



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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## TOWNSHIP OF ESQUIMALT MEMORANDUM

**MEETING DATE:** April 15, 2024

Report No. DEV-24-030

**TO:** Committee of the Whole

**FROM:** Bill Brown, Director of Development Services

**SUBJECT:** April 10, 2024 APC Design Review Committee Recommendations Re:  
Small Scale Multi-Unit Housing

### INFORMATION:

#### Motion from the DRC Draft Minutes of April 10, 2024

That the APC Design Review Committee recommends to Council the following in relation to the Small-Scale Multi-Unit Housing (SSMUH) Policy and ensuing Zoning Bylaw changes:

- Do not include a maximum Floor Area Ratio (FAR) for the new SSMUH zones.
- Include a maximum floor area per unit with an opportunity to vary through a Development Variance Permit.
- Do not require more restrictive site standards than those recommended by the province.
- Implement the height restriction of 11 m for principal buildings.
- Make the grade and height calculation within the Zoning Bylaw in the SSMUH zoning amendment consistent with other municipalities in the CRD.
- Designate the Esquimalt Road, Craigflower Road, Admirals Road, and Tillicum Road corridors as 'frequent transit'.
- Create a 400 m buffer for 'frequent transit' corridors.
- Follow the provincial guidelines for parking if the corridors are to be designated 'frequent transit' corridors and support more on-site bicycle parking for all types of bikes; e-bikes, cargo bikes, etc.
- Include daycare uses in the new zones.

CARRIED UNANIMOUSLY

### LIST OF ATTACHMENTS:

1. There are no attachments to this memorandum.