



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 TBC by Township of Esquimalt	1340 Sussex St, 1337 Saunders St	Intracorp Projects Ltd.

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



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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.	Not applicable to this development.
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.	Not applicable to this development.
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	Not applicable to this development.
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.	Not applicable to this development.
18.5.2	Natural Features	
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Based on city feedback there is one mature Garry Oak tree that is being retained and will be protected throughout the construction process.
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.	Not applicable to this development.
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	Structures within the current development site area have already modified the area's natural topography.
4	Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	Not applicable to this development.



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5	Design new development and landscaping to frame rather than block public views.	The project features an expansive, multi-functional park with open lawn areas, decorative landscaping, seating zones, and additional amenities. Appropriate building setbacks preserve view corridors and enhance connectivity, while the integrated street frontage supports active ground-floor uses.
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.	Nearly the entire site will be excavated due to the construction of the underground parkade - no significant areas of natural soil will remain. New soils imported to the site will meet all CLS specifications and will be suitable for the re-establishment of ecosystem function.
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.	Proposed plants are primarily native species and species adaptive to the region. Drought tolerant plant species have been prioritized, as well as plants that support native pollinators. No invasive species are proposed.
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.	This project uniquely includes a public park component that features significant planting beds in the side yard areas and a large pollinator garden. Plant species used in the design are site-appropriate and the use of native species is emphasized. The landscape design focuses on creating a hub for the pedestrian network.
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.	Trees and plants selected for the site have been located according to site conditions, water requirements, and exposure tolerances.
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.	Emphasis has been placed on the use of native plant species that produce berries (edible by both humans and animals), provide habitat for birds, and support pollinators.
5	Encourage native plant and food gardens to spill from private land into boulevards.	Due to the amount of planting within the park space the offsite landscape is standard trees and grass boulevards.



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6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	The only proposed monoculture planting on the site is the central lawn, which is intended as an open recreation space within the park. All planting beds have a diverse mix of plant species.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Logs and boulders are not featured in the landscape design, but planting beds have been designed to provide habitat and food sources for birds and pollinators.
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.	No invasive or non-native fast-growing groundcovers are included in the design.
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 is located in areas of hardscaping, including driveways and sidewalks.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Terraced planting and raised planters are designed to provide sufficient soil to support plantings.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	Due to the underground parkade there are no significant soft stormwater elements in the landscape design.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	The landscape will meet all CLS specifications.
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.	Planting beds located at the edge of the site will help soften urban noise. Terraced planters have planting beds in front of them, limiting the amount of exposed walls that will reflect sound. Raised berms and retaining walls in the park will help deflect sound away from ground-level patios.
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.	Landscape lighting will follow Dark-Sky principles in order to further promote the use of the habitat areas within the park by birds and pollinators.



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3	Light spillage on to waterways is strongly discouraged.	Not applicable to this development.
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.	Planting beds located at the edges of the site will help reduce air pollution and particulates from entering the site and park.
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.	There are few existing trees on the site, and 37 new trees are proposed (native and adaptive species). In addition, the project has been designed to allow the retention of a significant Garry Oak located just off-site on Saunders Street. Deciduous trees have been prioritized in order to limit winter shade on the site.
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.	The landscape is generally free-draining, but most of the site is located over slab. As such, stormwater infiltration into most of the landscape will be handled by the slab drainage system. Stormwater management system (SWMS) to be implemented on north frontage. SWMS is designed to retain/release runoff for a 10YR storm. Calculations can be found in Preliminary Servicing Plan.
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.	No raingardens have been included in the landscape design as the majority of the landscape is located over the parkade slab.
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.	Paved areas in the landscape are designed to drain towards planting beds, and a permeable playground safety surface is proposed (poured rubber).



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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.	Permeable surfacing is provided in the playground (poured rubber), and all grass and planting bed areas are permeable. Due to longterm maintenance requirements permeable pavers are not proposed in the design.
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.	Planting beds will have organic mulch. Pathways are pavers or concrete in order to maximize accessibility and limit longterm maintenance requirements.
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.	No raingardens or depressed planting beds have been included in the landscape design as the majority of the landscape is located over the parkade slab.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Vegetated areas will have near 100% coverage after 2 years of growth.
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).	Not applicable to this development.
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.	Not applicable to this development.
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.	Not applicable to this development.



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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).	Based on city feedback there is one mature Garry Oak tree that is being retained and will be protected throughout the construction process.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Pollinator-supportive and native species have been utilized within the park with the intention of creating a safe space for urban birds and wildlife.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	Different habitats are provided - dense planting beds with multiple layers of foliage, trees with understory plantings, perennial pollinator garden, and areas of long grass meadow.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understory and canopy in landscape design.	The planting design incorporates a multi-layered approach, providing habitat and food opportunities at groundcover, low shrub, medium shrub, large shrub, and tree canopy levels.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	A mix of native and adaptive plant species is proposed for the site. Deciduous tree species are proposed due to space constraints and in order to maximize available winter sun.
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Appropriate measures have been considered to limit collisions between birds and windows including coating on glazing systems.
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	All openings greater than 2.0x2.0cm will be capped and screened.



Official Community Plan

DPA No. 4: Commercial

Area

All lands designated Commercial/Commercial Mixed-Use and Neighbourhood Commercial Mixed-Use on either the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) are designated as 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 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 TBC by Township	1340 Sussex St, 1337 Saunders St	Intracorp Projects Ltd.

Section B

No	Guideline	Comments (Please complete with NA where not applicable)
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.	The commercial-retail CRU units incorporate glazing on both sides of the module to ensure pedestrian-oriented areas face onto Saunders St and Nelson St.
2	Achieve an attractive pedestrian-oriented streetscape with a significant amount of clear and transparent glazing for frontages at grade along all commercial streets. Clear site lines from inside buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.	The commercial-retail CRU is located on the corner of Saunders St and Nelson St, allowing for visibility for pedestrians along with clear sightlines to the interior of the space, allowing visual sight both ways inside and out for activities both inside and out.
3	Achieve an attractive pedestrian-oriented streetscape with articulation, a fine scale of rhythm, and architectural details.	The streetscape along Saunders incorporates both residential and commercial frontages with planted areas, private patios, and retail and lobby entrance uses to animate the streetscape.
4	Incorporate frequent entrances into commercial frontages with a desired maximum spacing of 10 m.	A single entrance is allocated provided a single commercial tenant will utilize the space.
5	Incorporate pedestrian oriented signage into ground floor façades. A signage and lighting program for any commercial development should be designed as a	A signage and lighting program will be installed to integrate into the streetscape and architectural exterior.



	totality with signs, lighting, and weather protection architecturally integrated from the outset.	
6	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.	A lighting plan will be developed to integrate with the thoughtfulness of the landscape plan and the focus areas of the pedestrian spaces and streetscape.
7	Buildings should be designed and sited to minimize the creation of shadows on public spaces.	The building siting was oriented with consideration to minimizing shadows on public spaces.
8	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Canopies are thoughtfully placed at primary entrances, namely around the commercial-retail and residential lobby.
9	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.	All off-street parking is located underground.
10	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	CPTED principles were incorporated throughout the architectural and landscape design packages.
11	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.	The building was sited to ensure optimal vehicle traffic flow along Saunders St, with consideration for public realm sidewalks and boulevard areas to enhance pedestrian flow and access to the commercial-retail.
12	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	Landscape screening and fencing is oriented as necessary. Garbage areas are located internally underground with thoughtful adjacency to the garbage and loading areas.
13	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.	Boulevard areas adjacent to the commercial retail will be enhanced with landscaping, street furniture, and additional improvements as directed.



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 TBC by Township of Esquimalt	1340 Sussex St, 1337 Saunders St	Intracorp Projects Ltd.

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.	Not applicable to this development.
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.	The building is setback and has a lower podium building height along Nelson street where the lower density neighboring uses are located. This places emphasis on the streetscape design and reinforces the streetscape scale and rhythm.
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.	The project uses appropriate building setbacks on the upper floors of the building and stepping terraces along Nelson street to reduce the presence of the tower at grade near the intersection of the park and commercial street-front. There is also a different architectural language and material palette applied to podium areas of the building providing additional contrast to the tower.



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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.	Thoughtful landscape design is used to create a delicate balance between separation of private and public spaces with an appropriate amount of privacy while still providing eyes on the street for additional public safety.
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.	Not applicable to this development.
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	All residential parking is located on-site below grade.
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible.	The building is situated along the north side of the site and giving way for a significant public park with full south sun exposure. This provides a community central gathering place in the heart of the community that will provide many views for surrounding neighbours.
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	The east side of the project pulls away from the street at higher levels to promote views past the building towards the harbor for all neighbors along Nelson Street.
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Based on city feedback there is a mature Garry Oak tree that is being retained and procedures will be put in place to protect it throughout the construction process.
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.	Not applicable to this development.
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.	Landscape lighting is located primarily in circulation spaces and is used to illuminate walkways and plazas for public safety.
12	Avoid excessively long blank walls adjacent to public streets.	All street facing walls have a generous amount of articulation and fenestration to provide a varied and activated street edge.



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13	Use architectural emphasis to define street corners.	The principle corner of the project where Nelson Street and Saunders Street meet houses a corner oriented commercial unit that will help provide activity and placemaking for the community. Additionally, at the intersection of Nelson Street and Sussex Street, there is the formal entrance to the proposed public park creating an impactful entrance to the new center of the community.
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	There is ample fenestration on the building and within every unit for residents to look out into the immediate neighborhood as well as beyond to the surrounding waterways. This includes balconies and fenestrations overlooking the public park which will increase passive security of the area for additional security for community members taking use of the park.
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	The balcony zones for all ground oriented units are appropriately raised and separated from sidewalks and park spaces with planting zones to allow for unit privacy. At the same time there is an increase of lobby frontage, commercial units and amenity terraces that step out into the public realm and provide the desired community interaction.
16	Use of indigenous and adaptive plant species is encouraged.	The planting design utilizes a diverse mix of native and adaptive plant species in order to support pollinators and create habitat while also providing a drought tolerant and resilient landscape.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Landscape lighting will adhere to Dark-Sky principles and is intended to illuminate walkways and plazas for public safety.
18	Wherever possible, outdoor storage and parking areas should be screened from view.	There are no outdoor parking and storage areas above ground on this project.



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<p>19</p>	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>All public streets have varied facades with generous amounts of openings and articulation to create a varied and activated streetscape. In addition to this there is varied plant species and planting arrangements that allow the landscaping to further provide variety to the streetscapes.</p>
<p>20</p>	<p>Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.</p>	<p>There are no exposed staircases in the elevation of the building.</p>



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 TBC by Township of Esquimalt	1340 Sussex St, 1337 Saunders St	Intracorp Projects Ltd.

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.	Areas of large expansive glass on lobbies and amenity spaces have generous overhangs to limit the summer sun while also provide the heat gain in winter months when the sun is lower.
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.	The building is placed on the north side of the site and has provided a large public park on the south side of the site as a community amenity. The building also steps back from Nelson street providing afternoon sun for properties on the east side of the street.
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.	The building form has multiple setbacks to provide a varied height across the site. The variation is working to reduce the shadows that are cast on Nelson Street as it is a primary area for commercial and smaller residential developments nearby.



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4	Provide space for pleasant pedestrian pathways between buildings.	There is only one building on the site and it encompasses the total block meaning there are no adjacent buildings. There are plenty of enjoyable pathways on the site however.
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	The buildings underground parkade structure is pulled back from the street edge to allow for deep root zones for avenue trees and work is being done to save an existing tree on the development through construction.
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	The proposed public park on the south side of the property will have a significant amount of trees within it as well as multiple varied planting beds, berms, and lawn areas for a diverse planting arrangement.
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.	The pedestrian access to the commercial units will be very intuitive as it is placed on the intersection of Nelson Street and Saunders Street with no visible obstructions between the storefronts and the side walk areas. In addition, there is a feature landscape stair directly adjacent that will connect the commercial areas with the public park.
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.	Included in the proposed public park is a play-structure, a multi sport court, a learning garden, a lawn for relaxing and play, a public washroom as well as plenty of varied seating with multiple views for the public to gather and recreate.
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.	There is a double row of avenue trees along Sussex street to provide a deep street tree canopy as well as a protected pedestrian experience on the sidewalk below. Additionally, there is efforts in place to preserve a mature Garry Oak on Saunders street which will provide continued shade and wind protection.



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.	The building has a flat roof structure that can allow for a retrofit of solar panels in the 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.	A significant portion of the building is placed underneath the vegetated proposed park, reducing the buildings heat island effect impact. The project includes multiple shade trees, further helping to alleviate the heat island effect.
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.	We are utilizing an energy model for the building to ensure there is a balance between passive solar strategies and sufficient daylighting and views for the residential units.
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.	Balcony zones on the south and west side of the building are being utilized above major glazing sections to reduce the summer solar impact on the residential units.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	All units have an overhang above the primary living room windows to limit summer solar gain in the form of the unit aboves balcony.
6	Provide building occupants with control of ventilation; i.e. windows that open.	Every bedroom along the glazing in the building has a operable window in it and every living room has a sliding door to create cross breezes in the units.
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	There are no skylights in the project.
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.	The Amenity terrace on level 5 will include community garden beds for the residents.
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	Project does not include greenhouses.
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.	Glass will be specified to have appropriate reflective characteristics to limit solar heat gain, avoid bird collisions as well as provide sufficient interior lighting to the units.



DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

11	In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.	Not applicable to this development.
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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.	The project includes a publicly accessible park that serves as a front yard and amenity for both residents and the broader community.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	All parking for the project is located inside the parkade underground, leaving the outdoor open spaces for landscaping and leisure areas.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	There is no significant native vegetation to retain. Current onsite soils may be stockpiled for use if feasible but they must be excavated to allow for the underground parkade.
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 are used exclusively on the project as the majority of the landscape is located in areas of southern exposure.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Trees are primarily located on the south side of the site. Trees on the north side of the building are tolerant of deep shade.
6	Strategically place coniferous trees such that they can buffer winter winds.	No coniferous trees are proposed on the site due to space constraints and in order to maximize winter sunlight.
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.	Trees have been proposed that will attain as large a mature size as possible within the spatial constraints present on the site. Additional soil volume to support these trees is provided by berms, raised planters, and above-grade soil retention.
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.	Paved areas are shaded by trees as much as feasible. Tree sizes over the parkade slab are limited, but berms and above-grade soil retention have been utilized to include trees of significant canopy size.



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.	There is limited planting directly adjacent to the building, and walls with tall plantings next to them are typically concrete (terraced planters/exposed parkade slab).
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.	Landscape pathways are provided through the park and connect to sidewalks and the commercial space, promoting walking and enhancing the pedestrian experience.
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	Trees are planted along sidewalk edges wherever possible.

24.5.4	Machinery, equipment and systems external to buildings and other structures	
1	<p>For external lighting:</p> <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. 	<p>Lighting within the park will be energy efficient, utilizing bollard fixtures to illuminate the main areas of circulation, playground, washroom, and picnic area.</p> <p>Lighting will be designed in coordination with the Architect and Electrical Engineer.</p>
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	A significant portion of the building parkade is below the proposed public park which is helping to temper the parkades environment moderating its temperature on warm summer days and cold winter days.
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	TBC at building permit stage.
4	Design for on-site heat recovery and re-use of water.	Heat recovery on the ERV's (corridor ventilation heat recovery), heating/cooling system heat recovery is included. In suite heat recovery is being provided. No re-use of water.



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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.	The bicycle facility has a dedicated entrance directly off Nelson Street where all bike stalls can be accessed from. This room is directly connected to the main lobby making biking as a mode of transportation convenient for residents.
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.	The visitor and commercial parking area has a dedicated access point at Saunders. These stalls include infrastructure for electric charging.
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	The project includes 4 car share stalls and cars with 2 outdoors for easy neighbourhood convenience as well as 2 indoors for the additional benefit to residents. These spaces are well lit and visible to provide additional safety to users.

24.5.5	Special Features	
1	Select building materials that have been shown to have a high level of durability for the use intended.	The podium consists of durable brick cladding capable of withstanding plenty of wear, and the tower portion of building utilizes window wall to allow for convenient cleaning and is designed for wind and sun environments.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Code requires the building to be constructed of non combustible materials for life safety.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Local products will be utilized when possible. To be confirmed by contractor following construction start.
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.	The aluminum window wall system contains large amounts of recycleable materials as well as the concrete structure and brick cladding.



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 TBC by Township of Esquimalt	1340 Sussex St, 1337 Saunders St	Intracorp Projects Ltd.

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 management system (SWMS) to be implemented on north frontage. SWMS is designed to retain/release runoff for a 10YR storm. Calculations can be found in Preliminary Servicing Plan.
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.	Much of the landscape is located over the underground parkade, but significantly sized trees are provided on the site using a combination of retaining walls, berms, and raised planters. All general planting beds are absorbent.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Rainwater collection is not a component of the landscape design due to space constraints and the extent of the underground parkade.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	No raingardens have been included in the landscape design as the majority of the landscape is located over the parkade slab. Landscape hardscaping drains towards planting beds and softscape.



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 tree canopies to provide shade wherever feasible. Landscape hardscaping drains towards planting beds and softscape.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	The majority of the landscape is permeable - grass lawn, planting beds, and poured rubber playground surfacing.
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.	No raingardens have been provided on public property.

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	The design incorporates the preservation of a mature Garry oak tree and strategies will be implemented to protect the tree throughout the construction phase.
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.	Species native to the Coastal Douglas-fir biogeoclimatic zone have been used as much as possible, and all other included plant species are adaptive to that zone.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Shade has been provided over the sport-court via a tensile canopy, and additional longterm shade is provided by tree canopies. Plants have been located on the site based on their tolerances and water requirements.
4	Group plants with similar water needs into hydro-zones.	Plants have been located on the site based on their water requirements.



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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.	No trees are present on the site that can be preserved due to the underground parkade. The site has been designed to allow the preservation of a significant offsite Garry Oak. 37 new trees are proposed for the site, which is a significant surplus over the number of existing trees.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	All softscape areas in the landscape are permeable, and a permeable surface is proposed for the playground area (poured rubber). To maximize accessibility and reduce longterm maintenance no permeable pavers are proposed. Note that the majority of the site is over parkade, so infiltrated stormwater will be picked up by the slab drain.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	No areas of previously undisturbed soil are present on the site, and most of the site must be excavated to allow for the underground parkade.
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.	Civil servicing is located in areas of hardscaping, including driveways and sidewalks.
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.	Imported topsoil will adhere to all CLS specifications and requirements.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Walking paths are proposed as concrete and pavers to maximize accessibility as most of the site landscape (park) is intended for private and public access.
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.	All planting beds are planted at a density to achieve 100% coverage after two years.



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25.5.4 Landscaping- Water Features and Irrigation Systems		
1	Use automated high efficiency irrigation systems where irrigation is required.	A high efficiency irrigation system that conforms to CLS requirements will be required.
2	Incorporate stormwater retention features into irrigation system design.	Due to the majority of the landscape being located over the parkade slab no stormwater retention is proposed.
3	Use recirculated water systems for water features such as pools and fountains.	There are no fountains or pools within the site design.
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	All plantings and irrigation will adhere to CLS specifications and requirements.