



Official Community Plan

DPA No. 10 Esquimalt Town Square

Area

Lands legally described as Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782 (PID: 029-349-311) are designated as Development Permit Area No. 10- Esquimalt Town Square

Designation

Development Permit Area No. 10 is designated for the purpose of :

- Section 488 (1)(a)- Protection of the natural environment, its ecosystems and biological diversity;
- 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 108-109. For photographic examples referring to the guidelines below, please see pages 109-113 of the Official Community Plan.*

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
1	Buildings should be designed to capture passive solar energy.	
2	Sun shading should be considered to control heat gain in the summer.	
3	Design for on-site heat recovery, and plan for future, long-term neighbourhood heat-resource opportunities.	



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4	Manage rainwater on the site including reduction of burden on stormwater sewer infrastructure and cleaning for down-stream use.	
5	Pollution management protocols (including sedimentation and oil- removal), as well as recycling programs should be followed during demolition, excavation and construction of the project.	
6	Prioritize use of high quality, regionally sourced products & materials.	
7	Where appropriate, make building uses visible from the outside.	
8	Avoid mirrored or tinted glazing at the street level.	
9	Locate clearly identified and weather-protected entrances to be accessible from public streets and squares.	
10	Integrate pedestrian-oriented signage with frontages and facades.	
11	Way-finding and commercial signage, lighting and weather protection (canopies, etc) should be part of the architectural design.	
12	Orient upper-storey windows and balconies to overlook adjoining streets and public space.	
13	Use architectural emphasis to define street corners.	
14	Locate on-street parking, where possible, in front of shops.	
15	Maximize glazing at grade along commercial streets. Provide sight-lines from inside buildings to allow for casual surveillance of open public spaces, streets and sidewalks.	
16	Avoid excessively long blank walls adjacent to public streets.	
17	Follow green building practices in energy and water conservation, greenhouse gas production, indoor air quality and material durability in all aspects of building and site design.	



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18	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	
19	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.	
20	Use of indigenous or adaptive plant species is encouraged.	
21	All buildings should be bird friendly.	
22	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	
23	Wherever possible, outdoor storage and parking areas should be screened from view.	