

Esquimalt Development Capacity Study

Draft Findings | April 8, 2026



Introductions



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Purpose of Today



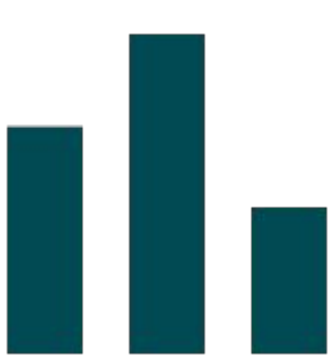
Agenda

1. **Introductions**
2. **Overview**
3. **Approach and methodology**
4. **Key findings**
5. **Gaps**
6. **Discussion**

**What may affect
Esquimalt's
growth into the
future?**

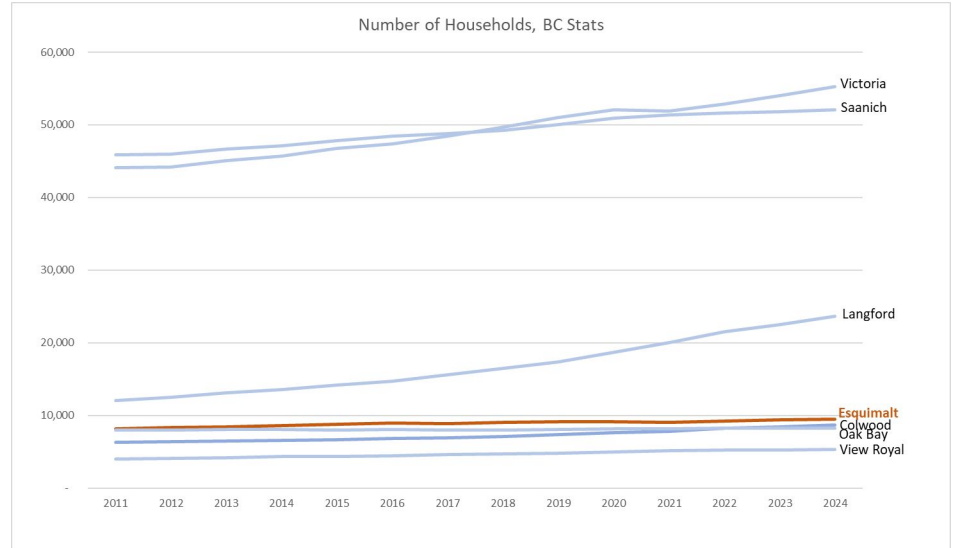
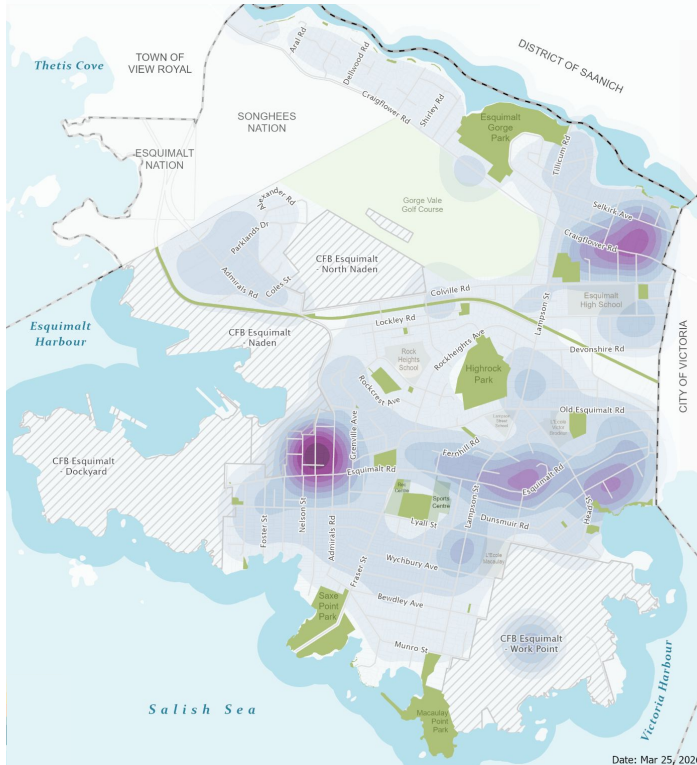


Approach and Methodology



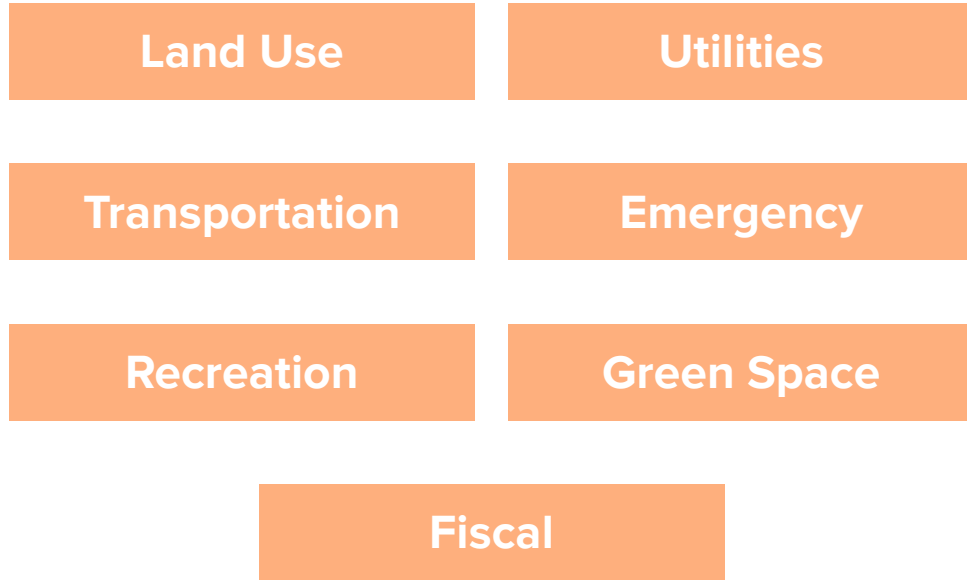
Growth Context

Population Density



1.2% growth rate

Variables We Considered

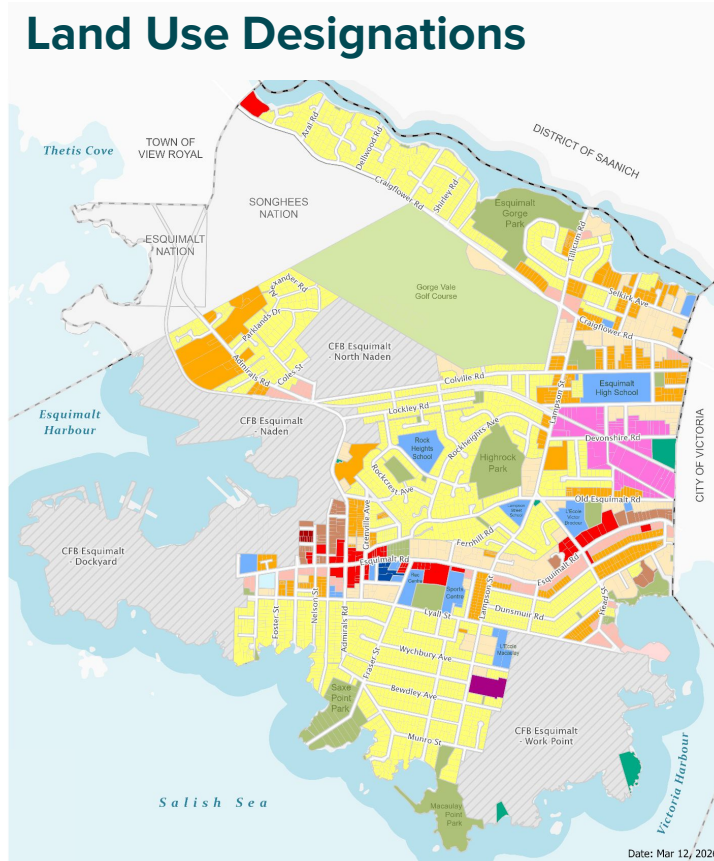


**Development
Capacity**

Key Takeaways

- **~4,200** units needed between 2021-2041
- **2/3** already built or in development pipeline
- **Top 10%** highest potential properties account for the remainder
- Short- to medium-term growth **unconstrained** by:
 - Utilities
 - Transportation
 - Greenspace
 - Emergency services

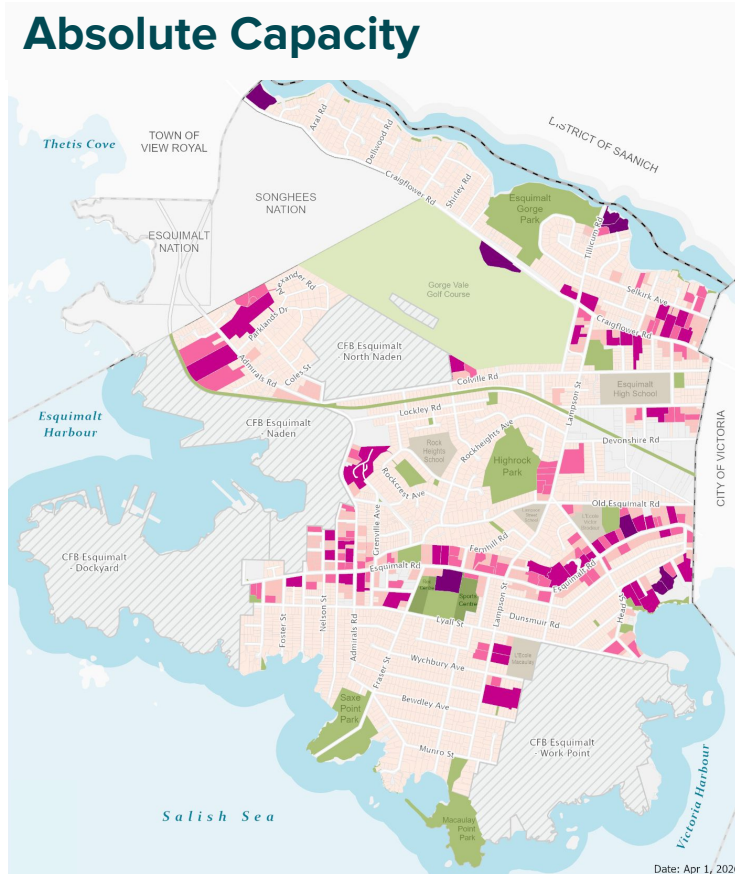
Land Use Designations



30,830
potential units

Map shows proposed OCP land use designations across Esquimalt

Absolute Capacity

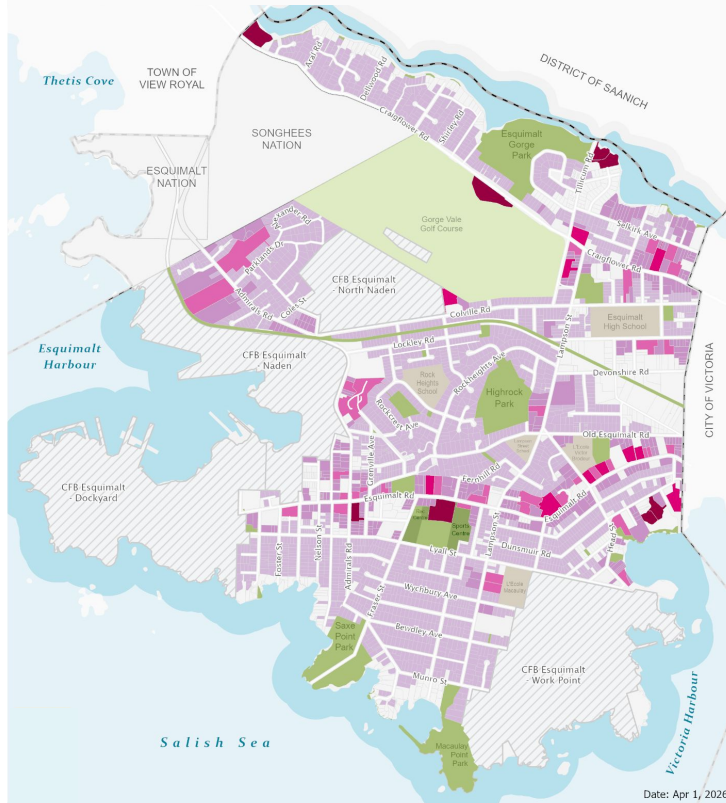


30,830
potential units

Map shows estimated maximum units per parcel under proposed OCP land use

Unit Gap

Absolute Unit Gap



20,375
additional units
of capacity

Map shows difference between current number (2024) of units and estimated maximum units per parcel where darker pink is a higher gap

Development Pipeline



~1,800 additional units in the pipeline, currently

Map shows recent and future developments, as well as constraints of the tsunami hazard area

Housing Need

20-year
Housing Need

4,213

Units Built
(2021-2024)

967

Units in the
Pipeline

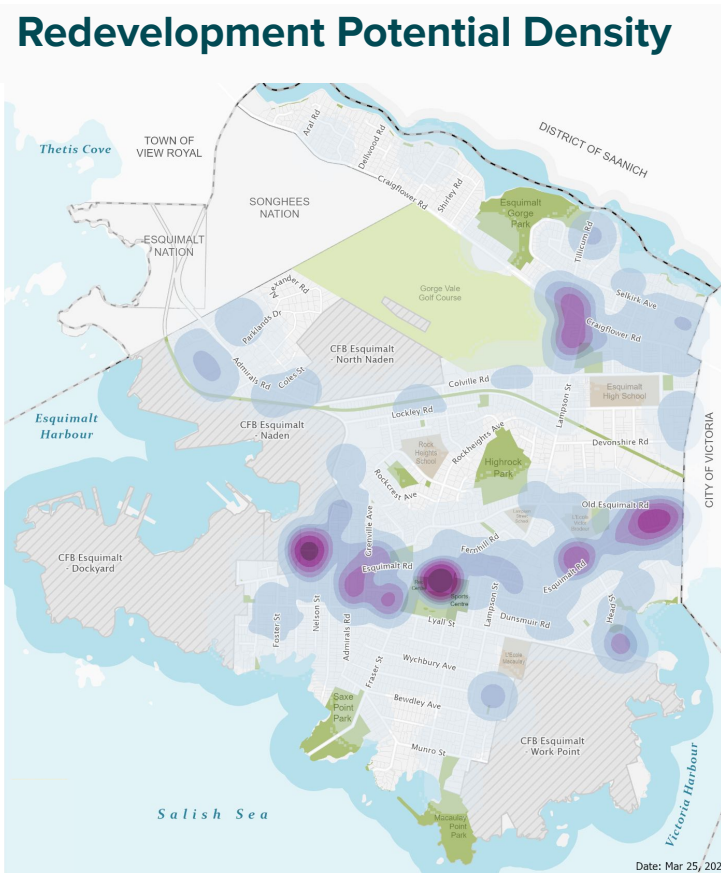
1,845

Additional Units
needed by 2041

~1,400



Redevelopment Potential



Higher density:

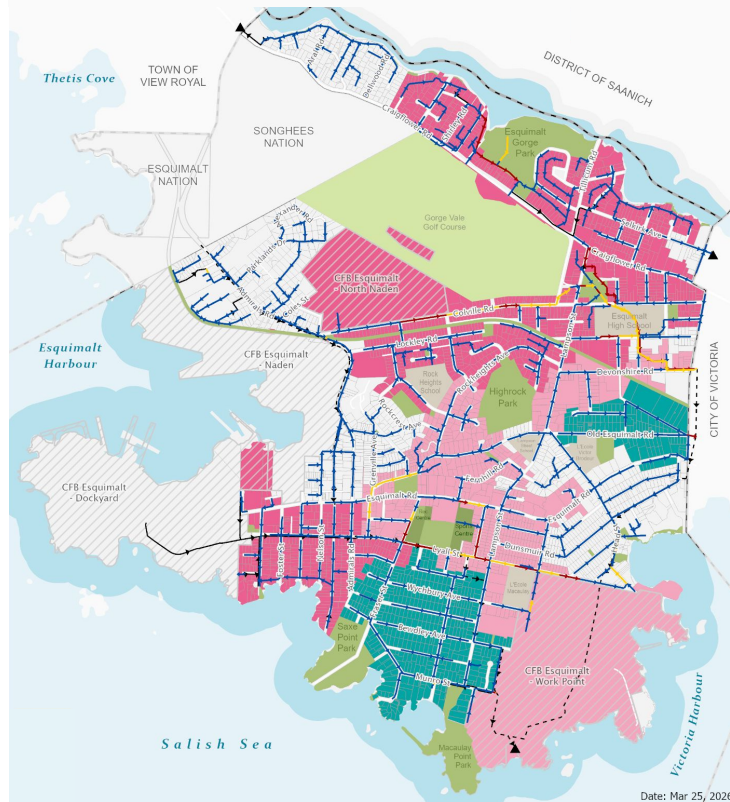
- Esquimalt Rd

Medium density:

- Craigflower Rd
- Lampson St

Map shows where more units are more likely to be delivered over the nearer term

Sanitary Sewer Constraints



Low difficulty to unlock
(~2,300 additional units)

Medium difficulty to unlock
(~5,700 additional units)

High difficulty to unlock
(~6,400 additional units)

Map shows level of difficulty associated with addressing sanitary sewer constraints, thereby unlocking development capacity

Current Traffic Volume



Highest traffic volume:

- **Lampson St**
- **Craigflower Rd**
- **Esquimalt Rd**

Map shows existing average daily traffic volumes

Distance to Nearest Bus Stop



94% of existing homes
within 5-8 min walk
from a bus stop

*Map shows current distance to
nearest bus stop for all parcels*

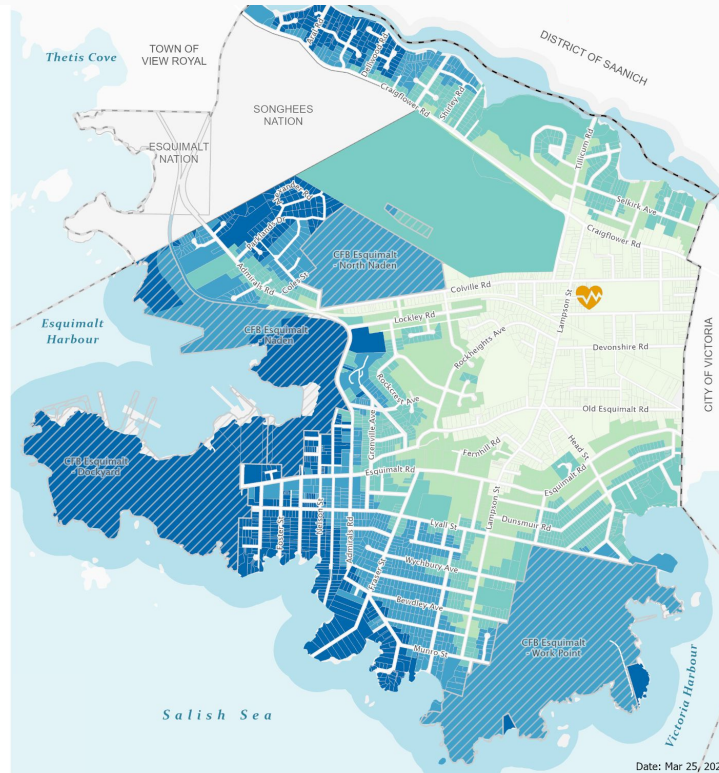
Recreation and Greenspace



76% of existing homes within 5-8 min walk from greenspace

Emergency Services

Emergency Services Access: Fire & Ambulance



**Strong
coverage
across
emergency
services**







*Map is showing: distance
to fire halls and drive
times from ambulance
service stations*

Fiscal Considerations



Capital Reserves
in recovery

Overall Conclusions

-  **1,400 units** to reach 20-year housing need; at the recent rate of development, it is **possible by 2039**
-  Utilities currently can support growth; however, sewer upgrades are needed to **“unlock” additional growth**
-  Greenspace **isn't a constraint to growth**
-  Emergency services **aren't constraints to growth**
-  Capital reserves are expected to recover steadily
-  ***Further analysis:*** water, electricity, tree canopy, recreation, fiscal considerations; 2025 BC Assessment data

Q&A