

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.

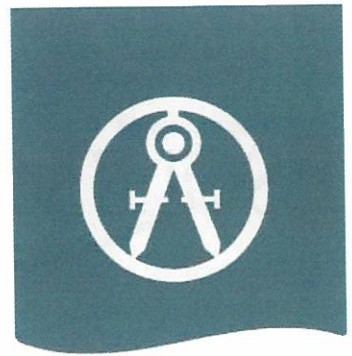
Section A

Application No.	Project Address	Applicant Name
DP	856-858 Esquimalt Road	Chris Karu

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

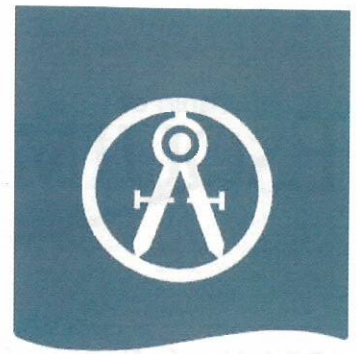




DPA No. 1: Natural Environment

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.	The trees along the east and northwest property lines have been accounted for in the design and most will be retained.
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.	The majority of the site needs to be excavated to accommodate the underground parking. The trees along the east and northwest property lines have been accounted for in the design and most will be retained.
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.	The majority of the site needs to be excavated to accommodate the underground parking. The project has been designed to meet the existing grades at the property lines.
4	Narrower manoeuvring aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	NA

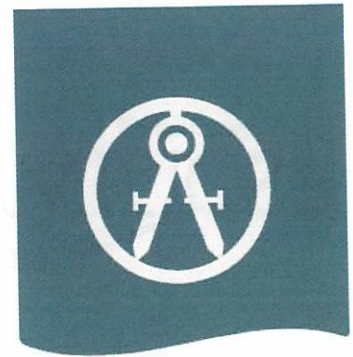




DPA No. 1: Natural Environment

5	Design new development and landscaping to frame rather than block public views.	NA
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.	The majority of the site needs to be excavated to accommodate the underground parking.
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.	The landscaping proposal contains native and adaptive planting as well as drought tolerant species extensively throughout the development.
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.	A significant landscape buffer has been provided along the rear and side property lines where feasible and planting areas have been used throughout the site and along the Esquimalt Road Plaza.
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.	The planting species have been selected to account for 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.	The landscaping proposal contains native and adaptive planting as well as drought tolerant species extensively throughout the development as well as residential garden planters on the common roof deck.
5	Encourage native plant and food gardens to spill from private land into boulevards.	A plaza with planting beds is proposed instead of a continuous boulevard for this location.

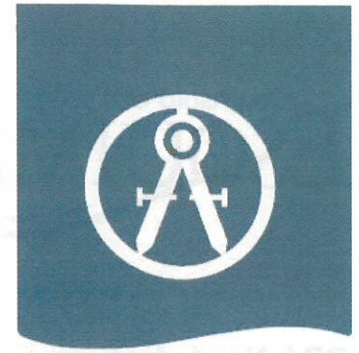




ODPA No. 1: Natural Environment

6	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	A variety of planting types and species have been proposed with only a very limited amount of turf planned.
7	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	These have not been proposed at this time.
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.	There is no intent to do this at his time.
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).	Services are planned to go under the drive aisle & plaza area, and avoid going under landscaped areas.
10	Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).	Soil width and depth have been considered when selecting planting species to ensure adequate soil volume to support planting.
11	Support the daylighting of portions of the stormwater system for enhanced habitat.	Underground stormwater retention tanks are planned at this time.
12	Aim to meet the Canadian Landscape Standards in all landscaping installations.	Noted.
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.	Larger canopy trees have been proposed for the trees along the Esquimalt Rd plaza. Substantial planting has been proposed for the perimeter of the site as well as within the courtyard.
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.	Lighting along the Commercial frontage as well as throughout the site has been designed for pedestrians and minimizes light pollution.

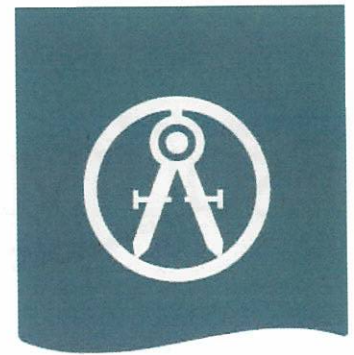




DPA No. 1: Natural Environment

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.	Larger canopy trees have been proposed for the trees along the Esquimalt Rd plaza.
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.	The existing trees along the east and northwest property lines have been accounted for in the design and most will be retained. Per the Landscape Concept Plan, 200% more trees are being proposed than the required amount of replacement 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.	Underground stormwater retention tanks are planned at this time to reduce the impact of stormwater surges. Roof and landscaped areas will be designed to collect rainwater and connect to the stormwater system.
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.	Rain gardens are not included in the proposal.
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 area of impervious surfaces has been minimized and the site has been graded to reduce surface run-off.

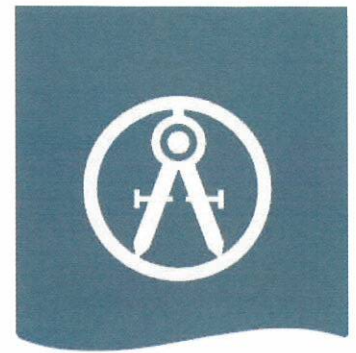




DPA No. 1: Natural Environment

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.	An extensive underground parking structure is included in the project. Unit pavers are proposed for the Esquimalt Rd Plaza.
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.	Significant landscaping has been provided along the rear and side property lines where feasible and planting areas have been used throughout the site and along the Esquimalt Road Plaza to limit the amount of hardscaping.
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.	Underground stormwater retention tanks are planned at this time.
8	Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.	Plant coverage has been accounted for in the Landscape design.
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

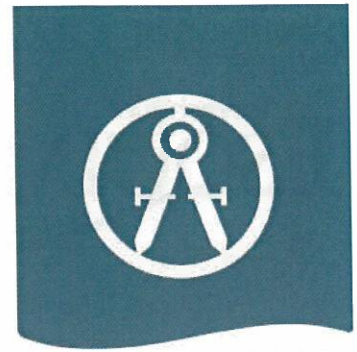




DPA No. 1: Natural Environment

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).	The existing trees along the east and northwest property lines have been accounted for in the design and most will be retained.
2	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.	NA
3	Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.	A variety of native planting types and species have been included in the design.
4	Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.	Vertical vegetation structures have been incorporated in the landscape design with layered planting including ground cover, various shrub types & sizes, understorey, and canopy trees.
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 and adaptive planting, as well as drought tolerant planting types and species have been included in the design.
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 and canopies are used throughout the project.
7	Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.	Ventilation pipes and grates will be capped.





Official Community Plan

DPA No. 4: Commercial

Area

All lands designated Commercial on "Development Permit Areas Map" (Schedule "H") are part of DPA No. 4.

Designation

Development Permit Area No. 4 is designated for the purpose of establishing objectives for:

- Section 488 (1)(d) – revitalization of an area in which commercial use is permitted; and
- Section 488(1)(f) – form and character of commercial development. *Note: For DPA justification and exemptions please refer to the Official Community Plan, page 88.*

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	856-858 Esquimalt Road	Chris Karu

Section B

No.	Guideline	Comments
1	Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.	Commercial units have been designed with storefront glazing, front doors & signage facing Esquimalt Rd.
2	Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.	Lighting along the Commercial frontage as well as throughout the site has been designed for pedestrians and minimizes light pollution.
3	Buildings should be designed and sited to minimize the creation of shadows on public spaces	A variety of public amenities have been included around the project to extend the access to daylight. The common roof deck on Building A is oriented to the south of the project & will have great daylighting & views.

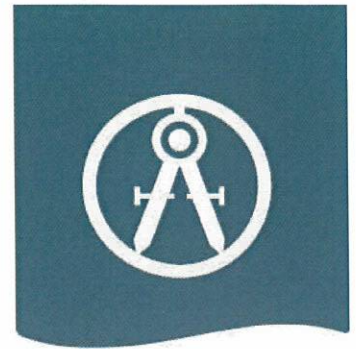




DPA No. 4: Commercial

4	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Canopies have been provided for the Esquamalt road frontage & at both residential entrances.
5	Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.	Commercial parking is located at grade to the side & rear of the commercial units. A landscape buffer has been provided around the parking at the side.
6.	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	CPTED principals have been implemented throughout the site including: - Lighting, sightlines, and overlook of public realm - Secure parking areas for residents - Reduction of entrapment spots - Landscape design to allow clear, unobstructed views
7.	Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.	The commercial units and site frontage have been designed to provide a consistent & high-quality street presence. Building setback & terracing, plaza paving & planting, and integrated benches & art all enhance the street frontage and create a pedestrian-oriented environment.
8.	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	Storage & garbage areas occur within the building at the main floor and underground parking level.

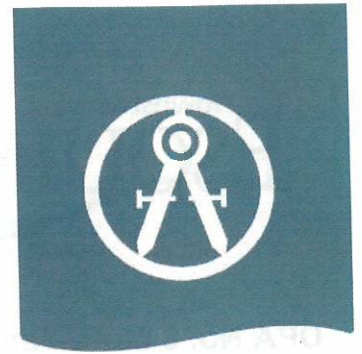




DPA No. 4: Commercial

9.	Retention and protection of trees and the natural habitat is encouraged wherever possible.	The trees along the east and northwest property lines have been accounted for in the design and most will be retained.
10	Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials.	The development has been designed to be a high-quality, feature project and includes: <ul style="list-style-type: none"> - Interesting Architectural features & quality materials along the Esquimalt frontage - A plaza along the street frontage with integrated landscaping, paving and furniture - Easily identifiable & accessible building entrances - Public art





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	856-858 Esquimalt Road	Chris Karu

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.	NA
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.	A landscape buffer has been included along the north property line to help provide privacy with the adjacent apartments to the north. The siting of the adjacent projects also allows for significant (>90ft) physical separation. The included Shadow Study (A600) demonstrates that with the exception of the winter months, shadows fall on the parking areas and not the buildings / public spaces.
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.	The street facing face of Building A steps back 10ft above the Commercial frontage and an additional 25ft at the 5th floor to create visual interest, to provide separation from the street, and to lessen the massing along the frontage.



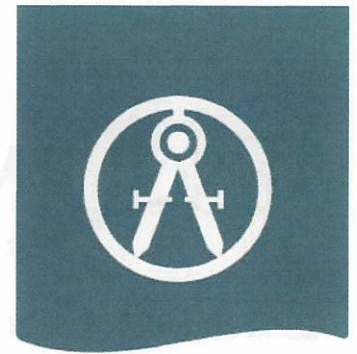
DPA No. 6 Multi-Family Residential

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.	Landscaping has been used to create interest at the pedestrian scale along Esquimalt Rd as well as to act as a buffer at the edges of the site, between the two buildings onsite, and between private & public spaces.
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.	NA
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	The majority of the parking is underground with only short-term commercial & visitor parking at grade.
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible	NA
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	NA
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	The existing trees along the east and northwest property lines have been accounted for in the design and most will be retained.
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.	NA
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.	Lighting along the Commercial frontage as well as throughout the site has been designed for pedestrians and minimizes light pollution.
12	Avoid excessively long blank walls adjacent to public streets.	The Esquimalt Rd frontage has been designed to have an active street presence and does not have any blank walls.



DPA No. 6 Multi-Family Residential

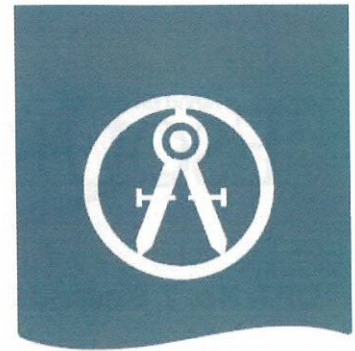
13	Use architectural emphasis to define street corners.	NA
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	CPTED principals have been considered including overlook of public spaces.
15	Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction	NA
16	Use of indigenous and adaptive plant species is encouraged.	Indigenous and adaptive plant species have been used throughout the site as indicated on the Landscape Plans.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	Lighting along the Commercial frontage as well as throughout the site has been designed for pedestrians and minimizes light pollution.
18	Wherever possible, outdoor storage and parking areas should be screened from view.	A landscape buffer has been provided around the surface parking where feasible, especially where parking is visible from off-site.



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. 	<p>The Esquimalt Rd frontage has been designed to have an active street presence and does not have any blank walls.</p>
20	<p>Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.</p>	<p>Exposed stairway and hallways have been avoided along the Esquimalt Rd frontage</p>





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.*

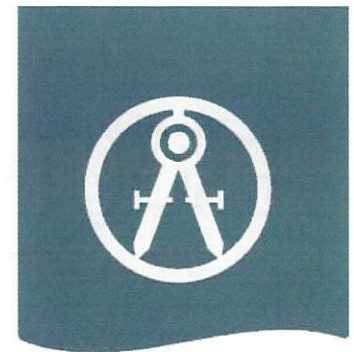
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	856-858 Esquimalt Road	Chris Karu

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.	Building orientation has been balanced to optimize site specific climate conditions with site geometry, unit separation & privacy, and density requirements.
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.	The included Shadow Study (A600) demonstrates that with the exception of the winter months, shadows fall on the parking areas and not the buildings / public spaces.
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.	The project is maximum 6-storeys. The included Shadow Study (A600) demonstrates that with the exception of the winter months, shadows fall on the parking areas and not the buildings / public spaces.



DPA No. 7 Energy Conservation & Greenhouse Gas Reduction

4	Provide space for pleasant pedestrian pathways between buildings.	Pathways through and around the site have been designed to be pedestrian scaled and include landscaping features (planting, paving, furniture, and lighting) to enhance these areas.
5	Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.	Per the Landscape Concept Plan, 200% more trees are being proposed than the required amount of replacement trees.
6	Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.	A significant landscape buffer is proposed along most of the shared property lines and a variety of planting is also included throughout the site.
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.	The commercial has been designed to front onto a plaza along Esquimalt Rd which includes planting beds, paving patterns, and benches to help accentuate the storefront identity and promote pedestrian usage.
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.	A variety of outdoor amenity spaces have been included in the project: - Play structure - Dog run area - Various lounge, seating, BBQ & Dining areas - Putting green - Residential garden planters
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 variety of planting types and heights have been provided along the perimeter of the project including layered planting and trees of different species & heights.



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.	Solar panels are not included in the proposal currently but are being considered.
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.	A high albedo roof will be included.
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.	Priority was given to the livability of units through daylighting & access to views.
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.	Fixed roof overhangs & balconies are included which will help reduce summer heat gain.
5	Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.	Adjustable overhangs are not included in the proposal.
6	Provide building occupants with control of ventilation; i.e. windows that open.	All rooms in DUs with access to a window will include an operable window for ventilation.
7	Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.	Skylights are not used.
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.	A large rooftop patio, including resident garden planters, is included.
9	Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.	A greenhouse is not included in the proposal; however, resident garden planters are.
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.	Tinted windows / reflective glass not included in the proposal.



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.	Robust materials have been proposed to cut down on maintenance and increase the longevity of the project.
----	---	---

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.	Building setback & terracing, plaza paving & planting, and integrated benches & art all enhance the street frontage and create a pedestrian-oriented environment.
2	Choose open space and landscaping over dedicating space to the parking and maneuvering of private motor vehicles.	The majority of the parking is underground with only short-term commercial & visitor parking and loading at grade. A large green space has been designed over the parking ramp to increase the amount of landscaped area in the courtyard.
3	Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.	The majority of the site needs to be excavated to accommodate the underground parking.
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 are planned for the trees along Esquimalt Road.
5	Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.	Some larger trees have been located along the east and west property lines where soil depths are adequate.
6	Strategically place coniferous trees such that they can buffer winter winds.	No coniferous trees have been included in the proposal.
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.	Larger tree species have been planned for the perimeter of the site where appropriate. The existing trees along the east and northwest property lines have been accounted for in the design and most will be retained.
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.	Larger canopy trees have been proposed for the trees along the Esquimalt Rd plaza.



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.	Layered planting has been proposed with larger trees along the perimeter of the site and shrubs closer to 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.	The Esquimalt Rd plaza in front of the commercial includes smaller plant beds bookended by seating as opposed to a continuous landscaped boulevard to promote pedestrian use.
11	For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.	A landscape buffer with trees and lower planting has been provided around the surface parking where feasible.

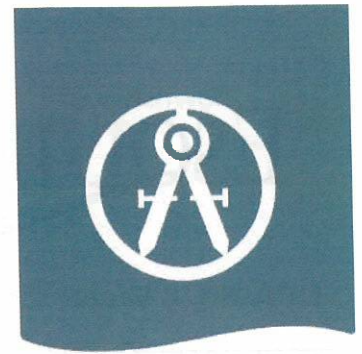
24.5.4 Machinery, equipment and systems external to buildings and other structures		
1	For external lighting: <ul style="list-style-type: none"> • Choose efficient low-energy and long life technologies; • Design lighting to reinforce and compliment existing street lighting; • Use motion-sensitive or solar-powered lights whenever possible; • Layer lighting for varying outdoor needs; and • Provide lighting systems that are easily controlled by building occupants. 	The exterior lighting design will take these into consideration.
2	Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.	TBD at this point but all options will be explored to meet Step Code 3.
3	Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.	Durable materials have been proposed and CPTED principals (overlook) have been considered.
4	Design for on-site heat recovery and re-use of water.	Unlikely at this point in time.



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.	Short-term bike racks have been located along the Esquimalt Rd frontage in the plaza to be easily discoverable and inviting to use.
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.	Stage 2 EV Charging is planned for a portion of the commercial & residential parking spaces.
7	Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.	Discussions are underway with MODO car share to provide at least 1 stall onsite; most likely the stall will be at grade.

24.5.5	Special Features	
1	Select building materials that have been shown to have a high level of durability for the use intended.	Robust materials have been proposed to cut down on maintenance and increase the longevity of the project.
2	Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.	The project is predominantly wood-frame construction.
3	Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.	Manufacturing locations will be considered when selecting building materials.
4	Reuse of existing buildings and building materials is encouraged.	There is no intent to do this at his time.
5	Choose materials that have a high likelihood of reuse or recycling at end of life.	The project is predominantly wood-frame construction.



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.*

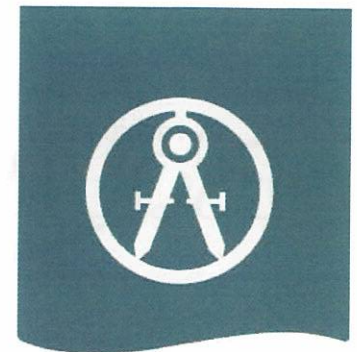
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	856-858 Esquimalt Road	Chris Karu

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.	Underground stormwater retention tanks are planned at this time to reduce the impact of stormwater surges. Roof and landscaped areas will be designed to collect rainwater and connect to the stormwater system.
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.	Larger canopy trees have been proposed for the trees along the Esquimalt Rd plaza. Substantial planting has been proposed for the perimeter of the site as well as within the courtyard. Underground Parking is extensive.
3	Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.	Underground stormwater retention tanks are planned at this time to reduce the impact of stormwater surges. Roof and landscaped areas will be designed to collect rainwater and connect to the stormwater system.
4	Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.	Rain gardens are not included in the proposal.

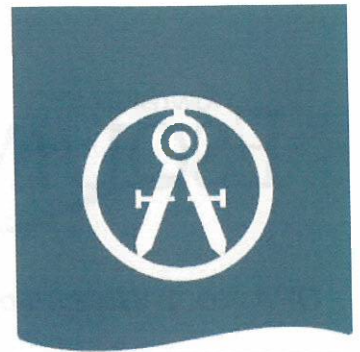


DPA No. 8 Water Conservation

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.	The landscaping proposal contains native and adaptive planting as well as drought tolerant species extensively throughout the development. The site has been graded to reduce surface run-off.
6	Design landscaping with more planted and pervious surfaces than solid surfaces.	An extensive underground parking structure is included in the project. The area of impervious surfaces has been minimized and the site has been graded to reduce surface run-off.
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.	Underground stormwater retention tanks are planned at this time to reduce the impact of stormwater surges. Roof and landscaped areas will be designed to collect rainwater and connect to the stormwater system. Rain gardens/ bioswales are not included in the proposal.

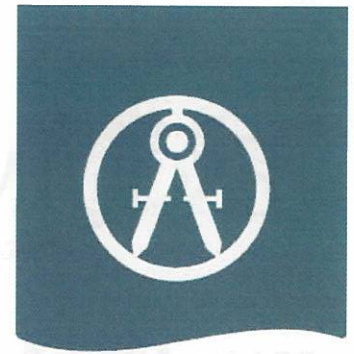
25.5.2 Landscaping- Select Plantings for Site and Local Conditions		
1	Retain existing native trees vegetation, and soil on site.	The majority of the site needs to be excavated to accommodate the underground parking. The trees along the east and northwest property lines have been accounted for in the design and most will be retained.
2	Plant species native to the Coastal Douglas-fir biogeoclimatic zone, as they are most suited to our climate and require little additional irrigation once established.	The landscaping proposal contains native and adaptive planting as well as drought tolerant species extensively throughout the development.
3	Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.	The planting species have been selected to account for site conditions.
4	Group plants with similar water needs into hydro-zones.	The planting species have been selected to account for water needs.





DPA No. 8 Water Conservation

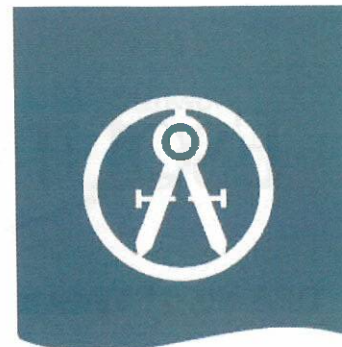
25.5.3 Landscaping- Retaining Stormwater on Site (absorbent landscaping)		
1	Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.	The existing trees along the east and northwest property lines have been accounted for in the design and most will be retained. Per the Landscape Concept Plan, 200% more trees are being proposed than the required amount of replacement trees.
2	Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.	An extensive underground parking structure is included in the project. Unit pavers are proposed for the Esquimalt Rd Plaza.
3	Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.	The majority of the site needs to be excavated to accommodate the underground parking.
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.	Services are planned to go under the drive aisle & plaza area, and avoid going under landscaped areas.
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 top soil and compost will be used for the finish grading of disturbed areas.
6	Choose bark mulches or woodchips for walking paths for enhanced absorption.	NA
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.	Plant coverage & vertical vegetation structures have been accounted for in the Landscape design.



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.	Automated high efficiency irrigation systems are planned to be used.
2	Incorporate stormwater retention features into irrigation system design.	Underground stormwater retention tanks are planned at this time.
3	Use recirculated water systems for water features such as pools and fountains.	NA
4	Install plantings and irrigation systems to the Canadian Landscape Standard.	Noted





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.*

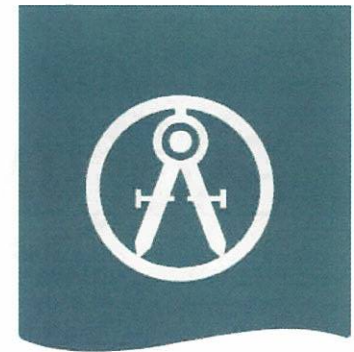
If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	856-858 Esquimalt Road	Chris Karu

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.	Patios for each unit, a dog run, and kids play area have been designed; the commercial units all have large areas for potential patios
2	Incorporate transparent shop-front windows, frequent entrances, weather protection and pedestrian oriented signage into ground floor facades.	All commercial units have shop-front windows with weather protection and pedestrian oriented signage.



DPA No. 11 West Bay

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.	All signage and lighting of commercial areas will be designed and incorporated into the architecture.
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.	All storefronts have direct pedestrian access; upper storey windows and balconies overlook all 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.	N/A
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.	All residential and visitor parking is below-grade; commercial parking is located away from the street frontage and buffered 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.	Maximum glazing area along the commercial streets has been achieved.
8	Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.	All commercial frontages have pedestrian entrances and are setback from each other and the sidewalk.
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.	The residential entrance of building 1 is recessed to distinguish from the commercial entrances; all building entrances have weather protection.





DPA No. 11 West Bay

10	<p>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.</p>	<p>All these details have been included in the public realm design along Esquimalt road.</p>
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. 	<p>This has been achieved through architectural articulation of massing and materiality.</p>

	<p>Residential Buildings</p>	
1	<p>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.</p>	<p>This has been achieved in both buildings through building orientation and massing.</p>
2	<p>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.</p>	<p>All entrances to groundfloor units are through the interior of each building to maintain safety, security and a better design aesthetic. In past rental buildings individual entrances are rarely used by renters.</p>





DPA No. 11 West Bay

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.	The residential entrances have been designed to achieve this - it is recessed on building 1 (to distinguish from the commercial units) and clearly identified in building 2.
4	Emphasize front doors by incorporating a front patio or stoop and orienting front entryways prominently towards public streets and open spaces.	N/A
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.	N/A given the flat site topography and lack of groundfloor entrances.
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.	All residential parking is located below-grade.
7	A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.	This has been achieved - see the landscape plan for more information.
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.	The residential entrances have been designed to achieve this - it is recessed on building 1 (to distinguish from the commercial units) and clearly identified in building 2.



DPA No. 11 West Bay

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.	The massing and materiality along Esquimalt road has been designed to create a "gateway" to Esquimalt.
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.	There are none of these features directly adjacent to the site, however the development does frame the internal courtyard and open space that has been designed there.
3	Locate and design buildings to preserve public street-end views (and where possible private views) to the harbour.	N/A
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.	N/A
5	Mark/celebrate corners and street-end views through building and open space design.	The massing and materiality along Esquimalt road has been designed to create a "gateway" to Esquimalt.
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.	The rooftop amenity on building 1 was designed to provide residents with a great view of the harbourfront.
7	New development adjacent or near to the harbourfront should respond to relevant sections of the provincial "Flood Hazard Area Land Use Management Guidelines."	N/A



DPA No. 11 West Bay

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.	The building setbacks to the surrounding buildings and street frontages were taken into consideration when orienting the site. The local schoolyard area was designed around to reduce shading on this site.
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.	The frontage along Esquimalt road was stepped accordingly to reduce overlook concerns and bulky massing along this important corridor.
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.	The building setbacks to the surrounding buildings and street frontages were taken into consideration when orienting the site. The local schoolyard area was designed around to reduce shading on this site.
4	Face similar uses across the street and at compatible scales; avoid building scale differences of more than 2 storeys across streets.	This has been achieved by maintaining a 6-storey building adjacent to 4 storey buildings.
5	Locate development to minimize view impacts on existing and planned future development.	This has been achieved.
6	Buildings should be positioned and scaled to minimize the impact of shadows on adjacent open spaces, buildings, and within the project.	The building setbacks to the surrounding buildings and street frontages were taken into consideration when orienting the site. The local schoolyard area was designed around to reduce shading on this site.
7	Locate open space (plazas, parks, patios, cafes, etc.) south of permanently shading structures.	N/A



DPA No. 11 West Bay

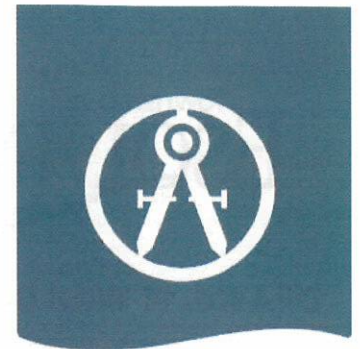
8	Locating off-street surface parking in front of buildings, at prominent corners or intersections, immediately adjacent to public sidewalks and open spaces, and other public oriented active open spaces is strongly discouraged and should be avoided.	Surface parking is located between the 2 buildings away from any public open spaces.
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.	N/A - flat site.
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: <ol style="list-style-type: none"> 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. 	These have been achieved through setbacks and orientation of the buildings.

	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.	



DPA No. 11 West Bay

	<p>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.</p>	
1	<p>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).</p>	<p>The design and materiality of the 2 buildings have been designed to demonstrate a unified expression.</p>
2	<p>Design buildings to express their internal function and use.</p>	<p>The internal courtyard was maintained through massing of the 2 buildings.</p>
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. 	<p>Great lengths were taken to ensure that each of these elements were achieved in the buildings - massing, articulation, balconies, rooflines, entries, overhangs etc were all included to create an impressive "gateway" to Esquimalt.</p>



DPA No. 11 West Bay

	<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. 	<p>Different materials were selected to create an interesting and engaging expression. See A302 for more information.</p>
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>	<p>The residential entrances were designed to create clear placemaking and distinguish from the rest of the building.</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>	<p>This has been accomplished - balconies are proposed to be completed with glazing.</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>	<p>This has been achieved through overhangs.</p>





DPA No. 11 West Bay

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. 	<p>Windows were designed with the internal units mind, but also creates a rhythm and porpotionality that fits the context of the building.</p>
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>	<p>No frosted glazing is proposed.</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>	<p>Modern materials have been used, including glass, concrete, metal, and brick. See A302 for more information.</p>
10	<p>Vinyl siding, large expanses of stucco, swirl type stucco, and vinyl for window frames are generally discouraged.</p>	<p>No stucco has been proposed. See A302 for more information.</p>





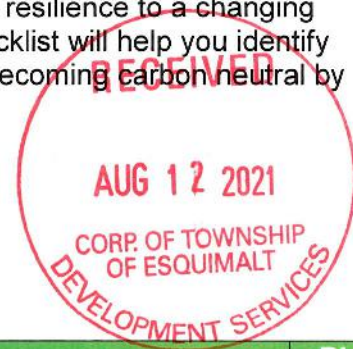
DPA No. 11 West Bay

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.	Step Code 3 will be achieved in this building which will require reduced energy loads on the building (lighting, heating/cooling etc).
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).	This has been achieved in the "L" shaped buildings.
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.	Views for each unit were kept in mind when siting the building.
4	New buildings should not block significant views or solar access to adjacent buildings and open spaces.	Minimal solar blocking is achieved in this 2 building format.
5	Incorporate courtyards, greenways, gardens and other common areas as defining elements of projects.	Significant courtyard has been designed with a kids play area and dog run. There is also a rooftop amenity space for all residents.
6	Where at-grade space is limited, rooftop patios, gardens and courtyards are encouraged.	Rooftop patio has been included.
7	Retention and infiltration best management practices for rainwater should be used as appropriate.	Onsite rainwater management will be achieved.
8	Residential buildings should incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper level terrace.	

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

Applicant's Name Chris Karu

Site Address 856-858 Esquimalt Rd



1.0 Certification		Please check
1.1	Step Code (Please indicate level) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	STEP 3
1.2	EnerGuide rating	NO
1.3	LEED	NO
1.4	Passive House	NO
1.6	Living building	NO
1.7	Other (Built Green BC, R-2000, Green Shores etc.)	NO
2.0 Siting		
2.1	New buildings > 10 m ² are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m ² are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	NO
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	N/A
2.5	Buildings are located within disturbed or developed areas.	YES
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	N/A
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	N/A
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	N/A
3.5	Light from building and landscaping does not cast over water.	N/A
3.6	Wildlife habitat has been incorporated into seawall design.	N/A

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	YES
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	NO
4.3	The project features a green roof.	NO
4.4	The total amount of impervious surface is not greater than 20%.	NO
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	NO
5.2	Waterless urinals will be used.	NO
5.3	Water features use re-circulating water systems.	NO
5.4	Rainwater will be collected for irrigation purposes.	NO
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	NO
5.6	An approved greywater reuse system will be installed.	NO
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	YES
6.2	There will be no net loss of trees.	YES
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	YES
6.4	At least 25% of replacement trees are large canopy trees.	YES
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	NO
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	YES
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	YES
7.2	Invasive species will be removed from landscaped areas.	YES
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	YES
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	NO
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	NO
8.4	Passive heating is supported via building orientation, window design and thermal mass.	NO
8.5	The building will have necessary structural support and conduit for Solar PV.	NO
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	NO
8.7	Heating uses a low carbon heating source, such as air source heat pump.	NO

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	YES
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	NO
9.3	Charging infrastructure for E-bikes will be provided.	NO
9.4	EV charging conduit supplied to 100% of residential parking units.	NO
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	NO
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	NO
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	NO
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	NO
10.2	Uses at least two materials which are certified for recycled content.	NO
10.3	Uses engineered structural material for two major applications (>10% of floor area).	NO
10.4	5 major building elements made from >50% recycled content.	NO
10.5	Use foundation, floor and >50% of walls from existing building.	NO
10.6	Deconstruct at least 50% of existing building for material salvage.	NO
10.7	Use at least five major materials or systems produced in BC.	NO
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	NO
10.9	Eliminate use of wood from threatened trees.	NO
10.10	Recycling area provided within residential suites.	NO
10.11	Recycling collection area for multi-family buildings.	YES
10.12	Pickup of compostables provided in multi-family units.	YES
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	NO

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).