Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 1: Natural Environment

Area
Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

Designation
Development Permit Area No. 1 is designated for the purpose of establishing objectives for:

- *Section 488 (1) (a)- protection of the natural environment, its ecosystems and biological diversity. Note: For DPA justification and exemptions, please refer to the Official Community Plan, pages 86-88.*

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		

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.	
2	New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.	
3	New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.	
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.	
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.	
6	Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.	
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.	
18.5.2	**Natural Features**	
1	Retain existing healthy native trees, vegetation, rock outcrops, and soil wherever possible.	
2	Light spillage on to waterways is strongly discouraged.	
3	Preservation of natural topography is favoured over blasting or building of retaining walls.	
4	Narrower maneuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.	
18.5.3	**Biodiversity**	
1	Landscaping should include native plant and tree species, non-invasive species, and drought tolerant species. Where feasible, at least 30% of plants should be native plants.	
2	Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year-round moisture requirements in their placement.	
3	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.	
4	Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.	
5	Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.	

6	Incorporate a vertical vegetation structure (vertical habitat) including layers of ground cover, shrub, understorey and canopy in landscape design.	
18.5.4	**Drainage, Erosion, Stormwater, and Absorbent Materials**	
1	Incorporate rain gardens, bio-swales, rain barrels, and small depressions into landscaping.	
2	Prioritize planted and pervious surfaces and design paved areas to direct water towards vegetated areas.	
18.5.5	**Protect, Restore and Enhance Shorelines**	
1	Waterfront developments are encouraged to adopt a 'soft shore' restoration approach to the care of their foreshore property (i.e. Green Shores for Homes).	
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.	
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.	
4	Ensure that shoreline modifications do not result in a net loss of ecological functions. Incorporate measures to protect ecological shoreline functions and ecosystem-wide processes. Plan for the enhancement of impaired ecological functions.	
18.5.6	**Bird Biodiversity and Better Buildings**	
1	Avoid the use of monolithic glass, clear glass, mirrored glass, tinted glass, polished stone, and polished metal that can be highly reflective.	
2	In locations where vegetation or the environment is likely to reflect on surfaces, reduce the mirror effect by using ultraviolet patterned glass (fritted or acid etched), frosted glass, exterior louvers, external blinds, sunshades, spandrel panels, mullions, shutters, grilles, and canopies.	

3	When using patterns on glass to increase visibility to birds, ensure that the patterns are affixed to the exterior surface of the glass, and are high contrast and spaced no more than 50 mm apart.	
4	Limit outdoor lighting and direct light toward pedestrian areas. Consider use of shielding, timers, motion sensors, and down-lighting. Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting should 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.	
5	Cap and screen all ventilation pipes and grates. Avoid openings greater than 20 mm x 20 mm.	
6	Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts.	
7	Choose a mix of coniferous and deciduous trees to enhance bird species diversity.	