Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 11: West Bay

Area

All lands outlined and indicated as “West Bay” on 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 121-122. For photographic examples relevant to the guidelines below, please refer to pages 122-147 of the Official Community Plan. Guidance on building heights (shown in number of storeys permitted) is shown on page 138.*

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)
	Commercial and Mixed-Use Buildings	
1	Locate publicly oriented active uses at grade and at or near the sidewalk edge.	
2	Incorporate transparent shop-front windows, frequent entrances, weather protection and pedestrian oriented signage into ground floor facades.	

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.	
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.	
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.	
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.	
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.	
8	Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.	
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.	
10	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.	

11	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: • 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.	

	Residential Buildings	
1	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.	
2	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.	

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.	
4	Emphasize front doors by incorporating a front patio or stoop and orienting front entryways prominently towards public streets and open spaces.	
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.	
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.	
7	A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.	
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.	

	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.	
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.	
3	Locate and design buildings to preserve public street-end views (and where possible private views) to the harbour.	
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.	
5	Mark/celebrate corners and street-end views through building and open space design.	
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.	
7	New development adjacent or near to the harbourfront should respond to relevant sections of the provincial "Flood Hazard Area Land Use Management Guidelines."	

	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.	
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.	
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.	
4	Face similar uses across the street and at compatible scales; avoid building scale differences of more than 2 storeys across streets.	
5	Locate development to minimize view impacts on existing and planned future development.	
6	Buildings should be positioned and scaled to minimize the impact of shadows on adjacent open spaces, buildings, and within the project.	
7	Locate open space (plazas, parks, patios, cafes, etc.) south of permanently shading structures.	

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.	
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.	
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: 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.	

	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.

	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.	
1	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).	
2	Design buildings to express their internal function and use.	
3	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: 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.	

	Examples of architectural details include: 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.	
4	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.	
5	Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.	
6	Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).	

7	Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that: 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.	
8	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.	
9	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.	
10	Vinyl siding, large expanses of stucco, swirl type stucco, and vinyl for window frames are generally discouraged.	

	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.	
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).	
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.	
4	New buildings should not block significant views or solar access to adjacent buildings and open spaces.	
5	Incorporate courtyards, greenways, gardens and other common areas as defining elements of projects.	
6	Where at-grade space is limited, rooftop patios, gardens and courtyards are encouraged.	
7	Retention and infiltration best management practices for rainwater should be used as appropriate.	
8	Residential buildings should incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper level terrace.	