

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2875

A Bylaw to amend Bylaw No. 2646, cited as the
"Official Community Plan Bylaw, 2006, No. 2646"

THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "*OFFICIAL COMMUNITY PLAN BYLAW, 2006, NO. 2646, AMENDMENT BYLAW NO. 2875*".

Esquimalt Town Square

2. That Bylaw No. 2646, cited as the "Official Community Plan Bylaw, 2006, No. 2646" be amended as follows:

(1) By inserting the following after the "Commercial – Mixed Use" bullet in **Section 2.1 Land Use Designations**:

- **Esquimalt Town Square** applies specifically to the large property located southwest of the Municipal Hall bordered on the north by Esquimalt Road, on the south by Carlisle Avenue, on the west by Park Place and on the east by Fraser Street.

(2) Section 2.3.3.2 (f) is deleted and replaced with the following: "Thornton Walk, which is aligned with one of the region's earliest survey lines, will continue to form an ostensible organizing axis for a north/south pedestrian link".

(3) By adding a new subsection after "Section 9.7. Development Permit Area No.5 – Enhanced Design Control Residential", entitled "Section 9.8 Development Permit Area No.6 – Esquimalt Town Square", as detailed in Schedule A attached to this Bylaw:

By renumbering the remaining subsections of Section 9 accordingly;

(4) On Schedule "A" of the Official Community Plan No. 2646, being the Land Use Designation Map, by changing the designation of the following property from "Institutional" to "Esquimalt Town Square" with a unique colour, including in the Legend, generally as shown on Schedule "B" attached to this bylaw:

PID: 029 – 349 – 311

Legal Description: Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782

(5) On Schedule "C" of the Official Community Plan Bylaw No. 2646, being the Development Permit Areas Map, by designating the following lands as "Development Permit Area No.6" with a unique colour/pattern, including in the Legend, generally as shown on Schedule C attached to this bylaw:

PID: 029 – 349 - 311

Legal Description: Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782

READ a first time by the Municipal Council on the 30th day of May, 2016.

READ a second time by the Municipal Council on the 30th day of May, 2016.

A Public Hearing was held pursuant to Sections 464, 465, 466, and 468 of the *Local Government Act* on the 27th day of June, 2016.

READ a third time by the Municipal Council on the 27th day of June, 2016.

ADOPTED by the Municipal Council on the 11th day of July, 2016.



BARBARA DESJARDINS
MAYOR



ANJA NURVO
CORPORATE OFFICER

**Schedule A to Bylaw 2875
Development Permit Area No. 6 - Esquimalt Town Square**

9.8 Development Permit Area No. 6 - Esquimalt Town Square

'Design Guidelines' defined:

A set of design parameters for development which apply within a specified area. The guidelines are adopted public statements of intent and are used to evaluate the acceptability of a project's design.

9.8.1 Scope

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. 6 - Esquimalt Town Square.

9.8.2 Category

Section 488(1)(a) – natural environment, its ecosystems and biological diversity;

Section 488(1)(b) – protection of development from hazardous conditions;

Section 488(1)(d) – revitalization of area in which a commercial use is permitted;

Section 488(1)(f) - establishment of objectives for the form and character of commercial, industrial or 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.

9.8.3 Justification

These guidelines were developed to steward the design of a mixed use development known as Esquimalt Town Square. The development needs to promote the revitalization of the Township's core area while being sympathetic to the surrounding land uses and built form and offering exemplary site and building design that incorporates the principles of urban ecology.

9.8.4 Requirements of Owners of Land within the Development Permit Area

a) Owners or land within Development Permit Area No.6 must not do any of the following without first obtaining a Development Permit in accordance with the guidelines for this Development Permit Area:

- i) Alter lands;
- ii) Subdivide lands; or
- iii) Construct or alter a building or structure

b) Exemptions

The following do not require a Development Permit:

- i) routine maintenance;
- ii) emergency repairs to existing structures where a potential safety hazard exists;
- iii) alterations to landscaping as long as the form and character of the landscaping remain the same;

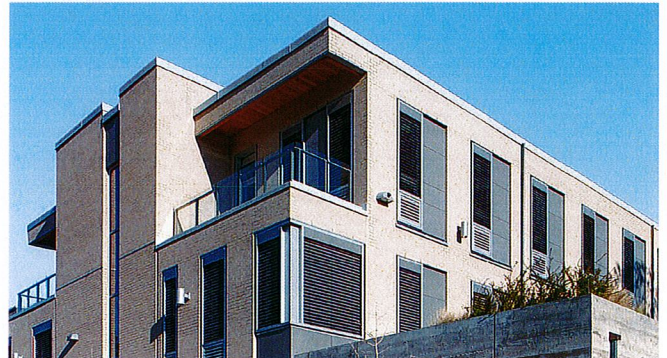
a)

Buildings should be designed to capture passive solar energy.



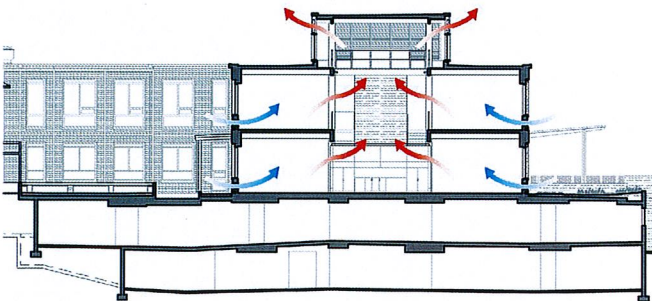
b)

Sun shading should be considered to control heat gain in the summer.



c)

Design for on-site heat recovery, and plan for future, long-term neighbourhood heat-resource opportunities.



d)

Manage rainwater on the site including reduction of burden on storm-water sewer infrastructure and cleaning for down-stream use.



e)

Pollution management protocols (including sedimentation and oil-removal), as well as recycling programs should be followed during demolition, excavation and construction of the project.



f)

Prioritize use of high quality, regionally sourced products & materials.



g)

Where appropriate, make building uses visible from the outside.



h)

Avoid mirrored or tinted glazing at the street level.



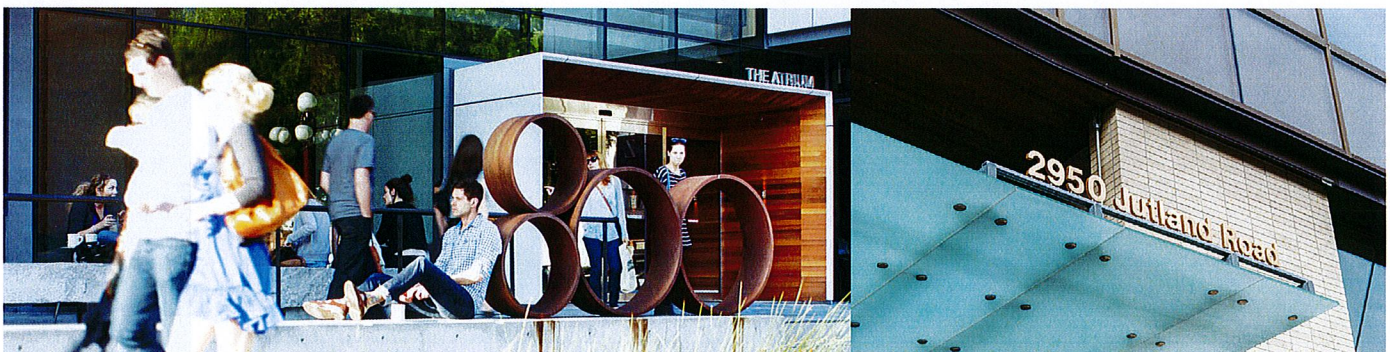
i)

Locate clearly identified and weather-protected entrances to be accessible from public streets and squares.



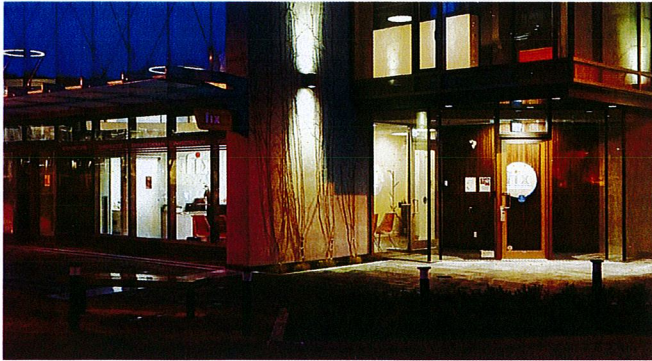
j)

Integrate pedestrian-oriented signage with frontages and facades.



k)

Way-finding and commercial signage, lighting and weather protection (canopies, etc) should be part of the architectural design.



l)

Orient upper-storey windows and balconies to overlook adjoining streets and public space.



m)

Use architectural emphasis to define street-corners.



n)

Locate on-street parking, where possible, in front of shops.



o)

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.



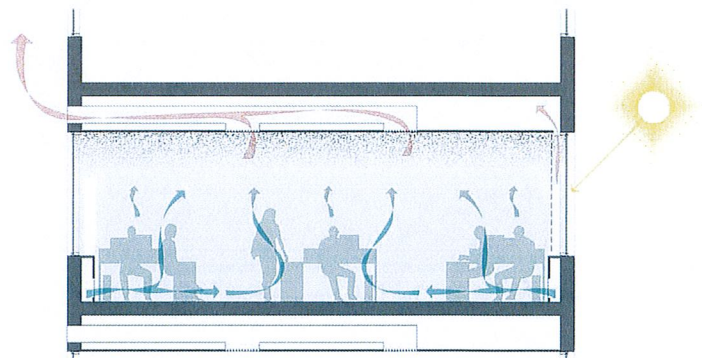
p)

Avoid excessively long blank walls adjacent to public streets.



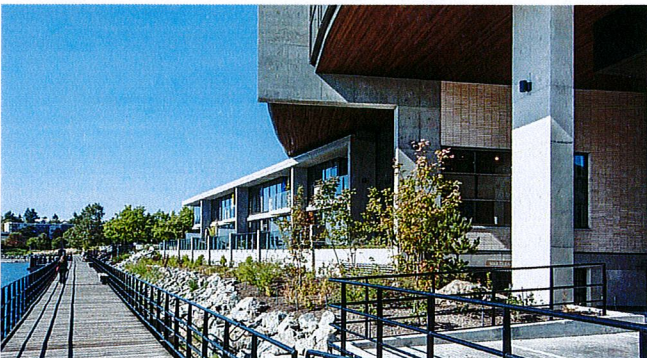
q)

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.



r)

Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.



s)

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.



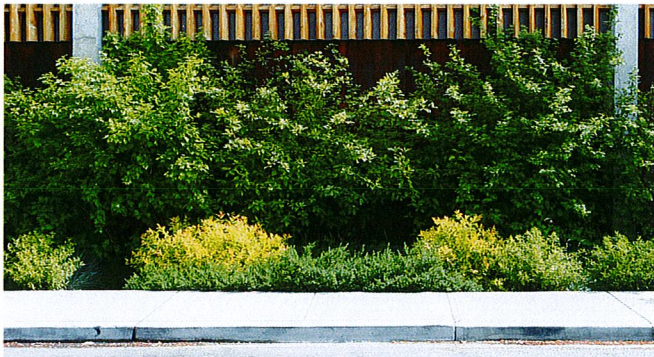
t)

A landscaped transition zone between entryways and public sidewalk should be considered on streets with high traffic volumes.



u)

Use of indigenous plant species is encouraged.



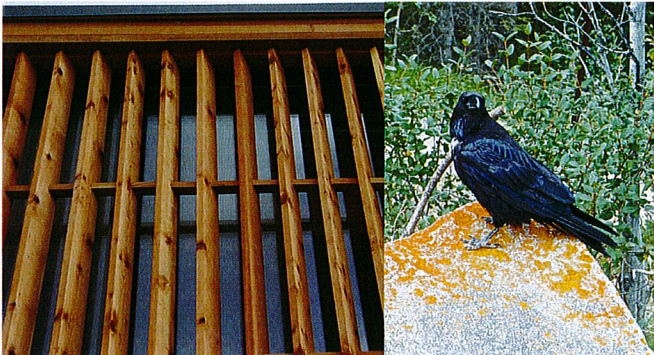
v)

Wherever possible, outdoor storage and parking areas should be screened from view.



w)

All buildings should be bird-friendly.



x)

All exterior lighting should avoid excessive stray light pollution and should meet international dark skies standards.



Schedule B to Bylaw 2875
Resignation from “Institutional” to “Esquimalt Town Square”

Schedule C to Bylaw 2875
Designation of Development Permit Area No.6

Schedule A to Bylaw 2875
Development Permit Area No. 6 - Esquimalt Town Square



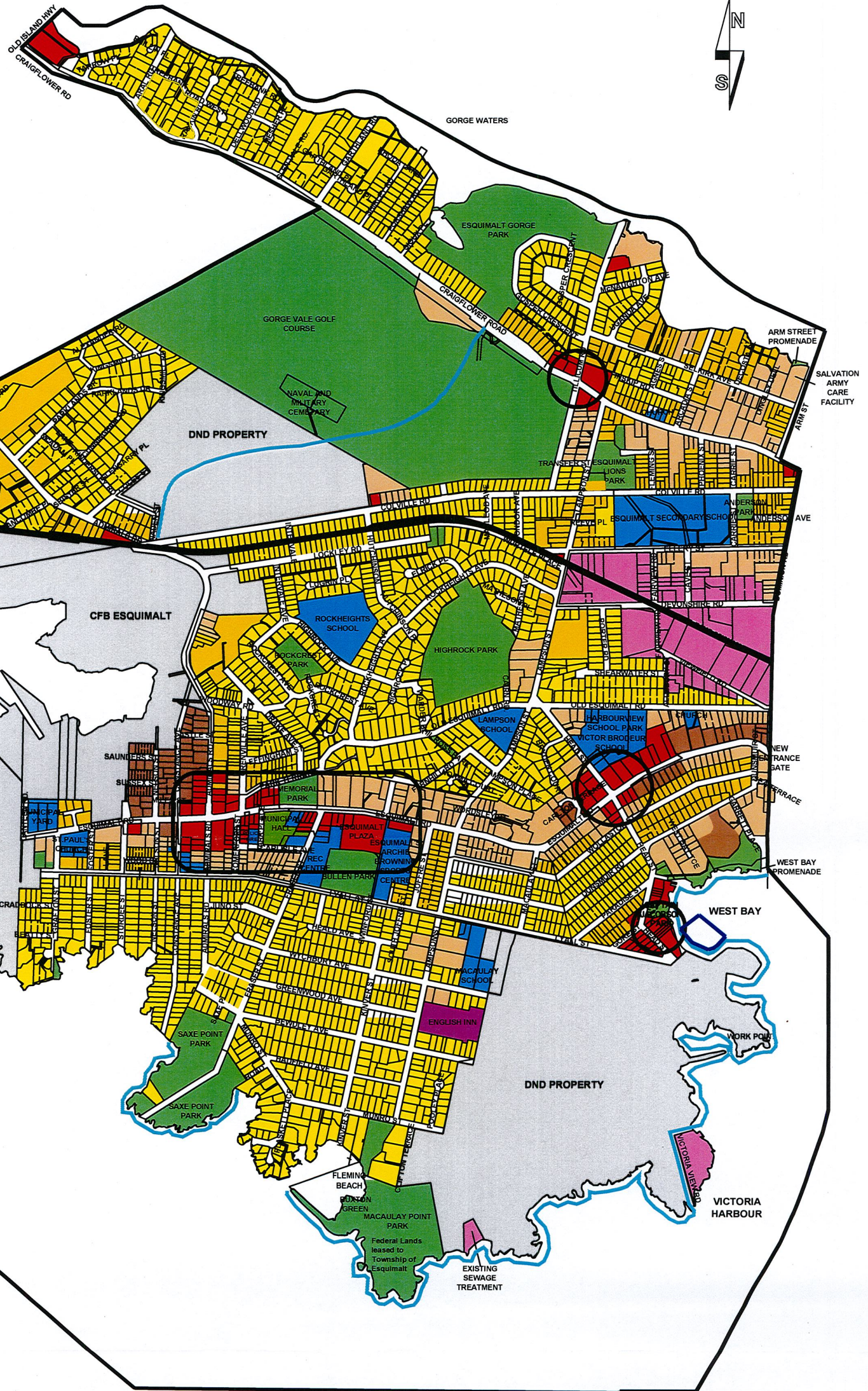
CORPORATION OF THE TOWNSHIP
OF ESQUIMALT

OFFICIAL COMMUNITY PLAN


















BYLAW NO. 2646

SCHEDULE A

LAND USE DESIGNATION



LEGEND

- | | | |
|--|---|---|
|  Single and Two-Unit Residential |  Industrial |  Esquimalt Town Square |
|  Townhouse Residential |  Commercial Mixed-Use | |
|  Multi-Unit, Low-Rise Residential
(up to four storeys) |  Commercial Node | |
|  Multi-Unit, High-Rise Residential
(five+ storeys) |  Institutional | |
|  Floathome Residential |  DND Federal Land | |
|  Parks and Open Space |  Water Area | |
|  Trails (existing and proposed) |  Municipal Boundary | |
|  Transportation Corridor |  English Inn Mixed Use | |

**Schedule C to Bylaw 2875
Designation of Development Permit Area No.6**



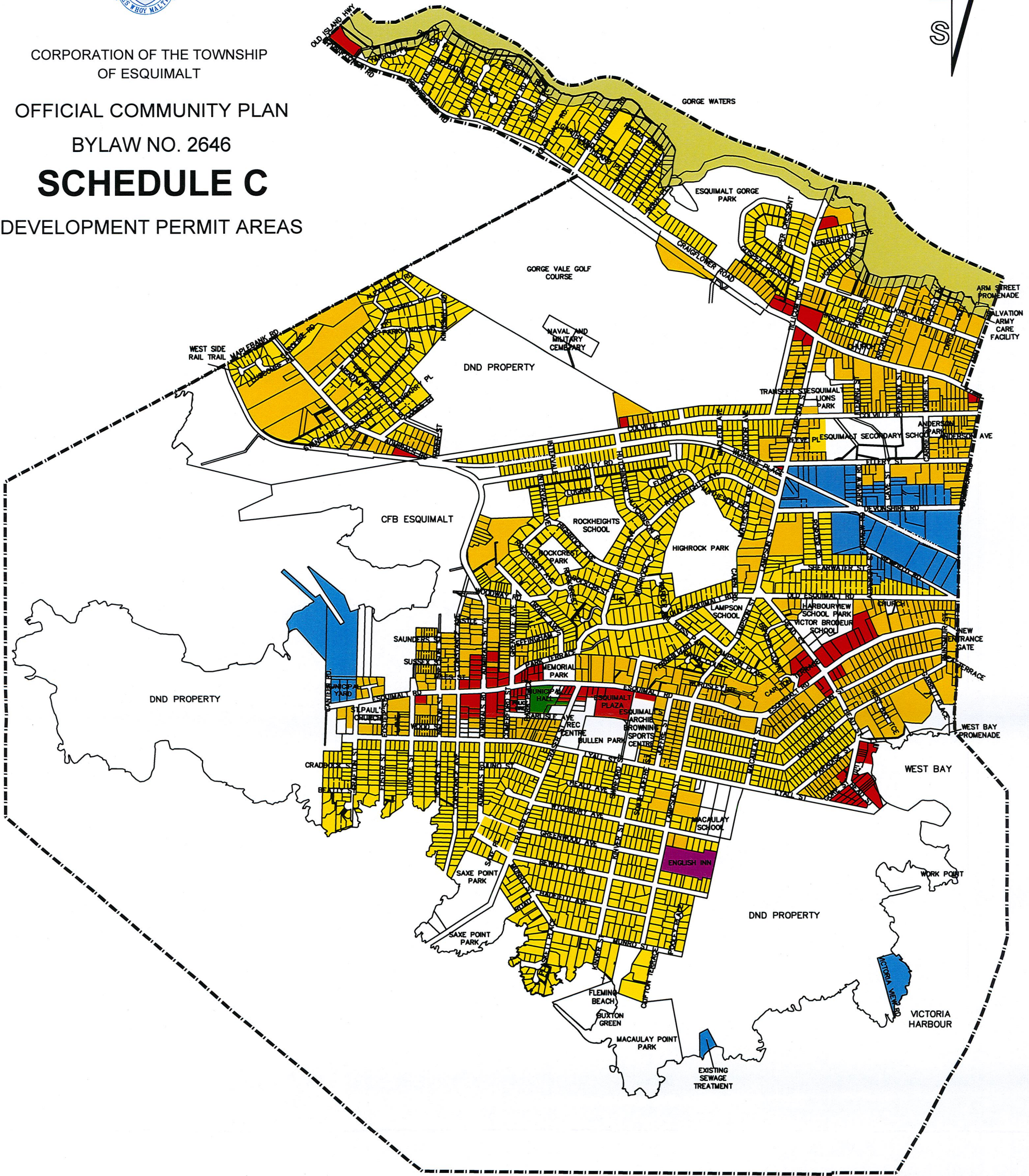
CORPORATION OF THE TOWNSHIP
OF ESQUIMALT

OFFICIAL COMMUNITY PLAN

BYLAW NO. 2646

SCHEDULE C

DEVELOPMENT PERMIT AREAS



LEGEND

- D.P.A. No. 1 – Multi Unit Residential
- D.P.A. No. 2 – Commercial
- D.P.A. No. 3 – Industrial
- D.P.A. No. 4 – Gorge Waterway
- D.P.A. No. 5 – Enhanced Design Control Residential
- D.P.A. No. 6 – Esquimalt Town Square
- D.P.A. No. 7 – English Inn

- Water Area
- Municipal Boundary

May apply to lands not designated Residential, Commercial, Industrial or Gorge Waterway if they are to be used for more than single-unit residential use