

903 Admirals Road

Let's Balance Development with Nature

903 Admirals is not your typical lot

This unique lot has extensive mature Garry oak and Douglas fir tree coverage.

- **42 mature bylaw-protected trees**
- Under the current proposed design **at least 32 are slated for removal**, including 18 Garry oak and 5 Douglas fir.



What Esquimalt would be losing

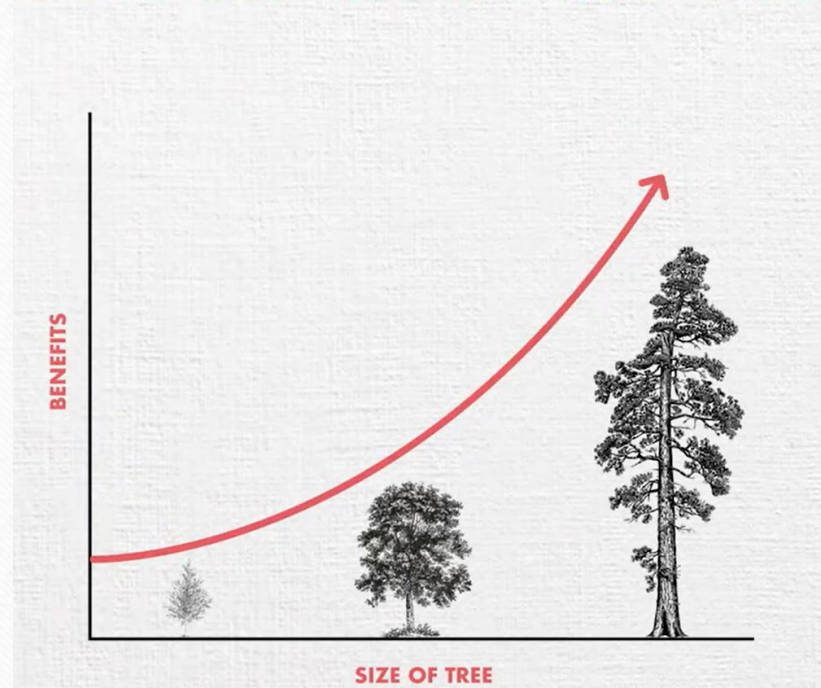
Mature trees provide the following significant benefits:

- **Shade/Heat Protection**
- **Stormwater management**
- **Air purification**
- **Physical and mental health**
- **Biodiversity and connectivity**
- **Community character**

1 mature tree provides benefits **equivalent to dozens of replacement trees at planting**. Replacement trees take decades to mature.

The city of Halifax estimates that for every **\$1 spent** on trees they **receive \$8 in benefits**

THE EXPONENTIAL BENEFITS OF TREES



Esquimalt Residents care about tree preservation

A Change.org petition has garnered 708 signatures so far.

175 (25%) of them are Esquimalt residents

They all agree that the proposed 903 Admirals Road development **does not meet our Official Community Plan's environmental guidelines** to balance development with preservation.



Why the current design is not appropriate for the site

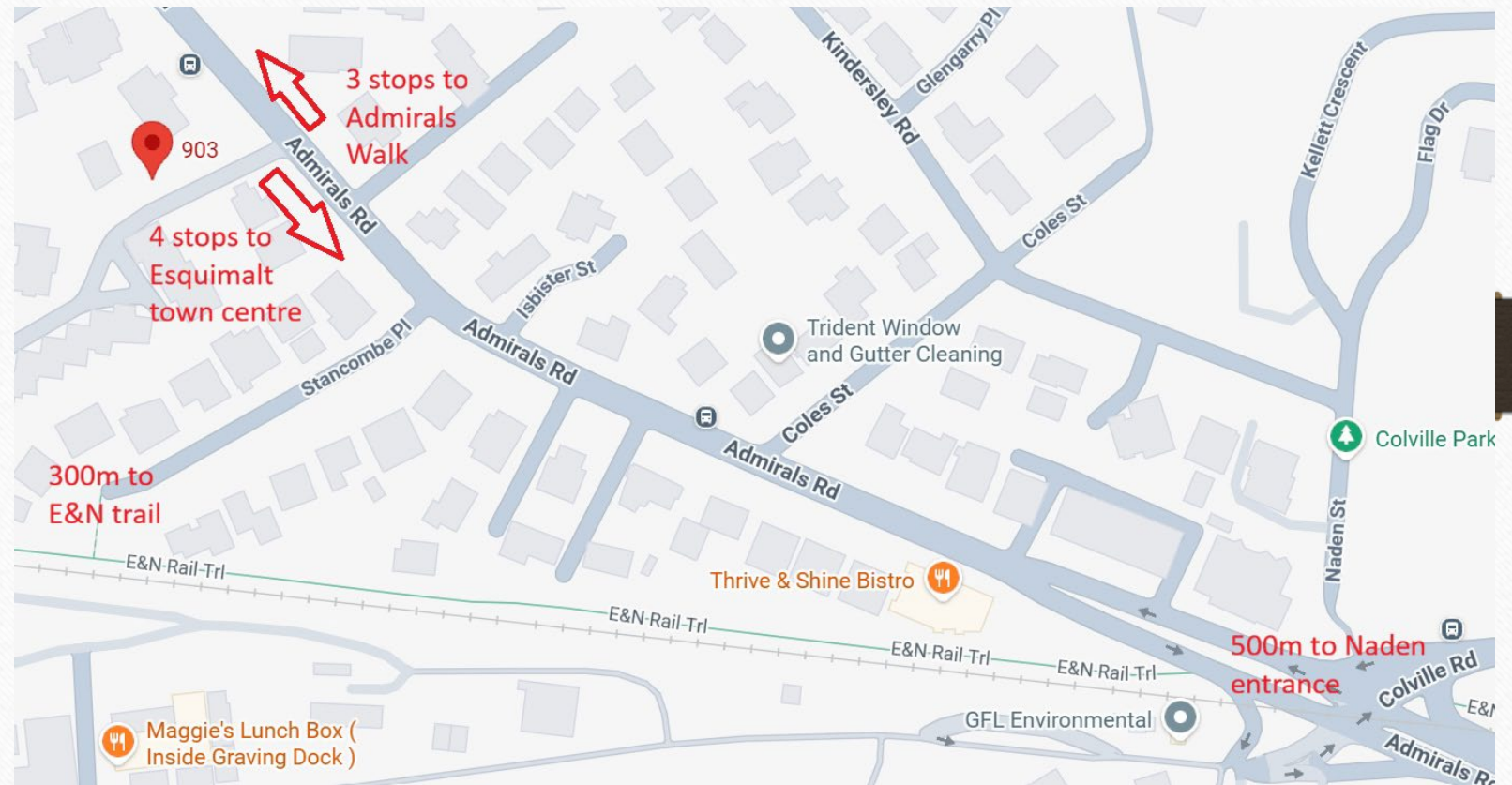
Parking

Because the property is in a frequent transit area Esquimalt bylaws only require 0.5 stalls per unit, yet the design has a 2-car garage for each unit.

Size and Affordability

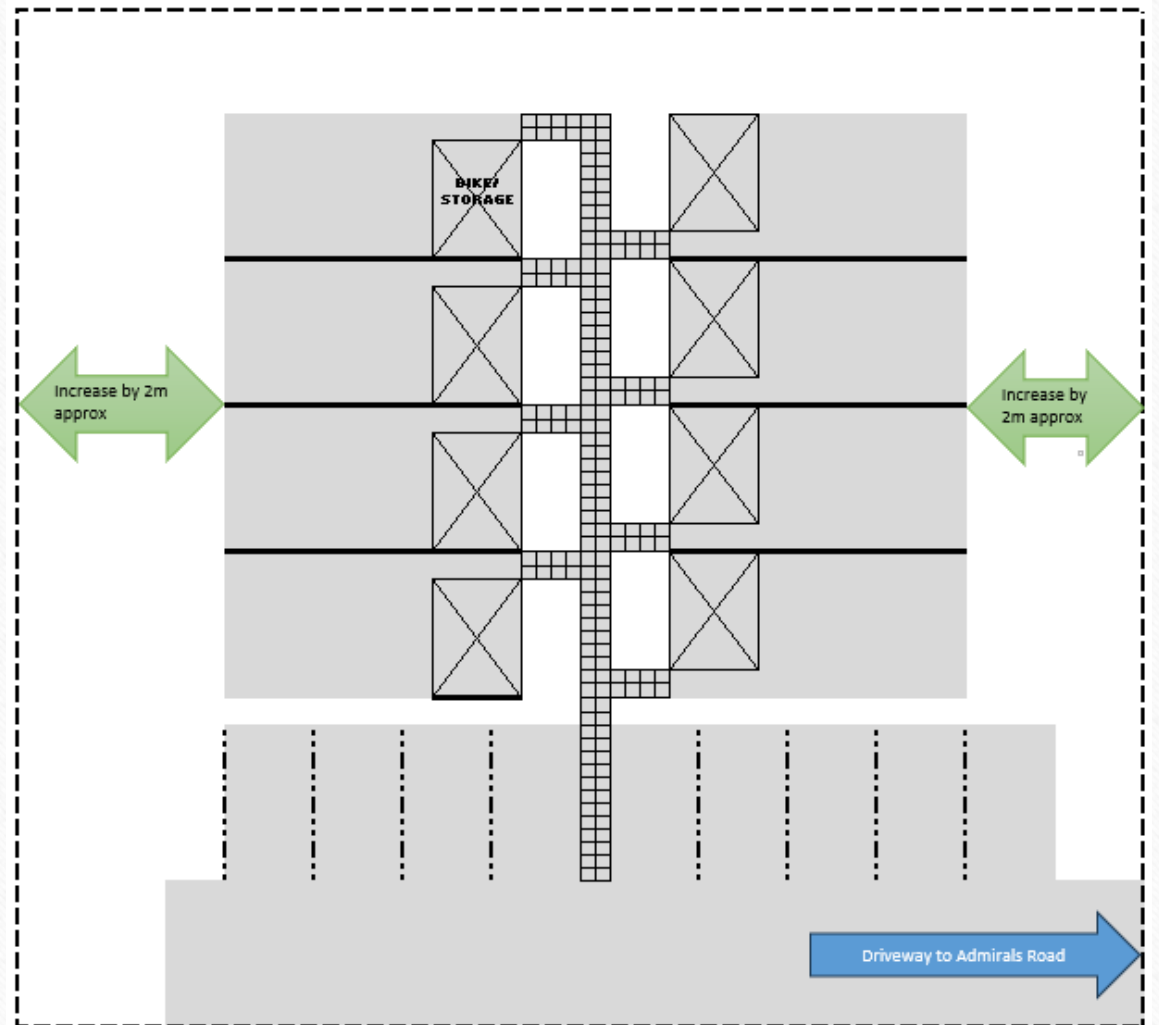
All the units have 3 bedrooms and are 1,400 sq ft.

As a result, the buildings and impermeable driveway cover most of the site.



A thoughtful design can achieve both density AND tree protection

1. Remove 1 garage parking spot from each unit. Utilize the remaining spot as bike/general storage
2. Refactor unit lot coverage to account for 1 less parking spot/unit, keeping 1,400 sq ft/unit living space
3. This reduces each block length by 8m, with the original width, allowing room for 8 or 9 surface parking spaces
4. Path from parking to each unit, so the 2 blocks can be brought closer together.
5. **The reduced lot coverage will save approx 8 more trees. If half the units had 2 bedrooms, improving affordability, even more could be saved.**



How can we do better in the future?

When a property is rezoned like this one, **preserving natural assets is currently only considered at the Development Permit stage**, after building constraints like setbacks are defined in an amendment bylaw. Natural asset protection relies on staff convincing the developer to meet as many OCP guidelines as possible. By the DP stage the developer has largely determined their design and not surprisingly is reluctant to change it. The last resort is Council voting to send it back to the developer.

Natural asset protection should be considered from the start of the process. This will allow natural assets to be better protected and reduce unnecessary design rework later in the process.

Tools/approaches to help with this:

1. Adjust the Rezoning and Development Permit processes
2. Limit parking for developments close to active transportation infrastructure
3. Implement Natural Asset Management, starting with the Inventory
4. Increase the Tree Protection bylaw security deposit
5. Incorporate sustainability into bylaws where appropriate, e.g. x% of landscaping must be native

In closing

ECO retains hope that under the current process council can act to require more trees be preserved at 903 Admirals Road.

Irrespective of how that plays out, ECO looks forward to working with staff and council to ensure that Esquimalt's natural assets are fully appreciated and better protected in the future.