



Development Permit Application for 485 Head Street:

Official Community Plan Development Permit Area Guidelines:

18 - Development Permit Area No. 1 Natural Environment

18.5.1 Lands Free of Development

Lands to remain free of development, with conditions:

Guideline	Comments
1. Lands within 7.5 m 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.	yes, new structure set back > 25.0 m
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.	see 3. above
6. Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	no variances required
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

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

Guideline	Comments
1. Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	yes, existing mature garden.
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.	n/a
3. Preservation of natural topography is favoured over blasting or building of retaining walls.	n/a
4. Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	n/a
5. Design new development and landscaping to frame rather than block public views.	n/a

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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.	n/a soil to be retained. within ex garden.
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18.5.3 Biodiversity

Landscaping features that will protect, restore and enhance biodiversity. Where feasible:

Guideline	Comments
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.	existing landscaping to be retained, one laurel shrub to be removed.
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.	n/a.
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.	n/a.
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.	existing garden works to achieve this.
5. Encourage native plant and food gardens to spill from private land into boulevards.	n/a.
6. Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	n/a.
7. Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	see 1. above.
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.	n/a.
9. Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage.	n/a.
10. Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings	n/a
11. Support the daylighting of portions of the stormwater system for enhanced habitat.	n/a
12. Aim to meet the Canadian Landscape Standards in all landscaping installations.	see 1. above.



18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution)

Where it is reasonable:

Guideline	Comments
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 will help dampen urban noise.	n/a.
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.	yes
3. Light spillage on to waterways is strongly discouraged.	understood.
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.	n/a.

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

Guideline	Comments
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.	existing mature garden to be retained.
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.	n/a.
4. Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design	yes.



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.	
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.	yes.
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.	yes, as existing.
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.	yes, rainwater to be directed to in-ground storage (rock pit).
8. Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	yes, as existing.

18.5.6 Protect, Restore and Enhance Shorelines

Measures to protect, restore and enhance local shorelines (reducing shoreline hardening and dock development). When it is feasible:

Guideline	Comments
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 property is not waterfront in practical terms due to existing public walkway linking adjacent marina + public park.
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.	n/a.

18.5.7 Native Bird Biodiversity

Measures to protect restore and enhance native bird biodiversity. Where it is reasonable:

Guideline	Comments
1. Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).	18.5.2.1 ditto

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2. Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	n/a.
3. Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	existing
4. Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	will consider but very limited potential given studio size and location
5. Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	see above
6. Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	will consider.
7. Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	yes.

19 - Development Permit Area No. 2 – Protection of Development From Hazardous Conditions

19.5 Guidelines

Guideline	Comments
1. No building intended for the occupation of people shall be built within an area directly impacted by a tsunami.	art studio will not have occupants living/sleeping.
2. Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.	no walls proposed as part of application
3. Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami walls, sea walls, and other similar structures is encouraged.	n/a.
4. The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	yes, understood.
5. Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.	n/a



21 - Development Permit Area No.4 Commercial

21.5 Guidelines

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.	n/a
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.	n/a
3. Buildings should be designed and sited to minimize the creation of shadows on public spaces.	achieved in this design
4. Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	n/a
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.	n/a
6. The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	n/a
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.	n/a
8. Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	n/a
9. Retention and protection of trees and the natural habitat is encouraged wherever possible.	see 18.9.2.1
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.	n/a

24 - Development Permit Area No. 7 Energy Conservation & Greenhouse Gas Reduction Guidelines

24.5.1 Siting of buildings and structures

Guideline	Comments
1. Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and	yes, building design generally complies, given location next to property line

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solar orientation for optimum passive performance.	
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.	n/a.
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.	n/a
4. Provide space for pleasant pedestrian pathways between buildings.	n/a
5. Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	yes.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	see 18.5.2.1.
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.	n/a.
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.	n/a
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.	n/a.

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

Guideline	Comments
1. Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.	will consider use of solar panels on racks in future.
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.	yes
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.	n/a, given location of new building
4. Use roof overhangs, 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.	not required due to existing trees + shrubs providing shade
5. Install adjustable overhangs above windows that can help control the amount of sun	n/a



exposure in warmer months thereby reducing need for cooling.	
6. Provide building occupants with control of ventilation; i.e. windows that open.	yes.
7. Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	skylights (small) required as natural light source for artist studio.
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.	n/a.
9. Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	n/a.
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.	yes
11. In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	yes.

24.5.3 Landscaping

Where it is feasible:

Guideline	Comments
1. Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.	n/a.
2. Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.	n/a.
3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	yes
4. Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	n/a.
5. Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	ex. garden + trees provide same.
6. Strategically place coniferous trees such that they can buffer winter winds.	n/a.
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.	see 24.5.3.5 above.
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.	n/a



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.	see 24.5.3.5
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

Guideline	Comments
1. For external lighting: <ul style="list-style-type: none"> • 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 	yes
2. Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	yes, will consider
3. Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited	n/a.
4. Design for on-site heat recovery and re-use of water.	no plumbing
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.	n/a.
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.	n/a
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

Where it is feasible:

Guideline	Comments
1. Select building materials that have been shown to have a high level of durability for the use intended.	yes



2. Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	yes
3. Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	yes
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.	yes.

25 - Development Permit Area No.8 Guidelines Water Conservation

25.5.1 Building and Landscape Design

Where it is feasible:

Guideline	Comments
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.	yes
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.	yes
3. Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	yes.
4. Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	yes
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.	yes
6. Design landscaping with more planted and pervious surfaces than solid surfaces.	yes
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.	ex: garden draining to adjacent park which is at lower elevation

25.5.2 Landscaping - Select Plantings for Site and Local Conditions

Where it is feasible:

Guideline	Comments
1. Retain existing native trees vegetation, and soil on site.	see 18.5.2.1.
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.	n/a (existing mature garden).
3. Consider shade, sunlight, heat, wind-exposure	n/a " "



and sea spray, as well as water needs in the selection and placement of plant species.	
4. Group plants with similar water needs into hydro-zones.	

25.5.3 Landscaping – Retaining Stormwater on Site

Where it is feasible:

Guideline	Comments
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.	please refer to section 25.5.1 responses.
2. Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	
3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	
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.	
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.	
6. Choose bark mulches or woodchips for walking paths for enhanced absorption.	
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.	

25.5.4 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

Guideline	Comments
1. Use automated high efficiency irrigation systems where irrigation is required.	existing.
2. Incorporate stormwater retention features into irrigation system design.	
3. Use recirculated water systems for water features such as pools and fountains.	n/a.
4. Install plantings and irrigation systems to the Canadian Landscape Standard.	n/a.

28 - Development Permit Area No.11 West Bay Guidelines

Guidelines are not applicable as the proposal is for an accessory building.

