Township of ESQUIMALT

DEVELOPMENT SERVICES

Official Community Plan

DPA No. 9 English Inn

Area

Land designated as English Inn Mixed-use are part of Development Permit Area No. 9- English Inn

Designation

Development Permit Area No. 9 is designated for the purpose of establishing objectives for: :

- Section 488 (1)(d)- Revitalization of an area in which a commercial use is permitted;
- Section 488 (1)(e)- Form and character of intensive residential development;
- Section 488 (1)(h)- Promoting energy conservation;
- Section 488 (1)(i)- Promoting water conservation; and
- Section 488 (1)(j)- GHG emissions reduction. *Note: For DPA justification and exemptions please refer to the Official Community Plan, pages 103-104.*

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
26.5.1	**Landscape and Significant Features**	
1	Respect the qualities of the existing topography, natural rock outcrops and related significant trees (especially in the southeast corner).	
2	Respect significant trees through appropriate building siting and design.	
3	Landscape designs should reflect the character defining elements of the Manor House site and should use plant species suited to local climate and incorporate drought-tolerant, native species and other xeriscaping techniques that minimize the need for landscape irrigation.	

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4	Any use of the site should respect the existing landscape features. The hard landscaping of the Manor House site (including but not limited to the pavilion, fountain, stonework and retaining walls) represent the formal landscaped gardens characteristic of a home of this stature and era.	
5	All building siting and design should respect the site lines from outdoor spaces. Landscaping at the rear of the Manor House site has been developed to form a courtyard for use by the buildings occupants and guests, and forms an integral part of the building context.	
6	Use of materials should reflect the high quality already established on the site. The landscaped areas of the Manor House site, including the formal gardens, fountains, pavilions, hardscaping and courtyards are an important part of the character of the site and any proposed design should be sympathetic to these elements and this character.	
7	The property has many unique and mature plants and trees and any proposal should endeavor to reuse and incorporate this material on the site to the extent possible.	
8	Fences as a part of the landscape should be of high quality material and the use of chain link fences should be avoided.	

26.5.2	**Access and Parking**	
1	Retain and simplify the existing driveway from Lampson Street to access the heritage property and lands beyond. Widen the north driveway judiciously around significant trees.	
2	Maintain the domestic scale and character of the driveway on to Lampson Street including unobtrusive low level lighting; retain the existing stone gate posts.	

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3	Any surface parking, especially on the Manor House site, should be appropriately screened with landscaping and be designed not to detract from the character of the landscaping of the site. The use of permeable paving materials for parking areas is encouraged.	
4	Incorporate appropriate stormwater management measures to ensure stormwater from the driveway infiltrates back into the ground to ensure no net runoff offsite.	
5	Incorporate below grade parking, for the development site, to take advantage of the approximately one storey north/south cross fall across the site.	
6	Avoid long open cut parking access ramps by accessing underground parking from the lower levels of the existing grade.	
7	Appropriate bicycle and scooter storage should be provided in commercial and multiple-family buildings.	
8	Commercial and multiple-family buildings should include provision for charging stations for electric vehicles where appropriate.	

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26.5.3	Energy and Water Conservation	
1	Use green building standards and technology to reduce the environmental/ ecological footprint of development.	
2	Use natural stormwater management techniques and measures to ensure that all stormwater is managed on the site with no net increase off site. It is a fundamental municipal requirement that all stormwater runoff be managed on site. This will substantially improve the existing condition.	
3	Use of outdoor lighting on buildings or in the landscape should be designed to minimize light pollution and spillover on to neighbouring properties. All outdoor lighting should minimize wattage and be directed downward. Use of motion detectors and timers is encouraged.	

26.5.4	Building Form and Charachter	
1	Break down building volumes into domestic sized increments.	
2	Incorporate pitch roof language with dormers sympathetic to the heritage Maclure manor, reducing apparent building height and volume.	
3	Consider relaxation of building setbacks where it can be shown that it is advantageous to building design and distribution of building mass and volume in relation to adjacent properties.	
4	Respect significant trees through appropriate building siting and design	

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26.5.5	Distribution of Building Volume	
1	Concentrate higher building volume towards the middle of the site and towards the easterly portions adjacent to the neighbouring DND property.	
2	Keep building volumes lower towards the edges and composed as if made up of individual dwelling units, particularly towards the south. Massing towards the northern edges can typically accommodate another storey, since the English Inn site is a nominal level below the neighbours to the north.	

26.5.6	Basic Building Volume and Roof Forms	
1	Employ basic building elements not much more than twice the bulk of the Manor House proper to create an overall composition whereby the whole reads as an assemblage of these parts.	
2	Compose building elements to shape and define spaces between and within; not to exist as objects in space.	
3	Employ a language of roof pitch typically to reflect that of the Manor House; to be inhabited within, not simply sit on top of habitable space.	
4	Figuratively, pull the roof forms down around the occupied spaces.	
5	Utilize dormers – pitched or single slope – to provide light and views from habitable space within the roof.	
6	Utilize stepped down gables, or single pitch runoffs to further break down scale and create more intimate relationships with the ground. These elements can be used in succession.	

7	Roof overhangs and window placement should be coordinated to provide cooling and shade during summer and solar access for passive heating in the winter.	
8	Roof surfaces should be designed to accommodate solar energy collection devices. Skylights are discouraged, as a benefit of natural daylight penetration is not sufficient from an energy perspective, to outweigh their heat loss due to low insulation value.	

26.5.7	**Building Orientation and Access to Sunlight**	
1	Buildings should be located, oriented and designed to facilitate the retention of passive solar heat (e.g. south facing windows), reduce heat loss and support natural ventilation.	
2	Reduce energy consumption of electric lighting by maximizing opportunities for the distributionof natural daylight into a building's interior spaces (excluding the use of skylights).	
3	Avoid the use of heavily tinted or reflective glazing that reduces solar heat gain but also reduces the penetration of light.	
4	Placement and retention of deciduous trees is encouraged such that these trees provide summer-season shading, and winter-season solar access.	
5	While respecting the importance of the existing character of the site's landscape character design of on-site landscaping should minimize shading impacts and the potential for solar thermal or photo-voltaic systems on the site and surrounding properties.	

26.5.8	**Windows- Types and Proportions**	
1	Employ bay windows, bracketed in upper storeys, or stepped out on lower storeys to form decks off upper stories, to break down scale of end walls.	
2	Employ basic window element having a vertical proportion – 1:1.4 – 1:2.2.	

3	Vary size from floor to ceiling to vary small openings for secondary spaces.	
4	Increase amount of transparency by stringing multiple units or by employing basic units at regular intervals.	
5	Create horizontal strip glazing condition by exploring recurrent smaller units.	
6	Break down scale and texture where appropriate with divided light muntins or zinc cam in double glazed units.	
7	Large single well-proportioned sheets can be employed in conjunction with divided lites to capture views.	

26.5.9	**Renewable and Alternative Energy**	
1	Support on-site renewable energy systems and technologies such as solar hot water, solar photo-voltaic, micro wind turbines and heat pumps.	
2	Encourage on-site resource recovery through technologies where possible such as heat exchangers on ventilation and domestic water supply.	

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26.5.10	Materials Management	
1	Recycling infrastructure and facilities especially for organics is encouraged.	
2	Building materials which are durable for the use intended should be sourced locally or regionally to reduce transportation requirements whenever possible and economic.	
3	Reuse existing building and landscape materials on site where practical and economic.	
4	Encourage construction waste diversion planning as part of the development process, including the identification of designated areas for the collection of recyclable materials.	