



November 07, 2018

Re. Vista Senior Living
622 Admirals Road

Response to list of conditions – Esquimalt Design Review Committee:

1. Provide an updated landscape plan that clearly identifies a green roof and the permeable pavers. As well as a detailed planting list with the inclusion of native species.

Updated landscape plan provided.

Green roof areas provided at 11th floor perimeter associated with view out of common areas. Need to retain hard surface at 11th floor patios for use by occupants. Planters provided.

Unit pavers at pedestrian and vehicle areas – front entries off Admirals – permeable, with water conducted to sub surface along Admirals to support street trees and aquifer charging.

See also detailed planting list.

2. Revisit the solar wall – consider adding more design.

Refer to revised south elevation for suggested graphic treatment of solar wall at south elevation.

3. Revisit the use of the rust colour material, the glazing on the balconies, as well as the glazing at the 2nd level memory care patio area.

Rust colour – to remain as proposed.

Glazing at balconies – obscure glass panels at balconies to screen heat pump and provide privacy.

Second storey memory care patio glazed screen – bottom obscure with upper portion clear.

4. Re-visit off street parking design at the front of the building to better incorporate the OCP Guideline 21.5 Item 5 'that off street parking area be located either at the rear of the commercial building or underground'.

We interpret this to be directed at commercial buildings / sites to control large visible parking areas between street and buildings. It is not intended to apply to this urban residential building as logical entry for drop off is off Admirals, there are only four stalls in this area to support drop off and loading user provided mini bus and town car. Parking is underground, other than these four stalls.

5. Revisit the pedestrian access.

As was suggested one parking stall has been dropped to provide more generous pedestrian entry to both the Legion and Vista Senior Living.

6. Revisit the articulation of elevations of the bottom two levels and the identity of the front entrance canopy.

East elevation has been revised to provide further articulation of the lower floor area. Lighter cladding has been extended to grade.

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director

Development Permit Application for: Vista Senior Living, 622 Admirals Road

Official Community Plan Development Permit Area Guidelines:

18.5.2 Natural Features

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

Guideline	Comments
Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Not applicable to existing site. No trees. No soil.
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.	Not applicable.
Preservation of natural topography is favoured over blasting or building of retaining walls.	Not applicable.
Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	Not applicable.
Design new development and landscaping to frame rather than block public views.	Building footprint extends parallel to Admirals for most of the site, and grade based views are to other buildings.
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.	Not applicable.

18.5.3 Biodiversity

Landscaping features that will protect, restore and enhance biodiversity. Where feasible:

Guideline	Comments
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.	Included. Refer to landscape plant list.
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.	Not Applicable
Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.	Yes.
Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food	Yes.

gardens compliment each other.	
Encourage native plant and food gardens to spill from private land into boulevards.	Not Applicable.
Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Not Applicable.
Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Not Applicable.
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.	Not Applicable.
Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage.	Yes.
Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings	Not Applicable.
Support the daylighting of portions of the stormwater system for enhanced habitat.	Not Applicable.
Aim to meet the Canadian Landscape Standards in all landscaping installations.	Yes.

18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution).

Where it is reasonable:

Guideline	Comments
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 will help dampen urban noise.	Ground cover and leafy trees (street and other areas – refer to landscape plan) provided.
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.	Yes.
Light spillage on to waterways is strongly discouraged.	No waterways.
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.	Adding street trees and vegetation along Admirals.

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

Guideline	Comments
------------------	-----------------

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.	No existing trees on site. Trees being added. Refer to landscape plan.
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.	Not applicable.
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.	Not applicable. No location available for rain garden (below grade parking extent).
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.	Paving at Admirals (public entries, drop-off and related parking) pervious – intended to drain to aquifer below underground parking, pending geotechnical engineer's review. Second level exterior deck to drain to grade planted area below. Walkways and patios at west side to drain to planted areas adjacent.
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.	See above.
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.	Yes.
Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.	Permeable paving and landscaping at grade level save for at parkade entry.
Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Yes.

18.5.7 Native Bird Biodiversity

Measures to protect, restore and enhance native bird biodiversity. Where it is reasonable:

Guideline	Comments
Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas.	Not applicable.
Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Not applicable.
Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	Not applicable.

Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understory and canopy in landscape design.	Not applicable.
Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Yes.
Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Limited extents of continuous glazing. Blinds in all windlows.
Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Yes.

DPA No. 4 Commercial 21.5 Guidelines

Guideline	Comments
Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.	Windows at Admirals Road elevation (commercial, multi-purpose. Legion and lobby for Vista Senior Living have main entries and windows also off Admirals.
Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.	Yes.
Buildings should be designed and sited to minimize the creation of shadows on public spaces.	Refer to shadow studies.
Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Large drop off area canopy provided at building entry. Canopy at Legion entry.
Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.	No large surface parking. Only related to drop off at building entry. All other parking underground.
The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	Yes.
Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.	Building located near Admirals Road. Dedication of land for bus lay-by, bike lane, boulevard trees.
Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	No outdoor storage areas or garbage areas outside building.
Retention and protection of trees and the natural habitat is encouraged wherever possible.	Not applicable.
Where new development is to occur within Esquimalt's commercial core, that development should add to the	Yes. Refer to site plan.

pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials. .	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

24.5.1 Siting of buildings and structures

Where it is feasible:

Guideline	Comments
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.	South wall – solar.
Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.	The building is compact, providing a needed retirement / care facility in an optimal location for service and transportation access.
In commercial, residential or commercial mixed-use designated areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.	Height reduced from originally approved 12 storey building.
Provide space for pleasant pedestrian pathways between buildings.	No public pathways provided.
Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Not applicable.
Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Not applicable. Urban existing site. Landscaping and trees being added.
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.	Yes. Reinforcing Admirals Road activity.
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.	No semi-public areas on site other than front of commercial space and bus stop.
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.	Not applicable.

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

Guideline	Comments
Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	Solar component is at south wall elevation. Pre-heat of required make up and ventilation air.
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.	Note: all neighbouring buildings much lower. Also in our climate heat island / cooling is not an issue; heating is the dominant issue in a cold climate.

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.	Building elevations – main are east and west. Also solar gain in a high rise can lead to discomfort / need to air condition. Must be controlled.
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.	South elevation – number of windows limited. Blinds used for control / comfort.
Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	Only works for south oriented windows, and in this building the number of south oriented windows is limited.
Provide building occupants with control of ventilation; i.e. windows that open.	Yes. And air conditioning.
Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	No skylights.
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.	Rooftop patios at 11 th floor, with planting in planters. Garden area (raised bed) at grade at west elevation to be tended by residents. Needs to be approx. 30" above adjacent walkway elevation so that elderly do not have bend low to work.
Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	No. See above.
Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.	Yes.
In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	Yes. Composite and pre-finished metal panels, brick.

24.5.3 Landscaping

Where it is feasible:

Guideline	Comments
Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.	Not applicable. Intense urban related landscaping.
Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.	This is an urban building site, with limited areas for vehicle access / drop off. The nature of the location and street frontage requires an urban treatment.
Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	Not applicable.
Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Not applicable.
Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Not applicable on south side, west side north where more opportunity for trees (see landscape plan).
Strategically place coniferous trees such that they can	

buffer winter winds.	
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 existing trees. New street trees proposed.
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.	Refer to landscape plan for street trees.
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.	Yes.
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.	Not applicable.
For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	Refer to landscape plan for street trees.

24.5.4 Machinery, equipment and systems external to buildings and other structures.

Where it is feasible:

Guideline	Comments
For external lighting: <ul style="list-style-type: none"> • 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. 	Yes. Exterior lighting will be designed to address all these points.
Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance. Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Heat pumps used throughout for residential heating and cooling. Solar wall on south elevation for pre-heat of makeup and building pressurization air. Durable materials proposed, and in-house surveillance to be provided.
Design for on-site heat recovery and re-use of water.	No.
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.	Bike parking adjacent to building entry.
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.	One charging station at drop off area; another at underground parking level.
Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public	No car sharing. Building will have it's own passenger van and town car to transport seniors.

street.	
---------	--

24.5.5 Special Features

Where it is feasible:

Guideline	Comments
Select building materials that have been shown to have a high level of durability for the use intended.	Done. Composite panels, pre-finished metal panels, brick.
Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Not applicable. Non-combustible building.
Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Yes.
Reuse of existing buildings and building materials is encouraged.	Not possible.
Choose materials that have a high likelihood of reuse or recycling at end of life.	Steel construction.

25.5.1 Building and Landscape Design

Where it is feasible:

Guideline	Comments
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.	Possible to control flow for 11 th floor roof.
Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.	Not applicable.
Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Distribute deck area rainwater to planted areas.
Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	See below.
Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	West side – paved surfaces to drain into vegetation. East side – paved surfaces to drain to aquifer.
Design landscaping with more planted and pervious surfaces than solid surfaces.	Yes. Proposed.
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.	Not applicable.

25.5.2 Landscaping - Select Plantings for Site and Local Conditions

Where it is feasible:

Guideline	Comments
Retain existing native trees vegetation, and soil on site.	Not Applicable.
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.	Refer to plant list.
Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Yes.
Group plants with similar water needs into hydro-zones.	Yes.

25.5.3 Landscaping – Retaining Stormwater on Site

Where it is feasible:

Guideline	Comments
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.	Not applicable.
Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Yes. As proposed.
Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Not applicable.
Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.	Yes.
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.	Not applicable. No disturbed areas.
Choose bark mulches or woodchips for walking paths for enhanced absorption.	Not applicable.
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.	Yes.

25.5.4 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

Guideline	Comments
Use automated high efficiency irrigation systems where irrigation is required.	Yes.
Incorporate stormwater retention features into irrigation system design.	No.

Use recirculated water systems for water features such as pools and fountains.	Not applicable.
Install plantings and irrigation systems to the Canadian Landscape Standard.	Yes.