

Official Community Plan: Proposed Changes

2 Township of Esquimalt		
2.2	Vision, Mission, and Values	- Updated from Council Priorities Plan 2023-2026
2.3.1	Population and Age Profile	Used latest 2021 Census data to update figures: - Figure 1. Esquimalt Population Change - Figure 2. Esquimalt Population by Age Group - Figure 3. Esquimalt Population by Average (Median) Age - Figure 4. Esquimalt Population – 65 Years of Age & Older
2.3.2	Income	Used latest 2021 Census data to update figures and data: - Household income figures - Figure 5. Total Housing Income by # of Households Removed data that becomes out of date too quickly: - Figure 6. Benchmark housing values for Esquimalt, February 2018
2.4	Regional Profile	- Revised population and number of dwellings - Added CRD services: Climate Action Service, Arts and Culture Support Service
2.5	Planning Context	- Added language that honours First Nations' stewardship of Esquimalt for millennia
5 Housing & Residential Land Use		
5.1	Anticipated Housing Needs in the Next 5 and 20 Years	Used latest 2021 Census data to update figures and tables: - Table 1. Percent Change in Housing Units - Table 2. Estimated Number of New Housing Units Required for the Next 20 Years - Figure 6. Housing Type by Number of Units Removed data that becomes out of date too quickly: - Table 3. Estimated Number of Housing Units that have Received Zoning Approval but not an Occupancy Permit <u>New policies:</u> - Update Housing Needs Report regularly - Enhance neighbourhoods with high quality design
5.2	Low Density Residential Redevelopment (Small-Scale Multi-Unit Housing)	<u>New policies:</u> - Define Small-Scale Multi-Unit Housing (SSMUH) - Exempt properties affected by tsunamis from SSMUH - Demonstrate mitigation of neighbourhood impacts - Include secondary suites and accessory dwellings on SSMUH lots

5.3	Townhouse Residential Redevelopment	<u>New policies:</u> <ul style="list-style-type: none"> - Limit FAR to 0.7 and heights to 3 storeys - Deliver transitional building massing and human-scale design - Make efficient use of land and support transit use - Accommodate families and their pets - Recognize specific amenities for density bonuses, similar to the list of density bonus amenities used for medium/high density residential development
5.4	Medium/High Density Residential Redevelopment	<ul style="list-style-type: none"> - New infographic explaining Floor Area Ratio (FAR) - Removed policy on electric vehicle charging, which is covered in the Parking Bylaw
5.5	Affordable Housing	<ul style="list-style-type: none"> - Include accessible housing in affordable housing
5.6	Multi-generational Housing	<u>New policies:</u> <ul style="list-style-type: none"> - Expanded to include appropriate housing for families and children
6 Commercial & Commercial Mixed-Use Land Use		
6.1	Commercial & Commercial Mixed-Use	<u>New policies:</u> <ul style="list-style-type: none"> - 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 - Provide space for medical professionals as a new density bonusing amenity
6.2	Revitalization	<u>New policy:</u> <ul style="list-style-type: none"> - Encourage use of business façade improvement program
6.4.1	Head Street and Esquimalt Road	<u>New policies:</u> <ul style="list-style-type: none"> - Encourage development that defines a welcoming character and unique architectural style - Provide gaps between buildings to allow for public views and sunlight - Encourage a mix of small shops and services - Step back buildings between the 4th and 5th floors - Improve active transportation and transit facilities - Discourage parking in front of buildings - Encourage consistent building setbacks

8 Federal Lands		
8.2.1	Federal Land: Divestment	- Conserve natural lands for habitat protection
15 Arts, Culture & Heritage		
15.2.1	Heritage Values	- Consider additional density in exchange for heritage designation or conservation covenant protection
17 Development Permit Areas (DPAs)		
17.3	DP exemptions	Added DP exemptions from the Zoning Bylaw: <ul style="list-style-type: none"> - all types of subdivision except for buildings and land alterations associated with subdivision - signage - accessory buildings that do not contain plumbing except for a single sink or single toilet or both
18 DPA No. 1 Natural Environment		
18.4	Exemptions	- Reorganized section for readability
18.5.2	Natural Features	- Moved “Light spillage” guideline from 18.5.4 Natural Environment - Removed guideline duplicated in DPA No. 8
18.5.3	Biodiversity	- Simplified “native, non-invasive species” guideline - Moved “Nature out front” guideline to DPA No. 7 - Moved “Retaining wall” guideline to DPA No. 7 - Removed “Canadian Landscape Standards” guideline duplicated in DPA No.8 - Removed guidelines that do not relate to development
18.5.4	Natural Environment	- Removed entire section because of duplication in DPAs No. 1, 7, 8
18.5.4	Drainage, Erosion, Stormwater, and Absorbent Materials	- Simplified “bio-swales” guideline - Simplified “pervious surfaces” guideline - Removed guidelines duplicated in DPA No. 7, 8
18.5.5	Protect, Restore and Enhance Shorelines	- Simplified “Green Shores for Homes” guideline - Ensure that shoreline modifications do not result in a loss of ecological functions
18.5.7	Native Bird Biodiversity	- Removed entire section because Birds of new section 18.5.7 Birds and Better Buildings
18.5.6	Birds and Better Buildings	<u>New guidelines</u> that incorporates best practices for incorporating architectural features that limit collisions between birds and windows

19 DPA No. 2 Protection of Development From Hazardous Conditions		
19.1	Area	- Modified the inundation area based on the most recent Sea Level Rise Risk Report from the CRD
19.3	Justification	- Revised definition of a tsunami
19.5	Guidelines	- Clarified guidance for building within a tsunami zone
20 DPA No. 3 Small-Scale Multi-Unit Housing (SSMUH)		
20.1	Area	- Clarified that SSMUH is defined in the Zoning Bylaw
20.3	Justification	- Explained the promotion of high design standards, liveable neighbourhoods, and complementary design
20.4	Exemptions	- Simplified to comply with SSMUH standards
20.5.1	Site Configuration and Placement of Parking	<u>New guidelines:</u> <ul style="list-style-type: none"> - Design buildings for privacy of surrounding homes - Discourage front to back duplexes - Provide for usable open space - Minimize visibility of parking areas from the street
20.5.2	Materials and Design	<u>New guidelines:</u> <ul style="list-style-type: none"> - Avoid one-dimensional sloped roofs - Incorporate architectural interest - Identify the entrance with defining features - Screen hydro and gas metres
20.5.3	Additions to Existing Principal Buildings on a Site	<u>New guidelines:</u> <ul style="list-style-type: none"> - Ensure complementary design of additions to the original structure
20.5.4	Natural Light and Accessibility	<u>New guidelines:</u> <ul style="list-style-type: none"> - Design for large windows to provide sunlight and views - Avoid ground level windows facing parking areas - Design for ground level accessible housing units and pedestrian circulation, including for wheelchairs
20.5	Duplex Housing	- Removed entire section and replaced with SSMUH guidelines
20.6	Single-unit Infill Housing	- Removed entire section and replaced with SSMUH guidelines
21 DPA No. 4 Commercial		
21.1	Area	- Expanded guidelines to apply to the commercial component in Commercial Mixed-Use and Neighbourhood Commercial Mixed-Use
21.5	Guidelines	<u>New guidelines:</u> <ul style="list-style-type: none"> - Achieve a minimum glazing (windows) for ground level frontages - Incorporate transparent windows

		<ul style="list-style-type: none"> - Incorporate pedestrian oriented signage - Incorporate frequent entrances facing public streets
23 DPA No. 6 Multi-Family Residential		
23.1	Area	- Itemized the various types of Multi-family Residential
23.3	Justification	- Ensure development contributes to livability
23.4	Exemptions	- Removed exemptions covered in Sign Regulation Bylaw
23.5.1	Apartments and Mixed-Use Buildings	<ul style="list-style-type: none"> - Removed guidelines duplicated in DPAs No. 1, 7, 8 <p><u>Revised guidelines:</u></p> <ul style="list-style-type: none"> - Clarify that guidelines apply to townhouses with more than 4 units per lot - Encourage parking underground or behind buildings - Avoid blank walls adjacent to public streets <p><u>New guidelines:</u></p> <ul style="list-style-type: none"> - Orient buildings to overlook public spaces - Design street facing facades to appear like front facades - Recess parking garages and entrances from the front face of buildings - Screen garbage and storage areas - Provide direct access from entrances to sidewalks - Emphasize residential entrances - Encourage accessible housing with ground floor entrances for people with mobility limitations - Provide direct sight lines to apartment lobbies - Provide multiple building access points - Incorporate a landscaped transition zone - Locate active uses at grade - Separate tall buildings for privacy and shadowing purposes - Enforce a maximum floor plate size for tall buildings to maximize light and ventilation for occupants
23.5.2	Townhouses	<p><u>New guidelines</u> for townhouses with more than 4 units per lot:</p> <ul style="list-style-type: none"> - Ensure buildings do not exceed 40 m in length - Separate buildings to provide daylight - Maintain a wall overlap of 50% between dwellings - Incorporate rich and varied architecture - Landscape front and rear yards - Discourage galley-style developments - Screen parking areas from the street - Minimize area dedicated to automobile circulation

24 DPA No. 7 Energy Conservation & Greenhouse Gas Reduction		
24.5.1	Siting of buildings and structure	- Design sufficiently large planting areas to support plants - Removed tree guideline duplicated in 24.5.3 Landscaping
24.5.2	Form and exterior design of buildings and structures	- Simplified guidelines related to roof design, greenhouses, and gardens
24.5.3	Landscaping	- Simplified guidelines related to front yard landscaping - Removed tree guidelines duplicated in 18.5.2 Natural Features and 18.5.3 Biodiversity - Provide space for large trees to grow
24.5.4	Machinery, equipment and systems external to buildings and other structures	- Removed guideline covered in the Parking Bylaw - Improved public access for car sharing
24.5.5	Special Features	- Removed guideline covered in the Building Code
25 DPA No. 8 Water Conservation		
25.5.1	Building and Landscape Design	- Design underground parking to allow for large trees
25.5.2	Landscaping – Select Plantings for Site and Local Conditions	- Removed entire section because of duplication in DPAs No. 1, 7
25.5.2	Landscaping – Retaining Stormwater on Site	- Removed guidelines duplicated in DPAs No. 1, 7
Part 4 Maps		
Sch. B	Proposed Land Use Designations	- Added “Commercial/Commercial Mixed-Use – Tall” land use
Sch. C	Roads Network	- Revised to reflect current road classifications