



Official Community Plan | 2025 Update

Recalibrating our plan to align with today's priorities.

Community Engagement Summary

September 5, 2025

Background

The Township of Esquimalt is recalibrating its Official Community Plan (OCP) to ensure it reflects today's priorities, responds to emerging challenges, and captures the community's aspirations for the future. Most importantly, the Township needs to ensure that the OCP is compliant with recent amendments to the provincial Local Government Act related to the Housing Needs Assessment. This recalibration is not a full rewrite, but a focused update designed to keep the OCP current and relevant, ensuring it continues to guide local decision-making in a way that keeps Esquimalt on course.

Community engagement has been central to this process. Given the condensed project timeline — with completion targeted by December 2025 — and the focused scope of the update, the Township tailored its engagement program to the Consult level of the IAP2 Spectrum of Public Participation. At this level, the goal is to obtain feedback on draft content and directions, while maintaining a clear commitment to informing the public about both the process and how their input is being considered.

The Township designed an inclusive, transparent, and accessible engagement program to ensure residents and stakeholders could meaningfully contribute their ideas.

Engagement activities were guided by the following objectives:

- **Build awareness** of the OCP recalibration process and why it matters.
- **Provide low-barrier opportunities** for residents of all ages and backgrounds to participate.
- **Use clear, engaging, and visually oriented tools** to spark dialogue and make input easy to share.
- **Gather meaningful feedback** to help shape policy directions and community priorities.
- **Report back clearly** on “what we heard” and demonstrate how input is informing the updated plan.

We want to hear
from you!



Engagement Approach

The Township's approach emphasizes meeting people where they are and using creative, user-friendly tools to encourage participation.

Key activities included:



Direct communication to key stakeholders via a formal circulation process directed by the Township of Esquimalt Council.



Simple feedback tools, such as Post-it note boards, which encouraged candid and accessible contributions.



A public open house at the Esquimalt Recreation Centre (July 28, 2025), offering in-person engagement and interactive comment boards.



Online participation opportunities, including virtual open house materials and comment board, which was open to comments from July 28 - August 31, 2025.



A pop-up engagement table at the Esquimalt Farmers Market (July 31, 2025), reaching residents in an everyday community setting.



Consistent communications across Township channels — website, social media, digital notice boards, and newsletters — to build awareness and invite participation.

Engagement Results

Correspondence and Stakeholder Submissions

At the outset of the engagement process, the Township was directed by Council to engage with key stakeholders, with circulation to the following:

- BC Hydro
- BC Transit
- Capital Regional District
- City of Victoria
- Conseil scolaire francophone de la Colombie-Britannique School District No. 93
- Department of National Defence – Base Commander, CFB Esquimalt
- District of Saanich
- Esquimalt Chamber of Commerce
- Greater Victoria Harbour Authority
- Greater Victoria Housing Society
- Greater Victoria School District No. 61
- Kosapsum First Nation
- Provincial Agricultural Land Commission
- Public Port of Victoria (Transport Canada)
- Songhees First Nation
- Town of View Royal
- Urban Development Institute – Capital Region
- Vancouver Island Health Authority
- West Bay Residents Association



To date, the Township has received three formal letters from stakeholder groups, including:

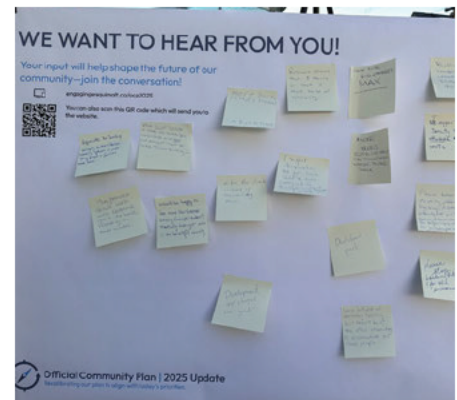
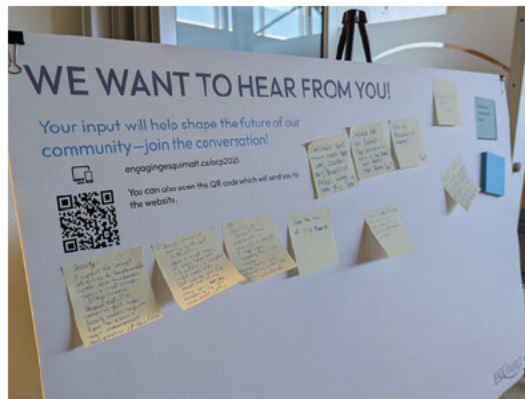
- Provincial Agricultural Land Commission
- Urban Development Institute – Capital Region
- West Bay Residents Association

In addition, the Township received 10 emails from individuals.

Engagement Sessions

The Township of Esquimalt hosted two in-person engagement sessions in July to welcome community input to the OCP Update process.

A total of 53 people attended the July 28, 2025 open house at the Esquimalt Recreation Centre, and 61 people visited the project tent at the July 31, 2025 farmer's market, reflecting a positive level of engagement.



Online Engagement

To ensure broad access, all project information materials shared at the in-person engagement sessions were also made available online through the Engaging Esquimalt platform. The site featured a virtual open house format, where residents could review materials, post comments, and submit questions.

From the launch of the project page through to August 31, 2025, the site recorded 685 visits, with a peak of 99 visits in a single day. Of these 685 total visits:

- 13 visitors were engaged – posting a comment or submitting a question.
- 154 visitors were informed – downloading documents, reviewing key dates, FAQs, or contributing to discussions.
- 496 visitors were aware – visiting at least one project page.

In total, the platform generated eight posted comments and five submitted questions, supplementing feedback collected at in-person sessions.

Social Media Campaign

The Township also shared project information across social media channels to expand community awareness. The Township's website recorded 476 page views for the OCP Update page. A coordinated campaign across Meta, Facebook, Instagram, and LinkedIn helped extend reach:

- Meta ad: 1,475 views / 964 reach
- Facebook posts: 3,000 views / 1,887 reach
- Instagram posts: 1,312 views
- LinkedIn posts: 368 impressions

(Note: Views measure total instances of content being seen, including repeat views by the same person; reach reflects the number of unique individuals who saw the content at least once.)

Additional Communications Channels

To further promote awareness, the Township also used:

- Township e-news (2 issues)
- Township business e-news (1 issue; sent to 821 business email addresses; opened by 560; click rate of 151 or 16.83%)
- Posters and digital displays throughout Township facilities

All of the original inputs and comments received are contained and presented in Appendix A for reference.

What We Heard – Key Themes

The following provides a summary of what we heard through these engagement activities. Feedback has been themed into key community priorities around housing and affordability, transportation and parking, green space and trees, community character, development processes, and climate action. This summary is intended to help inform the directions and policy updates in the recalibrated OCP and will be considered by staff and Council in advancing next steps in the OCP Update process.

Housing, Density & Growth



- General support for more housing and density, especially to meet the needs of young families and new residents.
- Strong calls for family-oriented housing: townhouses and multi-unit buildings with units that have more bedrooms, small yards/outdoor space, and pet-friendly design. Request to encourage third bedrooms by exempting them from FAR requirements to support family-sized units.
- Interest in SSMFH (small-scale multi-unit family housing) but concerns that guidelines are too prescriptive, potentially limiting the number of units that could be built. Support for aligning with provincial pre-approved designs to reduce costs and streamline approvals.
- Mixed perspectives on height and form:
- Some support for higher towers (up to 30 storeys) if carefully planned.
- Others want low- to mid-rise forms (4–8 storeys) to foster community and maintain character.
- Support for townhouses, semis, six-plexes, co-ops, and co-living models as part of the “missing middle.”
- Concern that the density proposed for townhouses is too low to support feasible projects that can deliver new housing.
- Calls for the provincial and federal governments to work with the Township to deliver more housing, including on DND lands.

Affordability & Vulnerable Populations



- Strong support for affordable rental housing and concern about the loss of existing affordable units to redevelopment.
- Support for subsidized and co-op housing to meet the needs of families and seniors.
- Suggestions to incentivize affordable housing through density bonusing.
- Calls for tools to help first-time homebuyers bridge the gap between renting and ownership, including access to federal/provincial housing catalogues and entry-level housing strategies.
- Request for low-barrier housing and overnight shelters to support vulnerable populations.
- Emphasis on retaining and protecting affordable housing stock for seniors, low-income residents, and those at risk of displacement.
- Recognition that affordable housing is also tied to livability — light, trees, and food security should not be sacrificed to development.



Transportation, Parking & Safety



- Traffic concerns related to increased density.
- Concerns about emergency access in higher-density areas.
- Concerns about parking impacts and street congestion from higher-density developments.
- Suggestions to widen streets rather than narrowing them to manage growth and traffic flow.
- Suggestions for additional traffic calming in neighbourhoods.
- Recognition that bike lanes and pedestrian safety must be considered alongside densification.

Parks, Trees & Green Space



- Support of new policies to protect, restore and enhance the urban tree canopy.
- Widespread support for preserving and expanding green space as density grows.
- Calls to protect significant trees and ensure trees are treated as long-term natural assets.
- Suggestions to expand public greenspace and places for wildlife (duck ponds).
- Requests for more trees on boulevards and walking routes.
- Concern about urban heat islands and loss of sunlight for gardens/food security when tall buildings overshadow properties.

Amenities & Recreation



- Strong interest in more recreational amenities, including:
- Expanded rec centre facilities and parking.
- More general pool facilities.
- Concern that housing growth has outpaced amenities, and new community infrastructure is needed to maintain livability.
- Appreciation for community features like the Esquimalt Farmers Market.

Design & Community Character



- Strong emphasis on good design for new buildings — avoid plain, block-like forms and ensure aesthetic quality.
- Requests to balance densification with maintaining Esquimalt's character and sense of community.
- Request to encourage design bravery — more colour, shapes, creative materials, and good architects.
- Emphasis that community character must be respected — densification is acceptable if it's done thoughtfully and keeps Esquimalt's human-scale feel.
- Recognition that lower buildings (less than 8 storeys) often create stronger community connections.
- Desire to preserve existing community identity, with thoughtful growth that reflects local values.

Growth Tools & Policy



- Support for development cost charges to ensure growth helps fund infrastructure and services.
- Interest in density bonusing and fast-track approvals to support affordable housing delivery.
- Interest in site-specific amendments to account for geology and local conditions.
- Recognition that clear policies on height, FAR, and separation distances are needed, but views differ on whether these should be more restrictive (12 storeys max) or more flexible (allowing 30 storeys).
- Calls to limit overly prescriptive requirements that risk reducing the potential for new housing to be built.
- Suggestions for a more flexible, performance-based approach that encourages livability and design quality without constraining project viability.
- Recognition that OCP policies must balance clear limits (height caps, separation distances between towers) with flexibility to encourage innovation and affordability.

Sustainability & Climate



- Calls for Esquimalt to take a leadership role in sustainability, with differing levels of suggestions:
- Consider a ban on new natural gas connections and shift toward zero-carbon, heat pumps, and storage technology.
- Support for policies that reduce reliance on fossil fuels, especially as the community faces wildfire and climate challenges.
- Provide flexibility to reflect changing energy conditions and evolving technologies.
- Recognition that sustainability should be integrated with growth planning, building design, and tree protection.
- Support for continued consideration of site coverage / open space requirements to allow for water permeability.



Summary

The focused community engagement program was designed to both **build awareness of the OCP Update process and invite community input**. Through open houses, pop-up engagement at the Esquimalt Farmer's Market, the Engaging Esquimalt online platform, and direct stakeholder correspondence, residents and community partners were provided with accessible opportunities to learn about the project, share ideas, and express their perspectives.

Overall, the comments received demonstrated a broad understanding of, and support for, the proposed approach to recalibrating the OCP. Participants expressed appreciation that this update is not a wholesale rewrite, but a targeted recalibration that maintains the existing land use designations, while still ensuring that the plan reflects today's priorities and challenges, and meets our statutory obligation to ensure consistency with the Housing Needs Report. This balance between stability and responsiveness was recognized as important for providing certainty in the community while allowing for thoughtful adaptation.

In particular, many participants voiced support for the **current land use framework** and acknowledged the need for Esquimalt to accommodate **increased housing and density** in order to respond to population growth and evolving housing needs. However, they emphasized that future housing and density should be:

- **Affordable and inclusive**, ensuring that new housing options meet the needs of families, seniors, and vulnerable residents rather than focusing solely on higher-end market units.
- **Well-designed and context-sensitive**, contributing positively to Esquimalt's character and avoiding building forms perceived as unattractive, box-like, or out of scale.
- **Paired with infrastructure, services, and amenities**, so that growth is supported by schools, recreation opportunities, health care, transportation, and public spaces.
- **Integrated with green space and tree protection**, recognizing that livability depends not only on housing supply but also on maintaining parks, mature trees, and opportunities for food security and outdoor activity.
- **Sustainable and forward-looking**, with consideration for climate action, energy efficiency, and reduced reliance on fossil fuels in new development.

Through this engagement, the community's feedback has helped confirm that while Esquimalt is ready to grow, it must do so in a way that maintains its identity, protects what residents value most, and ensures that new development delivers benefits for the community as a whole.



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Community Engagement Summary Appendix A

Original Inputs and Comments

Correspondence and Stakeholder Submissions



OFFICIAL COMMUNITY PLAN RECALIBRATION - 2025



July 8, 2025

RE: Official Community Plan Recalibration amendment - 2025

At the regular meeting held on July 7, 2025, Esquimalt Council authorized staff to refer information related to the Official Community Plan Recalibration amendment, to you or your organization pursuant to Section 475 of the *Local Government Act*. Under the provisions of Section 475, Esquimalt "*must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected*" as part of the process to amend an Official Community Plan.

This amendment is a limited review of the Official Community Plan (OCP). The OCP is a statement of the Township's goals and policies and is intended to provide direction for future growth and development in the community. The 2025 Recalibration includes the following elements:

- Compliance with the most recent Housing Needs Report by ensuring policies provide for at least the 20-year total number of housing units required to meet anticipated housing needs.
- Changing the Commercial/Commercial Mixed-use land use designation to limit heights to 12-stories.
- Housekeeping amendments.

Please review the attached information and submit any written comments to:
Jakub Lisowski at jlisowski@esquimalt.ca or by phone at 250-414-7179 **on or before Sunday, August 31, 2025.**

Thank you for your attention to this matter. If you have any questions or concerns, please contact: Jakub Lisowski at jlisowski@esquimalt.ca or by phone at 250-414-7179.

Sincerely,

Jakub Lisowski

Planner 2 Policy
Development Services
Township of Esquimalt

Enclosure: Application Supporting Material (overleaf)

The project will examine how each of the following variables will be considered in the OCP Recalibration.

Variable	Notes
Housing Needs	Meet the new requirements of the <i>Local Government Act</i> to provide the 5-year and 20-year total number of anticipated housing units, as outlined in a 2024 Housing Needs Report, by providing sufficient land use capacity
Housing Policies	Include policies for each class of housing need required to be addressed in the 2024 Housing Needs Report
First Nations	Honour First Nations' stewardship of Esquimalt for millennia
Census Data	Update figures and tables with the latest Statistics Canada 2021 census data
Small-Scale Multi-Unit Housing	Update policies and Development Permit Area (DPA) Guidelines for Small-Scale Multi-Unit Housing (SSMUH)
DPA Guideline Exemptions	Add exemptions to DPA guidelines as identified in the Zoning Bylaw

Variable	Notes
Environmental DPA Guidelines	Reduce repetition in DPA Guidelines, especially related to the Natural Environment, Energy and Water Conservation, and Greenhouse Gas Reduction
Clean Energy	Add “zero carbon” to policies dealing with energy
Multi-Unit Housing	New policies and DPA Guidelines to better serve the community’s need for Multi-Unit, Mixed-Use, and Townhouse Residential development
Height Limits	New policy to incorporate 12-storey height guidance into the Commercial / Commercial Mixed-Use Land Use section
Bonus Density	Review the list of bonus density amenities and add a new section that allows bonus densities for Townhouse Residential
Esquimalt Road at Head Street	New policies to create a vibrant gateway and commercial mixed-use node centred around the intersection of Esquimalt Road and Head Street

Variable	Notes
Esquimalt Town Centre	Updated images of the completed Esquimalt Town Centre
Bird Friendly Design	Improve DPA Guidelines to design buildings that incorporate architectural features to limit collisions between birds and windows
Floor Area Ratio	New infographic explaining Floor Area Ratio (FAR)
Maps	Update DPA map to better respond to both the “Present Land Use Designation” map and a “Proposed Land Use Designation” map
Emergency Operations Centre	Update policies related to the location of the Emergency Operations Centre
Electric Vehicles	Delete policy regarding electric vehicle charging – this is covered in the Parking Bylaw
Housekeeping	Update the list of amendments made to the OCP since 2018. Remove policies referencing completed projects. Improve clarity and readability

July 21, 2025

Chief and Council and Staff
Kosapsum Nation
1189 Kosapsum Cres.
Victoria, BC V9A 7K7

RE: Official Community Plan Recalibration amendment - 2025

We are writing you to advise you that the township is in the process of making small changes to the Official Community Plan (OCP), a long term strategy document that outlines the Township's goals and policies and is intended to provide direction for future growth and development in the community. We welcome your input!

The 2025 recalibration includes the following elements:

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- Housekeeping amendments.

While some changes are more administrative, other changes are related to housing and other areas that may impact your Community Members, either directly or indirectly. As such, we welcome any input you have.

We have a website specific to this project where individuals can add comments on the amendments at <https://engagingsquimalt.ca/ocp2025> . We will also be hosting two open houses on July 28 and 31. I have attached an informational poster that has details for both online and in-person feedback opportunities.

Please review the information in the table below and submit any written comments to me at jlisowski@esquimalt.ca or by phone at 250-414-7179 **on or before Sunday, August 31, 2025**. I'm also happy to meet in person if that is your preference.

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Development Services
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1100 Admirals Road
Victoria, BC V9A 2P6

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Jakub Lisowski

Planner 2 Policy
Development Services
Township of Esquimalt

Enclosure: Application Supporting Material (overleaf) and promotional poster.

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August 29, 2025

Reply to the attention of Nicole Mak
ALC Planning Review: 46616

Jakub Lisowski
Planner 2 Policy, Development Services
Township of Esquimalt
jlisowski@esquimalt.ca

Re: Official Community Plan Recalibration amendment - 2025

Thank you for providing an opportunity for the Agricultural Land Commission (the “ALC” or “Commission”) to comment on the Township of Esquimalt’s Official Community Plan (“OCP”) recalibration project. The OCP recalibration project is intended to update the current Official Community Plan to “meet a Provincial requirement that all local governments ensure their OCPs include enough land use capacity to accommodate 20 years of housing needs”.

While ALC staff may have more comments on the draft OCP following first reading, ALC staff have reviewed your referral letter, dated July 8, 2025, (the “Referral Letter”) and some of the information on your website, specifically the Changes and Updates Board (enclosed).

ALC staff provide the following comments to help ensure that the draft OCP, when available, is consistent with the purposes of the *Agricultural Land Commission Act* (the “ALCA”), the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC. [Section 46 of the ALCA](#) requires local governments to ensure their bylaws are consistent with ALCA, Agricultural Land Reserve (“ALR”) regulations, and any orders of the Commission. Inconsistent bylaws include (but are not limited to) those which allow a use of land in the ALR that is not permitted under the ALCA or contemplate a use of land that would impair or impede the intent of the ALCA. Please note that ALC staff cannot endorse any inconsistencies – that requires a resolution of the Commission.

The Referral Letter references a number of variables that will be examined under the OCP recalibration project. The majority of the variables relate to updating housing and housing policy to address the 2024 Housing Needs Report, updating

DPA Guidelines including for small-scale multi-unit housing, and other housekeeping amendments. Based on the Changes and Updates Board, the land that is within the ALR in the Township of Esquimalt (presently used for the Gorge Vale Golf Course) remains designated as "Agricultural Land Reserve" in the OCP's proposed land use designations.

There do not appear to be any specific variables or proposed changes that impact the ALR.

Based on the description provided in the Referral Letter and the Changes and Updates Board, ALC staff have no specific comment on the variables and the proposed changes at this time. ALC staff look forward to reviewing the draft OCP following first reading. At the time of referral, ALC staff would appreciate a track changes/blacklined version of the draft OCP or a table of changes to facilitate a swift review.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3278 or by e-mail at ALC.Referrals@gov.bc.ca.

Yours truly,



Nicole Mak, Regional Planner

Enclosures: Referral of Official Community Plan Recalibration amendment –
2025

CC: Changes and Updates Board
Ministry of Agriculture and Food – Attention: Reed Bailey

46616m2

August 28, 2025

Jakub Lisowski
Development Services
Township of Esquimalt
1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

Re: Official Community Plan Recalibration Amendment – 2025

Dear Jakub Lisowski,

On behalf of the Urban Development Institute - Capital Region (UDI), thank you for the opportunity to review and provide comments on the Township of Esquimalt's Official Community Plan (OCP) Recalibration Amendment - 2025. We appreciate the considerable effort invested by staff and Council in shaping policies that aim to balance livability, climate goals, and housing supply.

After consultation with our members, we would like to share the following feedback for your consideration:

1. Density and Building Viability

- Density proposed for townhouse designations is insufficient to support feasible projects. Increased density is needed to ensure projects can move forward and meaningfully contribute to housing supply.
- Requirements for building separation (24m above 6 storeys) are impractical and risk creating orphaned or un-developable lots.
- Similarly, buildings below 14-16 storeys are rarely economically viable. The City of North Vancouver faced similar challenges and ultimately amended its policies to allow taller, more feasible forms.

2. Floorplate and Design Restrictions

- Prescriptive controls on floorplates for buildings above 6 and 12 storeys mirror approaches used in City of Vancouver and City of Victoria, which are now being walked back due to their unintended impacts.
- We recommend a more flexible, performance-based approach that encourages livability and design quality without constraining project viability.

3. Alignment with Provincial Housing Targets

- The Province's SSMUH initiative requires municipalities to adopt meaningful changes to zoning, height, and setbacks. Limiting changes in these areas undermines the Township's ability to achieve housing targets.
- Building Code requirements, particularly around seismic provisions and accessibility, will further reduce achievable density and will increase over time. Recognition of these constraints in the OCP is important to maintain housing viability. Part 4 provisions are forcing developers to pass on opportunities as the building code will only allow the equivalent of four storeys on potential sites.

4. Infrastructure and Zero Carbon Considerations

- Province-wide electricity shortages make it difficult to guarantee zero-carbon readiness. The OCP should provide flexibility should energy supply challenges affect a project's compliance.

5. Development Permit Area Guidelines

- Additional requirements such as bird-friendly glazing, while well-intentioned, create unnecessary cost burdens without direct benefit to housing supply. We recommend careful evaluation of new guidelines to avoid layering on additional red tape.

6. CACs, ACCs, and Bonus Density

- The interaction between CACs, ACCs, and bonus density expectations is a significant factor in project viability. Recent court decisions, such as in the Township of Langley, will provide clarity, but until then, placeholder language in the OCP should acknowledge these uncertainties.
- We are also concerned with attempts to secure bonus density contributions at the development permit stage, which is more appropriately addressed through zoning.

UDI supports the Township's goals of building a resilient, livable, and inclusive community. At the same time, housing viability depends on policies that are flexible, economically grounded, and aligned with provincial objectives. We encourage continued dialogue with the development community to ensure the updated OCP can be effectively implemented and achieve its intended outcomes.

We would be happy to clarify any questions related to this feedback and look forward to ongoing collaboration throughout this process.

Sincerely,



Leah Bell
Policy & Corporate Relations Manager
Urban Development Institute – Capital Region

CC:
Bill Brown, Director of Development Services

August 29, 2025

To: Bill Brown, Director of Planning
Jakub Lisowski, Planner 2 Policy

West Bay Residents Association Comments re Esquimalt's OCP Recalibration

Thank you for the opportunity to provide input into the development of the Township's OCP recalibration.

Our input is based on the Official Community Plan/2025 Update provided on the Township Website regarding proposed changes, draft policies and guidelines as well as on the information provided by you in your July 8th letter to the West Bay Residents Association (WBRA), in which you requested our feedback/comments.

It is understood that this is a recalibration of the OCP to ensure compliance with government requirements, reduce redundancies, incorporate missing information and incorporate some general housekeeping amendments. As such, in the format provided, it was difficult at times to figure out where the new proposed policies/guidelines would be situated in the OCP and which, if any, of the current policies/guidelines in the OCP, may change or be deleted.

The following comments are based on the **11 page "We Want To Hear From You!" Official Community Plan/2025 Update document:**

Pg 7 – NEW HOUSING TERMS:

Under Definition of "Extreme core housing need, and Persons experiencing homelessness" draft policy. "Encourage the provision of affordable housing by the private market and the nonprofit housing sector." This is already the first policy under 5.4 Affordable Housing on pg. 28 of the current OCP. We expect that you will be retaining this policy including the two sentences that follow: "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". We suggest the wording could be more forceful. For example, "Partnerships between private, public or non-market housing providers *are encouraged*."

Under "Suppressed household formation and additional local demand": Will the draft OCP policy "Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents" be another separate policy under 5.4 of the current OCP?

Pg 8 - SSMFH

It is understood that there will be a new Schedule A-2 Overlay Map re SSMFH added in the Official Community Plan: Maps section. However, wondering where (what section) the

information defining SSMFH and features of SSMFH zoning, as well as the draft policy and guidelines, etc., will be located in the OCP. Will it be in addition to 5.2 Low Density Residential Redevelopment on pg. 26 of the OCP or will it replace it?

We would like to see the policies/guidelines of SSMFH include parking requirements and ensure that parking or lack of parking does not result in on-street parking, which is already at a premium in some locations?

There was a time in the past when discussion was underway to limit the space built upon a lot, in order to ensure water permeability. What consideration is being given to water permeability with the new SSMFH policies/guidelines?

We suggest that consideration be given to providing guidelines regarding the type of building design to ensure that new SSMFH dwellings look like individual townhouses/units that fit in with the look and character of the existing neighbourhood? For example, could guidelines be introduced that would discourage what looks like three-storey apartment buildings, similar to the new development on Wollaston.

We would like to see a policy in the SSMFH section requiring/ensuring the protection of existing permit-sized trees on properties scheduled to be developed.

Pg 9 HIGHER DENSITY HOUSING

Lower parking requirements (and no parking requirement in some instances) are becoming more of the norm. Is there a policy or guideline option that ensures that a project's parking needs will not be met by on-street parking nor will the project's reduction in parking unduly affect other land uses in high density areas.

Excellent inclusion of the definition "What is Floor Area Ratio (FAR)?"

Regarding the Townhouses draft policy: "Support density bonuses in exchange for amenities such as parks, open space, and affordable housing". The SSMFH is multiplying density 3, 4, and 6 times what has been permitted in an area in the past. Additional density in exchange for some amenities may be appropriate for apartments and commercial building locations, etc., but is not appropriate for what is now SSMFH zones.

Guideline: "Townhouse buildings should not exceed 40 meters in length". This needs to be reworded based on the size of the lot.

Multi-unit Buildings

Guideline: "Establish a maximum floor plate size of 750 m² for tall buildings (over 12 floors in height) to maximize light and ventilation for residents". Enquiring how this can be included in the recalibration when we do not have any current land use/zoning designation that allow for buildings over 12 floors? We understand the building height conversation will take place as part of the upcoming full OCP review/development next year. This inclusion at this time makes the reader think that development proposals over 12 storeys are an

acceptable proposal even when they do not align with existing land use/zoning designations.

Commercial and Commercial Mixed-Use Buildings

It is expected that the current OCP Policy “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” will be retained and that the proposed draft policy “Limit the height of commercial and commercial mixed-use buildings to 12 storeys” is added.

Pg 11 - ENVIRONMENTAL STEWARDSHIP

In your July 8th letter asking for feedback, the form under Variable “DPA Guideline Exemptions” and under Notes says to “Add exemptions to DPA guidelines as identified in the Zoning Bylaw”. What are these exemption additions/changes?

Natural Environment: It is not clear what, if anything, is going to be removed in the existing OCP in guideline “Simplifying guidelines by removing duplicated language”.

New DPA Guidelines “Protect, restore and enhance local shorelines (Green Shores for Homes). It would be helpful to include a link to the BC program.

We are happy to see new Guideline: “Protect birds from collisions with windows by improving building design”.

We strongly recommend the inclusion of the following as a new policy: “Protect, restore and enhance the urban tree canopy”. While there is info in the OCP in the section on biodiversity and mention of the benefits of trees, there needs to be a specific policy that puts a priority on protecting and enhancing the current tree canopy. This is especially important as we plan for the density that is to come.

We recommend the inclusion of a policy encouraging the planting of native, pollinator and habitat species.

Energy and Water Conservation and Greenhouse Gas Reduction

Guidelines: the two guidelines, both starting with “Allow space for large trees...” should be changed to “*Ensure* space for large trees”. Too often we have seen examples of where developers have endeavoured to protect large trees in their development only to find that the space provided was not adequate and the tree has died.

Revise guideline: “Plant a variety of landscaping in front yards, beside sidewalks that provide shaded areas.

Fw: Ending soon: OCP feedback & our committee opening. PLUS- summer events for all

From Tara Zajac <Tara.Zajac@esquimalt.ca>
Date Thu 2025-08-21 12:37 PM
To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

for your files 😊

Tara Zajac, (She/Her)
Manager of Communications
Township of Esquimalt | Community Relations
Tel: 1-250-414-7122 | www.esquimalt.ca

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From: [REDACTED]
Sent: Wednesday, August 20, 2025 7:01 PM
To: Tara Zajac <Tara.Zajac@esquimalt.ca>
Subject: Re: Ending soon: OCP feedback & our committee opening. PLUS- summer events for all

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I want to know WHY the Province wants to change the CHARACTER of municipalities just to benefit non owners of properties at the detriment of current owners and make life miserable for them. Why not put it to a referendum where only property owners can vote on it. The municipality is changing (progress) for the have nots - we worked-hard and made sacrifices to get what we got - we were not given carte Blanche to get what we wanted. So why should todays and tomorrows generations get an easier ride than we did.

The OCP IS FUNDAMENTALLY CHANGING the way of life of those who earned their house the old fashion way by hard work and sacrifice. Not only availability of housing but transportation options - population density - crime rate (UP) will be affected.

Might as well call it " THE PROJECTS PLAN of Esquimalt nay of BC"

Thank you for your time and consideration.

73

Pierre Boucher

Jakub Lisowski

From: James Davison <James.Davison@esquimalt.ca>
Sent: July-28-25 9:32 AM
To: Jakub Lisowski
Subject: Fw: OCP update: SSMHU bylaw - design guidelines

James Davison, RPP, MCIP
Manager, Development Services
Township of Esquimalt | Development Services
Tel: 1-250-414-7148 | www.esquimalt.ca

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From: [REDACTED]
Sent: July 27, 2025 3:47 PM
To: Development Services General Delivery <Development.Services@esquimalt.ca>
Cc: Council <Council@esquimalt.ca>; James Davison <James.Davison@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: OCP update: SSMHU bylaw - design guidelines

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi folks (copy to council and James and Bill),

I'm resending the email below to be considered with your OCP update. I'd also like to provide comment on the draft OCP policy and draft DPA guidelines related to SSMFH:

On the new draft policy that SSMFH "should mitigate neighbourhood impacts," I'd like to point out that this is incredibly broad and highly subjective language and should not be introduced into Esquimalt's Official Community Plan. If applied as worded, your planners "should" say no to any homes proposed under your bylaw (even though they probably can't), as all multifamily homes allowed by right under your bylaw will have impacts that can't be mitigated (how do you mitigate the impact of more kids?) and vague language like this will simply lead to disagreements between builders, neighbours and planners as these homes are being proposed and maybe one day built. On top of this, this type of language continues to reinforce that multifamily housing is a net negative to your municipality that needs to be "mitigated."

Secondly, your DPA guidelines conflict on each other and introduce additional vague requirements. New SSMFH homes "should be designed to protect the privacy of neighbouring homes" but they also "should be designed to ensure liveability of dwelling units." Liveable homes and bedrooms need windows, and designing any houseplex or row home with family sized homes based on what the bylaw allows will mean

windows will overlook neighbouring homes (just as those homes' windows overlook any subject property). You can not properly mitigate the impact of those windows without negatively effecting the liveability of these homes. Neither of my Colville or Craigflower buildings "protect the privacy of neighbouring homes." They minimize the impact somewhat, but the balconies have some overlook and the bedrooms and living rooms need natural light (and should take advantage of the double window wall for light refraction to actually ensure liveability of these dwelling units).

Small-Scale Multi-Family Housing (SSMFH):



Draft OCP Policy:

Small-Scale Multi-Family Housing developments should mitigate neighbourhood impacts.



Draft DPA Guidelines:

Small-Scale Multi-Family Housing should be designed to:

- protect the privacy of neighbouring homes,
- incorporate attractive building architecture, materials, and designs, and,
- ensure liveability of dwelling units.

Thanks for considering my comments.

Ryan Jabs

From: Ryan Jabs

Sent: May 15, 2024 10:21 AM

To: james.davison@esquimalt.ca; bill.brown@esquimalt.ca

Cc: mayorandcouncil@esquimalt.ca

Subject: SSMHU bylaw - design guidelines

Hi James and Bill (and CC to council for context),

I want to start by thanking you for all the work you've done to comply with the provincial legislation. It's obviously a ton of work juggling municipal goals and meeting the provincial laws and a number of grey areas that you're navigating (as evidenced by Monday's discussion on sixplexes). I haven't commented to this point, but I wanted to provide a bit of feedback as you're finalizing the proposed bylaw. Specifically, I believe there are a number of issues with including design requirements in the bylaw.

I am always wary of design guidelines or requirements, as they are typically subjective and usually depend on the interpretation of the individual planner, who is assigned to the project. In many municipalities, design guidelines and requirements have been written to stop housing – or at the very least delay it – intentionally or not, which is why the province included this on page 35 of the policy manual:

2. Density / intensity

There are a number of “levers” that local governments have to regulate the size and number of units that can be developed on a parcel of land. Each lever has benefits and drawbacks, and the SSMUH legislation and this corresponding policy manual propose a unique suite of them to achieve more housing in BC communities. Local governments should not use any levers in zoning or design guidelines for the purpose of unreasonably restricting or prohibiting the intent of the SSMUH legislation.

And this on page 48:

As outlined through the examples of common DPA guidelines on the next page, local governments can use zoning bylaw regulations to manage what are commonly viewed as the most significant elements of a development. Rather than attempting to also manage the form and character of SSMUH development through rules, local governments could also consider producing a set of voluntary, non-regulatory design guidelines that capture good practices in SSMUH development.

As I read Esquimalt's proposed bylaw, I'm not sure whether I could make a houseplex work with all of the conflicting requirements for parking, open space, private space, overlook, privacy, window placement, roof line variation, setbacks, etc – and I'm certain I couldn't propose a building under those design requirements that could be built to a net zero standard, which the province will require by 2032. Even if they are considered voluntarily, the guidelines in the bylaw will unreasonably restrict the intent of the SSMUH legislation by creating uncertainty amongst potential builders who interpret them like me.

At minimum, the use of the term “should” or “shall” should be removed from the guidelines as Esquimalt planning has, in the past, interpreted “should/shalls” in the Official Community Plan as musts, and it led to a poorer outcome, a slightly delayed project and added a fair amount of additional design costs. As an example, my Colville sixplex had initially been designed to have the bike room in the middle of the building, buffering the two homes on the first floor. However, the OCP says this (as design guidelines written at the time didn't imagine a stacked townhouse):

10. Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.

Planning interpreted the “shall” as a must and forced me to redesign the lower level to move the bike room into the corner of the building and put a bedroom wall of one of the lower units against the living room wall of another home in order to meet the 50 % requirement. It was a worse design for livability, structurally and it added costs and delays to my project. This may no longer be planning’s interpretation of shalls/shoulds but planners change over time and requirements that are subjective or open to interpretation create issues with building housing. And as noted above, the design guidelines in the proposed bylaw, taken together, won’t allow much or anything to be built.

Finally, I think it’s important to note that the other issue with these design guidelines is that they’ll significantly restrict a building’s footprint beyond the intent of the provincial legislation, which will reduce or eliminate family-sized homes in these buildings – which ultimately is one of the goals of the Township and in allowing townhouses to be built more easily and more quickly.

I know this task isn’t easy, and many of the guidelines seek to reduce conflict and improve residents’ experience, so I submit these comments for consideration and understand that you are under a time crunch to get a bylaw in place by the end of June.

Feel free to give me a call or send me an email if you’d like to discuss.

Thank you,

Ryan Jabs | President, Community Builder



Re: Fw: Link to OCP Recalibration Survey

From Tara Todesco [REDACTED]
Date Tue 2025-08-12 10:16 AM
To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

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Hi Jakub- Thank you so much.

On Tue, Aug 12, 2025 at 10:10 AM Jakub Lisowski <Jakub.Lisowski@esquimalt.ca> wrote:

Hi Tara,

Yes, we are proposing a 12 storey/floor limit for buildings in the Commercial/Commercial Mixed Use land use designation. The proposed policy reads as follows:

"In commercial mixed-use areas, buildings with a Floor Area Ratio of up to 3.0 for the residential portion of the building and up to 12 storeys in height may be acceptable."

I have also attached a brief summary on the changes in a one-page handout that we gave out at the open houses.

Thanks,

Jakub Lisowski
Planner II Policy
Township of Esquimalt | Development Services
Tel: 1-250-414-7179 | www.esquimalt.ca

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From: Tara Todesco [REDACTED]
Sent: August 12, 2025 10:04 AM
To: Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>
Subject: Re: Fw: Link to OCP Recalibration Survey

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Ah! Thank you so much.

Could you point me to a summary of the changes that are going into the recalibration? I thought there was something in there around mixed use commercial heights.

On Tue, Aug 12, 2025 at 9:28 AM Jakub Lisowski <Jakub.Lisowski@esquimalt.ca> wrote:

Hi Tara,

I checked in with the author of the newsletter (see below).

The survey you are referring to is a "community check-in survey". It is separate from the OCP update.

Thanks,

Jakub Lisowski
Planner II Policy
Township of Esquimalt | Development Services
Tel: 1-250-414-7179 | www.esquimalt.ca

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From: Tara Zajac <Tara.Zajac@esquimalt.ca>
Sent: August 12, 2025 9:15 AM
To: Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>
Subject: RE: Link to OCP Recalibration Survey

This was the newsletter:

Public feedback opportunities

Official Community Plan recalibration: new Provincial requirements mean that we will be reviewing limited sections of our OCP. Want to learn more and share your thoughts on the changes? Details are at engagingsquimalt.ca with feedback open until August 31.

Gorge Flood Adaptation: Municipalities along the Gorge Waterway and Portage Inlet are working together on a coastal flood adaptation strategy and want to hear from you. We want to understand why the Gorge is important to you, to help guide planning for current flood risks and future sea level rise.

Complete the survey, add a pin to the map or join us at an event to share your favourite places and experiences with the Gorge. The survey is at engage.victoria.ca/gorge-flooding and is open until September 30.

Emergency preparedness: How are you and your family prepared for an emergency? What works well and where are the barriers? The responses will help us ensure our emergency communications is reaching residents effectively. Details coming later this summer!

Esquimalt community check-in survey: coming later in summer, this survey will ask you about living in Esquimalt, thoughts on services, how you prefer to engage with the township and more.

This survey will be available online but we are mailing information to 1,600 random households to gather statistically significant data. If you receive a survey package to your home, please share your thoughts with us. This survey will cover a broad range of topics and will be use when planning projects and priorities.

Tara Zajac, (She/Her)

Manager of Communications

Township of Esquimalt | Community Relations

Tel: 1-250-414-7122 | www.esquimalt.ca

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From: Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>
Sent: August-12-25 9:14 AM
To: Tara Zajac <Tara.Zajac@esquimalt.ca>
Subject: Fw: Link to OCP Recalibration Survey

Hi Tara,

Can you comment on Tara's email below?

Thanks,

Jakub Lisowski

Planner II Policy

Township of Esquimalt | Development Services

Tel: 1-250-414-7179 | www.esquimalt.ca

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From: Tara Todesco [REDACTED]
Sent: August 12, 2025 9:07 AM
To: Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>
Subject: Re: Link to OCP Recalibration Survey

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Hi Jakub- thanks for this. There was a notice of a printed survey going to 1600 households in the last Municipal newsletter-- it also noted that an electronic survey would be available as well, until August 31? Was this a miss-print?

Thank you, Tara

On Tue, Aug 12, 2025 at 9:02 AM Jakub Lisowski <Jakub.Lisowski@esquimalt.ca> wrote:

Hi Tara,

The Official Community Plan (OCP) 2025 Update project does not have a survey because of the limited scope of the OCP update. We will not be changing any land use designations in Esquimalt.

You can provide your comments by email or phone or by "virtual post-it note" on the project website here: <https://engagingsquimalt.ca/ocp2025/brainstormers/this-is-the-ideas-tool-like-post-its>. All comments received will be included in an Engagement Summary Report that Council will see in September at their September 15th meeting.

Thanks,

Jakub Lisowski

Planner II Policy

Township of Esquimalt | Development Services

Tel: 1-250-414-7179 | www.esquimalt.ca



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From: Development Services General Delivery <Development.Services@esquimalt.ca>
Sent: August 12, 2025 8:53 AM
To: Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>
Subject: FW: Link to OCP Recalibration Survey

Development Services

General Delivery Email

Township of Esquimalt | Development Services

www.esquimalt.ca

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From: Tara Todesco <[REDACTED]>
Sent: August-11-25 3:54 PM
To: Development Services General Delivery <Development.Services@esquimalt.ca>
Subject: Link to OCP Recalibration Survey

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Hello-- I couldn't see a link to the survey on the project page-- could you please send me a link?

Thank you, Tara Todesco [REDACTED]

----- Forwarded message -----

From: Township of Esquimalt <notifications@engagementhq.com>
Date: Mon, Aug 11, 2025 at 3:49 PM
Subject: Confirm your subscription
To: [REDACTED]

FW: Esquimalt OCP and Island Health HBE program

From Development Services General Delivery <Development.Services@esquimalt.ca>

Date Fri 2025-08-01 8:12 AM

To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

Reanne Wusaty-Phillips

Office Administrator

Township of Esquimalt | Development Services

Tel: [1-250-414-7103](tel:1-250-414-7103) | www.esquimalt.ca

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From: Cranch, Jana [ISLH] <Jana.Cranch@islandhealth.ca>

Sent: July-31-25 10:06 AM

To: Development Services General Delivery <Development.Services@esquimalt.ca>

Subject: Esquimalt OCP and Island Health HBE program

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Hello,

With the Esquimalt OCP update/recalibration underway, I wanted to reach out to introduce myself - I'm a Healthy Built Environment Consultant with Island Health's Healthy Environments team. Through our healthy built environment program, we promote population health through consultation and collaboration with local government to support healthy community design with a focus on health equity and climate resilience. Ways in which we can provide support include: providing available local health data and health evidence to support/inform decision making and policy and participating in local and regional planning projects and providing input from a health perspective. For background, our team previously worked with Esquimalt on the *Designing Density: Planning for social connectedness in multi-family housing* project.

I understand the current update to the OCP is a focused update to ensure alignment with Provincial requirements; however, wanted to inquire about opportunity to provide input or support from a health perspective for this project or other upcoming projects.

Best,

Jana Cranch, Environmental Public Health Consultant

Healthy Built Environments | Healthy Environments

tel: 250.507.3067 email: jana.cranch@islandhealth.ca



I respectfully acknowledge that the lands on which I live and work are the unceded territories of the Ləkʷəŋən (Songhees and Xwsepsum Nations) and WSÁNEĆ Peoples.

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FW: Take part in our OCP update

From Tara Zajac <Tara.Zajac@esquimalt.ca>
Date Tue 2025-07-29 9:38 AM
To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

A comment to add to your feedback list

Tara Zajac, (She/Her)
Manager of Communications
Township of Esquimalt | Community Relations
Tel: [1-250-414-7122](tel:1-250-414-7122) | www.esquimalt.ca

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From: Terése Finegan <Terese.Finegan@esquimalt.ca>
Sent: July-29-25 7:07 AM
To: Tara Zajac <Tara.Zajac@esquimalt.ca>
Subject: Fw: Take part in our OCP update

FYI

I'll check my database and excuse them from future mailings 

From: Rene Dickenscheid <[REDACTED]>
Sent: Monday, July 28, 2025 9:49:04 PM
To: Terése Finegan <Terese.Finegan@esquimalt.ca>
Subject: Re: Take part in our OCP update

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I'm not in a squan alt anymore. I'm now in langford but I can tell you that I believe a squima has gone way too far with all the crazy bicycle lanes and these types of wasted money and rainbow sidewalk. We need.
Housing real housing for people in need. Not expensive housing that nobody can afford.

On Thu, Jul 24, 2025, 11:03 a.m. Terése Finegan (Manager of Economic Development) <terese.finegan@esquimalt.ca> wrote:



Dear RENE ,

Be part of the conversation that shapes our community.

The Township of Esquimalt is undertaking a recalibration of its Official Community Plan (OCP) to align with current priorities, community needs, and policy goals.

Why are we doing this?

In November 2023, the Province of British Columbia adopted Bill 44, Housing Statutes (Residential Development Act), requiring all municipalities to update their OCPs. The Township of Esquimalt is updating its Official Community Plan to meet a Provincial requirement that all local governments ensure their OCPs include enough land use capacity to accommodate 20 years of housing need. This update must be completed by the end of 2025.

[View the project.](#)

How can you be involved

The township is inviting residents and interested community members to have meaningful opportunities to participate in shaping the direction of the township's future.

Participate [online](#) (available from July 28 to August 31) as well as two in-person events:

1?? The first in-person event will be on **July 28** at the Esquimalt Recreation Center from 3-8PM. This informal open house will give participants a chance to talk to staff, learn more about the proposed changes and give feedback.

2?? The second in-person activity will be at the **July 31** Esquimalt Farmer's Market from 4:30-7:30PM. Participants will again be able to ask questions and offer feedback.

Go to EngagingEsquimalt.ca/OCP2025 to find information about the new policies that are being considered in addition to background reports.

Let's plan Esquimalt's future together—get involved today

Terése Finegan, Economic Development Manager for the Township.

Email: terese.finegan@esquimalt.ca

Phone: 250-414-7164

Cell: 672-974-7216

WhyEsquimalt.ca

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FW: Esquimalt OCP Review Comments

From Development Services General Delivery <Development.Services@esquimalt.ca>

Date Mon 2025-07-28 9:43 AM

To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

Reanne Wusaty-Phillips

Office Administrator

Township of Esquimalt | Development Services

Tel: 1-250-414-7103 | www.esquimalt.ca

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From: Sjakes [REDACTED]

Sent: July-26-25 9:54 AM

To: Development Services General Delivery <Development.Services@esquimalt.ca>

Subject: Esquimalt OCP Review Comments

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Thank you for the opportunity to comment on the OCP review.

My comments follow:

1. I agree the need for more housing in Esquimalt, particularly rental housing, that makes better use of the limited land available.
2. I am very concerned with the recent approvals of reduced parking requirements for new multi-use, multi-unit buildings. While I understand the desire to promote greener modes of transport, I feel it is unrealistic to assume a less than 1:1 parking space:unit ratio. The local transit availability, including bike lanes, is not comparable to well-established European cities that can support fewer parking spaces. Unless new parking facilities are included in the OCP, I feel local businesses that locate in these new multi-use buildings may find that clientele will stay away if they cannot park conveniently to the business.

While local residents may opt for alternate transit for work commute and local light shopping, I suggest many would still like to get away from the area for driving vacations, visiting other areas of the city and surrounds, shopping at Costco even. The lessened environmental impact of ICE vehicles being replaced by EVs will still require parking at one's unit.

The promotion of greener transit modes is important, but keeping a realistic eye on what local residents and businesses need is critical.

3. I agree the 12 story limit in the proposed revision, however I feel it is hypocritical, given recent approvals of a 26 story building at Esquimalt and Head streets and the 21 story building near CFB Esquimalt - Naden. These tall buildings are out of proportion to their neighbourhoods and, given the reduced parking requirement , will be frustrating to not only their residents, but to existing residents that are already parking on the streets nearby because of limited parking in their units.

For your consideration.

Stephen Jakes



FW: Official community plan

From Development Services General Delivery <Development.Services@esquimalt.ca>

Date Thu 2025-07-24 9:30 AM

To Bill Brown <bill.brown@esquimalt.ca>; Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

-----Original Message-----

From: Randy.N [REDACTED]

Sent: July-24-25 9:22 AM

To: Development Services General Delivery <Development.Services@esquimalt.ca>

Subject: Official community plan

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Good morning

Sometime ago I sat in on a public meeting called to address the wishes of a developer for a project approval on Selkirk Avenue.

Against the best advice of the professionals hired by the city of Esquimalt to evaluate and provide recommendations, council voted to approve the project. I witnessed flimsy public testimony from people who had little to no stake in the project except for the developers.

Embarrassing and shameful are two words that come to mind.

This project removed two houses from adjoining properties and to this very day has resulted in one empty lot.

This lack of governance makes me sick.

Why would anybody believe that the municipality of Esquimalt cares much about official community planning?

R Nicholson, BBA, CPA, CA

Northcott Avenue, Victoria BC

[REDACTED] Reanne Wusaty-Phillips

Office Administrator

Township of Esquimalt | Development Services

Tel: 1-250-414-7103

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FW: Ocp

From Development Services General Delivery <Development.Services@esquimalt.ca>
Date Thu 2025-07-24 9:30 AM
To Bill Brown <bill.brown@esquimalt.ca>; Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

For your attention, thanks!

Development Services

General Delivery Email

Township of Esquimalt | Development Services

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From: Gina Sundberg [REDACTED]
Sent: July-24-25 8:10 AM
To: Development Services General Delivery <Development.Services@esquimalt.ca>
Subject: Ocp

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I understand development is important but i think light on neighboring properties and design guide lines are important. Big multi unit in the middle of single family homes is horrible for a neighborhood...i sell real estate btw. Lived in saxe point since 1988.

We brought small lots in versus big monstrous duplexes on corners..a good move.
Feels we are moving backwards.

We all pay taxes..let's keep our neighborhood looking nice. No big square ugly buildings..

Sent from my Galaxy

Kills light. Privacy and the neighborhood..and consider parking. People have visitors and many drive csrs.

Thanks for your time.

Gina Sundberg

FW: OCP Update - Accesory Dwelling

From Development Services General Delivery <Development.Services@esquimalt.ca>

Date Fri 2025-08-29 7:53 AM

To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

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From: Amanda & Ming [REDACTED]

Sent: August-27-25 11:14 AM

To: Development Services General Delivery <Development.Services@esquimalt.ca>

Subject: Re: OCP Update - Accesory Dwelling

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Good morning,

Please see my inquiry below.

Thank you,
Amanda

On Sat, Jul 26, 2025, 2:15 PM Amanda & Ming [REDACTED] wrote:

Good afternoon,

I was reading the OCP engagement package. I'm curious if the guidelines for accessory dwellings will be changing to allow for these units to be constructed on lots that have secondary suites or duplexes.

Thank you,
Amanda

Re: Fw: OCP consultation

From Jennifer Kay <jennifer@town-square.ca>
Date Wed 2025-09-03 2:09 PM
To Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>

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Thank you.

Jennifer Kay, MCIP, RPP
TownSquare
250-661-9402 Direct
jennifer@town-square.ca

On Wed, Sep 3, 2025 at 13:04 Jakub Lisowski <Jakub.Lisowski@esquimalt.ca> wrote:
Hi Jen,

Last minute email to add please to your report.

Jakub Lisowski
Planner II Policy
Township of Esquimalt | Development Services
Tel: 1-250-414-7179 | www.esquimalt.ca



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From: Development Services General Delivery <Development.Services@esquimalt.ca>
Sent: September 3, 2025 12:10 PM
To: Jakub Lisowski <Jakub.Lisowski@esquimalt.ca>
Subject: FW: OCP consultation

General Delivery Email

Township of Esquimalt | Development Services

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From: Kelly Farish [REDACTED]
Sent: September-03-25 8:38 AM
To: Development Services General Delivery <Development.Services@esquimalt.ca>
Subject: OCP consultation

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm writing concerning the OCP consultation that closed on August 31. I realize this submission is a few days after the deadline, but I'm hoping it could still be taken into consideration. My concern is related to housing - I would like to have speed bumps placed on Lampson Street between Esquimalt Road and the water (where it is designated as a 30 km/h zone). With increased density, that street is and will continue to experience increased traffic and we frequently take note of people driving far above the 30 km/h speed limit.

I wrote to the engineering office of Esquimalt in April to request insight as to how this issue can be addressed. I was told that speed monitoring was to take place and that Lampson is a "major" corridor. I think this designation should be reconsidered, as Lampson is both a "major" street to the Saxe Point area, but also highly residential and merited a lower speed limit.

I would be pleased to speak with you further. Please see my attached note from April.

Thank you for your consideration,

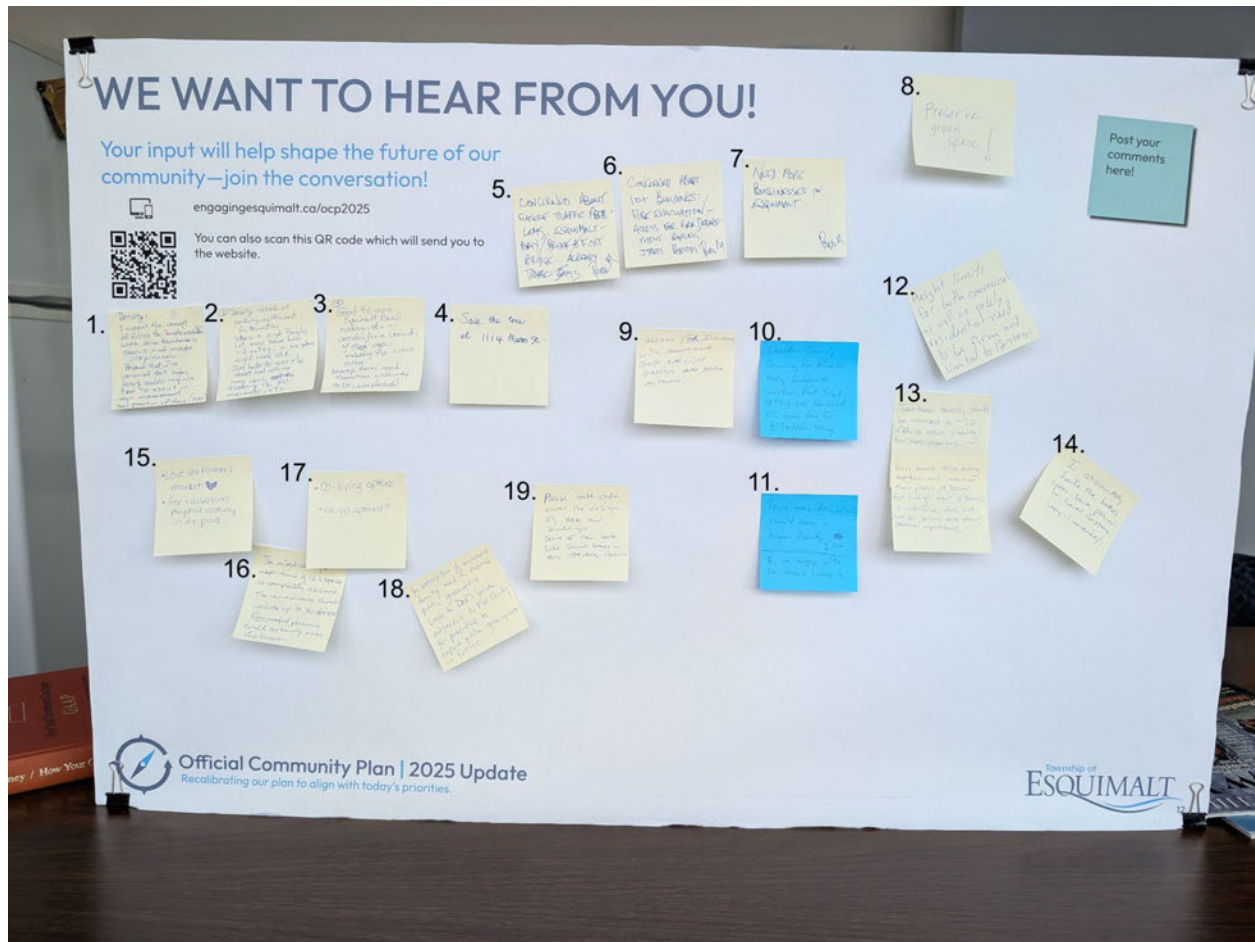
Kelly Farish



Engagement Sessions



July 28, 2025 Public Open House Comment Board

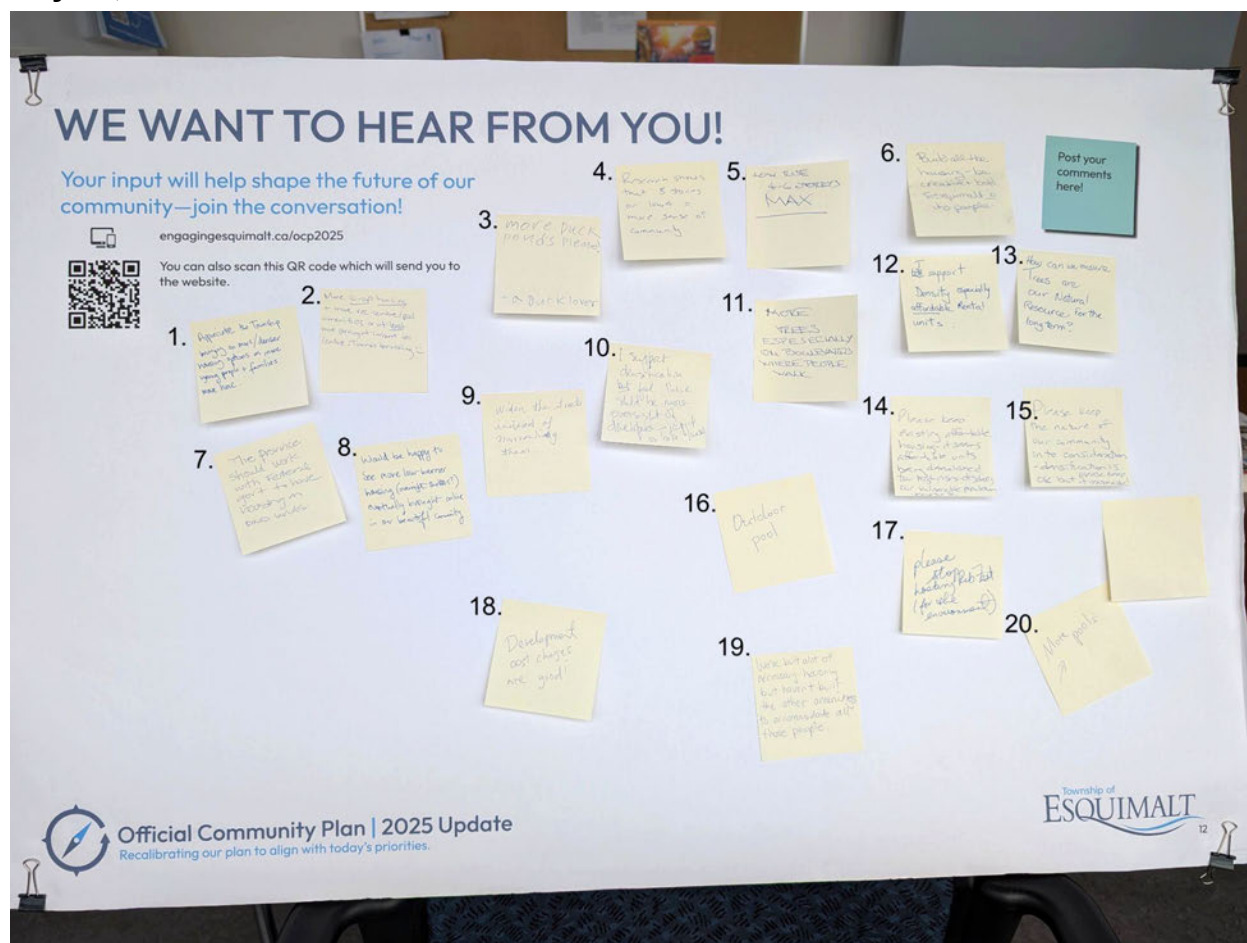


Transcription of comments:

1. Density - I support the concept of filling the "empty middle" with some townhouses, semis and maybe six-plexes. Beyond that, I'm concerned that higher density condos require firm to assist in their management and question if there are enough to meet the demand for their services. Provincial assistant, if required is very slow and inefficient.
2. Density issue of parking, sufficient for tenants. Where a single-family lot may have had 1 - 2 autos, a sixplex might need six. Just hate to see the street lined with so many cars, considering the EV mandate, etc.
3. Good to see Esquimalt Road evolving into a corridor of mixed uses, including the civic area. Anyway, there's much transition underway to be considered.
4. Save the tree at 1114 Munro St.
5. Concerned about future traffic problems - Esquimalt - Bay, Bridge and Fort Bridge. Already traffic jams.
6. Concerned about 10+ buildings: fire evacuation - access for fire department during stress periods.
7. Need more businesses in Esquimalt.
8. Preserve green space!

9. Allow for individual site amendments based on site geology and area activities.
10. Consider density bonusing for affordable housing developments. Consider fast track options like Saanich and Vic have done for affordable housing.
11. Townhome designation should have a higher density, 1.0+. I am happy with the towers coming in.
12. Height limits for both commercial as well as solely residential need to be firm and limited to 12 storeys.
13. Townhome density should be increased to 1.0 FAR to ensure viability for more properties. Policy around 24 m building separation and maximum floor plates of 750 m² for buildings over 6 storeys is restrictive, does not consider seismic and other practical implications.
14. I absolutely hate the boxes you have placed on lower Constance. Very inconvenient.
15. Love the Farmer's Market. Free and subsidized physical activity in the parks.
16. The mixed-use height restrictions of 12 storeys is completely absurd. The new minimum should include up to 30 storeys. Very careful planning could certainly make this happen.
17. Co-living options? Co-op options?
18. In anticipation of increased density, need to expand public greenspace. Look to DND land adjacent to McCauley for potential to expand public greenspace in future.
19. Please take care over the design of these new buildings. Some of them look like Soviet blocks - very little design features.

July 31, 2025 Farmer's Market Comment Board



Transcription of comments:

1. Appreciate the Township bringing on more/denser housing options as more young people + families move here.
2. More co-op housing + more rec centre/pool amenities or at least more parking at current rec centre. Thanks for asking.
3. More duck ponds please - a duck lover.
4. Research shows that 8 storeys or lower = more sense of community.
5. Low rise 4-6 storeys max.
6. Build all the housing. Be creative + bold. Esquimalt is its people.
7. The province should work with Federal government to have housing on DND lands.
8. Would be happy to see more low-barrier housing (overnight shelters?) eventually brought online in our beautiful community.
9. Widen the streets instead of narrowing them.
10. I support densification but feel there should be more oversight of developers - Impact on bike lanes.
11. More trees especially on boulevards where people walk.
12. I support density equally affordable rental units.
13. How can we move trees on our Natural Resource for the long term?
14. Please keep the nature of the community into consideration when considering new developments.
15. Please keep the nature of the community into consideration when considering new developments.
16. Outdoor pool.
17. please stop looking for that (do with community).
18. Development cost charges are good!
19. More, but also of necessary housing but don't build the other way to accommodate all these people.
20. More parks.

12. I support density - especially affordable rental units.
13. How can we ensure trees are our natural resources for the long term?
14. Please keep existing affordable housing - it seems affordable units are being demolished for high rises - displacing our vulnerable population, seniors etc.
15. Please keep the nature of our community into consideration. Densification is ok but please keep it reasonable.
16. Outdoor pool.
17. Please stop hosting Rib Fest (for the environment).
18. Development cost charges are good!
19. We have built a lot of necessary housing but haven't built the other amenities to accommodate all those people.
20. More pools.

Online Engagement



Summary Report

21 March 2021 - 02 September 2025

Engaging Esquimalt

PROJECTS SELECTED: 1

Esquimalt Official Community Plan | 2025 Update

FULL LIST AT THE END OF THE REPORT



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
685	99	
NEW REGISTRATIONS		
3		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
13	154	496

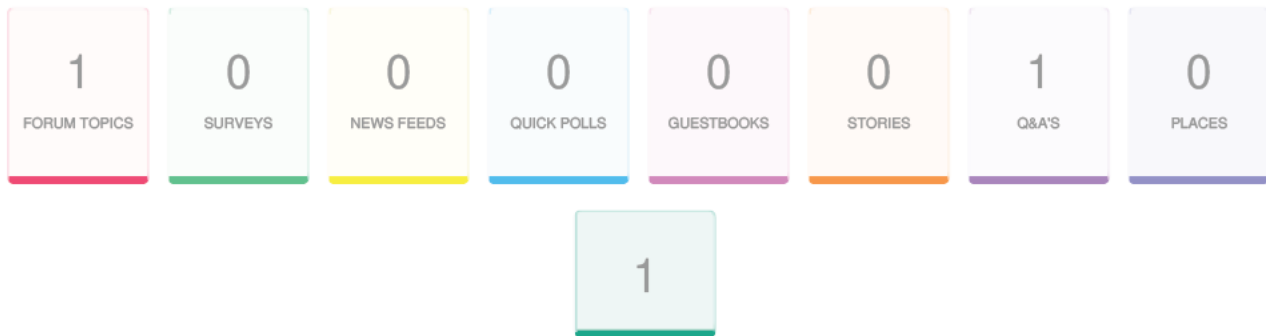
PARTICIPANT SUMMARY

ENGAGED	13 ENGAGED PARTICIPANTS				TOP PROJECTS	
INFORMED		Registered	Unverified	Anonymous		Participants (%)
	Contributed on Forums	1	0	0	Esquimalt Official Communi...	13 (2.6%)
	Participated in Surveys	0	0	0		
	Contributed to Newsfeeds	0	0	0		
Participated in Quick Polls	0	0	0			
Posted on Guestbooks	0	0	0			
Contributed to Stories	0	0	0			
Asked Questions	2	3	0			
Placed Pins on Places	0	0	0			
Contributed to Ideas	5	4	0			
* A single engaged participant can perform multiple actions				* Calculated as a percentage of total visits to the Project		

ENGAGED	154 INFORMED PARTICIPANTS				TOP PROJECTS	
INFORMED				Participants		Participants (%)
	Viewed a video			0	Esquimalt Official Communi...	154 (31.0%)
	Viewed a photo			1		
	Downloaded a document			78		
Visited the Key Dates page			16			
Visited an FAQ list Page			41			
Visited Instagram Page			0			
Visited Multiple Project Pages			137			
Contributed to a tool (engaged)			13			
* A single informed participant can perform multiple actions				* Calculated as a percentage of total visits to the Project		

ENGAGED	496 AWARE PARTICIPANTS				TOP PROJECTS	
INFORMED				Participants		Participants
	Visited at least one Page			496	Esquimalt Official Communi...	496
AWARE						
* Aware user could have also performed an Informed or Engaged Action				* Total list of unique visitors to the project		

ENGAGEMENT TOOLS SUMMARY



FORUM TOPICS SUMMARY	
1	Forum Topics
1	Contributors
3	Contributions

TOP 3 FORUM TOPICS BASED ON CONTRIBUTORS	
1	Contributors to
This is the FORUM tool	

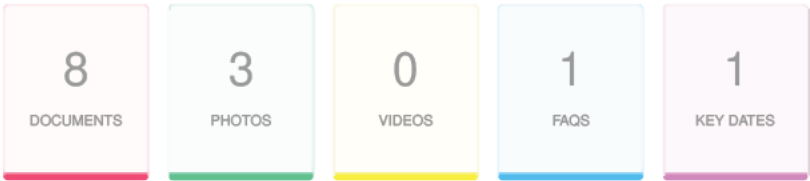
Q & A SUMMARY	
1	Q&As
5	Contributors
6	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS	
5	Contributors to
Post a question for the project team	

IDEAS SUMMARY	
1	Ideas
9	Contributors
18	Contributions

TOP 3 IDEAS BASED ON CONTRIBUTORS	
9	Contributed to
We want to hear from you!	

INFORMATION WIDGET SUMMARY



DOCUMENTS	
8	Documents
78	Visitors
125	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS		
68	17	18
Downloads	Downloads	Downloads
See the changes and updates	Council meeting (July 7 2025)	Official Community Plan 2018

PHOTOS	
3	Photos
1	Visitors
3	Views

TOP 3 PHOTOS BASED ON VIEWS		
1	1	1
Views	Views	Views
deleted_photo	deleted_photo	deleted_photo

FAQS	
1	Faqs
41	Visitors
43	Views

TOP 3 FAQS BASED ON VIEWS	
43	
Views	
Esquimalt Official Community Plan 2025 Update	

KEY DATES	
1	Key Dates
16	Visitors
16	Views

TOP 3 KEY DATES BASED ON VIEWS	
16	
Views	
Esquimalt Official Community Plan 2025 Update	

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.esquimalt.ca	88
www.google.com	70
m.facebook.com	17
android-app	13
www.bing.com	11
l.facebook.com	8
lm.facebook.com	8
www.google.ca	4
mail.google.com	3
secure.campaigner.com	3
www.facebook.com	3
www.linkedin.com	3
duckduckgo.com	1
newsletter.capitaldaily.ca	1
www.ecosia.org	1

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Esquimalt Official Community Plan 2025 Update	496	154	13

Contribution



L. Stirton

6 days ago



Esquimalt should commit to being a low rise town with building height restricted to 12 storeys. Protect and restore the urban tree canopy.



1



Share

Contribution



TS

Terry S.

8 days ago



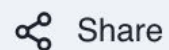
Ban on new natural gas connections/infrastructure

As parts of Vancouver Island have been on fire this summer and fossil fuels are a critical driver, Esquimalt should limit the connections.

Communities like Victoria, Saanich, and Central Saanich all motion the same idea. With all the development coming into Esquimalt, let's choose zero carbon. Heat pump and storage technology has advanced so this is the right thing to do.



1



Share

Contribution



OK

12 days ago



Current definition of "affordable housing" is anything but. If we want families, what is needed is more subsidized and/or co-op housing.

Families need yards and outdoor space - not postage stamp sized supposed "dog parks" passed off as development amenities. Thinking of food security, don't allow buildings that will block light from people's vegetable gardens and fruit trees. Do everything you can to protect mature trees - avoid heat islands.



2



Share

Contribution



Peter

16 days ago



Encourage Affordable Housing.

I think benefits should be provided to developers that are prioritizing affordable housing. I also think there needs to be support for those that are trying to buy their first home. Young professionals are having a hard time purchasing homes. The transition between rental and home ownership is a large gap. There should be some support for those who are trying to purchase entry level homes. Are there functions or tools the township has that can help keep houses affordable to purchase?

I think the federal and provincial housing catalogues are intriguing. I wonder how they can be implemented easier or with less red tape. Is there any way to integrate them into the community easier?

Contribution



S

Stephan128

25 days ago



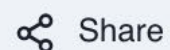
Be Braver.

I whole heartedly agree with tailoring new construction to the needs of renters, i.e. larger units, pet friendliness, outdoor space etc.

In addition, for the benefit of tenants and the community at large, I would love to see incentives for design bravery put in place. Don't just aim for the latest trends or the smallest common denominator. Be brave. Hire creative young architects, encourage the use of unusual materials, use more colour, shapes, concepts ... new construction doesn't have to be loved by everyone from the get go, good architecture grows on people.



3



Share

Contribution



Clifford

a month ago



Encourage third bedrooms

I think allowing third bedrooms to not be included in the the FAR requirements would be a great way to encourage more family sized units!



1



Share

Contribution



Clifford

a month ago



I like the idea of adding new SSMUFH. However, I worry that the guideline suggestions are overly prescriptive for builders.

I think the OCP should ensure that they allow for the provinces 'pre-approved' ssmufh units to be built on all lots to help streamline the approval process and reduce the cost of delivering housing. Additionally, Requiring specific bespoke design requirements on top of FAR, height limits, parking requirements, amenity contributions and landscape requirements could greatly reduce the number of family sized units that get built. I fear the homes that do get built will only be very high end luxury units if the city does not loosen some or all of the requirements.



0



Share

Contribution



lunamoon

a month ago



Housing for Families!

Would love more housing with room for families. More bedrooms, a small yard, pet friendly. Rowhomes, townhomes, condos that are not on the main roads and intersections.



2



Share