

# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## BYLAW NO. 2981

A Bylaw to authorize a Housing Agreement  
under section 483 of the *Local Government Act*

THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"HOUSING AGREEMENT (616 Constance Avenue, 620 Constance Avenue, 619 Nelson Street, 623 Nelson Street, and 1326 Miles Street) BYLAW, 2019, NO. 2981"*.
2. The Mayor and the City's Corporate Officer are authorized to execute the Housing Agreement:

(a) set out in Schedule A,

(b) between the Township and 1174489 B.C. LTD., Inc. No. BC1174489, and

(c) that applies to the land known as 616 Constance Avenue, 620 Constance Avenue, 619 Nelson Street, 623 Nelson Street, and 1326 Miles Street legally described as:

PID: 000-713-465, Lot 95, Suburban Lot 44, Esquimalt District Plan 2854

PID: 000-819-832, Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135

PID: 006-393-608, Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854

PID: 006-278-647, Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135

PID: 006-375-723, Lot 96, Suburban Lot 44, Esquimalt District Plan 2854

PID: 006-375-693, Lot 85, Suburban Lot 44, Esquimalt District Plan 2854

READ a first time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2019.

READ a second time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2019.

READ a third time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2019.

ADOPTED by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2019.

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BARBARA DESJARDINS  
MAYOR

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RACHEL DUMAS  
CORPORATE OFFICER

**SCHEDULE A to Bylaw No. 2981  
HOUSING AGREEMENT**

**HOUSING AGREEMENT**

(Pursuant to Section 483 of the *Local Government Act*)

**THIS AGREEMENT** is made the \_\_\_\_ day of \_\_\_\_\_, 2019.

**BETWEEN:**

**THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

1229 Esquimalt Road,  
Esquimalt, BC V9A 3P1

("the "Township")

**AND**

**1174489 B.C. LTD., Inc. No. BC01174489**

5320 89 Street NW  
Edmonton, AB T6E 5P9

(the "Owner")

**AND:**

**CANADIAN WESTERN BANK**

100-12230 Jasper Avenue  
Edmonton, AB T5N 3K3

(the "Existing Chargeholder")

**RECITALS:**

- A. Under Section 483 of the *Local Government Act*, R.S.B.C. 2015 c.1 (the "*LGA*"), the Township may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the Agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *LGA*;
- B. The Owner is the registered owner in fee-simple of those lands with a current civic address of 616 Constance Avenue, 620 Constance Avenue, 619 Nelson Street, 623 Nelson Street, and 1326 Miles Street in the Township of Esquimalt in the Province of British Columbia ("BC"), and legally described as:

000-713-465

Lot 95, Suburban Lot 44, Esquimalt District, Plan 2854

000-819-832	Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135
006-393-608	Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854
006-278-647	Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135
006-375-723	Lot 96, Suburban Lot 44, Esquimalt District, Plan 2854
006-375-693	Lot 85, Suburban Lot 44, Esquimalt District, Plan 2854

(collectively, the "**Lands**").

- C. The Owner has submitted an application to the Township to rezone the Lands to Comprehensive Development District No. 121 (612 Constance Avenue) CD No. 121 further to OFFICIAL COMMUNITY PLAN BYLAW, 2018, NO. 2922, AMENDMENT BYLAW NO. 2964 and ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2965 (the "**Amendment Bylaws**") to authorize the development of a 12 storey commercial-residential mixed use building on the Lands, which building is planned to include eight (8) affordable housing units, three (3) special needs housing units, and a minimum of 139 underground parking stalls (including 11 permanent visitor parking stalls) (the "**Development**"), and acknowledging that the restrictions and requirements contained herein are in the public interest, the Owner has offered and voluntarily provided this Agreement to the Township, and the Township has accepted this Agreement as a condition of the Amendment Bylaw.
- D. The Owner and the Township wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *LGA*, to secure the agreement of the Owner with respect to the matters noted herein (the "**Agreement**" or the "**Housing Agreement**"), the parties acknowledging that Notice of this Housing Agreement shall be placed on title to the Lands and shall be binding on future owners in accordance with *LGA* s.483(6).

**NOW THIS AGREEMENT WITNESSES** that pursuant to Section 483 of the *LGA*, and in consideration of the promises and covenants contained in this Housing Agreement, the parties agree each with the other as follows:

## 1. DEFINITIONS

- 1.1. Unless otherwise stated, the definitions of the Township's ZONING BYLAW, 1992 NO. 2050 (the "**Zoning Bylaw**") apply to this Agreement, as amended and replaced from time to time.
- 1.2. The following words and terms in this Housing Agreement have the following meanings:
- (a) "**Affordable Rent**" means a rent that is no more than 30% of the gross annual income for households at or below the BC Housing Income limits for the Greater Victoria region, as determined by size of unit from time to time;
  - (b) "**Affordable Units**" means those eight (8) Dwelling Units occupied by households with a gross annual income at or below BC Housing Income Limits for the Greater Victoria region as contemplated by this Agreement;
  - (c) "**Dwelling Units**" means the units dedicated to or used for residential uses;
  - (d) "**Housing Income Limits**" of "**HIL**" means the income required to pay the average market rent for a comparably sized unit in the private market, as determined by BC Housing.
    - (i) If HIL is not determined or published in any given year, the parties agree the most recent year of publication shall be used, subject to such reasonable adjustments as agreed between the parties, with or without modification to this Agreement;
    - (ii) For information purposes, the 2018 Housing Income Limits for the Victoria region, by size of unit, are as follows:
      - Bachelor: \$34,500
      - 1 Bedroom: \$39,800
      - 2 Bedrooms: \$51,700
      - 3 Bedrooms: \$74,300
  - (e) "**Individual with Special Needs**" means an individual who requires additional or specialized services or accommodations by reason of one or more difficulties such as physical, emotional, behavioural, developmental, or otherwise, as evidenced in writing by the appropriate Federal or Provincial ministry or agency or such other written evidence as the Township may accept in its sole discretion.
  - (f) "**Special Needs Units**" means those Dwelling Units which are capable of accommodating an Individual with Special Needs in accordance with the minimum requirements set out in **Schedule B** of this Agreement, all to the

satisfaction of the Township's Director of Planning and Development, and which are occupied by an Individual with Special Needs.

## **2. NO RESTRICTION ON RENTAL UNITS**

2.1. The Owner covenants and agrees that the building it constructs upon the Lands will contain residential Dwelling Units which:

- (a) must only be used and occupied for residential purposes in accordance with Township's Zoning Bylaw; and
- (b) must not be restricted as to their availability for rent by non-owners. For greater clarity, short term rentals, short term licenses, tourist accommodations and similar short term occupations may be restricted, as they are not permitted uses under the Zoning Bylaw.

2.2. The Owner covenants and agrees that the Development will not restrict rental of the Dwelling Units by non-owners. For greater clarity, residential Dwelling Units may be occupied by the owners of the individual Dwelling Units in addition to being available as rental units to non-owners.

2.3. The Owner acknowledges that a Township goal includes providing market workforce housing and therefore the Owner further covenants and agrees that the Dwelling Units (except for the Affordable Units and Special Needs Units) must be at all times available to all classes of persons, and the tenancies and occupancies for all the Dwelling Units must be residential and must not be institutional in nature and not restricted to a specific class of persons. However, the parties acknowledge and agree that this provision does not prohibit allocation of one or more of the Affordable Units and one or more of the Special Needs Units to a single individual, governmental agency, or corporation provided all other provisions of this Agreement and Township Bylaws are satisfied. For greater clarity, there is no restriction on the ownership of the non-Affordable Units and non-Special Needs Units except with respect to rents and occupation as set out in this Agreement and Township bylaws.

## **3. AFFORDABLE HOUSING UNITS (8)**

3.1. The Owner covenants and agrees that:

- (a) a minimum of eight (8) of the Dwelling Units on the Lands must be Affordable Units rented for Affordable Rents;
- (b) the Affordable Units must be used for the purpose of providing rental housing to households for Affordable Rent, with each Affordable Unit

rented under the terms of a residential tenancy agreement that complies with the provisions of the *Residential Tenancy Act*;

- (c) must not be occupied by any registered owner; and
- (d) the Affordable Units must be of the following sizes:
  - (i) four (4) One-bedroom Units, and
  - (ii) four (4) Two-bedroom Units.

3.2. For greater certainty, the parties acknowledge and agree:

- (a) The eight (8) Affordable Units may be scattered throughout the Development;
- (b) The parties may agree, in writing but with or without modification of this Agreement, to adjust the unit size allocation if Three-Bedroom Units are to be made Affordable Units; and
- (c) The Affordable Rents may change on an annual basis, subject to compliance with BC Housing Income Limits and Provincial residential tenancy legislation.

3.3. Without limiting section 2.3 nothing in this Agreement prohibits the sale of the eight (8) Affordable Units to one or more individuals, governmental agencies, non-profit organizations, or corporations in order to facilitate the rental of the eight (8) units as Affordable Units, as long as the eight (8) Affordable Units are subsequently rented as Affordable Units.

#### 4. SPECIAL NEEDS HOUSING UNITS (3)

4.1. The Owner covenants and agrees that:

- (a) separate and in addition to the eight (8) Affordable Units, a minimum of three (3) of the Dwelling Units on the Lands must be Special Needs Units that are each rented to an Individual with Special Needs or owned by an Individual with Special Needs who occupies the Special Needs Unit;
- (b) the Special Needs Units must each be used for the purpose of providing housing to an Individual with Special Needs, and if rented, then rented under the terms of a residential tenancy agreement that complies with the provisions of the *Residential Tenancy Act*;
- (c) must not be occupied by any registered owner unless that registered owner is an Individual with Special Needs; and
- (d) the Special Needs Units must be of the following sizes:
  - (i) two (2) One-bedroom Units, and



(ii) one (1) Two-bedroom Unit.

- 4.2. Specific Dwelling Units are designated as the three (3) Special Needs Units in accordance with **Schedule A** of this Agreement.
- 4.3. Without limiting section 2.3, nothing in this Agreement prohibits the sale of the three (3) Special Needs Units to one or more individuals, governmental agencies, non-profit organizations, or corporations in order to facilitate the rental of the three (3) units as Special Needs Units, as long as the three (3) units are subsequently rented as Special Needs Units.
- 4.4. For greater certainty, the parties acknowledge and agree:
  - (a) The 3 Special Needs Units may be scattered throughout the Development;
  - (b) Only one occupant of a Special Needs Unit must be an Individual with Special Needs, provided they are the full-time primary occupant, or a child that is a full-time occupant; and
  - (c) The parties may agree, in writing but with or without modification of this Agreement, to adjust the location of the Special Needs Units and the unit size allocation if Three-Bedroom Units are to be made Special Needs Units.
- 4.5. The Owner will construct the Special Needs Housing Units such that they will accommodate, or are capable of being adapted to accommodate, an Individual with Special Needs in accordance with the minimum requirements set out in **Schedule B**, all to the satisfaction of the Township's Director of Development Services and with such amendments as may be agreed upon by the Township's Director of Planning and Development.
- 4.6. The Special Needs Units must be wheelchair accessible.

## **5. ADMINISTRATION & MANAGEMENT - REPORTING**

- 5.1. Within thirty (30) days of receipt of a request from the Township, the Owner must provide the Township with a report in writing that identifies the following for the Development or portions thereof, respectively:
  - (a) The number, type (e.g., one-bedroom, two-bedroom, three -bedroom), and location, by suite number, of all Dwelling Units that are being rented to individuals (i.e., not owner-occupied) or are available for rent or lease to individuals, including identifying those that are vacant and the reason for vacancy;
  - (b) Any changes or proposed changes to strata bylaws that may affect the terms of this Agreement;

- (c) The name of property management company(ies) or non-profit organization(s) managing the Dwelling Units;
- (d) A copy of the standard form(s) of tenancy or occupancy agreement for each rented Dwelling Unit, including term of that agreement (but without the personal information of each individual agreement);
- (e) Location and use of other buildings, units and rooms on the Lands;
- (f) Subject to the provisions of relevant prevailing law in connection therewith, the name(s) and contact information of all individuals, governmental agencies, non-profit organizations, or corporations that use, occupy, manage or operate more than one (1) Dwelling Unit in the Development (and the respective unit numbers);
- (g) Additional requirements with respect to the Affordable Units:
  - (i) The number, type (e.g., one-bedroom, two-bedroom, three-bedroom), and location, by suite number, of each of the Affordable Units;
  - (ii) The date each Affordable Unit was first occupied in accordance with this Agreement, respectively;
  - (iii) By each Affordable Unit, the number of individuals occupying such unit and the monthly rent or lease payment charged; and
  - (iv) The BC Housing Income Limits used to determine eligibility for Affordable Units and the Affordable Rent;
- (h) Additional requirements with respect to the Special Needs Units:
  - (i) The number, type (e.g., one-bedroom, two-bedroom, three-bedroom), and location, by suite number, of each of the Special Needs Units, including identification of any modified Dwelling Units that would alter the Dwelling Unit's classification as a Special Needs Unit;
  - (ii) The date each Special Needs Unit was first occupied in accordance with this Agreement, respectively; and
  - (iii) By each Special Needs Unit, the number of individuals occupying such unit and the monthly rent or lease payment charged;
- (i) Additional requirements with respect to any Dwelling Units allocated to a single individual, governmental agency, or corporation for management, operation or use:
  - (i) The number, type (e.g., one-bedroom, two-bedroom, three-bedroom), and location, by suite number, of each of the allocated Dwelling Units;

- (ii) The date each of the allocated Dwelling Units was first occupied in accordance with this Agreement, respectively;
- (iii) By each allocated Dwelling Unit, the number of individuals occupying such unit; and
- (iv) If rented, the monthly rent or lease payment paid by the single individual, governmental agency, or corporation for each of the allocated Dwelling Units; and
- (j) Such further information identified at the request of the Township, provided such is relevant to the interpretation, administration or enforcement of this Housing Agreement.

5.2. The Owner will keep accurate records pertaining to the use and occupancy of the Dwelling Units. At the written request of the Township, within forty-five (45) days of receiving such request, the Owner will make such records available for inspection by the Township.

5.3. The parties acknowledge and agree that

- (a) the reporting requirements will not be imposed more than once per year, unless there are reasonable grounds to believe that there may be a breach in fact or in spirit, of this Housing Agreement (as determined in the Township's sole discretion, for the purposes of reporting);
- (b) there are no reporting requirements unless the Township so requests, but when the Township requests a report the Township may request the information for the year in which such report is requested and for previous years not previously reported; and
- (c) the Owner will be responsible for the reporting requirements set out in this Article 5 until such time as the Strata Corporation formed in respect of the Development holds its first annual general meeting, and thereafter, the Strata Corporation will be responsible for the reporting requirements set out in this Article 5.

## **6. NOTICE IN LAND TITLE OFFICE**

6.1. Notice of this Housing Agreement will be filed in the Land Title Office by the Township at the sole cost of the Owner in accordance with Section 483 of the *LGA*, and this Housing Agreement is binding on the parties to this Housing Agreement as well as all persons who acquire an interest in the Lands after filing of the Notice.

## **7. RELEASE AND INDEMNITY**

- 7.1. The Owner covenants and agrees to indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Housing Agreement, the breach of any covenant in this Housing Agreement, or the use, occupancy and tenure of the Lands contemplated under this Housing Agreement
- 7.2. The Owner releases and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Owner can or may have against the Township for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Housing Agreement, the breach of any covenant in this Housing Agreement, or the use, occupancy, and tenure of the Lands contemplated under this Housing Agreement.

## **8. PRIORITY AGREEMENT**

- 8.1. The Existing Chargeholder, as the registered holder of a charge by way of Mortgage and Assignment of Rents against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA7325703 and CA7325704 (as to Lot 3), CA7111417 and CA7111418 (as to Lot 84), CA7082357 and CA7082358 (as to Lots 95 and 4) and CA\_\_\_\_\_ and CA\_\_\_\_\_ (as to Lots 85 and 96), for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

## **9. GENERAL PROVISIONS**

- 9.1. **NOTICE:** Any notice permitted or required by this Housing Agreement to be given to either party must be given to that party at the address set out above, or at

any other address of which the party has given the other party notice in writing expressly for the purposes of this Housing Agreement.

9.2. **CONFLICT:** In the event of a conflict between the terms of this Housing Agreement and the provisions of Township bylaws in relation to land use or density, the bylaws will prevail in accordance with Section 483(3) of the *LGA*.

9.3. **BINDING EFFECT:** This Housing Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees, in accordance with Section 483(6) of the *LGA*.

9.4. **TIME:** Time is of the essence of this Housing Agreement.

9.5. **WAIVER:**

(a) No provision of this Housing Agreement may be waived by a party unless the waiver is expressed in writing.

(b) The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Housing Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

9.6. **HEADINGS:** The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

9.7. **LANGUAGE:** Wherever the singular, masculine, and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

9.8. **CUMULATIVE REMEDIES:** No remedy under this Housing Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity. Damages will be an inadequate remedy for the Township, and the Township is entitled to an order for specific performance or a prohibitory or mandatory injunction in order to compel performance of the obligations in this Housing Agreement.

9.9. **RELATIONSHIP OF PARTIES:**

(a) No provision of this Housing Agreement may be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant, or a principal-agent relationship.

(b) The Owner is solely responsible for all costs and expenditures required to fulfill its obligations under this Housing Agreement, whether those costs and expenses are, or are not, specifically referred to in this Housing Agreement.

**9.10. FURTHER ASSURANCES:** The Owner will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Housing Agreement.

**9.11. ENTIRE AGREEMENT:**

- (a) This Housing Agreement contains the entire agreement and understanding of the parties with respect to the matters contemplated by this Housing Agreement and supersedes all prior and contemporaneous agreements between them with respect to such matters.
- (b) No representations, warranties or conditions, express or implied, oral or otherwise, have been made other than those expressed in this Housing Agreement.

**9.12. NO RESTRICTION ON TOWNSHIP AUTHORITY:** Except as required by Section 483 of the *LGA*, nothing contained or implied in this Housing Agreement:

- (a) prejudices or affects the rights, powers or discretion of the Township in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Housing Agreement had not been executed and delivered by the Owner;
- (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Housing Agreement or the breach of any provision in this Housing Agreement; or
- (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Township with respect to its exercise of any right or remedy expressly provided in this Housing Agreement or at law or in equity.

**9.13. SEVERABILITY:** Each article of this Housing Agreement is severable. If any provision of this Housing Agreement is held to be illegal or invalid by a court of competent jurisdiction, such provision may be severed and the illegality or invalidity thereof will not affect the validity of the remainder of this Housing Agreement.

**9.14. ACKNOWLEDGEMENT:** The Owner acknowledges having been directed to obtain independent legal advice and having read and fully understood all the terms and conditions of this Housing Agreement. The Owner confirms that this Housing Agreement has been entered into voluntarily. The Owner acknowledges and agrees that any information submitted to the Township is subject to the *BC Freedom of Information and Protection of Privacy Act*.

**9.15. AMENDMENT:**

- (a) This Agreement may be amended from time to time upon terms and conditions acceptable to the parties.
- (b) The Owner acknowledges that it is within the Township's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

**9.16. APPLICABLE LAW:** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

**9.17. COUNTERPARTS:** This Housing Agreement may be executed and delivered in counterparts with the same effect as if both parties had signed the same document. Each such counterpart is deemed to be an original. All counterparts are construed together and constitute one and the same Agreement.

**9.18. APPLICABLE LAW:** This Housing Agreement is to be construed in accordance with and be governed by the laws applicable in the Province of British Columbia.

**IN WITNESS WHEREOF,** the parties have set their hands and seals as of the day and year first above written.

**TOWNSHIP OF ESQUIMALT**

by its authorized signatories

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

**1174489 B.C. LTD., Inc. No. BC01174489**

by its authorized signatories

  
\_\_\_\_\_  
Name:

Benson Chia  
Name:

**CANADIAN WESTERN BANK**  
by its authorized signatories

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

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# SCHEDULE A

**DIALOG**

ISSUED FOR

NOT FOR CONSTRUCTION

METRIC

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ARCHITECT & PRIME CONSULTANT

406 111 ALEXANDER STREET  
VANCOUVER, BC V6C 2E6  
TEL: 604 251 1190  
FAX: 604 251 1190

INTERIOR DESIGN

406 111 ALEXANDER STREET  
VANCOUVER, BC V6C 2E6  
TEL: 604 251 1190  
FAX: 604 251 1190

STRUCTURAL ENGINEER

406 111 ALEXANDER STREET  
VANCOUVER, BC V6C 2E6  
TEL: 604 251 1190  
FAX: 604 251 1190

Mechanical Engineer

406 111 ALEXANDER STREET  
VANCOUVER, BC V6C 2E6  
TEL: 604 251 1190  
FAX: 604 251 1190

Electrical Engineer

406 111 ALEXANDER STREET  
VANCOUVER, BC V6C 2E6  
TEL: 604 251 1190  
FAX: 604 251 1190

SEAL

SHOALING HEIGHTS  
RESIDENTIAL  
DEVELOPMENT

CONSTANCE AVENUE/STANLEY STREET EQUILIBRIUM

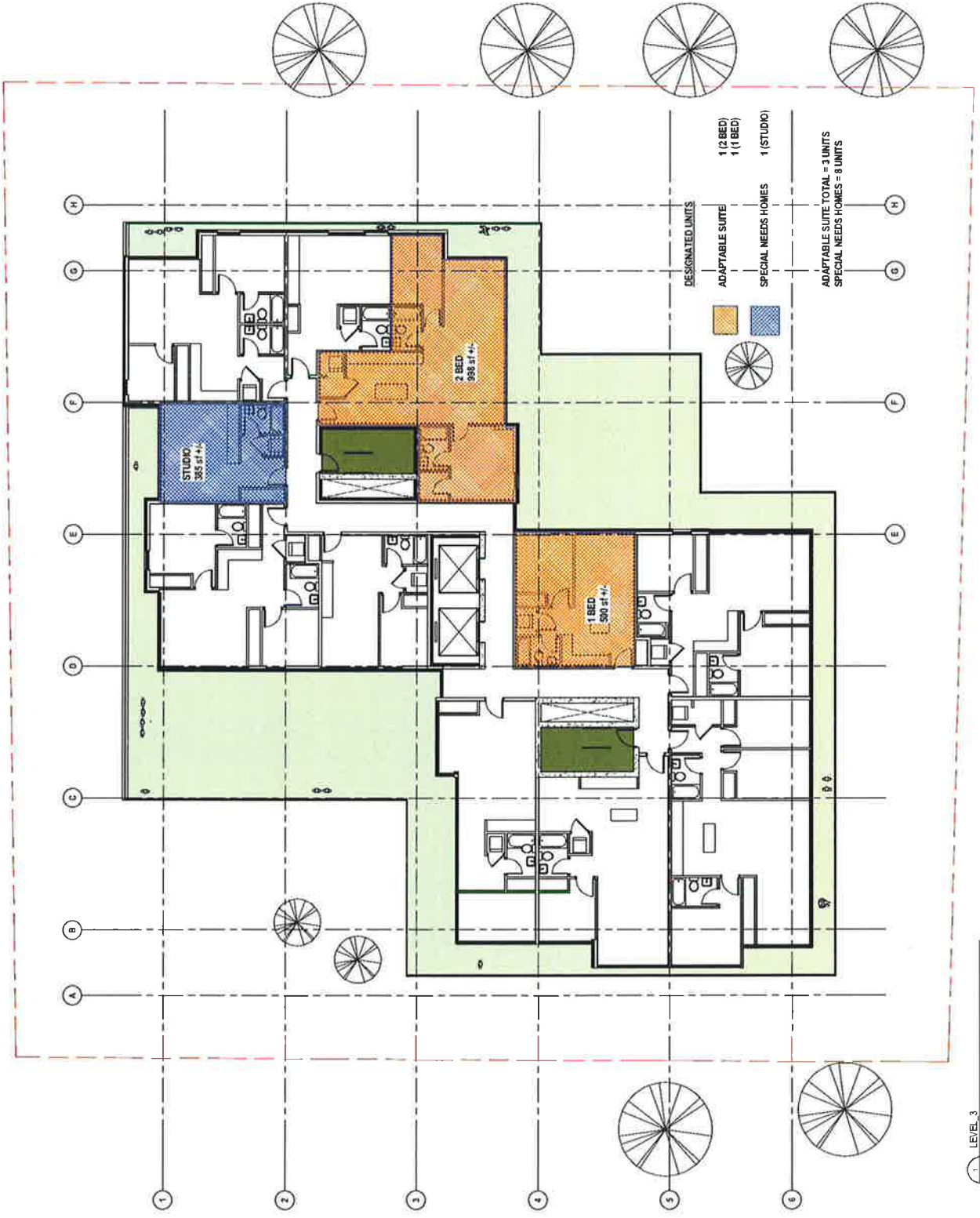
LEVEL 3 -  
DESIGNATED UNITS

DRAWN: ALISON  
CHECKED: KIM  
DATE: 03/03/2019 12:24:43 PM

**SK 100**

04/8/97

03/03/2019 12:24:43 PM



LEVEL 3  
SCALE: 1/100

# DIALOG



NOT FOR CONSTRUCTION

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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

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**ARCHITECT & PRIME CONSULTANT**

DIALOG  
406 FM ALEXANDER STREET  
VANCOUVER, BC V6K 1E1  
Tel: 604.258.1165 Fax: 604.258.1790

**INTERIOR DESIGN**

**STRUCTURAL ENGINEER**  
DIALOG  
406 611 ALEXANDER STREET  
VANCOUVER, BC V6A 1E1  
Tel. 604 255 1155 Fax 604 255 1790  
Tel. 604 255 1469 Ew. 604 295

**MECHANICAL ENGINEER**  
DALLAS  
406 611 ALEXANDER STREET  
VAN DUSEN, RC 10A 1E1  
Tel: 904 255 1189 Fax: 904 255 1190

**ELECTRICAL ENGINEER**  
DALLAS

406 611 ALEXANDER STREET  
VANCOUVER BC V6A 1E1  
Tel: 604 255 1155 Fax: 604 255 1190

**SHOALING HEIGHTS  
RESIDENTIAL  
DEVELOPMENT**  
CONSTANCE AVENUE/ST. JAMES ST. ESQUIMALT  
BC

**LEVEL 4 -  
DESIGNATED UNITS**

DRAWN Author  
PLOT DATE 10/3/2019 3:29:43 PM

SK 101

04849V

# SCHEDULE A

**DIALOG**

ISSUED FOR

NOT FOR CONSTRUCTION

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ARCHITECT & PRIME CONSULTANT

408 ST. ALEXANDER STREET  
VANCOUVER, BC V6A 1A5  
TEL: 604 251 1790

INTERIOR DESIGN

408 ST. ALEXANDER STREET  
VANCOUVER, BC V6A 1A5  
TEL: 604 251 1790

STRUCTURAL ENGINEER

408 ST. ALEXANDER STREET  
VANCOUVER, BC V6A 1A5  
TEL: 604 251 1790

Mechanical Engineer

408 ST. ALEXANDER STREET  
VANCOUVER, BC V6A 1A5  
TEL: 604 251 1790

Electrical Engineer

408 ST. ALEXANDER STREET  
VANCOUVER, BC V6A 1A5  
TEL: 604 251 1790

MEPL

SHOALING HEIGHTS  
RESIDENTIAL  
DEVELOPMENT

CONSTANCE AVENUE/STANLEY STREET, ESQUIMALT, BC

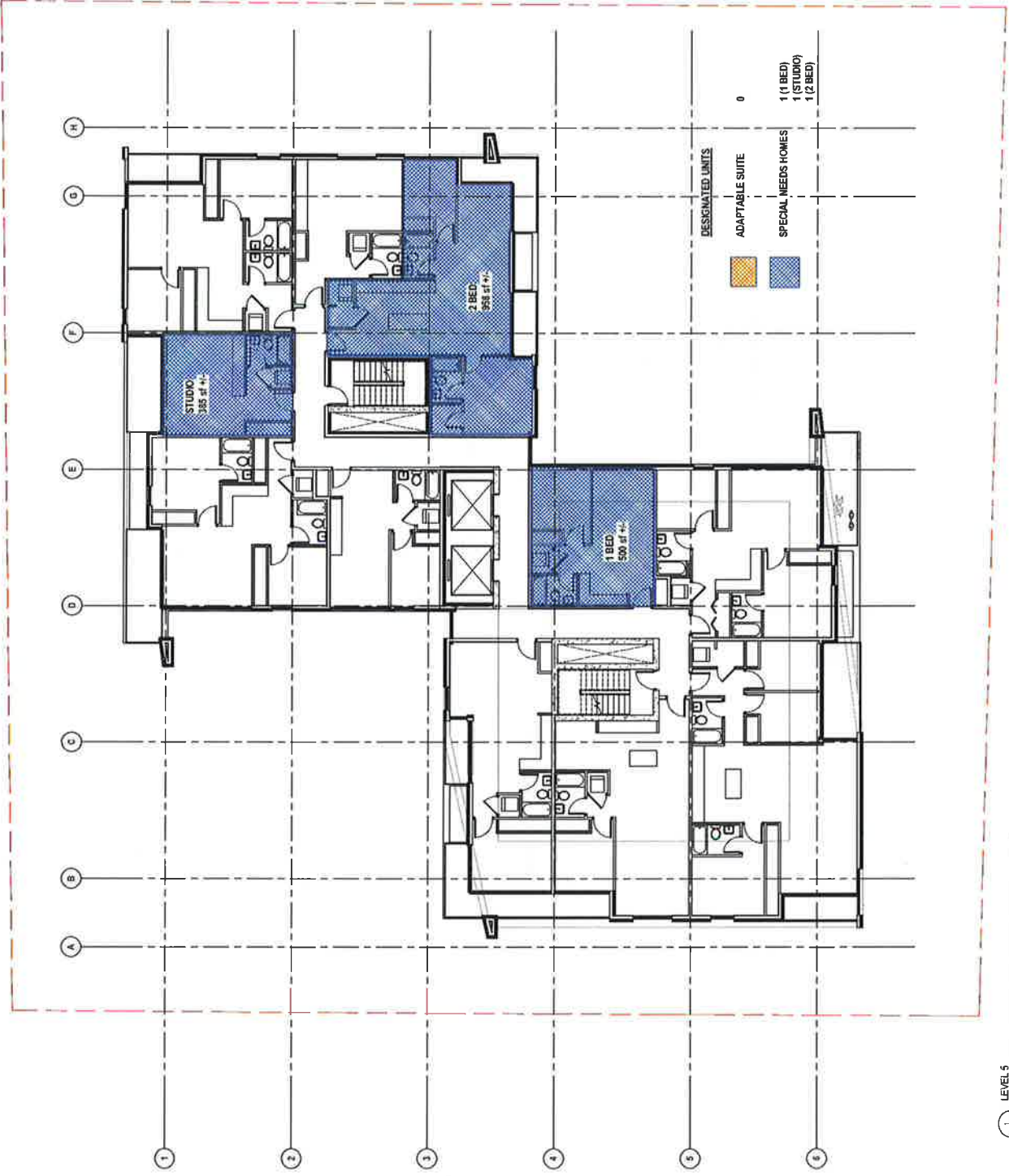
LEVEL 5 -  
DESIGNATED UNITS

04849V

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LEVEL 5  
SCALE 1/30



# SCHEDULE A

DIALOG

ISSUED FOR

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METRIC

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SHOALING HEIGHTS  
RESIDENTIAL  
DEVELOPMENT  
CONSTANCE AVENUE/STANLEY STREET ESQUIMALT  
BC

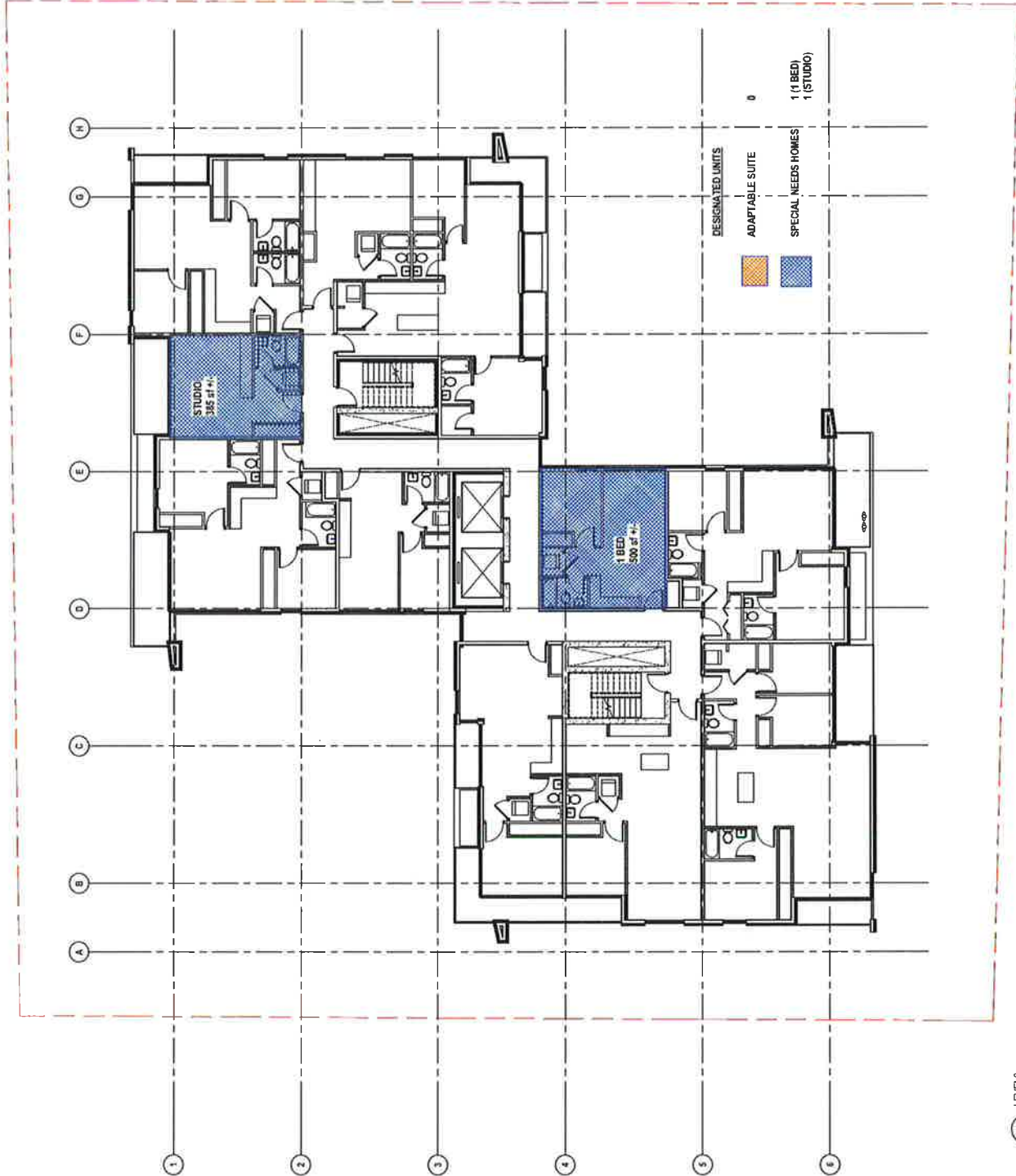
LEVEL 6 -  
DESIGNATED UNITS

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PLOT DATE: 10/02/19 12:29:45 PM  
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## SCHEDULE B

Page 1 of 7

### BASIC ADAPTABLE HOUSING

#### BASIC ADAPTABLE HOUSING

The following Basic Adaptable Housing features are required in all newly-constructed buildings serviced by an elevator containing apartment or congregate housing uses.

The requirements of Schedule "F" Section (g) do not apply to non-congregate housing apartment units smaller than 42 m (450 ft ) provided that a bathroom consistent with Section (g)(iii) of this Schedule "F" is available to all occupants within the building.

#### (A) Building Access

- i. Barrier-free access from the street shall be provided to each dwelling unit and to each type of common amenity space.
- ii. Barrier-free access from a private parking area shall be provided to each dwelling unit and to each type of common amenity space.
- iii. Access to the elevator shall be provided from both the street entry and a private parking area entry.
- iv. A covering over a level building entry area, of 1500mm by 1500mm shall be provided.
- v. No intercom user functions shall be higher than 1220mm above the finished paved area.
- vi. Wiring for an automatic door opener shall be provided at each of the required barrier-free entries.

#### (B) Doors and Doorways

- i. The minimum clear opening for all suite entry doors and doors in common areas shall be no less than 850 mm. (See Figure 1)
- ii. The minimum clear opening for all interior doors within a dwelling unit shall be no less than 800mm. (See Figure 1)
- iii. Doors in all suites and common areas shall be operable by devices that do not require tight grasping or twisting of the wrist.

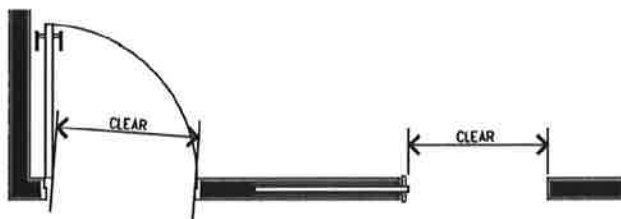


FIGURE 1 – CLEAR OPENING MEASUREMENT FROM DOORS

## BASIC ADAPTABLE HOUSING

### (C) Manoeuvring Space at Doorways

- i. Suite entry doors and door assemblies in common areas (except those which are not self-closing) shall have a clear and level area which is not less than the following:
  1. Where the door swings toward the area (pull door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side. (See Figure 2)

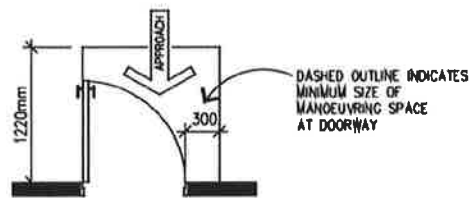


FIGURE 2 – FRONT APPROACH, PULL SIDE

2. Where the door swings away from the area (push door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side. (See Figure 3)

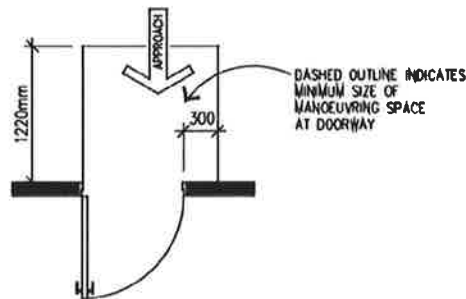


FIGURE 3 – FRONT APPROACH, PUSH SIDE

### BASIC ADAPTABLE HOUSING

3. Where there are doors in a series in common areas, there must be separation of at least 1220mm plus the width of the door. (See Figure 4)

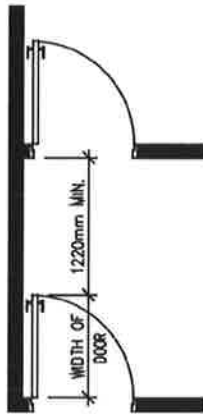


FIGURE 4 – SEPARATION OF DOORS IN SERIES

#### (D) Corridor widths

Common corridors shall be no less than 1220mm wide.

#### (E) Thresholds

Thresholds shall be kept to a minimum, and in all suites and common areas shall not exceed 13mm.

#### (F) Outlets and Switches

- i. Light switches shall be located between 1015mm and 1120mm from the floor.
- ii. Electrical outlets, cable outlets, and telephone jacks shall be located not less than 450mm from the floor.

## BASIC ADAPTABLE HOUSING

### (G) Bathrooms

- i. There shall be at least one bathroom with toilet and sink on the main entry level of each suite which provides enough floor space to be the following space requirements:
  1. Clear floor area of 760mm by 1220mm beyond the swing of the door. (See Figure 5)

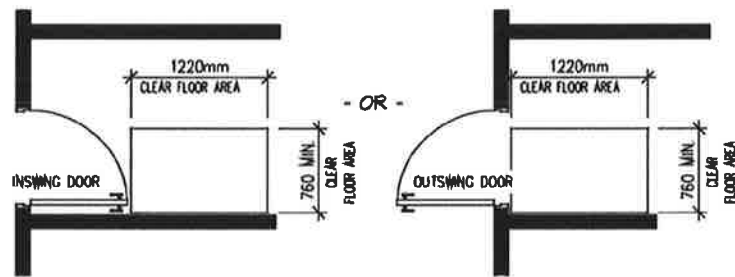


FIGURE 5 – CLEAR FLOOR AREA BEYOND SWING OF DOOR

2. Clear floor area at the tub of 760mm by 1220mm, or 1220mm by 760mm, measured from the foot end of the tub. (See Figure 6)

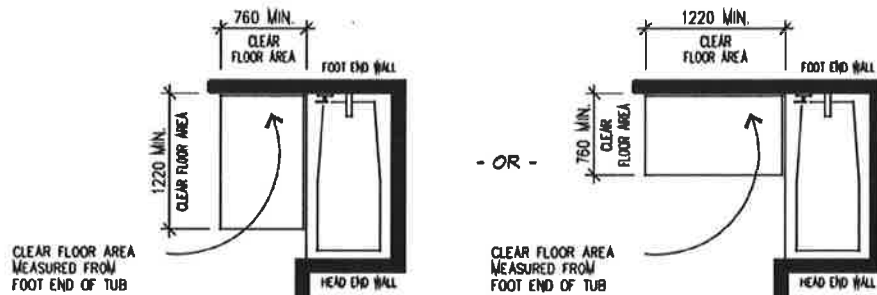


FIGURE 6 – CLEAR FLOOR AREA AT TUB



### BASIC ADAPTABLE HOUSING

3. Clear floor area at the sink of 760mm by 1220mm positioned for a parallel approach and centred on the sink. (See Figure 7)

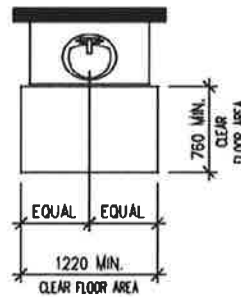


FIGURE 7 – CLEAR AREA AT SINK

4. Toilets shall meet the following space provisions: (See Figure 8)
  - a. Lateral distance from the centre line of the toilet to a bathtub or sink shall be 455mm minimum on one side and 380mm minimum on the other. Where the toilet is adjacent to a wall, the lateral distance from the centre line of the toilet to the wall shall be 455mm with 380mm minimum on the other side.
  - b. Clear floor area at the toilet of 1420mm minimum (measured from the wall behind the toilet) by 1220mm minimum (measured from a point 455mm from the centre line of the toilet on the side designated for future grab bars.)
  - c. The vanity or sink on the wall behind the toilet may overlap the clear floor required for the toilet.

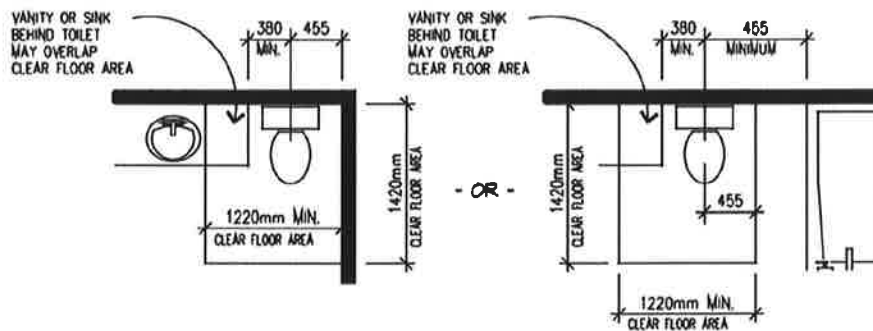
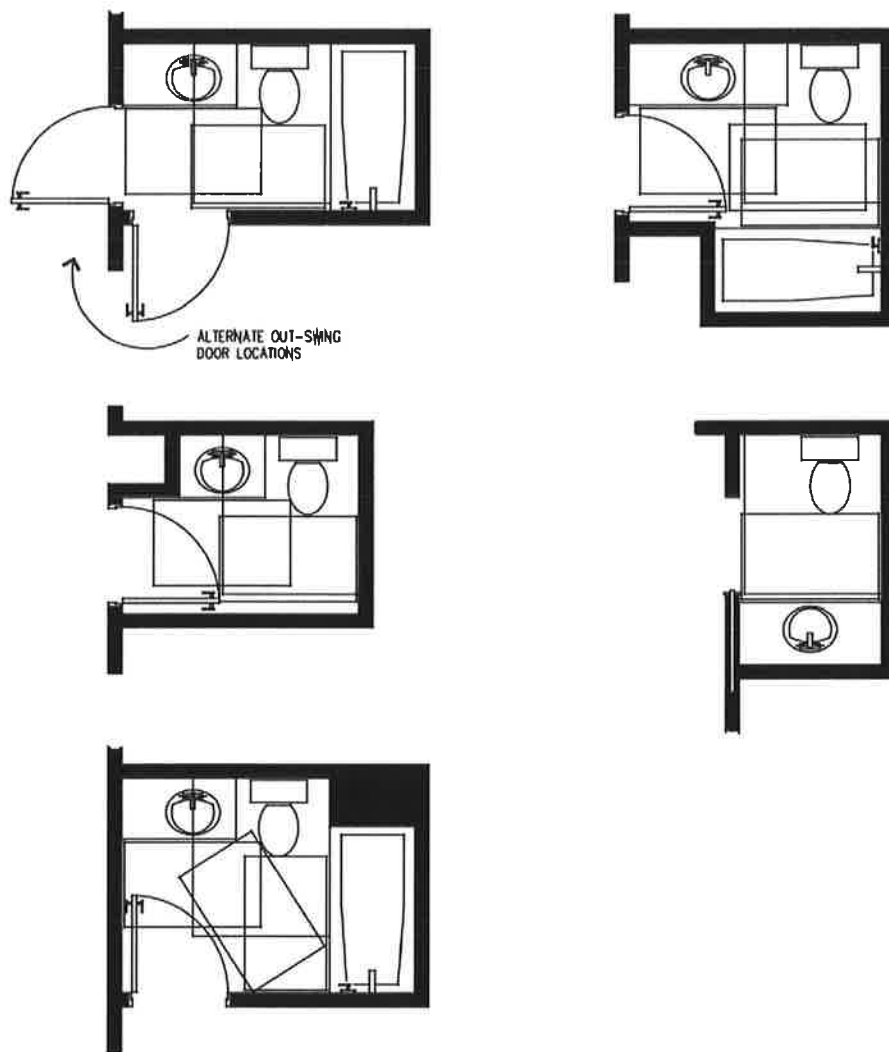


FIGURE 8 – CLEAR FLOOR AREA AT TOILET

## BASIC ADAPTABLE HOUSING



**FIGURE 9 – EXAMPLES OF BATHROOMS WITH FLOOR AREA TO SUITE  
“MINIMALLY ACCESSABLE” REQUIREMENTS**

## BASIC ADAPTABLE HOUSING

- ii. Solid blocking in walls around toilets, tub/shower, and behind towel bars shall be provided in all bathrooms as illustrated in Figure 10.
- iii. Where bathrooms are provided to serve common amenity spaces, at least one shall be wheelchair accessible as described in the B.C. Building Code (1998) Sentence 3.7.4.8.(1)

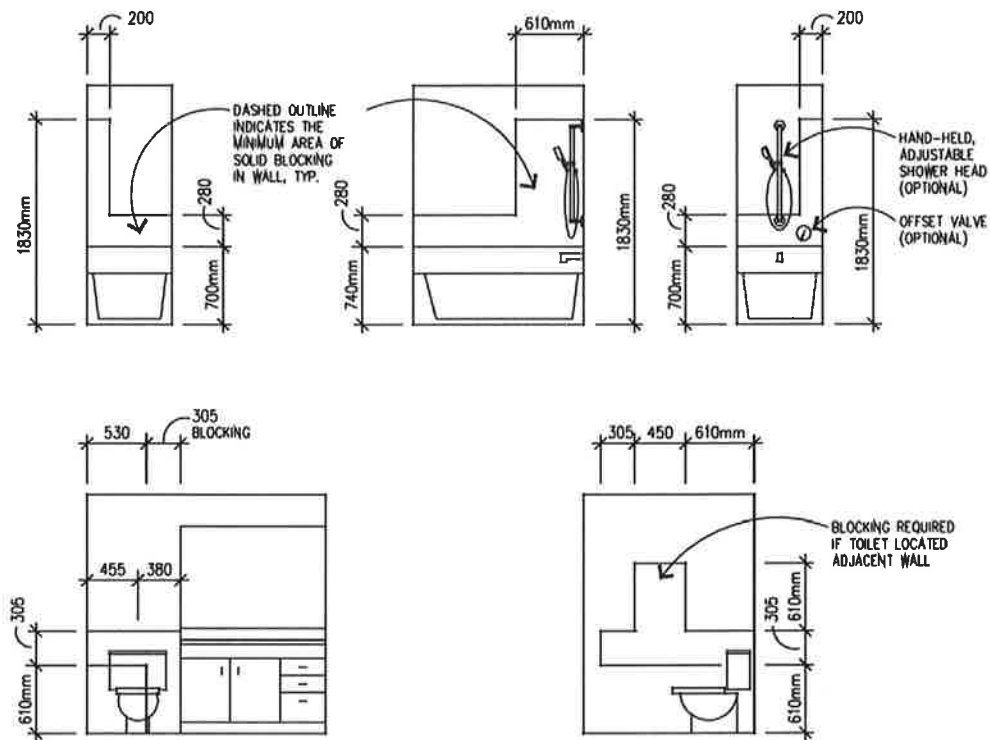


FIGURE 10 – BLOCKING REQUIREMENTS