



Feb. 3, 2020

Township of Esquimalt  
1229 Esquimalt Rd.  
Esquimalt BC,  
V9A 3P1

Re: 851 Lampson Street Rezoning to Townhouse Use

Dear Mayor and Council of the Township of Esquimalt,

This proposal is a re-zoning of an existing RD-3 two-family lot to multi-unit residential to permit a 4-unit townhouse building. The lot is scheduled for Multi-Family Residential use in the OCP.

We believe this location is ideally suited to Multi-Family Residential use for the following reasons.

1. The lot is situated at the corner of a major road (Lampson St.), and a designated collector (Colville).
2. The site is desirable for young families: Esquimalt High School is situated less than 200 ft away, and Ecole Victor Brodeur is 2-1/2 blocks to the south. Gorge Park is located literally next door with two baseball fields, and Highrock Park is 2-1/2 blocks to the south.
3. The building is designed as a contemporary 3 bedroom townhouse. Lampson Park is next door to the north and a bungalow is to the east on Colville. The modern vocabulary of the proposal is appropriate to it's singular location, surrounded mainly by Gorge Park.
4. There is an evolving scenario of higher density use at this intersection. At 939 Colville (directly across the street), the site has recently been designated as multi-unit residential and contains a 10 unit townhouse complex in 4 buildings, soon to be under construction.

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5. The proposal is intensively landscaped, and seeks to work with the existing topography : the main floor is accessed from Lampson, and the driveway is accessed from the lower level off Colville, which makes the garages entirely screened from the street.
6. The use of indigenous and adaptive plant species is also incorporated into the extensive landscaping plan, as prescribed by the OCP.
7. The existing broad city boulevard on Colville is enhanced by the setback of the main building face, which creates a 7.11 metre setback from the sidewalk. The entrance to the corner unit faces Colville, making a strong connection to the street on this side. Entries to the other units are directly off Lampson.
8. The northerly unit overlooks Gorge Park, and has dining rm, living rm., and kitchen windows overlooking the park providing security and affiliation. (OCP 23.5 (14))

We believe that for these reasons, the project warrants consideration for re-zoning. We have worked in consultation with Esquimalt planning staff and appreciate their assistance. Thank you for your kind consideration of this proposal and trust the above as sufficient for advancement.

Sincerely,



Rus Collins



Feb. 6, 2020

The Corporation of the Township of Esquimalt  
Municipal Hall - 1229 Esquimalt Road  
Victoria, B.C. V9A 3P1

**Re: 851 Lampson St.,  
Rezoning for 4-unit townhouse.**

**Attn: Planning Department and Development Services, Esquimalt**

The proposed residential 4-unit townhouse project for Leard Aliko at 851 Lampson St. will strive to incorporate 'Green Initiatives' in an effort to increase energy efficiency, improve indoor air quality and reduce the impact of construction on our environment.

Green Building standards are a desirable objective for the homeowners, as are energy efficiency, water conservation and management measures, reduction of storm and sewer infiltration, protecting and enhancing landscaping, air quality optimization, reuse and recycling of materials and resources, and increasing sustainable transportation modes.

While all the relevant items on Esquimalt's Green Building Checklist will be evaluated and contemplated for adoption by the property owners, at this point in time, prior to hiring a builder and doing all related costing they are not able to know just to what extent their project will follow the checklist. However the following list contains (but does not limit) items the property owner is considering employing:

**Operational Systems:**

- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3" (75mm) thermal run from mechanical room to attic
- Energy efficient light bulbs
- Use of air tight contact insulation on recessed lights to prevent air leakage
- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- On demand hot water system

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#### Building Materials:

- Compliance with the BC Energy Step Code, Step 3 requirements, requiring Registered Energy Advisor and energy modelling Professional
- Compliance with Insulation and Ventilation requirements to meet Step 3 of the Step Code
- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings
- High performance building envelope materials

#### Interior and Exterior Finishes:

- Entry doors manufactured from natural materials (wood, metal and glass)
- Natural cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)
- Highest quality interior and exterior materials as can be budgeted, for durability

#### Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

#### Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

#### Waste Management:

- Trees and natural features to be protected during construction
- Install into new duplex a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing home to be deconstructed and recycled as much as possible

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Water Conservation & Management:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Utilize swales and permeable paving for storm water management
- Provide rain garden to absorb on-site storm water

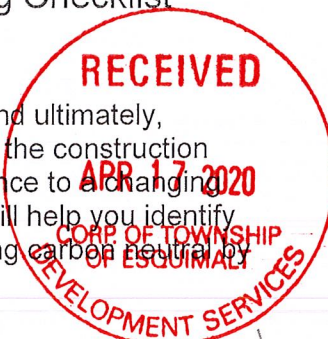
Thank you for your consideration of our application.

Sincerely,

David Yamamoto  
per Leard Aliko (property owner)



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 LEARD ALIKO (AGENT = ZEBRA DESIGN)

Site Address 851 LAMPSON ST.

1.0 Certification		Please 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	
1.4	Passive House	
1.6	Living building	
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	
2.0 Siting		
2.1	New buildings > 10 m <sup>2</sup> are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings > 10 m <sup>2</sup> 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.	N/A
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	N/A
2.5	Buildings are located within disturbed or developed areas.	✓
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.	N/A
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).	N/A
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	N/A
3.5	Light from building and landscaping does not cast over water.	N/A
3.6	Wildlife habitat has been incorporated into seawall design.	N/A



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.	✓
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	—
4.3	The project features a green roof.	—
4.4	The total amount of impervious surface is not greater than 20%.	—
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	—
5.2	Waterless urinals will be used.	N/A
5.3	Water features use re-circulating water systems.	N/A
5.4	Rainwater will be collected for irrigation purposes.	—
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	—
5.6	An approved greywater reuse system will be installed.	—
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	✓
6.2	There will be no net loss of trees.	✓
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	✓
6.4	At least 25% of replacement trees are large canopy trees.	N/A
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	✓
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	✓
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	✓ 3 NATIVE
7.2	Invasive species will be removed from landscaped areas.	✓
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).	✓
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	—
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	—
8.4	Passive heating is supported via building orientation, window design and thermal mass.	—
8.5	The building will have necessary structural support and conduit for Solar PV.	✓
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.	—
8.7	Heating uses a low carbon heating source, such as air source heat pump.	1 ONLY.



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

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).

THE PROJECT COMMITS TO STEP 3 OF THE STEP CODE.

- ANTICIPATES FUTURE EV USE

- ANTICIPATES FUTURE SOLAR USE (PV)

- ANTICIPATES POSSIBLE HEAT PUMP TO MEET STEP 3.

- SEE ALSO LETTER ADDRESSING GREEN INITIATIVES  
DATED FEB. 6, 2020.