Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 1: Natural Environment

Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

Designation

Development Permit Area No. 1 is designated for the purpose of establishing objectives for:
Section 488 (1) (a)- protection of the natural environment, its ecosystems and biological diversity Note: For DPA justification and exemptions, please refer to the Official Community Plan, pages 75-77.).

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	2211 Sussex St, Esquimalt	FAAS

Section B

No.	Guideline	Comments (Please complete with NA where not applicable)
18.5.1	**Lands Free of Development**	
1	Land within 7.5m of the high watermark of the Gorge Waterway shall be retained in as natural a state as possible. Where the land has been previously altered, the area shall be restored with native trees and plants	N/A
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	N/A
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	N/A

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4	Replacement of, expansion of, densification and intensification of the use of existing buildings within 20 m of the high watermark of the Gorge Waterway is discouraged; detached accessory dwelling units are strongly discouraged in this location.	N/A
5	Replacement of, expansion of, densification and intensification of the use of existing buildings within 10 m of the high watermark of the Strait of Juan de Fuca is discouraged and detached accessory dwelling units are strongly discouraged in this location.	N/A
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	N/A
7	Consider the use of conservation covenants for areas having high ecosystem conservation values. Property owners are encouraged to work with local land trusts to protect natural features and valuable habitat areas through land covenants.	N/A
18.5.2	**Natural Features**	
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Heritage tree retained
2	Preserve and enhance native tree and shrub clusters that overhang the waters edge as these provide shade, protection and feeding habitat for fish and wildlife.	Heritage Tree retained and preserved
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	Building steps to preserve and respect existing topography conditions
4	Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	N/A

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5	Design new development and landscaping to frame rather than block public views.	No exisiting public views are blocked with new development. Landscape used to imporve street condition
6	Avoid disturbing, compacting and removing areas of natural soil as this can lead to invasion by unwanted plant species, poor water absorption and poor establishment of new plantings. Use of local natural soil in disturbed and restored areas will support re-establishment of ecosystem functions.	The site is urban and will be completely landscaped.
18.5.3	**Biodiversity**	
1	New landscaping shall consist predominantly of native plant and tree species. Plants that are native to the Coastal Douglas-fir biogeoclimatic zone are preferred in landscape treatments as they provide habitat for threatened indigenous flora and fauna. Drought tolerant plants native to western North America, that are known to be non-invasive, are a good alternative choice for landscaped areas.	Plant species chosen for the site will include native species, drought tolerant species, and non-invasive species that offer songbrid and pollinator habitat.
2	In residential locations plan for 'nature out front'; for new landscaping in front and exterior side yards use a variety of site-appropriate, native species; thereby contributing positively to pedestrian friendly urban streets, future greenways and habitat enhanced corridors.	Plant material is selected from the City of Victoria Tree Species Selection Guide (Large, Medium, Small) and the Pollinator Partnership Canada Guide for Selecting Plants for Pollinators, Eastern Vancouver Island Eco Region
3	Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.	As above
4	Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food gardens compliment each other.	Plant material is selected from the City of Victoria Tree Species Selection Guide (Large, Medium, Small) and the Pollinator Partnership Canada Guide for Selecting Plants for Pollinators, Eastern Vancouver Island Eco Region
5	Encourage native plant and food gardens to spill from private land into boulevards.	Planting has been allowed to spill out to the back of sidewalk on Admirals Road and to the curb on Constance Avenue.

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6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	A diversity of plantings will be selected.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Natural boulders have been incorporated along with a natural playground that includes logs.
8	Avoid using fast-growing non-native plants to cover and retain soils as they may become invasive and a constraint to the establishment of other plants.	Native plants have been used thrpughput the project no fast growing groundcovers have been utilized.
9	Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage. (Note that the majority of trees have their roots in the top 0.6 m of the soil).	Civil servicing will be cordintated with Landscape to avoid existing and new tree root damage.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Ample planters have been provided thropughout to ensure plant material thrives.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	Daylighting of stormwater currently is not being undertaken.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Landscape has been designed to adhere to CSLA CLS
18.5.4	**Natural Environment**	
1	Strategically locate leafy trees/ hedges and water features to mask urban noises such as traffic, garbage collection and delivery locations. Consider that leafy rough barked trees, vine covered walls and natural ground cover materials (mulch, soil) will help dampen urban noise.	Extensive landscape planting through trees and shrubs have been incorporated throughout the project to provide and engaging public realm while buffering road noise. Wood mulch has been used throughout the planting areas.
2	Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting shall be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.	Lighting will follow these guide lines

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3	Light spillage on to waterways is strongly discouraged.	N/A
4	Place trees and vegetation near sources of air pollution including busy roadways, to assist in reduction of air pollution through the collection of particulate matter on leaves and needles, and absorption of toxic gases, including but not limited to: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, carbon dioxide, cadmium, chromium, nickel and lead.	Road edges have been planted to assist in mitigating pollution and assist in environmental enhancement.
18.5.5	**Drainage and Erosion**	
1	Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.	Exiusting Garry Oak is retained and Shore Pines have been incorporated.
2	Reduce the impact of surges in stormwater on shorelines by designing on-site stormwater retention systems to contain the first 3 centimetres [1.25 inches] of precipitation on site, per precipitation event; and incorporating rainwater collection systems into roof design and landscaping.	N/A
3	Consider using shared private/ public rain gardens. Direct a portion of stormwater to adjacent public open spaces, when deemed appropriate by the Director of Engineering and Public Works.	Compact sloped site limits the ability to incorporate rain gardens.
4	Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off. Where paved surfaces are needed, intersperse with drought resistant vegetation and trees, to help absorb stormwater, provide shade and reduce the local heat island effect.	Hard surfaces on the project have been utilized sparingly with planted areas occupying ythe majority of the available open space.

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5	Use porous surfaces to enhance stormwater infiltration, permeable paving is preferable for all open air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site.	Hard surfaces on the project have been utilized sparingly with planted areas occupying ythe majority of the available open space.
6	Choose absorbent landscaping materials; leaf mulches, wood chips and good quality top soil, over gravel, pavers and concrete. Provide mulch of organic, locally derived materials; leaf mulch from local tree leaves is most desirable.	Absorbent landscape materials have been used throughout the project including topsoil and shredded wood bark mulch.
7	Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.	Compact sloped site limits the ability to incorporate rain gardens.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	This will be achieved on the site with the current planting plan.
18.5.6	**Protect, Restore and Enhance Shorelines**	
1	Waterfront property owners are encouraged to become familiar with and adopt a 'soft shore' restoration approach to the care of their foreshore property (i.e. Green Shores for Homes).	N/A
2	Avoid the expansion of dock area, bulkheads, groins or other shoreline hardening structures. Removal or reductions in the surface area of existing private docks is encouraged.	N/A
3	Where shoring methods are required to prevent erosion or the sloughing of the shoreline, choose bio-engineering methods over the use of sea-walls or retaining walls. Where sea-walls or retaining walls are the only means of effectively preventing erosion, design in consultation with qualified environmental professionals, as well as engineering professionals.	Noted

DPA No. 1: Natural Environment

18.5.7	**Native Bird Biodiversity**	
1	Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).	Existing Garry Oak is being retained. No other significant natural features occur on the previously developed site.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Project edges are all planted to enhance the pedestrian experience including native trees, shrubs, ornamental grasses and vines.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	Native plant materail and pollinatir gardens have been incorporated into the project.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Landscape has been layered from groundcover, shrub layer and tree canopy.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	A diversity of plantings native and adaptive plantings have been utilzed to provide diversity.
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Windows will use methods such as being inset, framing and mullions to limit bird collisions
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Acknowleged

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 4: Commercial

Area

All lands designated Commercial on "Development Permit Areas Map" (Schedule "H") are part of DPA No. 4.

Designation

Development Permit Area No. 4 is designated for the purpose of establishing objectives for:

- Section 488 (1)(d) – revitalization of an area in which commercial use is permitted; and
- Section 488(1)(f) – form and character of commercial development. *Note: For DPA justification and exemptions please refer to the Official Community Plan, page 88.*

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	2211 Sussex St, Esquimalt	FAAS

Section B

No.	Guideline	Comments
1	Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.	Building entrance opens onto Nelson St, and the commercial space is also situated at the corner of Nelson St and Esquimalt Rd making it pedestrian-oriented
2	Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.	Lighting has been implemented around commercial and public space. Lighting incorporated into landscape as well as commerial and resedential entries.
3	Buildings should be designed and sited to minimize the creation of shadows on public spaces	Dedicated Public Park uneffected by shadow as seen in shadow study

DPA No. 4: Commercial

4	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Due to site constraints, limited external private walkways. Access to parking + Res amenity internal to Building
5	Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.	Underground parking provided
6.	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	Parking secure undeground, commercial space open to public and landscaped to encourage territorial reinforcement, control acess and premote visual connectivity. Added lighting for safety
7.	Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.	Building is L-shaped, creating a pedestrian-oriented environment along Nelson St, Esquimalt Rd and Sussex St. A 3m setback has been maintained on all sides.
8.	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	Building has a dedicated waste & recycling room inside

DPA No. 4: Commercial

9.	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Retention of hertage tee is the impetur for the building deign w/ creation pf public space + adjacent commercial
10	Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art,landscaping and attractive exterior finishing materials.	The street level commercial unit enhances pedestrian appeal with a distinctive entrance and floor-to-ceiling windows, creating an inviting, accessible focal point.

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 6 Multi-Family Residential

Area

All land designated Multi-Unit Residential on "Development Permit Areas Map (Schedule "H") are part of DPA No. 6

Designation

Development Permit Area No. 6 is designated for the purpose of:

- Section 488 (1) (f)- Establishment of objectives for the form and character of multi-family residential development.
  Note: For DPA justification and exemptions please refer to the Official Community Plan, page 92.

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	2211 Sussex St, Esquimalt	FAAS

Section B

No.	Guideline-	Comments
1	The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.	Proposed development compliments the surrounding area and fits with the other up and coming developments in the area - including another 10 storey multi-family building across the street. Building height of 22m is well within the allowed limit of 45m.Site coverage is 81.28% which is under the max of 88%. Minimum setback is also maintained.
2	New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.	Shadow study has been conducted and is part of the DP package
3	High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.	Building stepped to accomodate topography. Also stepped back from eqsuimalt road to accomdate a public interface.

DPA No. 6 Multi-Family Residential

4	Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.	Landscape has been designed to create an engaging and diverse public realm through the integration of planters and landscape edges that include trees, shrubs, ornamental grasses and vines.
5	Surface parking areas in developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.	N/A
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	Development includes 2.5 storeys of underground parking, 231 stalls in total
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible .	N/A
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	Building stepped down to accomdate site slope and perserve views where possible
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Existing Garry Oak has been retained.
10	Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.	N/A
11	Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.	Site lighting will be provided
12	Avoid excessively long blank walls adjacent to public streets.	The facade is thoughtfully articulated with different materials and colors, and the walls are offsetted to add depth and interest.

DPA No. 6 Multi-Family Residential

13	Use architectural emphasis to define street corners.	Commercial space and private patios provided to frame and define SE and NE street corner along with plaza + trees
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	Each unit is designed with windows to maximize natural light and offer views of the surrounding area, with several units also featuring balconies.
15	Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction .	Ground floor units are slightly raised from street level with steps going up to the building entrance
16	Use of indigenous and adaptive plant species is encouraged.	Native plant material with limited adaptive plant material has been used throughout the project.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Will be provided at BP
18	Wherever possible, outdoor storage and parking areas should be screened from view.	All storage and parking is contained underground and not visible to the public

DPA No. 6 Multi-Family Residential

19	Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following: • Install a vertical trellis in front of the wall with climbing vines or other plant material. • Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening. • Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface. • Employ quality materials of different textures and colours to make the wall more interesting visually. • Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest. • Incorporate walls into a patio or sidewalk café space. • Terrace (step down) retaining walls.	Building was variety of materials varrying in tone and texture to premote visual interest. It also incorporated durable materials into patio space and providing coniferous planting along wall to provide year- around screening and help break up blank walls.
20	Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.	N/A

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt

Designation

Development Permit Area No. 7 is designated for:

- Section 488 (1)(h)- Energy Conservation; and
- Section 488 (1)(j)- GHG emissions reduction. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 95-96.*

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	2211 Sussex St, Esquimalt	FAAS

Section B

No.	Guideline-	Comments
24.5.1	**Siting of buildings and structures**	
1	Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.	Building is based on site contraints as well as commitment to heritage tree
2	Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.	New develpment does not add shading to adjacent usable outdoor spaces
3	In commercial, residential or commercial mixed-use designated areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.	Shadow study has been conducted

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

4	Provide space for pleasant pedestrian pathways between buildings.	Pathways to be approved along the permeter of the new development + tie into new prominent plaza
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Building positioned to save major existing tree on site
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Multiply areas and planters incorporated allowing for varries landscaping on the site
7	Provide intuitive pedestrian access to storefronts and businesses with site connectivity to nearby amenities and services to help promote walking and the use of other active transportation modes.	Commercial space and public park intergrated to existing main pathway along Esquimalt Road
8	Provide usable outdoor amenities such as seating, food gardens, mini-libraries, and play spaces in semi-public areas to enhance the experience of walking and recreating in the neighbourhood.	Dedicated public park area at ground level plus rooftop amenity space with seating
9	In residential neighbourhoods, provide space for larger trees and a second row of street trees as this will enhance the pedestrian experience by lowering wind velocity at street level, reducing excessive heating at ground level and absorbing vehicle and other urban noises.	Added as possible w/ direction from landscape architect

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

24.5.2	Form and exterior design of buildings and structures	
1	Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	Larger roof area is flat and located on the south side of the development + area to be solar enhanced
2	Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.	Flat roof to limit refeflection to neighbors
3	Place more windows on the south side of buildings to increase solar gain, and fewer/ smaller windows on the north side to minimize heat loss.	Glazing placed for user comfort + safety
4	Use roof over-hangs, fixed-fins or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.	N/A
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	N/A
6	Provide building occupants with control of ventilation; i.e. windows that open.	Provided
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	N/A
8	Add rooftop patios and gardens, particularly food producing gardens, as they can contribute to local resilience, livability, and reduction in greenhouse gas production by reducing food transportation costs.	Rooftop amenity and private balconies have been provided
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	
10	Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.	N/A

11	In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	N/A

24.5.3	**Landscaping**	
1	Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.	Native plant material has been incorporated and will be visible to the public for an enhanced public realm experience.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	Motor vihicle access has been limited to a soingle parkade access.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	Existing Garry Oak has been retained.
4	Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Deciduous trees have been used throughout the project including the nortyh and south edges.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Taller trees have been used along the south edge of the project including the existing Garry Oak.
6	Strategically place coniferous trees such that they can buffer winter winds.	Coniferous trees have been used along the east edge of the building.
7	As context and space allow, plant trees that will attain a greater mature size, for greater carbon storage; removal of healthy trees is discouraged as the loss of the ecosystem services provided by larger trees will take many years to recover.	The existing Garry Oak has been retained and deciduous trees have been included that will mature to large trees.
8	Plant trees with a larger canopy cover along roadways and sidewalks, thereby providing shading of paved areas, lowering the heating of paved surfaces and reducing the wind velocities in these pedestrian areas.	Street trees have been provided along the North and South edges of the project.

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

9	Plant shorter and sturdier vegetation closer to buildings and other structures, and taller vegetation further away to avoid potential damage from strong winds blowing vegetation against buildings.	Trees and shrubs have been strategically slected and placed o accomodate potential wind damage.
10	For commercial areas, strategically increase green space between buildings, allowing room for landscaped pathways to improve the pedestrian experience, promote walking, and provide for improved light penetration on to sidewalks.	N/A
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	N/A

24.5.4	**Machinery, equipment and systems external to buildings and other structures**	
1	For external lighting: • Choose efficient low-energy and long life technologies; • Design lighting to reinforce and compliment existing street lighting; • Use motion-sensitive or solar-powered lights whenever possible; • Layer lighting for varying outdoor needs; and • Provide lighting systems that are easily controlled by building occupants.	Lighting is designed to respect context, provide safety + wayfinding
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	Building designed to meet Esquimalt step code requirments
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Durable material used in development
4	Design for on-site heat recovery and re-use of water.	Heat recovery = T.B.D at construction Water Reuse = N/A

DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

5	In commercial and industrial areas: design bicycle parking facilities to be inviting for cyclists. Locate bike racks near the main building entrance, with adequate lighting and weather protection.	Provided
6	In commercial areas, provide fast charge electric vehicle charging stations near locations that have quick customer turnover, and ensure the station is easily accessible, well lit, and visible from the public street.	Ev ready stalls in parkade to be provided
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	N/A

24.5.5	Special Features	
1	Select building materials that have been shown to have a high level of durability for the use intended.	Cementious siding used in majority of the building fascade.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Wood construction will be implemented
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	T.B.D w/ construction
4	Reuse of existing buildings and building materials is encouraged.	N/A
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	N/A

Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 8 Water Conservation

Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt

Designation

Development Permit Area No. 8 is designated for:

- Section 488 (1)(i)- Water conservation. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 100-101.*

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	2211 Sussex St, Esquimalt	FAAS

Section B

No.	Guideline-	Comments
25.5.1	**Building and Landscape Design**	
1	Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first three centimetres (1.25”) of stormwater on site, per precipitation event.	Constrained sloping site is a challenge. Topsoil depth allows for absorptive landscape.
2	Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.	Underground parkade has been limited to allow for the retention of tehn Garry Oak and planters have been included above the parkade to allow for enhanced landscaping.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Constrained sloping site is a challenge. Topsoil depth allows for absorptive landscape.

DPA No. 8 Water Conservation

5	Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	Paved surfaces have been limited and soft landscape areas maximized throughout the site.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	Paved surfaces have been limited and soft landscape areas maximized throughout the site.
7	Direct stormwater towards adjacent public spaces, with rain gardens/ bioswales located on public property where it would benefit both the new development and the municipality and where it is deemed appropriate by municipal staff.	Constrained sloping site is a challenge. Topsoil depth allows for absorptive landscape.

25.5.2	Landscaping- Select Plantings for Site and Local Conditions	
1	Retain existing native trees vegetation, and soil on site.	Existing Garry Oak has been retained.
2	Plant species native to the Coastal Douglas-fir biogeoclimatic zone, as they are most suited to our climate and require little additional irrigation once established.	Noted.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Nattve and adaptive plant material has been utilzed throughout and placed according to microclimatic requirements.
4	Group plants with similar water needs into hydro-zones.	Planting plan incorporates this strategy.

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25.5.3	Landscaping- Retaining Stormwater on Site (absorbent landscaping)	
1	Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.	Existing Garry Oak has been retained.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Paved areas have been limited to allow for more softscape.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Pre-developed site. Existing Garry Oak and soil area will be retained.
4	Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.	Noted.
5	Use good quality top soil and compost for the finish grading of disturbed areas to contribute to the water holding capacity of newly landscaped areas.	The project incorporates this strategy.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Wood bark mulch has been used in all planting areas.
7	Plant at densities that will ensure vegetated areas have 100% plant canopy coverage after two full growing seasons. Consider that understory native plants are adapted to local climates, absorb seasonal soil moisture and reduce compaction due to foot traffic.	This will be achieved with the current planting plan.

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25.5.4	Landscaping- Water Features and Irrigation Systems	
1	Use automated high efficiency irrigation systems where irrigation is required.	Irrigation will be provided for trees and shrubs only through a high efficiency drip irrigation system.
2	Incorporate stormwater retention features into irrigation system design.	Noted.
3	Use recirculated water systems for water features such as pools and fountains.	No pools or fountains.
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	This will be achieved.