

Rezoning Applications and Park Space

Environment, Parks and Recreation Advisory Committee Meeting

Township of
ESQUIMALT

1. Official Community Plan

Policy:

Consider, where appropriate, development proposals with densities greater than those set out in the OCP through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.

Policy

Recognize, for the purposes of density bonuses, "amenities" may include but are not limited to:

1. Privately-owned, publicly-accessible open space;
2. Public art;
3. Contributions towards the enhancement of public recreation facilities;
4. Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
5. Building to a higher step of the BC Energy Step Code than required under the Building Bylaw;
6. Group daycare and respite facilities for children and adults;
7. Preservation of heritage structures, features or assets;
8. Affordable housing units;
9. Special needs housing units;
10. Community gardens;
11. Enhanced green family play space for residents;
12. Public space improvements supporting and surrounding transit stations; and
13. Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

2. Nelson/Sussex Rezoning Application



4. Zoning Regulations - Density



- 245 residential units
- Commercial space (minimum area of 350 m²)

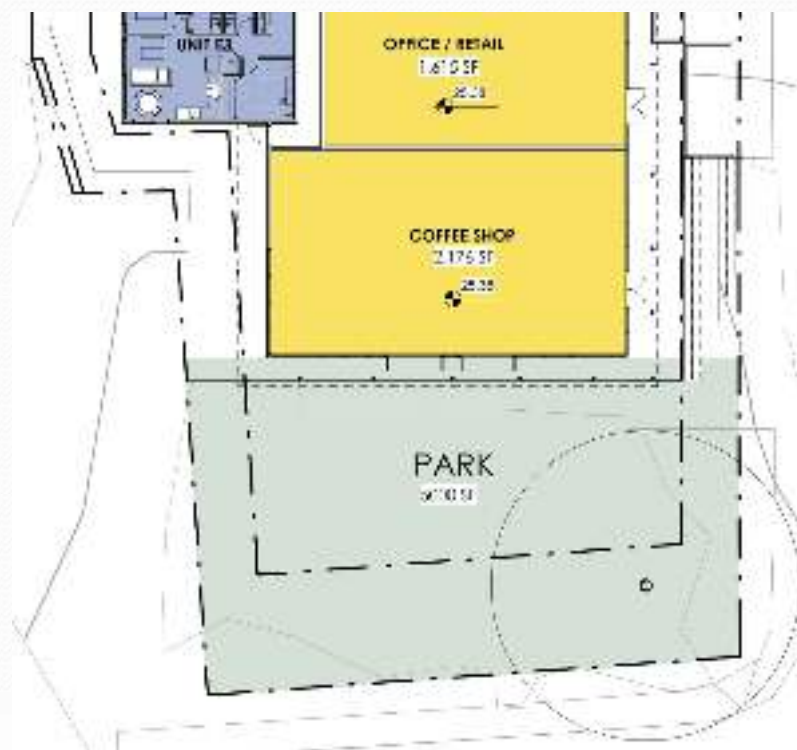
5. Density Bonus Amenity / Housing Agreement Bylaw Details

- 21 sub-market rental units
 - Total floor area = a minimum of 1500 m² (16,000 ft²)
 - Rent at no more than 30% of gross household income
 - Household income at or below the BC Housing Income limits for the Greater Victoria region
- 13 accessible units
 - Total floor area = a minimum of 750 m² (8000 ft²)



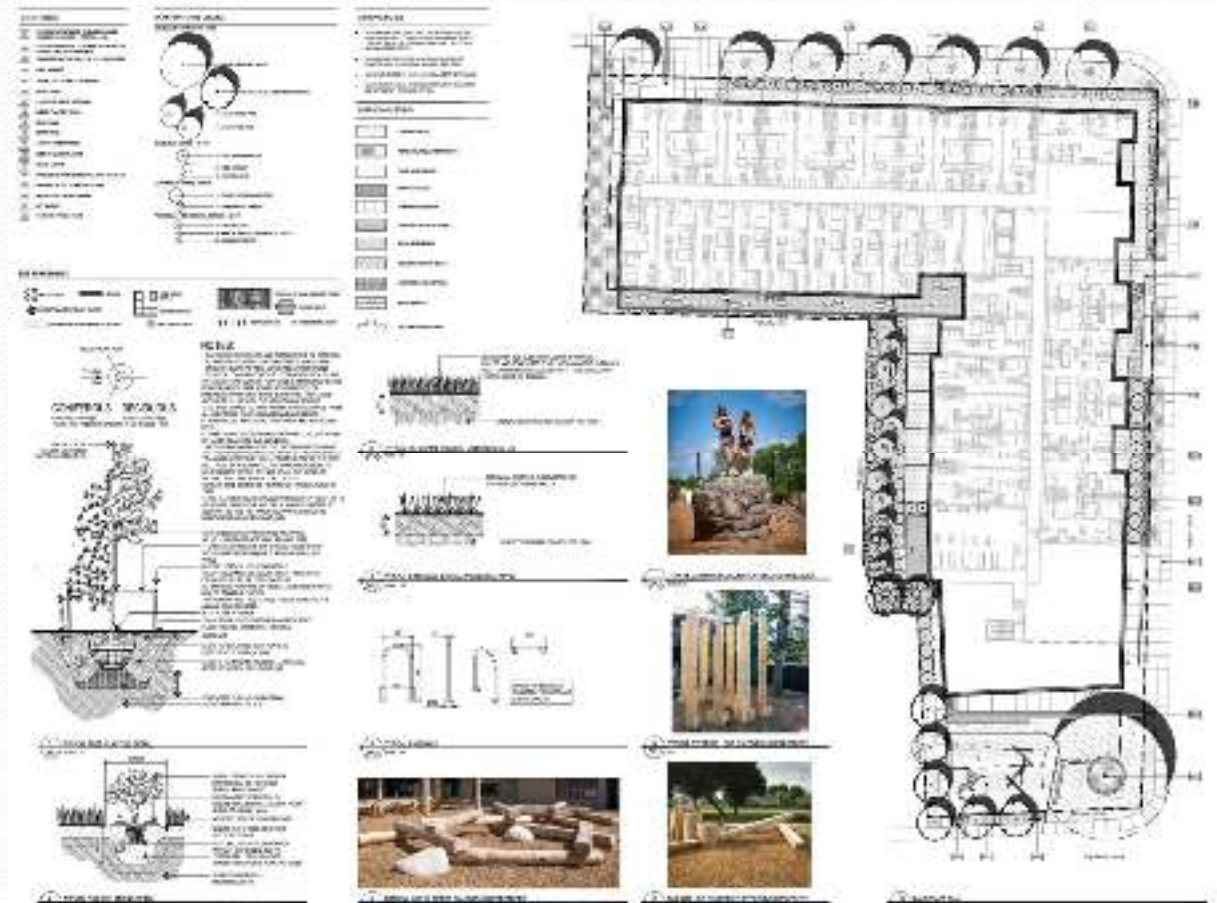
6. Density Bonus Amenity

- Park Dedication on the northwest corner of Esquimalt Road and Nelson Street



7. Requested Items from Parks Department

1. Irrigation for trees and garden beds
2. Lighting
3. Picnic table
4. Water fountain (Applicant stated that this is problematic)
5. Small playground feature
6. Garbage cans
7. Benches
8. Signage denoting the new name of the park
9. Trellis/Gazebo for shade



8. Sussex/Saunders Rezoning Application



9. Zoning Regulations - Density



- 335 residential units
- Commercial space (240 m²)

11. Role of EPRAC

- Provide advice and recommendations to Council on any matters referred to the Committee by Council.
- Provide input on park and recreation issues as requested by staff.

