Lynn Mitchell
481 South Joffre Street
Victoria V9A 6C7

24 October 2019

MAYOR AND COUNCIL
Township of Esquimalt
1229 Esquimalt Road
Victoria V9A 3P1

Dear Mayor Desjardins and Members of Council:

I am a long-term resident of this community and love it here. I have watched the community grow and become more vibrant and I have great hopes for it's future. I also have extended family who own and rent in Esquimalt and more hoping to move here.

This brings me to the purpose of this letter.

As we know housing is scarce and expensive, out of reach for many. The focus on density is important and necessary. I support it wholeheartedly as long as it's well designed and inclusive of the surrounding neighbourhoods.

I live in a modest home of 960sf on a typical large lot with duplex zoning. Because of the position of the existing structure a duplex would be very difficult. My property is not zoned for an additional suite. With these limitations in mind, I would like to add to my living space (for extended family) in the form of a small two storey cottage in the northeast corner of my lot.

There are multiple reasons for the two storey design (with the second floor actually being in the roofline):

1. The footprint would be small and save green space;
2. Existing mature trees would be protected;
3. It would not overlook any neighbours;
4. It would be distant (enough) from the existing house and,
5. It would allow enough living space to house my family.

I am retired and as I age having family on the property as a community but also with independence is very important to me. I see this as a common trend.

I am on good terms with my neighbours and have spoken to them about this idea and have not had any negative feedback. In fact, most heartily encourage it as it would hardly be seen from the street.

Directly behind me is a three storey apartment building with a parking lot next to my fence. I am definitely overlooked by this building hence the trees I have planted screening.

Further south is a four storey apartment. On my north side is a property in foreclosure and likely to be developed and beside it the huge Large and Co. duplex which sits in the backyard of an existing house on Lyall. I am not sure what rezoning took place there.

My proposed suite is tiny (800sf) and will add beauty to the neighbourhood.

I welcome your support and rezoning approval.

Kindest regards
Lynn Mitchell
(property owner)
[redacted]

Township of
ESQUIMALT

Green Building Checklist

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

Applicant's Name JOHN SORENSEN

Site Address 481 SOUTH JOFFRE ST

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

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

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

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

481 Joffre St. South, Esquimalt, BC
Arborist Report & Tree Protection Plan
January 2020

Prepared for:
Ms. Lynn Mitchell
481 Joffre St. South
Esquimalt, BC V9A 6C7

Prepared by:

Charles Noseworthy, Regional Inventory Arborist
ISA Certified Arborist #PN-8020A, ISA Tree Risk Assessment Qualified

Provided by:

Trent Skaar, Arborist Representative
ISA Certified Arborist #PN-5533A, ISA Tree Risk Assessment Qualified

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

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4370 Interurban Road
Victoria, B.C. V9E 2C4
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Arborist Report and Tree Protection Plan

Site Address: 481 Joffre St. South, Esquimalt, BC V9A 6C7

Inspection Date: January 20th 2020

Project Arborist: Charles Noseworthy (ISA Cert Arb #PN-8020A, Certified Tree Risk Assessor)

Inspection Brief: Carry out an inspection of the trees on the property. Report on the condition of the trees, their suitability for retention and the measures required to protect any retained trees during the proposed construction activity.

Background: The property contains a single residential home, with an extended rear yard and shed located on a concrete pad to the northeast of the house. The owner intends to remove the shed and install a carriage house in the backyard along the north side of the property.

Supporting Documents: The following documents were supplied by Adapt Design to aid in the inspection of the trees and the production of this report:

1. *Site plan.* Survey plan of property with proposed layout and existing trees. Received February 3rd 2020

Tree #	Species	Diameter cm	Height m	Crown Radius m	Condition	Comments	Recommendations	Protection Distance m
1	Hawthorne (*Crataegus oxyacantha*)	23	8	3	G	Outside of construction zone.	Protect and retain.	1.4
2	Magnolia (*Magnolia spp.*)	14	8	2	G	Outside of construction zone.	Protect and retain.	0.9
3	Paper birch (*Betula papyrifera*)	17	8	2	G	Outside of construction zone.	Protect and retain.	1.0
4	Dogwood (*Cornus spp.*)	13	5	2	G	Outside of construction zone.	Protect and retain.	0.8
5	Blue spruce (*Picea pungens*)	33	18	2	G	Large surface structural root. Close to area of excavation.	Protect and retain.	2.0
6	Weeping Katsura (*Cercidiphyllum japonicum* 'pendulum')	12	3	3	G	Inside footprint of building.	Remove or transplant.	.75
7	Japanese maple (*Acer palmatum*)	8,5,5	7	2	G	Outside of construction zone.	Protect and retain.	0.5
8	Western red-cedar (*Thuja plicata*)	30,25,20	9	5	F	Previously topped, former hedge. Close to area of excavation.	Protect and retain.	1.8
9	Northern catalpa (*Catalpa speciosa*)	14	5	3	G	Close to area of excavation.	Protect and retain.	0.9
10	Lilac (*Syringa spp.*)	8,6,4	4	2	G	Close to area of excavation.	Protect and retain.	0.5
11	Red maple (*Acer rubrum*)	58	16	7	F	Root zone within footprint of house.	Remove/retain pending a decision by the project arborist.	3.5

Notes:

-Some measurements were estimated due to constraints such as access or visibility

-Diameter was measured at 1.4 metres above ground level. Multi-stem trees had all stems measured.

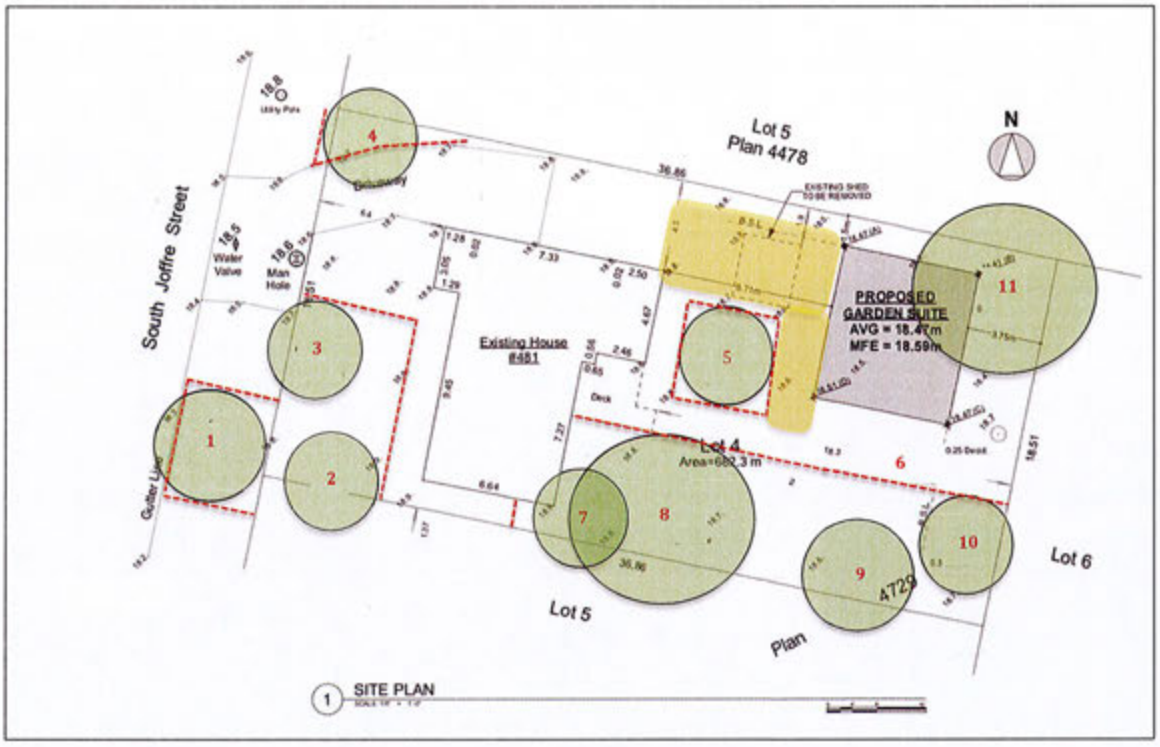
-Tree protection distances given as radius from the main trunk

-Condition: G=Good; F=Fair; P=Poor; D=Dead

Method Statement for Tree Protection and Management:

- Tree #1-4 and #7-10 are to be surrounded by tree protection fencing, to create a protected root zone, (following the guidelines of the Township of Esquimalt) with the fences being positioned according to the site plan in Appendix A.
- Tree #5 requires tree protection fencing to be installed to create a protected root zone, (following the guidelines of the Township of Esquimalt) with the fences being positioned according to the site plan in Appendix A. In addition, the area of exposed surface roots of this tree must be covered in a 20cm layer of bark mulch with a layer of ¾ inch plywood, to protect the soil from compaction by heavy equipment, following the positioning in Appendix A.
- Tree #6 is to be removed or transplanted to another location on the property pending a decision by the property owner.
- Tree #11 is to be removed unless the project arborist deems that there was minimal impact to the root zone during the excavation process to install the foundation of the carriage home. If the location of the carriage home can be moved outside of the dripline then there is a greater likelihood the tree can be retained. It shall be the prerogative of the project arborist to determine if the tree should be retained or removed based on the observed damage to the roots during the construction process.
- Tree protection must be installed before construction commences and must remain in place until all activity has been completed. Tree protection fences must not be breached or moved without consulting the Project Arborist. Materials, equipment etc. must not be stored within the tree protection zones.
- If construction activity is required within a tree protection zone, it must first be discussed with the Project Arborist. Any such construction activity must be carried out by hand to avoid damage to the roots and/or compaction of the soil. An airspade should be used to expose roots before excavation takes place.
- Depending on the weather during the construction period, irrigation may be required. Entire root zones should be watered heavily and infrequently (once every 7 days). Any exposed roots must be covered with burlap and kept moist.
- Deep root fertilization of retained trees may be required after construction for 1-2 years depending on impact to root zone from construction.
- Compaction of soil in the root zones should be alleviated with an airspade as soon as practically possible.
- Tree replacements may be required by the Township of Esquimalt as a condition of tree removal permits.
- While the assessor is a qualified tree risk assessor this report is not to be considered a risk assessment.
- Please note it is the responsibility of the property owner to ensure that the Project Arborist is on site during any work in proximity to trees and to sign off on the tree protection fencing.

Appendix A: Site Plans



Survey of the entire property showing trees at the front and rear.

Tree to be retained approximate dripline.

Protective fencing approximate position.

Plywood and mulch application to protect root zone.

Appendix B: Photographs

Tree #11 protected red maple.

Tree #5 protected blue spruce.

Root zone and exposed surface root of spruce is to be covered in mulch and plywood.

Katsura to be removed or transplanted.

Appendix C: Tree Protection Recommendations

TRUNK DIAMETER X (cm)	MINIMUM PROTECTION REQUIRED AROUND TREE- DISTANCE FROM TRUNK Y (m)
20 cm	1.2 m
25 cm	1.5 m
30 cm	1.8 m
35 cm	2.1 m
40 cm	2.4 m
45 cm	2.7 m
50 cm	3.0 m
55 cm	3.3 m
60 cm	3.6 m
75 cm	4.5 m
90 cm	5.0 m
100 cm	6.0 m