



Official Community Plan

DPA No. 2: Protection of Development from Hazardous Conditions

Area

All lands located within the inundation area as calculated by the most recent Tsunami modeling program are designated as part of Development Permit Area No. 2 – Protection of Development from Hazardous Conditions.

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. (Note: For DPA justifications and exemptions please refer to the Official Community Plan, page 82.

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

Section A

Application No.	Project Address	Applicant Name
DP TBC	937 Colville	Lapis Homes

Section B

No.	Guideline	Comments
1	No building intended for the occupation of people shall be built within an area directly impacted by a tsunami.	na
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.	na
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.	Using plantings, trees and vines to break up large walls and make building and site approachable and visually appealing.
4	The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	Will use construction materials where possible and practical that will reduce impact on water.
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.	Expecting to use masonry walls for retaining around rain garden area to improve visual interest.



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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	937 Colville	Lapis Homes

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.	See civil drawings for rain garden and stormwater retention design
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.	Using as much absorbent landscaping and trees as possible.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Raingarden area is expected to capture at least half the water on the roof.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Rain garden designed for southeast corner and will collect runoff from parking area and half the roof.



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5	Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.	We're limited because of the parking requirements and the site spacing, but are grading the site to collect as much of the water as possible in the soft scape, rain garden area and landscaping strip in the middle of the driveway.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	Landscaping area has as much pervious and planted areas as possible.
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 public spaces next door.

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	See other DPAs
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.	Mixing some native plants in with non-native plants, as noted in other DPA forms.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Landscape designer considered this in selection
4	Group plants with similar water needs into hydro-zones.	Considered this as part of landscape design.



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25.5.3 Landscaping- Retaining Stormwater on Site (absorbent landscaping)		
1	Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.	No existing trees on site. Proposing 10 new trees to naturally absorb water and provide shading for site.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	See other DPA forms.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	We're proposing to use the entire site for landscaping, parking area and building. We will keep and reuse as much of the natural soil as possible.
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.	Site is limited in where we can place civil servicing lines as it slopes from west to east and has a municipal storm and sewer line running down the west side. Water line comes in under driveway. Storm pipe needs to come from the rear rain garden area.
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.	Plan is to use quality top soil and mulch in all landscaped areas.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Plan is to do this throughout. Gravel or permeable rocks in areas that may have high use.
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.	As noted in other DPA forms, expectation is to have good coverage on occupancy.



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25.5.4 Landscaping- Water Features and Irrigation Systems		
1	Use automated high efficiency irrigation systems where irrigation is required.	Plan is to irrigate with an automated system.
2	Incorporate stormwater retention features into irrigation system design.	Challenge to do this and provide proper site storage and drainage from the rain garden.
3	Use recirculated water systems for water features such as pools and fountains.	N/A
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Plants to be installed to CL standard.