



PACIFIC HOUSE

Revised Amenities/Bonus Package for Proposed Development on 899 HEAD ST.,
ESQUIMALT, BC

LEXI

DEVELOPMENTS

OCTOBER 2019

LEXI DEVELOPMENT GROUP
200 2240 Chippendale Rd, West Vancouver

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1. OVERVIEW

Under the existing Official Community Plan, the subject site and the immediate area of the Head St. and Esquimalt Rd. intersection, is noted as Commercial Area 2 and designated as a Secondary Commercial Node. The OCP intent is to encourage redevelopment of this area, including the continuation of providing services for the immediate neighbourhood. The sites are also within the DP Areas 1 & 2 of the OCP.

The OCP, based on the desire of its residents and business people, also recognizes the need to promote a "healthy community". The OCP also indicates that the Township may consider density floor space for mixed-use proposals where a development proposal includes a robust bonus density package.

In keeping with the above OCP policies, and in accordance with Council direction on August from the July 8, 2019 Public Hearing for this site, and the subsequent review of Terms of Reference for a community-wide consultation program on August 19, 2019, the owners of 899 Head St. have been carrying out this program.

As a result of this further community-wide input to date, including the September 21, 2019 Facilitated Community Consultation Meetings, public display events and door knocking comments, we have listened very carefully, and revised our proposal to the best of our ability to address community concerns, while maintaining economic viability. The filing of this Revised OCP Amendment and CD Rezoning Application for a Commercial Mixed-Use nine storey building, which we believe captures and responds to the community's main concerns about our previous project. In addition to the reduced building height, the revised proposal includes 4029 Sq. Ft. (373.3 Sq. M.) Medical Clinic to meet community Health Care needs facing Esquimalt Rd. (Appendix 9 - Esquimalt Urgent Medical Clinic at PACIFIC HOUSE), 66 residential stepped high-rise units above, over a covered parkade, with 3 townhouses facing Wollaston St., with a total FSR of 3.93 (Appendix 6 - Architect Design Rationale).

Height/Density: We have heard the variety of expressed height concerns and have re-visited the project design accordingly. We were able to reduce the building height by 10.2 meters (34 ft.) or 29.1% from the previous height. Our project design team heard people's concerns about overlook and privacy invasion, and is sensitive to minimizing neighbour privacy intrusion, and therefore through our revised building design, and unit, balcony and window orientation, we believe we have addressed those concerns.



In addition, we previously undertook a professional shadow analysis based on Township requirements, and shown to Council, which had minimal shadowing impact on neighbors and Ecole Victor Brodeur School. Reducing the height of the building another 34 ft. decreases the shadow affect even more (Appendix 11 – Positive effect of Slope on Shadow of the building).

These project revisions, combined with a revised Bonus Amenity Package that has added pedestrian safety equipment on Head St., as well as a Cost Value in Table 1 for all of the Amenity items, both as suggested by the community attendees at our Facilitated Consultation Meetings of September 21, 2019.

The original development proposal had been recommended for approval by the Design Review Committee (Appendix 1 - Design Review Committee), with conditions that included height conformity, enhancement of the east building elevation and a maintenance agreement for the green wall on Head St. The original development proposal was also recommended for approval with conditions by the Advisory Planning Commission on May 15, 2018 (Appendix 2 - Advisory Planning Commission). The conditions of the DRC and APC have been addressed with changes made as recommended and are reflected in the revised plans of December 2018 and May 2019, which have been submitted to Township staff, and our further met with this revised submission.

The height difference between north and south of the site, 8.4 meters over an 11% slope, helped with reducing the shadow of the building on neighboring properties (Appendix 11 – Positive effect of Slope on Shadow of the building).

2. PROPOSED DENSITY BONUS PACKAGE

The OCP, in accordance with the Local Government Act, provides for consideration of an increase in the permitted number of dwelling units or floor area in return for the provision of certain amenities in a robust package.

In keeping with the intent of providing a high-quality density bonusing package, in good faith and without prejudice, we are offering the following Revised list of items. Below Table the item list illustrates the monetary value of each item.

- ❖ We understand that community discussions to date have confirmed that this location is a central site on a main street and Esquimalt Rd. bus route. The Township is liaising with Island Health and the South Island Division of Family Practice on a new Medical



Centre and staffing with physicians and clinical staff. Lexi is committing to providing a 4,029 sq. ft. commercial unit built to Dr/patient needs, with a monetary incentive package to those Dr's., and a Restrictive Covenant with the Township, registered on Title for the unit, securing the Medical Centre use for 10 years. The Monetary incentive package can be used for both the short-term and long-term Medical Centre to address Township of Esquimalt catchment area medical needs. The Medical Clinic will provide Care needs on Esquimalt Road providing convenient access to all the Township and adjoining communities. A complete report of this proposal is submitted along with the supporting documents (Appendix 5 – Fraternal Order of Eagles ; Appendix 6 - Architect Design Rationale; Appendix 7 - South Island Report/Urgent Care Location; Appendix 10 - Chamber of Commerce Letter)

- ❖ Our project team is familiar with the pedestrian safety concerns in the immediate area and are exploring with Township staff the potential for providing a safer crossing at the Dunsmuir and Head St. intersection, by introducing crosswalk flashing controls to assist Macaulay Elementary School students/parents and other pedestrians.
- ❖ We have voluntarily offered to provide a cash contribution to the betterment of the community, for the provision of installation and maintenance of a kayak dock in West Bay, and therefore we covenant and agree that the Lands must not be built upon or used until the we have provided a cash contribution to the Township, in the amount of up to One Hundred and Fifty Thousand Dollars (\$150,000.00, the “Dock Funds”).
- ❖ We are providing five free, publicly available EV car charger spaces within the Pacific House building for six hours a day for 10 years. The electricity needed for these chargers will be supplied by solar modules that will be installed and incorporated at Pacific House, and the subject of a legal agreement with the Township. This will provide 45,000 Kilometers of free no-emissions driving for the residents of the Township of Esquimalt; and help the Township reach its public EV charger requirements with zero cost to the Township;
- ❖ We are securing Built Green Canada Silver Certification for Pacific House. As a Built Green member, Lexi prides itself in establishing new standards for future developments in the Township of Esquimalt, and wishes to showcase the Township as a leader in sustainability and as an environmentally conscious municipality (Appendix 3 - Built Green Enrollment Confirmation);



- ❖ Removal of the BC Hydro Pole on the south East corner of Esquimalt and Head, together with buried conduit, and anchor poles adjacent to Pacific House as required by the Township and BC Hydro will provide for future connection to additional underground wiring in the area;
- ❖ We commit to the upgrading of sidewalks and public areas around Pacific House site within the vision of the OCP.



Table 1 Monetary values of each amenity

AMENITY PACKAGE TOTAL VALUE - \$		\$969,905.0	
Medical Clinic		\$610,000.0	
Actual lease (\$30/Sq.Ft. NET/year on 4000 Sq. Ft., No operational cost):	\$120,000	lease Equipment	
year	lease rate	Incentive \$	improvement \$
1	0	\$120,000	\$25,000.0
2	50%	\$60,000.0	\$23,000.0
3	60%	\$48,000.0	\$21,000.0
4	65%	\$42,000.0	\$19,000.0
5	70%	\$36,000.0	\$17,000.0
6	75%	\$30,000.0	\$15,000.0
7	80%	\$24,000.0	\$13,000.0
8	85%	\$18,000.0	\$11,000.0
9	90%	\$12,000.0	\$9,000.0
10	95%	\$6,000.0	\$7,000.0
Sum		\$396,000	\$160,000.0*
One-time initial cash incentive		\$54,000.0*	
Extra excavation to accommodate 4000Sq.Ft.			
West Bay Kayak Dock Contribution to Township		\$150,000.0*	
Parking & 5 Electric Vehicle Charging Stations			
Built Green Canada Silver Certification		\$41,800.0*	
Enrolment Fee - \$100/unit		\$6,800.0	
Energy advisor / Verifier fees		\$35,000.0	
BC Hydro Pole Removal & Adjacent Underground Infrastructure		\$138,105.0*	
Head St. frontage - 73.7 Meters		\$73,700.0	
Esquimalt Rd. frontage - 18.37 M		\$18,370.0	
CONTINGENCY ¹		\$46,035.00	
Provision & Installation of Dunsmuir Rd. Crosswalk 2 Safety Flashers		\$30,000.0*	

* Actual Hard Cash Contribution

¹ NOTE - Contingency can cover anchor poles @ southeast & northeast property corners, removal/replacement pole @ corner of Esquimalt & Head St., above ground feed(s) to the new building, and inflation



3. PACIFIC HOUSE

Celebrating Esquimalt’s Future; Heralding Esquimalt’s Past; Applauding Outstanding Ocean Views PLUS Enhancing Wellness Opportunities for ALL Esquimalt.

3.1 A VIEW TO TOMORROW

Pacific House is a visionary nine story mixed-use building, with a combination of apartments and townhomes, plus a special state-of-the-art approximately 4,029 square foot space for a Medical Clinic on Esquimalt Road with convenient access to and serving the whole Township and adjoining communities. The project has separate areas, and three levels of covered parking.

The concrete, steel and glass structure features common area outdoor green amenities, landscaping and sweeping ocean views. Public walkways on Head Street enjoy special landscaping as well.

A unique semi-enclosed bus shelter at the corner of Head Street and Esquimalt Road will display protected historical photographic copies and artwork, plus local museum information. First Nations local history may also be featured.

3.2 A HISTORICAL PERSPECTIVE

The vast, beautiful Pacific Ocean that surrounds Esquimalt is so essential to life in the community that its name is a reference to the scenic waters. The word Esquimalt is an anglicized version of the First Nations word “es-woy-malth”, which means the place of gradually shoaling water. It is this central connection to the ocean that is at the core of Esquimalt’s rich character. The charming waterfront town grew around the naval base, which was established in 1865, and today is a vibrant home for more than 17,500 residents. Lexi Development Group, and we hope local citizens are excited at the prospect of being part of Esquimalt’s ongoing story.

Lexi is a real estate investment and development company, established in 2004 and headquartered in West Vancouver, that sees tremendous opportunity for high-quality, mixed-use and multi-family projects in Esquimalt. Our purpose and values align with Esquimalt’s growth strategy, its strong sense of community and revitalization aspirations in the node along Esquimalt Road. Lexi brings an extensive depth of experience with developments that are distinguished by sustainable strategies, contemporary finishes and meticulous attention to



detail, and we look forward to bringing these same commitments to the Township of Esquimalt working with local leaders ([Appendix 12 – Future of the Esquimalt](#)).

3.3 PROPOSED IMPROVEMENTS

Our goals go beyond building modern properties that help redefine neighbourhood, we want to improve communities in the process. With this in mind, Lexi will upgrade sidewalks and the public areas around Pacific House within the vision of the OCP for the Township of Esquimalt. We will fund the realignment of the current bus stop and shelter. With a drive to deliver developments that we, and the Township, can be proud of, the Lexi team looks forward to working with the community in delivering a fresh new landmark residence and commercial hub in Esquimalt with Pacific House. We believe Pacific House will encourage other nearby properties to improve their real estate holdings.

3.4 UPGRADED CONSTRUCTION METHODOLOGY

Lexi has always been committed to sustainability and new construction technologies. With Pacific House, Lexi will undertake an offsite advanced commercial development operation, that specializes in the construction of commercial development using Light Gauge Steel ([Appendix 4 - Advanced Off-Site Construction Technology](#)). A system which provides a highly efficient building solution with Fast Assembly. It saves up to 50% of construction time and up to 95% of the work can be built offsite. The system is a highly environmentally sustainable building solution ([Appendix 4 - Advanced Off-Site Construction Technology](#)). The benefits include but are not limited to:

- ❖ LEED and BUILTGREEN friendly - no waste manufacturing process, less stress on the environment;
- ❖ Reduction of onsite scraps and loose material;
- ❖ Smaller work crews are required to install product, and there is less material to store on site;
- ❖ Combustible qualities enable a steel framed building to resist such devastating events as fire, earthquakes, and hurricanes;
- ❖ Steel is 100% non-combustible and will not contribute to the spread of fire; and,
- ❖ There is a 40% - 62% savings in energy required for heating.



4. Benefits to the Residents of Esquimalt with a Medical Clinic

Primary and community care is a major component of the British Columbia health care delivery system. Almost every person living in British Columbia has contact with the health care system each year.

Lexi Development, in acquiring the property site at Esquimalt Road and Head Street recognized a future need to bring an amenity to the community which would benefit all. In exploring options for the building site, Lexi recognized the significant need for a Medical Clinic to replace the clinic that closed in December 2018. The closure of that clinic impacted approximately 4000 individuals and their families leaving them without access to services within their community. Most of these individuals had to seek medical services outside Esquimalt boundaries including travelling anywhere from 15 to 45 km for a return trip to see a doctor in a walk-in clinic (Appendix 5 – Fraternal Order of Eagles Letter; Appendix 7 - South Island Report/Urgent Care Location; Appendix 10 - Chamber of Commerce Letter).

‘WHAT IF’:

- ❖ there was a medical clinic at Esquimalt Road and Head Street designed to address the future needs of the health of the Esquimalt population, how would this improve the health of the population? ‘
- ❖ this center utilized virtual care and other technology-enabled solutions to address the urgent need of the demand for individuals and families to have access to a physician, or other care providers.
- ❖ the clinic offered diagnostic, blood services and mental health support, to improve medical services to the residents of Esquimalt?
- ❖ we provided a temporary solution to address this need?

It was these ‘what if’ scenarios that led us to rethink our space to include a Medical Center in our development. As we look to the future, there is a clear need to build a center in the heart of Esquimalt, which addresses long-term needs for residents seeking community-based medical services, to contribute to the expansion of Primary Health Care capacity within the Township of Esquimalt.



More importantly, having a center in Esquimalt, and collaboratively working with the Township and its key stakeholders, Island Health, the Ministry of Health, South Island General Physicians Group and residents would ensure that all patients are attached to a doctor meeting the Province of British Columbia's target of 100% by 2020.



5. Appendix 1 - Design Review Committee



1229 Esquimalt Road
Esquimalt BC V9A 3P1
PHONE: 250-414-7100
FAX: 250-414-7111
www.esquimalt.ca

April 16, 2018

Baha Naemi
Lexi Development Group Inc.
200-2240 Chippendale Road
West Vancouver BC V7S 3J5

Dear Mr. Naemi:

OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION
899 Esquimalt Road
[PID 030-151-562 Lot A, Section 11, Esquimalt District, Plan EPP69557]

At its regular meeting held on Wednesday, April 11, 2018, the Esquimalt Design Review Committee [DRC] recommends to Council that the application for OCP amendment and Rezoning to authorize development of 899 Esquimalt Road as a 13 storey, commercial mixed-use building consisting 2 retail commercial space and 62 residential units, sited in accordance with the BCLS Site Plan provided by Wey Massenburg Land Surveying Inc., stamped "Received November 30, 2017", and incorporating height and massing consistent with the architectural plans prepared by Farzin Yadegari Architect Inc., stamped "Received March 7, 2018", detailing the development proposed to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557] **be forwarded to Council with a recommendation for approval with the following conditions:**

- That the proposed building height conforms to the current Official Community Plan;
- That the aesthetics of the east face of the building be enhanced to be as attractive as the north, side and west elevations; and
- The financial responsibility for the maintenance of the green wall needs to be detailed.

The reasons:

- The proposed development doesn't comply with the current Official Community Plan.
- The character of the east side of the building needs to be addressed as this is an important gateway building to Esquimalt.
- Like the look of the "Green over Grey" living wall system but concerned that the maintenance could become a financial burden for the future strata. The Motion Carried Unanimously

Your application for an Official Community Plan Amendment and Rezoning will be forwarded to Esquimalt Council for consideration. Once the required amendment bylaw is crafted and a Council agenda space is secured, you will be notified of the date of the meeting. A copy of the Development Services staff report will be forwarded to you once the Council agenda is finalized.



At the Council meeting, you may be asked to make a formal presentation of your application to the Council members. Please be advised that, as this presentation is made in front of the elected officials in Municipal Council Chambers, there is a dress code required [i.e. business attire]. If you have any questions please do not hesitate to contact the undersigned alex.tang@esquimalt.ca or 250-414-7132.

Yours truly,



Alex Tang
Planner

Cc: Bill Brown, Director of Development Services
Councillor Beth Burton-Krahn, APC Council Liaison
Councillor Tim Morrison, APC Council Liaison



6. Appendix 2 - Advisory Planning Commission



1229 Esquimalt Road
Esquimalt BC V9A 3P1
PHONE: 250-414-7100
FAX: 250-414-7111
www.esquimalt.ca

May 18, 2018

Baha Naemi
Lexi Development Group Inc.
200-2240 Chippendale Road
West Vancouver BC V7S 3J5

Dear Mr. Naemi:

OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION
899 Esquimalt Road
[PID 030-151-562 Lot A, Section 11, Esquimalt District, Plan EPP69557]

At its regular meeting held Tuesday, May 15, 2018 the **Esquimalt Advisory Planning Commission [APC]** recommended that the application for rezoning and OCP amendment authorizing a 12 storey, commercial mixed-use building consisting 2 retail commercial space and 57 residential units, sited in accordance with the BCLS Site Plan provided by Wey Massenburg Land Surveying Inc., stamped "Received November 30, 2017", and incorporating height and massing consistent with the architectural plans prepared by Farzin Yadegari Architect Inc., stamped "Received May 10, 2018", detailing the development proposed to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557], **be forwarded to Council with a recommendation to approve with the following conditions:**

1. That easements be registered for future access to the adjacent east lot via the parking lots;
2. Provision of a comprehensive amenities package prior to Public Hearing; and
3. Reconsideration of the east façade with regards to setback, green wall and windows. **Motion Carried**

The Reason: While design consideration should be given to the development potential of the properties to the east, this proposal, in conjunction with an amenity package including approximately 40 affordable units could revitalize a prominent corner in Esquimalt.

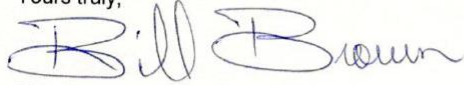
Your application for an OCP amendment and rezoning will now be forwarded to Esquimalt Council to authorize staff to circulate the OCP amendment and rezoning to those persons, organizations and authorities they deem may be affected by the application. Once a Council agenda space is secured you will be notified of the date of the meeting. A copy of the Development Services staff report will be forwarded to you once the Council agenda is finalized.

At the Council meeting you may be asked to make a formal presentation of your application to the Council members.



If you have any questions please do not hesitate to contact the undersigned at alex.tang@esquimalt.ca or 250-414-7132.

Yours truly,



for

Alex Tang,
Planner

c: Bill Brown, Director of Development Services
Councillor Beth Burton-Krahn, APC Council Liaison
Councillor Tim Morrison, APC Council Liaison



7. Appendix 3 - Built Green Enrollment Confirmation



September 19, 2017

To Whom It May Concern:

Please accept this letter as confirmation that Lexi Development Group's project, Pacific House, located at 899 Esquimalt Road, Victoria, BC, is enrolled with Built Green Canada for certification through our High Density program.

As a BUILT GREEN® member, they're part of a growing community of builders and developers producing smarter, more responsible, and healthier homes—both for the environment and the homeowner. Homebuyers who purchase a BUILT GREEN® home enjoy valuable benefits, including healthier, more durable homes that are saving them money in monthly operating costs and fewer renovations.

Our programs take a holistic approach to sustainable building practices that include energy efficiency and go beyond to include the preservation of natural resources, reduction of pollution, ventilation and air quality, and the improvement of home durability.

We acknowledge our members for their leadership as they're establishing new standards for others to aspire. It is thanks to the commitment of those like Interactive Construction Inc. that environmentally responsible construction continues to progress.

Since our inception, builders have worked with us to complete over 30,290 BUILT GREEN® certified homes represented in Alberta, British Columbia, Saskatchewan, and Ontario—including the units in multi-storey projects, the total is over 33,820. Together, we will lower our environmental impact, preserve natural resources, and ultimately leave more for future generations.

If you have additional questions or require further information, please do let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Christenson".

Jenifer Christenson
Chief Executive Officer

BUILDING ON SUSTAINABILITY



8. Appendix 4 - Advanced Off-Site Construction Technology

FORTIS
STRUCTURES

www.fortisstructures.com

Who is Fortis Structures?

A pioneer in offsite commercial development operation, Fortis Structures is one of many companies that specialize in the construction of residential / commercial development using Light Gauge Steel. A system in which provides a cost effective, highly efficient building solution.

Light Gauge Steel Offsite Manufacturing for Fast Assembly?

Fortis manufactures all building components such as the walls, floors, Bathroom Pods and trusses for any project by using pre-engineered computer aided / automated production.

All prefabricated components are pre-assembled using precision machinery to ensure the utmost of quality. Assembling of the walls, floor joists, curtain walls, and roof trusses. With this procedure, development is made easy for job-site assembly. LGS Construction systems save time and money! Up to 95% can be built offsite.

Sustainability

LGS is a high environmental alleviate. Steel is 100% recyclable. Fortis' pre-manufactured process eliminates scrap and waste. Each component is manufactured to its exact lengths. With growing environmental concerns, steel framing makes a positive impact on the future of our environment. LGS construction systems is a LEED friendly, "green" product.

Beyond Strength – It's the construction choice of the future!

Benefits

- LGS is cost effective
- Light Gauge Steel Construction for optimum structural integrity faster and better.
- Frames as easily as wood, however with superior strength and maximum durability.
- Up to 95% of framing is assembled off-site, large components installed with great speed on-site.
- Lightweight which reduces foundation costs and adds more stories or a pitched roof.
- Pre-Engineered / Computer Aided / Automated Production from the walls to the trusses.
- LEED and BUILTGREEN friendly, no waste manufacturing process, less stress on the environment.
- Reduces in scraps and loose material
- Smaller crews to install, less material to storage.
- Lowers builder's risk insurance cost.
- Combustible qualities enable a steel framed house to resist such devastating events as fire, earthquakes, and hurricanes.
- Steel framing is unaffected by temperature and humidity changes, making you home more stable and durable.
- Steel is 100% non-combustible and will not contribute to the spread of a fire.
- 40% - 62% savings in energy required to heat.



9. Appendix 5 – Fraternal Order of Eagles Letter



Fraternal Order of Eagles Victoria Aerie Number 12

891 Esquimalt Road
Victoria B.C. V9A 3M5
Club Phone: 250-383-6525
Email: secretaryfoe12@shaw.ca

April 15, 2019

MAYOR AND COUNCIL
Township of Esquimalt Municipal Hall
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

The Fraternal Order of Eagles Building Committee is pleased to advise the Esquimalt Township Council and Planning Department that we have provided the Lexi Development Group permission to include in their architectural rendering, a building to be built of up to six stories (depending on the needs of the Fraternal Order of Eagles and the lessees) to be constructed on the Eagles lot on the same block that will host the eleven floor "Pacific House" at the corner of Head Street and Esquimalt Road.

The Fraternal Order of Eagles building committee has also commissioned an Esquimalt Medical Services Study of the scale and nature "Urgent Care" facilities that will be compatible with the facilities planned for the Pacific House adding and broadening substantial medical capacity capabilities needed by the Esquimalt communities including the Military families and First Nations.

An important additional benefit for the whole community coming from the possible Eagles facilities can be the aesthetic enhancement created on the streetscape and structural views. These goals have been stated by the Civic Administration and the electoral body seeking to upgrade some areas of the Esquimalt roadway with new images including high quality business and residential designs. These goals have also been suggested in ideas from our local Eagles members as well.

We look forward to proceeding from all our societies to encourage improving our community as "people helping people".

Yours Respectfully,

Rick Dwyer
Chairman, Building Committee
Victoria Aerie # 12
Fraternal Order of Eagles

"People Helping People for One Hundred and Twenty Years"



10. Appendix 6 - Architect Design Rationale

Architect Design Rationale (REVISED) PACIFIC HOUSE

Summary Statistics

The project is a Mixed-Use Commercial Building fronting Esquimalt Rd., with a Residential high-rise tower above, and townhouse units facing Wollaston St.

Current Zoning: C-2 & RD-1

OCP Designation: Commercial Mixed-Use (Commercial Node) & Multi-Unit

Lot Area: (667.7+696.8) 1364.5 Sq. M.

Proposed FAR: 3.9

Proposed Lot Coverage: 82.6%

Setbacks:

North (Esquimalt Road): 3.20 M. (Tower) – 3.20 M (Main floor)

East: Commercial Part :0.00 M.- Residential Part: 1.2 M.

South (Wollaston Street): 22.28 tower- 6.43 M townhouses.

West (Head Street): 0 M.

Number of Floors: 9 Stories Residential Tower Plus 3 levels of parking & Townhouses

Number of Units: 69

Residential: 66 Apartment units plus 3 Townhouse units

Commercial Units: 1, two levels of Clinic

Required Parking Stalls: 111 Stalls

1.3 / Apartment Units: $69 \times 1.3 = 89.7$ Stalls

2 / Townhouse Units: $3 \times 2 = 6$ Stalls

1 / 25 SQ. M. Commercial: $373 \text{ Sq. M.} / 25 = 14.9$ Stalls

Proposed Parking Stalls: 94 Stalls

Including 2 Accessible Parking Stalls & One Elec. Vehicle Stall

Required Bicycle Storage: 1.5 Bicycles per Unit: $69 \times 1.5 = 104$

Provided Bicycle Storage: 104 Racks

Proposed Building Height: 33.45 M.



Site Context:

The site is in the West Bay Neighbourhood, and the 'Head Street Commercial' Precinct, on the southeast corner of Esquimalt Road & Head Street. The site is in the heart of a Commercial Node, and the intersection of a Major Road (Esquimalt Road) & Residential Collector Road (Head Street) and abuts a Local Road (Wollaston Street) on the south portion of the site. The site is designated as "Neighbourhood Commercial Mixed-Use" & "Townhouse Residential" in the Official Community Plan.

The height difference between north and south of the site is 8.4 M. over an 11% slope, and there is a Bus Stop on Esquimalt Road, east of the Head Street.

Surrounding Buildings:

Most of the adjacent and surrounding buildings the Proposed Project are zoned C-2, with small commercial units on both sides of Esquimalt Road and some buildings have a single floor of residential over the commercial units.

Three Commercial units and Eagle Club 12 are located east of the proposed site, with 3 storey Multi Family units adjacent to these units. In addition, on the north side of Esquimalt Rd. are single storey Commercial Units. On Wollaston Street to the east there is an adjacent duplex with a mixture of residential homes further east and south.

Architectural Context:

The proposed project consists of three design aspects:

The Pedestal: which includes three levels of parking, the top floor of which is considered the first floor of the building, and three townhouses at its south end of parking structure facing Wollaston Street and it provides a "platform" for the upper structure.

The Streetscape Platform: the second floor, which includes a Medical Clinic, the Tower entrance portico at the corner, main lobby, indoor and outdoor amenity spaces, and two residential units with an outdoor garden, which provides a strong base for the tower.

The Tower Form: which is an 9 - storey building, with articulations and setbacks that provide the appropriate scale to the tower massing, while maximizing natural light and view to the units. The main floor has 2 residential units, the next 8 floors of the tower have 8 residential units per floor, ranging in size from 53 to 92.50 Square Metres



Building Details:

The Medical Clinic portion of the building is located next to and facing Esquimalt Rd., with a 3.20 metre setback, which wraps around to the west, where it meets the Residential Tower Entrance at the corner of Esquimalt Rd. & Head St. The design of the Medical Clinic component follows the appropriate guidelines as well as recommendations by the reported drafted by the Peppier Group for this purpose (Appendix 9 - Esquimalt Urgent Medical Clinic at PACIFIC HOUSE).

Three Levels of parking are accessed from individual entry drives on Head Street. The walls of three parking levels along Head Street will be covered with landscaped "living" walls & screens.

The Loading Bay has been located at the North end of Head Street next to the top parking level, for ease of access to the garbage and recycling room, and close to the Elevator and staircase to facilitate residential occupants' circulation in and out of the Tower.

Townhouses are Setback 6.35 metres. from Wollaston St., and 1.2 metres from the property to the immediate east.

The Residential Entry is designed as a rounded Classical Tower Entrance Portico. The tower is shaped to optimize the views to the Harbour from the residential apartment units, as well as the view lines to the northern neighbourhood.

The balconies for each residential apartment unit are designed to maximize natural light exposure, while the roof gardens at the Main floor and Tower Roof act as communal amenities. The southeast corner of the intersection of Esquimalt Rd. with Head St. is a prominent locale, an ideal location to create a unique architectural project with strong connections to the pedestrian oriented streetscape.

Surrounding buildings, do not exemplify any particular recognized architectural style; but rather give a nod to a few simple styles.

The Modernized and simple Classical Architectural Design of the proposed tower augments the intent of the Head Street Commercial Precinct, while complimenting the Esquimalt Rd. commercial frontage and public realm with a 2.6-metre-wide continuous glass canopy at the front of the Medical Clinic and articulated building facade.

Previously a portion of the eastern wall of the tower had a wall art mural; however, based on comments from the Design Review Committee, that portion of the wall has been redesigned, replacing the mural area with spandrel cladding matching the look of the other elevations, in



combination with green wall planting at a portion of each floor. In addition, the north-east portion of the eastern elevation has been redesigned to include the same spandrel cladding.

Urban Design:

Massing: There are two main drivers for the overall massing. The first is the base of the tower, which consists of:

- ❖ 3 levels of parking structure below
- ❖ Medical Clinic at Esquimalt Rd.
- ❖ Residential entrance defined by round classical portico
- ❖ Two main floor residential units and their yard
- ❖ An amenity lodge and its garden, and
- ❖ 3 townhouses in front of the south facing portion of the parking structure next to Wollaston St.

The second driver is the 9-storey tower above the base with a framed setback at the 9th floor, which further helps articulate the tower massing. In addition, tower has been angled to provide ocean views to the units, and an open the sight line for the neighbours to the northwest of the project.

Pedestrian Oriented Streetscape: The project provides a pedestrian oriented and friendly Medical Clinic frontage. This allows for variety, individual identity and urban texture, which animates the streetscape visually at a pedestrian speed.

The project has a strongly defined retail storefront design for the Medical Clinic, with the architectural pilasters creating bays of 5-metre-wide display windows, at a full height of 3.9 metres.

Crime Prevention Through Environmental Design (CPTED): All the street edges will be programmed with active uses for most of the day. There will be a main residential tower entry on the corner of Esquimalt Road and Head Street, with the Medical Clinic wrapped around the corner with a visual connection to the entry portico. There is the possibility of someone popping out or in to any of these public places. It provides for an 'eyes on the street' effect, a series of visual cues which allows for a type of informal 'neighbourhood watch' to be occurring at this important intersection, while enhancing the public realm.



Material Palette:

The material palette elements for the project were chosen for their natural, simple and unadorned beauty. Clear tempered glass, with aluminum mullions, aluminum flashing and sign bands would contrast with the semi-polished poured concrete columns at the retail level. In keeping with an honest expression of materials, there will be no spandrels to hide the mechanical systems in the floors, but they will be visible and slightly set back from the exterior glass skin.

Landscape Design Rationale:

An elegant landscape that is designed to showcase and enhance the architecture of this project is planned.

The building fronts onto to Esquimalt Road with a large feature corner has a planted corner bump-out and large plaza area and expanded paver sidewalk as the forecourt to the Medical Clinic and the main front entrance to the residences. Classically designed, high quality concrete pots planted with both woody plants and perennials punctuate the divisions of the building and the colonnade around the entry portico and enliven the streetscape.

Large and small canopy street trees are provided along Esquimalt Road. Vehicular access occurs along Head Street, with a truck loading area handled curb side on porous paving of grass grid with gravel infill. Landscape bed along Head SL provides buffer plantings that soften the adjacent building wall base. Green screens of vertical growing vines frame this pedestrian route. On the upper portion of the 3 levels of parking, green walls will provide a landscape accent. In addition, the east building wall now includes the same Gray to Green wall system to match those provided on the west face of the building. The green wall system requires regular maintenance from the provider for the first year, and we will call for that to be continuous and be written into the maintenance agreement for the building.

The streetscape to the South is stepped with roof decks that extend down to the street level with access walkways to the residences off Wollaston Street. At Wollaston, a less urban street, a grassed boulevard and smaller scale sidewalk are provided. A bioswale along the bottom edge of the landscape area provides for stormwater collection.

A series of roof decks provide for personal and communal outdoor amenity spaces. Large east facing patios are lined with drought tolerant planting. The amenity space is furnished with an outdoor kitchen under a trellis, together with a covered seating area in a gazebo designed to reflect the entry portico of the building. Garden Plots, tool storage and composting are also



provided for resident use. The top roof deck provides an extensive area of patios with distant views and vistas. This large rooftop deck is furnished as outdoor living room, firepit, and kitchen/dining area located to take advantage of views to the water.

The top building roof deck provides a significant outdoor area more than 300 square meters. Areas for individual or entertainment use are possible within the roof garden rooms. A seating area to the northwest is centered around a gas fire element. A large outdoor kitchen is organized under a trellis around the elevator/ stair tower. A barbecue, sink and seating area are provided at the kitchen, while an outdoor living room is south of the kitchen. A landscape perimeter of drought tolerant plants is provided around the roof deck edge and a bench for personal items is provided.

The overall landscape plan is a high-quality landscape that is drought tolerant. The landscape installation will include an efficient irrigation system that serves all landscape plants.

Sustainability Statement:

Environmental: The project will meet or exceed the Township's environmental policies with a structure that uses an environmentally conscious design and use of leading-edge materials. In addition, the introduction of a "living" green wall along Head St, and a portion of the east wall of the tower will complement the community's environmental aspirations.

Built Green: The project will be "Built Green" certified to Level Silver, which offers a reduction in monthly operating costs as economic benefits, healthier home environment, durable materials and resource efficient reducing environmental impact The Built Green Checklist for High Density (HD) New Construction has been completed and submitted to Built Green Canada, and a Confirmation Letter of Enrolment in this program has been received from Built Green Canada, and both the Checklist and letter have been submitted to Township staff as part of the revised submission package (Appendix 3 - Built Green Enrollment Confirmation).

Social: In addition to enhancing and improving the public realm of this important commercial node, the addition of home ownership above the Medical Clinic supports all businesses and community medial service needs in the area, while meeting the intent of the OCP's goals of community benefits such as increased sense of pride and community and security of tenure (Appendix 5 – Fraternal Order of Eagles Letter; Appendix 7 - South Island Report/Urgent Care Location; Appendix 10 - Chamber of Commerce Letter).

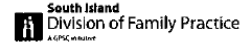


Economic: The proposed project would provide construction jobs and contributes to local economy by providing jobs in the Medical Clinic, while substantially increasing the community's tax base. In addition, the residential portions of the project provide the owners with the ability to build equity.



11. Appendix 7 - South Island Report/Urgent Care Location

South Island Division of Family Practice



March 25, 2019

Dear Mayor Desjardins

At the request of the Ministry of Health (MoH), the South Island Division of Family Practice (SIDFP), along with its health care partners, undertook a service planning process to identify the resources needed to support increased primary care services in Esquimalt and the Western Communities.

Due to the recent closure of one of the two Esquimalt medical clinics and the relocation of one physician to a clinic in Victoria, at least 4,000 additional patients have been added to the approximately 32,000 who are looking for a family physician in this area. This number is expected to grow to about 55,000 within three years.

The need for new primary care services in Esquimalt is immediate.

Esquimalt is not alone in the need to expand primary care services for its residents. All South Island communities have a need to attract new Family Physicians to our region. For the Township of Esquimalt, the lack of suitable clinic space to house these providers, within an attractive team-based model of care environment, is an impediment to recruitment.

Successful physician recruitment requires coordination across many stakeholders. Municipalities can improve their chances of attracting these professionals by ensuring that robust community services are in place, that the community is a welcoming place to live and practice and that the necessary infrastructure is available.

Recently, Island Health, with support from the Ministry of Health (MoH) and the Capital Regional Hospital District opened the new Urgent Primary Care Centre in Langford at the St. Anthony's site. This site will provide urgent care for residents across the Western Communities and will soon be recruiting 12 fulltime full-service Family Practitioners. This purpose built medical building experienced an exodus of primary care providers due to cost and maintenance issues. The recent leasehold improvements and partnership with the municipality has reinvigorated this site as a model for team-based care.

The recruitment of new primary care providers has begun. Esquimalt would benefit greatly if both short-term (next 6 months) and medium-term (1-2 years) clinic space options were made available.

#203-4489 Viewmont Avenue, Victoria, BC V8Z 5K8 Phone-250-658-3303 Fax-250-658-3304 e-mail info@sidfp.com



We look forward to continuing to work with you and the Township to ensure that robust and sustainable primary care services are available in the community. Our pressing issue is to increase the available clinic space necessary to attract new primary care providers to Esquimalt.

The South Island Division of Family Practice would be pleased to meet with you, Council or any of your partners.

Regards,



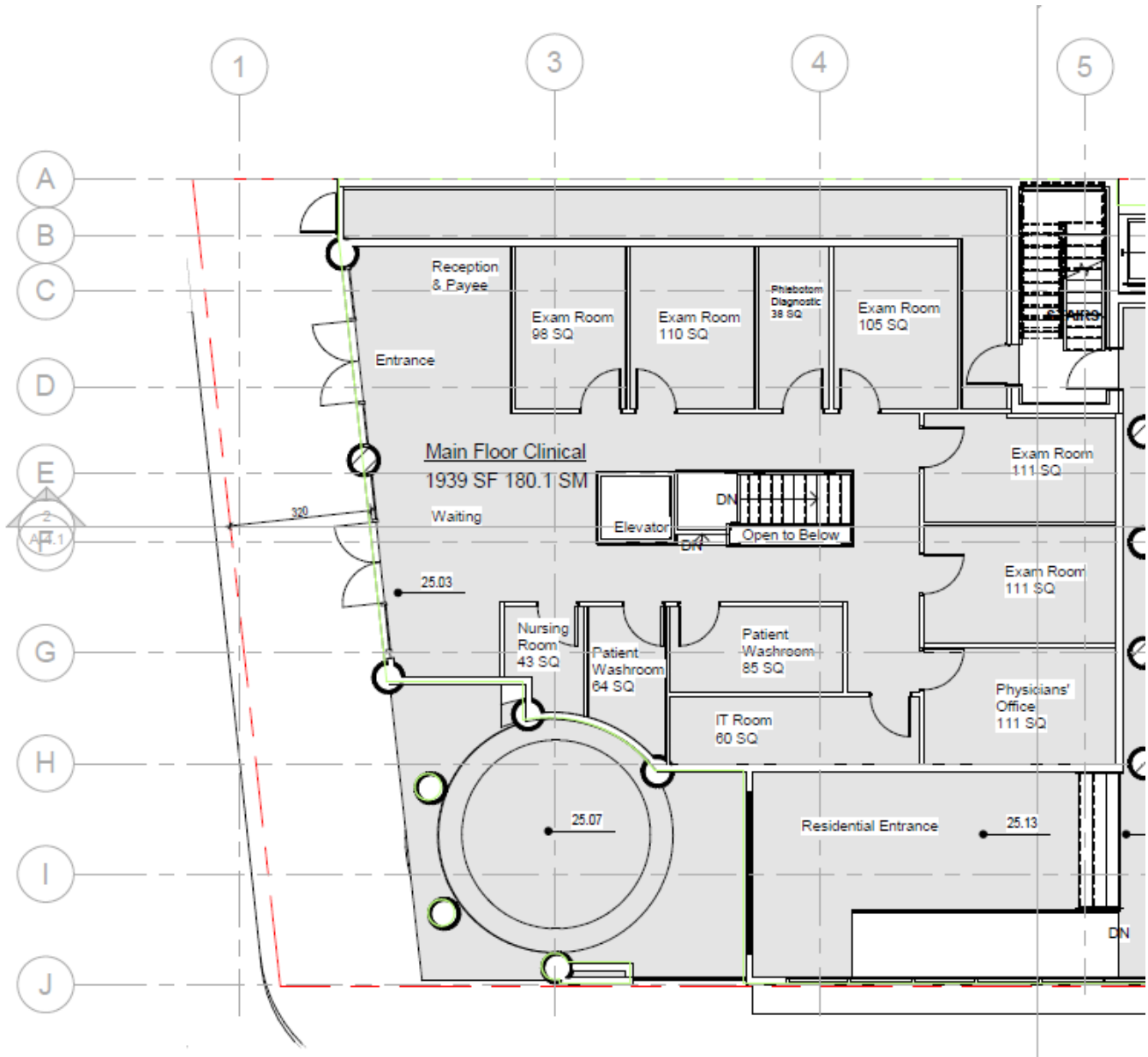
Clay Barber,
Executive Director,
South Island Division of Family Practice

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: MAR 28 2019		
Referred: <i>Anja</i>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

#203-4489 Viewmont Avenue, Victoria, BC V8Z 5K8 Phone-250-658-3303 Fax-250-658-3304 e-mail info@sidfp.com

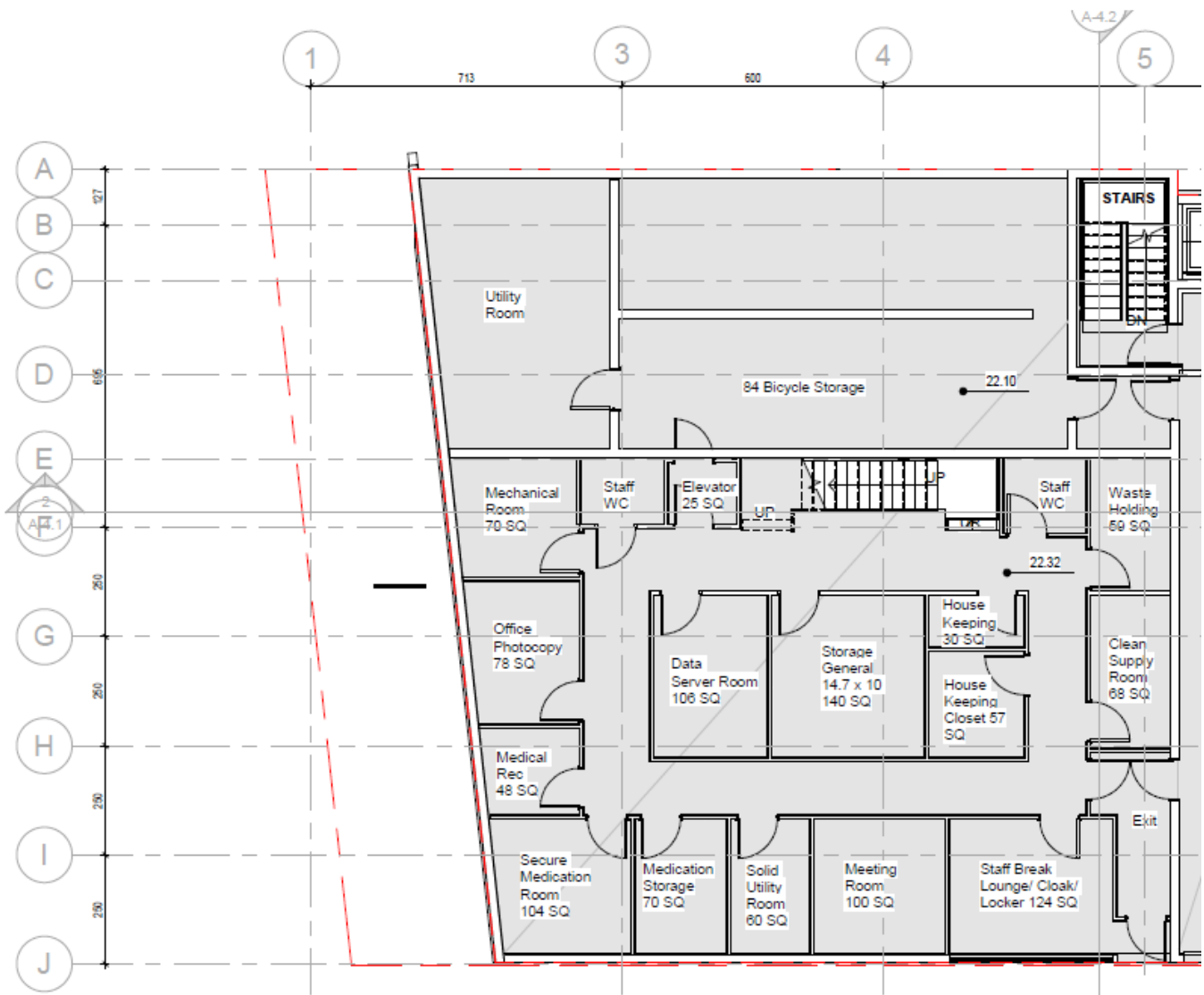


12. Appendix 9 - Esquimalt Urgent Medical Clinic at PACIFIC HOUSE



Main Floor





P1 Level







13. Appendix 10 - Chamber of Commerce Letter

100-852 Fort St. Victoria British Columbia V8W 1H8
Phone: 250-383-7191 Fax: 250-385-3552 www.victoriachamber.ca



April 15, 2019

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

Re. Lexi Development Group Inc

The Greater Victoria Chamber of Commerce is pleased to offer a letter of support to our member, Lexi Development Group Inc, subject to them meeting all municipal requirements for the development of the mixed-use building at Esquimalt Road and Head Street.

There is a public need for affordable housing. In our region this development would provide a needed supply of housing to help our members, many of whom are having difficulty attracting and retaining workers.

There is also a need for a medical center to replace the clinic that closed in Esquimalt in December 2018. The closure of this clinic has left many individuals and their families leaving them without access to medical services within their community.

If you require further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Holt".

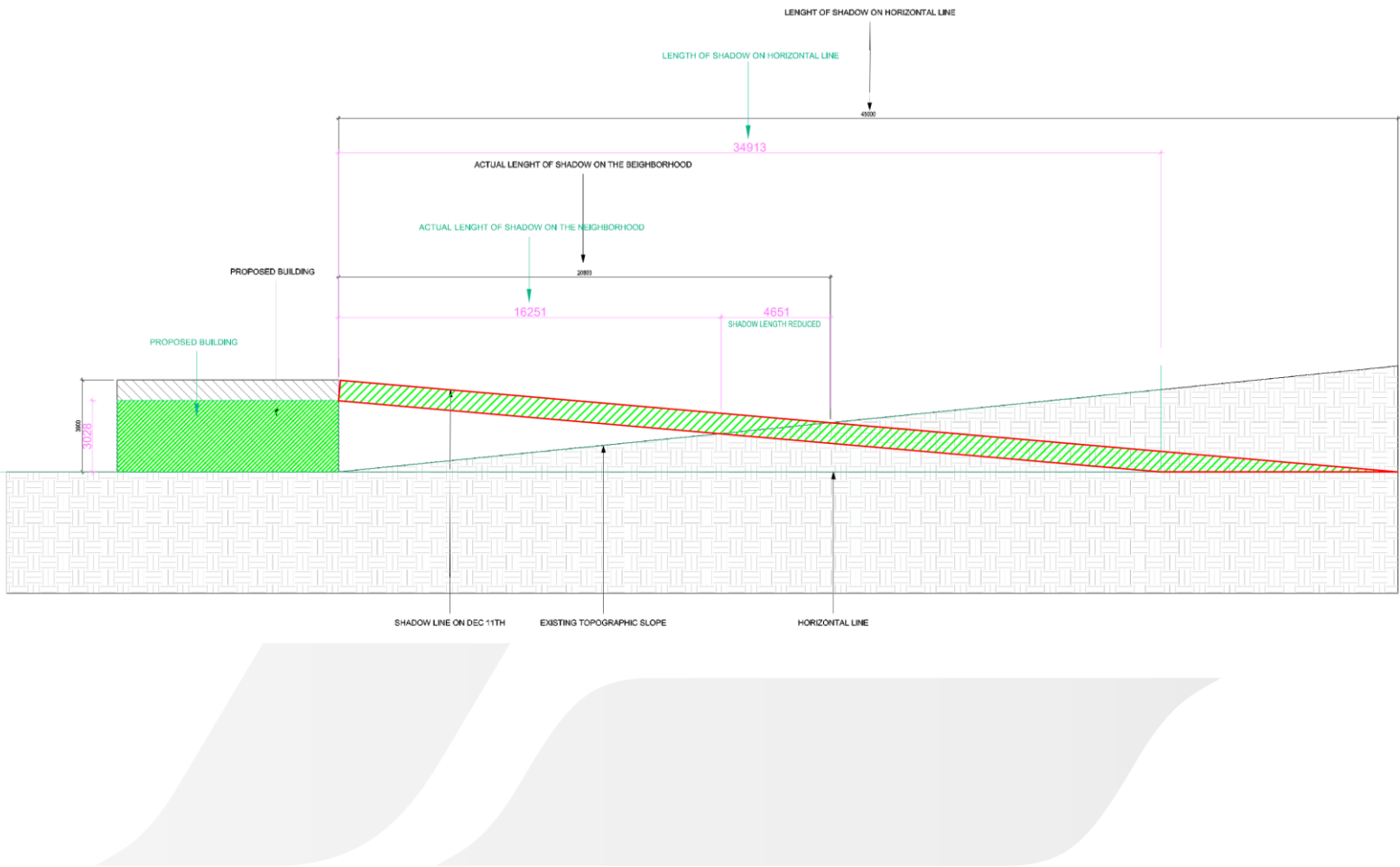
Catherine Holt
CEO, Greater Victoria Chamber of Commerce

Working Together to Build Good Business and Great Community



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14. Appendix 11 – Positive effect of Slope on Shadow of the building



15. Appendix 12 – Future of the Esquimalt

