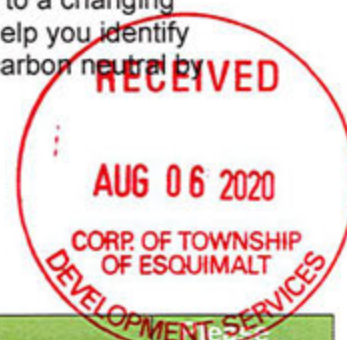


Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

Applicant's Name Dimma Pacific Properties

Site Address 636-640 Drake Ave, Victoria, BC



1.0 Certification		check
1.1	Step Code (Please indicate level) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
1.2	EnerGuide rating	
1.3	LEED	<input type="checkbox"/>
1.4	Passive House	<input type="checkbox"/>
1.6	Living building	<input type="checkbox"/>
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	<input type="checkbox"/>
2.0 Siting		
2.1	New buildings > 10 m ² are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings > 10 m ² are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	<input checked="" type="checkbox"/>
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	<input type="checkbox"/>
2.5	Buildings are located within disturbed or developed areas.	<input checked="" type="checkbox"/>
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	<input type="checkbox"/>
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	<input type="checkbox"/>
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	<input type="checkbox"/>
3.5	Light from building and landscaping does not cast over water.	<input type="checkbox"/>
3.6	Wildlife habitat has been incorporated into seawall design.	<input type="checkbox"/>

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	<input checked="" type="checkbox"/>
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	<input type="checkbox"/>
4.3	The project features a green roof.	<input type="checkbox"/>
4.4	The total amount of impervious surface is not greater than 20%.	<input type="checkbox"/>
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	<input type="checkbox"/>
5.2	Waterless urinals will be used.	<input type="checkbox"/>
5.3	Water features use re-circulating water systems.	<input type="checkbox"/>
5.4	Rainwater will be collected for irrigation purposes.	<input type="checkbox"/>
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	<input type="checkbox"/>
5.6	An approved greywater reuse system will be installed.	<input type="checkbox"/>
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	<input checked="" type="checkbox"/>
6.2	There will be no net loss of trees.	<input type="checkbox"/>
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	<input checked="" type="checkbox"/>
6.4	At least 25% of replacement trees are large canopy trees.	<input checked="" type="checkbox"/>
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	<input checked="" type="checkbox"/>
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	<input type="checkbox"/>
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	<input checked="" type="checkbox"/>
7.2	Invasive species will be removed from landscaped areas.	<input checked="" type="checkbox"/>
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	<input checked="" type="checkbox"/>
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	<input type="checkbox"/>
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	<input checked="" type="checkbox"/>
8.4	Passive heating is supported via building orientation, window design and thermal mass.	<input type="checkbox"/>
8.5	The building will have necessary structural support and conduit for Solar PV.	<input type="checkbox"/>
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	<input type="checkbox"/>
8.7	Heating uses a low carbon heating source, such as air source heat pump.	<input checked="" type="checkbox"/>

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	<input checked="" type="checkbox"/>
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	<input checked="" type="checkbox"/>
9.3	Charging infrastructure for E-bikes will be provided.	<input checked="" type="checkbox"/>
9.4	EV charging conduit supplied to 100% of residential parking units.	<input type="checkbox"/>
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	<input checked="" type="checkbox"/>
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	<input checked="" type="checkbox"/>
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	<input type="checkbox"/>
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	<input type="checkbox"/>
10.2	Uses at least two materials which are certified for recycled content.	<input checked="" type="checkbox"/>
10.3	Uses engineered structural material for two major applications (>10% of floor area).	<input type="checkbox"/>
10.4	5 major building elements made from >50% recycled content.	<input type="checkbox"/>
10.5	Use foundation, floor and >50% of walls from existing building.	<input type="checkbox"/>
10.6	Deconstruct at least 50% of existing building for material salvage.	<input type="checkbox"/>
10.7	Use at least five major materials or systems produced in BC.	<input checked="" type="checkbox"/>
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	<input checked="" type="checkbox"/>
10.9	Eliminate use of wood from threatened trees.	<input checked="" type="checkbox"/>
10.10	Recycling area provided within residential suites.	<input checked="" type="checkbox"/>
10.11	Recycling collection area for multi-family buildings.	<input checked="" type="checkbox"/>
10.12	Pickup of compostables provided in multi-family units.	<input checked="" type="checkbox"/>
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	<input checked="" type="checkbox"/>

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

This project was designed with current building philosophies in mind which includes a reduced footprint and taller building to minimize the effective wall area for heat loss. The units will be heated by ductless heatpumps which are known to be 360% efficient. The use of low E glass reduces solar heat gain in summer which reduces the need for air conditioning. All units will have electric charging station to encourage 0% emission cars or bikes. Bus pass program will help as well.

ROBERTS MEWS

DRAKE CONCEPTS FOR COLOURS



EAST ELEVATION
08/1



EAST ELEVATION
08/1



NORTH ELEVATION
08/1

METAL RAILINGS

GENTEK BRIGHT WHITE
BLANC PUR
431

SOFFITS

DOWNSPOUTS

GENTEK SLATE
CHANDLER
523

Silver Lining Stacked stone

CULTURED STONE



RECEIVED

AUG 06 2008

COMP. OF TURNING OF EXHIBITS
DEVELOPMENT SERVICES

GARAGE DOORS

VINYL DECK

HORIZONTAL SIDING

WINDOW TRIMS

FASCIA

FRONT & GARAGE

DOOR TRIMS