



Official Community Plan

DPA No. 4: Commercial

Area

All lands designated 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. 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 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		

Section B

No	Guideline	Comments (Please complete with NA where not applicable)
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.	
2	Achieve an attractive pedestrian-oriented streetscape with a significant amount of clear and transparent glazing 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.	
3	Achieve an attractive pedestrian-oriented streetscape with articulation, a fine scale of rhythm, and architectural details.	
4	Incorporate frequent entrances into commercial frontages with a desired maximum spacing of 10 m.	
5	Incorporate pedestrian oriented signage into ground floor façades. 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.	
6	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.	
7	Buildings should be designed and sited to minimize the creation of shadows on public spaces.	
8	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	
9	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.	
10	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	
11	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.	
12	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	
13	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.	