



August 3, 2022

Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, BC  
V9A 3P1

Mayor Desjardins and Members of Council

**WA Architects Ltd.**

**| PRINCIPALS**

Barry Weih  
ARCHITECT AIBC, AAA,  
SAA, LEED® AP

Neil Banich  
DESIGN DIRECTOR

Joel Smith  
ARCHITECT AIBC, AAA, SAA

David Echaiz-McGrath  
ARCHITECT AIBC, AAA, SAA

**| STUDIOS**

**VAN**

301 — 1444 Alberni Street  
Vancouver, BC V6G 2Z4  
604.685.3529

**VIC**

104 — 3212 Jacklin Road  
Victoria, BC V9B 0J5  
250.391.4933

[wa-arch.ca](http://wa-arch.ca)

**RE: The Emerald Villa - 884 Lampson Street Residential**

**Development Proposal**

LIDA Homes is seeking a development permit application for the development of a 6-storey residential building that includes 119 one-, two-, and three-bedroom homes. The five existing properties that will make up the proposed development are also looking to be rezoned from a mix of Single and Two Family Residential to accommodate the proposed development.

The proposal will provide multi-family housing in an area that is well-served by transit and community amenities. The 119 homes will help to address the ongoing demand for new housing opportunities by locating medium density in an appropriate area. The proposal will also provide indoor and outdoor amenity space and make improvements to the public realm by providing frontage improvements and landscaping on all edges of the project.

The development permit and rezoning applications would allow for redevelopment of a small number of single-family dwellings located midblock along Tillicum Road, half a block south of Craigflower road. The proposal for the site will better fit the long-term vision for the neighbourhood as laid out in the OCP medium density designation, as well as deliver increased housing options (young residents, downsizers & family-oriented) to help meet the needs of a growing community.

This project consists of:

- A 6-storey multi-family building;
- 119 new homes, including 18 ground-oriented walkout units, with modern interior finishes and amenities;
- Direct access to public transit;
- 109 underground parking spaces for residents with access off of Lampson road and avoids direct connection to Tillicum Road;
- 129 secure, long-term bicycle parking spaces, including parking for 26 cargo bikes;
- E-bike charging for 100% of the cargo bike & 50% of the remainder of the bike parking;
- Over 1,200 square feet of indoor amenity space and 2,500 square feet of outdoor amenity space;
- Improved public realm through enhanced landscaping on all frontages; and
- Carefully considered unit mix which includes 52% one-bedroom, and 48% two- & three-bedroom family-oriented units.

**Area Context**

Bounded by both Craigflower Road and Tillicum Road, the proposed development will have direct access to two of Esquimalt's primary transit routes, with bus stops right at the project's doorstep. Additionally, the project is within 400m of the E&N Rail Trail with bike and pedestrian connections to downtown Victoria. The site is located within a 10-minute walk of many community amenities, including Lampson Park, Esquimalt High School, various retail and restaurants, and a convenience store. By expanding further to include everything



within a 20-minute walk, most residents would be able to meet their daily needs. The combination of the walkability and access to transit, plus the proposal's bike component, mean that residents of the proposed development will not be as dependent on personal vehicles for their day-to-day use. Additionally, increasing from the existing 5 single-family residences to a medium-density development will help support the local shops and businesses in the surrounding area.

The location of the proposal site allows for future development of the remaining single-family buildings within the block to medium density while still respecting the current conditions through setbacks, landscaping, and stepping the massing of the building.

### Planning Policy Context

The proposed development is consistent with the Township of Esquimalt's Official Community Plan (OCP) (2018). The OCP guides development and growth for the Township of Esquimalt by establishing objectives and policies with respect to planning and land use management. The OCP vision for Esquimalt is to focus on community priorities to make the community and environment a better place for today and the future. Under the current OCP, the development site is labeled as Medium Density Residential on Schedule B - Proposed Land Use Designation map. The objective of the Medium Density Residential designation is to support compact, efficient medium density with high-quality design standards for building and landscaping, and which enhance existing neighbourhoods. The Emerald Villa falls under the DPA 6: Multi-Family Residential designation in the OCP which focuses on protecting residential neighbourhoods and encouraging high-quality construction for new developments.

At 6-storeys and 1.54 FAR, The Emerald Villa has been designed to be in alignment with the objectives of the OCP and is consistent with the Multi-Family Residential development permit area and Medium Density Residential designations.

### Building Design

The architectural design concept for the project utilizes a contemporary design vocabulary, integrated with a detailed and varied landscape design, to create a high-quality project that will serve the community, and residents.

- Residential building design provides for a mix of unit types to provide housing options for the community.
- Extensive glazing in the residential units to provide access to views and natural lighting.
- Residential balconies are included to increase liveability by providing private outdoor space that is protected from the elements.
- Ground-oriented units are provided to help activate the Tillicum Road frontage as well as the entry plaza and "courtyard".
- The building design includes stepping the upper floors, creating a layered elevation to reduce the building's massing as viewed from the street, and which fits within the intent of the OCP and DPA guidelines.
- Private amenity spaces for residents are included. An amenity room is located on the main floor in conjunction with an outdoor plaza which includes seating areas, tree shading, and a mix of soft and hardscape elements. A second amenity room is located on the top floor which includes a roof-deck that provides access to views for all residents.
- The architectural expression for the development utilizes a relatively small palette of durable materials (with brick as the feature element) and careful detailing to achieve a high-quality building treatment, that fits within the residential neighbourhood setting.
- Materials are selected for durability, character, and sustainability.



### Crime Prevention Through Environmental Design (CPTED)

The Emerald Villa has been designed to incorporate CPTED principles to offer safety and security for residents and the surrounding community. Strategies to reduce crime, the opportunity of crime, or the fear of crime to be implemented include:

- Dwelling units oriented to create neighbour-to-neighbour surveillance;
- Landscaping design to allow clear, unobstructed views;
- Visible, well-lit walkways and entries that are overlooked by windows;
- Windows constructed of clear glazing to overlook public/private spaces;
- Stairwells and parkade lobbies with glazed doors, white or light colour paint schemes, and eliminated dead ends and sharp corners;
- Parking areas for residents using a security gate and pass- or key-access;
- Secure bike rooms for all long-term bike storage;
- Reduction of entrapment spots by the use of overlooking windows & glazing in doors;
- Low planting has been proposed along sidewalks to provide clear lines of sight to/from the development; and
- Thorny plant material has been proposed to deter access where it is unwanted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Banich', written over a faint, larger version of the signature.

Neil Banich  
Design Principal  
WA Architects Ltd