

Official Community Plan Recalibration

Discuss Proposed Changes to
Official Community Plan (OCP)

Elements of OCP Recalibration

- Changes to OCP:
 - Updated data tables and figures with 2021 census data
 - Honour First Nations
 - New Small-Scale Multi-Unit Housing (SSMUH) policies & guidelines
 - Revised building policies & guidelines (multi-unit, commercial, mixed-use, townhouse)
 - Revised environmental guidelines (natural features, energy and water conservation, GHG emissions)

Sec. 2

Township of Esquimalt

- Updated Vision, Mission, and Values from Council Priorities Plan 2023-2026
- Updated demographic data figures and tables with 2021 census
- Added language that honours First Nations' stewardship of Esquimalt for millennia

Sec. 5

Housing & Residential Land Use

- Updated housing data figures and tables with 2021 census
- New infographic explaining Floor Area Ratio (FAR)
- New policies:
 - Small-Scale Multi-Unit housing definitions, exemptions, and mitigation of density impacts
 - Townhouse density limited to 0.7 FAR and 3 storeys
 - Density bonusing for townhouses
 - Multi-generational housing for seniors, children, and families

Sec. 6

Commercial & Commercial Mixed-Use Land Use

- New policies:
 - Limit height to 12 storeys in “Commercial/Commercial Mixed-Use” land use
 - Limit height to 21 storeys in “Commercial/Commercial Mixed-Use - Tall” land use
 - New density bonusing amenities for building to zero carbon step code and providing space for medical offices
 - Encourage good urban design and a mix of shops and services at Head St. & Esquimalt Rd.

Sec. 18 DPA No. 1

Natural Environment

- New bird-friendly guidelines:
 - Birds and Better Buildings guidelines (18.5.6) replaces Native Bird Biodiversity guidelines (18.5.7)
- Simplified guidelines:
 - Native, non-invasive species (18.5.3)
 - Bio-swales (18.5.4)
 - Pervious surfaces (18.5.4)
 - Green Shores for Homes (18.5.5)

Sec. 19 DPA No. 2

Protection of Development From Hazardous Conditions

- Revised tsunami guidelines:
 - Definitions
 - Inundation area
 - Building within a tsunami zone

Sec. 20 DPA No. 3

Small-Scale Multi-Unit Housing (SSMUH)

- New guidelines:
 - Site Configuration and Placement of Parking (20.5.1)
 - Materials and Design (20.5.2)
 - Additions to Existing Principal Buildings (20.5.3)
 - Natural Light and Accessibility (20.5.4)

Sec. 21 DPA No. 4

Commercial

- New guidelines:
 - Minimum window requirements for ground level frontages
 - Transparent windows
 - Pedestrian oriented signage
 - Frequent entrances facing public streets
- Revised guidelines:
 - Expanded to apply to the commercial component in mixed-use buildings

Sec. 23 DPA No. 6

Multi-Family Residential

Apartments and Mixed-Use

- New guidelines:
 - Overlook onto public spaces
 - Design street facing front facades
 - Recess garages and front entrances
 - Emphasize residential entrances
 - Front door exits onto sidewalks
 - Screen garbage & storage areas
 - Landscaped transition zones
 - Accessible ground floor housing
 - Sight lines to lobbies
 - Multiple building access points
 - Min. separation between tall buildings
 - Max. floor plate for tall buildings

Sec. 23 DPA No. 6

Multi-Family Residential

Townhouses

- New guidelines for townhouses with more than 4 units per lot:
 - Building length max. of 40 m
 - Separate buildings
 - Incorporate varied architecture
 - Landscaped yards
 - Discourage galley-style townhouses
 - Screen parking
 - Minimize driveway surfaces

Sec. 24 DPA No. 7

Energy Conservation & Greenhouse Gas Reduction

- New guidelines:
 - Design planting areas to support large trees (24.5.1, 24.5.3)
- Simplified guidelines:
 - Roof design, greenhouses, and gardens (24.5.2)
 - Front yard landscaping (24.5.3)

Sec. 25 DPA No. 8

Water Conservation

- Simplified guideline:
 - Design underground parking to allow for large trees (25.5.1)

Maps

Revised maps

- Proposed Land Use Designations (Schedule B):
 - Added “Commercial/Commercial Mixed-Use - Tall” land use
- Roads Network (Schedule C):
 - Reflects current road classifications

Chronology / Timeline

- Nov 30, 2023 – Province passes Bill 44
- May 2025 – OCP Review in progress
- Jun–Jul 2025 – Presented Project Plan to APC and Council
- May–Aug 2025 – Stakeholder engagement
- Sept 2025 – DRC Review of DPA guidelines
- Sep 2025 – Council (COTW) workshop to review proposed OCP
- Dec 2025 – OCP must be amended and approved by Council

Feedback on draft OCP

