

April 7, 2020

Dear Mayor and Council,

**Updated Project summary: 876/880 Dunsmuir**

Together with the assistance of the Victoria Design Group I am submitting this re-zoning proposal for 876/880 Dunsmuir. The project is 4 unit townhome strata: 2 units, 1,683 square feet with 3 bedrooms, 3 bathrooms and 2 units, 1,240 square feet with 2 bedrooms, 2 bathrooms. Each unit has one parking spot with an EV level 2 charger, as well as a 108 square foot, bike/storage room with charger outlets. The 2 bedroom upper units will also feature spectacular views from the rooftop patios.

The vehicle driveway is separated from bike and foot access on opposite sides of the building. Unit access is from stairs at the front. The units feature entry and great room exposure to the south. Parking is at the back of the lot, placing a priority of people ahead of their cars.

The contemporary energy efficient design is replacing an older multi-renovated duplex that did not compliment the lot or the neighborhood. The 3 bedrooms units will be consistent with family appeal of the neighborhood while the upper 2 bedrooms units are more likely to appeal to individuals or couples

**Input and Consultations**

The input and update process started over a year ago. Meetings have taken place with Esquimalt staff and the West Bay Residents Association. I have presented to the Architectural and Planning Advisory Committees. The Fire Department confirmed no re-routing of hydro lines would be required. An open house was held on February 13 to receive more feedback from neighbors and resident's groups, I have since visited and consulted with most of the adjacent neighbors.

Significant changes have been made from the input. The first concept was a 6 unit stacked townhouse, located much closer the front of the lot. The neighbors were and are generally very supportive. The substance of the concerns that were made by the committees, i) too close to the front of the lot, inconsistent with adjacent houses ii) overbuilt, too many units and iii) overbuilt, insufficient green space.

I listened to the feedback and the current application has addressed each of these issues. The smaller lower units in the original proposal have been transformed to a family/media room and a 3<sup>rd</sup> bedroom/bath of the larger units (resulting in 4 units rather than 6). This will also add to the family appeal. By reducing the square footage on the lower level and re-configuring the design, the entire building has now been moved back so the front aligns with the adjacent houses. Moving the building back provided space for the lawn/hedge at the front, large enough for a child's play area. The greenspace at the back is shown with picnic tables. The planting areas at the rear and sides have been increased to allow pyramid cedars, which will provide visual, sound and light barriers to adjacent homes. The total green space is twice what was presented in the drawings reviewed by the committees.



## Energy and Environment

Electrical Provisions – EV ready stations, Level 2 (“J plug”), will be provided at all five parking spaces, with the 4 strata owned spots metered to the respective units. As well, the bike rooms will have capacity to charge at least 8 bicycles.

Landscaping and Drainage - One older, ailing tree was removed from the property. The development will include a substantial lawn at the front and rear of the property. The front lawn will include an engineered solution to accept roof water before overflow to the street. Three Dogwood trees will highlight the front and a Maple will anchor the rear. Permeable pavers are used to absorb much of the run off. The slopes have been engineered to feed run off to the gardens/shrubs without mechanical lifting of water being required.

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

## Parking

There are four car spaces, one for each unit, plus a visitor stall. There are 8 bike parking spots inside four secured rooms, with chargers.

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

Watt Consulting has conducting a parking transportation study (updated to reflect the changed configuration to 4 units), that confirms the adequacy of the parking for the project and supports the ratio of 5 parking spots with 4 strata units.

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

Respectfully submitted,

Jim Penner  
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Victoria, BC, R3L 0E4  
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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 0795531 B.C. Ltd. (Jim Penner)

Site Address 876/880 Dansmuir Road.



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

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

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

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

## **Township of Esquimalt Green Building Checklist Appendix**

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

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

### **1.0 Certification**

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

### **4.0 Stormwater Absorption and Treatment**

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

### **5.0 Water Conservation**

Dual flush toilets, volume limiting shower heads

### **6.0 Trees/Landscaping**

6.2 One large tree to be removed from back, replaced by a medium tree in the front  
6.3 Yes, BCNLA standards

### **7.0 Biodiversity**

7.1 Yes, 50% native

### **8.0 Energy conservation – energy advisor to be engaged**

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

### **9.0 Transportation**

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

### **10.0 Materials/Waste**

10.1 Trusses, ?, ?

10.2 Flooring, ?, ?

10.3 ??

10.4 ??

10.6 No, existing building includes hazardous materials (asbestos)

10.7 ??

10.9 emphasis on local materials, no mahogany or other threatened trees

10.10, 10.11 in suites and collection point

10.12 facility provided, collection by strata

10.13