Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 6: Multi-family Residential

Area

All land designated Townhouse Residential, Medium Density Residential, High Density Residential, Commercial/Commercial Mixed-Use, and Neighbourhood Commercial Mixed-Use on either the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B") are designated as 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 commercial, industrial or multi-family residential development. *Note: For DPA justification and exemptions please refer to the Official Community Plan, page 100.*

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

Section A

Application No.	Project Address	Applicant Name
DP		

Section B

No	Guideline	Comments (Please complete with NA where not applicable)
23.5.1	**General**	
1	The size and siting of buildings should reflect the size and scale of adjacent development and future development and complement the surrounding uses. To achieve this, height and setback restrictions and/or relaxations may be imposed as a condition of the development permit.	
2	Site and orient buildings to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.	
3	Design all street facing façades to appear like front façades. Use architectural emphasis to define street corners. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.	
4	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.	
5	High-density multi-unit residential buildings or mixed commercial/residential buildings 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.	
6	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.	
7	Parking should be located behind buildings or underground. Above ground structured parking is discouraged. Wrap any above ground structured parking with active (residential or commercial) uses to buffer parking from public spaces.	
8	Recess parking garages and entrances from the front face of buildings.	
9	Outdoor storage, garbage, and recycling areas should be screened from view, wherever possible.	
10	Stepped-down building designs are encouraged for sloping sites to preserve view corridors, particularly views to the water, and to complement natural topography.	
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.	
12	Provide direct pedestrian access from the public sidewalk to residences, storefronts, and businesses. Residential entries should be clearly visible and identifiable from the fronting public street. Recessed entrances to buildings from the sidewalk or property line are encouraged.	
13	Provide for slightly raised entrances to ground floor residences. Residential entrances should be emphasized by incorporating a front patio or stoop.	
14	Encourage more universally accessible housing for people with mobility limitations on the ground floor of buildings. Consider including an access point that	

	is accessible by wheelchair.	
15	Apartment lobbies should have direct sight lines into them from the fronting street, and where possible, multiple access points, to enhance building access and connectivity with adjacent open spaces.	
16	A landscaped transition zone between the entryway and public sidewalk should be considered.	
17	Locate active uses at grade and at or near the sidewalk.	
18	Avoid blank walls and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following: • 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.	
19	Exposed stairways and hallways on the exterior street facing portion of the building are discouraged.	
20	Ensure natural sunlight is provided for in all bedrooms.	
21	Provide usable private amenity open spaces that are adequately sized for the scale of the development. Locate them in highly visible areas, overlooked by housing units.	
22	Provide a minimum separation of 24 m between tall buildings that are over 6 storeys in height for privacy and to minimize shadowing. To ensure a 24 m	

	building separation is achieved, provide a minimum separation of 12 m from side and rear property lines or to the centre line of an abutting lane.	
23	The maximum floor plate size is 750 m2 for the portion of any building that is over 12 storeys in height, to maximize light and ventilation for occupants and to minimize shadowing.	
23.5.2	**Townhouses**	
1	Design townhouse buildings to not exceed 40 m in length.	
2	Sufficient building separation should be provided between buildings to maximize daylight and minimize shadowing.	
3	The common wall overlap between adjoining dwellings should be at least 50%.	
4	Incorporate a range of design elements and architectural features into building façades that are rich and varied in detail.	
5	Both front and rear yards should be landscaped.	
6	Discourage galley-style developments where building complexes are sited perpendicular to streets and where residential unit entries are oriented internally to the driveway.	
7	Surface parking areas should be situated away from the street and screened by berms, landscaping or solid fencing, or a combination of these measures.	
8	Buildings should be sited and parking oriented to minimize the amount of the site dedicated to automobile circulation and parking including encouraging the use of shared driveways between adjacent parcels, to support on-site soft landscaping.	