

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3157

A Bylaw to amend Bylaw No. 2922, cited as the
"Official Community Plan Bylaw, 2018, No. 2922"

THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "*Official Community Plan Bylaw, 2018, No. 2922, AMENDMENT BYLAW, 2025, NO. 3157*".
2. That Bylaw No. 2922, cited as the "Official Community Plan Bylaw, 2018, No. 2922" be amended as follows:

(1) By inserting the following in **Section 6.1 General**

- Policy: In areas designated as Commercial/Commercial Mixed Use – Tall on the "Present and Proposed Land Use Designation Maps" consider proposals with a height up to twenty-one storeys and a Floor Area Ratio of up to 3.0 for the residential portion.

(2) On PART 4 MAPS, Schedule 'B' (Proposed Land Use Designations) of the *Official Community Plan Bylaw 2018, No. 2922*, being the Proposed Land Use Designation Map, by changing the designation of the following properties from 'High Density Residential' to 'Commercial/Commercial Mixed-Use - Tall', shown cross-hatched on Schedule 'A' attached to this bylaw:

PID: 000-009-351
Lot 34, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-369
Lot 35, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-377
Lot 36, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-385
Lot 37, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-393
Lot 38, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-407
Lot 39, Suburban Lots 37 and 45, Esquimalt District, Plan 2854

PID: 000-009-415
Lot 40, Suburban Lots 37 and 45, Esquimalt District, Plan 2854

PID: 000-009-423
Lot 41, Suburban Lots 37 and 45, Esquimalt District, Plan 2854

PID: 004-019-903
Lot 1, Suburban Lot 45, Esquimalt District, Plan 16681

PID: 004-019-890
Lot 2, Suburban Lot 45, Esquimalt District, Plan 16681

PID: 004-019-911
Lot 3, Suburban Lot 45, Esquimalt District, Plan 16681

- (3) On PART 4 MAPS, Schedule 'H' (Development Permit Areas) of the *Official Community Plan Bylaw 2018, No. 2922* being the Development Permit Areas Map, by changing the designation of the following properties from Development Permit Area No. 6 - Multi-Family Residential to Development Permit Area No. 4 - Commercial, shown cross-hatched on Schedule 'A' attached to this bylaw:

PID: 000-009-351
Lot 34, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-369
Lot 35, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-377
Lot 36, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-385
Lot 37, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-393
Lot 38, Suburban Lot 45, Esquimalt District, Plan 2854

PID: 000-009-407
Lot 39, Suburban Lots 37 and 45, Esquimalt District, Plan 2854

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Lot 40, Suburban Lots 37 and 45, Esquimalt District, Plan 2854

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PID: 004-019-890
Lot 2, Suburban Lot 45, Esquimalt District, Plan 16681

PID: 004-019-911
Lot 3, Suburban Lot 45, Esquimalt District, Plan 16681

READ a first time by the Municipal Council on the 9th day of June, 2025.

Additional public consultation considered by Council and implemented in accordance with section 475 and 476 of the *Local Government Act* by the Municipal Council on the 4th day of November, 2024.

Considered in conjunction with the financial plan and applicable waste management plan in accordance with section 477 of the *Local Government Act* by the Municipal Council on the 7th day of July, 2025.

READ a second time by the Municipal Council on the 9th day of June, 2025.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the 7th day of July, 2025.

READ a third time by the Municipal Council on the 7th day of July, 2025.

ADOPTED by the Municipal Council on the 29th day of September, 2025.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER



1310

Saunders St

1337

1340

638

Nelson St

1-633

630

2-633

633

3-633

626

625

622

Sussex St

1347

1331

1319

618

Schedule 'A'
Bylaw No. 3157