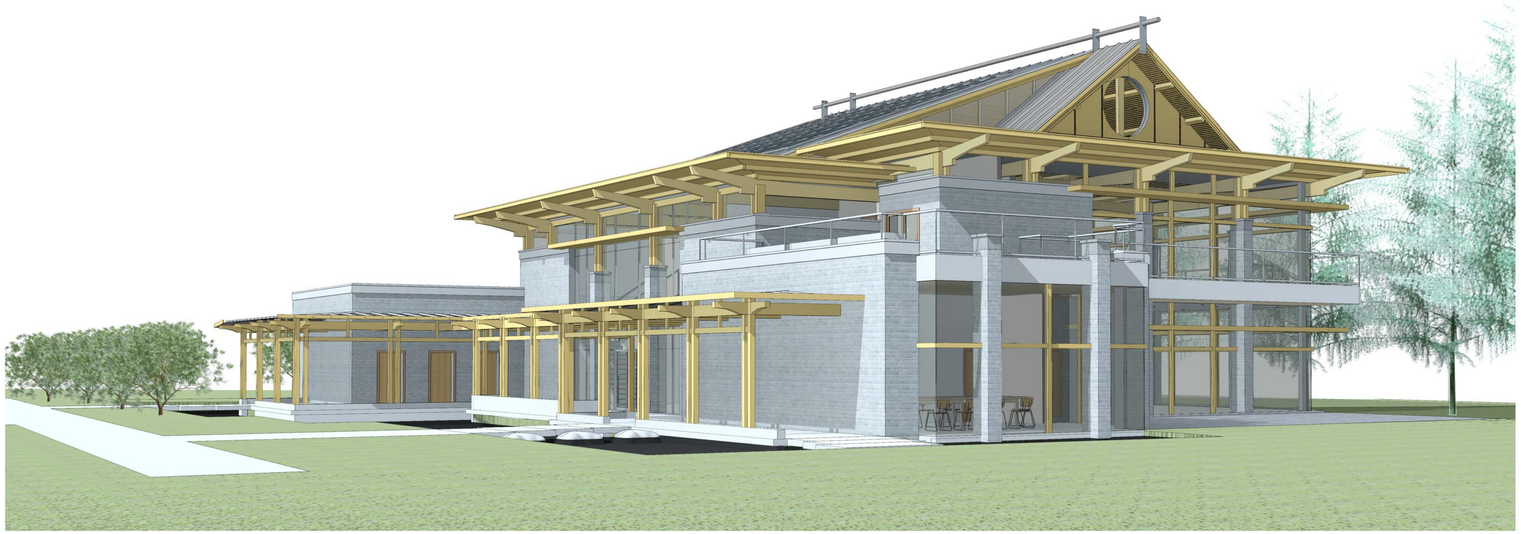
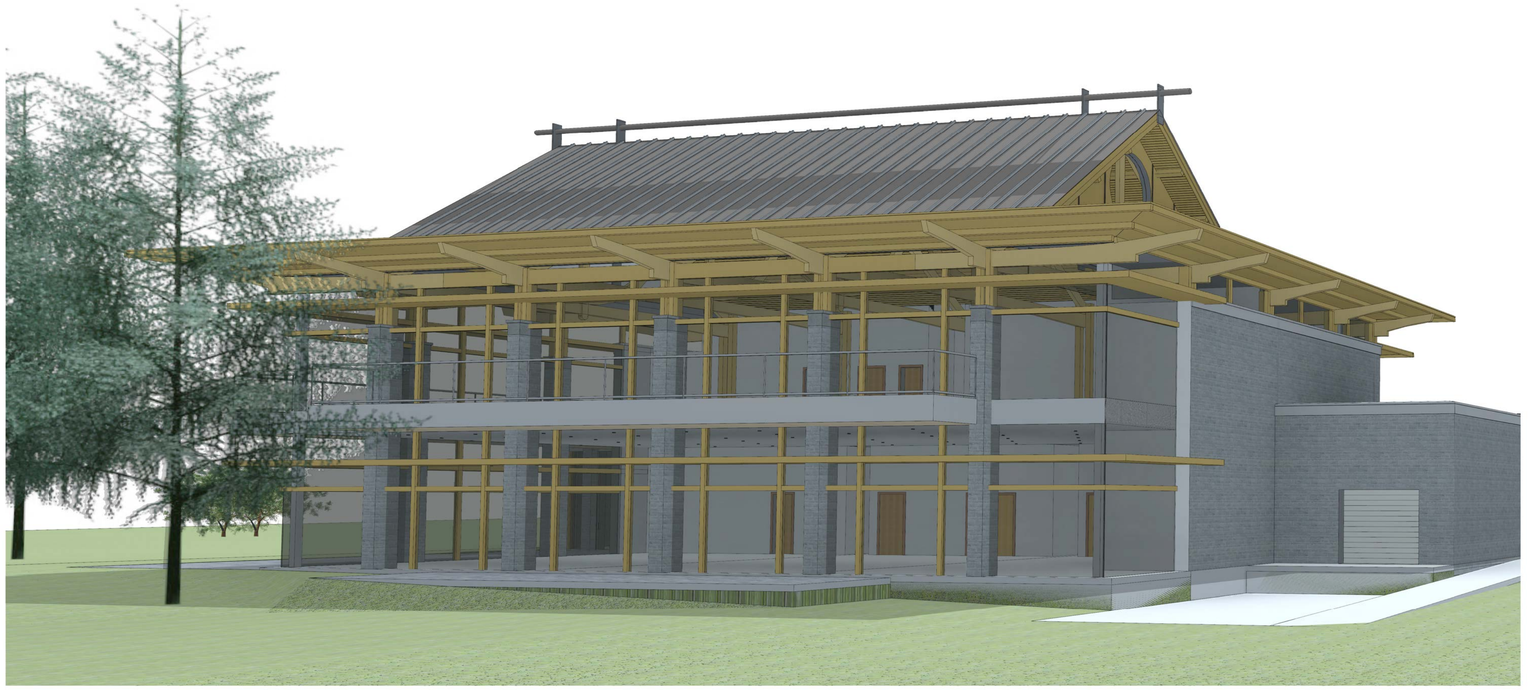


SOUTH EAST VIEW



NORTH WEST VIEW

Township of ESQUIMALT

No.	Date	Revision
	02/05/20	DEVELOPMENT PERMIT

IREDALE
ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

EXTERIOR VIEWS

Scale @ 22"x34":

Drawn	Check	Partner
Author	Designer	Checker

Project No. 19144

Phase No. 0

Sheet No. A0.04

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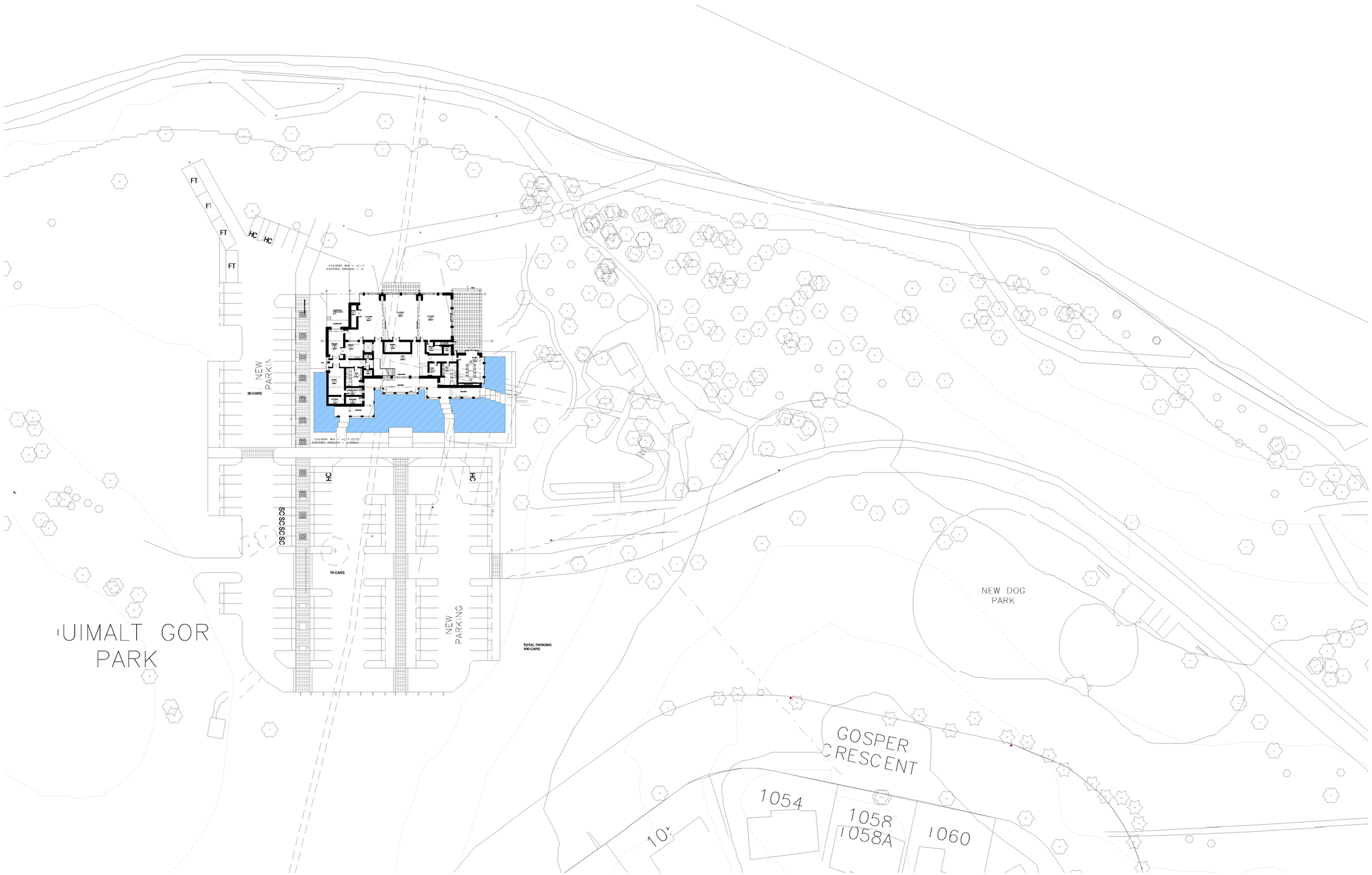

Township of ESQUIMALT

No.	Date	Revision
	01/08/20	DEVELOPMENT PERMIT

IREDALE
ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

SITE PLAN

Scale @ 22"x34":

1" = 40'-0"

Drawn	Check	Partner
Author	Designer	Checker

Project No.

19144

Phase No.

0

Sheet No.

A1.00

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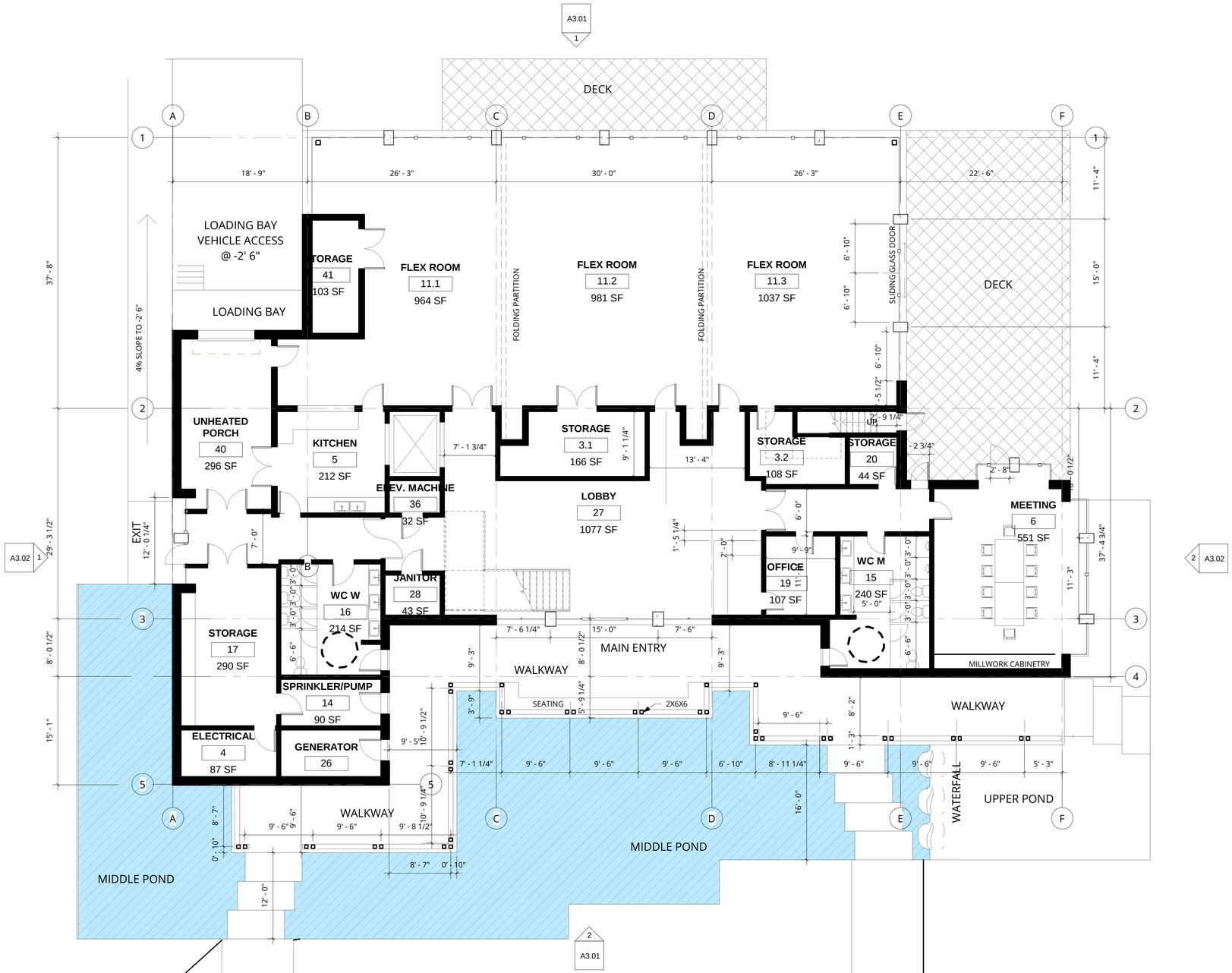

No.	Date	Revision
	10/25/19	DEVELOPMENT PERMIT

IREDALE
ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

LEVEL 1

Scale @ 22"x34":

1/8" = 1'-0"

Drawn	Check	Partner
AG	RI	RI

Project No. 19144

Phase No. 0

Sheet No. A2.01

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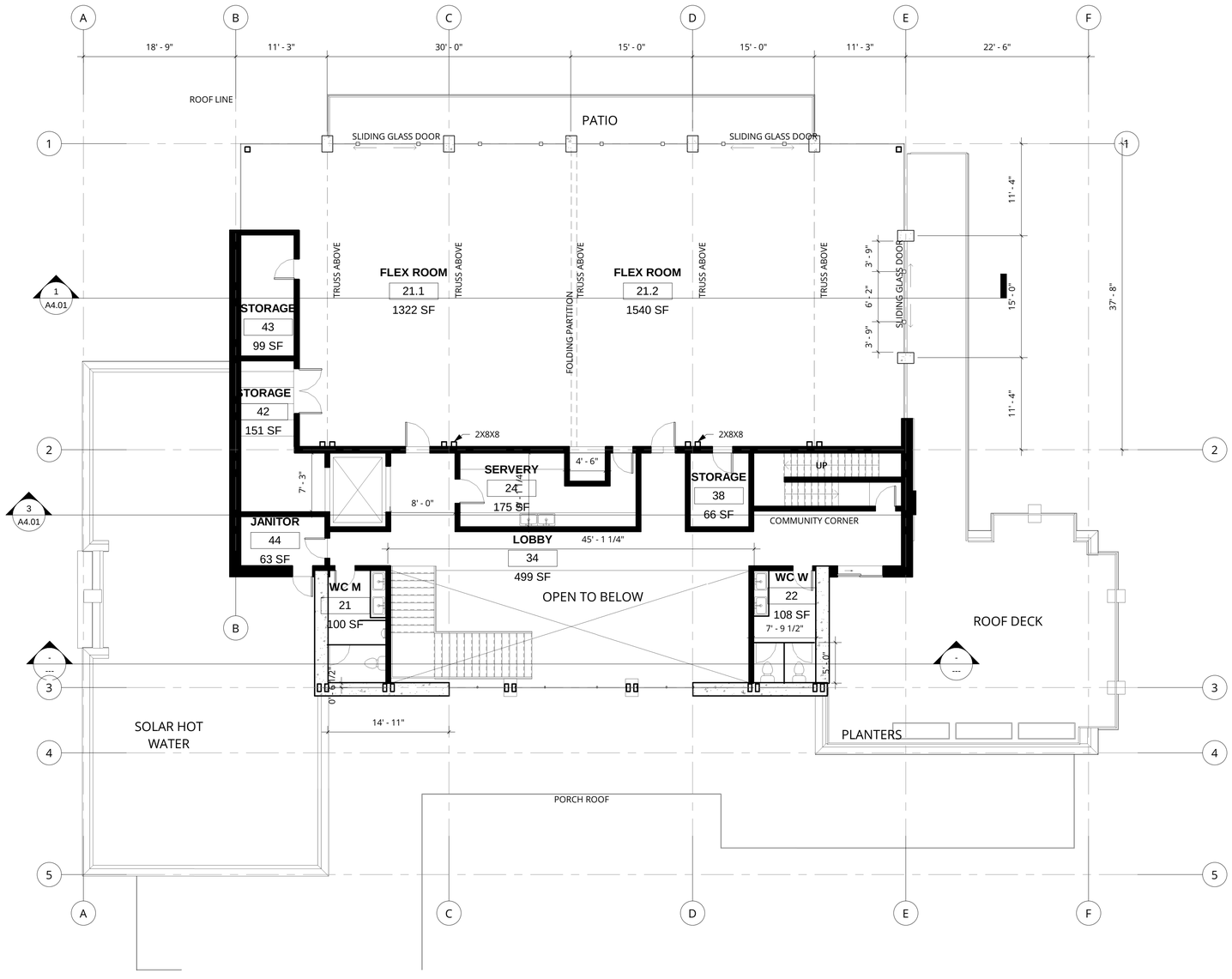

Township of ESQUIMALT

No.	Date	Revision
	01/14/20	DEVELOPMENT PERMIT

IREDALE
ARCHITECTURE

16 BASTION SQUARE
VICTORIA BC V8W 1H9
250.381.5582

iredale.ca

Seal

Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

LEVEL 2

Scale @ 22"x34":

1/8" = 1'-0"

Drawn	Check	Partner
AG	RI	RI

Project No. 19144

Phase No. 0

Sheet No. A2.02

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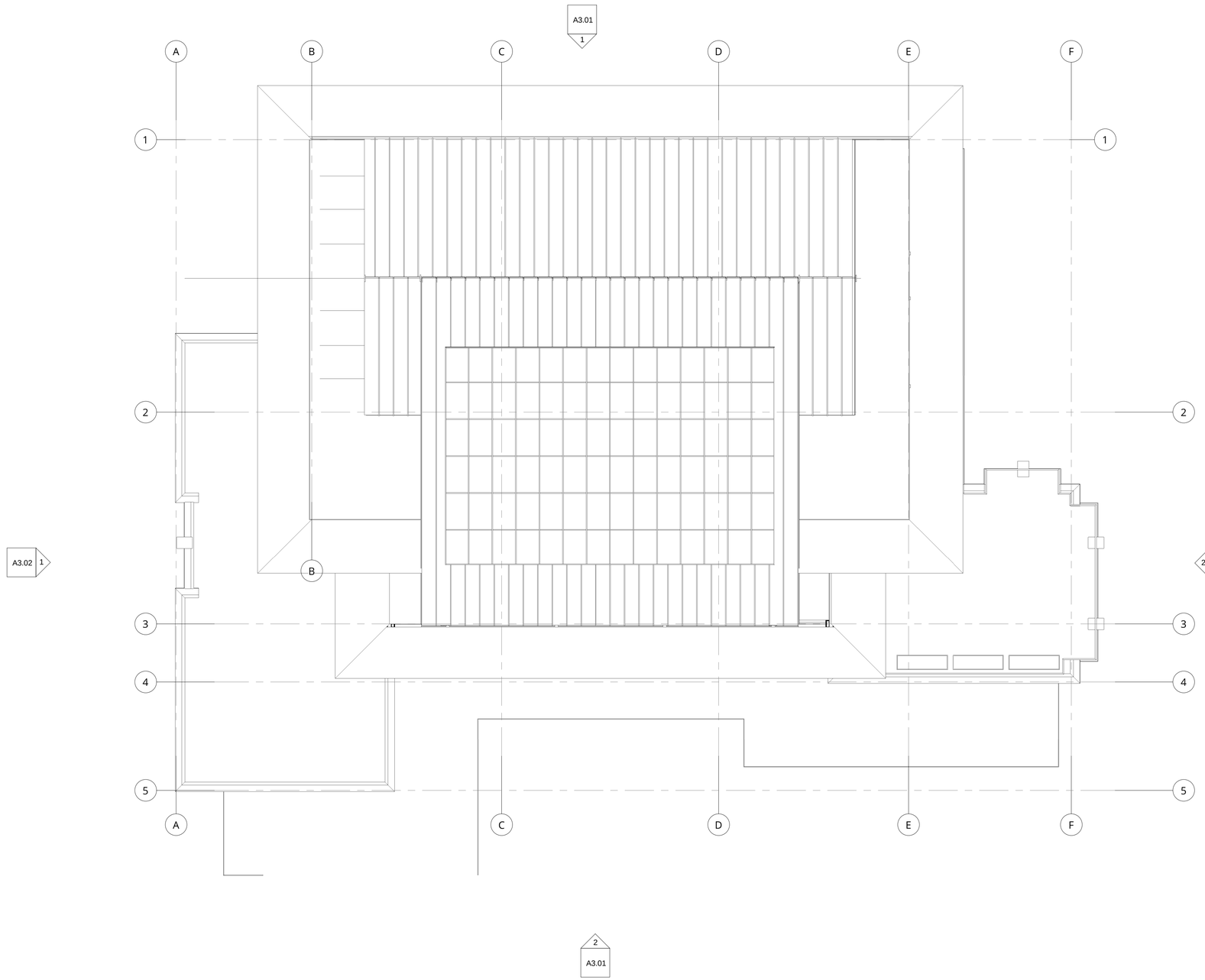

Township of ESQUIMALT

No.	Date	Revision
	05/02/20	DEVELOPMENT PERMIT

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ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

ROOF PLAN

Scale @ 22"x34":

1/8" = 1'-0"

Drawn	Check	Partner
AG	DB	RI

Project No.: 19144

Phase No.: 0

Sheet No.: A2.03

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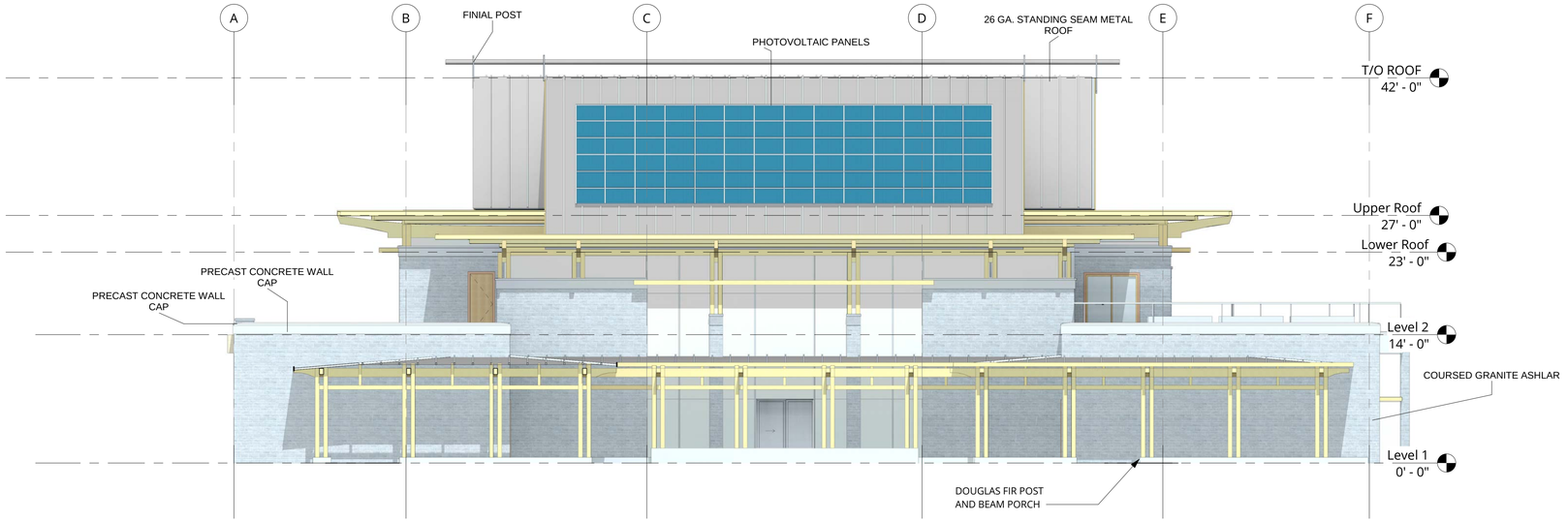
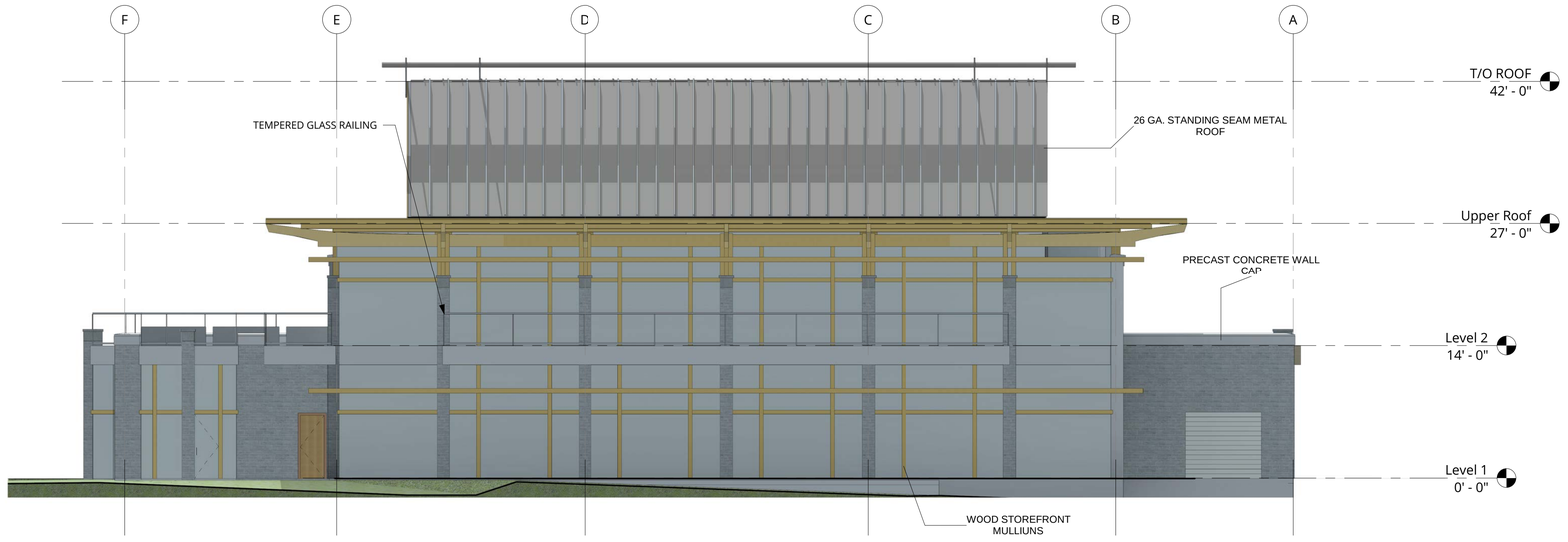


2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

Township of ESQUIMALT

No.	Date	Revision
	10/25/19	DEVELOPMENT PERMIT

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ARCHITECTURE

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ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

ELEVATIONS

Scale @ 22"x34":

1/8" = 1'-0"

Drawn	Check	Partner
AG	DB	RI

Project No. 19144

Phase No. 0

Sheet No. A3.01

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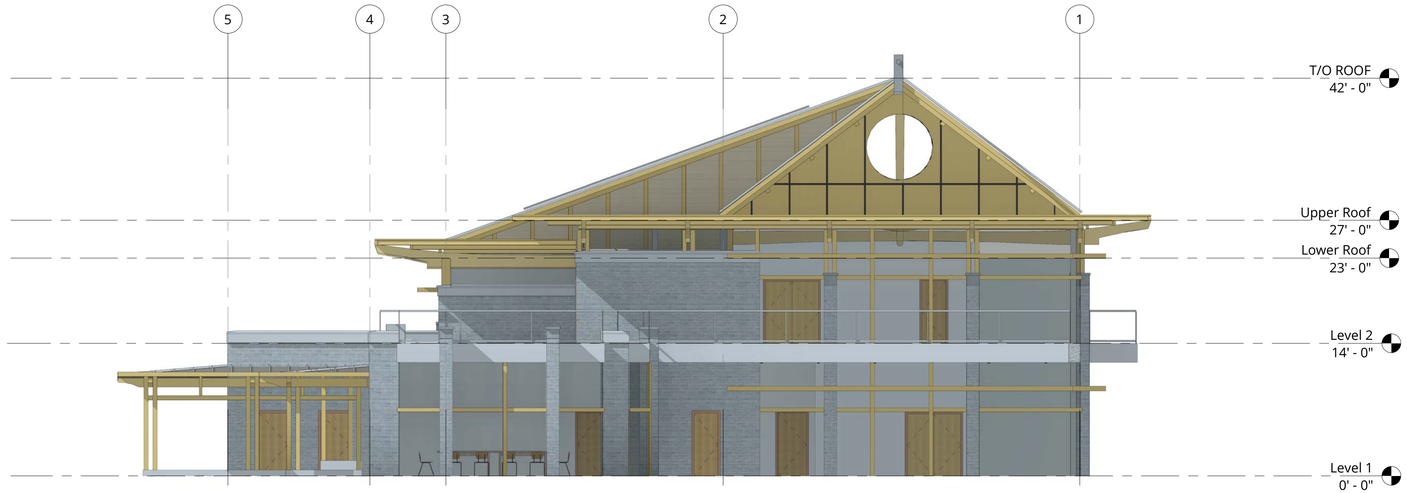
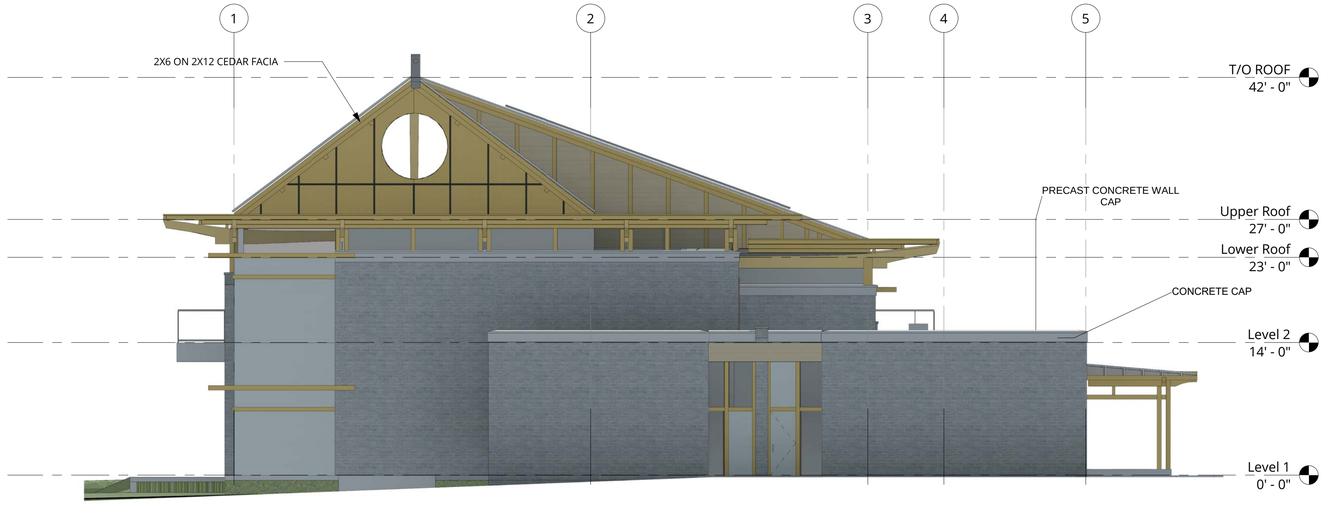


2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

Township of ESQUIMALT

No.	Date	Revision
	10/31/19	DEVELOPMENT PERMIT

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ARCHITECTURE

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Consultant

ESQUIMALT GORGE PARK

1070 Tillicum Rd, Esquimalt, BC V9A 2A1

Drawing Title

ELEVATIONS

Scale @ 22"x34":

1/8" = 1'-0"

Drawn	Check	Partner
AG	DB	RI

Project No. 19144

Phase No. 0

Sheet No. A3.02

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Appendix "B"

IREDALE
ARCHITECTURE

February 5 2020
Township of Esquimalt
Planning Department
1229 Esquimalt Road,

Dear Sirs

Re: Kinsmen Gorge Park Multi-Purpose Community Building, Development Permit Design Guidelines

The proposed Kinsman Gorge Park Community Building at 1070 Tillicum (Gorge Park) is located within Development Permit Area Number 1, " Natural Undeveloped Areas".

This letter outlines how the design submitted by Iredale Architecture on February 5 2020 conforms to the design guidelines.

1 **18.5.1 Development Setback:**

The proposed building is set back 40M from the high tide natural boundary of the Gorge Waterway.

2 **18.5.2 Conserve Natural Features**

Natural features are retained at the proposed building and parking area:

a. Existing Trees, vegetation, rock outcrops and soil are retained between the building and the Gorge waterway.
b. The building is set approximately 1 M above native grade (at 4.0 M geodetic elevation) to allow natural drainage away from the structure.
c. The parking area is designed with narrow manoeuvering aisles and small parking spaces (9' x 18') and 22' wide drive aisles to reduce the overall pavement area.
d. The building is designed to frame the views toward the waterfront and to open up views and paths from the parking area and building toward the existing Japanese Garden.
e. Natural topsoil at the new parking expansion will be reused elsewhere in the site to support re-establishment of ecosystem functions.

3 **18.5.3 Biodiversity.**

Biodiversity is protected, restored and enhanced by the following design features:

a. New landscaping consists predominantly of plant and tree species native to the coastal Douglas Fir Biogeoclimatic Zone.
b. Extensive landscaping is provided throughout the new parking area and at the front entrance to the Building.
c. Plant and Tree Species have been chosen for their tolerance of the local micro-climate.
d. The habitat and food needs of birds and pollinators is considered in plant and tree selection and placement.
e. Monoculture plantings are avoided. Grass is used only at outdoor recreation areas.
f. Snags, logs and driftwood are used to provide habitat for native flora and fauna.
g. Non native soil cover is not used, to avoid future invasion by non-native species.
h. Civil services are located under paved areas to avoid interference with tree roots.
i. Plants and trees are located well apart to allow space for growth.
j. The parking lot stormwater system is daylighted in "rain gardens" to provide enhanced habitat for plants, insects and mammals.
k. Planting is designed to Canadian Landscape standards.

4 **18.5.4 Natural Environment**

The design enhances and restores the natural environment through the following measures:

a. The building is surrounded by new leafy trees and an extensive stormwater-catchment reflecting pond. There is a waterfall and natural ground cover to mask urban noise.
b. Dark Sky Association lighting fixtures are used for the parking area.
c. No lamp standards will be located near the Gorge Waterfront.
d. Extensive tree planting and rain gardens will help absorb particulates, CO2 and other air pollutants from the air (such as ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, carbon dioxide, cadmium, chromium, nickel and lead).

5 **18.5.5. Drainage and Erosion**

The design includes the following measures to control drainage and shoreline erosion:

a. All existing trees are retained.

b. The reflecting pond and raingardens absorb the first 3 cm of rainwater on site. Roof rainwater drains into the reflecting pond.
c. Parking lot rainwater drains into the rain gardens.
d. Paved surfaces are kept to a minimum, and are designed to direct water to vegetated areas.
e. Permeable paving is used at all crosswalks.
f. Porous mulch is provided at all planting beds.
g. Raingardens and the reflecting pond absorb rainwater.
h. Plant spacing is designed so that vegetated areas will have near 100% plant coverage after two full growing seasons.

6 **18.5.6 Protect, Restore and Enhance Shorelines**

The design protects the Gorge shoreline by maintaining a 45M setback from the high tide natural boundary.

7 **18.5.7 Native Bird Biodiversity**

The design protects native bird biodiversity through the following measures:

a. Existing mature trees and shrubs are retained. New planting and raingardens provide additional habitat for birds.
b. Extensive planting around the reflecting pond adds to bird habitat.
c. The riparian ecosystem between the building and Gorge shoreline is left undisturbed.
d. Layered landscaping is used around the reflecting pond and at the raingardens.
e. Sunshades are provided at all glazing to prevent collisions between birds and glass.
f. Ventilation louvres are spaced at less than 2m apart to prevent birds entering or getting trapped in ducts.

Please contact us if you require further information.

Yours truly

RH Iredale

Richard Iredale Architect AIBC P.Eng. LEED ap MRAIC
Iredale Architecture

Appendix "C"

Green Building Checklist

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

Applicant's Name Township of Esquimalt

Site Address 1070 Tillicum Rd

1.0 Certification		**Please check**
1.1	Step Code (Please indicate level) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5	4
1.2	EnerGuide rating	N/A
1.3	LEED	GOLD
1.4	Passive House	✓
1.6	Living building	N/A
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	
2.0 Siting		
2.1	New buildings > 10 m^2 are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m^2 are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	✓
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	✓
2.5	Buildings are located within disturbed or developed areas.	✓
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	N/A
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	✓
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	N/A
3.5	Light from building and landscaping does not cast over water.	✓
3.6	Wildlife habitat has been incorporated into seawall design.	N/A

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	✓
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	✓
4.3	The project features a green roof.	N/A
4.4	The total amount of impervious surface is not greater than 20%.	✗
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	✓
5.2	Waterless urinals will be used.	✗
5.3	Water features use re-circulating water systems.	✓
5.4	Rainwater will be collected for irrigation purposes.	✗
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	✓
5.6	An approved greywater reuse system will be installed.	✗
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	✓
6.2	There will be no net loss of trees.	✓
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	✓
6.4	At least 25% of replacement trees are large canopy trees.	✓
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	✓
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	✓
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	✓
7.2	Invasive species will be removed from landscaped areas.	✓
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	✓
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	✗
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	✓
8.4	Passive heating is supported via building orientation, window design and thermal mass.	✓
8.5	The building will have necessary structural support and conduit for Solar PV.	✓
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	✓
8.7	Heating uses a low carbon heating source, such as air source heat pump.	✓

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	N/A
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	N/A
9.3	Charging infrastructure for E-bikes will be provided.	✓
9.4	EV charging conduit supplied to 100% of residential parking units.	N/A
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	✓
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	X
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	✓
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	N/A
10.2	Uses at least two materials which are certified for recycled content.	✓
10.3	Uses engineered structural material for two major applications (>10% of floor area).	✓
10.4	5 major building elements made from >50% recycled content.	X
10.5	Use foundation, floor and >50% of walls from existing building.	X
10.6	Deconstruct at least 50% of existing building for material salvage.	X
10.7	Use at least five major materials or systems produced in BC.	✓
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	X
10.9	Eliminate use of wood from threatened trees.	X
10.10	Recycling area provided within residential suites.	N/A
10.11	Recycling collection area for multi-family buildings.	N/A
10.12	Pickup of compostables provided in multi-family units.	N/A
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	✓

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).