

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.*

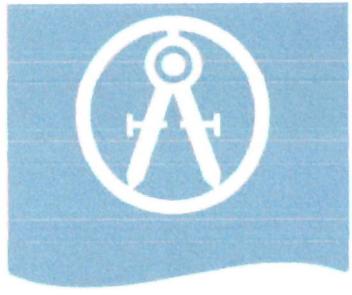
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	900 Carlton Terrace & 900 Head Street	Richard Gill, Development Manager GMC Projects Inc.

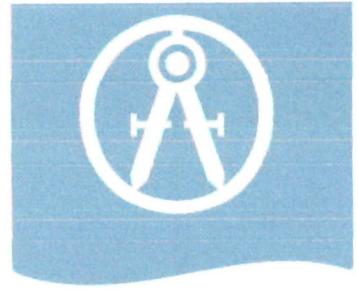
Section B

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.	Commercial facades are designed with clear glass floor-to- ceiling shop windows spanning the expanse of the commercial frontage with doors opening onto a wide pedestrian street front. At least one door is proposed for each store-front, spaced in a considered rhythm and grouped to provide maximum exposure to the street. Signage is located above the entry doors and allowance for lighting & perpendicular signage at columns.
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.	The lighting design will take into consideration pedestrian safety and minimizing glare to neighboring properties.
3	Buildings should be designed and sited to minimize the creation of shadows on public spaces	The proposed building is located on the north side of Esquimalt road with public plazas having southern exposure.



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4	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	A continuous canopy has provided along the length of the commercial frontage
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.	<i>All parking is located underground. No surface parking is proposed.</i>
6.	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	The landscape design has taken into account CPTED principles including sightlines and safety and security of the desired users of the space.
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.	Vehicle and pedestrian traffic has been considered in the <i>design of the sidewalks, garden spaces and in the design of the site furnishings.</i>
8.	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	Landscape fencing is proposed around the dog park amenity space. Shrubs and trees will line the perimeter of the dog park area as well. There are no external garbage or recycling areas to conceal from public view.



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9.	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Most of the existing site is currently occupied by buildings and paved parking lots. The only remaining natural habitat on the site consists of a mature Garry Oak tree on a natural rock outcropping located at the corner of Esquimalt Road and Carlton Terrace and will be retained and protected.
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 landscape design includes several custom benches for public use as well as a large water feature which will enhance the street frontage.