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	884 Lampson St	LIDA CONSTRUCTION

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	NA
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	NA
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	NA

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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.	NA
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.	NA
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	NA
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.	NA
18.5.2	**Natural Features**	
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Arborist report indicates 14 tree removals required for this Medium Density Project. Landscape Plan shows 55 trees to be planted on site including native species
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.	NA
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	The project is on a challenging site with significant grade change in multiple directions, however existing grading at the edges of the property have been retained, the building has ground-orriented units the length of Tillicum, and retaining walls have been used only where necessary.
4	Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	NA

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5	Design new development and landscaping to frame rather than block public views.	See attached building and landscape plans
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.	Noted
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.	See attached landscape plans. Native shrubs and plants have been propsed to enhance the resilience and drought tollerance of the landscaping.
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.	See attached landscape plans. Landscaped areas including native shrubs and plants have been proposed around the perrimeter of the project to provide screening to roads and adjacent properties.
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.	See attached landscape plans. Planting has been selected to suit the site conditions.
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.	See attached landscape plans. Native shrubs and plants as well as bird nest boxes have been propsed for the site to provide habitat for local species.
5	Encourage native plant and food gardens to spill from private land into boulevards.	NA

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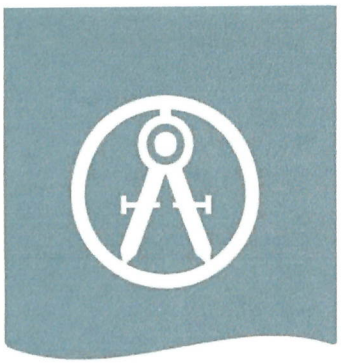
6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Attached landscape plans provide a variety of planting types, species and areas
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	NA
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.	See attached landscape plans and selected species which are non-invasive
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).	See arborist report which considered proposed servicing
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Attached landscape plans incorporated set back u/g parking areas to provide more soil depth for planting along Tillicum Rd
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	NA
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	See landscape plans.
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.	Attached landscape plans incorporated set back u/g parking areas to provide more soil depth for planting along Tillicum Rd and additional planting areas adjacent to Lampson St
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.	See Landscape plans for examples of how the project will meet International Dark-Sky Association standards.



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3	Light spillage on to waterways is strongly discouraged.	NA
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.	Attached landscape plans incorporated set back u/g parking areas to provide more soil depth for planting along Tillicum Rd and additional planting areas adjacent to Lampson St
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.	See attached landscape plans which include significant tree and shrub planting as well as permeable surfaces
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.	Our civil and landscape design stormwater management strategies include increased use of permeable pavers for private patios, grading hard surface sidewalks to adjacent landscape beds, potential infiltration in planters, and storage tank systems. A stormwater memo has been submitted to Esquimalt Engineering to further discuss these strategies.
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.	NA
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.	See landscape plan. Rainwater runoff will be directed to landscape areas where appropriate.

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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.	REGULAR PAVERS PROPOSED. OPEN AIR PARKING ONLY OCCURS OVER PARKADE SLAB SO THE REQUIRED DEPTH OF GRAVEL TO BE CONSIDERED PERMEABLE PAVERS IS NOT AVAILABLE.
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.	MULCH IN PLANTING BEDS WILL BE HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH AS PER FIRE DEPARTMENT RECOMMENDATONS.
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.	NA
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	See Landscape plans. Vegitated areas will have near 100% plant coverage after two full growing seasons.
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).	NA
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.	NA
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.	NA

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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).	NA
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	NA
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	NA
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	NA
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Attached landcape plans provide a diveristy of shrubs and plants and include bird boxes
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Blinds & other Architectural features to limit bird collisions with glass will be used where appropriate
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Noted