

Arts, Culture & Heritage



I. ARTS & CULTURE

- Promote an animated public realm where people can gather, connect and celebrate through art friendly public spaces and facilities.
- Create opportunities for people to experience art in everyday life and for artists and communities to participate in the design, look and feel of the Township through public art initiatives.
- Promote opportunities to interpret Esquimalt's foreshore and natural environment through the arts.

Festivals

- Recognize the importance of community festivals in the community's cultural development.

Public Art

- Build on the strengths of Public Art to ensure that it is a key element in shaping, animating and enriching the public realm, civic pride and community identity.
- Identify locations for future public art installations.
- Encourage new developments to incorporate public art into their design.

II. HERITAGE

- Support educational efforts and community events that recognize and celebrate the community's heritage including First Nations, navy, army, ship building and repair, industry, connection to nature and sea shore.
- Support sustained and enhanced access to the municipally-owned archival collections that facilitate learning about Esquimalt shared past, bringing it alive in the present.
- Develop signage that celebrates Esquimalt history and heritage at key locations.
- Work with local First Nations to incorporate more Lekwungen place names within the Township of Esquimalt.
- Continue to support well maintained private properties, having heritage value and/ or character through the use of land use tools.
- Continue to use historic photos to wrap utility boxes, reflecting the interesting history and beauty of this area.
- Find bold, innovative means to celebrate the community's heritage assets.
- Consider potential heritage resources when rendering land use

decisions.

- Identify places within the community for placement of signage that celebrates local heritage and history.

Heritage & Development

- Recognize the importance of built form in respecting neighbourhood/street character. This could include repetition of one or more elements or patterns that contribute to neighbourhood identity. Elements could include building heights, setbacks, rooflines, street orientation, front yard fencing; but does not compel new buildings to look like they were built in a previous era.
- Reinforce landscaping as a character element. Retain and augment mature landscaping and trees where possible.
- Establish new, and revise existing neighbourhood/street design guidelines as new character defining elements are recognized.
- Support neighbourhood members who are interested in pursuing a Heritage Conservation Area for their neighbourhood.



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Heritage Preservation

- Maintain and enhance public view corridors, focal points, pedestrian links, view points, and landmarks at a community wide and neighbourhood level. Public view corridors are shown on the "Public View Corridors Map".
- Wherever possible, preserve character buildings in their original location. Where this is not possible, for recognized heritage buildings; encourage relocation and restoration onsite, or if not possible, on an appropriate alternative site.
- Support new additions to heritage property that conserves and enhances that property, as consistent with the National Standards and Guidelines for the Conservation of Historic Places in Canada.
- Work with property owners to develop Heritage Designation By-laws, Conservation Covenants and Heritage Revitalization Agreements during redevelopment.
- Consider using density bonus zoning, variances and revitalization tax credits in the conservation, rehabilitation and maintenance of heritage resources.

Heritage Values

- Use the Heritage Values as a guiding document when considering the impact of land management decisions on the community's heritage.
- Properties identified with community heritage value or character will be considered for addition to Esquimalt's Community Heritage Register.
- Consider Statements of Significance of registered heritage properties when rendering land use decisions.
- Consideration will be given to the 'Significant Tree' list, [Schedule 'D' of Tree Protection Bylaw, 2015, No. 2837 as amended from time to time], when rendering land use decisions.

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I. COMMERCIAL/ COMMERCIAL MIXED-USE

General

- The commercial/commercial mixed-use areas are shown on the "Land Use Designation Map".
 - Encourage a mix of uses in the commercial/commercial-mixed use areas.
 - Exclusive commercial development is appropriate in commercial/commercial-mixed use areas.
- All commercial/commercial-mixed use areas are designated Development Permit Areas in order to ensure that future development and infill contributes positively to the visual and aesthetic character of its site, setting and surrounding properties.
- Lands outside the Commercial/Commercial—Mixed Use designation will not be considered for commercial zoning unless the following criteria are met:
 - The project is desirable to the community and cannot be appropriately located within established commercial areas;
 - The density and scale of the project is sensitive to the prevailing character of surrounding lands;
 - The project, through its exterior finishes enhances the aesthetics of the neighbourhood; and
 - The project's parking requirements can be satisfied on-site and will not unduly affect neighbouring residences.
- In commercial/commercial mixed-use areas, buildings up to 12 storeys in height may be acceptable.
- In commercial mixed-use areas, buildings with a floor area ratio of up to 3.0 for the residential portion of the building may be acceptable.
- Commercial/commercial mixed-use development proposals with floor area ratios greater than 3.0 for the residential portion of the building may be considered, where appropriate, through amenity zoning provisions where new commercial/commercial mixed-use developments provide affordable, accessible, or special needs housing units or amenities are provided for the benefit of the community.
- The majority of the frontage for commercial-mixed use buildings at the ground floor, including the exterior side-yard frontage, will be commercial.

- In commercial/commercial-mixed use developments, parking should be located behind or under the building.

Esquimalt Town Centre Area

- Esquimalt Town Centre is located along Esquimalt Road, between Constance Avenue and Joffre Street.
- Esquimalt Town Centre will continue to be the principal commercial area within Esquimalt.
- Encourage a range of retail stores, services, professional offices, community services, recreation, and arts / cultural uses that encourage activity throughout the day and evening.
- Encourage high quality development that supports and reinforces Esquimalt Town Centre as the main commercial, civic and recreational service centre. Designs are encouraged which incorporate a pedestrian orientation and include such features as sidewalk cafes, attractive landscaping, public art and other amenities.



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- Encourage high density mixed commercial/residential complexes in Esquimalt Town Centre.
- Esquimalt Town Centre should continue to provide opportunities for Esquimalt's young people, including places for activities and programs.
- Improvements to the Esquimalt Road frontage within Esquimalt Town Centre should encourage pedestrian use and facilitate connections to nearby public buildings and spaces.
- Create a clearly defined, well-landscaped, and well-lit pedestrian network throughout the Esquimalt Town Centre.

Head Street & Esquimalt Road Area

- Esquimalt's secondary commercial area is located along Esquimalt Road at Head Street.
- In the Head Street/Esquimalt Road area, commercial/commercial mixed-use developments up to 12 storeys in height on the north side, and 6 storeys in height on the south side, may be acceptable
- Encourage redevelopment in the Head Street/Esquimalt Road commercial/commercial mixed-use area.
- The commercial/commercial mixed-use policies for Esquimalt Town Centre also apply to the Head Street/Esquimalt Road area.

Revitalization

- Encourage public and private sector initiatives to improve streetscapes and accessibility for pedestrians and cyclists to all commercial areas.
- Design and install entrance signage at key street locations, including entrances to Esquimalt.
- Encourage the provision of amenities such as mini-parks/plazas, street furniture, public art and decorative lighting on private lands in all commercial areas.

- Encourage the use of bicycles, provision should be made in all commercial/commercial mixed use developments for bicycle parking for employees and visitors.
- Encourage the provision of end of trip facilities for cyclists such as secure bicycle parking/storage, lockers, change rooms and showers, should be provided to encourage cycling as a viable form of transportation.

II. NEIGHBOURHOOD COMMERCIAL

General

- The neighbourhood commercial use areas are shown on the "Land Use Designation Map".
- In neighbourhood commercial areas, buildings up to 6 storeys in height may be acceptable.
- In neighbourhood commercial areas, buildings with a floor area ratio of up to 1.5 for the residential portion of the building may be acceptable.
- Neighbourhood commercial development proposals with floor area ratios greater than 1.5 for the residential portion of the building may be considered, where appropriate, through amenity zoning provisions where new commercial/commercial mixed-use developments provide affordable, accessible, or special needs housing units or amenities are provided for the benefit of the community.

Craigflower Road & Tillicum Road Area

- The Craigflower Road and Tillicum Road commercial area, is a neighbourhood commercial area serving primarily the residents of the Panhandle, Gorge Vale Golf Course and the area east of Tillicum Road.
- As the nearby residential areas intensify and population grows, redevelopment of this commercial



cial area is encouraged as a mix of small shops and services, potentially with residential above.

English Inn

- The English Inn consists of a 1.8-hectare parcel of land as shown on the "Land Use Designation Map".
- This land use designation is a variation of the Commercial Mixed Use designation, intended to achieve heritage protection of the significant features and trees on the property and the main building.
- The English Inn Mixed Use designation shall be interpreted to permit and encourage a mixture of commercial (tourist accommodation), residential (single, multiple, townhouse) and institutional uses (congregate care senior citizens apartments and similar), but it also allows the possibility of only residential uses.

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- Subdivision, covenants and variances to parking and zoning regulations may be considered to further facilitate protection and maintenance of the main Maclure House building concomitant with redevelopment of the remainder of the property.
- Given the land contours and existing trees and vegetation, the uses in the main heritage building itself may require some parking spaces to be provided on adjacent lands if/when the original parcel is subdivided.

West Bay Area

- The waterfront and lands around the West Bay Harbour, is a neighbourhood commercial area serving regional marine traffic, local residents and tourists.
- In the West Bay area, neighbourhood commercial developments up to 5 storeys in height may be acceptable



- It is strongly encouraged that this marine commercial area be oriented to pedestrians and boat traffic.

III. INDUSTRIAL

General

- Lands designated Industrial on the "Land Use Designation Map" will be used for industrial and accessory uses. Lands outside this designation will not be rezoned for industrial purposes.
- All industrial areas are designated a Development Permit Area.
- Encourage the use of bicycles in new industrial buildings with the provision of secure bicycle parking and shower facilities for employees and visitors.
- Reductions in off-street parking requirements may be reduced in new industrial developments where the following amenities are provided:
 - an appropriate number of secure bicycle storage spaces;
 - shower and change rooms;
 - visitor bicycle parking spaces; and
 - the building being located within short walking distance of a regional bus route.

Esquimalt Industrial Park

- Refer to the industrial-zoned lands adjacent to Devonshire and Viewfield Roads as "The Esquimalt Industrial Park" in order to enhance and reinforce the image of a dedicated and prosperous light industrial area.
- Consider innovative proposals that intensify the light industrial uses.
- Support public and private initiatives that enhance the aesthetics and identity of the Esquimalt Industrial Park.

Dockyards

- The Federal Department of Public Works' dockyard is located adjacent to Admirals Road and the Esquimalt Harbour.
- Encourage the continued use of the Federal Department of Public Works' drydock for industrial purposes.
- In the event that such lands are disposed of or privatized, they will remain industrial and be subject to local government bylaws and development permit guidelines.

McLoughlin Point Special Use

- The Oil Storage facility for bulk oil storage was located on McLoughlin Point along the Outer Harbour on approximately 1.37 ha of freehold property commonly known as 337 Victoria View Road and legally described as:
 - PID 000-336-491 Lot A, Section 11, Esquimalt District, Plan 35322
 - PID 000-336-505 Lot B, Section 11, Esquimalt District, Plan 35322
 - PID 000-336-513 Lot C, Section 11, Esquimalt District, Plan 35322
 - PID 000-336-521 Lot D, Section 11, Esquimalt District, Plan 35322
 - PID 000-336-530 Lot E, Section 11, Esquimalt District, Plan 35322
- In 2010, the Capital Regional District included McLoughlin Point in the regional Liquid Waste Management Plan for purposes of a sewage treatment plant, a public facility as shown on Schedule 4. Although originally supported by the Township when part of a regional distributed model whereby all member municipalities would have a small sewage treatment plant, the location for a singular facility for the entire region was met with much skepticism and opposition from the community.
- This Plan recognizes the provincial prerogative under the Environmental Management Act, and

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seeks to facilitate a variety of high technology, industrial, institutional, business and professional mixed uses of impeccable design and cohesive operation, preferably with public access primarily for educational purposes, to showcase the development and proposed sewage treatment plant to the community and world, particularly given the prominence of Mc-Loughlin Point as the entrance to Victoria Harbour.

- At the time of redevelopment for other uses that do not include the sewage treatment plant, any plan should be prepared in consideration of the surrounding DND lands, and to alternative uses for this site that complement and support a mixed use (including high-tech, clean industrial) redevelopment plan of impeccable design with public access.
- The Township and proponents may consider and implement (as appropriate) the full breadth of statutory planning tools under the Local Government Act and Community Charter, as well as any other authority or agreement, to further the attributes of and achieve a place of prominence for this unique site, including to implement promises of the proponent(s), achieve high quality design and/or secure amenities for the community.

IV. INSTITUTIONAL

- Esquimalt's existing Institutional land uses are shown on the "Land Use Designation Map".
- Institutional uses are generally considered to be appropriate within any land use designation and need not be specifically designated. However, any proposal for new institutional zoning will be reviewed in detail and assessed on its own merits.

Federal (General)

- Future land use on any lands divested by the federal government will be consistent with the general goals and objectives of this or any future Official Community Plan should they ever become part of the jurisdiction of the Township of Esquimalt.

Federal (Macaulay Point – Work Point)

- If divested by the Federal government, it is envisaged that parts of the Macaulay Point – Work Point area could be redeveloped to a mix of townhouse and multi-unit low rise residential developments surrounded by greenspace.
- Continuous public waterfront access linking Macaulay – Buxton Green Park with the West Bay Walkway and downtown Victoria will be a key planning principle in any future concept plan.
- Should new development occur on the Macaulay Point—Work Point lands, the developer(s), not the Township, will be responsible for the additional financial impacts associated with providing off-site sewer, roads, and other infrastructure and services.

Federal (Wardroom – Hospital Area)

- If divested by the Federal government, it is envisaged that parts of the Wardroom – Hospital area could be redeveloped to a mix of townhouse and multi-unit low rise residential developments surrounded by greenspace.
- At the time a general concept plan is undertaken, consideration should be given to a mix of housing types and densities, incorporating a variety of greenspaces. If this area is developed away from the Parklands subdivision and overlooking the golf course, the

amenities of surrounding Parklands and Admirals Road residents will be protected. Also, a significant local neighbourhood park for the Parklands/ Wardroom area will be negotiated as part of any development proposal.

- Should new development occur on the Wardroom – Hospital lands, the developer, including DND if it is the developer, will be responsible for the additional financial impacts associated with providing off-site sewer, roads, and other infrastructure and services.

Public Facilities & Services

- Established public facilities are shown on the "Public Parks and Facilities Map".
- Encourage health services and wellness-related businesses to locate in Esquimalt.
- Encourage a senior-friendly community environment, including medical and support services, pedestrian system, public transit service and facilities, and recreational opportunities that are designed with accessibility in-mind.
- Recognize the value of maintaining the Esquimalt Municipal Hall as the primary, and Esquimalt Public Works Yard as the secondary, emergency operations centre.
- Recognize the important role the library plays in the community to provide education and learning opportunities.
- Support the development of library services within the community as needed.
- Recognize the valuable role places of worship play in the community and continues to support the development of facilities in accordance with local community needs.
- Encourage multiple uses in places of worship, including but not limited to, daycares, emergency centres, non-profit organizational

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and assembly uses.

- A regional wastewater treatment facility at McLoughlin Point is supported. Sludge treatment in proximity to residential uses is strongly discouraged, as an affront to an established residential community, nearby businesses and schools, due to the negative health, safety, risk and other considerations identified in the CRD-commissioned reports.

Schools

- Established schools are shown on the "Public Parks and Facilities Map".
- During the next five years it is not anticipated that additional school sites will be needed by School District No. 61 within Esquimalt. Esquimalt would support an expansion of School District No. 61 school facilities if a need were identified in the future.
- Support opportunities for L'Ecole Brodeur to expand their school facility in Esquimalt.
- Recognize L'Ecole Brodeur as a centre for the francophone community in Esquimalt and the region.
- Support multiple uses in schools, including but not limited to, daycares, emergency centres, non-profit organizational and assembly uses.
- Consider partnering with local schools to provide improved and new community facilities such as sports fields and theatre space.
- Encourage walking and cycling by improving the safety of walking and cycling routes to schools.

V. GENERAL

Development Approval Information

- The entire area within the Township of Esquimalt is established as a Development Approval Information Area (DAIA).
- The intent of establishing this DAIA is to ensure that appreciable impacts of proposed major developments are identified and documented as part of the development review process. In the event that appreciable negative impacts are identified, the Township may request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on neighbouring lands.
- The *Local Government Act* provides local governments with the authority to establish DAIA's. The Township of Esquimalt wishes to use this authority for proposed major developments that may have an appreciable impact on natural conditions, surrounding properties and the character of the neighbourhood.

the temporary use permit may be renewed for a second three year term, however, only one renewal is permitted.

Temporary Use Permits

- Temporary use permits may be considered and issued for any area in Esquimalt in circumstances where a proposed land use may be necessary or desirable but does not fit within the current official community plan land use designation or zoning.
- Consider allowing residential, commercial, industrial, and institutional land use on a temporary basis for a period of three years. If necessary,

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Business Attraction & Expansion

- Support economic development that:
 - Fosters investment and growth in local businesses, services and facilities that cater to the community;
 - Encourages a wide range of marine-oriented businesses (e.g., ship fitting, repair and maintenance, marine-related science and technology);
 - Encourages businesses that provide goods and services to the military sector;
 - Attracts a wider range of business types, including advanced-technology, green economy and knowledge-based businesses;
 - Expands tourism-related businesses that promotes Esquimalt's unique regional offerings, including sports facilities, First Nations and military history, and saltwater recreational opportunities;
 - Expands the sport, arts and culture sector, promoting Esquimalt's sports facilities, arts and cultural heritage;
 - Continues to build relationships with the film industry

and use of Esquimalt locations to attract more film productions; and

- Works towards creating a complete community for families and seniors, including banking, medical and support services, daycare, an accessible trail system, public transit and recreational opportunities.
- Pursue opportunities to bring advance educational institutions into Esquimalt.
- Support local food production, including local markets in Esquimalt and home based businesses.

Commercial & Industrial Areas

- Encourage revitalization of underdeveloped commercial and industrial areas.
- Encourage the creation of new office space, cafes, restaurants and pubs in commercial areas.
- Foster the revitalization of Esquimalt Road to give it more of a vibrant and pedestrian friendly downtown core with welcoming public spaces for residents and visitors.
- Encourage revitalization of commercial areas along Admirals Road, Esquimalt Road, corner of Tillicum

and Craigflower Rd, and Head Street.

- Encourage the re-development and expansion of commercial areas along Craigflower Road at Dominion, Tillicum, and Old Island Highway.
- Recognize the value of the E&N Rail Trail as a competitive advantage to Esquimalt's Industrial Park and Dockyard. The railway can move people and goods to the area. The rail trail provides alternative travel options for employees.
- Encourage enhancements to the public realm in the industrial area, such as the development of public spaces, or publicly available private spaces, for the local workforce, area residents and users of the E&N Rail Trail.

West Bay

- Support expansion and commercial waterfront development around West Bay, provided it is planned to be compatible with the adjacent residential areas.
- Continue to work with the Greater Victoria Harbour Authority to promote economic opportunities for the West Bay.



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- Support the development of new tourism opportunities at West Bay.
- Support the continued usage of the West Bay (Westsong) Walkway as a scenic waterfront trail that links downtown Victoria via Victoria West to West Bay.

Tourism

- Working with other organizations, the Township will continue to promote Esquimalt's visitor attractions, including community parks, the Gorge Waterway, West Bay and Esquimalt Harbour, the CFB Esquimalt Naval Base and Military Museum including Fort Macaulay and Work Point, sports facilities, and community events.
- Continue to support sports facilities as an important component of Esquimalt's economic diversity.
- Investigate potential to amend municipal bylaws and policies to allow for compatible commercial use in parks.
- Encourage development of compatible commercial opportunities along E&N rail trail.

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Agricultural Land Reserve

- Agricultural Reserve Lands are shown on the "Land Use Designation Map".
- Recognize that the agricultural reserve lands located within Esquimalt has undesirable soil structure, would require moderately intensive management practices for crop production, and is difficult to till requiring special management for seedbed preparation.
- Continue to support the existing golf course as a grand-fathered permitted use in agricultural land reserve lands.
- Capitalize on opportunities to develop land removed from the agricultural land reserve to provide medium to high density mixed-use development, trails to improve pedestrian connectivity, and other community amenities.

Buildings

- Adopt the Energy Step Code, a consistent provincial standard for building energy efficiency.
- Encourage the adoption of passive, efficient, and renewable energy systems in new developments and during building retrofits.
- Investigate options for encouraging developers to achieve

high energy performance in new developments through such tools as density bonusing, expedited permit approval process, rebate of development fees, revitalization tax exemption, and other incentives.

- Encourage heritage preservation and the re-use of existing buildings where possible.

Climate Change Adaptation

- Consider including climate change projections, risks, and measures for dealing with more frequent and severe weather events in Township strategies, plans and policies.
- Consider information on climate change risk and vulnerabilities when evaluating new development proposals.
- Educate developers and home owners on the future need for shading and cooling of buildings in the summer.

Community Gardens

- Allow for community gardens as a permitted use in all zones.
- Support expansion of community gardens on public, private and institutional lands.
- Encourage developers to consider the provision of garden space in

commercial developments and in particular food services.

- Encourage developments in food production gardens in all multi-unit residential developments including rooftop gardens.

Food Production

- Reduce restrictions to encourage placement of food producing plants on private property.
- Support small scale greenhouses, aquaponics, and aquaculture as an accessory use on private property.
- Continue to support public launch at Fleming Beach to the marine environment for food harvesting.
- Support the development of commissary kitchens that provide space for small scale commercial food production.
- Support urban food production and related sales as a home based business.
- Support farmers markets in appropriate park, institutional, commercial, and industrial areas.



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Greenhouse Gas Emissions

- Take action to reduce community greenhouse gas emissions by at least 38% by 2020; and 83% by 2050 compared to 2007 levels.
- Protect and enhance the carbon sequestration value of natural systems by enhancing the urban forest and protecting local soil.

Motor Vehicle Alternatives

- Investigate the potential for increasing the capacity for alternative fuelling in the Township, including but not limited to electric, bio-diesel and compressed natural gas.
- Identify an appropriate site for the installation of a public Level 3 fast charging station.
- Encourage the installation of electric vehicle charging infrastructure in all new multi-unit developments.
- Pursue the installation of electric vehicle charging capacity in new developments during the rezoning process.
- Encourage the inclusion of car share in new multi-unit residential developments.
- Support the dedication of on-street parking for car share vehicles.

Municipal (Corporate)

- Continue as a signatory to the Climate Action Charter and continue to make progress towards corporate carbon neutrality.
- Report annually on corporate energy and emissions, as well as actions taken to reduce both corporate and community-wide energy consumption and greenhouse gas emissions.
- Develop plans to reduce both corporate and community-wide

energy consumption and greenhouse gas emissions.

- Encourage contractors who deliver municipal services to work towards reducing the energy use and greenhouse gas emissions associated with those operations.
- Adopt fuel-efficient and low carbon vehicles and equipment in the municipal fleet.
- Implement a corporate green buildings policy that sets an energy efficiency standard for new corporate buildings and for improving the energy efficiency of existing buildings.

Partnerships

- Seek partners in piloting innovative approaches and technologies to reduce energy consumption and greenhouse gas emissions.
- Collaborate with major employers on developing transportation demand management strategies for workers.
- Promote opportunities for green businesses and industries to setup in Esquimalt.
- Promote energy saving programs and initiatives administered by third parties.

Solid Waste

- Promote the reduction of waste production through education.
- Work with CRD for the extension of the capacity of Hartland Landfill by the identification and implementation of alternative processing technologies.
- Promote an increase in residents' usage of the recycling, kitchen scraps, and yard and garden streams through education.
- Work with the CRD for the identification and implementation of

alternative processing technology for all three streams.

- Work with the CRD to increase the number of material types that can be recycled and reused.
- Encourage new and redeveloped properties to incorporate facilities to divert solid waste collection into the following streams: kitchen scraps, recycling, and landfill.
- Encourage facilities for on-site composting in all residential developments.

Transportation Alternatives

- Prioritize walking, cycling and public transit as preferred modes of transportation in infrastructure improvements.
- Develop a multi-modal transportation plan to identify future policy and infrastructure changes to increase mode share in active transportation.
- Improve the continuity of the bike network by linking existing and future bikeways and trails.
- Increase the amount and diversity of infrastructure available to cyclists, such as public bike racks and public bike repair stations.
- Invest in public bike parking in public parks and facilities, such as parks and beach access points, to encourage cycling.
- Increase the minimum requirements, and set design guidelines, for bicycle parking facilities in all new developments for residents, employees, and visitors.
- Advocate to BC Transit for improved intra-Esquimalt bus routes and service, particularly between Craigflower Road and the Esquimalt Village.

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Housing & Residential Development



Affordable Housing

- Encourage the provision of affordable housing by the private market and the non-profit housing sector. Partnerships between private, public or non-market housing providers may be supported. These might include innovative approaches such as limited equity, rent-to-own, co-op, mixed market and non-market projects.
- Encourage the placement of new rental, affordable, special needs, and seniors housing in all appropriately designated residential land use areas as they are integral components of inclusive neighbourhoods.
- Avoid the spatial concentration of affordable and special needs housing in neighbourhoods.
- Consider the impacts of converting existing rental apartment buildings to stratified condominiums.
- Consider bonus density, parking relaxations or other development variances where a development proposal includes affordable, special needs or seniors housing. This may apply to both market and non-market housing, and mixed-use proposals. A "housing agreement" may be entered into

between the Township and the owner.

- Work in co-operation with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to provide affordable housing and support services for seniors, the frail elderly and other special needs groups.

Age-friendly

- Support and facilitate development of multi-generational housing, including in multi-unit residential developments.
- Encourage child friendly developments that provide appropriate amenities such as outdoor play areas for young children that are well-separated from traffic circulation and parking areas.

Age-in-Place (Seniors)

- Encourage adaptable design for all dwellings created through rezoning.
- Encourage more housing for people with mobility devices on the ground floor of multi-unit residential developments.
- Encourage aging at home support through means such as low or no fee permits for modifications.

- Encourage development of more assisted living units.
- Promote the development of a complex care facility within Esquimalt.
- Promote modifying homes to enable shared housing for seniors.
- Encourage the development of seniors housing that is within close proximity and accessible to services and amenities.

Float homes

- Recognize that Floathomes provide an alternative housing choice, and support the continued existence of Esquimalt's only Floathome community located in West Bay, as designated on the "Land Use Designation Map".

General

- Encourage development proponents to demonstrate how the design of a new development addresses crime prevention principles.



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- Encourage universal design standards in all new residential developments.

Infill

- Proposed redevelopment or infill within established detached and two-unit residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.
- Do not support new applications for infill housing, including rezoning and subdivision, for panhandle lots in the 1100 and 1200 blocks of Old Esquimalt Road and the 600 block of Fernhill Road.
- See "Secondary Suites" for additional policy

Live/Work

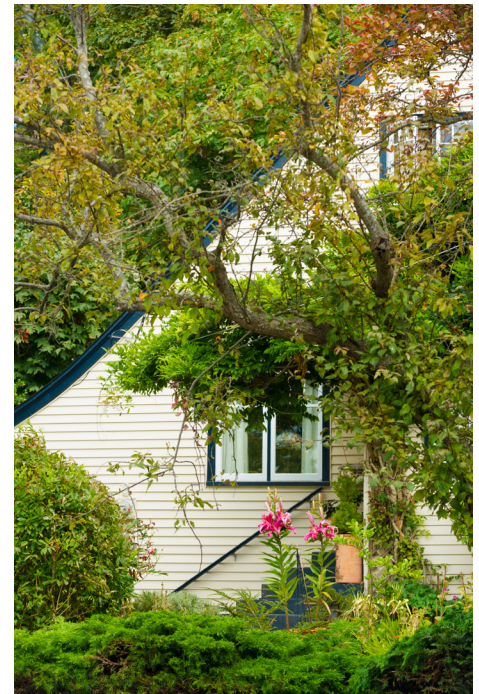
- Support the inclusion of live/work units on residential parcels located outside of areas designated commercial on the "Land Use Designation Map" and on Major Roads.

Multi-unit Residential Development

- Encourage new multi-unit low-rise and multi-unit high-rise residential development with high quality

design standards for building and landscaping and which enhance existing neighbourhoods.

- Prioritize multi-unit low-rise and multi-unit high-rise residential development in land use designated areas that:
 - reduce single occupancy vehicle use;
 - support transit service; or
 - is located within close proximity to employment centres.
- Advocate that a mix of housing types be provided in multi-unit low-rise and multi-unit high-rise residential land use designated areas in order to meet the varying housing needs of Esquimalt residents.
- Advocate for a mix of dwelling unit sizes within multi-unit low-rise and multi-unit high-rise residential developments.
- Encourage developers of new multi-unit low-rise and multi-unit high-rise residential development proposals that "land-lock" an adjacent parcel to consolidate the adjacent parcel, or to leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.



- Consider, where appropriate, development proposals with densities greater than those set out in the Official Community Plan through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.
- Recognize, for the purposes of density bonuses, "amenities" may include but not be limited to:
 - privately-owned, publicly-accessible open space;
 - public art;
 - contributions towards the enhancement of public recreation facilities;
 - contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
 - group children's daycare and respite facilities;
 - preservation of heritage structures, features or assets;
 - affordable housing units; and
 - special needs housing units.



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- Consider new multi-unit low-rise residential development proposals up to six storeys in height and with a Floor Area Ratio not exceeding 1.5 in areas designated on the "Land Use Designation Map".
- Consider new multi-unit high-rise residential development proposals up to twelve storeys in height and with a Floor Area Ratio of up to 3.0 in areas designated on the "Land Use Designation Map".
- Buildings with shallow setbacks must step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.

Townhouse

- Consider new townhouse residential proposals up to three storeys in height with a Floor Area Ratio of up to 0.70 in areas designated Townhouse Residential on the "Land Use Designation Map", provided the design responds effectively to both its site and surrounding land uses.

Secondary & Detached Accessory (Garden) Suites

- Support the inclusion of secondary rental suites, subject to the proposal satisfying the requirements of the BC Building Code, within existing and proposed detached residential and two-unit residential land use designated areas.
- Support the inclusion of detached accessory (i.e. Garden) suites as rental housing on appropriate detached residential zoned parcels.
- Consider the inclusion of secondary suites in infill developments where it can be demonstrated that neighbourhood impacts can be mitigated.

Short-term Accommodation

- Recognize short-term accommodation use as appropriate within designated residential land use areas only where appropriate zoning has been sought and secured.

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www.esquimalt.ca/communityplan

Official Community Plan Draft Policies

Parks, Recreation & Trails



Events

- Support the co-planning and co-delivery of sport hosting, festivals, community and neighborhood events within the Township.

Facilities

- In consultation with stakeholders and residents, guide the future planning of recreation and wellness facilities to meet community needs.
- Ensure existing and future demographic flexibility in the design of recreation, wellness, and cultural facilities.
- Reduce design barriers to living a physically active life.
- Develop facilities that ensure children and youth have an opportunity to build healthy habits through physical activity – both through unstructured play and organized activities and programs.
- Include universal accessibility principles in the construction of new park facilities.
- Investigate the feasibility of artificial turf playing fields in Esquimalt.

Map

- Present and proposed public parks and facilities are shown on the "Public Parks and Facilities Map".

Parks

- Develop a park land acquisition strategy to ensure our park infrastructure continues to meet community demands and needs.
- Develop plans for infrastructure upgrades to enhance access and public use at Saxe Point Park.
- Develop plans for new facilities and park infrastructure at Esquimalt Gorge Park.

Parks and Spaces (Design)

- Design new spaces to: eliminate physical access barriers, encourage programmed and unstructured activity, ensure flexibility of use and that space can be altered at a later date to accommodate changing demands from users.
- That a network of parks and open spaces meets Township wide and local area user needs.
- That a well-connected, clearly identifiable, and multi-functional network of greenways is established across the Township.
- Ensure that people have opportunities to connect with the physical environment through the design of parks and public spaces.
- Design the built environment to

support and promote opportunities for people of all ages to be active for life and achieve one's highest potential.

- Utilize design solutions to support active lifestyles for aging populations and programs.

Trails

- Continue to maintain and enhance our multi-use trail network to provide connections and access to waterfront areas, parks and open space, regional trails and residential neighbourhoods.
- Create a network of trail and sidewalk infrastructure connecting Saxe Point Park to Esquimalt Gorge Park.
- Actively plan for the integration of passive recreational opportunities throughout the urban forest, and whenever possible, attempt to develop a mix of trail types within, or along the edges of tree retention areas.



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Urban Forest

- Continue to manage our urban forest, creating a thriving and sustainable mix of tree species and ages, resulting in a healthy ecosystem that is valued and cared for by the Township and its residents.
- Enhance public access points to the Gorge Waterway.
- Investigate marine access facilities for recreational users including kayaks, rowboats, kite surfers, paddle boarders, canoes and other watersports.

Waterfront & Walkways

- Enhance physical and visual public access to our marine waterfront throughout the Township while mitigating disturbance to waterfront vegetation and environmental features.
- Consider construction of a networked waterfront trail along the Gorge Waterway from Admirals Road to Tillicum Road.
- Endeavour to obtain right-of-way agreements with landowners to allow for public access to the waterfront.
- Waterfront lands will be considered in future park land acquisition.
- Ensure that access to the waterfront is maintained in the design of waterfront development where possible.
- Balance recreational use of the waterfront with the protection and enhancement of areas of natural foreshore habitat for fish, birds and other wildlife.
- Particular focus will be given to protecting the sensitive habitat found in the Gorge Park Estuary.

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Official Community Plan Draft Policies

Transportation & Infrastructure



I. INFRASTRUCTURE

Bus Shelters

- The management system will identify a continuous and cost effective maintenance program for the repair and upgrade of existing bus shelters.

Regional Sanitary Collection and Distribution Systems (Potable Water)

- Coordinate with partners in the planning and execution of projects on the collection and distribution systems in order to minimize the impact on the road right of ways and existing infrastructure.

Sanitary Sewer Collection Systems

- Utilize a management system that identifies critical components of the system to prevent catastrophic failure.
- The management system will identify a continuous and cost effective maintenance program for the repair and upgrade of the existing system.
- Measure and ensure that the collection system has the capacity to address the construction of new development.

- Continue as a partner in the CRD Core Area Liquid Waste Management Plan to address issues of source control, watershed management, harbours health and the wastewater treatment plant.
- Consider the review and development of a Sanitary Sewer Bylaw in conjunction with CRD and industry best management practices in order to provide up to date and regionally consistent regulations with respect to the sanitary sewers and the waste water treatment plant requirements.

Street Lights

- Incorporate best management practices for street lights.
- Street light design for new developments will consider pedestrian safety.
- Where required, street lights should incorporate cut-offs to prevent light spillage onto private property, waterways, and into the night sky.
- Utilize a management system that identifies critical components of the system to prevent failure.
- The management system will identify a continuous and cost effective maintenance program for the repair and upgrade of the existing system.

- Review, plan and carry out an upgrade program to the existing system for replacement with energy efficient street light heads.

Storm Water Collection System

- Utilize a management system that identifies critical components of the system to prevent catastrophic failure.
- The management system will identify a continuous and cost effective maintenance program for the repair and upgrade of the existing system.
- Will endeavour to provide a storm water collection system that has the capacity to service new development and anticipated climate change.
- Continue as a partner in the CRD Core Area Liquid Waste Management Plan to address issues of source control, watershed management, harbours health and the waste water treatment plant.



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Storm Water Management

- Consider the review and development of best management practices related to storm water management to reduce the potential for accidental or negligent pollution into the regions receiving water bodies.
- When considering development proposals for private or public lands, ensure that there is a reduction of impervious surfaces that contribute to increased runoff. This may be achieved through the on-site choice of: surface material; retention; collection, diversion; and low impact development features.
- Take such reasonable steps as are necessary to control the deposition of pollutants at their source.
- Strive for the reduction of soil, hydrocarbons, and other pollutants through the use of mechanical and natural based storm water treatment systems.
- Where appropriate, support rain water collection systems on private property for rain water harvesting as a strategy to deal with increased rainfall due to climate change.
- Encourage developers and home owners to use storm water management techniques to maximize the management and control of rainfall on their property in order to slow and treat storm water before it enters the harbour.

Traffic Lights and Signage

- Utilize a management system that identifies critical components of the system to prevent failure.
- The management system will identify a continuous and cost effective maintenance program for the repair and upgrade of the existing system and features.
- Explore how to reduce the installation of signage within the road right of way. The number of signs will be tied to the needs

and requirements to maintain the requirements of various Acts, bylaws and guidelines that are to the system so that they will be enforceable.

Utilities Distribution Systems

- Support coordination with utilities owners for the planning and execution of projects on the various systems in order to minimize the impact on the road right of ways and existing infrastructure.
- Encourage that various utilities owners consider utilities be located underground for new developments and upgrade projects.

II. TRANSPORTATION

Cycling

- Consider providing a variety of end of trip facilities by transit stops, parks and institutional facilities.
- Enhance infrastructure to encourage cycling as a healthy form of transportation.
- Encourage developers to provide a variety of end of trip facilities.
- Encourage bike lockers in multi-unit residential and mixed-use developments.
- Consider best management practices to provide guidance on decisions regarding the expansion and improvement of Esquimalt's cycling infrastructure.

E & N Rail Corridor

- Support the use of the rail line for passenger service.
- Support the use of the rail line right-of-way for multi-modal transportation technology and use.
- Continue to support further enhancements to the multi-use of the rail line right-of-way as part of the regional system to accommodate walking and cycling.

Parking (Public)

- If a neighbourhood or corridor develops a parking issue which is problematic, a parking management plan maybe developed. This plan will be neighbourhood or stakeholder driven and include their input on its formation.
- New developments shall meet the needs of the land use designation and bylaws to achieve onsite parking.

Public Transit

- Strongly supports the enhancement of the public transit system.
- Strive to increase the number of shelters and street furniture to encourage the use of public transit.
- Encourage the provision of handy-DART accessible transit service for people with disabilities.
- Support densification along transit routes.
- Advocate for improved frequency of transit service to support densification.

Roads

- Major Roads and Residential Collector Roads are shown on the "Roads Network Map".
- Admirals Road, Craigflower Road, Esquimalt Road, Lampson Street, and Tillicum Road, will continue to serve as the municipality's principal through-traffic routes. Through-traffic will be encouraged to use these routes rather than local streets.
- Encourage multi-modal street design and accessibility for pedestrians, cyclists, transit users, goods and services providers, and motorists.
- Recognize roads within Esquimalt as a "community resource" benefiting all users. They increase opportunities for personal communication and interaction among residents and businesses of the

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community and are not simply conduits for motor vehicle travel.

- Pedestrians' and cyclists' needs and neighbourhood amenities will be taken into consideration in designing road improvements and road safety.
- When rebuilding or improving roads, consideration will be given to accommodating pedestrians, cyclists, and motorists in the interest of road safety and community needs.
- Consider development of a transportation management plan if a neighbourhood or corridor develops traffic issues. This plan will be neighbourhood or stakeholder driven and include their input in its formation.
- Develop transportation corridor management projects to ensure the upgrade and maintenance of the roads is cost effective and also ensuring a timely response to maintenance requests.

Walking

- Encourage the inclusion of pathways and laneways that promote safe pedestrian travel, in new private developments and in the public realm.
- Improve existing sidewalks, street furniture, crosswalks and other street amenities to make walking a safer and more enjoyable choice for people of all ages and abilities.
- Develop pedestrian movement plans that will encourage residents to transit from their homes and major facilities in a time frame that encourages this movement.
- Planting of trees along the public boulevards will reinforce the role and value of sidewalks.
- Develop a plan for the upgrade of existing sidewalks to promote usage and safety.
- Develop a plan for the installation of new, or replacement of, ramps that incorporates best practices for accessibility.

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Welcome!

**Thank you for taking the time to share your thoughts on our
Official Community Plan.**

An Official Community Plan is a statement of the municipality's objectives and policies to guide decisions on planning and land use management. It is important that the plan be reviewed and updated regularly to ensure it continues to reflect the values and aspirations of the community.

Since October 2015 the Township of Esquimalt has been reviewing its Official Community Plan (OCP). The review process will be completed in late 2017 with the adoption of a revised Official Community Plan.



Official Community Plan Timeline



Township of Esquimalt

Phase 1

Kick Off Survey
(October - December 2015)

Phase 2

Looking Forward Forum
(January – June 2016)

Phase 3

Analysis and Findings
(July – August 2016)

Phase 4

Policies & Guidelines – Development
(September 2016 – April 2017)

Phase 5

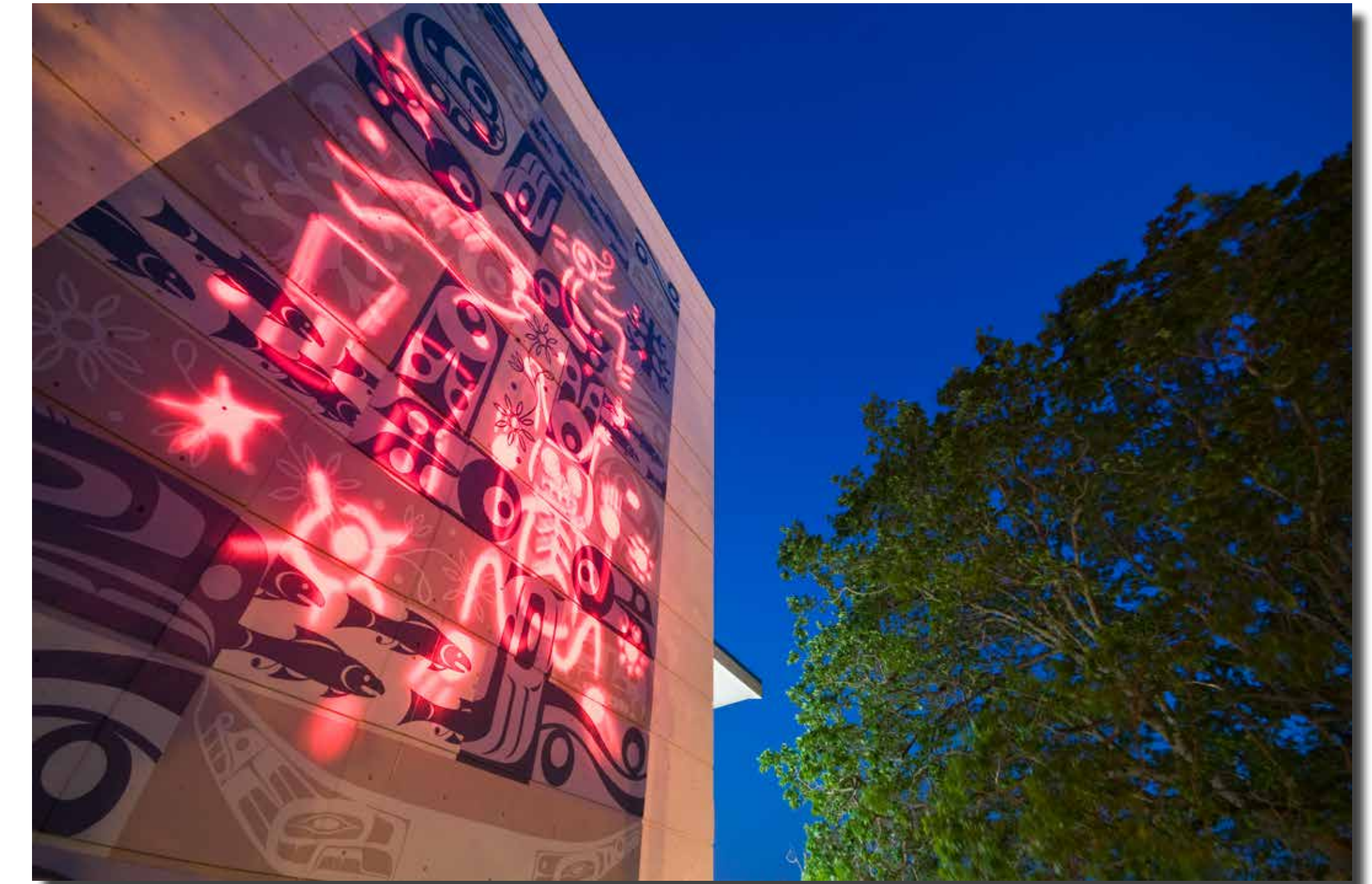
Policies & Guidelines – Consultation
(May - June 2017)

Phase 6

Draft Official Community Plan – Development
(July – August 2017)

Phase 7

Official Community Plan Bylaw – Public
Hearing & Adoption
(September – December 2017)



Arts, Culture & Heritage



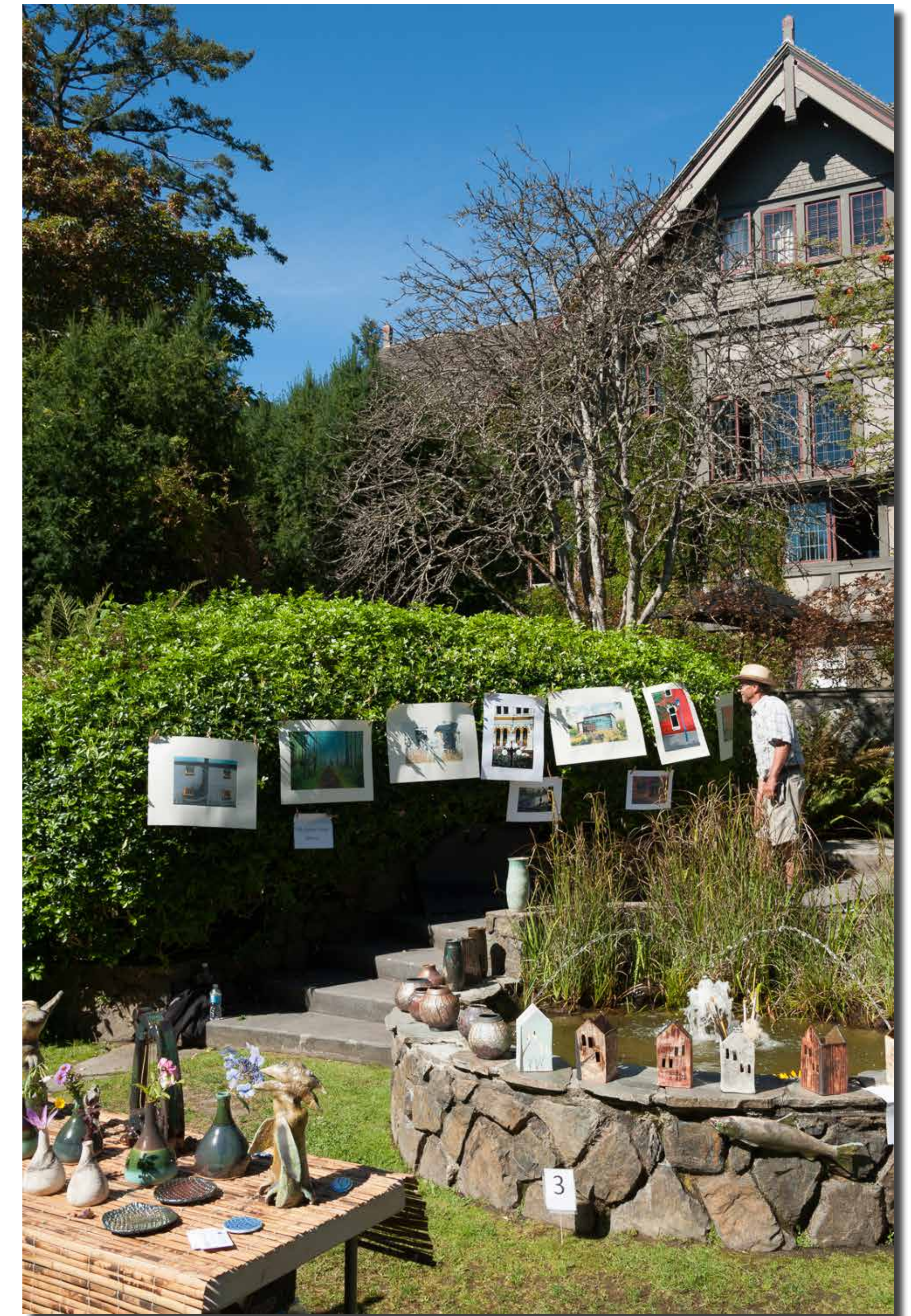
Township of Esquimalt

Description:

Arts, Culture & Heritage policies focus on encouragement of public art, retaining and enhancing heritage values and character, and the importance of festivals and events in the community's cultural development.

Highlights:

- Public art as a key element in enriching public spaces, civic pride and community identity
- Importance of festivals in the community's cultural development
- Maintain and enhance public view corridors, focal points, pedestrian links, view points, and landmarks at a community wide and neighbourhood level
- Identified Community Heritage Values will be used as a guiding document when considering the impact of land management decisions



Commercial, Industrial & Institutional Dev't



Township of Esquimalt

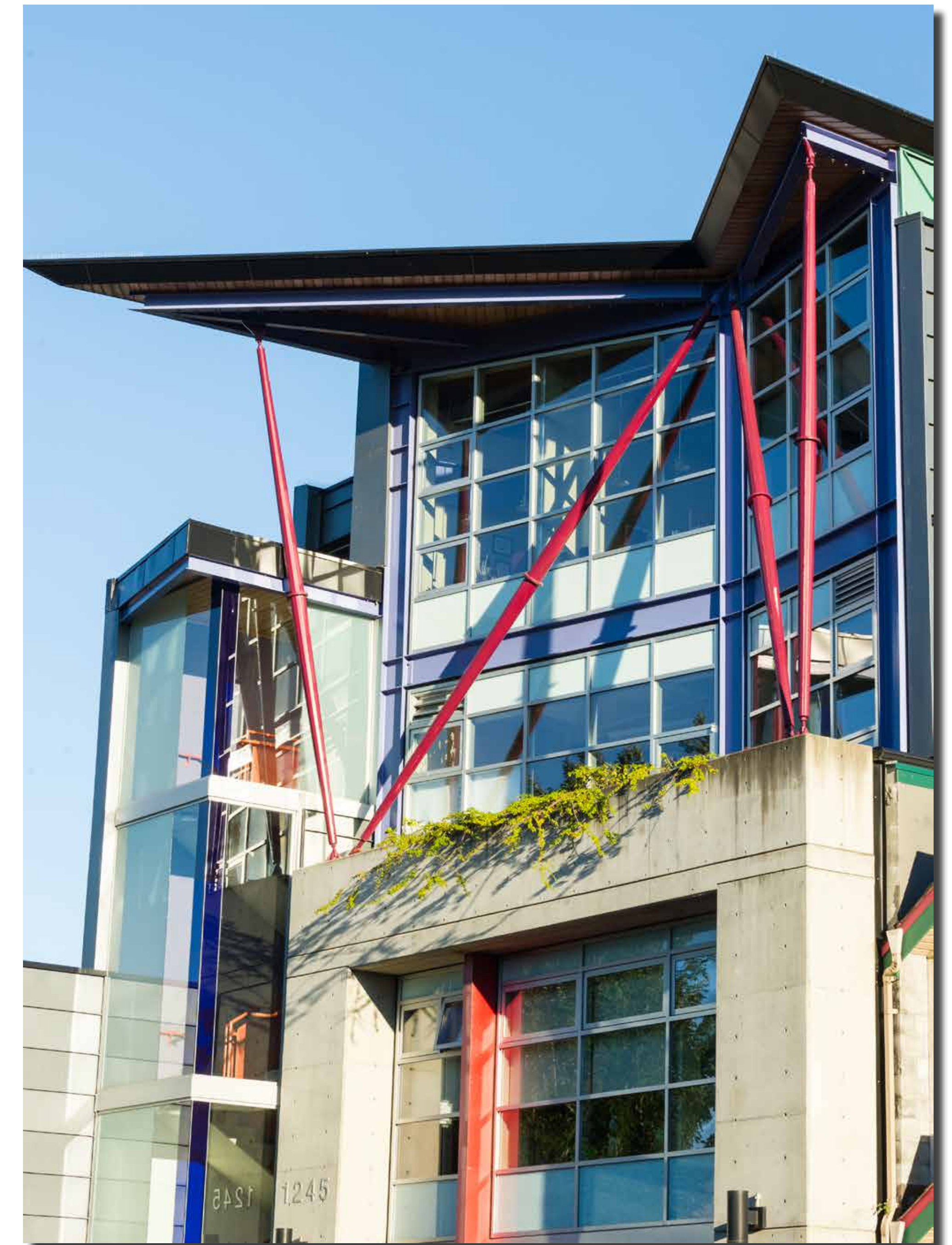
Description:

These policies focus on innovative opportunities for growing the community's economic development and tax base.

Institutional policies focus on the role of civic, childcare and school facilities in the community's social development.

Highlights:

- New multi-unit high-rise residential land use designation along the Craigflower and Tillicum Road intersection
- New commercial land use designations (and heights): Commercial/commercial mixed-use along Esquimalt Road (up to 6 or 12 storeys); and Neighbourhood commercial in all other areas (up to 6 storeys)
- Consider innovative proposals for intensifying the light industrial uses in Esquimalt's Industrial Park
- Support multiple uses on institutional lands such as daycares, emergency centres, non-profit organizations and assembly



Development Permit Areas



Township of Esquimalt

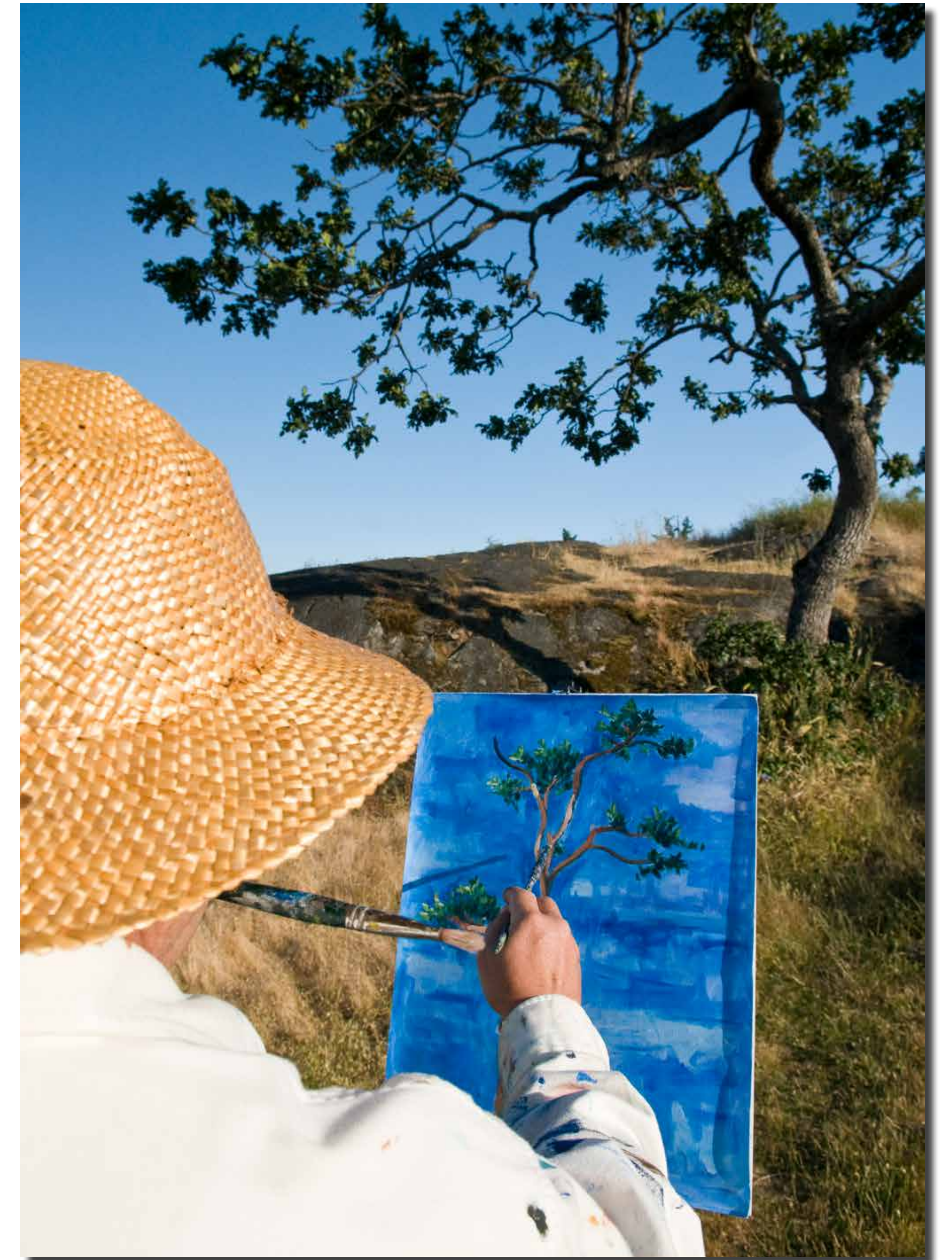
Description:

Development Permit Areas are one of the legal tools provided through the *Local Government Act* for influencing the quality and design of development. An OCP must describe the special conditions or objectives that justify the designation, and specify guidelines on how they will be addressed.

Highlights:

The updated OCP will include new development permit areas for the following:

- Protection of the Natural Environment, its ecosystems and biological diversity
- Protection from hazardous conditions
- Establishment of objectives to promote energy conservation
- Establishment of objectives to promote water conservation
- Establishment of objectives for the reduction of greenhouse gas emissions



Economic Development



Township of Esquimalt

Description:

Economic Development policies focus on business attraction and expansion, revitalization of commercial and industrial areas, and promotion of tourism opportunities.



Highlights:

- To attract a diversity of business types with a focus on the following sectors: marine, military, advanced technology, green economy, and knowledge based
- Revitalization of commercial and industrial areas, particularly along the Esquimalt Road Corridor and in West Bay
- Expansion and promotion of tourism opportunities including parks, waterways, harbours, military, sports facilities and community events



Energy, Environment & Food



Township of Esquimalt

Description:

Energy and environmental policies focus on reducing the impact of development on the natural environment and the emission of greenhouse gases.

Food policies focus on supporting local food production and distribution to support community resiliency.

Highlights:

- Targets to reduce community greenhouse gas emissions by at least 38% by 2020; and 83% by 2050 compared to 2007 levels
- Demonstrate leadership by reducing corporate greenhouse gas emissions and striving towards corporate carbon neutrality
- Encourage renewable energy systems and high energy performance in new developments
- Reduce impact of motor vehicle use by increasing capacity for alternative fuelling and car sharing
- Encourage community gardens on public and private property by making it a permitted use in all zones



Housing & Residential Development



Township of Esquimalt

Description:

Housing and residential development policies focus on densification, encouraging a mix of housing types and dwelling unit sizes, and more opportunities for purpose-built rentals. Together these policies address affordability and meet the anticipated housing needs of 22,700 residents by 2038, of which 28% will be over 65 years of age.

Highlights:

- Introduce detached accessory suites (coach homes/garden suites) as rental only housing
- Expansion of secondary suites to two-unit (duplex) and small lot detached dwellings
- Increase height of multi-unit low-rise residential from 4 storeys to 6 storeys (*Map: Land Use Designation*)
- Support live-work units on residential parcels located on major roads (*Map: Road Network*)



Parks, Recreation & Trails



Township of Esquimalt

Description:

Parks, Recreation & Trails policies focus on promoting health and wellness of residents, and preserving and enhancing the Township's parks, open spaces and public facilities.

Highlights:

- Invest in parks and recreation infrastructure: design spaces that are accessible and adaptable to different users and activities
- Establish a well-connected, identifiable, and multi-functional network of greenways
- Develop a park land acquisition strategy to ensure future community needs are met
- Develop plans and infrastructure to enhance public use of existing parkland and green spaces
- Enhance physical and visual public access to our marine waterfront



Transportation & Infrastructure



Township of Esquimalt

Description:

Transportation policies focus on walking, cycling, public transit, roads and railway systems that move people and goods within the Township and across the region.

Infrastructure policies focus on sanitary and storm water collection systems, streetlights, as well as traffic signals and signage.

Highlights:

- Encourage multi-modal street design and accessibility for all users
- Consider a variety of cycling end-of-trip facilities by transit stops, parks and institutions
- Improve sidewalks, street furniture, crosswalks and other street amenities to promote walking
- Supports the use of the E&N rail line for transportation of passengers and goods

