



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	1189 HIGHROCK PLACE	SILVIA BONET

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.	STORMWATER FROM ROOF WILL BE STORED IN RAIN BARRELS.
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.	N/A
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	OK.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	OK.



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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.	NEW PATH TO DETACHED ACCESSORY DWELLING UNIT TO BE PERMEABLE.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	NEW CONSTRUCTION ON BEDROCK.
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.	N/A

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	SITE IS FULLY LANDSCAPED WITH A MATURE AND ESTABLISHED GARDEN.
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.	SITE IS FULLY LANDSCAPED WITH A MATURE AND ESTABLISHED GARDEN.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	N/A
4	Group plants with similar water needs into hydro-zones.	SITE IS FULLY LANDSCAPED WITH A MATURE AND ESTABLISHED GARDEN.



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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.	1 EXISTING TREE TO BE REMOVED.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	PAVED DRIVEWAY AND PATH TO HOUSE IS EXISTING. NEW PATH TO DETACHED ACCESSORY DWELLING UNIT TO BE PERMEABLE.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	N/A - NO NATURAL SOIL IN AREA OF CONSTRUCTION.
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.	EXISTING SERVICES TO BE UPGRADED AS REQUIRED. NEW SERVICES TO BE PLACED ON THE SOUTH SIDE OF THE PROPERTY BELOW THE NEW PATH.
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.	N/A
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	N/A
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.	N/A



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25.5.4 Landscaping- Water Features and Irrigation Systems		
1	Use automated high efficiency irrigation systems where irrigation is required.	N/A
2	Incorporate stormwater retention features into irrigation system design.	N/A - NO IRRIGATION SYSTEM.
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