

TOWNSHIP OF ESQUIMALT

Small-Scale Multi-Family Housing (SSMFH) Zoning Amendment

Executive Summary

- Zoning Bylaw, 1992, No. 2050
Amendment Bylaw No. 3139
- Addresses Legislative requirements set by Government of BC relating to Small-Scale Multi-Family Housing
- Staff only recommending the minimum changes to meet legislation
- Existing Zoning to remain until parcels contain 3-4 dwelling units

Background

- Amendments apply to parcels within 'restricted zones'
- Parcels over 4,050m² are exempt (there is only one, at 890 Coles St)
- Staff is proposing to exempt parcels within the Tsunami Hazard Area
- Staff proposes to address Provincially-require transit-related zoning if/when it is required
- Further amendments must wait until an OCP amendment process

Background

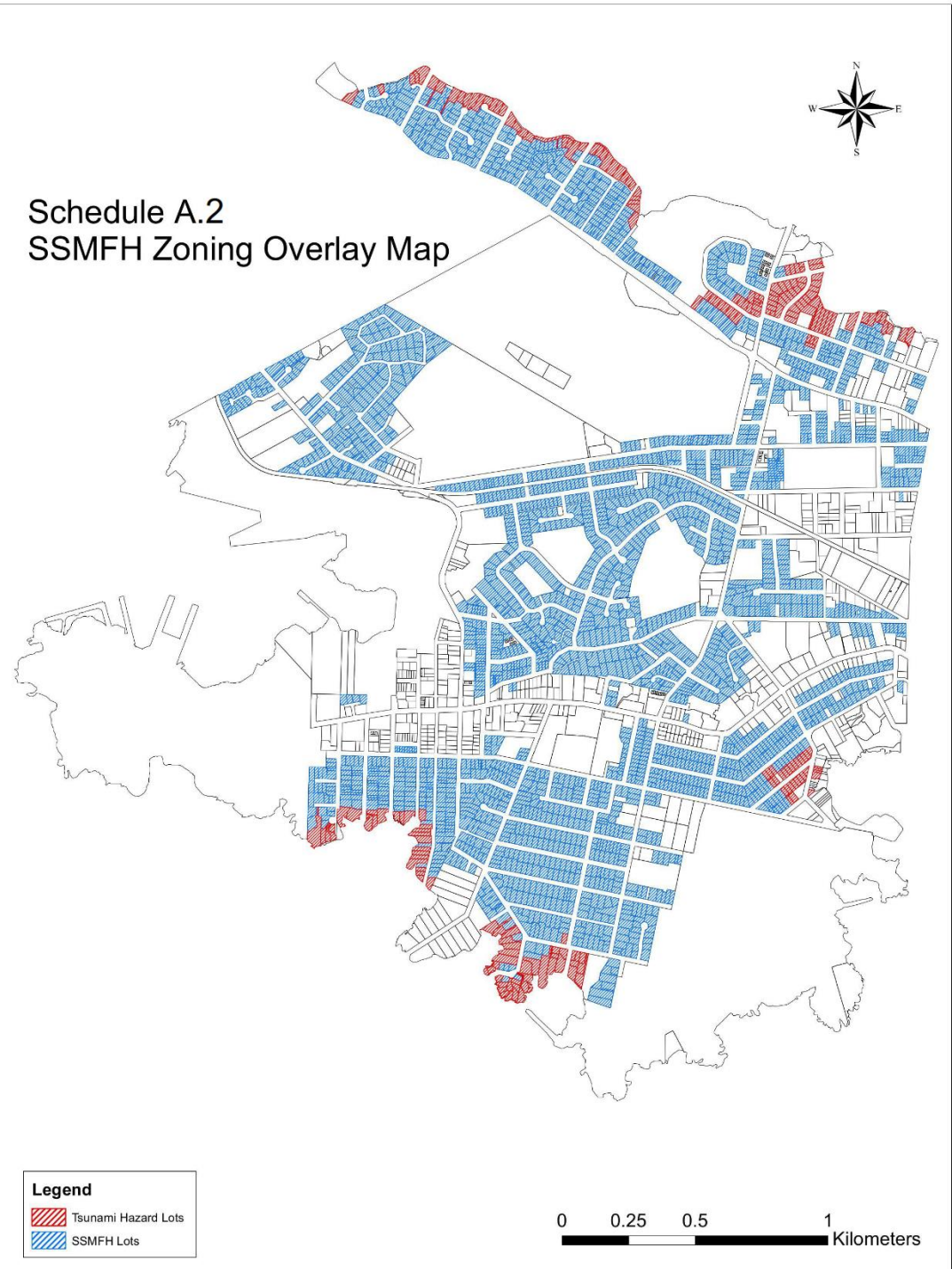
- March 13, 2024 COTW – Intro
- April 10, 2024 DRC – Intro
- April 15, 2024 COTW – Update
- April 16, 2024 APC – Intro
- May 13, 2024 COTW – Update

Zoning Summary

- Two zones proposed.
- Provincial recommendations followed, with the exception of minimum dwelling size, maximum number of principal buildings, and 4.5m rear setback.
- Staff not proposing maximum unit size.

SSMUH Zone Summary Table		
	SSMFH Zone (Small Lot) [RSM-1]	SSMFH Zone (Medium Lot) [RSM-1]
Minimum Dwelling Unit Size	25m ²	25m ²
Maximum Dwelling Units	3	4
Front Lot Line Setback (Principal Building min)	2m	4m
Rear Lot Line Setback (Principal Building min)	4.5m	4.5m
Side Lot Line Setback (Principal Building min)	1.2-3m	1.2-3m
Combined Side Lot Line Setback (Principal Building min)		3m
Rear Lot Line Setback (Accessory Building min)	1.2m	1.2m
Side Lot Line Setback (Accessory Building min)	1.2m-3m	1.2m-3m
Maximum Height (Principal Building)	11m	11m
Maximum Height (Accessory Building)	3.6m	3.6m
Maximum Storeys	3	3
Maximum Lot Coverage	50%	40-50%
Maximum Principal Buildings per Lot	2	2
Minimum Building Separation	2.5m	2.5m

Draft Zoning Map



Issues for Consideration

- Shelf-ready designs from Province not yet released
- Following Provincial recommendations will provide flexibility for parking, tree preservation, open space creation, screening where necessary
- Council can amend Zoning Bylaw as necessary
- Design Guidelines to come forward later this year

Next Steps

- The Township must have Zoning amendments adopted by June 30, 2024
- Design Guidelines to the June 2024 DRC, and to Council later in the summer or early fall.
- Staff is preparing an omnibus amendment to the Zoning
- Staff hopes to communicate the changes to the public starting late spring/early summer

Council Options

1. That Council give first, second, third reading to, and adopt, Zoning Bylaw, 1992, No. 2050 Amendment Bylaw No. 3139.
2. That Council postpone consideration of bylaw readings and adoption of Zoning Bylaw, 1992, No. 2050 Amendment Bylaw No. 3139 until the regular meeting of Council on June 24, 2024 and direct staff to make changes to Amendment Bylaw No. 3139 as Council sees fit.

Recommendation

That Council give first, second, third reading to, and adopt, Zoning Bylaw, 1992, No. 2050 Amendment Bylaw No. 3139.