

February 6, 2018

Mayor Lisa Helps and
Members of the City Council
City of Victoria, 1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Members of City Council,

RE: Development Permit Application
Element at Bayview, 90 Saghalie Road
Lot A, District Lot 119, Esquimalt District, Plan EPP58033

On behalf of Element Lifestyle Inc., we are pleased to submit our application for Development Permit for the new retirement living building at 90 Saghalie Road.

1. Description of the Project

The proposed development is an innovative housing model that will create the opportunity for seniors to age in place, including independent living, assisted living, and full-time care. Element at Bayview will be a vibrant, intergenerational community, which provides an opportunity for a socially connective environment for both seniors, and their families.

The project consists of a 5-level building, with a total of 161 dwelling and care units. The project will be high quality concrete construction, with parking and loading below grade.

2. Project Benefits and Amenities

As noted, the project is a unique approach to retirement living, and will provide much needed housing for seniors in a healthy and supportive environment. Some of the benefits provided include:

- ▶ Fully integrated assisted living, including areas for recreation.
- ▶ Aging-in- place design, that facilitates all ages.
- ▶ Intergenerational model that supports families and seniors in a healthy environment.
- ▶ New walkway connection and landscape connecting Tyee Road and Saghalie Road.
- ▶ Energy efficient design, with an emphasis on long term life cycle of the building.
- ▶ New roadway and streetscape improvements along access road, including new sidewalks and landscaping.

3. Neighbourhood

The Bayview neighbourhood is a vibrant and evolving community, and features many new buildings that provide a variety of housing types, generally mid to high density. These consist of low rise town homes, mid-rise, and high rise projects, primarily strata units. The Element at Bayview project complements the other recently constructed buildings in both style and use, providing for an option to own, or rent, a seniors-friendly dwelling, with the opportunity to age in place, and stay connected to family.

4. Design and Development Permit Guidelines

- a) The project is designed to meet the zoning and design criteria that were carefully included in the Saghalie Road District zone, and takes in to account local context.
 - ▶ Number of dwelling units. There are 161 units, of which 35 will be in a licensed care facility. The remaining 126 units will be a mix of rental and strata units, designed to accommodate the needs of today's seniors as well as families. 51 of the 126 residential units will be Strata Units (40.5%), 75 Rental Units including the guest suite (59.5%), plus the 35 Care Units.
 - ▶ Layout. The project meets all setback and floor area requirements, and maximizes the amount of open space on the site, while still providing useable outdoor and amenity space.
 - ▶ Scale. As per the design requirements in the zoning, the project is a 5-storey structure, (including a mezzanine), with a maximum building height of 17 meters. This relatively low profile minimizes



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the impact on views from the adjacent Bayview 1 project, and fits in well with other buildings in the area.

- ▶ Landscaping. The project has an extensive and detailed landscape design that enhances the public realm, and contributes to the connectivity of the neighbourhood including sidewalks and landscaping along the new access road, and the new walkway. High quality landscape is provided for the residents, including amenity areas for residents at various levels of the building which include garden plots, outdoor seating areas, and quiet areas.
 - ▶ Appearance. The building is a contemporary aesthetic, with a focus on high quality materials. Wood-like panels and stone are included to reflect the west-coast location of the project, while giving a sense of style and 'home' to the design. The project incorporates a sequence of design elements to create an interesting and varied façade.
- b) During the development of the project there were a number of opportunities provided to the public to give input on the project, as follows:
- ▶ Community engagement. Element presented our project at a community engagement event attended by 330 in October 2017. They will have another event in February or March 2018 to let people know that a Development Permit has been submitted, and to invite voting on interior design, overall tone, style, etc. These community engagement events, with presentations on progress updates, will be held approximately every 2 or 3 months.
 - ▶ Communication. Since the announcement of Element's acquisition of the property in the Times Colonist, Element has received many emails, phone calls and registrations, to which they have responded to explain the intergenerational aging-in-place model, offering of suites. They have also been letting them know to expect focus groups and seminars where they would have opportunity to provide feedback into activities programming, culinary menu etc. Element has also had one-on-one personal meetings with some who asked for them.
 - ▶ Approach. Element Lifestyle Inc.'s approach is going to be active in solicitation for interested families to be actively involved in the shaping of their lifestyle in their residence on an ongoing basis. To do this, Element will be forming focus groups with those who register to participate. The focus groups will consist of 6 to 8 people, and there will likely be multiple groups. Either Candy Ho, Director | Vice President, Marketing and Corporate Relations, or Element's Sales/Leasing Manager will collect feedback from these groups and incorporate their ideas into our operational program.

5. Transportation

The project provides ample parking for the needs of families and seniors, and meets or exceeds City requirements. We have also provided bicycle parking to meet the Zoning requirements, as well as parking for scooters.

6. Heritage.

N/A.

7. Green Building Features

AME Group (AME) is the consulting mechanical engineer firm contributing to the integrated design process for the Element at Bayview Project. AME has been instrumental in evaluating high performance building design options with a focus on energy performance, optimized daylighting, and thermal comfort. This process begins with high efficiency envelope design, with form and shape favourable for natural daylighting and reducing heating demand. Finally, an energy efficient mechanical and lighting system makes sure the energy is efficiently delivered to the building. In consultation with the City, the team will be meeting Step 1 of BC Energy Step Code (NECB 2011) for energy efficiency requirements.

The orientation of the building is favourable for passive heating and cooling strategies (long north and south faces). Meaning the south face of the building can receive free solar heat during the winter and control solar gain with effective external shading during the summer. Extended overhangs and sunscreens provide the solar shading. Operable windows can help with natural ventilation and cooling as



well, especially on the north side where there is less direct sun in the summer. Suites will have partial cooling with ventilation air as well, and possibly radiant cooling in the slab. With the hybrid system, all areas with high cooling load will utilize fan coil units.

Major energy efficiency measures incorporated in the design are listed as:

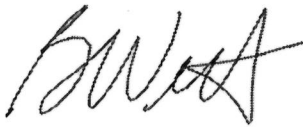
- ▶ Heat recovery ventilators
- ▶ High efficiency condensing boilers
- ▶ High performance glazing
- ▶ Energy efficient lighting design
- ▶ High efficiency air-source heat pump
- ▶ Low Flow plumbing fixtures

Landscape Green Building Features:

- ▶ On site the overall number of trees has been increased from the existing condition.
- ▶ Urban agriculture amenity space has been provided on the roof deck with the provision of planter boxes which may be used for vegetable plots and planting of fruit trees.

8. Infrastructure

We confirm that all underground services are already in place for the building, including storm, water, gas, and sanitary services. The project will create a new roadway with sidewalks and landscape within an SRW in order to provide access to the site, as well as to the adjacent property (Lot B). The project will also provide a new walkway to connect Tyee Road to Saghalie Road.



Regards,
Barry Weih
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