

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.).

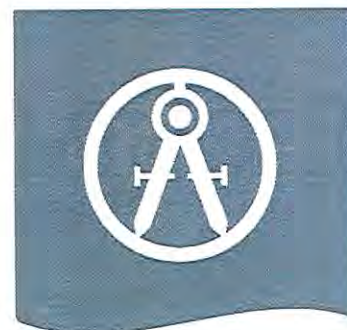
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	876 Dunsmuir Road	Jim Penner, 0795531 BC Ltd.

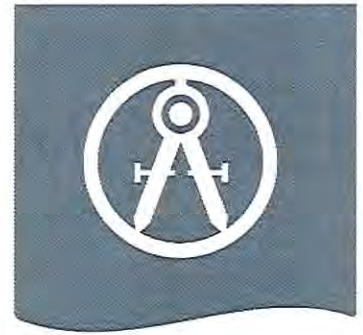
Section B

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



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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.	N/A
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.	N/A
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	N/A (replacing old demolished building)
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.	N/A
18.5.2 Natural Features		
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	None
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.	N/A
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	Small retaining walls, with by-laws, to maintain slopes and topography and facilitate plantings which provide privacy and weather protection
4	Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	N/A



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5	Design new development and landscaping to frame rather than block public views.	N/A
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.	New landscaping professionally planned to maximize setting, terrain, esthetics and natural water absorption with predominantly local plants. Soil will be enhanced and finished with mulch
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.	Preference to deer and drought resistant plantings in all cases. Pollinators throughout to enhance bio-diversity See landscaping plan.
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.	Dogwood trees, border hedge and lawn will enhance natural feel
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.	Dogwood trees will shade front of building. All plants chosen are suitable to Victoria climate.
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.	Mix of pollinator shrubs. Dogwoods will attract pollinators as well as provide winter berries for birds
5	Encourage native plant and food gardens to spill from private land into boulevards.	Yes



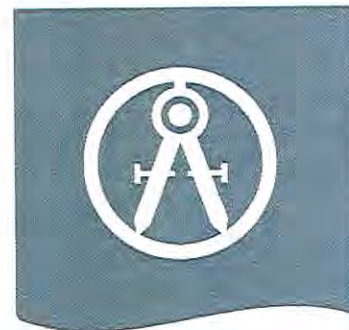
ODPA No. 1: Natural Environment

6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Front lawn bordered by native plants and pollinators
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	None
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.	None
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).	Reuse existing service paths and driveway
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Pyramid cedars planter is 3' wide. Shrub planters as appropriate.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	N/A
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Confirmed. BCNTA/BCSLA
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.	Small front hedge, taller side and back hedges, Vine Maple and Dogwoods will all contribute to a pleasant ashtetic.
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.	Confirmed. All fixtures will be chosen in consultation to energy consultant and electrician.



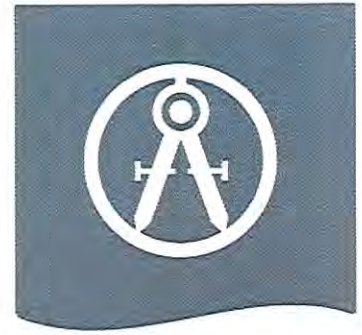
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3	Light spillage on to waterways is strongly discouraged.	N/A
4	Place trees and vegetation near sources of air pollution including busy roadways, to assist in reduction of air pollution through the collection of particulate matter on leaves and needles, and absorption of toxic gases, including but not limited to: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, carbon dioxide, cadmium, chromium, nickel and lead.	Front hedge and 3 larger Dogwoods will all protect front of house.
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.	No treed areas.
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.	No shoreline.
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.	None available.
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.	The driveway includes a lawn ribbon. Permeable pavers are used in parking areas.



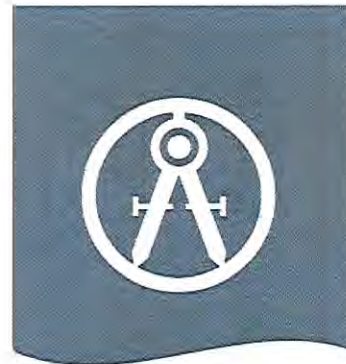
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5	Use porous surfaces to enhance stormwater infiltration, permeable paving is preferable for all open air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site.	Parking area is permeable. Driveway has lawn ribbon.
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.	All garden areas finished with leaf mulch.
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.	The rear of the building features 3 picnic tables. The front lawns are large enough for play areas. People were chosen in priority to rain gardens.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Yes.
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).	N/A
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.	N/A
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.	N/A



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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).	None
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Dogwood trees will attract birds
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	The planned mix is appropriate to space, refer to landscape plan.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Native groundcover will grow and hang over retaining wall.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	Mix of coniferous and deciduous shrubs and trees
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 window coverings will be used.
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	None



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	876 Dunsmuir	Jim Penner, 0795531 BC 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.	Size and siting substantially through consultation process (neighbours, committees and council) to current status with comparable height and frontage to adjacent homes.
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.	Updated siting positions structure to similar frontage and height of neighbours
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.	N/A



DPA No. 6 Multi-Family Residential

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.	Pyramid cedars will provide 2 way noise barriers and privacy along rear and rear corners of lot.
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.	Parking at rear, behind building, screened by fence and pyramid cedars.
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	N/A
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible	N/A
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	N/A
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	One old, ailing tree removed, 4 new ones planned. Refer to landscaping plan.
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.	100%
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.	All fixtures will be chosen working with energy consultant and electrician to confirm balance between being sufficiently and safely lit, without spilling light to neighbours.
12	Avoid excessively long blank walls adjacent to public streets.	Front faces the street with doors, windows, patios and balconies.



DPA No. 6 Multi-Family Residential

13	Use architectural emphasis to define street corners.	N/A
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	Individual unit exposure is to the front looking over Dunsmuir Road.
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	All entrances face front (South)
16	Use of indigenous and adaptive plant species is encouraged.	Prioritized Refer to landscape plan.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Confirmed. All fixtures will be chosen working with energy consultant and electrician to confirm balance between being sufficiently and safely lit, without spilling light to neighbours
18	Wherever possible, outdoor storage and parking areas should be screened from view.	Parking, storage and bike lockers are at rear.



DPA No. 6 Multi-Family Residential

19	<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. 	None
20	<p>Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.</p>	Minimal outside. Walk up to upper units is inside.



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	876 Dunsmuir Road	Jim Penner, 0795531 BC 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.	Front faces South. Building is sited consistent with neighbours.
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.	Building is set back to provide lawn (people space) at the front. The large Dogwood trees adjacent to the South side will provide shade. Siting to forntage is similar to west neighbour, minimum shading will result.
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.	N/A



DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

4	Provide space for pleasant pedestrian pathways between buildings.	The safe walkway, is on the opposite side of building from the driveway. It is bordered by plantings for it's entire length.
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	One building, sited to accept new tree cover in front.
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Lawn and short border hedge in front, taller Dogwood trees shade building, smaller shrubs around sides and back. Pyramid cedar "fence" marks the rear and rear corners.
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.	N/A
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.	Picnic tables at rear. Front lawn sufficient for childrens play area.
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.	Tall pyramid cedar hedging and a Vine Maple tree at rear. Dogwood trees in front.



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.	Back section of building behind patio is raised.
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.	Roof is flat, no reflection to neighbours.
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.	All large windows and patio doors face South
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.	Dogwood trees and deck will shade lower levels. Overhang will shade upper deck.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	N/A
6	Provide building occupants with control of ventilation; i.e. windows that open.	Yes
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	None
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.	Rooftop patios for 2 upper units. Room for pots.
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	None
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.	None



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.	N/A
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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.	Numerous native planting front and sides. 3 large Dogwood trees for shade. Pollinators in the front for birds and bees
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	Picnic tables at back. Front lawn large enough for play area.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	No existing trees. Poor soil will be enhanced with compost rich soil and leaf mulch.
4	Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	3 Dogwood trees on South (front)
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	3 of 4 planned trees are on the South
6	Strategically place coniferous trees such that they can buffer winter winds.	Pyramid cedars are on the North (rear) and rear corners.
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.	No healthy trees removed. Max number of large trees as practicable planned.
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.	Only actual parking area is exposed, maneuvering area is covered. Parking area is shaded by building.



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.	Done, refer to landscape plan
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.	N/A
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	Parking area is shaded by building on South and pyramid cedar on North.

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. 	All lighting will be selected in consultation with an energy consultant and electrician with an emphasis on low-energy use, safety, adequacy, inside and out.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	Energy consultant will be engaged to help achieve a 10% reduction from standard use expectations
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Concrete fibre products are durable
4	Design for on-site heat recovery and re-use of water.	No



DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

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.	Each unit has it's own bike locker adjacent to the parking areas. Additional bike lock ups are provided out of sight at the rear.
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.	All parking spots have level 2 charges
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	None

24.5.5 Special Features		
1	Select building materials that have been shown to have a high level of durability for the use intended.	Concrete fibre panels.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Re-cycled lumber is used in I joist and OSB sheathing.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Building materials will be almost exclusively be from BC, some, where possible from the Island
4	Reuse of existing buildings and building materials is encouraged.	Previous building was old and in a state of dis-repair with extensive asbestos.It was remediated, crushed and removed.
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	Life expectancy of roof is 40 years, all other materials are longer.



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.*

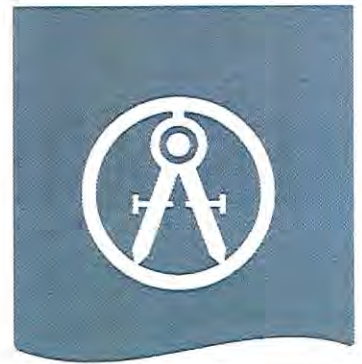
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Section B

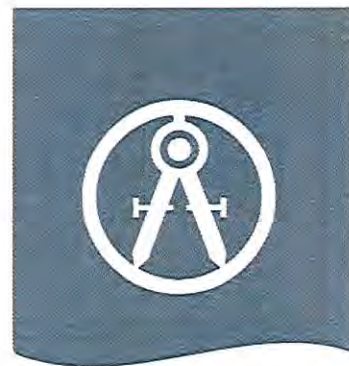
No.	Guideline-	Comments
25.5.1	Building and Landscape Design	
1	Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first three centimetres (1.25") of stormwater on site, per precipitation event.	Engineered solution in the front lawn to absorb water from roof.
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.	3 Dogwood trees in the front 1 Vine Maple in the rear Ribbon driveway, minimum hard surfaces
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Roof water will drain to engineered solution integrated into front lawn
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Choose picnic tables and children's play areas in lieu of rain garden



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.	Parking stalls are adjacent to North side of building so will be shaded most of the day.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	Landscaping has been maximized given modest lot size.
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 such adjacent areas

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	No existing trees or vegetation. Existing soil is not currently supporting healthy grass, this will be enhanced with rich soil and mulch . Plan calls for 80 additional yards of soil.
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.	Native deer resistant, drought tolerant plant are prioritized.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	3 Dogwoods will provide front shade. Pyramid cedars noise and sight privacy as well as diminishing wind.
4	Group plants with similar water needs into hydro-zones.	Done, see landscaping plan.



DPA No. 8 Water Conservation

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.	None
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Permeable pavers used for parking area. Grass strip in driveway.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Space is needed for construction.
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.	Servicing lines under driveway.
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.	Sidewalk is bordered by planting rows that will contain leaf mulch.
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



DPA No. 8 Water Conservation

25.5.4 Landscaping- Water Features and Irrigation Systems		
1	Use automated high efficiency irrigation systems where irrigation is required.	Yes
2	Incorporate stormwater retention features into irrigation system design.	Yes, engineered solution under front lawn
3	Use recirculated water systems for water features such as pools and fountains.	None
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Yes, confirmed, BCNTA/BCSLA



Official Community Plan

DPA No. 11 West Bay

Area

All lands outlined and indicated as “West Bay” (Schedule “H”) are part of DPA No. 11.

Designation

Development Permit Area No. 11 is designated for the purpose of establishing objectives for:

- Section 488 (1)(a)- Protection of the natural environment, its ecosystems and biological diversity;
- Section 488 (1)(b)- Protection of development from hazardous conditions;
- Section 488 (1)(d)- Revitalization of an area in which a commercial use is permitted;
- Section 488 (1)(e)- Establishment of objectives for the form and character of intensive residential development;
- Section 488 (1)(f)- Establishment of objectives for the form and character of commercial and multi-family residential development
- Section 488 (1)(h)- Establishment of objectives to promote energy conservation;
- Section 488 (1)(i)- Establishment of objectives to promote water conservation; and
- Section 488 (1)(j)- Establishment of objectives to promote the reduction of greenhouse gas emissions. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 114-115. For photographic examples relevant to the guidelines below, please refer to pages 115-141 of the Official Community Plan. Guidance on building heights (shown in number of storeys permitted) is shown on page 131.*

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		

Section B

No.	Guideline	Comments
	Commercial and Mixed-Use Buildings	
1	Locate publicly oriented active uses at grade and at or near the sidewalk edge.	
2	Incorporate transparent shop-front windows, frequent entrances, weather protection and pedestrian oriented signage into ground floor facades.	



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3	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.	
4	Provide pedestrian access to storefronts and businesses from the adjacent public street and orient upper storey windows and balconies to overlook adjoining public open spaces.	
5	On corner sites, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.	
6	Avoid locating off-street surface or structured parking adjacent to active public streets and open spaces. Locate off-street parking behind or underneath buildings. Laminate or wrap any above ground structured parking with active (residential or commercial) uses to buffer structured parking from public open spaces.	
7	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.	
8	Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.	
9	Recessed entrances to buildings from the sidewalk or property line are encouraged in order to provide for door swings, to protect the entrance from rain or snow, and to emphasize building entrances.	



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10	Incorporate plantings, attractive lighting, signage, paving details, furnishings, street trees and other landscape details to create a comfortable, attractive, unique and well defined public realm.	
11	<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. 	

	Residential Buildings	
1	Site and orient multi-plex, townhouse and apartment buildings to overlook public streets, parks, walkways and communal spaces, while ensuring the security and privacy of residents.	
2	Incorporate individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street activity and walking, and enhances safety.	



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3	Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours.	
4	Emphasize front doors by incorporating a front patio or stoop and orienting front entryways prominently towards public streets and open spaces.	
5	Incorporation of a semi-elevated front entry way (1 m - 1.5 m) is encouraged to create a semi-private entry or transition zone to individual ground floor units. For these units, ensure an alternate access point that is accessible by wheelchair.	
6	Locate off-street surface parking behind or underneath buildings. Off-street surface parking located between the front of the building and the public sidewalk or adjacent to other public open spaces is strongly discouraged and should be avoided. When parking is accessed from the fronting public street, recess parking garages and entrances from the front face of buildings.	
7	A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.	
8	Apartment lobbies and main building entries should be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple accesspoints to enhance building access and connectivity with adjacent open spaces.	



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No.	Visual and Physical Connections to the Harbour	
1	Physical and visual connections to landmark buildings, landscape features, the harbour, seascape, and other surrounding natural features are important components of West Bay's character and identity and therefore should be preserved and enhanced.	
2	New development and landscaping should frame rather than block public views of parks and openspaces, natural features, prominent buildings, public art and the harbour.	
3	Locate and design buildings to preserve public street-end views (and where possible private views) to the harbour.	
4	Where possible, create new public connections to harbourfront uses and activities at the waters edge, specifically Sailor's Cove, Hidden Harbour, and West Bay Marina.	
5	Mark/celebrate corners and street-end views through building and open space design.	
6	Water access and views to the West Bay harbourfront and upland neighbourhood from the water are equally important elements of West Bay's identity. Therefore future development must consider visual and physical connections to the neighbourhood from the water in considering future development.	
7	New development adjacent or near to the harbourfront should respond to relevant sections of the provincial "Flood Hazard Area Land Use Management Guidelines."	



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	Neighbourliness	
	Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.	
1	New projects should provide a sensitive transition to nearby, less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.	
2	Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.	
3	In a mixed use project adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.	
4	Face similar uses across the street and at compatible scales; avoid building scale differences of more than 2 storeys across streets.	
5	Locate development to minimize view impacts on existing and planned future development.	
6	Buildings should be positioned and scaled to minimize the impact of shadows on adjacent open spaces, buildings, and within the project.	
7	Locate open space (plazas, parks, patios, cafes, etc.) south of permanently shading structures.	



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8	Locating off-street surface parking in front of buildings, at prominent corners or intersections, immediately adjacent to public sidewalks and open spaces, and other public oriented active open spaces is strongly discouraged and should be avoided.	
9	Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.	
10	Views from upper stories of new buildings should minimize overlook into adjacent private yards, especially in less intensive areas. Following are some strategies which can be used to achieve this guideline: 1. Increase building separation so that the face of the building and hence the windows are setback farther from the property line. 2. Take advantage of site design that reduces impacts by using, for example, an adjacent ground floor area for an entry court. 3. Stagger windows to not align with adjacent, facing windows. 4. Primary windows into habitable spaces should not face interior side-yards.	

	Architectural Concept: Achieving a Human Scale
	Overview and Intent- These are general guidelines for architecture and are not intended to be prescriptive, but rather to encourage flexibility and innovation in building design and character. The overall intent is to create buildings and other structural elements that are scaled to the pedestrian, encourage pedestrian activity and welcome users.
	Human Scale- Achieving human scale refers to the use of architectural features, details and sign design elements that are of human proportion and clearly oriented for pedestrian activity. A building has good human scale if its details, elements and materials allow people to feel comfortable using and approaching it.



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	Building Articulation- Many street frontage design elements, both horizontal and vertical, help to create an interesting and welcoming streetscape. These include building materials, special ground floor design treatments, façade modulation, corner treatments, building step-backs for upper storeys and façade elements such as window treatments, building entries and other architectural details. All of these help define the public realm as a welcoming place.	
1	The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).	
2	Design buildings to express their internal function and use.	
3	<p>Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians. Examples of architectural features include:</p> <ol style="list-style-type: none"> 1. Building height, massing, articulation and modulation; 2. Bay windows and balconies; 3. Corner features accent, such as turrets or cupolas; 4. Decorative rooflines and cornices; 5. Building entries; or 6. Canopies and overhangs. 	



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	<p>Examples of architectural details include:</p> <ol style="list-style-type: none"> 1. Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.); 2. Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors); 3. Articulation of columns and pilasters; 4. Ornament or integrated artwork; 5. Integrated architectural lighting; 6. Detailed grilles and railings; 7. Substantial trim details and moldings; or 8. Trellises and arbors. 	
4	<p>Locate and design entrances to create building identity and to distinguish between individual commercial and residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.</p>	
5	<p>Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.</p>	
6	<p>Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).</p>	



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7	<p>Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that:</p> <ol style="list-style-type: none"> 1. Are vertically proportioned and approximately the size and proportion of a traditional window; 2. Include substantial trim or molding; 3. Are separated from adjacent windows by a vertical element; 4. Are made up of small panes of glass; or 5. Are separated with moldings or jambs but grouped together to form larger areas of glazing. 	
8	<p>The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.</p>	
9	<p>In general, new buildings should incorporate natural building materials into façades to avoid a “thin veneer” look and feel, and combined with more modern treatments, such as glass, concrete and steel.</p>	
10	<p>Vinyl siding, large expanses of stucco, swirl type stucco, and vinyl for window frames are generally discouraged.</p>	



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	Green Healthy Buildings and Open Spaces	
1	Building design and site planning should reduce the overall “ecological footprint” (energy use, waste, and pollution) of new development while also maximizing livability. This can be achieved by maximizing passive lighting, heating and cooling, providing usable outdoor amenity spaces and being responsive to the existing ecosystems and natural context.	
2	Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).	
3	Dwelling units with exterior access on only one side should always face a good view or the direction of the sun (ideally both) and are most suitable as wide frontages with shallow floor plans to allow adequate penetration of daylight.	
4	New buildings should not block significant views or solar access to adjacent buildings and open spaces.	
5	Incorporate courtyards, greenways, gardens and other common areas as defining elements of projects.	
6	Where at-grade space is limited, rooftop patios, gardens and courtyards are encouraged.	
7	Retention and infiltration best management practices for rainwater should be used as appropriate.	
8	Residential buildings should incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper level terrace.	