

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2756

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

THE MUNICIPAL COUNCIL OF THE CORPORATION 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. 10], 2011, NO. 2756*”.
2. That Bylaw No. 2646, cited as the “Official Community Plan Bylaw, 2006, No. 2646” be amended as follows:

(1) by adding the following words and figures to Section 2.1 – Land Use Designations:

Esquimalt Village Mixed Use Multiple Residential applies in a specific area of “Commercial Area 1 – Esquimalt Village” only.

(2) by adding the following words and figures as Section 9.10, immediately following Section 9.9

9.10 ESQUIMALT VILLAGE – MIXED USE MULTIPLE RESIDENTIAL DEVELOPMENT PERMIT AREA No. 6



9.10.1 Scope

All land designated Esquimalt Village – Phase 1 on Schedule “C” are part of DPA No. 6

9.10.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character of commercial or multi-family residential development.

Section 919(1)(h) of the *Local Government Act* – promote energy conservation.

Section 919(1)(i) of the *Local Government Act* – promote water conservation.

Section 919(1)(j) of the *Local Government Act* – promote the reduction of greenhouse gas emissions.

9.10.3 Justification

The Township of Esquimalt encourages the revitalization of the Esquimalt Village through the introduction of mixed use multiple residential development on the former Municipal Hall site (Phase 1 of the Esquimalt Village Project). The design and form of the mixed use development is intended to create a pedestrian-oriented “high street” along Esquimalt Road, with a new public plaza anchoring the project and bringing civic use and activity to the streetscape. Civic use space is incorporated into the plan to contribute to the established civic core around the Municipal Hall and Public Library site.

The plan encourages high-quality residential development through building design that responds to the site conditions, reflects best practices in sustainable development and is compatible with surrounding uses.

The goals for Development Permit Area No. 6 are:

- a) To enhance the aesthetic image of Esquimalt’s Village area through high-quality building and public realm design and development;
- b) To revitalize the former Municipal Hall lands and contribute to the commercial viability and civic vibrancy of the Village;
- c) To relocate the existing Town Square to a new location with frontage on Esquimalt Road;
- d) To encourage integrated mixed use development including residential, civic and commercial uses in the project area;
- e) To encourage growth in the tax base through diversified commercial and high-quality residential development; and,
- f) To implement sustainable development strategies to demonstrate best practices in energy conservation, water conservation and the reduction of greenhouse gas emissions.

9.10.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of 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. subdivide lands; or
 - ii. construct or alter a building or structure.
- b) Exemptions:

The following do not require a development permit:

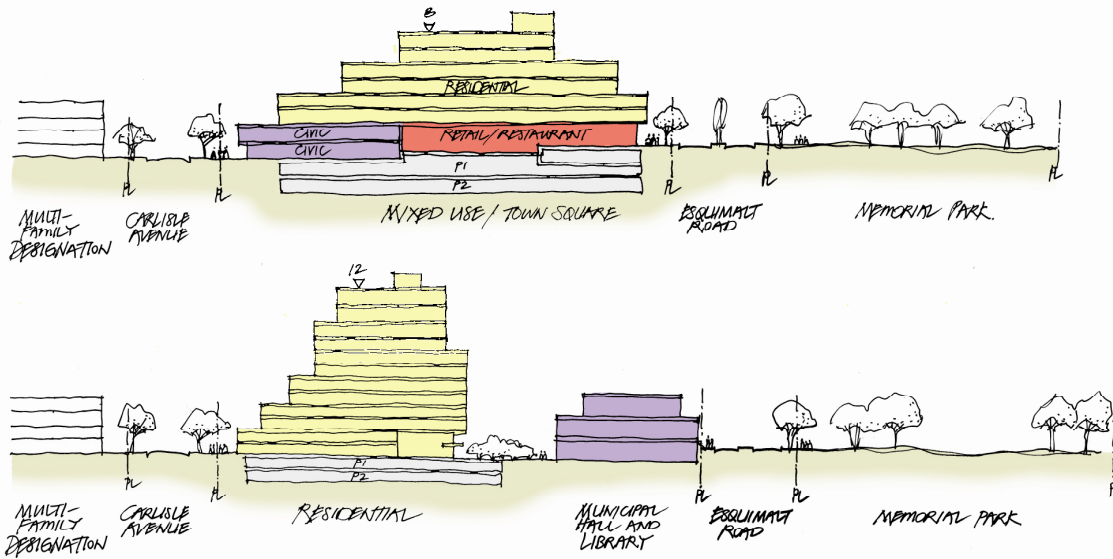
 - i. construction of buildings or structures less than 10 square metres in area;
 - ii. emergency repairs to existing structures and public walkways where a potential safety hazard exists;
 - iii. the cutting of trees as permitted upon application under the municipal tree protection bylaw; and
 - iv. placement of signs less than 1.5 square metres in area.



9.10.5 Guidelines for Owners of Land within the Development Permit Area

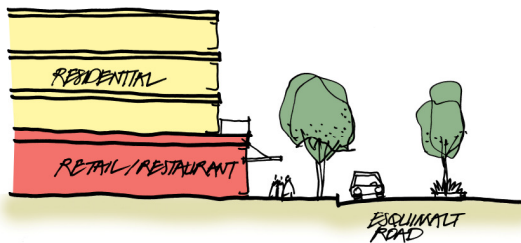


Development Plan



Sections

1. Guidelines for Buildings



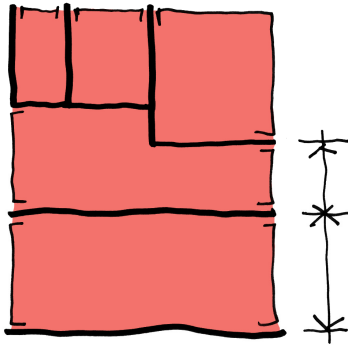
a) Mixed-Use

To ensure vitality and diversity in the civic core a mix of uses should be accommodated in new development.

- Retail, restaurant and civic use shall be located on the ground floor
- Civic and office use may be located on a second floor
- Residential use may be located on all floors, except where retail use is required.

b) Esquimalt High Street

To support the concept of a shopping "high street" along Esquimalt Road, retail and/or restaurant use shall be located in new development along this frontage on the ground floor.



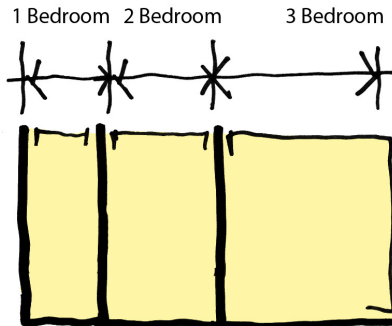
c) Small-scale Commercial Frontages

To increase the diversity of retail and restaurant offerings in the civic core, it is preferable to have several smaller tenants as opposed to a single, large commercial use on the site.



d) Storefront Transparency

The visibility into stores should be maximized with large glass areas, unobstructed by posters, vending machines, graphics or the back of interior display cases. Storefronts should exhibit a high quality of design and diversity in character.



e) Residential Diversity

A mix of unit types should be encouraged in residential developments in order to offer choices to potential residents. A variety of unit types and sizes could include studios; units with multiple bedrooms; two-storey townhouses or city home units; and, larger view penthouses.



f) Private Outdoor Space

All Residential units should be provided with private outdoor space. This space can take the form of a balcony, deck or garden patio. Where the space is located on the ground level, patios should be provided with adequate screening to afford privacy for the residents.



g) Adaptable Housing

To provide accommodation for those who are aging, or have physical disabilities, a minimum of 10% of all residential units shall be designed to be adaptable. These units shall be constructed according to the BC Building Code Adaptable Housing Standards as a minimum.



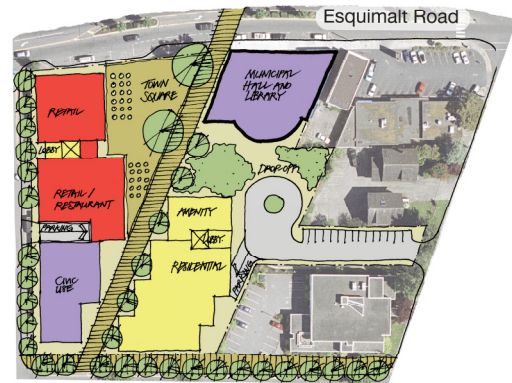
h) Amenity Spaces

New residential development should include both indoor and outdoor common areas for use by the residents for social and other activities.



i) Civic Use Area

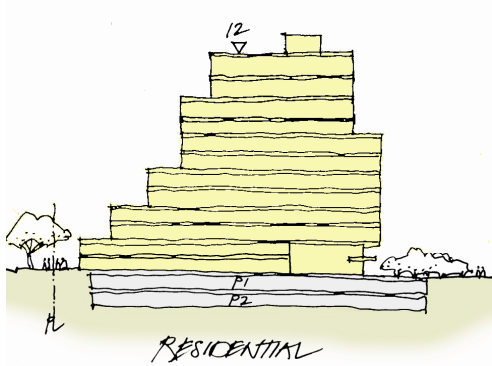
A shell space of a minimum size of 1,860 square metres / 20,000 square feet shall be included in the development of the Phase 1 site. This space may be used as rental office space on an interim basis, with a maximum term of five years, pending the identification of an appropriate civic function.



j) Building Setback

Buildings shall be setback from the existing property lines to accommodate sidewalk widening. Required setbacks are:

- 2 metres on Esquimalt Road
- 2 metres on Park Place
- 5 metres on Carlisle Avenue
- 5 metres from a Side Lot Line



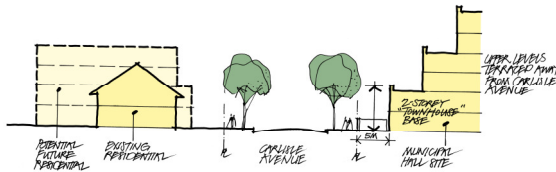
k) Building Height

The maximum height of buildings on this site is defined as follows:

- The west building, facing Esquimalt Road and Park Place, shall be a maximum of seven storeys measured above Esquimalt Road, and eight storeys above Carlisle Avenue.
- The east building, facing Carlisle Avenue, shall be a maximum of 12 storeys measured above Carlisle Avenue.

l) Building Gradient

Within the stated height guidelines, buildings shall be setback and/or terraced to soften their relationship to Esquimalt Road and Carlisle Avenue. Terracing is not required along Park Place. The cross section contained within this document provides a suggested approach towards achieving this building gradient guideline. Specific designs will be reviewed in the context of this proposed strategy.



m) Neighbourhood Scale

In order to provide an appropriate fit along Carlisle Avenue, the east residential block shall have a two-storey element that projects at its base to reflect the scale of the existing housing on the south side of Carlisle. Through time, and in keeping with existing zoning, the south side of Carlisle may redevelop as four-storey development. At such time, it too could be developed with a projecting two-storey element thereby maintaining a neighbourly scale along the street.

n) Underground Parking

All parking shall be located underground and will include sufficient spaces for the Municipal Hall functions. The exception will be convenience surface parking to serve the Municipal Hall and Public Library proposed within the lane space to the east of the site.



o) Parking Entrances

Entrances to underground parking may be located from the east lane or from Park Place, or both. Parking entrance access to underground parking shall be perpendicular to streets or lanes. Ramps should be concealed within the envelope of the building and should make use of overhead doors, overhead trellises and landscaping to soften their appearance.



p) Thornton Walk Frontages

The success of Thornton Walk as a public space will depend upon the quality and character of its edges. Where possible, retail and restaurant use should open onto the walk. The proposed civic space should also access Thornton Walk. Where residential use abuts the walk, the building shall be set back with garden patios, a minimum of 3.0 metres deep, fronting onto the walk with appropriate screening and patio gates. The minimum width of the Thornton Walk right-of-way shall be 6.0 metres.



q) Architectural Character

The design of buildings should be contemporary and bold, exhibiting large glass areas to take advantage of the harbour and distant views. Acceptable exterior materials include concrete, brick, wood, cementitious, and metal panel products. Stucco, vinyl and aluminum siding are not acceptable materials in the Village Core.



r) Sustainable Design

Sustainable planning and design is a cornerstone of the Esquimalt Village Core project. New buildings and landscapes shall include environmental and green building design strategies that are at least equivalent to a LEED Silver standard.



s) Public Art Policy

Public art is to be included as part of this development according to Township of Esquimalt requirements. The selection of the type of art, its location, the artist, and the specific product, shall include the input of the public throughout the process.



t) Relocation of Memorials

There are currently three memorials located in the green space between the old and new Municipal Halls. In order to revitalize the core area, a new Town Square is identified in this strategic location, fronting onto Esquimalt Road. Investigations should be made into the feasibility of relocating the memorials to Memorial Park. This strategy is consistent with a previous Council decision of September 9, 2002 to move Sailors' Walk and the HMCS Esquimalt memorial plaque to Memorial Park. The same recommendation included the relocation of the Totem Pole from in front of the old Municipal Hall to a location adjacent to the Library entrance and Thornton Walk.

u) Commercial Signage



Hanging Signs

- Minimum clearance of 2.75 metres from grade
- Maximum area of 0.5 square metres
- One per tenant except for a corner space which can have two.



Fascia Signs

- Individual letter type only
- Flat or three-dimensional lettering
- Maximum height 200 millimeters
- Neon or halo-type rear illumination, or front illumination
- Backlit, plastic fascia sign boxes are not permitted



Awning Signs

- Graphics to be located on awning skirts only
- Maximum 300 millimeters in depth
- Painted or vinyl applied lettering
- No rear lighting under awnings
- No signage or graphic material on sloped surfaces



Window Signs

- Maximum area of 0.5 square metres
- No backlit signs, displays or vending machines
- Neon is acceptable



Interpretive Signage

- History of the area
- Sustainable features
- Free standing, 900mm high



v) Residential Signage

Residential identification signage shall be placed close to the ground, in a horizontal format, either freestanding or embedded in a building or landscaping wall. This signage shall be limited to identifying the project name, project logo and street address.

2. Guidelines for the Public Realm



a) Required Components

There are three required components in the development of the public realm:

- The Town Square fronting onto Esquimalt Road, with an approximate area of 900m²;
- Thornton Walk, cutting diagonally through the site in a north-south direction; and,
- The Greenway to be developed along the north side of Carlisle Avenue.

In addition to these three components, streetscape improvements will be required on Esquimalt Road and Park Place, as well as on-site landscaping.

b) Character of the Public Realm

The Civic Precinct in Esquimalt Village should have its own identity: an elegant and understated character. The curve of the municipal hall building to the east informs the shape of many of the landscape design elements and materials found in the following guidelines.

c) Accessibility

Universal accessibility will be addressed by ensuring all walkways are less than a 5% slope.

d) Paving

The paving materials should be consistent throughout the precinct, as per the following:

- Pedestrian surfaces to be permeable paving.
- Field to be cast in place concrete, saw cut for patterning, and generally in rectangular modules larger than 2' x 4'.
- Patterning to be created by contrasting dark coloured basalt or granite in rectangular modules of 1' x 2', or larger. Permeable paving used to enhance the pattern.
- Direction of paving to follow the pattern shown on the public realm site plan.



PERMEABLE PAVING



GRANITE/BASALT + CONCRETE PAVING

e) Street Furniture

The following street furniture pieces should be utilized:

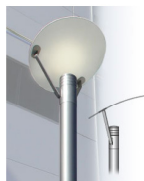
- Benches – Centennial from Frances Andrew Site Furnishings – Powder Coated steel w/Ipe Wood slats
- Handrails – Stainless steel tube
- Garbage cans – Chase Park from Landscape Forms
- Bike racks – Ring from Landscape Forms



Stainless Trash Receptacle - Landscape Forms 'Chase'



Painted Silver Bench - Frances Andrew 'Centennial'



Stainless Steel Lighting - Se'lux 'Ritorno RA'



Stainless Steel Handrails



Stainless Steel Bike Rack - Landscape Forms 'Ring'

SITE FURNISHINGS

f) Colour Palate

All street furniture shall be constructed of naturally oiled Ipe wood (plantation hardwood), stainless steel, silver powder coated steel and/or aluminum.

g) Lighting

The pole light is designed to avoid light pollution but will light the walkways in a manner to address comfort and safety.

- Ritorno RA from Se'lux

h) Water Feature

A location is identified on L01 for a potential water feature.

- The location is visually accessible through sight lines from the public domain.
- The design should use water sparingly; water should be recirculated.

i) Residential / Public Domain Buffer

To ensure the privacy of ground floor residential units it is recommended that a buffer of primarily evergreen plants be provided between the private and public domain.

j) Sustainable Landscape

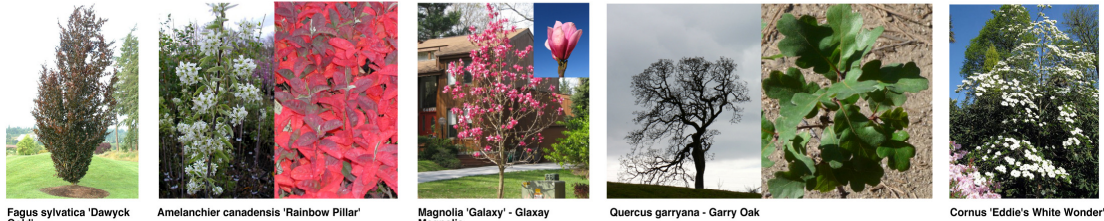
The detailed design of the public realm should adhere to sustainable strategies in the landscape design, such as storm water infiltration and storage, and making use of drought tolerant plantings.

k) Plant Palate

The plants are chosen for their ability to survive with minimal irrigation and to give colour and seasonal change to the landscape.

Trees

- *Amelanchier canadensis* 'Rainbow Pillar'
- *Cornus* 'Eddie's White Wonder'
- *Fagus sylvatica* 'Dawyck Gold'
- *Magnolia* 'Galaxy' – Galaxy Magnolia
- *Quercus garryana* – Garry Oak



TREES

Shrubs

- *Buxus mic.* 'Winter Gem' – Boxwood
- *Cornus ser.* 'Kelseyii' Dwarf Dogwood
- *Gautheria shallon* - Salal
- *Lavendula ang.* 'Munstead' – English Lavender
- *Mahonia aquifolium* – Oregon Grape



SHRUBS

Grasses

- *Calamagrostis x acutiflora* – Feather Red Grass
- *Carex aurea* – Golden Sedge
- *Phalaris arundinacea* – Reed Canary Grass
- *Helictotrichon sempervirens* – Blue Oat Grass



GRASSES

3. by amending Schedule 'A' – Land Use Designation attached to and forming part of the Official Community Plan, to add Esquimalt Village – Mixed Use Multiple Residential to the list of Land Use Designations; and
4. by changing the land use designation of Lot A, Section 11, Esquimalt District, Plan 18121 [1229 Esquimalt Road], Lot B, Section 11, Suburban Lot 40, Esquimalt District, Plan 18121 [1235 Esquimalt Road], Lot 14, Section 11, Esquimalt District, Plan 1163 [1216 Carlisle Road] and Lot 12, Section 11, Esquimalt District, Plan 1163 [534 Fraser Street] shown cross-hatched on Schedule "A" attached hereto from Institutional to Esquimalt Village – Mixed Use Multiple Residential; and
5. by amending Schedule 'A' – Land Use Designation, attached to and forming part of the Official Community Plan, to reflect the change in designation of designate the lands within Phase 1 of the Esquimalt Village project, shown cross-hatched on Schedule "A" attached hereto; and

6. by amending Schedule 'C' – Development Permit Areas attached to and forming part of the Official Community Plan, to add D.P.A. No. 6 to the list of Development Permit Areas; and
7. by amending Schedule 'C' – Development Permit Areas attached to and forming part of the Official Community Plan, to designate the lands within Phase 1 of the Esquimalt Village project, shown cross-hatched on Schedule "A" attached hereto, as part of D.P.A. No. 6.

READ a first time by the Municipal Council on the 7th day of March, 2011.

READ a second time by the Municipal Council on the 7th day of March, 2011.

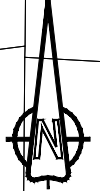
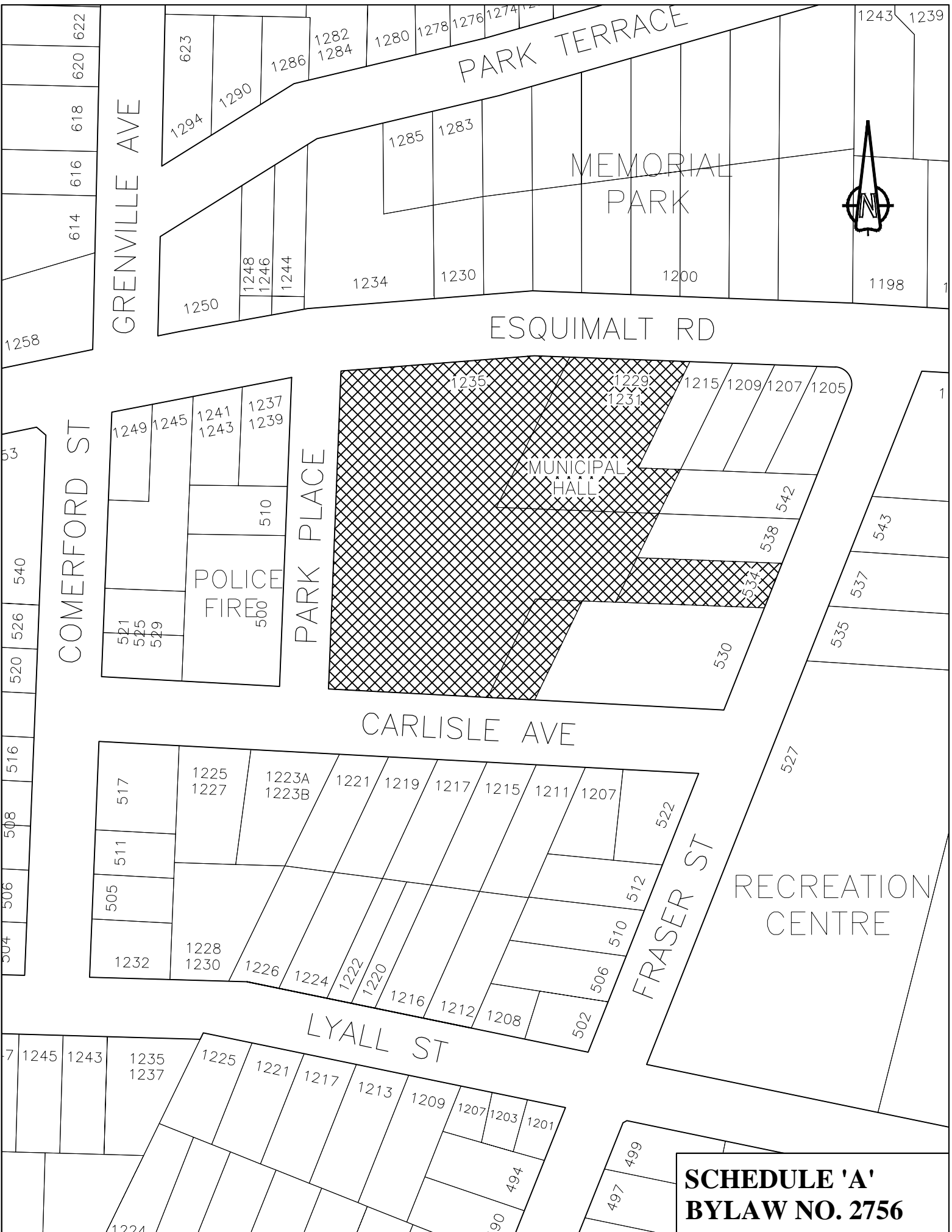
A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the 16th day of May, 2011.

READ a third time by the Municipal Council on the ---- day of ----, 2011.

ADOPTED by the Municipal Council on the ---- day of ----, 2011.

BARBARA DESJARDINS
MAYOR

LAURIE HURST
DEPUTY CORPORATE ADMINISTRATOR



SCHEDULE 'A'
BYLAW NO. 2756

GRENVILLE AVE

PARK TERRACE

MEMORIAL PARK

ESQUIMALT RD

PARK PLACE

MUNICIPAL HALL

POLICE FIRE 500

CARLISLE AVE

RECREATION CENTRE

LYALL ST

FRASER ST

COMERFORD ST

622
620
618
616
614
1258

1294 623 1290 1286 1282 1284 1280 1278 1276 1274 1243 1239 1285 1283 1250 1248 1246 1244 1234 1230 1200 1198

1249 1245 1241 1243 1237 1239 521 525 529 510 500

1235 1229 1231 1215 1209 1207 1205 534 538 542 530 537 543 535

517 1225 1227 1223A 1223B 1221 1219 1217 1215 1211 1207 522 511 505 1228 1230 1226 1224 1222 1220 1216 1212 1208 502 506 510 512 527

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