



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	636-640 Drake	Dimma Pacific Properties

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
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.	A majority of the existing tree resource has been retained. See Landscape Plan and Arborist Report for details.
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.	Siting of the units have followed the natural contours of the site requiring only minimal retaining walls at the driveway access and corners of units 1 and 7.
4	Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	Aisles and parking spaces have been designed to Township of Esquimalt standards.





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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.	Access is over and existing sewer right of way so minimal disturbance
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.	Plant material selections includes indigenous species and non-invasive hardy adaptive species.
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.	Plant material selections for the frontage and side yards includes indigenous species and non-invasive hardy adaptive species that will contribute to a pedestrian friendly experience.
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.	Plant material has been selected to respond to sun/shade, wind and moisture requirements.
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.	Plant material selections will assist with habitat and food needs of birds and pollinators.
5	Encourage native plant and food gardens to spill from private land into boulevards.	Indigenous plant species have been incorporated into the landscape design. Food gardens were not a component of the landscape design program.





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6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	A variety of plant material and small areas of turf grass have been provided in the landscape design.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	Not incorporated into the landscape design.
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.	Invasive species have not been used in the landscape design.
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).	Existing Sewer right of way under proposed driveway
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Terraced retaining was not required for the project due to minimal retaining requirements. Retained areas incorporated single retaining walls with ample space for planting above the walls.
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.	Canadian Landscape Standards will be met for the project.
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.	The existing tree and hedge resource combined with new plant material will assist with urban noise reduction.
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.	Noted





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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.	N/a
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.	See Landscape Plan for the extent of tree preservation and addition of 4 large deciduous trees and 6 small deciduous trees.
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.	Onsite Stormwater retention to be designed by civil Eng
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.	N/a
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.	Driveway and parking area surface water will be collected in storm water management chambers located at the end of the driveway. The chambers will allow gradual absorption of water back into the subsoil. Rainwater falling on soft landscape areas will be directed away from the buildings towards the edges of planting beds for gradual absorption into the soil profile. The existing tree resource and proposed tree planting will assist with reducing the local heat island effect.





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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.	Permeable paving for driveway and parking spaces has not been utilized. A permeable gravel surface is proposed at the Amenity harbour / seating area.
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.	Quality topsoil and mulches will be utilized in all planting areas.
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.	Driveway and parking area surface water will be collected in storm water management chambers located at the end of the driveway. The chambers will allow gradual absorption of water back into the subsoil. Rainwater falling on soft landscape areas will be directed away from the buildings towards the edges of planting beds for gradual absorption into the soil profile.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Planting areas will have near 100% plant coverage after two full growing seasons.
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).	See Landscape Plan for the extent of tree and hedging preservation.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	See Landscape Plan for frontage tree retention and tree and shrub planting.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	See Landscape Plan for tree retention and tree and shrub planting.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	See Landscape Plan for tree retention and tree and shrub planting.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	See Landscape Plan for tree retention and tree and shrub planting.
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Low E Glass will be used
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Noted





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	636-640 Drake Ave	Dimma Pacific Properties

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.	The project has been reduced from 8 units to 7 units to reduce the density
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.	Design has taken account of neighbouring properties to limit overlook and prevent shadowing.
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.	An attractive streetscape has been provided including foundation planting to compliment the form of the buildings and plantings to provide a sense of entry to the project.
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 is in the rear yard
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.	Building is stepped according to existing grades
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	Minimal tree removal is being done to preserve natural screening as per landscape plan and arborists recommendations
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.	Almost 100% of overlap to decrease heat loss through exterior walls
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.	Exterior lighting is provided by parking area motion lights and entrance lighting at each door.
12	Avoid excessively long blank walls adjacent to public streets.	Walls adjacent to Drake are articulated to address this issue.



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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.	Access to deck facing Drake
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	Entrance from Drake are raised and oriented to Drake to give a single family dwelling appeal
16	Use of indigenous and adaptive plant species is encouraged.	Indigenous and hardy adaptive plant material will be utilized for the project.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Noted
18	Wherever possible, outdoor storage and parking areas should be screened from view.	Screening is provided



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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. 	N/a
20	<p>Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.</p>	N/a



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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	636-640 Drake Ave	Dimma Pacific Properties

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.	Designed to reduce mass and heat loss
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.	Shadow Study was done, all neighbours are to south except 1 which has natural light between the duplexes
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.	Building Heights vary with topography



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4	Provide space for pleasant pedestrian pathways between buildings.	
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	See Landscape Plan for tree retentions and addition of 4 large deciduous trees and 6 small deciduous trees.
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	See landscape plan for front, side yard planting and rear yard planting and amenity space. A mix of indigenous and hardy adaptive planting will be provided.
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.	N/a
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.	See Landscape Plan for frontage tree planting and existing tree resource.



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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.	Flat roof design easy for passive solar collection
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.	Flat roof minimizes reflective heat
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.	Design consideration given to reducing south overlook
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.	Yes
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	
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.	N/a
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	N/a
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.	Low e glass



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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.	See landscape plan for the visually interesting frontage planting incorporating indigenous and hardy adaptive plant material. The planting will compliment the form of the units and planting at the head of the driveway will provide a sense of entry for the project.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	See landscape plan for mix of hardscape and landscaped areas.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	See landscape plan (and Arborist Report) for tree retention measures. Existing topsoil that is appropriate for use will be utilized in the landscape construction.
4	Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	See landscape plan. The existing tree resource and introduction of 2 large deciduous trees along the southern boundary will assist with providing shade in the summer and sun exposure in the winter.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	See landscape plan. The existing tree resource along the southern and western portions of the site combined with 3 large deciduous trees along the southern boundary and western edge will assist with providing shade in the summer and sun exposure in the winter.
6	Strategically place coniferous trees such that they can buffer winter winds.	Due to space restrictions large deciduous trees have not been provided in the landscape design. The existing tree resource will help buffer winter winds.
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.	See landscape plan (and Arborist Report) for tree retention measures. 4 large deciduous trees and 6 small deciduous trees are proposed for the project.
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.	See landscape plan for existing and proposed tree canopy cover. The existing and proposed trees will assist with reduction of heat gain.



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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.	See landscape plan for the distribution of plant material. Lower plant material has been indicated adjacent to the foundations and large tree planting has been kept away from the buildings.
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.	na
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	See landscape plan for existing and proposed tree canopy cover. The existing and proposed trees will assist with reduction of heat gain.

24.5.4 Machinery, equipment and systems external to buildings and other structures		
1	For external lighting: <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. 	Noted
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	Ductless Heat pumps to be utilized
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Hardiplank siding
4	Design for on-site heat recovery and re-use of water.	N/a



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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.	N/a
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.	N/a
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	N/a

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 based siding
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	Locally sourced wood construction
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Done
4	Reuse of existing buildings and building materials is encouraged.	Where Possible
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	



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	636-640 Drake	Dimma Pacific Properties

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.	Designed by Civil Eng
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.	See Landscape Plan for plant material size and distribution and extent of site dedicated to green space.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	N/a
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	N/a



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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.	See Landscape Plan for plant material and distribution that will provide shade on paved surfaces. Surface drainage from the driveway and parking will be directed into subsurface storm water management chambers.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	See Landscape Plan for indication of planted areas vs. impermeable paved 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.	Surface drainage from the driveway and parking will be directed into subsurface storm water management chambers.

25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	See Landscape Plan (and Arborist Report) for tree resource retention strategy. Existing topsoil will be reused for landscape construction if the quality of topsoil meets specifications.
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.	A mix of indigenous and hardy adaptive plant species will be utilized.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Sun / shade, heat, wind exposure and water needs for plant material have been considered in the planting design.
4	Group plants with similar water needs into hydro-zones.	Plant groupings and their water needs have been considered in the planting 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.	See Landscape Plan (and Arborist Report) for tree resource retention strategy that will assist with water absorption. Large coniferous tree planting was not utilized due to space restrictions.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Permeable paving has not been utilized. Good quality topsoil, mulching and a permeable gravel surface at the amenity area have been used in the landscape design.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Critical root zones of the existing trees to remain will be protected from compaction during construction with fencing and mulching as indicated in the Arborist Report.
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.	As per Civil Eng
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.	Good quality soil and composted mulch will be utilized to assist with water holding capacity.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	N/a
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.	Planting will attain near 100% coverage after two full growing seasons. A mix of indigenous and hardy adaptive plant material will be utilized for the project.



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.	A high efficiency automated irrigation system will be utilized for
2	Incorporate stormwater retention features into irrigation system design.	Storm water retention will incorporate storm water management chambers as designed by the Civil Consultant.
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.	Plantings and irrigation will be installed to the Canadian Landscape Standard.