Township of ESQUIMALT

DEVELOPMENT SERVICES

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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	916-920 Old Esquimalt Rd	A.H. Winter & Son Const.

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

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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.	NA
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.	NA
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	NA
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.	NA
18.5.2	**Natural Features**	
1	Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.	Four existing mature trees are being retained on the site, and native soils will be retained wherever possible.
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.	NA
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	NA
4	Narrower manoeuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	Driveway sizes have been kept to the minimum required, and on-site manouevering aisles have been avoided.

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5	Design new development and landscaping to frame rather than block public views.	Planting design provides privacy to the development while not blocking views from the adjacent public space.
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.	Native soils will be retained wherever possible. Subgrade under soft landscaping will not be compacted.
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.	Proposed plant species are all native or adaptive to the Coastal Douglas-fir biogeoclimatic zone. All selected plant species are drought resistant once established.
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.	Planting design features native and adaptive shrubs, ornamental grasses, and perennials that are sell-suited to the microclimate of the site and their location relative to the site buildings. They enhance habitat and contribute positively to developing a pedestrian friendly street.
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.	Selected tree species are well-suited to site conditions.
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.	Native and adaptive plant selections provide nesting and food habitat for local wildlife and pollinators.
5	Encourage native plant and food gardens to spill from private land into boulevards.	NA

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6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	Grass lawns have been boken up into smaller areas and eliminated where logical (ie: Lot A rear garden).
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	NA
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.	No fast-growing groundcovers or invasive plants are being proposed.
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).	Yes
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Adeqyate planting space has been provided in besd to support the proposed plantings. Larger spaces have been allowed for trees.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	Proposed raingardens are open to the air.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Landscape installation will meet the CLS.
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.	Leafy trees and mulched planting beds have been provided along the site frontage to help mitigate street noise.
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.	NA

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3	Light spillage on to waterways is strongly discouraged.	NA
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.	Trees have been located near the adjacent roadways.
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.	Existing trees have been retained along with their native soils wherever possible.
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.	Raingardens have been located at the south end of the development.
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.	Raingardens in this development are located entirely on-site.
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.	Paved surfaces direct stormwater to planting beds wherever possible. Paved surfaces have been limited to driveways, patios, and one accessible side yard path. Proposed plant species are drought resistant once established.

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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 concrete is proposed for the northmost driveway.
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.	Planting beds to be mulched (leaf mulch or alternate approved by LA). Concrete and pavers are limited to driveway, patio, and accessibloe side path 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.	Rain gardens are included in the design.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	The planting design provides 100% coverage of planted areas after 2 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).	NA
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.	NA
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.	NA

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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).	Four mature trees are retained on the site.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	Front gardens provide plenty of space for bird traffic and provide nesting habitat through trees and native/adaptive plantings.
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	NA
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Vertical vegetation structure has been incorporated into the planting design.
5	Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.	A variety of native species in varying sizes have been proposed for this site.
6	Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.	Blinds
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Yes

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DPA No. 3: Enhanced Design Control Residential

Area
All lands zoned for two-unit dwellings or zoned as Comprehensive Development Districts for residential developments only are designated as part of Development Permit Area No. 3- Enhanced Design Control- Residential as shown on "Development Permit Areas Map" (Schedule "H") of this Plan.

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

- Section 488 (1) (e)- establishment of objectives for the form and character of intensive residential development.
  .Note: For DPA justification and exemptions please refer to the Official Community Plan, page 84.

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	916-920 OLD ESQUIMALT RD.	

Section B

No.	Guideline	Comments (Please complete with NA where not applicable)
20.5	**Guideline- Duplex Housing**	
1	The fronts of the buildings should be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing while still maintaining a complementary streetscape.	N/A
2	Innovative and creative site-specific two-unit dwellings are encouraged where usable open space is maintained either on the ground (yard) or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.	N/A

DPA No. 3: Enhanced Design Control Residential

3	Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.	N/A
4	Side by side, up and down, or staggered unit configurations are preferred as these result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.	N/A .
5	The use of exterior building materials similar to those used in older residential neighbourhoods (i.e. combinations of wood, brick, stucco, and stone) is encouraged.	YES .
6	Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.	YES .
7	To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.	YES .
8	Buildings should be designed to minimize visual intrusion on to the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by insetting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.	YES .
9	The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings	YES, (SEE SHADOW STUDY).

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10	A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.	REFER TO LANDSCAPE PLAN.
11	The provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.	YES.
12	Retention and protection of trees and the natural habitat is encouraged where possible.	ONE TREE REMOVED WITHIN DRIVEWAY LOCATION, ALTERNATE CONFIG'S FOR DRIVEWAY HAVE SAME RESULT.
13	Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. The building of curving access roads and driveways helps to avoid views from the street of large expanses of paving. The use of shared driveways is encouraged.	N/A.
14	The use of permeable and decorative surfacing materials, such as brick, concrete pavers, textured concrete, coloured paving or grasscrete is encouraged in place of solid expanses of asphalt or concrete.	LIMITED VARIATION.
15	Where possible, hydro meters should not be placed on the front façade of a building and, if placed in a manner which is visible from the street, will be appropriately screened by the owner in a manner consistent with BC Hydro requirements.	YES
16	Where an existing single-unit dwelling is being converted to a two-unit dwelling both the original structure and the addition shall be in complementary architectural style and constructed of complementary exterior finishes including roofing material, window treatments, exterior finishes, door styles and trims.	N/A.

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17	Roof styles and pitches of the original and new portions of the building must be complimentary.	N/A.
18	For new or converted two unit dwellings, garages and parking areas are encouraged to be located in the rear yard. Shared driveways are preferred to access the rear yard.	N/A.
19	Where two single lane driveways serve a two unit lot, landscaping features are encouraged between the driveways.	N/A, HOWEVER LANDSCAPING IS PROVIDED BETWEEN ALL DRIVEWAYS.

20.6	**Guideline- Single-unit Infill Housing**	
20.6.1	**Relationship to Existing Houses**	
1	Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to be complementary with the new construction. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.	N/A.
2	Where two or more new separate dwellings are situated on a parcel or within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating complimentary architectural details. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.	YES, REFER TO ELEVATIONS SK-4, & SK-4a.

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3	Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.	ROOF SLOPE + COLOURS ARE COMPATIBLE. REFER TO STREETSCAPE 1/SK-5 AND COLOUR SHEETS SK-7 AND SK-8, AND COLOUR PHOTO-RENDERING.

20.6.2	Massing	
1	New structures should be designed so that the overall massing is in keeping with other single-unit residences in the immediate area. New structures for lots other than corner or double frontage lots should be limited to one and one half storeys.	HEIGHT OF FRONT HOUSES ACTUALLY LOWER THAN HEIGHT OF WESTERLY NEIGHBOUR.
2	New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.	GABLED ROOFS ARE 'NESTED' TO REDUCE HEIGHT AND OFFER VARIATION, WHILE THE HIP ROOF ON ONE UNIT REDUCES APPARENT HEIGHT.

20.6.3	Privacy/Screening/Shadowing	
1	Proposed infill dwellings should have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features.	FENCES (5') high THROUGH OUT ALL PERIMETER LOCATIONS.
2	Windows, decks and patios should be located so as to minimize intrusion on to the privacy of adjacent properties.	YES.

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3	Infill dwellings should be sited to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings.	YES, REFER TO SHADOW STUDY PREVIOUSLY ACCEPTED BY COUNCIL.

20.6.4	Landscaping	
1	Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.	YES
2	Retention and protection of trees and the natural habitat is encouraged wherever possible.	ONE TREE REMOVED, THIRTEEN TREES PROPOSED, WITH NATIVE SPECIES INCLUDED.

20.6.5	Private Open/Yard Space	
1	Any proposal for single-unit infill housing should provide for usable, private outdoor areas for each dwelling, at grade.	YES.

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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	916-920 OLD ESQUIMALT RD.	

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.	3 FRONT LOTS HAVE DECIDUOUS SHADING, & WINTER SUN 2 REAR LOTS HAVE PITCHED ROOFS AMENABLE TO SOLAR INSTALLATION.
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.	PROPOSAL IS COMPACT FOR 'MISSING MIDDLE" HOUSING.
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.

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4	Provide space for pleasant pedestrian pathways between buildings.	Pathways are located in the side yards of each lot. All lots have rear yard access
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Significant trees are retained on the site. 13 new trees provided
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	Significant areas of landscaping are allowed for in each private lot, including usable front and rear gardens.
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.	NA
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.	NA
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.	A second row of trees has been provided along the boulevard frontage.

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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.	2 LOTS AT REAR HAVE PITCHES FACING SOUTH.
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.	N/A.
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.	FRONT LOTS HAVE EXTENSIVE S. FACING WINDOWS INCLUDING CLERESTORY IN FRONT B.DRM. REAR LOTS HAVE MODEST # OF WINDOWS
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.	USE OF 18" OVERHANG THRU-OUT.
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, ALL ROOMS
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	NO SKYLIGHTS.
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.	NOT USED.

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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.	

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.	Front yard landscapes provide usable lawn space surrounded by mixed shrub beds. Plant selection is designed to enhance wildlife habitat.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	On-site driveways are kept to the minimum size required, and soft landscaping has been maximized.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	Four on-site existing trees are being retained, and native soils will be retained and amended wherever possible.
4	Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.	Deciduous trees have been provided along southern exposures.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Larger sun-adapted shrub plants are located to the south and west sides of buildings. 4 trees on south side lots
6	Strategically place coniferous trees such that they can buffer winter winds.	No coniferous trees are proposed due to the narrow nature of the subdivided lots. 1 existing fir tree retained
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.	Trees have been selected to be as large as possible at maturity, given the site constraints.
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.	Trees have been located to provide shade over hardscaping where possible.

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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.	YES.
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.	FOUR TREES ALONG THE BOULEVARD ARE PROPOSED.

24.5.4	**Machinery, equipment and systems external to buildings and other structures**	
1	For external lighting: • Choose efficient low-energy and long life technologies; • Design lighting to reinforce and compliment existing street lighting; • Use motion-sensitive or solar-powered lights whenever possible; • Layer lighting for varying outdoor needs; and • Provide lighting systems that are easily controlled by building occupants.	YES. YES YES ~~N/A~~ YES YES.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	HEAT RECOVERY IN ATTIC Heat pump
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	N/A - DUE TO LOCATION ON WELL-TRAVELLED STREET.
4	Design for on-site heat recovery and re-use of water.	Heat pump NA

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.	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.	CEMENTITIOUS SIDING + SHINGLES, STUCCO, AND BD + BATTE HAVE GOOD DURABILITY.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	YES.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	YES.
4	Reuse of existing buildings and building materials is encouraged.	
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	ONLY LIMITED USE.

Township of ESQUIMALT

DEVELOPMENT SERVICES

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	916-920 Old Esquimalt Rd	A.H. Winter & Son Const. Ltd

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.	NA
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.	No underground parking is present on the site, significant sized trees are both proposed and retained on the site, and raingardens are proposed.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	NA
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Rainwater is directed towards vegetated landscaping, and raingardens are proposed on the south side of the development.

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.	Paved surfaces drain into soft landscaping and raingardens wherever possible.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	The landscape is composed of more permeable surfacing than impermeable surfacing.
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.	Stormwater runoff is directed towards on-site raingardens wherever possible.

25.5.2	**Landscaping- Select Plantings for Site and Local Conditions**	
1	Retain existing native trees vegetation, and soil on site.	Two fir trees on the west side of the development are being retained, and two garry oak trees on the north side of the development are being retained. Existing subgrade will be retained, and existing soil will be amended to meet the BC Landscape Standard where possible.
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.	All proposed plant species are native and adaptive to the Coastal Douglas-fir biogeoclimatic zone. All proposed plant species are drought resistant once established.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	Shade, sunlight, heat, and wind-exposure have been considered in the selection and placement of plants.
4	Group plants with similar water needs into hydro-zones.	Plants with similar watering needs are grouped together.

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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.	Two fir trees on the west side of the development are being retained, and two garry oak trees on the north side of the development are being retained. Two deciduous boulevard trees to the south of the development are being retained.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	Permeable concrete paving is proposed for the northmost driveway area. Soft landscaping is comprised entirely of permeable surfaces. Side yard paths are mulched to reduce hardscape.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	Areas of natural soils, particularly around existing trees, will be retained and kept as undisturbed as possible. Subgrade of landscaped areas will not be compacted.
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.	
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.	Top soil will be reviewed and approved by LA prior to installation and must meet the current BC Landscape Standard.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	Side yard access paths are mulched.
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.	Planted areas will have 100% vegetation coverage in 2 growing seasons with proper maintenance. Existing and proposed trees have appropriate new understory plantings.

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25.5.4	Landscaping- Water Features and Irrigation Systems	
1	Use automated high efficiency irrigation systems where irrigation is required.	The installed automatic high irrigation sytem installed will utilize high efficiency spray heads and drip lines.
2	Incorporate stormwater retention features into irrigation system design.	NA
3	Use recirculated water systems for water features such as pools and fountains.	No water features are included in this development.
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Planting and irrigation systems are to eb completed to current BCSLA and CLS standards