PART 3 DEVELOPMENT PERMIT AREAS

17 DEVELOPMENT PERMIT AREAS (DPAS)

Development Permit Areas (DPAs)

17.1 General

Development permit areas are designated in order to promote appropriate development through the use of guidelines.

17.2 Regulations

17.2.1 Designated Development Permit Areas

1. Development permits are required for development proposals in the areas designated in "Development Permit Areas Map" (Schedule "H" DPAs 9-12), or as otherwise designated in narrative form in specific Development Permit Areas (DPAs 1-8). This plan designates Development Permit Areas for:
    - Protection of the natural environment, its ecosystems and biological diversity;
    - Protection of development from hazardous conditions;
    - Revitalization of an area in which a commercial use is permitted;
    - Establishment of objectives for the form and character of intensive residential development;
    - Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
    - Establishment of objectives to promote energy conservation;
    - Establishment of objectives to promote water conservation; and
    - Establishment of objectives to promote the reduction of greenhouse gas emissions.
2. Where land is subject to more than one Development Permit Area, development will be subject to the requirements of all applicable development permit guidelines. It may be possible to deal with all guidelines under one permit. The feasibility of this will be determined on a case-by-case basis.
3. Although compliance with any specific guideline may not necessarily be required, general and substantial compliance with the intent of all guidelines is expected by the Township.
4. Where a development is subject to two or more of Development Permit Areas 3, 4, 5, and 6, only those Development Permit Areas related to the type of development proposed will be applicable.

17.3 General Development Permit Exemptions

Except for development within 20 m of the Gorge Waterway high watermark, 10 m of the Strait of Juan de Fuca, and within the Hazardous Conditions Development Permit Area, a development permit is not required in the case of:

1. An internal alteration to an existing building that does not increase its footprint;
2. A minor alteration to the exterior of a building that does not change the architectural character of the development. For the purpose of this section, "minor" is defined as a change which does not do any of the following:
    - Increase site coverage more than 5% of the approved coverage;
    - Increase any bylaw non-conformities; or
    - Comprise more than 10 m^2 of floor area as defined in the Zoning Bylaw.
3. A minor alteration to the exterior of a building for building envelope maintenance purposes (e.g. replacement of siding and/or windows), that does not change the form and character.
4. Temporary buildings or structures that are erected either for offices for construction or marketing purposes for a period that does not exceed the duration of such construction, or two years, whichever is less. The building or structure must be located on previously disturbed land.
5. A fence less than 2.0 m in height.
6. All types of subdivision except for buildings and land alterations associated with subdivision. Park or trail improvements within a dedicated park excluding new buildings with a floor area of greater than 50 m^2.
7. Road or utility works within a dedicated highway.
8. Minor changes to design and finish of buildings, or landscaping.
9. Removal of trees with a valid tree cutting permit.
10. Emergency repairs to property where a safety hazard exists subject however to a post repair development permit if temporary measures exceed three months.
11. Signage in all areas except DPA No. 11.
12. Erection of temporary tent structures, provided that:
    - A building permit has been issued with respect to the tent structure;
    - The tent structure is accessory to a commercial or business park use occurring on the same property;
    - The structure does not remain in use for a period of more than 14 days.
13. Utility buildings (e.g. pump stations, electrical and telephone kiosks) with a floor area of less than 10 m^2.
14. Accessory buildings with a floor area of less than 10 m^2.
15. Accessory Buildings that do not contain plumbing except for a single sink or single toilet or both.
16. A suite in a residential building provided that a building permit has been issued.
17. Alterations to landscaping where there is an approved landscape plan provided that there is no net loss of landscaping area and function as per the approved landscape plan.
18. Properties developed with one or two dwellings.
19. Municipally owned Building and Municipal public works, undertaken or authorized by the Township of Esquimalt, provided that the activity does not disturb natural areas.
20. Agricultural uses within the Agricultural Land Reserve.
21. Removal of invasive alien plants (noxious weeds), as identified by the BC Forest, Lands and Natural Resource Operations' Invasive Plant Program, where extensive disturbance of the soil is avoided.

18 DPA NO. 1

Natural Environment

18.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

18.2 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.

18.3 Justification

- The gradual erosion of the natural environment incrementally degrades the value and function of local and regional ecosystem services. The average person owns a parcel of land for a relatively short time period of time (10-15 years); care can be taken to ensure larger trees and natural areas are available for the next generation.
- Landscapes and ecosystems are composed of patches of diverse habitats that may include 'species at risk', 'environmentally sensitive areas', and micro-ecosystems containing 'ecological memory'. Even small patches of native soil and vegetation support indigenous species; therefore, all areas can contribute to regional biodiversity and support ecosystem services.
- Protecting Esquimalt's natural environmental features [including but not limited to: local Garry Oak and Douglas-fir ecosystems, rock outcrops, hilly terrain, and rugged clean shorelines] contributes to natural ecosystem functioning and protection of biodiversity.
- Esquimalt has over 20 kilometres of shoreline that serves industrial, commercial and residential purposes, recreation enjoyment, and is vital habitat for numerous plants and animals (e.g. otters, whales, seal, oyster catchers, gulls, various species of waterfowl, and eagles). Shoreline ecology and fish habitat can be protected and enhanced by regulating development near shorelines, and by mitigating the impacts of stormwater entering local waterways. Keeping the urban environment absorbent helps lessen marine ecosystem damage from: introduced pollutants, sudden changes in water salinity and temperature, and shoreline erosion from surges in volume at stormwater pipe outfalls.
- The Gorge waterway is a sensitive, tidal-influenced watercourse that connects the fish-bearing fresh water of Craigflower and Colquitz Creeks with the salt waters of Victoria Harbour. Over the past few decades, significant public expenditures and efforts have gone into removing sources of pollution and contamination that once plagued

this waterway. However, the removal of native shoreline vegetation and the construction of extensive seawalls have substantially diminished the quality of the shoreline as supportive habitat for fish and wildlife.

- Both private and public landowners are responsible for this loss of habitat, often through well meaning and beneficial projects such as shoreline walkways.
- Protecting and maintaining current wave energy patterns and natural patterns of erosion along Esquimalt's shorelines will contribute to the protection of natural features and dynamic processes.
- Invasive alien plant species pose a significant threat to regional biodiversity. Managing and reducing the introduction and spread of these species protects local ecosystem structure and function and biodiversity.
- Esquimalt has several natural area parks of varying sizes distributed across the municipality. These pieces of fragmented natural habitat can be better connected through the use of native plant landscaping along roadways and in private yards; thereby supporting regional biodiversity.
- Biodiversity can be enhanced in an urban region through the thoughtful selection of building methods and landscape design. Siting buildings to provide space for trees of varying species and sizes provides vertical habitat for birds, pollinators and other creatures. In addition, the plants of a traditional Garry Oak meadow ecosystem are well adapted for the seasonally dry conditions found on local building roofs, and therefore can be effectively used in a 'living roof' system (a green roof with enhanced ecosystem services). A living roof will moderate stormwater discharge while providing habitat for indigenous plants, invertebrates, and ground feeding and nesting birds.
- Native birds are an important component of urban biodiversity and provide important ecosystem services that contribute to human health. Esquimalt is located within the 'Pacific Flyway' (A chain of habitats used by at least one billion birds biannually as their migratory route along the west coast of North and South America, from Alaska to Patagonia.) and much of Esquimalt's shoreline is part of the 'Victoria Harbour Migratory Bird Sanctuary'. Reasonable actions can be taken to enhance bird habitat in an urban setting; including providing vertical habitat through protection and enhancement of the urban forest, and protecting local shorelines and waterways.
- Habitat corridors for pollinators and other wildlife will be enhanced; linking natural areas within and through the urban matrix to support biodiversity and local food gardens.

18.4 Exemptions

1. For all properties:
    - Interior renovations or alterations of existing buildings where residential density is not being increased.
    - Ecological restoration projects undertaken or approved by the Township of Esquimalt.
    - Installation of unpaved paths or walking trails that are less than 1 m in width and covered in naturally permeable materials [wood chips, bark mulch, sand or loose gravel] where the soil remains undisturbed.
2. For all lands located more than 7.5 m from the high watermark of the Gorge Waterway:
    - Repair, maintenance or reconstruction, on the same footprint, of existing legal or legally non-conforming buildings, patios, driveways, parking areas and utilities, provided there is no alteration to natural soil or native vegetation.
    - Construction of fencing where no native trees are removed and disturbance to native vegetation is negligible.
    - The addition of small temporary landscape amenities including benches, tables, garden ornaments, playground equipment, and raised garden beds (not including retaining walls).
3. For lands located more than 20 m from the high watermark of the Gorge Waterway, and more than 15 m from the high watermark of the Strait of Juan de Fuca:

- Minor additions [less than 10 m^2 in area] to an existing legal or legally non-conforming building or structure.
- Construction of buildings and structures less than 10 m^2 in area.
- Installation of seasonal recreation equipment such as children's play equipment, patio furniture, temporary above natural ground level pools/hot tubs. Temporary tent/carport structures.

18.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants), is strongly encouraged and may be required in certain circumstances.

18.5.1 Lands Free of Development

Lands to remain free of development, with conditions:

1. Lands within 7.5 m 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.
2. New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.
3. New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.
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.

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.
6. Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.
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.

18.5.2 Natural Features

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

1. Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
2. Light spillage on to waterways is strongly discouraged.
3. Preservation of natural topography is favoured over blasting or building of retaining walls.
4. Narrower maneuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.

18.5.3 Biodiversity

Landscaping features that will protect, restore and enhance biodiversity. Where feasible:

1. Landscaping shall include native plant and tree species, non-invasive species, and drought tolerant species.
2. Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year round moisture requirements in their placement.
3. 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.
4. Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.

   Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.

18.5.4 Drainage, Erosion, Stormwater, and Absorbent Materials:

1. Incorporate rain gardens, bio-swales, rain barrels, and small depressions into landscaping.
2. Prioritize planted and pervious surfaces, and design paved areas to direct water towards vegetated areas.

18.5.5 Protect, Restore and Enhance Shorelines

Measures to protect, restore and enhance local shorelines. When it is feasible:

1. Waterfront developments are encouraged to adopt a 'soft shore' restoration approach to the care of their foreshore property. (i.e. Green Shores for Homes).
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.
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.

4. Ensure that shoreline modifications do not result in a net loss of ecological functions. Incorporate measures to protect ecological shoreline functions and ecosystem-wide processes. Plan for the enhancement of impaired ecological functions.

18.5.6 Birds and Better Buildings

Incorporate architectural features that limit collisions between birds and windows:

1. Avoid the use of monolithic glass, clear glass, mirrored glass, tinted glass, polished stone, and polished metal that can be highly reflective.
2. In locations where vegetation or the environment is likely to reflect on surfaces, reduce the mirror effect by using ultraviolet patterned glass (fritted or acid etched), frosted glass, exterior louvers, external blinds, sunshades, spandrel panels, mullions, shutters, grilles, and canopies.
3. When using patterns on glass to increase visibility to birds, ensure that the patterns are affixed to the exterior surface of the glass, and are high contrast and spaced no more than 50 mm apart.
4. Limit outdoor lighting and direct light toward pedestrian areas. Consider use of shielding, timers, motion sensors, and down-lighting.
5. Cap and screen all ventilation pipes and grates. Avoid openings greater than 20 mm x 20 mm.

19 DPA NO. 2

19.1 Area

All lands located within the Regional Coastal Flood Inundation Area as calculated by the most recent Capital Regional District's Coastal Sea Level Rise Risk Report and Tsunami modeling program are designated as part of DPA No. 2.

19.2 Designation

Development Permit Area No. 2 is designated for the purpose of establishing objectives for:

- Section 488 (1)(b) protection of development from hazardous conditions.

19.3 Justification

The Township is located in one of the most seismically active areas in Canada. As such it is imperative that land use and development decisions take into consideration the potential dangers associated with tsunamis.

A tsunami is a natural hazard consisting of long, surge-like waves usually caused by an underwater earthquake, landslide or volcanic eruption that may last for hours. The waves can be up to 100 kilometres long and spaced as much as an hour apart. Beaches, bays, tidal flats, coastal river banks and inlets along the capital region coastline are the most vulnerable to potential damage. Since the largest wave may arrive much later than initial waves, it's not safe to go back to coastal or low-lying areas until instructed. (https://capital-region-tsunami-information-portal-bcgov03.hub.arcgis.com/)

These guidelines are justified based on the thousands of people across the globe who have been killed due to tsunamis.

19.4 Exemptions

There are no exemptions.

19.5 Guidelines

1. No building intended for the occupation of people shall be built within an area possibly impacted by a tsunami without the recommendation and guidance of a professional geotechnical engineer.

2. Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.
3. Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami walls, sea walls, and other similar structures is encouraged.
4. The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.
5. Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.

20 DPA NO. 3:

Small-Scale Multi-Unit Housing

20.1 Area

All developments defined as Small-Scale Multi-Unit Housing in the Zoning Bylaw are part of DPA No. 3.

20.2 Designation

Development Permit Area No. 3 is designated for the purpose of establishing objectives for:

- Section 488(1)(e) – establishment of objectives for the form and character of intensive residential development.

20.3 Justification

The following guidelines were developed to promote a high standard of design in the redevelopment of parcels within Esquimalt's predominantly low-density residential neighbourhoods, support the Small-Scale Multi-Unit Residential Housing zoning, and enhance development to achieve long-term livable neighbourhoods.

Small-Scale Multi-Unit Housing represents an important component of the housing spectrum located within the context of an existing residential neighbourhood. It is important that there is compatibility between the form and character of the new and existing development. The intent of these guidelines is not to demand the replication or imitation of surrounding buildings but rather to guide the design of structures to complement the public realm and provide new and existing residents with neighbourhood identity.

20.4 Exemptions

The following do not require a development permit:

1. Additions or renovations to buildings situated on a fee simple parcel where additional units are not being added and where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling.

20.5 Guidelines

20.5.1 Site Configuration and Placement of Parking

1. Buildings should be designed to minimize visual intrusion into surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by insetting balconies and patios into the building or by screening with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.
2. Front to back duplexes are discouraged on single frontage lots, but where proposed should be designed to minimize overlook into neighbouring units. Consider the immediate neighbours' use of their outdoor space.
3. Side by side, up and down, or staggered unit configurations are preferred as they result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the units.
4. The provision of usable open space should be part of an overall site development, landscape plan, and should take into consideration general site movement patterns (including parking), existing landscape features, sun access, privacy, and usability.
5. Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. Minimize views of large expanses of paving. The use of shared driveways is encouraged.
6. Garages and parking areas are encouraged to be located in the rear yard where a lane exists.

20.5.2 Materials and Design

1. Avoid large one-dimensional, unbroken sloped roof areas facing the street.
2. Create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as covered porches, verandas, and prominent front doors is encouraged.
3. Provide defining features such as a weather protecting roof overhang, distinctive door characteristics, or other features to help identify the entrance.
4. Hydro and gas metres should not be placed on the front façade of a building and, if placed in a location visible from the street, be appropriately screened by the owner in a manner consistent with utility requirements.

20.5.3 Additions to Existing Principal Buildings on a Site

1. Where an existing dwelling is being converted to include additional dwelling units, the original structure and any additions shall be in a complementary architectural style and constructed of complementary exterior finishes including roofing material, window treatments, exterior cladding, door styles, and trims. Roof styles and pitches of the original and new portions of a building should be complementary.

20.5.4 Natural Light and Accessibility

1. Dwelling units should be provided with windows of sufficient size and orientation to provide for sunlight and views. Smaller windows or light wells with obstructed views should not be the primary window orientation.
2. Avoid locating at-grade windows directly adjacent to parking areas. Windows in these locations should be provided with vegetation screening as separation from the parking area.
3. Pathways and pedestrian circulation should be designed to be accessible wherever possible.
4. Encourage more accessible housing for people with mobility limitations on the ground floor of buildings. Consider including an access point that is accessible by wheelchair.

21 DPA NO. 4:

Commercial

21.1 Area

All lands designated Commercial/Commercial Mixed-Use and Neighbourhood Commercial Mixed-Use on either the Present or Proposed Land Use Designation Maps are part of DPA No. 4.

21.2 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.

21.3 Justification

Traditionally, Esquimalt's commercial areas have not been developed on the basis of a particular theme or concept. The design and form of commercial development has been rather haphazard and, as a result, the Esquimalt Village and other local commercial areas do not have the cohesiveness nor the attractiveness they could have.

When asked in a recent questionnaire to identify what they disliked most about Esquimalt, an overwhelming number of respondents identified the lack of a downtown commercial area, with appropriate shops and services, and the appearance of Esquimalt Road in the village core.

21.4 Exemptions

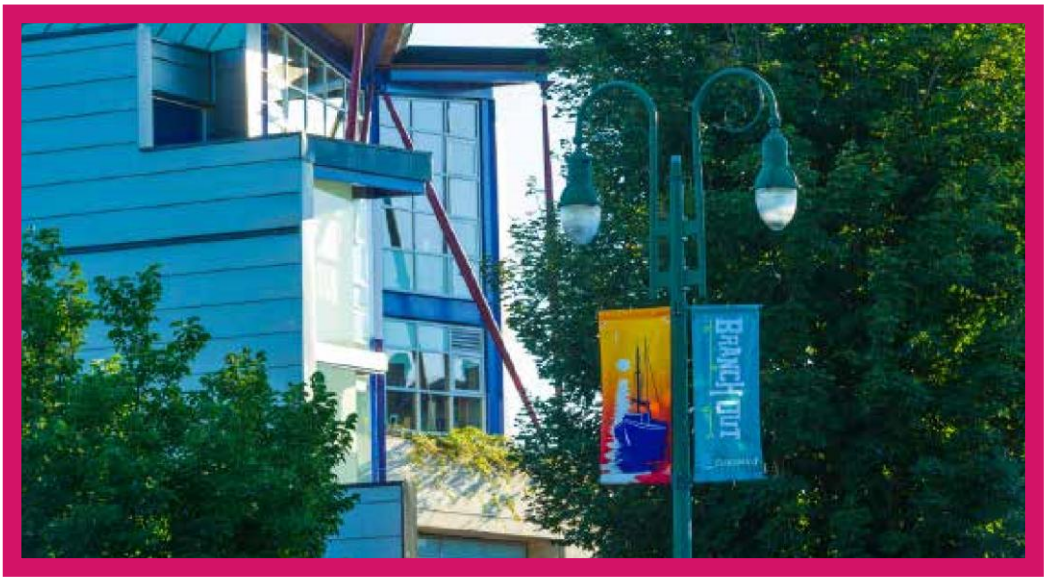
The following do not require a development permit:

1. Construction of buildings or structures less than 10 m^2 in area; and
2. Minor additions to existing buildings and structures where the floor area of the addition does not exceed 10 percent of the ground floor area of the building or structure.

21.5 Guidelines

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.

2. Achieve a minimum glazing area of 75% 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.
3. Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.
4. Incorporate transparent windows and pedestrian oriented signage into ground floor facades. A signage and lighting program for any commercial development should be designed as a totality with signs, lighting, and weather protection architecturally integrated from the outset.
5. 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.
6. Buildings should be designed and sited to minimize the creation of shadows on public spaces.
7. Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.
8. 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.
9. The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.
10. 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.
11. Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.
12. 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.



23 DPA NO. 6:

Multi-family Residential

23.1 Area

All land designated Townhouse Residential, Medium Density Residential, High Density Residential, Commercial/Commercial Mixed-Use, and Neighbourhood Commercial Mixed-Use on either the Present or Proposed Land Use Designation Maps are part of DPA No. 6

23.2 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.

23.3 Justification

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new developments. It is essential that new multi-unit residential developmentis compatible with the existing or planned surrounding uses and contributes positively to long-term livability.

23.4 Exemptions

The following do not require a development permit:

1. Construction of buildings or structures less than 10 m^2 in area;
2. Minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling; and

23.5 Guidelines

23.5.1 Apartments and Mixed-Use Buildings

The following guidelines apply to all multi-family and mixed-use buildings, including townhouses where there are more than 4 units per lot:

1. The size and siting of buildings should reflect the size and scale of adjacent development and future development and complement the surrounding uses.
2. Site and orient buildings to overlook public streets, parks, walkways and communal spaces, while ensuring the security and privacy of residents.
3. Design all street facing facades to appear like front facades. Use architectural emphasis to define street corners. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.
4. 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.
5. High-density multi-unit residential buildings or mixed commercial/residential buildings 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.
6. 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.
7. Parking should be located behind or underneath buildings. Above ground structured parking is discouraged. Wrap any above ground structured parking with active (residential or commercial) uses to buffer parking from public spaces.
8. Recess parking garages and entrances from the front face of buildings. .
9. Outdoor storage, garbage and recycling areas should be screened from view, wherever possible.
10. Stepped-down building designs are encouraged for sloping sites to preserve view corridors, particularly views to the water, and to complement natural topography.
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.
12. Provide direct pedestrian access from the sidewalk located on the public street to residences, storefronts, and businesses. Residential entries should be clearly visible and identifiable from the fronting public street.
13. Residential entries should be emphasized by incorporating a front patio or stoop. .
14. Provide for slightly raised entrances to ground floor residences.
15. Encourage more accessible housing for people with mobility limitations on the ground floor of buildings. Consider including an access point that is accessible by wheelchair.
16. Recessed entrances to buildings from the sidewalk or property line are encouraged.
17. Apartment lobbies should have direct sight lines into them from the fronting street and where possible, multiple access points to enhance building access and connectivity with adjacent open spaces.
18. A landscaped transition zone between the entryway and public sidewalk should be considered.
19. Locate publicly oriented active uses at grade and at or near the sidewalk.
20. Avoid blank walls and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:
    - 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.

21. Exposed stairways and hallways on the exterior street facing portion of the building are discouraged.
22. Provide a minimum separation of 24 m between tall buildings that are over 6 storeys in height for privacy and to minimize shadowing. To ensure a 24 m building separation is achieved, provide a minimum separation of 12 m from side and rear property lines or to the centre line of an abutting lane.
23. The maximum floor plate size is 750 m^2 for the portion of any building that is over 12 storeys in height, to maximize light and ventilation for occupants and to minimize shadowing.

23.5.2 Townhouses

The following guidelines apply to townhouses where there are more than 4 units per lot:

1. Design townhouse buildings to not exceed 40 m in length.
2. Sufficient building separation should be provided between buildings to maximize daylight and minimize shadowing.
3. The common wall overlap between adjoining dwellings should be at least 50 percent.
4. Incorporate a range of design elements and architectural features into building facades that are rich and varied in detail.
5. Recess garages into the building to deemphasize their prominence.
6. Both front and rear yards should be landscaped.
7. Galley-style developments where building complexes are sited perpendicular to streets, with residential unit entries oriented internally, are discouraged.
8. Surface parking areas shall be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
9. Buildings should be sited and parking oriented to minimize the amount of the site dedicated to automobile circulation and parking, to support on-site soft landscaping.

24 DPA NO. 7:

Energy Conservation & Greenhouse Gas Reduction

24.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

24.2 Designation

Development Permit Area No. 7 – is designated for:

- Section 488 (1)(h) – energy conservation; and
- Section 488 (1)(j) – GHG emissions reduction.

24.3 Justification

The Province of British Columbia has legislated greenhouse gas targets and requires the cooperation of local governments to achieve them. As part of its pledge to the Community Climate Action Charter, Esquimalt set its own target to reduce greenhouse gas emissions by 38% of 2007 levels by 2030; with the eventual goal of progressing towards carbon neutrality.

The objectives in this DPA include:

- Encourage a shift in practice and behavior to accelerate a reduction in fossil fuel dependence;
- Support reductions in energy consumption in buildings, and reduced maintenance costs through the use of durable building materials; support the best use of existing infrastructure and minimizing the need for system capacity expansion and extension;
- Encourage and support innovation in redevelopment, siting and design;
- Deliver neighbourhoods that support residents physical and mental health with long-term livability, including walkability;
- Consider the long-term comfort of building occupants in design decisions;
- Create neighbourhoods and buildings that respect, serve, and support the needs of all economic classes;
- Build neighbourhoods that support transit, walking and other forms of active transportation;
- Support the construction of new buildings that contribute to those neighbourhoods where people are delighted to live, work, walk and play;
- Support development to have a positive impact on the biosphere, community resilience and residents' health.

24.4 Exemptions

1. Minor alteration/ addition to the exterior of a building. For the purpose of this section, “minor” is defined as a change which does not:
    - Increase the lot coverage by the lessor of 5% of the parcel or 50 m^2 (based on the site coverage of all buildings and structures);
    - Increase any bylaw non-conformities;
    - Comprise an addition of more than 50 m^2 of gross floor area; or
    - Require a Development Permit for ‘Form and Character.’
2. Landscaping.
3. Installation of temporary tent/carport structures intended to be used for less than one year.

24.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants) is strongly encouraged and may be required in certain circumstances.

24.5.1 Siting of buildings and structures

Where it is feasible:

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.
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.
3. In areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.
4. Provide green space and pedestrian pathways between buildings.
5. Strategically site buildings to sustain and increase the community’s urban forest tree canopy cover.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers. Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings.
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.
8. Provide outdoor amenities usable by the public such as seating, food gardens, mini-libraries, and play spaces to enhance the experience of walking and recreating in the neighbourhood.

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

1. Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.
2. Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.
3. Use roof designs that reduce heat transfer into neighbouring buildings.
4. 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.

5. 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.
6. Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.
7. Provide building occupants with control of ventilation; i.e. windows that open.
8. Consider includingrooftop patios, greenhouses, and gardens.
9. Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.
10. In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.

24.5.3 Landscaping

Where it is feasible:

1. 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.
2. Choose open space and landscaping over dedicating space to the parking and maneuvring of motor vehicles.
3. Strategically place taller deciduous trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.
4. As context and space allow, plant trees that will attain a greater mature size.
5. In residential neighbourhoods and along roadways, parking areas, and sidewalks, provide space for larger trees with a larger canopy cover as this will enhance the pedestrian experience.

24.5.4 Machinery, equipment and systems external to buildings and other structures

Where it is feasible:

1. For external lighting:
    - 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.
2. Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.
3. Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.
4. Design for on-site heat recovery and re-use of water.
5. Design bicycle parking facilities to be inviting for cyclists. Locate bike racks near the main building entrance, with adequate lighting and weather protection.
6. Provide car sharing facilities that are well lit, available for residents and the public, and easily accessed from the public street and not behind a gate.

24.5.5 Special Features

Where it is feasible:

1. Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.
2. Select local and regionally manufactured building products whenever possible.
3. Reuse of existing buildings and building materials is encouraged.
4. Choose materials that have a high likelihood of reuse or recycling at end of life.

25 DPA NO. 8:

Water Conservation

25.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

25.2 Designation

Development Permit Area No. 8 is designated for:

- Section 488(1)(i) – water conservation.

25.3 Justification

Guidelines that conserve water also reduce energy use from treating and distributing potable water and treating wastewater, and help communities prepare for expected water shortages from climate change.

Urban areas have high water demands. Landscaping uses a considerable quantity of potable water. Stormwater can be either a burden on municipal infrastructure and local shorelines or a resource used within the community to lessen water demand for landscaping.

The guidelines in this section are intended to implement the Township's sustainability objectives to develop a green economy and reduce the overall risks and impacts of climate change through:

- Reduced per capita water consumption in new developments;
- Better use of existing water system infrastructure and reduced need for system capacity expansion; create a positive impact on the natural environment and hydrological systems;
- Innovation in the use of stormwater to reduce landscaping water requirements; and
- Reduced impact on the stormwater management system from the over use of potable water for landscaping.
- Wise use of potable water and stormwater to reduce energy consumption and costs associated with the treating and distribution of potable water;
- By making the best use of existing infrastructure, the need for system capacity expansion and extension can be reduced;

- Reduced potable water consumption which leads to reduced energy consumption associated with the treating of wastewater;
- The best use of existing infrastructure so that the need for system capacity expansion and extension can be reduced;
- Use of stormwater for landscaping to assist in the conservation of local water reserves; and
- Rain gardens, retention ponds, and bioswales that can provide value as an urban design element and provide a source of delight in a passive recreation environment, and enhanced wildlife habitat and biodiversity.

25.4 Exemptions

The following do not require a development permit:

1. Changes to landscaping that does not decrease the permeability of a property
2. A minor alteration/ addition to the exterior of a building. For the purpose of this section, "minor" is defined as a change which does not do any of the following:
    - Increase the lot coverage by the lessor of 5% of the parcel or 50 m^2 (based on the site coverage of all buildings and structures);
    - Increase any bylaw non-conformities; or
    - Comprise an addition of more than 50 m^2 of gross floor area.
3. Installation of temporary tent/carport structures to be used for less than one year.

25.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants), is strongly encouraged and may be required in certain situations.

25.5.1 Building and Landscape Design

Where it is feasible:

1. Provide space for absorbent landscaping, including significantly sized trees on the site.
2. Design underground parking structures to allow space for significantly sized trees. .
3. Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.
4. Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.
5. Design landscaping with more planted and pervious surfaces than solid surfaces.

25.5.2 Landscaping – Retaining Stormwater on Site (absorbent landscaping)

Where it is feasible:

1. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.

2. 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.
3. (recommend removing because walking paths in urban areas should be hard surfaces, for pedestrian accessibility of all abilities)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.

25.5.3 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

1. Use automated high efficiency irrigation systems where irrigation is required.
2. Incorporate stormwater retention features into irrigation system design.
3. Use recirculated water systems for water features such as pools and fountains.
4. Install plantings and irrigation systems to the Canadian Landscape Standard.