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March 18, 2020

Dear Mayor, Council & planning department,

We are submitting updated landscaping and architectural drawings for a development permit and height variance to build six two-bedroom townhouses at 937 Colville Rd. This letter outlines the changes that we've made based on the recommendations we received from the Design Review Committee during our hearing on March 11<sup>th</sup>, 2020. These changes include:

- Adding a sign location for the address of this building on the north face of the building.
- Changing the railing materials from wood to aluminum for long term durability and performance.
- Adding attic space above the upper bedroom closets in the front and rear of the building, which will house the HRV ventilation system – and turn the “faux vent” feature into actual vents.
- Replacing the three cherry laurel trees at the front of the building and the English Ivy vines at the rear of the property – which are considered “invasive” – with similar non-invasive varieties.
- Breaking up the brick paving area with a concrete inset and different colour borders to address some of the massing issues in the hardscape.
- Proposing additional native plants in the landscaping plan.
- Defining more specifically where our river rock collection area will be in the rain garden area.

We also reconsidered the location of the garbage area under the rear stairs but determined that this is the best location for the garbage.

We also examined the side slope on the driveway with my civil engineer and for the most part it is at 4.5%, which, according to him, is reasonable for a driveway. The entrance is steeper, however, as we're dealing with the natural grade change of the sidewalk. We'll work to minimize this transition during construction.

The one recommendation we have not followed up on is the suggestion that we choose a larger caliper of trees. We have already specified trees that are six to eight feet, which are a decent size, and will mature with the vegetation on the site (one to three feet a year). We are also proposing 10 to 11 new trees for the site – on top of a very comprehensive and expensive landscaping plan compared to many others that I've seen.

If larger trees are preferred, we could accommodate this by reducing the total number of trees and plants on site. However, my preference would be to keep the 10-11 trees and the additional plantings, in order to soften the building and hardscape and provide the natural environmental benefits of these trees and plants.

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

Sincerely,



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"If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places." - Fred Kent, Project for Public Spaces





## 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? Will build to step code 3 or equivalent. See next q.	<input checked="" type="checkbox"/> Yes	No
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? Building has been modelled by an energy modeller and we will build to step 3 of the code, according to his model.	<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. Yes, rainscreen and durable fibre cement siding	<input checked="" type="checkbox"/> Yes	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building? We'll look to reuse fill, rock and landscaping materials, as well as retaining walls and existing fencing, as much as possible. We'll also look to find places for the appliances, furnace and any potential fixtures pre demolition.	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. Yes. Fill will come from on site, as well as local quarries, wood will be sourced through Slegg or Home Lumber		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? I'll work with my framer to take advantage of advanced framing techniques wherever it makes sense and to improve insulation and air barrier.	<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? Wherever possible. We will be most likely be sourcing wood locally through Slegg or Home Lumber  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. The building will not be air conditioned, as there's no space for AC. We are considering our insulation options and will use materials that allow us to meet our energy goals, with as few CFCs and HCFCs as possible.	Yes	No
9	List any products you are proposing that are produced using lower energy levels in manufacturing. Engineered wood flooring, ceramic tiles for backsplashes and bathrooms. Locally sourced wood and bricks.		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? Will look at using recycled materials where it is supplied.	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? <small>We haven't picked appliances, but they will meet or exceed the Building code</small>	Yes	<input checked="" type="checkbox"/> No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements?	Yes	No
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements? <small>We have not yet chosen toilets, but they will be low-flow.</small>	Yes	<input checked="" type="checkbox"/> No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? <small>We will use low flow shower heads, which will be determined in pre-construction phase</small>	<input checked="" type="checkbox"/> Yes	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? <small>We will use low flow faucets and try to exceed the code.</small>	<input checked="" type="checkbox"/> Yes	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? <small>Yes. Also see rain garden/swale in landscaping plan which will be used for some roof water as well as parking area run-off</small>	<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. <small>Storm water from the parking area and half of the roof will be directed and collected in rain garden, which will slow and filter water, and reduce impact on storm system.</small>	<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? <small>Rain barrels would be a challenge because of the site layout and aesthetics.</small>	<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. <small>Yes, as noted above, runoff from parking area will be directed towards the rain garden and filtered through gravel/material there.</small>	<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?	Approx. 20 %		

### 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?	Yes	<input checked="" type="checkbox"/> No	N/A
	Could your site design be altered to save these trees?			
	Have you consulted with our Parks Department regarding their removal?			



26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? <u>Yes. We are proposing 10 new trees for the site, including a couple dogwoods</u>	<input checked="" type="checkbox"/> Yes	No	N/A
27	Are trees [existing or new] being used to provide shade in summer or to buffer winds? They will, both from the neighbouring new development, as well as trees planted on this lot.	<input checked="" type="checkbox"/> Yes	No	N/A
28	Will any existing native vegetation on this site be protected? If so, please describe where and how. _____	Yes	No	<input checked="" type="checkbox"/> N/A
29	Will new landscaped areas incorporate any plant species native to southern Vancouver Island? <u>We have proposed some native plants including nootka, mahonia, ferns, dogwoods and napita mixed in with non-native to provide visual interest</u>	<input checked="" type="checkbox"/> Yes	No	N/A
30	Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? <u>The moss, tufted grass, morning light and nepeta are drought resistant</u>	<input checked="" type="checkbox"/> Yes	No	N/A
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	<input checked="" type="checkbox"/> Yes	No	N/A
32	Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? <u>Proposed English ivy is to be used to cover rear wall and fence. Will be maintained to stay within yard. Willing to suggest alternative.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
33	Will topsoil will be protected and reused on the site? <u>Some soil will be used to build up site where possible.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
<b>Energy Efficiency</b>				
<i>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.</i>				
34	Will the building design be certified by an independent energy auditor/analyst? If so, what will the rating be? <u>Yes. We are working with Adapt energy to build to Step 3 of the step code.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? <u>Yes, and we will consider this with our energy advisor. We are restricted by the site size and layout.</u>	<input checked="" type="checkbox"/> Yes	No	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? <u>50-70</u> % <u>Units are smaller and will have plenty of windows in living areas to maximize natural light.</u>	<input checked="" type="checkbox"/> Yes	No	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. <u>We considered heat pumps but do not have space on site or on the building for compressors. However, to achieve step 3, we will be installing heat recovery ventilators in each of the units.</u> If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____	<input checked="" type="checkbox"/> Yes	No	N/A
38	Has the building been designed to be solar ready?	<input checked="" type="checkbox"/> Yes	No	N/A
39	Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? <u>Not cost effective at this time. But will be convertible as price of solar panels come down.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
40	Do windows exceed the BC Building Code heat transfer coefficient standards? <u>Will determine exact windows as part of our step code analysis. Likely to be higher end double pane windows.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. <u>We will likely install some or all energy star appliances within budget.</u>			
42	Will high efficiency light fixtures be used in this project? If so, please describe. <u>All will be LED bulbs</u>	<input checked="" type="checkbox"/> Yes	No	N/A
43	Will building occupants have control over thermal, ventilation and light levels?	<input checked="" type="checkbox"/> Yes	No	N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?	<input checked="" type="checkbox"/> Yes	No	N/A
45	Will underground parking areas have automatic lighting?	Yes	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 wherever possible.</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? <small>This is possible, but we will likely go with carpet on bedroom floors to reduce sound transfer between units.</small>	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. We will also work with Habitat for humanity to see if they can use any materials in the house.</u>	<input checked="" type="checkbox"/> Yes	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>Foundation 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? <small>Considering setting up a bit of a recycling area to separate cardboard and recyclables from construction waste.</small>	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? <small>We'll have a ramp coming down from the front of the building to the first floor for both mobility devices and bicycles.</small>	<input checked="" type="checkbox"/> Yes	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? <small>YES! We'll have excellent secured covered parking for bicycles.</small>	<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 checked="" type="checkbox"/> transit passes <small>We'll provide one-year transit passes for two units without park spots or offer them an equal credit for an e-bike/bike shop</small> <input checked="" type="checkbox"/> car share memberships <small>Car share will be located next door and memberships will be provided to each unit.</small> <input checked="" type="checkbox"/> shared bicycles for short term use <small>We will include two strata owned electric bikes that can be used by residents.</small> <input type="checkbox"/> weather protected bus shelters <input checked="" type="checkbox"/> plug-ins for electric vehicles <small>We will wire up parking area for electric charges for future charging units.</small>			

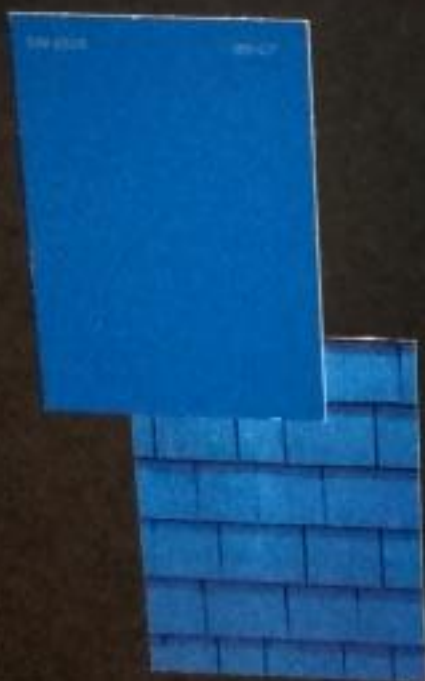
Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.





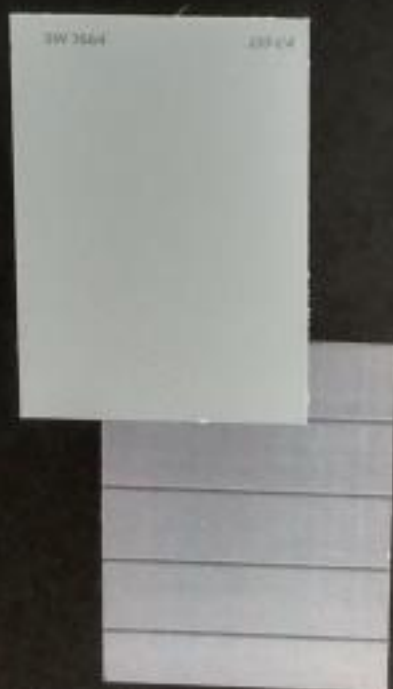
**FIBER CEMENT SHINGLE**

**SW 6524, Commodore**



**FIBER CEMENT SIDING**

**SW 7664, Steely Gray**



**PAINTED WOOD**

**SW 6497, Blue Horizon**

