CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE
AGENDA

WEDNESDAY, MARCH 11, 2020
2:30 P.M.
ESQUIMALT COUNCIL CHAMBERS

I. CALL TO ORDER

II. ELECTION OF CHAIR

III. ELECTION OF VICE CHAIR

IV. LATE ITEMS

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – February 12, 2020

VII. STAFF REPORTS

Development Permit Application - 937 Colville Road
PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277

Purpose of the Application:

The applicant is proposing six (6), two bedroom strata dwelling units, to be built in a single, stacked style townhouse building. Comprehensive Development District No. 126 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

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

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant development permit area 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 six (6) townhouse dwelling units as sited on the survey plan prepared by Island

Land Surveying Ltd., stamped "Received January 28, 2020" and consistent with the architectural plans provided by Christine Lintott Architects, stamped "Received February 19, 2020", and the landscape plan by Imagine Garden Design and Landscapes stamped "Received March 4, 2020" at 937 Colville Road [PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

VIII. NEXT REGULAR MEETING

Wednesday, April 8, 2020

IX. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE
MINUTES OF FEBRUARY 12, 2020
ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Bev Windjack	David Van Stolk
	Graeme Verhult	Robert Schindelka
	Roger Wheelock (Chair)	Cst. Greg Shaw (non-voting)
ABSENT:	Ally Dewji and Tim Cottrell	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Trevor Parkes, Senior Planner Alex Tang, Planner	
COUNCIL LIAISON:	Councillor Meagan Brame (regrets) Councillor Jacob Helliwell (regrets)	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 2:30.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF AGENDA

Moved by Robert Schindelka, seconded by David Van Stolk: That the agenda be approved. **Carried Unanimously**

IV. ADOPTION OF MINUTES – SEPTEMBER 11, 2019

Moved by Bev Windjack, seconded by David Van Stolk: That the minutes of the December 11, 2019, meeting be adopted as circulated with two amendments. First change "Tutor" to "Tudor" and second, change "muttons" to "muntins". **Carried Unanimously**

V. STAFF REPORTS

1) Rezoning
Proposed six-unit stacked townhouse
876 Dunsmuir Road

Wil Peereboom, Victoria Design Group, and Jim Penner, owner provided an overview of the Rezoning Application for 876 Dunsmuir Road. There will be two two-bedroom units on each of the three floors for a total of six units.

Commission comments and questions included (Response in italics):

- What is on either side of the property? *On the left is a larger single family dwelling and on the right is a single family dwelling.*
- Can you walk us through the decision making process for the setbacks? *The overall mass is not that different from a large duplex. The front setback is in line with the building 200 m down the street. We tried to make the units have a street presence.*
- Did you look at alternative options for parking? *We looked at car sharing but this is not a big enough building.*
- Did you consider putting parking under the building? *In order to get the two suites in front, I would have to drop down a fair bit to get parking. I would have to lose the two lower affordable units.*
- This is quite a diversion from townhouse rezoning. Does not leave much room

for landscaping. It is a big push on the lot coverage. It looks tight and very urban. *We augmented some of the site coverage with larger decks and roof decks. The project follows the OCP.*

- The front setback is important. Open space is very much a part of the street. Most of the open space is parking.
- How many parking stalls are proposed? *There will be 7 for 6 units.*
- Concern about overflow parking.

RECOMMENDATION

Moved by Robert Schindelka and seconded by Bev Windjack, that the Design Review Committee recommends **that Council deny the application** on the basis that it exceeds the RM 3 zoning based on the large amount of lot coverage, setbacks, and parking. **Carried Unanimously**

2) Development Permit
899 Esquimalt Road

Farzin Yadegari of Farzin Yadegari Architecture Inc. provided an overview of the project. Babak Nikbakhtan, Managing Director and Partner with Lexi Development provided an overview of the proposed art work on the east wall.

Commission comments and questions included (Response in italics):

- What type of art will be on the east wall? *We have not yet spoken to any indigenous artists. There is only a few centimeters of space to work with between the wall and the property line.*
- Will the public art be coming back for a development permit?
- How does the vegetation under the trees work? *The landscape plan on the presentation is the up to date one.*
- What are you using for the green walls: Are they going up 9-storeys? *We have done some research with green over grey. We need to further discuss it to see how practical it would be.*
- It is an important detail to understand the wall treatment. I think you will find that grey over green is not financially practical.
- Contact the Victoria Police Department regarding graffiti and the climbablity of the lattice.
- Due to the westerly winds in the summer, the penthouse will probably require a wind break.
- What is the green stuff shown on the drawings – is it grass? *It is all ground cover such as mahonia and cedum.*
- What are the amenities for this project? *The most important amenity will be the medical centre which will be located in the commercial space*.
- The round elements are a bit inconsistent with the rest of the building.
- The east elevation is difficult to deal with and lower level of west elevation.
- Grey over green is not good economics.
- We have an elevation with no information.
- There is a concern if First Nations art would be covered up in the future by a taller building on the property to the east.

RECOMMENDATION

Moved by David Van Stolk and seconded by Robert Schindelka, that the Design Review Committee **recommends that Council approve the application** subject to the applicant providing council with a detailed design for both the east facing wall and the

west facing wall at the parkade level noting that the Design Review Committee has concerns about the economic viability of the proposed green over grey treatment on the east wall. **Carried Unanimously**

3) Development Permit
Esquimalt Gorge Park Multi-purpose Community Centre

Richard Iredale from Iredale Architecture provided an overview of the project.

Commission comments and questions included (Response in italics):

- There was a concern expressed by the Committee about how people in wheel chairs will access the building. *The building will be accessible and has an elevator.*
- There was some concern about the meandering path into the *building. This gives you time to rest your mind between the parking lot and the building. As you come up the walkway you will see the pond. The building reveals itself in steps.*
- The Committee expressed concerns that what was described was not what was illustrated on the landscape plan. *More detail will be provided for Council.*
- The Committee expressed concerns about the entry sequence experience. You would go through a Shinto Gate and the cross a road. *Perhaps the gate is not in the right place.*
- The Committee expressed concerns about crime. *The Township is* currently working on the operation plan. CCTV is proposed. The are familiar with the problems and are working with the Victoria Police Department
- What will the reflecting pond be lined with? Are there planting in the ponds? *The bottom of the pond is a black slate to maximize reflection – There will be no water lilies or fish.*

RECOMMENDATION

Moved by Robert Schindelka second by _____ that the Design Review Committee **recommends that Council approve the application** subject to the applicant providing Council with a new landscape plan that includes a species list and reflects the intent of the programming of the arrival experience. In addition, the Committee recommends that the plans be given a Crime Prevention through Environmental Design review. **Carried unanimously**

VI. MOTION TO ADJOURN

Moved by Graeme Verhult and seconded by Robert Schindelka that the meeting be adjourned. **Carried Unanimously**

VII. NEXT REGULAR MEETING

Wednesday, March 11, 2020

CERTIFIED CORRECT

_____ _____
CHAIR, DESIGN REVIEW COMMITTEE CORPORATE OFFICER
THIS 8th DAY OF APRIL, 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: March 11, 2020

STAFF REPORT

DATE: March 5, 2020

TO: Chair and Members of the Design Review Committee

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

SUBJECT: **Development Permit Application - 937 Colville Road**
PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277

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 six (6) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., stamped "Received January 28, 2020" and consistent with the architectural plans provided by Christine Lintott Architects, stamped "Received February 19, 2020", and the landscape plan by Imagine Garden Design and Landscapes stamped "Received March 4, 2020" at 937 Colville Road [PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277], 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 proposing six (6), two bedroom strata dwelling units, to be built in a single, stacked style townhouse building. Comprehensive Development District No. 126 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

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

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant development permit area 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: Ryan Jabs, Lapis Homes Ltd.
Owners: Ryan Jabs, Lapis Homes Ltd., Inc. No. BC1063135 and Jesse Cooke, 1156835 B.C. Ltd., Inc., No. BC1156835

Surrounding Land Uses:

North: Two Family Residential [RD-3]
South: Single Family Residential [CD-32]
West: Ten (10) Townhouses [CD-112] – under construction
East: Single Family Residential / Meditation Centre [CD-70]

Existing Zoning: Comprehensive Development District No. 126
Present OCP Designation: Townhouse Residential

Zoning and Parking

The following chart summarizes many of the requirements contained within Comprehensive Development District No. 126 (attached).

	CD No.112 Zone
Units	6 units
Floor Area Ratio	0.68
Lot Coverage	33 %
Setbacks • Front • Rear • Interior Side [East] • Interior Side [West]	 2.3 m 13.7 m 3.1 m 5.4 m
Building Height	9.1 m (variance requested to 9.47 m)
Off Street Parking	Ratio 0.8 (5 spaces total) 1 Visitor

Note: Siting exceptions allow reductions to the setbacks for decks and exterior stairs.

A 0.4 metre variance to the permitted height has been requested in order to accommodate some grading issues on site and also maintain the livability of the lower floor units, with good sized windows providing light to the lower floor units.

Official Community Plan [OCP]

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

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

OCP Section 18 Development Permit Area No. 1 – Natural Environment

18.5.1 Lands Free of Development
This site is well away from local waterways so these guidelines are not applicable (NA).

18.5.2 Natural Features
This site currently has few existing natural features. Some alteration of the topography and removal of some soils is advantageous to facilitate the placement of the proposed building.

OCP Section 18.5.3 Biodiversity
The mix of native and ornamental vegetation and the proposed water feature (rain garden) have the potential to offer greater habitat to local species than the sparse vegetation (turf grass) that exists on the site currently. Any native soil that can be saved on site could assist with the successful establishment of native and ornamental plant species.

OCP Section 18.5.4 Natural Environment
Vegetation will contribute to a positive urban environment buffering noise levels and absorbing air pollution from traffic. Lighting can be chosen and sited to minimalize light pollution levels, while still providing for safe movement on site.

OCP Section 18.5.5 Drainage and Erosion
The proposed addition of (*eleven*) more trees on site should help with drainage. The addition of larger conifers, where feasible, would contribute further towards absorption of precipitation in winter months.

OCP Section 18.5.7 Native Bird Biodiversity
The proposed mix of species types and sizes should support the goal of increasing habitat for native bird populations. The addition of larger native tree species contributes to improved shelter for native birds.

OCP Section 19 - Development Permit Area No. 2 – Hazardous Conditions [Tsunami]
This site appears to not be included within the latest identified tsunami inundation area.

OCP Section 23 - Development Permit Area No. 6 - Multi-Family Residential Guidelines
The applicant has demonstrated that fit with the neighbourhood in terms of size and siting of buildings have been thoughtfully considered; as has privacy, and the pedestrian environment on Colville Road. The location close to the sidewalk has been mitigated by the addition of vegetation and the reduction of the staircase size.

OCP Section 24 - Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction
24.5.1 Siting of buildings and structures
Site configuration has limited the layout options for these townhouse buildings. In our increasingly warm climate, east facing walls will likely become the most desirable for solar gain in the morning, while limiting hot southern and western light penetration could be seen as desirable.

24.5.2 Form and exterior design of buildings and structures.
The form allows for energy conservation, will be built to BC Energy Code Step 3 (covenant requirement) access at several locations for pedestrians. If the future strata are interested in supporting a mini-library, the location by the front stairs could inspire neighbourly interaction.

24.5.3 Landscaping

The landscape plan appears to meets the intent of the guidelines in this section, while balancing the needs for on-site parking.

24.5.4 Machinery, equipment and systems external to buildings and other structures
Exterior lighting is being designed to be low impact and for safety. HRV system to be utilized, and will be built to Energy Step Code level 3 (covenanted item). Car share vehicle will be available at 955 Colville Road when that development is completed.

24.5.5 Special Features
Wood and durable building materials are being proposed locally sourced where possible. Some recycling of the existing building materials where feasible.

OCP Section 25 - Development Permit Area No. 8 – Water Conservation

25.5.1 Building and Landscape Design
Having a fairly compact three storey design allows more site area to be available for permeability. The swale's location in the south-east corner should assist in the capture of stormwater from the driveway and a portion of the roof leaders are being directed in this location, with an overflow to accommodated heavier rain events.

25.5.2 Landscaping – Select Plantings for Site and Local Conditions
It appears that site conditions have been considered in the choice of plantings.

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping)
Proposed landscaping includes a rain garden, plantings and a landscaped strip in the driveway that will help water slowly absorb into the soils on site. The rain garden in particular would hold water from each precipitation event and facilitate slow absorption, thereby lessening pressure on local stormwater systems.

25.5.4 Landscaping – Water features and Irrigation systems
Automated irrigation system is proposed.

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 by the APC submission deadline:

Building Inspection: 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.

Engineering Services: Engineering has completed a preliminary review of the proposed development at 937 Colville 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 sidewalks 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. A fire department lockbox will be required for the common room (bike storage), and a pre-construction safety plan will be required at building permit stage.

Design Review Committee [DRC]

The rezoning application for this proposal was considered at the regular meeting of the DRC held on Wednesday, February 13, 2019.

The DRC recommended the following:

> That the application for a rezoning, …be referred back to the Design Review Committee with a design more consistent with the RM-3 Zone, specifically for lot coverage and height, and with parking more consistent with the neighbouring development, for the reason of better integrating the development into the neighbourhood.

Advisory Planning Commission [APC]

The rezoning application for this proposal was considered at the regular meeting of the APC held on Wednesday, May 21, 2019.

The APC recommended the following:

> That the application for a rezoning, …be forwarded to Council with a recommendation to approve subject to Council considering requiring more green space because the project fits into the neighbourhood but seems to lack green space.

ALTERNATIVES:

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

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

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

Lapis Homes Ltd.
1560 Oakland Ave.; Victoria, B.C.; V8T 2L2
Phone 250-413-7121
ryanjabs@lapishomes.com
www.lapishomes.com

LAPIS HOMES

January 24, 2020

Dear Mayor and Council,

Thank you, once again, for approving my rezoning application at 937 Colville. I am submitting the attached application for a development permit and height variance to build these six two-bedroom townhouses.

Since you're familiar with this project from the rezoning process, I'll provide a short summary of the project and highlight some of the changes we've made since rezoning.

I believe these units will appeal to working professionals, people who are downsizing and couples who might be starting a family. These townhouses will provide a non-condo alternative, in a great neighborhood, with a short, active commute to where people work and play. Some of the benefits of this project include:

- Six quality built two-bedroom units with balconies or patios
- A development that provides opportunities for residents to live without a car
- A rain garden area that will be both a comfortable sitting space and an effective storm water management tool
- A large bike storage room
- A pair of strata-owned e-bikes to encourage commuting with electric bicycles, as well as foster community within the building
- An extensive landscaping plan with a proposed 11 new trees (the previous site had none)

The two main changes that I'm proposing include a detailed storm water management system under the rain garden and a variance to increase the height of the building by approximately 0.5 meter to accommodate the depth of the municipal pipes in the right of way on the west side of this property.

We've also made a number of adjustments to the landscaping plan – which we can discuss during the council meeting – for the new storm water system and to address the grading changes.

Municipal pipes location leading to proposed height increase:

As noted on our civil drawings, there is a municipal sewer and storm pipe, serving the residents of Reeve Place, which runs down the west side of 937 Colville beneath our proposed driveway.

To avoid any surprises during construction, we excavated the pipes to determine their depth. Unfortunately, these pipes are closer to the surface and about a meter higher than we had anticipated.

My architect and civil engineer determined that the best option is to leave the pipes where they were and raise the proposed grade of the site. As a result, the driveway is higher, and the lower unit entrances were going to be about 2.1 meters (a little over 7 feet) underground, creating a fairly major livability challenge for those units.

We're proposing to raise the building by about a half meter (around two feet) to improve the natural lighting and livability of those units.

The benefit in doing this (beyond livability) is that we're now working more effectively with the natural grade of the site, which slopes downhill from west to east, and it will no longer require as much excavation or as high retaining walls at the side and rear of the property. This will improve the look of the building and of the rear parking area from the street. In addition, the patios on the western side of the building are now at grade, further improving the lighting and livability of the lower units.

Stormwater management system

The other major change I'd like to highlight is that beneath our tree-lined and shaded raingarden, we are proposing to install a rainwater collection system which will store, filter and slow rain water that falls on the parking area and part of the roof (the higher grade allows us to direct rainwater from the parking area to the raingarden). This is an important improvement as we are increasing the hardscape on the site with the addition of these new homes.

Thank you for taking the time to read through this letter and for reviewing this proposal. I look forward to discussing this project with you and with your staff, as we work to provide more housing for people in the Township.

Take care,

Ryan Jabs
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ryanjabs@lapishomes.com
www.lapishomes.com

Jesse Cook
250-216-0052
jessercook@gmail.com

"If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places." - Fred Kent, Project for Public Spaces

Township of
ESQUIMALT

DEVELOPMENT
SERVICES

RECEIVED
JAN 27 2020
CORP. OF 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 TBC	937 Colville	Lapis Homes

Section B

No.	Guideline	Comments (Please complete with NA where not applicable)
18.5.1	**Lands Free of Development**	
1	Land within 7.5m of the high watermark of the Gorge Waterway shall be retained in as natural a state as possible. Where the land has been previously altered, the area shall be restored with native trees and plants	N/A
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	N/A
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	N/a

DPA No. 1: Natural Environment

4	Replacement of, expansion of, densification and intensification of the use of existing buildings within 20 m of the high watermark of the Gorge Waterway is discouraged; detached accessory dwelling units are strongly discouraged in this location.	N/A
5	Replacement of, expansion of, densification and intensification of the use of existing buildings within 10 m of the high watermark of the Strait of Juan de Fuca is discouraged and detached accessory dwelling units are strongly discouraged in this location.	N/A
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	No trees being removed on site.
7	Consider the use of conservation covenants for areas having high ecosystem conservation values. Property owners are encouraged to work with local land trusts to protect natural features and valuable habitat areas through land covenants.	N/A
18.5.2	**Natural Features**	
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	No trees being removed. Will use existing soil as much as possible on site.
2	Preserve and enhance native tree and shrub clusters that overhang the waters edge as these provide shade, protection and feeding habitat for fish and wildlife.	N/A
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	Proposing to build up western side of the property for cover over municipal right of way, which will reduce the need for higher retaining walls. No blasting expected on site.
4	Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	Proposing fewer and smaller parking spaces to allow us to build an effective rain garden which will provide some storm water management for the site.

DPA No. 1: Natural Environment

5	Design new development and landscaping to frame rather than block public views.	Proposing landscape at the front and sides of the property that will soften and frame the building and provide positive mental health benefits of residents and neighbours.
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.	We will use existing soil as much as possible on this smaller site.
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.	Have chosen a number of native plant species in our landscaping plan (see plan and green checklist), mixed in with aesthetically interesting non-native species.
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.	We're proposing trees and vegitation out front to soften the building, with parking and hardscape in the back.
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.	We chose trees and perennials that can perfom well in both part shade to full sun. All the plants (except the moss in the driveway) require equal amounts of irrigation so no one plant shall suffer
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.	Plantings and trees are mostly evergreen varieties so can provide some source of all year habitat/food. We considered a food garden but decided to go with a rain garden and storm water mangement system instead.
5	Encourage native plant and food gardens to spill from private land into boulevards.	While there is no municipal boulevard here, we have chosen a few different plants, yews and English Laurel trees to transition from the bulding to the sidewalk, to soften the building and the concrete.

0DPA No. 1: Natural Environment

6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	We're proposing a variety of plants and trees. No grass on site for lower maintenance and care.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	
8	Avoid using fast-growing non-native plants to cover and retain soils as they may become invasive and a constraint to the establishment of other plants.	Proposing a variety of native and non native plantings throughout the property that should compliment each other.
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).	The site is tighter and falls downhill from west to east, so the storm pipe is located on the east side of the building. We're anticipating that it will be at minimum of 0.5 m below the grade and aroun .75m-1m below the magnolias.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	We've reviewed the site a number of times to include as much plantings as possible in the area, while keeping sufficient space for soil and roots.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	Rain garden proposed with stormtech underground storage and gravel/rock above ground storage to reduce impact of stormwater in area and enhance the habitat/common strata spae.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Installation will be to the Canadian Landscape Standards.
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.	Proposing vines, shrubs and other planting on some exposed concrete retaining walls, where we have the space for them.
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 use exterior lighting fixtures that minimize the impact to residents and neighbours with 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.	Proposing trees at the front of the property that will help with this.
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.	Proposing 11 trees on site to help with water absorbtion, reduce pollution and to soften the building and hardscaping.
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.	Designed a stormwater retention system in the rain garden area to slow and store storm water runoff from the driveway and half the roof and reduce the impact on the stormwater system.
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.	See above. No public space next to 937 Colville.
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.	See above. Hardscape will be directed to softscape and rain garden area wherever possible.

[redacted]

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.	Proposing brick pavers, which provide a small amount of permeability, and a landscaping strip in the middle of the driveway to enhance stormwater infiltration. Parking area will be graded to direct water to the rain garden area.
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.	Will provide new top soil and mulch on all planting areas. Also proposing some mass plantings which will help with early water retention.
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.	Detailed rain garden designed for site to reduce surge of stormwater during rain events.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Some mass planting techniques being used to ensure good vegation coverage from occupancy.
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).	Rear yard is 100% grass. Front yard unable to be retained for driveway and building.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Proposing trees at the front of the project, as well as plantings down the side of the lots to enhance pedestrian experience. Should compliment side lot plantings on neighbouring project at 955 Colville.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Proposed plan has some vertical structure where possible. Smaller site, so challenging to create too much of this.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	See above.
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Will install blinds in all windows.
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Yes.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 2: Protection of Development from Hazardous Conditions

Area

All lands located within the inundation area as calculated by the most recent Tsunami modeling program are designated as part of Development Permit Area No. 2 – Protection of Development from Hazardous Conditions.

Designation

Development Permit Area No. 2 is designated for the purpose of establishing objectives for:
Section 488 (1) (b) protection of development from hazardous conditions.(Note: For DPA justifications and exemptions please refer to the Official Community Plan, page 82.

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 TBC	937 Colville	Lapis Homes

Section B

No.	Guideline	Comments
1	No building intended for the occupation of people shall be built within an area directly impacted by a tsunami.	na
2	Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.	na
3	Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami walls, sea walls, and other similar structures is encouraged.	Using plantings, trees and vines to break up large walls and make building and site approachable and visually appealing.
4	The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	Will use contruction materials where possible and practical that will reduce impact on water.
5	Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.	Expecting to use masonry walls for retaining around rain garden area to improve visual interest.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 6 Multi-Family Residential

Area

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

Designation

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

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

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

Section A

Application No.	Project Address	Applicant Name
DP TBC	937 Colville	Lapis Homes

Section B

No.	Guideline-	Comments
1	The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.	Proposing a building that we believe will scale down from the three storey development on the corner to the two storey Buddhist temple next door. Proposing to build closer to the curb to hide parking and as a benefit to foster community engagement and interaction between residents and with neighbours
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.	Building is loaded to the front of the lot, which will reduce impact on neighbouring townhouse behind. Buddhist temple is not residential so outdoor spaces and balconies along eastern property line will have minimal impact there.
3	High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.	N/A

Township of ESQUIMALT

DEVELOPMENT SERVICES

DPA No. 6 Multi-Family Residential

4	Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.	Proposing landscaping down the sidelot, which should provide some screenage in rear parking. Also including as many trees and other plantings as possible along the front to soften the building and make it more engaging from the curb.
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.	N/A
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	N/A
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible .	No public view corridor impacted.
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	Building will be more than a half storey below grade on west side of the lot as lot slopes west to east.
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Will retain as much soil as possible to use on site. No trees impacted.
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.	While I now conform to this OCP requirement, it reduces innovation in townhouses. I would enocurage it to be removed and would be happy to discuss this with interested folks.
11	Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.	See DPA 1
12	Avoid excessively long blank walls adjacent to public streets.	Building is broken up by landscaping, windows, stairs and various siding materials. Rear retaining wall has been lowered and we're proposing to plant vines and other landscaping features to mask.

DPA No. 6 Multi-Family Residential

13	Use architectural emphasis to define street corners.	N/A
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	Absolutely! Living room windows, doors, balconies overlook the street and are close to the curb, which should help improve neighbourhood safety and community. We will also install blinds on windows so residents can close them when they want more privacy.
15	Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction .	Balconies and patios will provide some interaction with street. Entrances for the front units accessed through stairs and a landing that could provide some good itneraction between residents and passerbys. Lower units accessed at grade, as dealing with challenge of municipal pipes located in the right of way along western prr
16	Use of indigenous and adaptive plant species is encouraged.	See DPA 1
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	See DPA 1
18	Wherever possible, outdoor storage and parking areas should be screened from view.	Parking for the most part is behind the building. One parking spot will be visible from the street, but it will be partially screened (and distracted from) with plantings along the side lot.

DPA No. 6 Multi-Family Residential

19	Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following: • Install a vertical trellis in front of the wall with climbing vines or other plant material. • Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening. • Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface. • Employ quality materials of different textures and colours to make the wall more interesting visually. • Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest. • Incorporate walls into a patio or sidewalk café space. • Terrace (step down) retaining walls.	See Q 12 above.
20	Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.	Front stairway will include a landing, which could help foster community. Underside will be planted with shrubs or vines to soften landing area and underside of stairs.

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 TBC	937 Colville	Lapis Homes

Section B

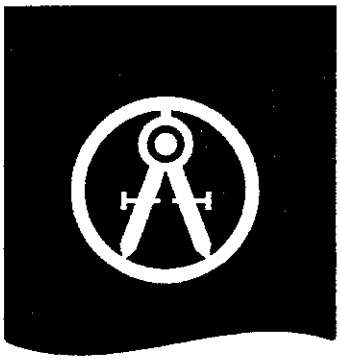
No.	Guideline-	Comments
24.5.1	**Siting of buildings and structures**	
1	Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.	Site limits a different orientation of the building. However, the building naturally had decent solar gains and performed well in our energy modelling.
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.	Stacked units with shared walls & floors is one of the best forms of design for compact, energy efficient design. Of particular interest the internal solar heat gains of this design make up approx 50% of the buildings usage. This number drops to 23% in a similarly sized single family home.
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.	NA

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.	Proposing trees at the front of the property to increase the urban forest tree canopy cover and soften the building.
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	We've included landscaping wherever possible on this site and have layered it to provide visual interest and better water retention.
7	Provide intuitive pedestrian access to storefronts and businesses with site connectivity to nearby amenities and services to help promote walking and the use of other active transportation modes.	N/A
8	Provide usable outdoor amenities such as seating, food gardens, mini-libraries, and play spaces in semi-public areas to enhance the experience of walking and recreating in the neighbourhood.	The need to put parking at the rear of the property limits our space out front... although I really do like this concept.
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.	Including trees, in a layering of landscaping, at the front of the building to soften and reduce impact.

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

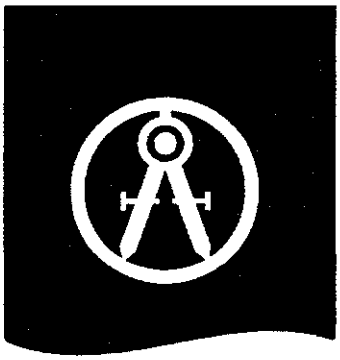
24.5.2	Form and exterior design of buildings and structures	
1	Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	Limited in how we orient the building or roof. However, plenty of space on east and west side for future solar panels.
2	Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.	
3	Place more windows on the south side of buildings to increase solar gain, and fewer/ smaller windows on the north side to minimize heat loss.	We've placed windows as necessary to provide as much light as possible to residents and reducing heat loss.
4	Use roof over-hangs, fixed-fins or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.	Roof over-hangs and balconies will provide some shading. Landscaping and trees will provide additional shading.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	We will install interior blinds that can be controlled by residents.
6	Provide building occupants with control of ventilation; i.e. windows that open.	Yes.
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	Not planning skylights at this point as attic space is proposed for storage.
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.	Minimal space for food producing gardens, with our proposed rain garden. However, this is a five minute walk to Esquimalt's community garden which may provide options for some residents.
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	Pitched roof and site spacing won't allow this.
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.	No plans for tinted or reflective glass.



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.	N/A

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.	Proposing trees and other landscaping along the front to provide some natural delight for neighbours. This will compliment proposed landscaping at 955 Colville.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	We've received a reduction in the parking numbers to allow from some landscaping and open space in the rear yard.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	We will keep as much of the material on site as possible.
4	Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Limited space on rear lot for trees, but building will be partly shaded by developments and landscaping to the south and southwest.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	See 4.
6	Strategically place coniferous trees such that they can buffer winter winds.	We are not proposing any coniferous trees, as we have limited root space and area for these types of large tree.
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.	No trees being removed. Proposing a number of trees that will work on this lot with limited space and root zones.
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.	See DPA 1



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.	We're limited in the space we have for planting, but have considered this in our landscaping design.
10	For commercial areas, strategically increase green space between buildings, allowing room for landscaped pathways to improve the pedestrian experience, promote walking, and provide for improved light penetration on to sidewalks.	N/A
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	We're proposing trees wherever possible. Trees being installed in neighbouring development lot line will also provide shading, reduce the heat island effect and store carbon from our proposed parking area.

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.	All lighting will be low-energy and long life span. Lighting designed only to provide safety on the site and reducing impact for residents and neighbours. This will include motion lighting at lower entrances that can be controlled by residents.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	We considered using heat pumps, but site does not allow it. However, we will install HRV systems and use exterior insulation and a good air barrier system to meet step 3 of the step code (as committed to in covenant).
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	The orientation of the front and lower units provide a number of "eyes on the street," or natural surveillance which should reduce vandilism and improve safety.
4	Design for on-site heat recovery and re-use of water.	HRV systems will be used and we will build to step 3 of the step code.

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.	N/A
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.	N/A
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	Residents will have memberships to Modo car share, with convenient access to the car share going in next door.

24.5.5	**Special Features**	
1	Select building materials that have been shown to have a high level of durability for the use intended.	Proposing fibre cement board which is generally durable, tile, hard stone counters and laminate or wood flooring. Bedrooms will likely be carpetted to improve comfort and reduce noise transfer between units.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Wood framed building and will as much as possible be sourced locally.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	We will source our products through home lumber and Slegg who use some locally manufactured building materials. We will also likely source our windows from a B.C. manufacturer.
4	Reuse of existing buildings and building materials is encouraged.	We will work with Habitat for Humanity's restore and provide as much existing building material to them as possible.
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	I will consider this during construction.

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.*

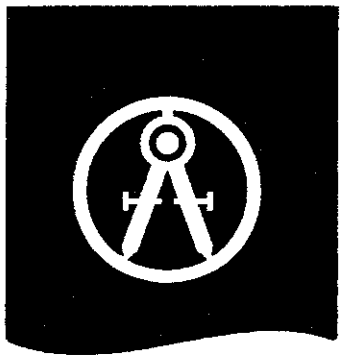
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	937 Colville	Lapis Homes

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.	See civil drawings for rain garden and stormwater retention design
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.	Using as much absorbent landscaping and trees as possible.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Raingarden area is expected to capture at least half the water on the roof.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Rain garden designed for southeast corner and will collect runoff from parking area and half the roof.



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.	We're limited because of the parking requirements and the site spacing, but are grading the site to collect as much of the water as possible in the soft scape, rain garden area and landscaping strip in the middle of the driveway.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	Landscaping area has as much pervious and planted areas as possible.
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.	No public spaces next door.

25.5.2	**Landscaping- Select Plantings for Site and Local Conditions**	
1	Retain existing native trees vegetation, and soil on site.	See other DPAs
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.	Mixing some native plants in with non-native plants, as noted in other DPA forms.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Landscape designer considered this in selection
4	Group plants with similar water needs into hydro-zones.	Considered this as part of landscape design.

Township of ESQUIMALT

DEVELOPMENT SERVICES

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.	No existing trees on site. Proposing 11 new trees to naturally absorb water and provide shading for site.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	See other DPA forms.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	We're proposing to use the entire site for landscaping, parking area and building. We will keep and reuse as much of the natural soil as possible.
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.	Site is limited in where we can place civil servicing lines as it slopes from west to east and has a muncipal storm and sewer line running down the west side. Water line comes in under driveway. Storm pipe needs to come from the rear rain garden area.
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.	Plan is to use quality top soil and mulch in all landscaped areas.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Plan is to do this throughout. Gravel or permeable rocks in areas that may have high use.
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.	As noted in other DPA forms, expectation is to have good coverage on occupancy.

Township of ESQUIMALT

DEVELOPMENT SERVICES

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.	Plan is to irrigate with an automated system.
2	Incorporate stormwater retention features into irrigation system design.	Challenge to do this and provide proper site storage and drainage from the rain garden.
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.	Plants to be installed to CL standard.

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? Will build to step code 3 or equivalent. See next q.

2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? **Yes** / No
Building has been modelled by an energy modeller and we will build to step 3 of the code, according to his model.

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

4 What percentage of the existing building[s], if any, will be incorporated into the new building? We'll look to reuse fill, rock and landscaping materials, as well as retaining walls and existing fencing, as much as possible. We'll also look to find places for the appliances, furnace and any potential fixtures pre demolition. 0-10 %

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. Fill will come from on site, as well as local quarries, wood will be sourced through Slegg or Home Lumber

6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? **Yes** / No
I'll work with my framer to take advantage of advanced framing techniques wherever it makes sense and to improve insulation and air barrier.

7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? Wherever possible. We will be most likely be sourcing wood locally through Slegg or Home Lumber

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
The building will not be air conditioned, as there's no space for AC. We are considering our insulation options and will use materials that allow us to meet our energy goals, with as few CFCs and HCFCs as possible.

9 List any products you are proposing that are produced using lower energy levels in manufacturing.
Engineered wood flooring, ceramic tiles for backsplashes and bathrooms. Locally sourced wood and bricks.

10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Yes / No
Will look at using recycled materials where it is supplied.

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? We haven't picked appliances, but they will meet or exceed the Building code — Yes **No**

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

14 Does your project use dual flush toilets and do these exceed the BC Building Code requirements? We have not yet chosen toilets, but they will be low-flow. — Yes **No**

15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? We will use low flow shower heads, which will be determined in pre-construction phase — **Yes** No

16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? We will use low flow faucets and try to exceed the code. — **Yes** No

Storm Water

17 If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] — Yes No **N/A**

18 Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? Yes. Also see rain garden/swale in landscaping plan which will be used for some roof water as well as parking area run-off — **Yes** No N/A

19 Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. Storm water from the parking area and half of the roof will be directed and collected in rain garden, which will slow and filter water, and reduce impact on storm system. — **Yes** No N/A

20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? Rain barrels would be a challenge because of the site layout and aesthetics. — **Yes** No N/A

21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. Yes, as noted above, runoff from parking area will be directed towards the rain garden and filtered through gravel/material there. — **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? Approx. 20 %

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? Yes. We are proposing 11 new trees for the site, including a couple dogwoods

27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? **Yes** No N/A
They will, both from the neighbouring new development, as well as trees planted on this lot.

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
We have proposed some native plants including nootka, mahonia, ferns, dogwoods and napita mixed in with non-native to provide visual interest

30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? **Yes** No N/A
The moss, tufted grass, morning light and nepeta are drought resistant

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
Proposed English ivy is to be used to cover rear wall and fence. Will be maintained to stay within yard. Willing to suggest alternative.

33 Will topsoil will be protected and reused on the site? **Yes** No N/A
Some soil will be used to build up site where possible.

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? Yes. We are working with Adapt energy to build to Step 3 of the step code.

35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? **Yes** No N/A
Yes, and we will consider this with our energy advisor. We are restricted by the site size and layout.

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? 50-70 %
Units are smaller and will have plenty of windows in living areas to maximize natural light.

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. We considered heat pumps but do not have space on site or on the building for compressors. However, to acheive step 3, we will be installing heat recovery ventilators in each of the units.
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____

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
Not cost effective at this time. But will be convertible as price of solar panels come down.

40 Do windows exceed the BC Building Code heat transfer coefficient standards? **Yes** No N/A
Will determine exact windows as part of our step code analysis. Likely to be higher end double pane windows.

41 Are energy efficient appliances being installed in this project?
If so, please describe. We will likely install some or all energy star appliances within budget.

42 Will high efficiency light fixtures be used in this project? **Yes** No N/A
If so, please describe. All will be LED bulbs

43 Will building occupants have control over thermal, ventilation and light levels? **Yes** No N/A

44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? **Yes** No N/A

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

Air Quality

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

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	[Yes]	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. Paints and adhesives wherever possible.	[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? This is possible, but we will likely go with carpet on bedroom floors to reduce sound transfer between units.	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. We will use as much of the rock, fill and leave retaining walls where possible. We will also work with Habitat for humanity to see if they can use any materials in the house.	[Yes]	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. Foundation wood will be reused for building, as well as rock and fill from site.	[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? Considering setting up a bit of a recycling area to separate cardboard and recyclables from construction waste.	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? We'll have a ramp coming down from the front of the building to the first floor for both mobility devices and bicycles.	[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! We'll have excellent secured covered parking for bicycles.	[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 We'll provide one-year transit passes for two units without park spots or offer them an equal credit for an e-bike/bike shop
- ☒ car share memberships Car share will be located next door and memberships will be provided to each unit.
- ☒ shared bicycles for short term use We will include two strata owned electric bikes that can be used by residents.
- ☐ weather protected bus shelters
- ☒ plug-ins for electric vehicles We will wire up parking area for electric chargers for future charging units.

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.

937 Colville Road

APPLICATION FOR REZONING & DEVELOPMENT PERMIT

LEGAL DESCRIPTION: LOT 4, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 6277

SITE COVERAGE

STRUCTURE 224.8/
LOT AREA 640.6
0.351

35.0%

OPEN SITE SPACE

STRUCTURE 224.8+
PARKING LOT & DRIVEWAY 223.6
TOTAL 448.4 m. sq.

LOT AREA 640.6-
TOTAL ABOVE 448.4
OPEN SITE SPACE 192.2 m. sq.

OPEN SITE SPACE 192.2/
LOT AREA 640.6
0.300

30%

TOTAL RESIDENTIAL UNIT AREAS
(MEASURED IN INSIDE FACE OF EXTERIOR WALLS, INTERIOR STAIRS NOT DOUBLE COUNTED)

UNIT 1	72.3 SQ.M./778 SQ.FT.
UNIT 2	72.7 SQ.M./782 SQ.FT.
UNIT 3	69.1 SQ.M./744 SQ.FT.
UNIT 4	68.8 SQ.M./741 SQ.FT.
UNIT 5	73.1 SQ.M./787 SQ.FT.
UNIT 6	72.5 SQ.M./780 SQ.FT.

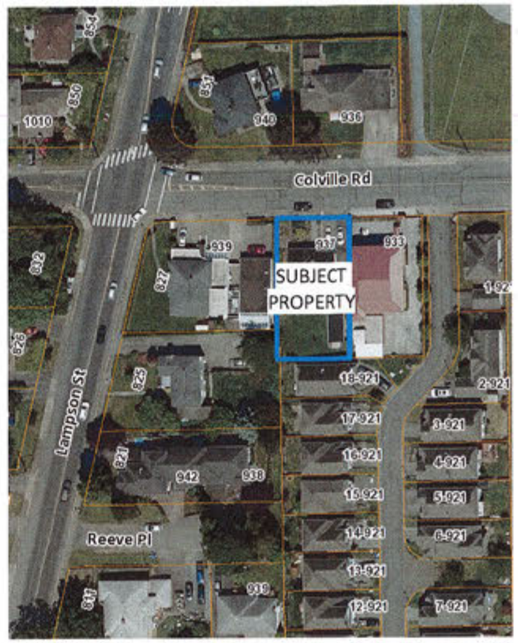
TOTAL FLOOR AREAS
(MEASURED INSIDE FACE OF EXTERIOR WALLS)

LEVEL 1	137.90 SQ.M./1485 SQ.FT.
LEVEL 2	137.35 SQ.M./1478 SQ.FT.
LEVEL 3	150.10 SQ.M./1616 SQ.FT.
TOTAL FLOOR AREA	425.35 SQ.M./4579 SQ.FT.

REZONING PROJECT INFORMATION TABLE

	PROPOSED	EXISTING ZONING
ZONING	SITE SPECIFIC	RS-1 SINGLE FAMILY RESIDENTIAL
SITE AREA	640.6 sq. m.	640.6 sq. m.
TOTAL FLOOR AREA	425.35 sq. m.	-
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.66:1	0.35:1
SITE COVERAGE	35.0%	30.0%
OPEN SITE SPACE	30%	-
HEIGHT OF BUILDING	9.47m	7.3m
NUMBER OF STOREYS	3	2 STOREYS WITH NO BASEMENT 1 1/2 STOREYS WITH BASEMENT
PARKING STALLS ON SITE	5 (4 Residential & 1 Visitor)	1 SPACE PER DWELLING UNIT
BICYCLE PARKING NUMBER	12 - CLASS 1 BICYCLE STORAGE 2 - CLASS 2 BICYCLE PARKING	-
BUILDING SETBACKS		
FRONT YARD (SOUTH)	2.29m TO MAIN LEVEL BLDG FACE 0.09m TO STAIR	7.5m
REAR YARD (NORTH)	13.45m TO MAIN LEVEL BLDG FACE 12.41m TO STAIR	7.5m
SIDE YARD (EAST)	3.1m TO MAIN LEVEL BLDG FACE 0.98m TO BALCONY	3.6m
SIDE YARD (WEST)	5.40m TO MAIN LEVEL BLDG FACE 3.70m TO BALCONY	3.6m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BEDROOM
GROUND ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA	68.8 sq. m.
TOTAL RESIDENTIAL FLOOR AREA	425.35 sq. m.



CONTACTS

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ARCHITECT

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250-384-1969

CONTACT: CHRISTINE LINTOTT

christine@lintottarchitect.ca

BUILDING CODE DATA

APPLICABLE BUILDING CODE:

BC BUILDING CODE 2018 EDITION
ALL WORK TO COMPLY WITH BCBC 2018 IN ALL INSTANCES
PART 9, GROUP C RESIDENTIAL OCCUPANCY CLASSIFICATION

BUILDING HEIGHT:
3 STOREYS

BUILDING CODE 2018 DEFINITION OF STOREY
THAT PORTION OF A BUILDING THAT IS SITUATED BETWEENT THE TOP OF ANY FLOOR AND THE TOP OF THE NEXT FLOOR ABOVE IT, AND IF THERE IS NO FLOOR ABOVE IT, THAT PORTION BETWEEN THE TOP OF SUCH FLOOR AND THE CEILING ABOVE IT.

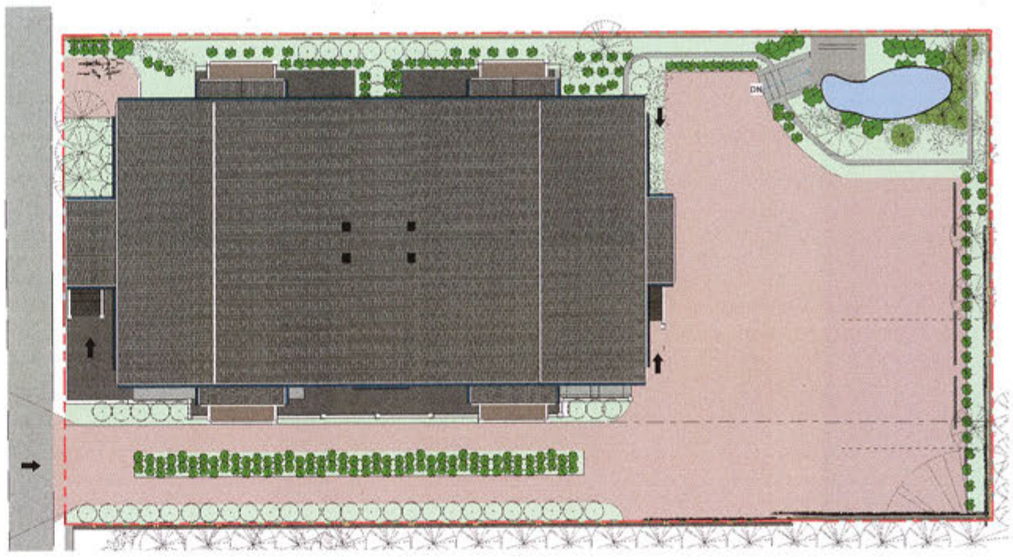
FIRE SEPARATIONS:
FLOOR ASSEMBLY BETWEEN LOWER & MAIN LEVEL AND DEMISING WALLS BETWEEN MAIN UNITS AND BETWEEN MAIN UNITS & COMMON EXIT — 1 HOUR (ARTICLE 9.10.9.14.3))

DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FLOOR ASSEMBLY BETWEEN MAIN & UPPER LEVEL — NONE (ARTICLE 9.10.9.4.2))
FLOOR ASSEMBLIES CONTAINED WITHIN DWELLING UNITS NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS

FIRE ALARM:
9.10.18.2. FIRE ALARM SYSTEM NOT REQUIRED
5) A FIRE ALARM SYSTEM IS NOT REQUIRED IN A RESIDENTIAL OCCUPANCY WHERE AN EXIT OR PUBLIC CORRIDOR SERVES NOT MORE THAN 4 SUITES OR WHERE EACH SUITE HAS DIRECT ACCESS TO AN EXTERIOR EXIT FACILITY LEADING TO GROUND LEVEL.

CONSTRUCTION:
COMBUSTIBLE
SPRINKLERED - YES



② Site
1 : 100

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Issue	Date
Rezoning & DP	Oct. 15-19
Rezoning & DP 2	July 26-19
Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision

No.	Description	Date
2	Level 1 Suite Layout Revisions	2020-02-12
3	Floor Space Ratio Corrected	2020-02-12

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Colville Road Project
937 Colville Road
Victoria, BC V9A 4P4

Cover Sheet

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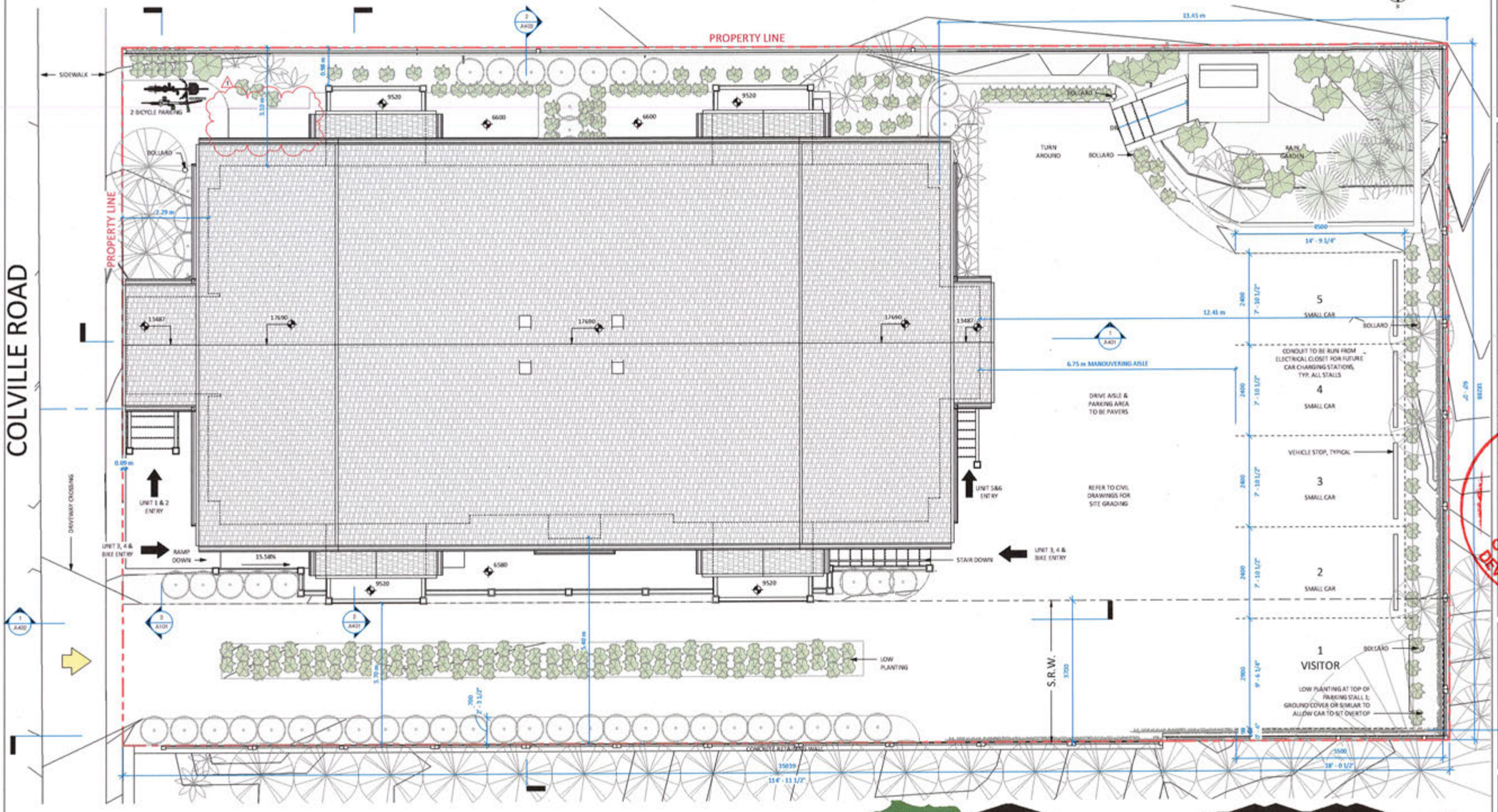

① Site
1 : 50

921 -1 COLVILLE RD. | 933 COLVILLE RD. | **937 COLVILLE ROAD** | 939 COLVILLE RD.

STREET CAPTURE

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Issue	Date
Rezoning & DP	Oct. 15-19
Rezoning & DP 2	July 26-19
Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision

No.	Description	Date
1	Electrical Room Relocated	2020-02-12

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Site Plan

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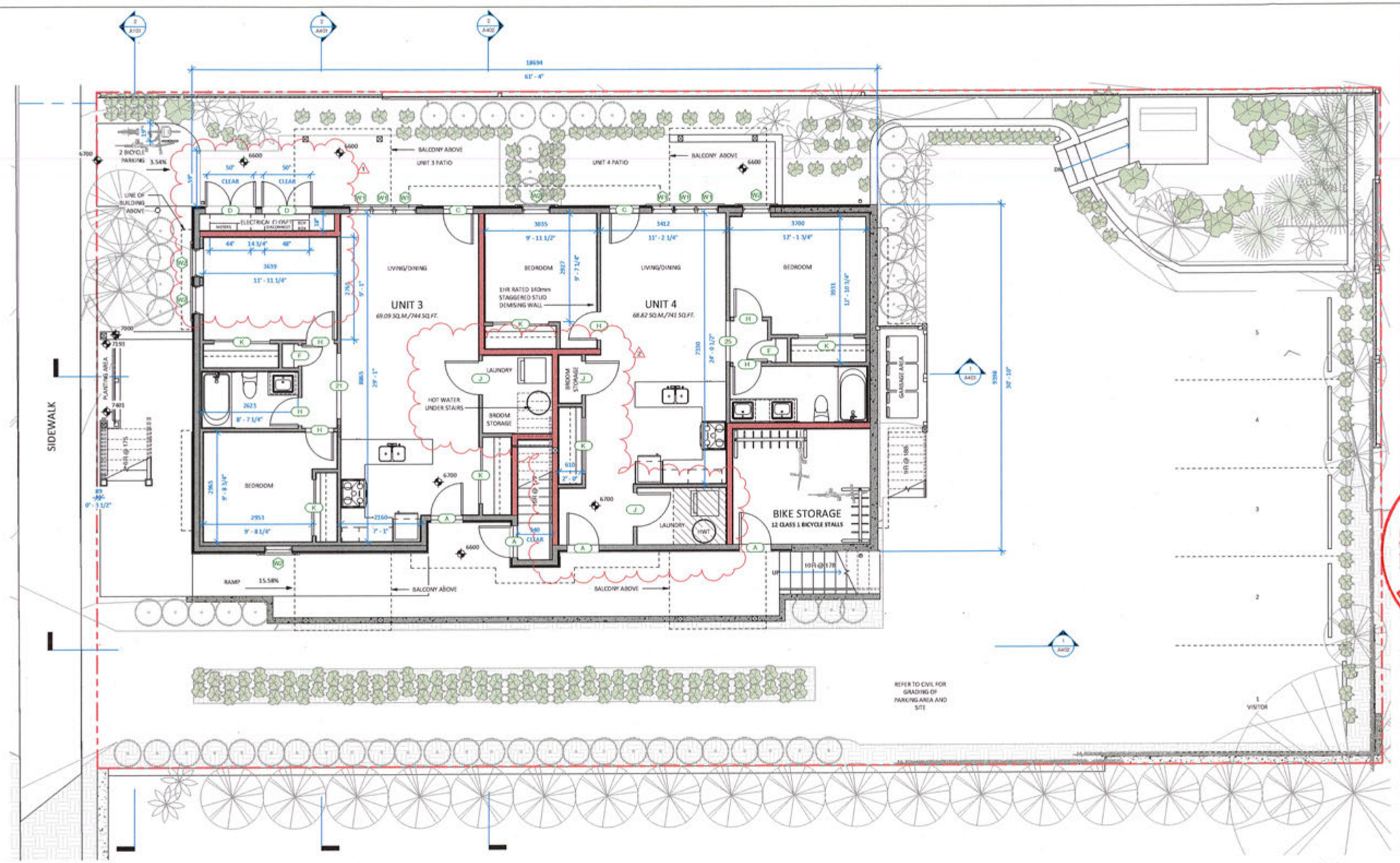
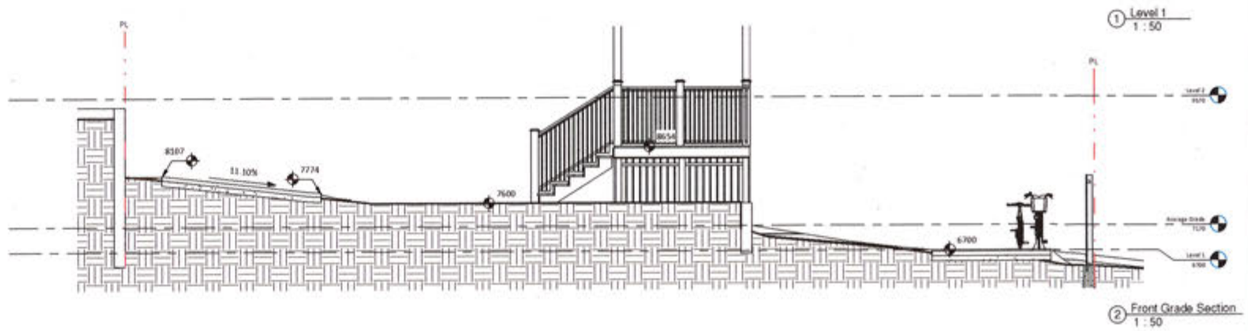


Door Schedule

Type Mark	Family	Width	Height	Frame Material	Door - Material	Core	Comments
A	Half Lite Entry Door	864	2032	Wood Ptd.	Steel Ptd. & Glass	Insulated	Exterior
B	Sliding-2 panel	1829	2134	Wood Ptd.	Vinyl & Glass	Insulated	Exterior
C	Glass Door	813	2032	Wood Ptd.	Steel Ptd. & Glass	Insulated	Exterior
D	Double-Flush	1372	2032	Wood Ptd.	Steel Ptd.	Solid	Exterior - Service
E	Single-Flush	762	1524	Wood Ptd.	Wood Ptd.	Solid	Interior
F	Single-Flush	559	2032	Wood Ptd.	Wood Ptd.	Solid	Interior
G	Single-Flush	711	2032	Wood Ptd.	Wood Ptd.	Solid	Interior
H	Single-Flush	762	2032	Wood Ptd.	Wood Ptd.	Solid	Interior
I	Single-Flush	813	2032	Wood Ptd.	Wood Ptd.	Solid	Interior
J	Single-Flush	914	2032	Wood Ptd.	Wood Ptd.	Solid	Interior
K	Sliding-Closet	1524	2032	Wood Ptd.	Wood Ptd.	Hollow	Interior
M	Doors-Pocket1	813	2032	Wood Ptd.	Wood Ptd.	Solid	Interior

Window Schedule

Type Mark	Operation	Width	Height
W1	SINGLE HUNG	610	1270
W2	SINGLE HUNG	762	1270



1 Level 1
1 : 50

2 Front Grade Section
1 : 50

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Issue	Date
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Rezoning & DP 2	July 26-19
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Revision

No.	Description	Date
1	Electrical Room Relocated	2020-02-12
2	Level 1 Suite Layout Revisions	2020-02-12

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Level 1

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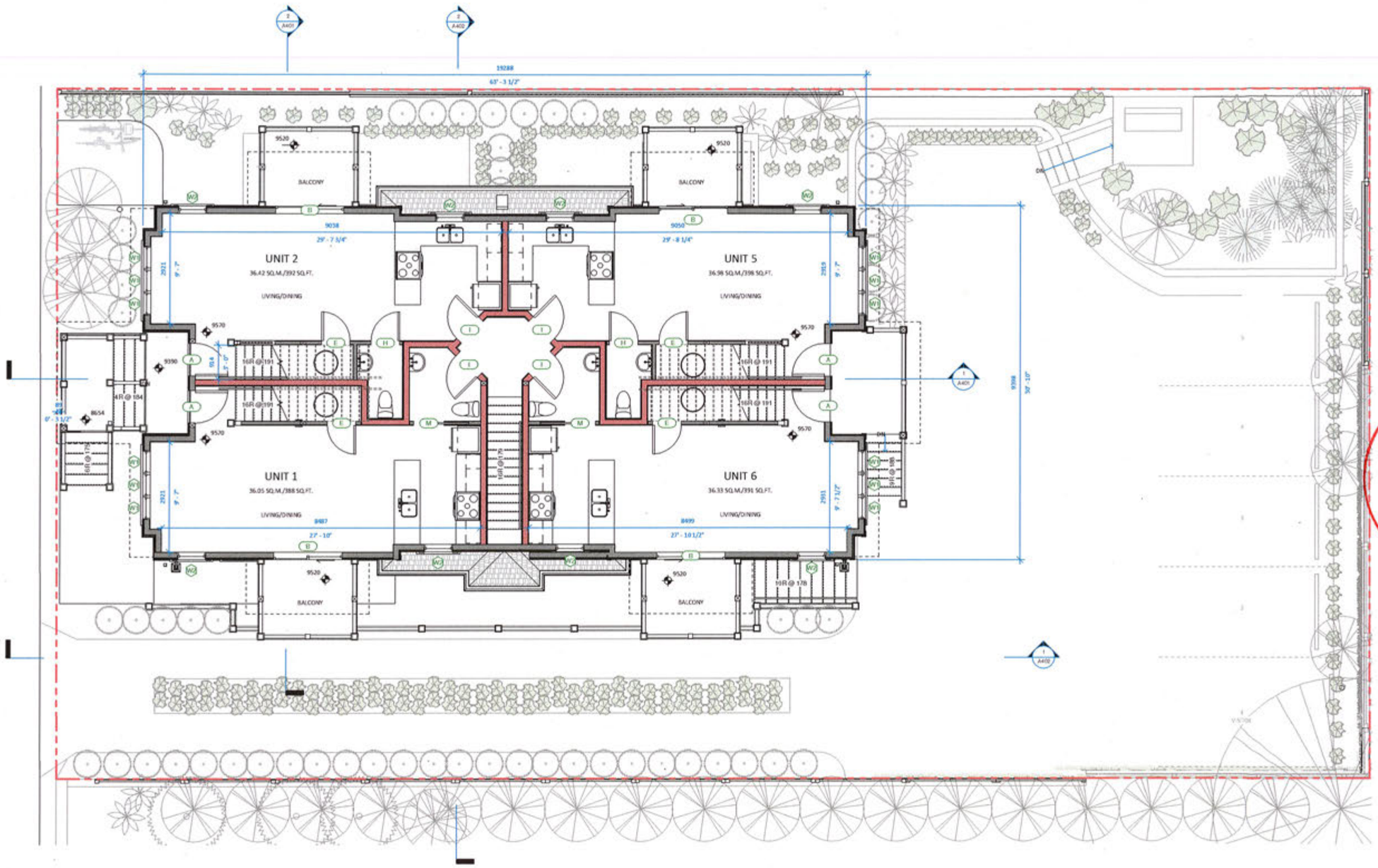

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Issue	Date
Rezoning & DP	Oct. 15-19
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Revision

No.	Description	Date

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Level 2

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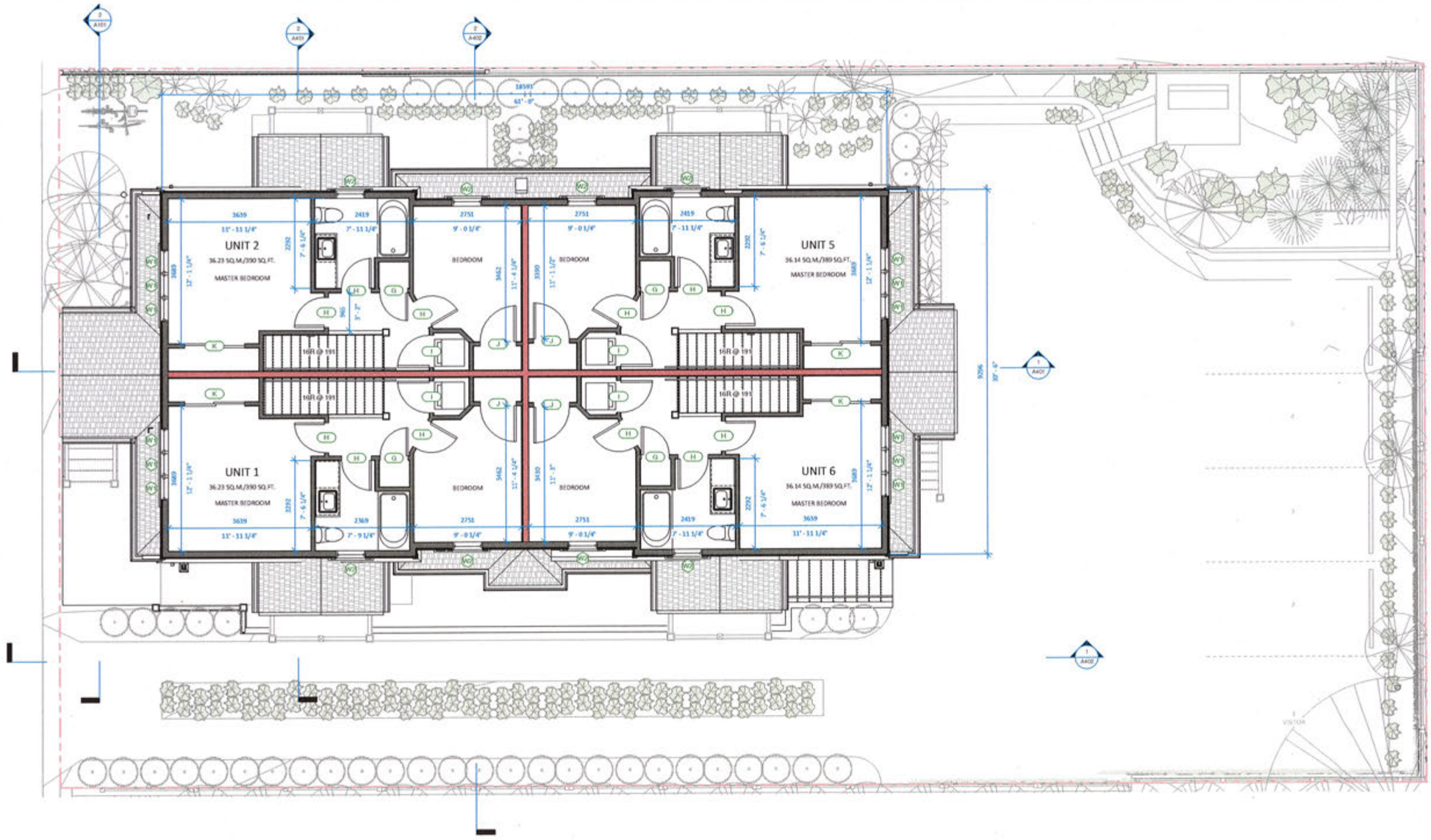

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Issue	Date
Rezoning & DP	Oct. 15-19
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Revision

No.	Description	Date

Consultant

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Level 3

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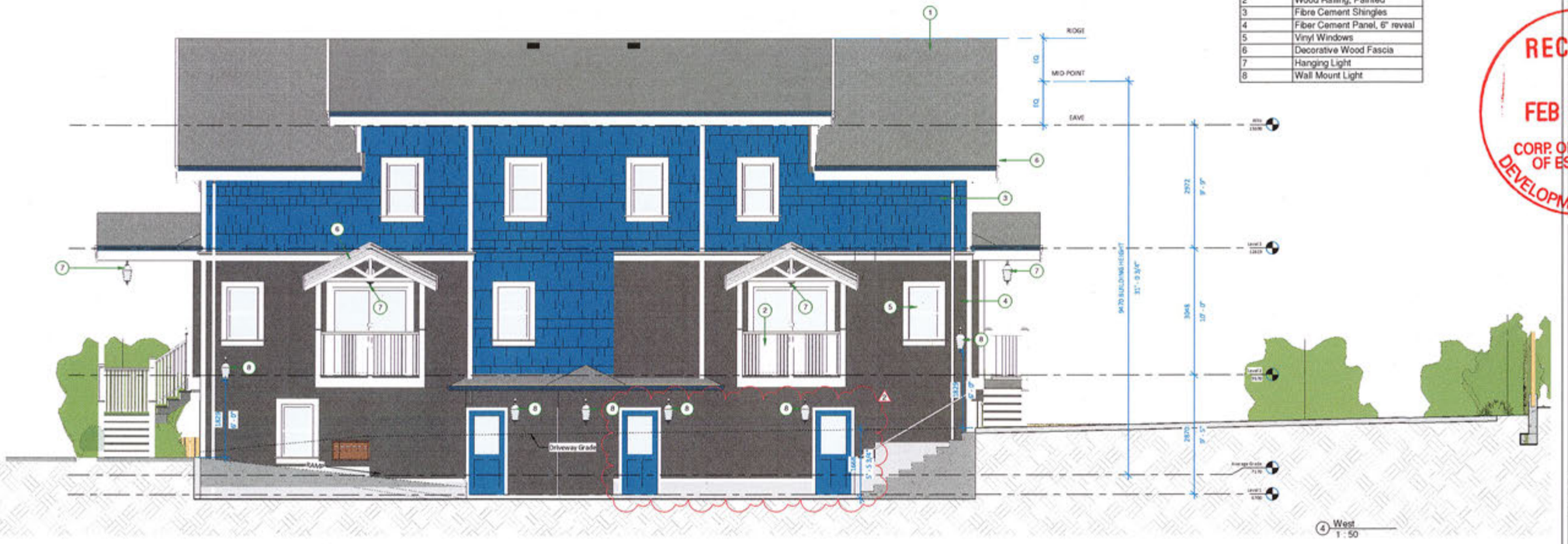
1 North
1 : 50



4 West
1 : 50

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Issue	Date
Rezoning & DP	Oct. 15-19
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Revision

No.	Description	Date
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North & West Elevation

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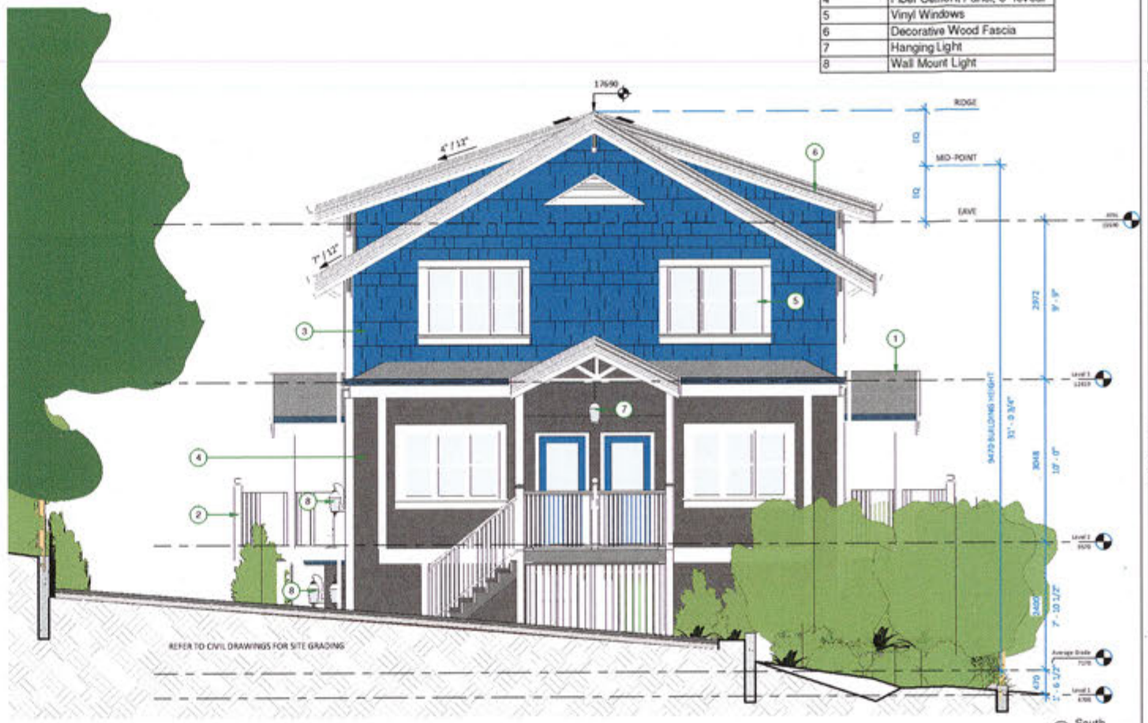
Material Legend	
Key Value	Keynote Text
1	Asphalt Shingle Roof
2	Wood Railing, Painted
3	Fibre Cement Shingles
4	Fiber Cement Panel, 6" reveal
5	Vinyl Windows
6	Decorative Wood Fascia
7	Hanging Light
8	Wall Mount Light



② South
1 : 50

① East
1 : 50

Christine Lintott Architects
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.3369
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	Oct. 15-19
Rezoning & DP 2	July 26-19
Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision

No.	Description	Date
2	Level 1 Suite Layout Revisions	2020-02-12

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Consultant

Colville Road Project

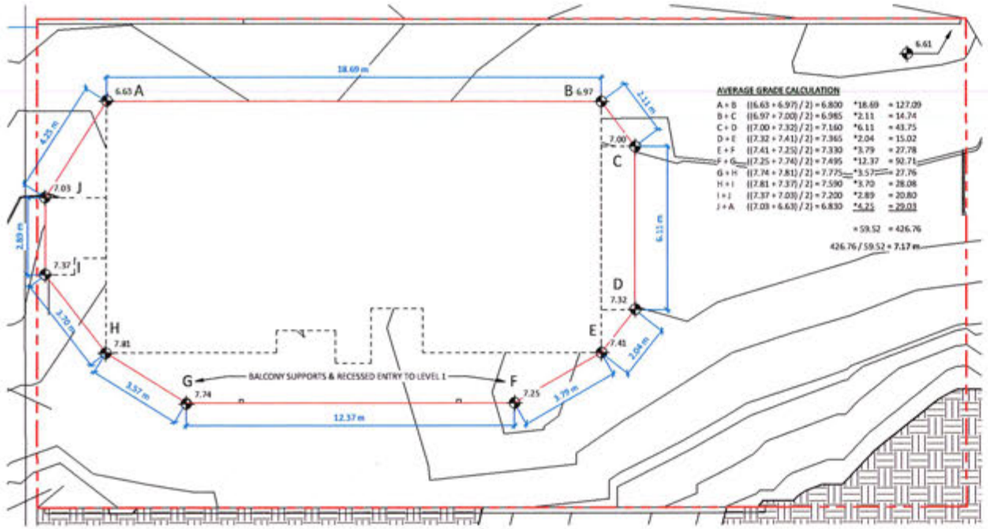
937 Colville Road
Victoria, BC V9A 4P4

South & East Elevation

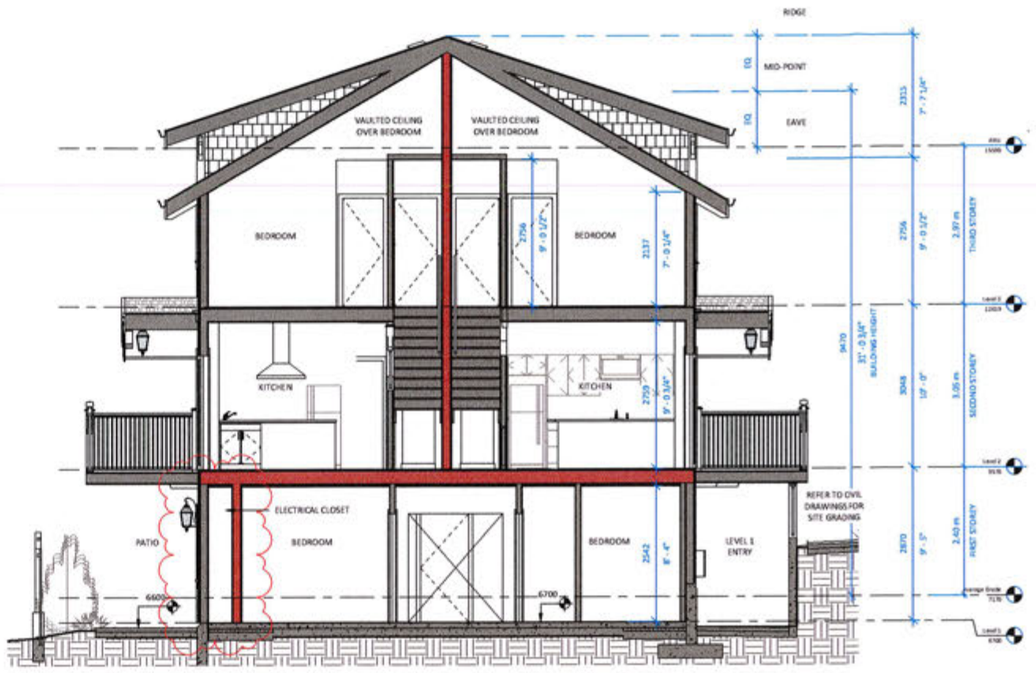
Date	2020-02-14 1:21:01 PM
Drawn by	JJ/LA
Checked by	CL

A302

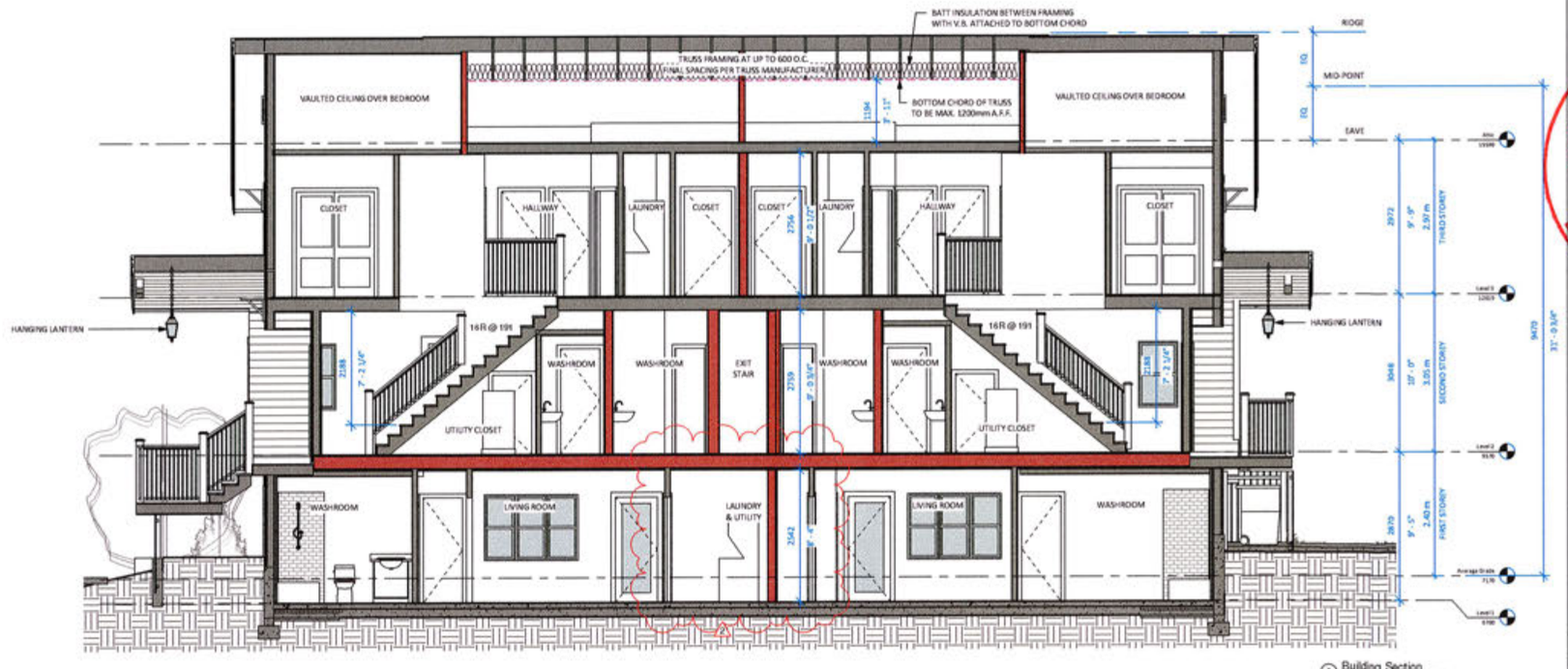
Scale 1 : 50



3 Site - Average Grade
1 : 100



2 Building Cross Section
1 : 50



1 Building Section
1 : 50

Christine Lintott Architects
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
Rezoning & DP	Oct. 15-19
Rezoning & DP 2	July 26-19
Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision

No.	Description	Date
1	Electrical Room Relocated	2020-02-12
2	Level 1 Suite Layout Revisions	2020-02-12

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DEVELOPMENT SERVICES

Consultant

Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Sections & Average Grade

Date	2020-02-14 1:21:03 PM
Drawn by	JJ/LA
Checked by	CL

A401

Scale: As indicated

PROPOSED DEVELOPMENT UPON LOT 4, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 6277.

4 0 4 8 12 16

SCALE=1:200. All distances are in metres.

N

W E

S

NOTE:

Proposed building position and shape shown is based upon digital files received from the project architect January 24th & 27th, 2020.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 84H0179 (Elevation= 6.162m) and 84H0253 (Elevation= 13.214m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

Denotes grade to geodetic datum

PID: 003-679-144

The parcel is subject to charges:
-Statutory Right of Way EJ60210 & EJ113689

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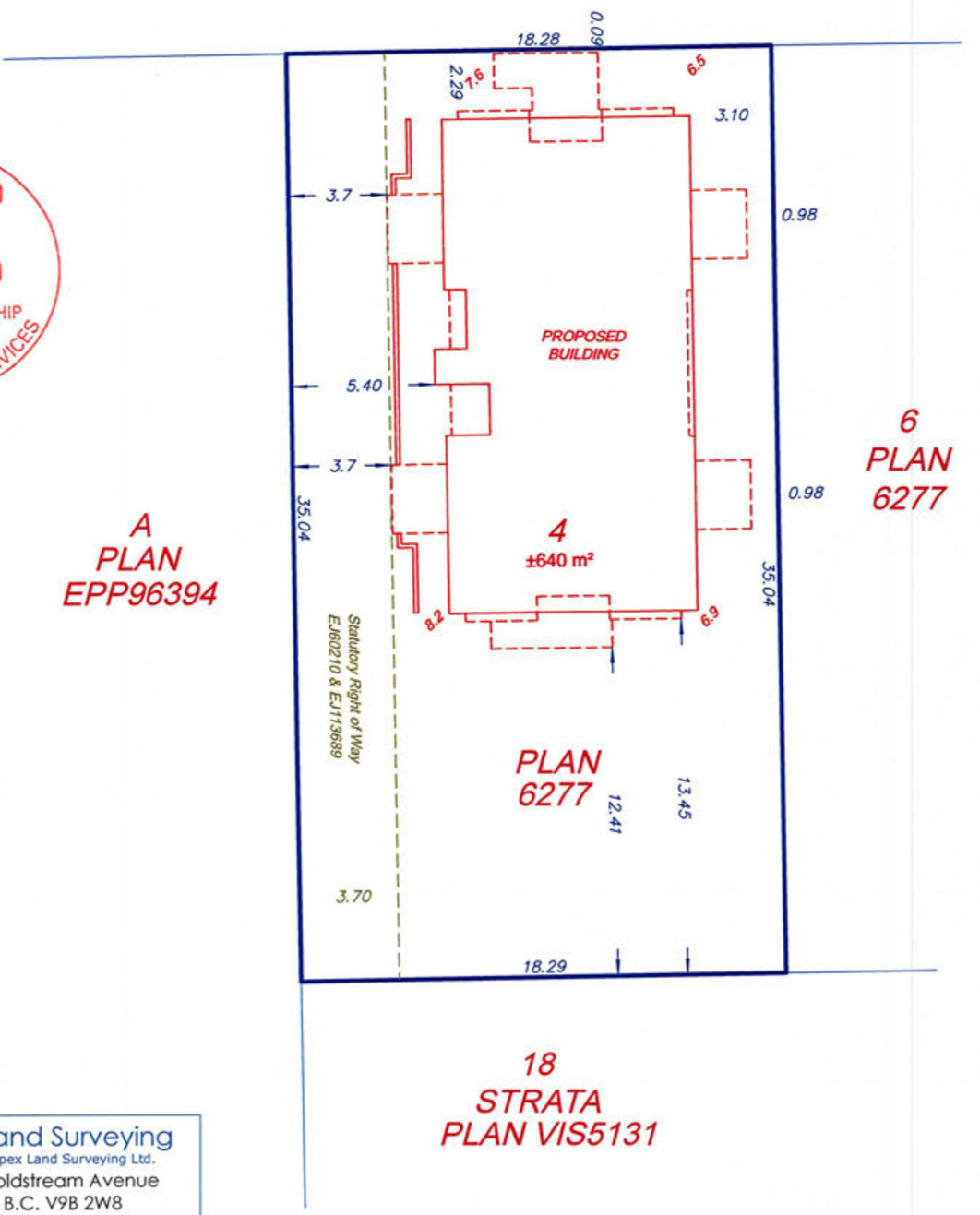
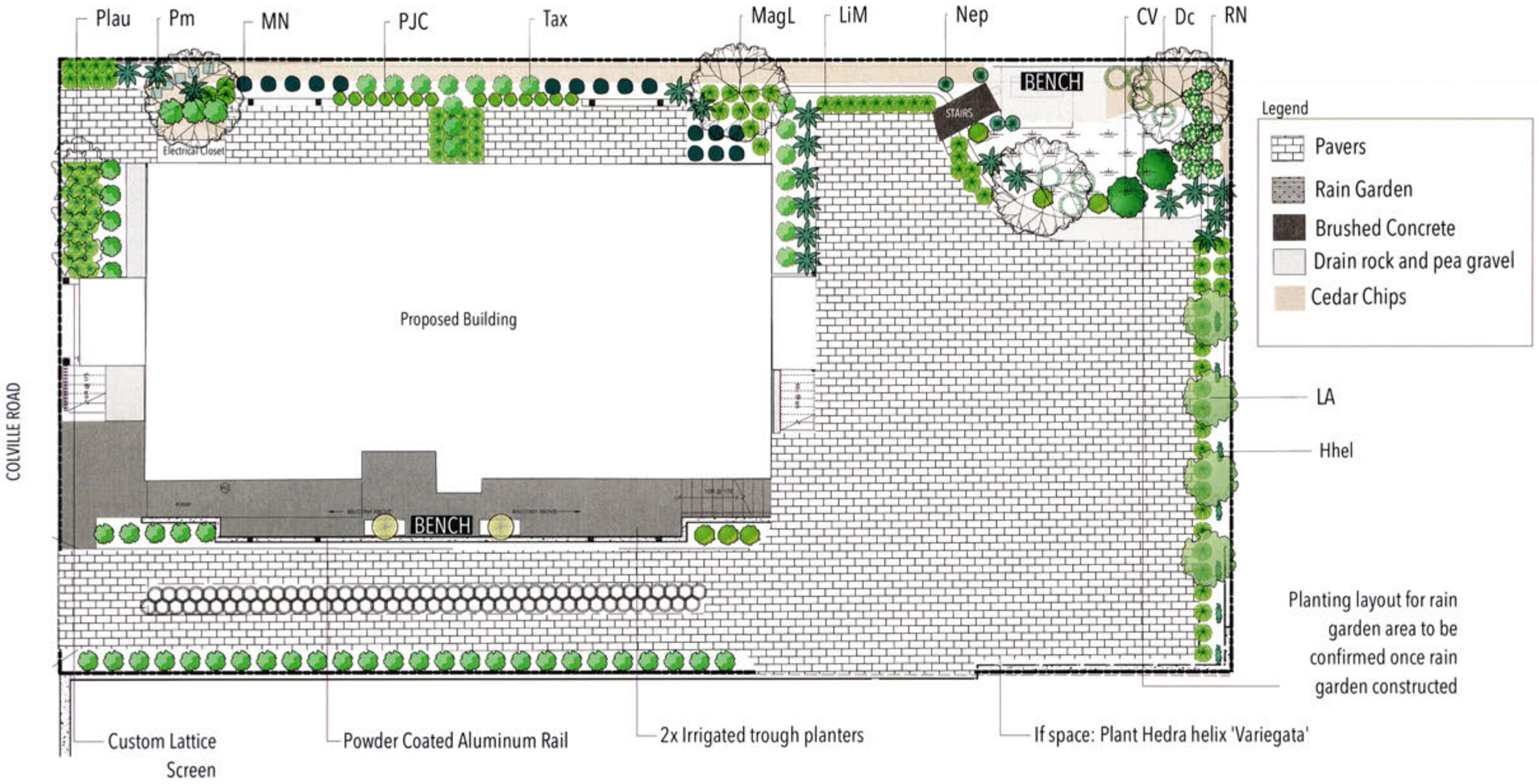
JAN 28 2020
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

COLVILLE ROAD



Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

File: 22-RJ-SP10 | Date: January 27, 2020



Legend

- Pavers
- Rain Garden
- Brushed Concrete
- Drain rock and pea gravel
- Cedar Chips

PLANT MATERIAL

ID	Qty	Latin Name	Common Name	Size	Notes
CV	2	Cornus alba 'Sibirica'	Red Twig Dogwood	3 Gal	
Dc	7	Deschampsia cespitosa	Tufted Hair Grass	1 Gal	
GC SM	82	Sagina subulata 'Aurea'	Scotch Moss	4"	Groundcover Sub: Pratia "Blue Star"
Hhel	7	Hedera helix 'Variegata'	English Variegated Ivy	6"	In a controlled vertical growth area only. Sub: Hydrangea anomala 'Petiolaris'
LA	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	10 Gal	
LiM	95	Liriope muscari 'Big Blue'	Big blue lilyturf	1 Gal	Sub: Along parking stalls: Pachysandra terminalis. Along east buidling: Epimedium grandifolium
LiM	3	Liriope muscari 'Big Blue'	Big blue lilyturf	2 Gal	
MagL	4	Magnolia grandiflora 'Little Gem'	Dwarf Little Gem Magnolia	7' Tall	Sub : 'Teddy Bear' / Choose tree with lifted canopy
MMor	2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	22 Gal	
MN	16	Mahonia nervosa	Mahonia	1 Gal	
Nep	4	Nepeta x psfike 'Little Trudy'	Catmint 'Little Trudy'	1 Gal	Cut back after first bloom
PJC	6	Pieris japonica 'Cavatine'	Dwarf Pieris	1 Gal	
PJC	14	Pieris japonica 'Cavatine'	Dwarf Pieris	3Gal	
Plau	3	Prunus laurocerasus	English Laurel	6' Tall Min	Single Trunk, Tree shaped with lifted canopy
Pm	18	Polystichum munitum	Sword Fern	1 Gal	Cut back every late winter to base
RN	9	Rosa nutkana	Wild nootka Rose	1 Gal	Maintain to allocated area
Tax	3	Taxus x media 'Hicksii'	Hicks Yew	2 Gal	
Tax	7	Taxus x media 'Hicksii'	Hicks Yew	3 Gal	
Tax	46	Taxus x media 'Hicksii'	Hicks Yew	5 Gal	Source plant no smaller than 3' tall 2' wide

Landscape Specifications:

These plans must not be scaled. It is a working concept only. The General Contractor and/or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of any work.

All construction to meet requirements set out in the Canadian Landscape Standards (BCLS) 2012, prepared by the British Columbia Landscape Standard and the Canadian Society of Landscape Architects, and abide by all local and municipal codes.

Irrigation materials and installation to conform, as a minimum, to BCLS (current edition) and IIABC Standards. Contractor is responsible for obtaining written confirmation prior to commencing any digging. Contractor to consult with designer if plant substitutions are required due to availability.

All building layout information and setback dimensions supplied by the Lepra Homes. All survey information supplied by the contractor. This originals of this plan are and remain the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.

DISCLAIMER: As hundreds of calculations & decisions are made during the creation of these plan drawings, & even though a great care has gone into their accuracy, from time to time an error(s) &/or omission(s) will persist, so it shall be the responsibility of the clients, contractor and owner to verify all aspects of these plans prior to their use and report any discrepancies, errors or omissions immediately to the designer. Because of the above & because the use of these plans are not administered or controlled by the designer, it shall be understood that with the acceptance of these plans, the Landscape designer shall be held harmless from any & all liability in regards to their use.

imagine | GARDEN DESIGN & LANDSCAPES

Address: 937 Colville Road
Victoria, BC
V9A 484

Landscape Company

Imagine Garden Design and Landscapes

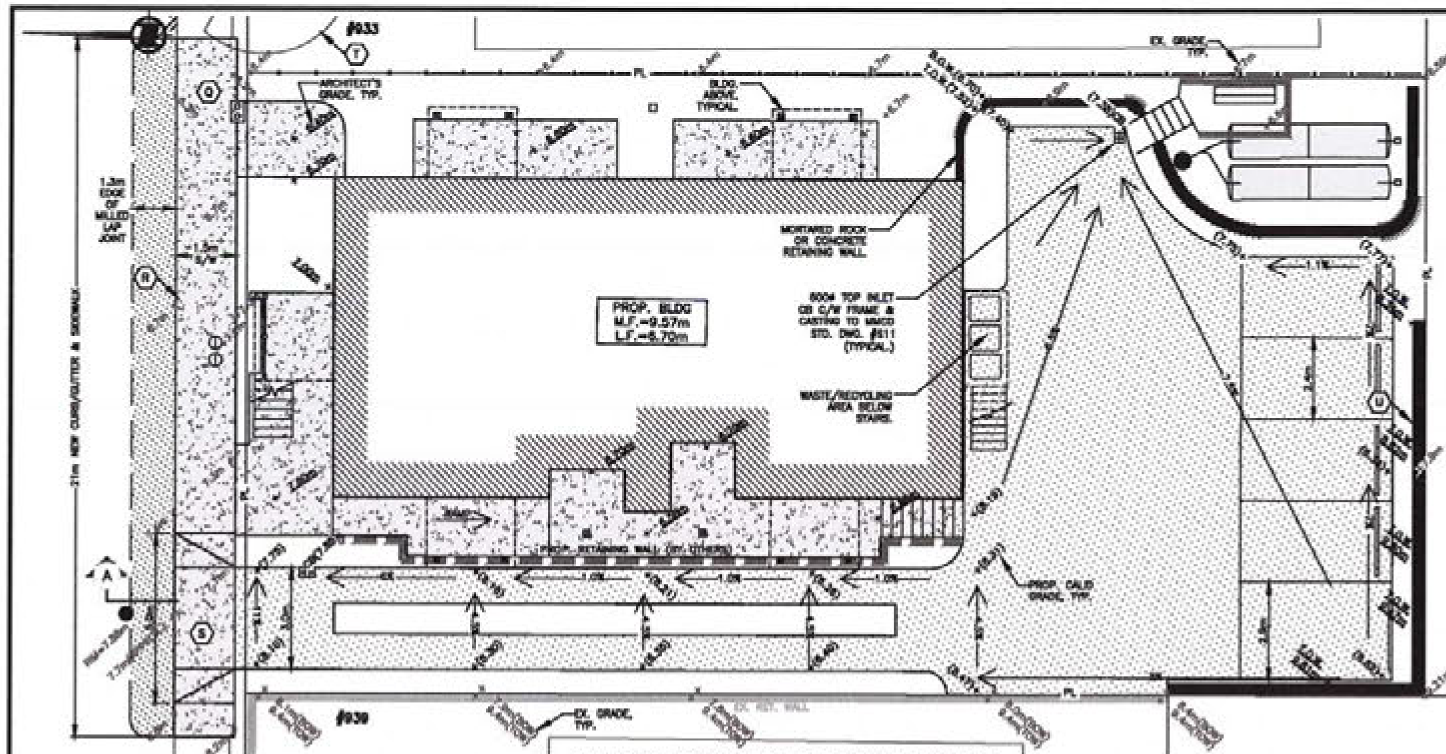
4041 Raymond St N
Victoria, BC
v8Z 4L1

Sheet Title

Landscape Concept

Designed By	Scale
Lisa May	3/16" = 1'
Date: Feb 28th, 2020	Sheet No. L1.4 of 1

N



FRONTAGE IMPROVEMENTS & ONSITE GRADING
SCALE 1:100

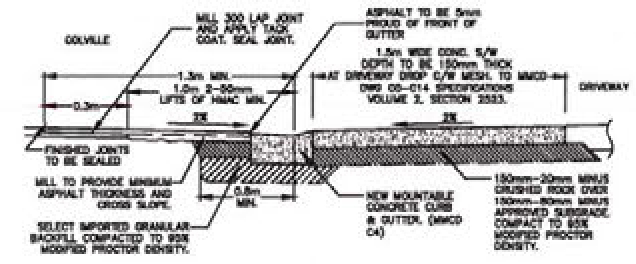
Q — EXISTING SIDEWALK TO BE REMOVED & NEW SIDEWALK INSTALLED AT FRONTAGE TO ESQUIMALT STANDARDS. TIE INTO EXISTING SIDEWALK AT EITHER END WITH 2.0m TRANSITION AS REQUIRED.

R — NEW CURB & GUTTER TO BE TO CITY OF VICTORIA STANDARDS.

S — NEW 3.5m WIDE DRIVEWAY DROP TO ESQUIMALT STANDARDS.

T — EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION. FENCING TO BE TO ESQUIMALT STANDARDS.

U — LOW HEIGHT RET. WALL. EXTENT TO BE DETERMINED IN FIELD. DESIGN BY OTHERS. FENCE/RAILING ON SOME PORTIONS OF RETAINING WALL. REFER TO ARCHITECT'S PLAN FOR INFORMATION.



SECTION A – CURB, GUTTER AND SIDEWALK
NOT TO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUIMALT PUBLIC WORKS INSPECTOR.
2. ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE.
3. A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ONSITE WORK.
4. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE. ALL OFF-SITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE 2.0%.
6. ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. ALL WORK IS AT DEVELOPER'S EXPENSE.
7. ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE STREET OR STORM SEWER.
8. ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
9. CAUTION – GAS MAIN IN AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-8844. ANY NEW GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED FORTIS BC GAS DRAWINGS. DEVELOPER TO CONTACT FORTIS GAS BC @ 1-888-224-2710 WHEN APPLYING FOR GAS SERVICE FOR NEW HOUSES.
10. CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
11. WATER SERVICE, SANITARY SEWER AND DRAIN CHAINAGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILTS" DRAWINGS. AS-BUILT DRAWINGS TO BE SUPPLIED TO THE TOWNSHIP OF ESQUIMALT.
12. ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING. CONSTRUCTION CREW TO USE SHORING ON DEPTH EXCAVATIONS TO WORK SAFE BC STANDARDS.
13. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
14. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF ESQUIMALT. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
15. BEDDING AND BACKFILL TO BE CLASS 'B' FOR ALL SERVICES.
16. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND TOWNSHIP OF ESQUIMALT IMMEDIATELY.
17. ALL SIDEWALK, CURB, DRIVEWAY DROP, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE TOWNSHIP OF ESQUIMALT AT THE DEVELOPER'S EXPENSE.
18. CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
19. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER AND ESQUIMALT TECHNICIAN PRIOR TO ANY CONSTRUCTION.
20. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
21. 100Ø & 150Ø SAN. SEWER AND DRAIN PIPE TO BE SDR 28 PVC PIPE. CONTRACTOR TO PAINT TOP OF SANITARY PIPE 'RED' AND DRAIN PIPE 'GREEN'. ALL SERVICES TO BE STAKED WITH 2"x4"x8' WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
22. ALL SEWER AND DRAIN WORK IS TO START AT LOW POINT OF CONNECTION AND PROCEED UPSTREAM. TO DO OTHERWISE IS AT OWNER/CONTRACTOR'S RISK.
23. PROPOSED HYDRO/TEL./CATV SERVICES ARE NOT SHOWN ON THIS PLAN & WILL BE ADDED ONCE UTILITY DESIGNERS' PLANS ARE OBTAINED. SERVICES ARE TO BE U/G.

PRELIMINARY
FOR DISCUSSION

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

BC 1 CALL
1-800-474-6886
CELLULAR *6886

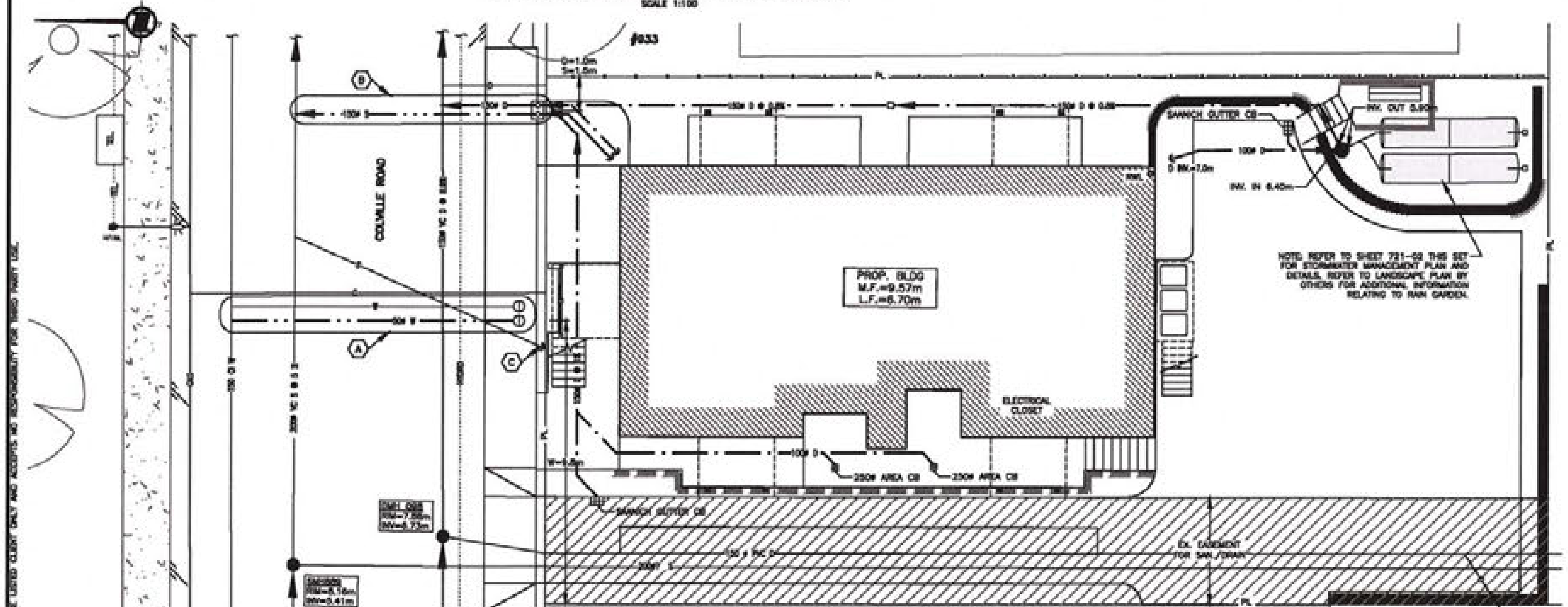
ATTENTION:
PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

BENCHMARK
CONTROL MONUMENT: 84H0179 ELEVATION: 6.162m
CONTROL MONUMENT: 84H0253 ELEVATION: 13.214m

LEGAL DESCRIPTION
LOT 4, BLOCK 1,SECTION 10, ESQUIMALT DISTRICT, PLAN 6277

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.

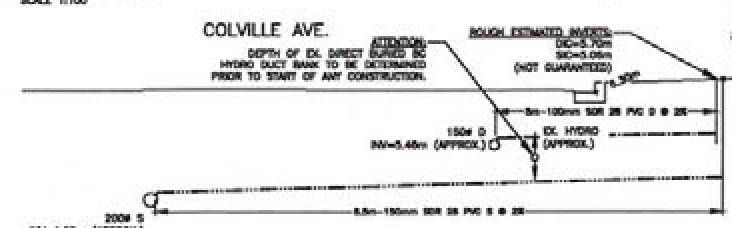


SITE SERVICING PLAN
SCALE 1:100

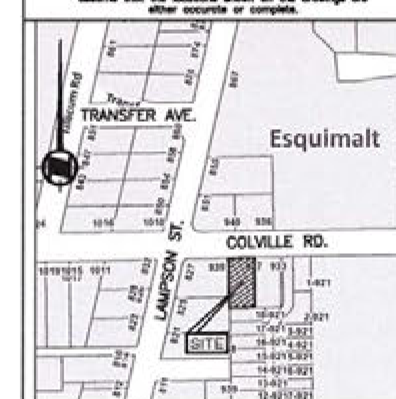
A — TOWNSHIP CREWS TO INSTALL METER AND NEW 50mm WATER SERVICE TO PROPERTY LINE AT DEVELOPER'S EXPENSE. (WATER SERVICE SIZED BY AVALON MECHANICAL.)

B — TOWNSHIP OF ESQUIMALT TO INSTALL NEW 150Ø SANITARY AND 150Ø DRAIN SERVICES TO THE PROPERTY LINE AT DEVELOPER'S EXPENSE.

C — TOWNSHIP CREWS TO CAP & ABANDON EX. SANITARY SERVICE AT PL.



PROFILE A – DRAIN & SANITARY SERVICES
NOT TO SCALE



KEY PLAN
NOT TO SCALE

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

LEGEND

	EXISTING	PROPOSED
WATER	—W—	—W—
SEWER	—S—	—S—
DRAIN	—D—	—D—
GAS	—G—	—G—
H/T	-H/T-	-H/T-
EOP		

EX.	PROP.	
◆	◇	WATER VALVE ON MAIN
		HYDRANT
		CAP OR PLUG
		WATER METER
		FLUSH VALVE
●	○	MANHOLE
■	□	CLEANOUT
		SEWER PUMP STATION
		CATCH BASIN
		SILT TRAP
		CULVERT
		DITCH
		HYDRO/TEL POLE
		HYDRO ANCHOR

Dwg. No.	REFERENCE DRAWINGS	DATE

REV	DATE	REVISIONS	BY	APPROVED

937 COLVILLE RD DEVELOPMENT
Site Servicing Plan & Details
Client: Lapis Homes

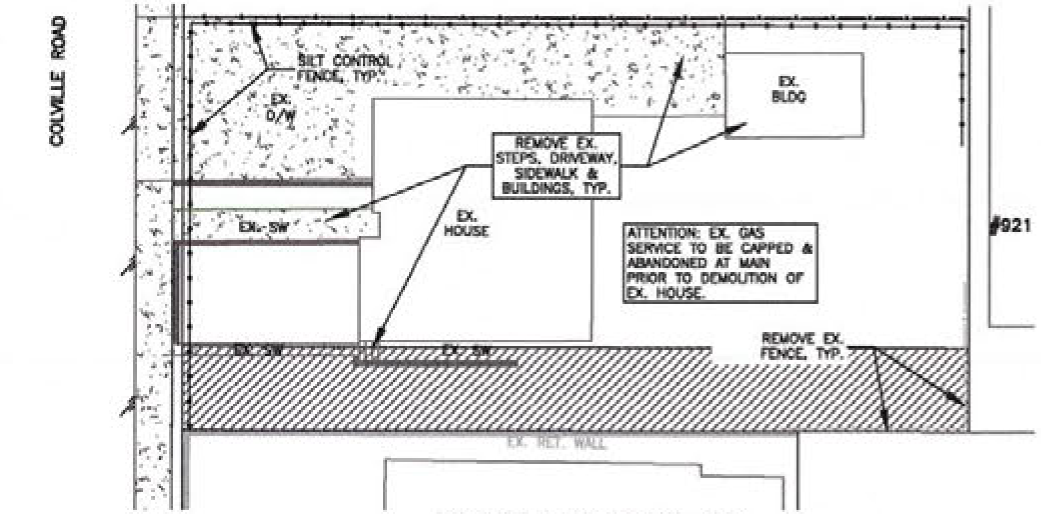
CALID Services Ltd.

Drawn	Date
gls/dlp	January 23, 2020
Checked	Project # 721
Approved	Scale AS NOTED
Designed gls	

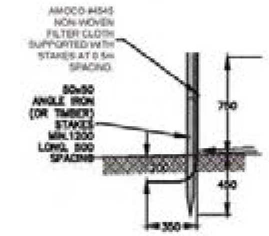
721-01 | Rev.

CANCEL PRINTS BEARING EARLIER LETTER

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

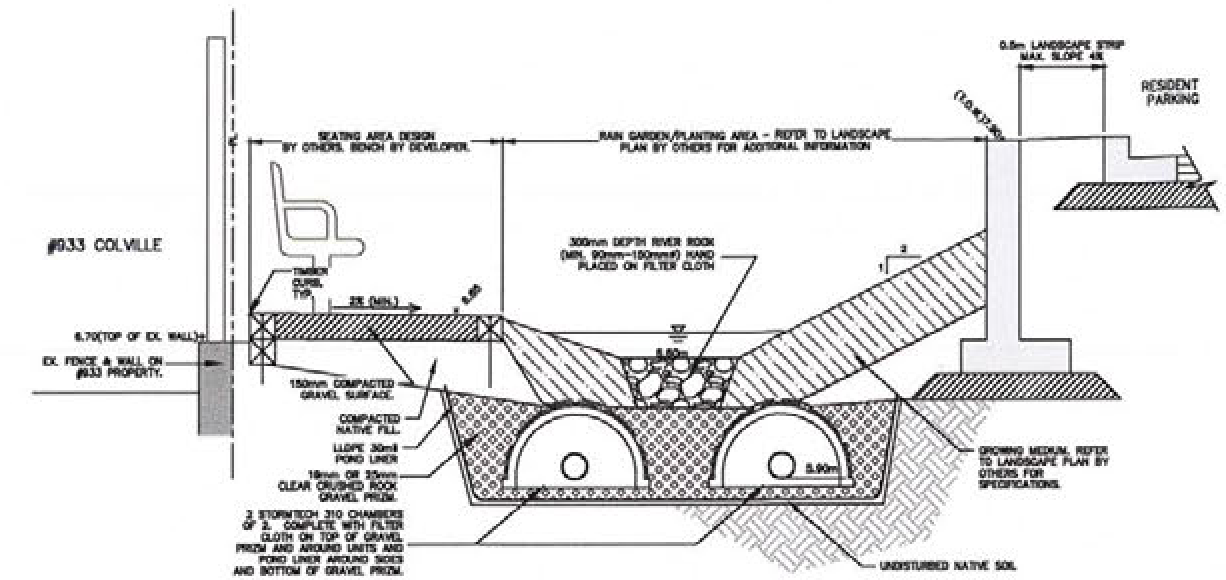


REMOVALS & SILT CONTROL PLAN
NOT TO SCALE

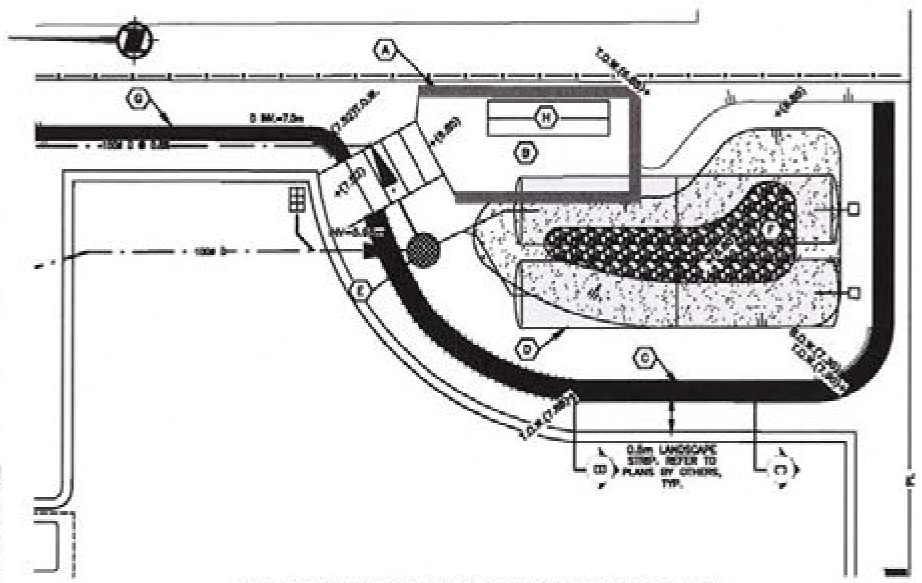


TYPICAL SILT FENCE DETAIL
SCALE 1:25

NOTES:
1. SILT FENCE TO BE INSTALLED AT ALL LOW SIDES OF DEVELOPMENT THAT RECEIVE UPLAND DRAINAGE.
2. USE THIS IN WET WEATHER PERIOD OF YEAR

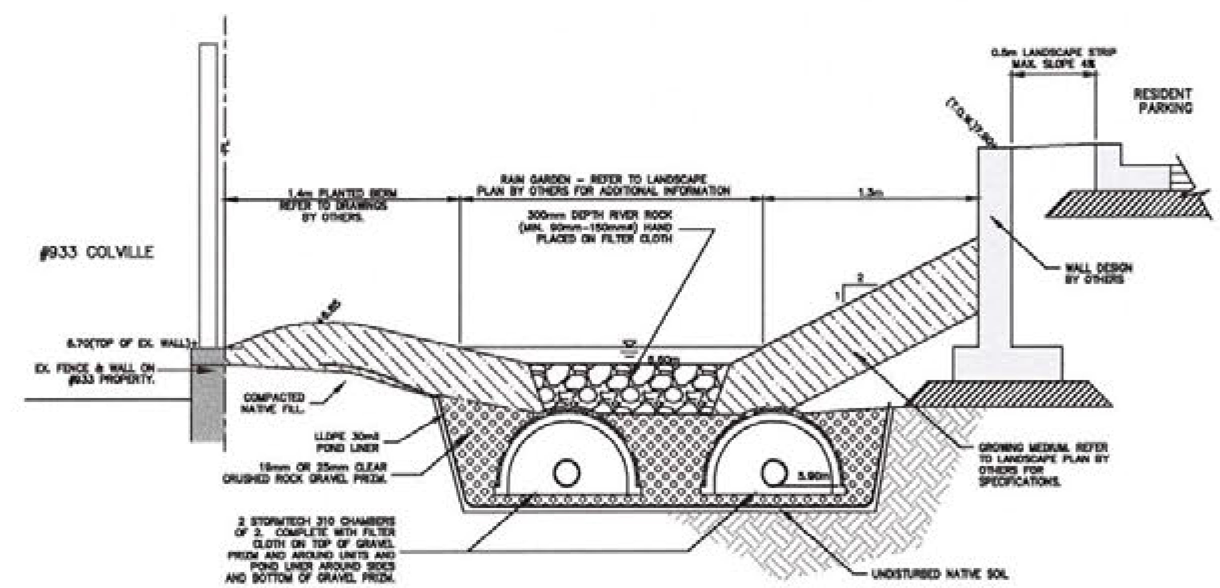


SECTION B – SCHEMATIC RAIN GARDEN (AT BENCH)
NOT TO SCALE

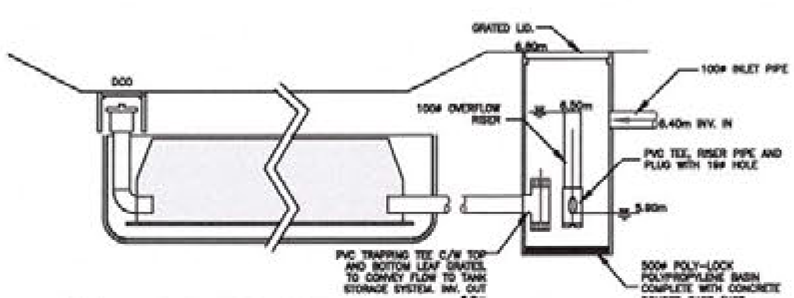


RAIN GARDEN/STORMWATER MANAGEMENT DETAIL PLAN
SCALE 1:50

- (A) 300mm HEIGHT TIMBER CURBING, TYP.
- (B) GRAVEL SURFACE SEATING AREA C/W STEPPING SLAB STEPS. REFER TO LANDSCAPE PLAN BY OTHERS FOR DESIGN & ADDITIONAL INFORMATION. BENCH BY OTHERS.
- (C) MORTARED ROCK OR CONCRETE RETAINING WALL. MAX HEIGHT 1.2m.
- (D) STORMTECH STORMWATER STORAGE SYSTEM. REFER TO DETAILS THIS PAGE FOR ADDITIONAL INFORMATION.
- (E) GREEN PLASTIC 0.5m ø ACCESS. REFER TO DETAIL THIS PAGE FOR ADDITIONAL INFORMATION.
- (F) RAINGARDEN C/W RIVER ROCK BOTTOM. REFER TO LANDSCAPE PLAN BY OTHERS FOR GROWING MEDIUM DEPTH, PLANTING & ADDITIONAL INFORMATION.
- (G) LOW HEIGHT (0.6m) MORTARED ROCK OR CONCRETE RETAINING WALL.
- (H) BENCH BY OTHERS.

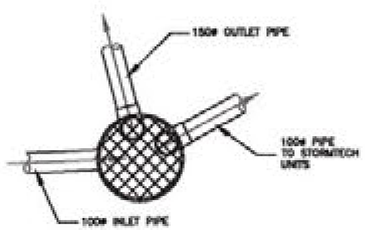


SECTION C – SCHEMATIC RAIN GARDEN
NOT TO SCALE



NOTES:
1. ALL TANK WORK TO MANUFACTURER'S REQUIREMENTS.
2. ADDITIONAL REQUIREMENTS FOR THE TANK INSTALLATION ARE REQUIRED BUT NOT SHOWN. THE CONTRACTOR SHALL CONFIRM THIS BEFORE QUOTING THE WORK.
3. BEFORE ORDERING THE TANK MATERIALS, PROVIDE THE CONSULTANT A MATERIALS LIST AND COPY OF THE CURRENT TANK MANUFACTURER'S INSTALLATION MANUAL.

SECTION TRU STORM TECH UNIT RUN
NOT TO SCALE



PLAN AT POLYLOCK CHAMBER
NOT TO SCALE

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

BC 1 CALL
1-800-474-6886
CELLULAR *6686

PRELIMINARY
FOR DISCUSSION

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

ATTENTION:
PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

LEGEND: EXISTING / PROPOSED — WATER, SEWER, DRAIN, GAS, H/T, EDP; WATER VALVE ON MAIN, HYDRANT, CAP OR PLUG, WATER METER, FLUSH VALVE, MANHOLE, CLEANOUT; SEWER PUMP STATION, CATCH BASIN, SILT TRAP, CULVERT, DITCH, HYDRO/TEL POLE, HYDRO ANCHOR

Dwg. No.	REFERENCE DRAWINGS	DATE

REV	DATE	REVISIONS	BY	APPROVED

937 COLVILLE RD DEVELOPMENT
Removals Plan & Stormwater Management Details
Client: Lapis Homes

CALID Services Ltd.

Drawn	Date
	January 20, 2020
Checked	Project # 721
Approved	Scale AS NOTED
Designed	

721-02

CANCEL PRINTS BEARING EARLIER LETTER