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www.laphomes.com



January 11, 2019

Dear Mayor and Council,

I am submitting the attached application for a development permit to build 10 three-bedroom plus flexroom townhouses at 825 Lampson and 939 Colville. I'll be brief with this letter, as my two zoning presentations, as well as the letter I wrote to you with my zoning application, included plenty of details around the benefits of this proposal.

As noted in the rezoning submission, these 10 units will all have three bedrooms and a flexroom and will appeal primarily to families with children, as well as to working professionals. In addition to these being townhouses geared for families, some of the benefits of the proposal include:

- Small yards and a tree-lined frontage along Lampson street, built to a two-floor scale that will help foster a sense of community on the corner and in the neighbourhood.
- An extensive landscaping plan, with over 30 new trees, including three Big Leaf Maples, which, when mature, will provide a powerful and shading presence for the corner.
- A rain swale on the natural low point of the lot that will help slow and clean storm water run off.
- A Modo car share vehicle, with car share memberships for each unit.
- Units that have in-garage bike storage to take advantage of the convenient cycling network in the area.
- Garages and a visitor parking area wired for electric car chargers.
- Designs that match the form and character of the neighbourhood.
- A site layout designed to encourage walking and active transportation, with paths and stairways between buildings that allow residents easy access to both streets.
- Improved traffic site lines and vehicle movement, with the driveway entrance off of Colville and away from the corner, as well as trees and shrubs that are pulled away from the corner.

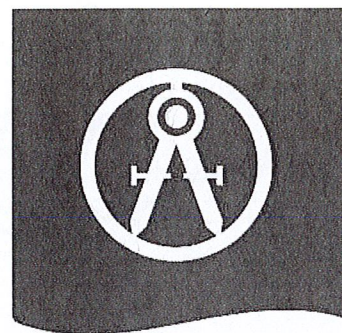
I'd also like to draw your attention to the small but important changes we've made to the landscaping plan since the rezoning submission. On the northeast corner, we've removed the three river birches and replaced them with three Columnar Norway Spruce. While these evergreen trees aren't native to British Columbia, they have similar characteristics to local spruce. We've gone with this species as they grow up in a column, so their canopy will not spread out and impact the viewing lane of people making the left hand turn from Colville onto Lampson.

We've also added one more Big Leaf Maple to that same corner, but back away from the road so that it won't hinder traffic. As noted in the second bullet above, this will provide a strong and shading presence for this corner.

Thank you for taking the time to read through this letter and for reviewing this proposal. I look forward to discussing this project with you and with your staff, as we work to provide more housing for people in the Township.

Take care,

Ryan Jabs
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Official Community Plan

DPA No. 1: Natural Environment

Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

Designation

Development Permit Area No. 1 is designated for the purpose of establishing objectives for:

Section 488 (1) (a)- protection of the natural environment, its ecosystems and biological diversity Note: For DPA justification and exemptions, please refer to the Official Community Plan, pages 75-77.).

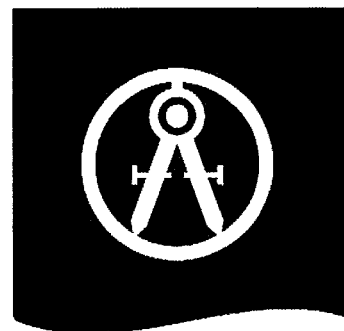
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP 000 116	825 Lampson/939 Colville	Lapis Homes (Ryan Jabs)

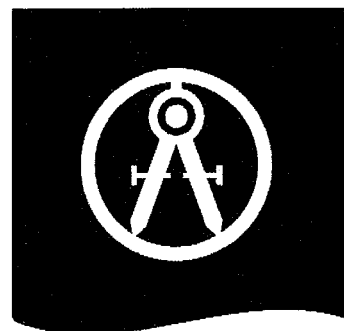
Section B

No.	Guideline	Comments (Please complete with NA where not applicable)
18.5.1	Lands Free of Development	
1	Land within 7.5m of the high watermark of the Gorge Waterway shall be retained in as natural a state as possible. Where the land has been previously altered, the area shall be restored with native trees and plants	NA
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	NA
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	NA
4	Replacement of, expansion of, densification and intensification of the use of existing buildings within 20 m of the high watermark of the Gorge Waterway is discouraged; detached accessory dwelling units are strongly discouraged in this location.	NA

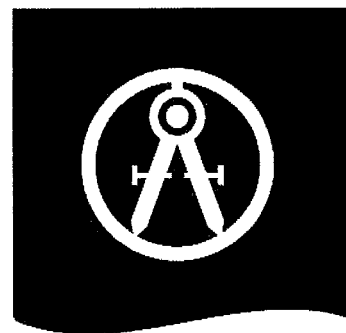


5	Replacement of, expansion of, densification and intensification of the use of existing buildings within 10 m of the high watermark of the Strait of Juan de Fuca is discouraged and detached accessory dwelling units are strongly discouraged in this location.	NA
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	Not near natural areas. We propose to remove a pine and cherry, as well as 2 smaller wild hazlenuts and replace them with 35+ large trees and 4 small trees (vine maples). Also keeping and protecting chestnut tree in the southeast corner of the lot after discussion with neighbours.
7	Consider the use of conservation covenants for areas having high ecosystem conservation values. Property owners are encouraged to work with local land trusts to protect natural features and valuable habitat areas through land covenants.	NA

18.5.2 Natural Features		
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Will reuse rock and soil wherever possible
2	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.	NA
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	To create a smaller, two storey presence on Lampson, as well as allow for a driveway, we need to bring down the grade at the front and centre of prop.
4	Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	NA
5	Design new development and landscaping to frame rather than block public views.	Because of the natural grade change from Lampson down Colville, we will have limited impact on neighbouring views
6	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.	Wherever possible, we will retain natural soil.



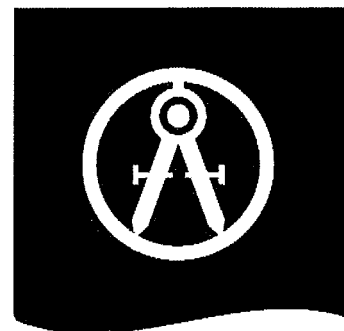
18.5.3	Biodiversity	
1	New landscaping shall consist predominantly of native plant and tree species. Plants that are native to the Coastal Douglas-fir biogeoclimatic zone are preferred in landscape treatments as they provide habitat for threatened indigenous flora and fauna. Drought tolerant plants native to western North America, that are known to be non-invasive, are a good alternative choice for landscaped areas.	We are proposing a landscaping plan with a mix of native and non-native species, which will provide a good mix of colour and change throughout the year.
2	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.	Our proposed development has a strong pedestrian friendly presence, with layers of landscaping proposed for the Colville side of the property, as well as new trees and little gardens that frame small yards along the Lampson side of the property.
3	Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.	Landscape designer chose plants and trees that should work well for the site, providing shade, wind breaks, and absorbancy throughout the property.
4	Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food gardens compliment each other.	Proposing over 20 different species, as well as a rain swale, which should provide a range of natural food needs for birds and pollinators on the property.
5	Encourage native plant and food gardens to spill from private land into boulevards.	No municipal boulevards at this location.
6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Proposing an extensive mix of landscaping and species.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Proposing a rain swale on the northeast corner of the property to provide interest and to slow and clean storm water runoff.
8	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.	None proposed.
9	Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage. (Note that the majority of trees have their roots in the top 0.6 m of the soil).	Wherever possible, we will locate irrigation, electrical and storm/sewer and water piping under driveways and walkways.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Proposed plan should accommodate this.



11	Support the daylighting of portions of the stormwater system for enhanced habitat.	Proposed rain swale should do this.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Landscaping to be installed to CLS standards.

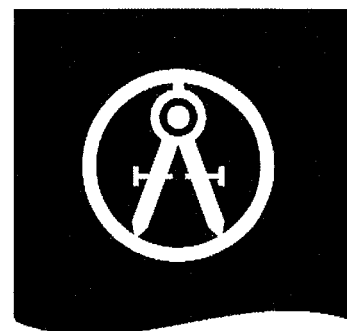
18.5.4 Natural Environment		
1	Strategically locate leafy trees/ hedges and water features to mask urban noises such as traffic, garbage collection and delivery locations. Consider that leafy rough barked trees, vine covered walls and natural ground cover materials (mulch, soil) will help dampen urban noise.	Proposing layers of landscaping along Lampson side of the building, which should help mitigate sound and give visual interest to passing pedestrians.
2	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.	See lighting plan. Lighting is shielded and intended to light pathways, cycling and parking areas to provide safe movement around the site at night.
3	Light spillage on to waterways is strongly discouraged.	NA
4	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.	Proposing to locate vegetation and trees along Lampson and Colville frontage to reduce air pollution, improve lighting and shading.

18.5.5 Drainage and Erosion		
1	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.	Replacing four removed trees with 31 large and four small trees.



2	Avoid the expansion of dock area, bulkheads, groins or other shoreline hardening structures. Removal or reductions in the surface area of existing private docks is encouraged.	NA
3	Where shoring methods are required to prevent erosion or the sloughing of the shoreline, choose bio-engineering methods over the use of sea-walls or retaining walls. Where sea-walls or retaining walls are the only means of effectively preventing erosion, design in consultation with qualified environmental professionals, as well as engineering professionals.	NA

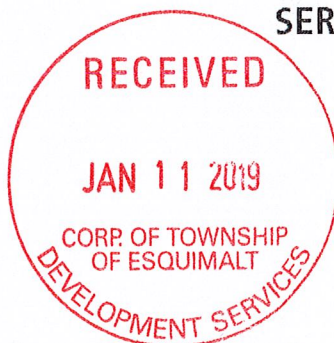
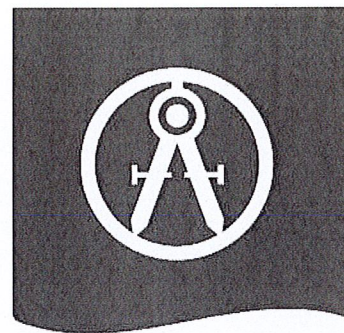
18.5.7 Native Bird Biodiversity		
1	Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).	We will protect the one chestnut tree that's on site.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Proposing layers of landscaping along Colville and Lampson.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	Proposing a mix of landscaping, including a rain swale, that should help meet this goal.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Layers of landscaping proposed throughout the property, particularly along the Lampson and Colville side of the development.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Proposing 20 different native and non-native species on the property to provide good visual interest and a mix of seasonal colours and diversity.
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Proposing gabled features and expecting to install blinds in windows of each unit.
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Will cap and screen all pipes and grates where necessary.



2	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.	50% of our hardscape surface will be pavers (non-aquifer), which will help slow rainwater runoff. Rain swale in the natural low point of the site (northeast corner) will also help to slow rainwater runoff, as well as clean some of the pollutants the water may pick up from the site.
3	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.	Installing a rain swale to help slow rainwater and reduce the impact on storm system.
4	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.	50% of hardscape will be (non-aquifer) pavers. Hardscape will naturally drain as much as possible to the rain swale on the natural low point of the site. Buildings broken up to allow for additional plantings that will help absorb stormwater, and provide shading to the site and buildings.
5	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.	50% of hardscape to be pavers (non-aquifer) and hardscape only used where necessary for the safe movement of people.
6	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.	Hardscape only used for the safe movement of people. No gravel anticipated. Good, absorbent landscaping materials to be used throughout property, with plenty of trees and shrubs to absorb stormwater.
7	Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.	Proposing to install a rain swale in the natural low point of the site to slow down rain water runoff.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Proposed landscaping plan should meet this goal.

18.5.6 Protect, Restore and Enhance Shorelines

1	Waterfront property owners are encouraged to become familiar with and adopt a 'soft shore' restoration approach to the care of their foreshore property (i.e. Green Shores for Homes).	NA
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Official Community Plan

DPA No. 2: Protection of Development from Hazardous Conditions

Area

All lands located within the inundation area as calculated by the most recent Tsunami modeling program are designated as part of Development Permit Area No. 2 – Protection of Development from Hazardous Conditions.

Designation

Development Permit Area No. 2 is designated for the purpose of establishing objectives for:

Section 488 (1) (b) protection of development from hazardous conditions. (Note: For DPA justifications and exemptions please refer to the Official Community Plan, page 82.

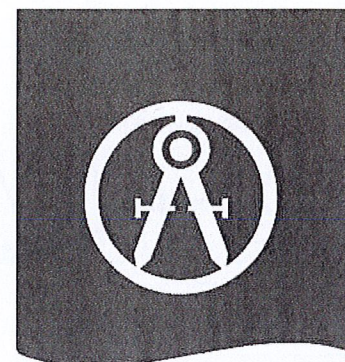
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP000116	825 Lampson/939 Colville	Lapis Homes (Ryan Jabs)

Section B

No.	Guideline	Comments
1	No building intended for the occupation of people shall be built within an area directly impacted by a tsunami.	NA
2	Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.	NA
3	Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami walls, sea walls, and other similar structures is encouraged.	NA
4	The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	Expected to limit use as much as possible of leaching toxic construction materials.
5	Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.	NA



Official Community Plan

DPA No. 6 Multi-Family Residential

Area

All land designated Multi-Unit Residential on "Development Permit Areas Map (Schedule "H") are part of DPA No. 6

Designation

Development Permit Area No. 6 is designated for the purpose of:

- Section 488 (1) (f)- Establishment of objectives for the form and character of multi-family residential development.
Note: For DPA justification and exemptions please refer to the Official Community Plan, page 92.

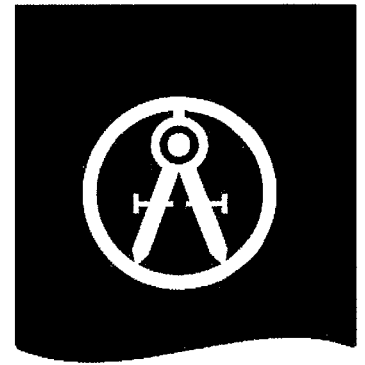
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

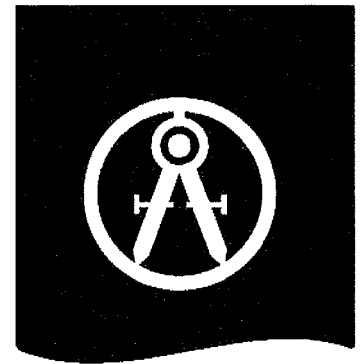
Application No.	Project Address	Applicant Name
DP 000 116	825 Lampson/939 Colville	Lapis Homes (Ryan Jabs)

Section B

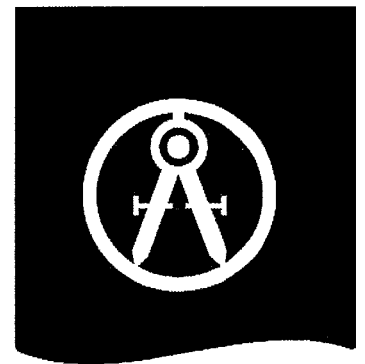
No.	Guideline-	Comments
1	The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.	Proposing 2 storeys on Lampson side of development (with one storey below grade of street) and 3 storey on back of property, which is similar to the 2 and 3 storey development at 921 Colville. The proposed buildings will be higher than surrounding because the grade is higher but provide a bit of a scaling up towards the street from 2 to 3 storeys.
2	New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.	Will break up development into 4 buildings to reduce impact on neighbours property and for better lighting and airflow, reduce shading on surrounding buildings. Opaque glass on balconies in C and D to improve privacy & cedar hedge will provide further privacy at SE corner
3	High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.	Proposed development is two storeys along Lampson street and three storeys on Colville... Colville set back further from the street. Proposed development has a people-sized presence, with parking away from the street and eyes of living areas oriented towards the Lampson side of the street.



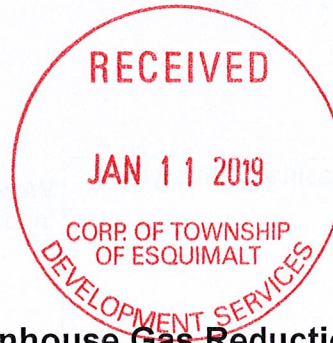
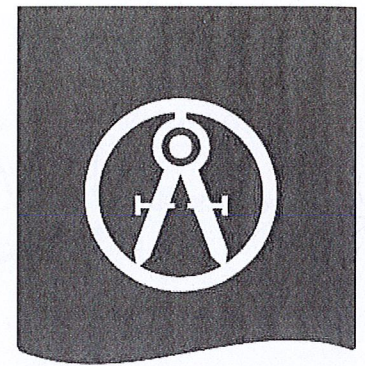
4	Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.	Proposed landscaping plan does this, helping to break up yard space as well as building mass and paving.
5	Surface parking areas in developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.	Designed to focus on the movement of people -- not cars. Parking in garage and at rear of property, except for 3 spaces located on NE side of the property. Modo vehicle will use 1st spot. Landscaping, should shield other 2 spots.
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	NA
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible	NA
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	Proposing two storeys along Lampson and three storeys in behind to keep a smaller, pedestrian friendly-scale along Lampson, but still accomodate in garage parking in each suite.
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Proposing to remove four trees -- two overgrown hazlenut an ornamental cherry and a pine. We will be protecting the approximate 25 foot chestnut.
10	Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.	Proposed development meets this design principle.
11	Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.	Proposed lighting plan includes shielded lighting designed to safely light up walking and parking areas but not impact surrounding residential sites.
12	Avoid excessively long blank walls adjacent to public streets.	Proposed design is broken up with gables, windows, doors and other design elements.



13	Use architectural emphasis to define street corners.	Proposing front doors along both Lampson and Colville side of the building, as well as gables and windows to define corner.
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	YES! Living spaces are oriented towards the street, with windows, doors and little yards facing the public space to improve security, privacy and sense of community.
15	Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction	Proposed Lampson side does this, with living areas, windows, doors and yards oriented towards the street. Also proposing doors on the side of the two Colville-facing units to provide interactivity and potential community interaction along this side of the buildings.
16	Use of indigenous and adaptive plant species is encouraged.	Chosen mahonia nervosa, ribes, dogwoods, ferns and walker's low catmint, and mixed them in with other non-native species.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	See number 11 and lighting plan.
18	Wherever possible, outdoor storage and parking areas should be screened from view.	Proposing layering of landscaping along Colville side of property to screen electrical building, garbage area and parking.



19	<p>Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:</p> <ul style="list-style-type: none"> • Install a vertical trellis in front of the wall with climbing vines or other plant material. • Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening. • Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface. • Employ quality materials of different textures and colours to make the wall more interesting visually. • Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest. • Incorporate walls into a patio or sidewalk café space. • Terrace (step down) retaining walls. 	Retaining wall/side wall on Colville street side to be masked by layers of landscaping.
20	Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.	NA



Official Community Plan

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt

Designation

Development Permit Area No. 7 is designated for:

- Section 488 (1)(h)- Energy Conservation; and
- Section 488 (1)(j)- GHG emissions reduction. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 95-96.*

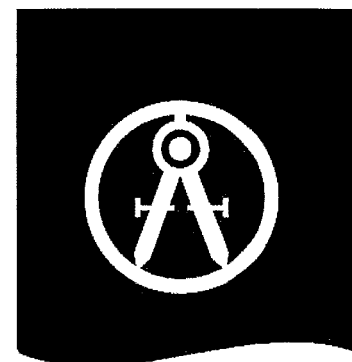
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

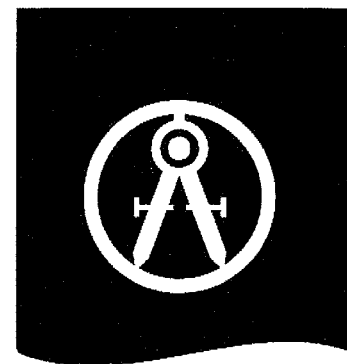
Application No.	Project Address	Applicant Name
DP <i>000116</i>	825 Lampson/939 Colville	Lapis Homes (Ryan Jabs)

Section B

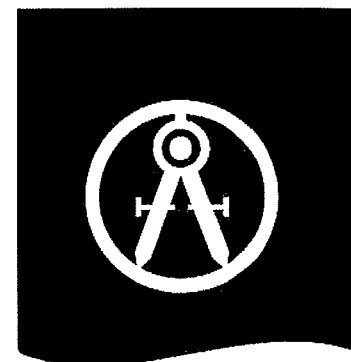
No.	Guideline-	Comments
24.5.1	Siting of buildings and structures	
1	Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.	Site layout is a pie shape, which limited our ability to orient buildings in a different way, with where the driveway needed to go. However, we've broken up the massing into 4 buildings, planted trees to improve shading and airflow
2	Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.	Proposed development has been broken up into four buildings to reduce massing and shading of neighbouring buildings.
3	In commercial, residential or commercial mixed-use designated areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.	We're proposing to grade the site to the same height so that buildings from Lampson side are two storeys and not higher.



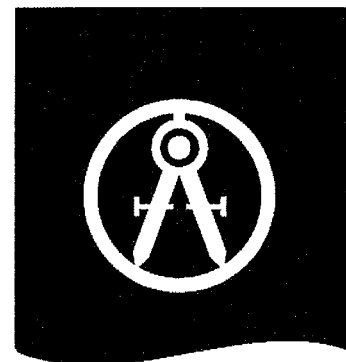
4	Provide space for pleasant pedestrian pathways between buildings.	We've broken the buildings up into four, which allows for landscaped pathways between the buildings.
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Breaking the buildings up into four allows us to plant more trees, strategically spaced out across the property.
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Landscaping plan allows for significant and a range of natural landscaping
7	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.	Site layout and spacing allows for people to move easily around the site -- particulayl with the landscaped stairway on the western side of the property, which will allow residents to easily access the buses and bike connections there.
8	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.	The site was a bit challenging to provide the outdoor amenities, particularly since we're building only 10 units. However, the tree lined yards, small outdoor spaces, doors fronting on both Colville and Lampson should provide an interactive space for the neighbourhood.
9	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.	Landscape plan includes over 35 large trees and four smaller trees, including a number along both Lampson and Colville. The three Big Leaf Maples proposed for Colville should provide significant size and shading when they are mature.



24.5.2 Form and exterior design of buildings and structures		
1	Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	Orientation restricted by layout and driveway off Colville
2	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.	None planned.
3	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.	To protect the privacy of the neighbours to the S, no additional windows. Windows on the N. side limited, with most of the windows being on the E&W
4	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.	There are very few windows on the south side of the buildings. The west side faces Colville and we've built out the upper floor slightly, which will provide a little shading to the lower windows.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	None planned.
6	Provide building occupants with control of ventilation; i.e. windows that open.	Most of the windows will open on both sides of the units for easy ventilation and good airflow.
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	None included in the design. They may be included down the road to provide better natural lighting on the top floor -- particularly in the centre units.
8	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.	None planned
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	None planned
10	Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.	No tinted windows planned
11	In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	NA

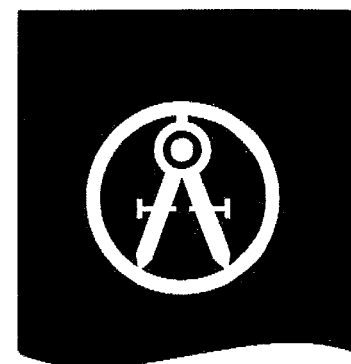


24.5.3 Landscaping		
1	Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.	Proposing layering of landscaping along Colville and little yards along Lampson, which should help promote community and a good natural experience.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	We've included as much open space as possible with the layout of the site. Challenging site to include required visitor parking, as well as open space. However, the units are very close to many parks and green spaces, which is a unique benefit for the area.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	We will be protecting one tree on the site and will look to use as much soil and fill from the site as possible.
4	Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Neighbours to S&SE have requested privacy planting. Other trees from the middle of the property line to the SW corner will be deciduous
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Nearly 1/2 of proposed trees are along the south and west sides of the property. We've placed trees and plantings to provide as much natural vegetation on site as possible.
6	Strategically place coniferous trees such that they can buffer winter winds.	We're proposing a coniferous tree along the northern property line.
7	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.	We've chosen a range of trees that will grow to different heights and sizes.
8	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.	We've proposed a variety of maples trees along Lampson street, which should, over time, provide some shading on sidewalk. We've also proposed three big leaf maples along the Colville street frontage, that should also provide shading of the sidewalk as they mature.
9	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.	Proposed
10	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.	NA

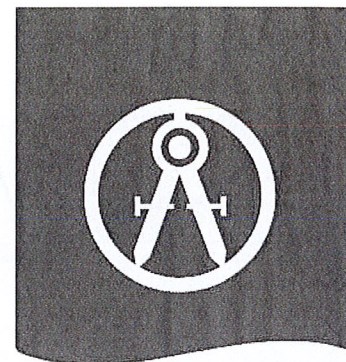


11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	We've done this as much as possible along side all hardscaping on site.
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24.5.4 Machinery, equipment and systems external to buildings and other structures		
1	<p>For external lighting:</p> <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. 	See other DPA form, as well as lighting plan.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	Will consider heat pumps if space is available.
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Buildings are on a fairly visible corner of the township.
4	Design for on-site heat recovery and re-use of water.	Not Proposed
5	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.	NA
6	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.	NA
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	Car sharing spot is the most visible visitor space on the lot. Will have lighting as proposed in the lighting plan.



24.5.5	Special Features	
1	Select building materials that have been shown to have a high level of durability for the use intended.	Hardiboard and plank being used throughout.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Wood frame buildings except for foundation walls. Will source locally as much as possible and cost effective.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Will source locally as much as possible and cost effective.
4	Reuse of existing buildings and building materials is encouraged.	Will reuse fill, soil, foundation forms where possible.
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	Will source material that can be reused or recycled



Official Community Plan

DPA No. 8 Water Conservation

Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt

Designation

Development Permit Area No. 8 is designated for:

- Section 488 (1)(i)- Water conservation. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 100-101.*

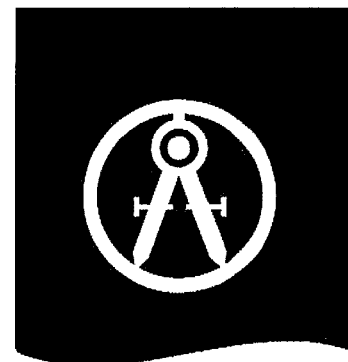
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP 000116	825 Lampson/939 Colville	Lapis Homes (Ryan Jabs)

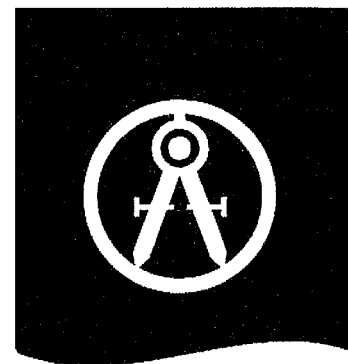
Section B

No.	Guideline-	Comments
25.5.1	Building and Landscape Design	
1	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.	Propose a landscaping swale to reduce impact on storm system. Extensive plants and trees to help contain some water on site. 50% of hardscaping to be paving stones, which provide better drainage and filtration than concrete.
2	Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.	Proposed over 35 trees on site, as well as extensive landscaping and shrubbery throughout.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Will direct as much of rainwater runoff as possible and feasible to the landscaping swale.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Proposed with a landscaping swale

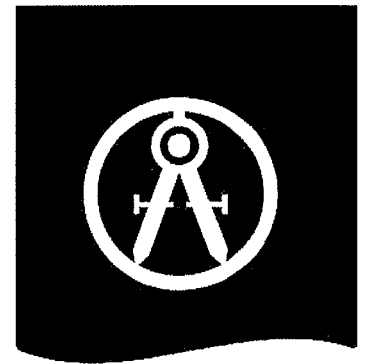


5	Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	Paving will drain where possible towards landscaping and vegetation.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	Proposed plan provides only enough hardscaping as needed for vehicle and pedestrian traffic.
7	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.	Swale is proposed for the northeast corner of the property, as close as possible to public space (no boulevard at this location).

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	Will retain soil on site where possible.
2	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.	Proposing a mix of native and non native plantings to provide a range of colours, textures and seasonal variation.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Landscaping designer considered this as part of the design process.
4	Group plants with similar water needs into hydro-zones.	Plantings along swale include birch, which like water.



25.5.3 Landscaping- Retaining Stormwater on Site (absorbent landscaping)		
1	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.	Only five trees currently on site, and three of them are in poor condition. Of the two remaining, we will keep and protect one during construction. The other needs to be removed. As a replacement, we are proposing to plant 35 new trees throughout the site.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	50% of hardscape, including all parking areas, is interlocking brick (non aquifer).
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	In order to achieve needed density, most of the site is being used.
4	Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.	Civil plan in process; will locate servicing where possible away from natural soils.
5	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.	Expect to do so.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	The few paths are interlocking brick and concrete stairs.
7	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.	We expect to have good coverage over a couple of growing seasons.



25.5.4	Landscaping- Water Features and Irrigation Systems	
1	Use automated high efficiency irrigation systems where irrigation is required.	Plan is to install automated irrigation systems.
2	Incorporate stormwater retention features into irrigation system design.	Will consider stormwater retention features in irrigation system when it's being designed.
3	Use recirculated water systems for water features such as pools and fountains.	NA
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Landscaping plan notes plantings will be installed to the CLS.



GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project .

As you review this checklist, if you have any questions please contact **Development Services** at 250.414.7108 for clarification.

**New development is essential to Esquimalt.
We look forward to working with you
to ensure that development is
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

Adopted on January 10th, 2011



"One-third of Canada's energy use goes to running our homes, offices and other buildings. The federal government's Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment."

[Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

1	Are you building to a recognized green building standard? If yes, to what program and level?	Yes	<input checked="" type="checkbox"/> No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? <small>Discussed cost effective techniques I may incorporate in the build, like proper sealing and more efficient windows and doors</small>	<input checked="" type="checkbox"/> Yes	No
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them. <small>We will be using durable cement siding products.</small>	<input checked="" type="checkbox"/> Yes	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building? <small>Where possible, we will use the existing fences and retaining walls, as well as rock excavated from the site.</small>	0-10 %	
5	Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project. <small>We will use as much excavated material as possible and will source local wood for framing wherever possible.</small>		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? <small>Will discuss with engineer and builder advanced framing techniques like spacing studs further apart and using California corners.</small>	<input checked="" type="checkbox"/> Yes	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? <small>Wherever possible. We will be most likely be sourcing wood locally through Sleggs.</small> For which parts of the building (e.g. framing, roof, sheathing etc.)? _____		
8	Can alternatives to Chlorofluorocarbon's and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. <small>Units will not be air conditioned.</small>	Yes	<input checked="" type="checkbox"/> No
9	List any products you are proposing that are produced using lower energy levels in manufacturing. <small>Engineered wood flooring, ceramic tiles for backsplashes and bathrooms.</small>		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? <small>Will determine through source companies</small>	<input checked="" type="checkbox"/> Yes	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	<input checked="" type="checkbox"/> No

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs?	Yes	<input checked="" type="checkbox"/> No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements?	Yes N/A	No
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements?	Yes	<input checked="" type="checkbox"/> No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? Will determine but we will likely use low flow showers	<input checked="" type="checkbox"/> Yes	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? We will use low faucets that meet BC Code and will try to exceed	Yes	<input checked="" type="checkbox"/> No

Storm Water

17	If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.]	Yes	No	<input checked="" type="checkbox"/> N/A
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? We are proposing a landscape swale to slow and reduce impact on storm water system.	<input checked="" type="checkbox"/> Yes	No	N/A
19	Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. As shown on the landscaping plan, proposing a rain garden/swale	<input checked="" type="checkbox"/> Yes	No	N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses?	<input checked="" type="checkbox"/> Yes	No	N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. Bio-swale/rain garden should filter some water from the site.	<input checked="" type="checkbox"/> Yes	No	N/A
22	Will this project have an engineered green roof system or has the structure been designed for a future green roof installation?	Yes	<input checked="" type="checkbox"/> No	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces?	At least 40% %		

Waste water

24	For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these.	Yes	No	<input checked="" type="checkbox"/> N/A
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Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

25	Are any healthy trees being removed? If so, how many and what species? We are proposing to remove a pine and an ornamental cherry, as well as two smaller hazelnuts and replace them with over 30 large trees and four small trees (vine maples). We are also keeping the approximate 25-foot chestnut tree in the southeast corner of the lot based on discussions with the neighbours.	<input checked="" type="checkbox"/> Yes	No	N/A
	Could your site design be altered to save these trees? We will be excavating near or in all of their root zones.			
	Have you consulted with our Parks Department regarding their removal? I have a permit application that will be submitted.			

26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? <small>Please see detailed landscaping design, which includes approximately 40 new trees.</small>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
27	Are trees [existing or new] being used to provide shade in summer or to buffer winds? <small>We're proposing trees along the Lampson and Colville street frontage, along the property lines and in between buildings to provide shade, buffer winds, give some visual interest throughout the property.</small>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
28	Will any existing native vegetation on this site be protected? If so, please describe where and how. <small>However, we will be planting some native species.</small>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
29	Will new landscaped areas incorporate any plant species native to southern Vancouver Island? <small>We've chosen mahonia nervosa, ribes, dogwoods, ferns, vine maples, carex and walker's low catmint, and mixed them in with other non-native species to add some colour and texture to the development</small>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
30	Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
32	Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
33	Will topsoil will be protected and reused on the site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

34	Will the building design be certified by an independent energy auditor/analyst? If so, what will the rating be? <small>We are not looking to get a rating, but have consulted an energy advisor throughout the process.</small>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? <small>Engaged an energy consultant to advise on design. However, we are fairly restricted by the layout of the site, as it is pie shaped and tapers from west to east.</small>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
36	Does the design and siting of buildings maximize exposure to natural light? What percentage of interior spaces will be illuminated by sunlight? <small>We expect 70-75 %</small>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
37	Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.). If so, please describe. _____ If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
38	Has the building been designed to be solar ready?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
39	Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
40	Do windows exceed the BC Building Code heat transfer coefficient standards? <small>We will use more energy efficient windows along Lampson street frontage</small>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. <small>Energy star appliances will be used wherever possible within budget.</small>			
42	Will high efficiency light fixtures be used in this project? If so, please describe.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
43	Will building occupants have control over thermal, ventilation and light levels?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
45	Will underground parking areas have automatic lighting?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	<input checked="" type="checkbox"/> Yes	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <u>Paints and adhesives</u>	<input checked="" type="checkbox"/> Yes	No	N/A
48	Will the building have windows that occupants can open?	<input checked="" type="checkbox"/> Yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	Yes	<input checked="" type="checkbox"/> No	N/A
50	Will fresh air intakes be located away from air pollution sources?	<input checked="" type="checkbox"/> Yes	No	N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. <u>We will use as much of the rock, fill and leave retaining walls where possible.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>Framing wood will be reused for building, as well as rock and fill from site.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	Yes	No	<input checked="" type="checkbox"/> N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	<input checked="" type="checkbox"/> N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	<input checked="" type="checkbox"/> Yes	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	<input checked="" type="checkbox"/> N/A
57	Is access provided for those with assisted mobility devices?	Yes	<input checked="" type="checkbox"/> No	N/A
58	Are accessible bike racks provided for visitors?	<input checked="" type="checkbox"/> Yes	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	<input checked="" type="checkbox"/> Yes	No	N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input checked="" type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input checked="" type="checkbox"/> plug-ins for electric vehicles	<p>As noted in our letter to the mayor and council, we are in discussions with Modo to put a car share vehicle on site and to provide memberships to residents, as well as to wire each garage for future electric chargers.</p>		

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.