

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.*

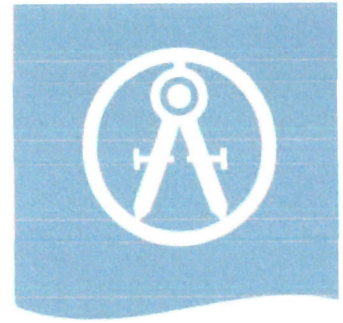
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

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

Section B

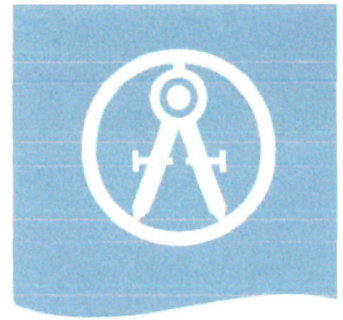
No.	Guideline-	Comments
25.5.1	Building and Landscape Design	
1	Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first three centimetres (1.25") of stormwater on site, per precipitation event.	This project includes green roofs which will absorb and slow storm water. There is a passive rain garden in the dog park area which will adsorb and filter surface water.
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.	There are 19 new trees proposed for this project. All of the trees planted at grade are not above parkade.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	This project includes green roofs which will absorb and slow storm water. There is also a large rooftop amenity space which has deep planters (18 to 24") planted with trees, shrubs and plants.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	There is a passive rain garden in the dog park area which will adsorb and filter surface water for that open area.



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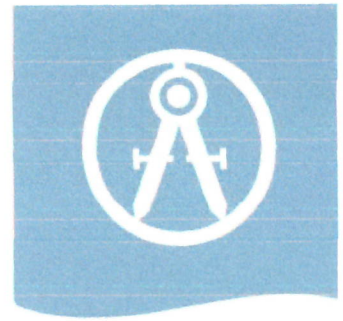
5	Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	Paved surfaces are interspersed with drought resistant vegetation and the paved surfaces are designed to drain into the vegetation.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	The landscaping has been designed with more planted and pervious surfaces than solid surfaces
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.	There is a passive rain garden designed for the dog park amenity space to receive surface water from that open area. In addition the gravel area will be permeable. The rooftops are also green roofs which will both absorb and slow storm water. The large roof top amenity will also absorb storm water in their planters.

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	The large Garry Oak NT6 will be retained as will be the native soils around it. The rest of the landscape will be new.
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.	The plantings proposed are either native plants or drought tolerant evergreens and pollinators and grasses. Plants were selected to create a diverse and environmentally sensitive landscape.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Shade, sunlight, heat, wind-exposure, and water needs have been considered in the selection and placement of plant species
4	Group plants with similar water needs into hydro-zones.	Plants have been grouped according to their watering and sunlight 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.	The large Garry Oak NT6 will be retained as will be the native soils around it. All of the garden area around the Garry oak will be enhanced with diverse and dense plantings, irrigation and high quality local soils and mulch.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	All parking is underground in this project. Permeable pavers have been integrated into the hardscape at the two main entrance / gathering spaces. Permeable gravel treated with Romex TM has been used in the dog park area.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	The large Garry Oak NT6 will be retained as will be the native soils around it.
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 under municipal sidewalk along Head Street for the most part. Electrical service enters the site at the north-west corner.
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.	High quality local soils and mulches will be specified in the BP stage.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Permeable gravel treated with Romex TM has been used in the dog park area.
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.	Our planting plan will ensure that there will be 100% coverage after two full growing seasons. Native plants along with other drought tolerant plants are included in the understory.



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25.5.4 Landscaping- Water Features and Irrigation Systems		
1	Use automated high efficiency irrigation systems where irrigation is required.	Automated high efficiency irrigation systems will be specified for all planted areas.
2	Incorporate stormwater retention features into irrigation system design.	This project includes green roofs which will absorb and slow storm water. There is a passive rain garden in the dog park area which will adsorb and filter surface water.
3	Use recirculated water systems for water features such as pools and fountains.	Recirculated water systems will be used for all water features.
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	All plant and irrigation installation will be specified to the Canadian Landscape Standard at BP stage.