



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	884 Lampson St Development	Lida Construction

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 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.
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.	The landscape plan includes permeable areas with planting of trees and shrubs. The parking structure does not extend to the property lines providing additional permeable areas and planting depths
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	N/A
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	WE DON'T HAVE SPACE FOR RAIN GARDEN. RUNOFF CAN BE DIRECTED INTO PLANTING BEDS WHERE APPROPRIATE.



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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.	WE HAVE PROPOSED TREES ALONG THE WALKWAYS TO SHADE THE HARD SURFACES.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	YES, WITH A BALANCE OF USABLE OUTDOOR PATIO SPACE FOR RESIDENTS IN MIND AS WELL.
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.	NA

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	The arborist report has identified the trees that need to be removed and the landscape architect has provided a plan to accommodate the on-site trees
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.	DONE WHERE APPROPRIATE. NON NATIVE PLANT SPECIES SELECTED WITH CLIMATE CHANGE IN MIND AS SUMMERS ARE MUCH HOTTER AND DRIER.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	DONE
4	Group plants with similar water needs into hydro-zones.	DONE



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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.	The landscape plan shows the areas of replanting which will assist with the absorption and evapotranspiration on the site. SITE IS NOT SUITABLE FOR LARGE NATIVE CONIFER TREES DUE TO UNDERGROUND PARKADE.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	MAXIMIZING SHRUB BEDS AS MUCH AS POSSIBLE. SURFACE PARKING IS ABOVE THE PARKADE AND THEREFORE DOES NOT HAVE REQUIRED GRAVEL DEPTH TO MEET PERMEABLE PAVER STANDARDS.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	TREE PITS WOULD BE SCARIFIED TO REDUCE COMPACTION PRIOR TO PLANTING.
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.	NOT POSSIBLE DUE TO WHERE WE HAVE TO TIE INTO THE EXISTING DRAIN AND SANITARY, PLUS NEEDING TO GO AROUND PARKADE.
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.	YES
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	FIRE DEPARTMENT DOES NOT ALLOW WOODCHIPS, BIG FIRE HAZARD. HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH WILL BE ADDED TO PLANTING BEDS.
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.	YES



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25.5.4 Landscaping- Water Features and Irrigation Systems		
1	Use automated high efficiency irrigation systems where irrigation is required.	YES, WITH RAIN-DELAY AND TIMER.
2	Incorporate stormwater retention features into irrigation system design.	NO, NOT PRACTICAL AS TANK NEEDED TO STORE WATER, AND DUE TO WATER REQUIREMENTS OF TREES/SHRUBS, THE TANK WOULD NEED TO BE BIG
3	Use recirculated water systems for water features such as pools and fountains.	NA
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	YES, SEE LANDSCAPE PLAN