

District of Sooke – Regional Innovative Rainwater Management Examples

West Shore U-Lock Mini Storage – 1621 Island Highway @ Hart Road

TYPE OF PROJECT: Commercial – storage units		
RAINWATER MANAGEMENT TECHNIQUES USED:		
<input type="checkbox"/> permeable surfaces	<input type="checkbox"/> greenroofs	<input type="checkbox"/> reduced footprint
<input type="checkbox"/> bioswales	<input checked="" type="checkbox"/> roof storage	<input checked="" type="checkbox"/> underground storage
<input checked="" type="checkbox"/> raingardens	<input type="checkbox"/> rainwater harvesting, reuse	<input type="checkbox"/> naturescaping or restoration

Municipality: Town of View Royal
Public Access: No. Visible from Hart Road
Size: 4,414 m2 building footprint
Type: New development
Ownership: Private
Completed: 2007

Rainwater Management Techniques Used:

Raingardens: Four raingardens (25m2, 10m2, 70 m2, and 19m2) accept roof runoff
Underground Storage: Emco brand “D-Raintank” storage cells located below the parking areas
Roof Storage: 2” of detention on two roof areas. Center roof does not detail water.
Location on Site: Raingardens are integrated into landscaped areas
Impervious Area Managed: 4,414 m2
Design Storm Used: 1:25 year rainfall event
Other Notes: Rock surfaces installed on raingardens because delivered landscape soils were too dense (not to specifications). Sand filters underlie the rock, below which are detention tanks. All outflows are controlled by reduced orifices.

Cost: \$75,000
Funding: Private
Awards: View Royal Environmental Award

Project Team:

Landscape Architect - Viewpoint Landscape Architects, Vancouver, 604-736-2554
Civil Engineer - RCL Consulting, 477-7003
Architect - CTA Design Group, Vancouver, 604-736-2554, www.ctadesign.net/

