



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Staff Report

File #:25-407

TOWNSHIP OF ESQUIMALT MEMORANDUM

MEETING DATE: November 3, 2025

Report No. DEV-25-057

TO: Council

FROM: Bill Brown, Director of Development Services

SUBJECT: Amendment to Bylaw "OFFICIAL COMMUNITY PLAN, 2018, No. 2922, AMENDMENT BYLAW, 2025, No. 3176" to correct a mistake in the title of Figure 3 on page 10 of the Bylaw.

INFORMATION:

Figure 3 in Bylaw, "OFFICIAL COMMUNITY PLAN, 2018, No. 2922, AMENDMENT BYLAW, 2025, No. 3176", contains an error in the title. The current title states, "Esquimalt Population by Average (Median) Age". The actual data in the Figure 3 is "median age", not "average age". Therefore, the word "Average" in the title needs to be deleted and the brackets around the word "Median" need to be removed so that the title reads, "Esquimalt Population by Median Age".

RECOMMENDATION:

That Council amend "OFFICIAL COMMUNITY PLAN, 2018, No. 2922, AMENDMENT BYLAW, 2025, No. 3176" by deleting the word "Average" and removing the brackets around the word "Median" so that the title of Figure 3 on page 10 of the Bylaw reads, "Esquimalt Population by Median Age" as per Appendix "A" to staff report DEV-25-057.

REVIEWED BY:

1. Deb Hopkins, Director of Corporate Services, Reviewed
2. Ian Irvine, Director of Finance, Reviewed
3. Dan Horan, Chief Administrative Officer, Concurrence

LIST OF ATTACHMENTS:

Appendix "A" - "OFFICIAL COMMUNITY PLAN, 2018, No. 2922, AMENDMENT BYLAW, 2025, No. 3176" with title to Figure 3 corrected.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3176

A Bylaw to amend Bylaw No. 2922, cited as the
"OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922"

The Council of the Corporation 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. 3176."
2. That the following parts and sections (including subsections) of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be amended in accordance with the additions and deletions of headings, text, tables, figures and photos shown with "*Track Changes*" in the attached Schedule "1" of this Bylaw [*Note: new heading names listed*]:
 - (a) Section 1.4 Plan Highlights
 - (b) Section 2.2 Vision, Mission and Values
 - (c) Section 2.3 Community Profile
 - (d) Section 2.4 Regional Profile
 - (e) Section 2.5 Planning Context
 - (f) Section 4.1 Land Use Designations
 - (g) Section 4.2 General Development
 - (h) [*new*] Section 4.7 Storeys
 - (i) [*new*] Section 4.8 Commercial Uses
 - (j) Section 5.1 Anticipated Housing Needs in the Next 5 and 20 Years
 - (k) Section 5.2 Low Density Residential Redevelopment and Small-Scale Multi-Unit Housing
 - (l) [*new*] Section 5.3 Townhouse Residential Redevelopment
 - (m) Section 5.4 Medium/High Density Residential Development
[*new diagram*] What is Floor Area Ratio (FAR)?
 - (n) Section 5.5 Affordable Housing
 - (o) Section 5.6 Multi-generational Housing
 - (p) Section 6.1 Commercial & Commercial Mixed-Use
 - (q) Section 6.2 Revitalization
 - (r) Section 6.3 Esquimalt Town Centre [photos updated]
 - (s) Section 6.4 Neighbourhood Commercial Mixed-Use
 - (t) Section 7.1 General
 - (u) Section 8.2 Federal Land Development

- (u) Section 9.2 Public and Private Service Facilities
- (v) Section 9.3 Schools
- (w) *[new]* Section 9.4 Community Health and Wellness
- (x) Section 10.2 Parks
- (y) Section 12.3 Stormwater Collection Systems
- (z) Section 13.3 Reduction of Greenhouse Gas Emissions
- (aa) Section 15.1 Arts and Culture
- (bb) Section 15.2 Heritage
- (cc) *[Development Permit Areas (DPAs)]* Section 17.2 Regulations
- (dd) Section 17.3 General Development Permit Exemptions
- (ee) Part 18 DPA NO. 1 Natural Environment
- (ff) Part 19 DPA NO. 2 Protection of Development From Hazardous Conditions
- (gg) Part 20 DPA NO. 3 Small-Scale Multi-Unit Housing and Low Density Residential Redevelopment
- (hh) Part 21 DPA NO. 4 Commercial
- (ii) Part 22 DPA NO. 5 Business
- (jj) Part 23 DPA NO. 6 Multi-family Residential
- (kk) Part 24 DPA NO. 7 Energy Conservation & Greenhouse Gas Reduction
- (ll) Part 25 DPA NO. 8 Water Conservation
- (mm) Part 26 DPA NO. 9 English Inn
- (nn) Part 24 DPA NO. 10 Esquimalt Town Square
- (oo) Part 24 DPA NO. 11 West Bay
- (pp) Part 24 DPA NO. 12 McLoughlin Point
- (qq) *[Index]* Official Community Plan: Maps *[regarding names of Schedules G and H]*.
[Note: Schedule "1" only contains affected excerpts from OCP. Policies and other portions of the OCP that are not shown in Schedule "1" remain unchanged by this Amendment Bylaw.]

3. That *Schedule "B" Proposed Land Use Designation* of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be replaced with the revised **Schedule "B" Proposed Land Use Designation** attached as Schedule "2" of this Bylaw.
[Note: "Commercial/Commercial Mixed-Use - Tall" label and colour added to Legend.]
4. That *Schedule "C" Roads Network* of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be replaced with the revised **Schedule "C" Roads Network** attached as Schedule "3" of this Bylaw.
[Note: Classification of some stretches of road amended.]
5. That *Schedule "H" Development Permit Areas* of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be replaced with the revised **Schedule "H" to Development Permit Areas 9-12** attached as Schedule "4" of this Bylaw.
[Note: DPAs 1-8 removed from Map but remain designated in narrative form.]
6. That the Table of Contents, headings and subheadings, section numbering and page numbering of the Official Community Plan be amended to reflect the amendments made by this Amendment Bylaw.

READ a first time by the Municipal Council on the ___th day of _____, 2025.

Consultation under Section 475 and 476 of the *Local Government Act* considered by the

Municipal Council, including on the 7th day of July 2025 and implemented accordingly.

READ a second time by the Municipal Council on the ____th day of _____, 2025.

Considered in conjunction with the applicable provincial guidelines in accordance with section 473(4) of the *Local Government Act* by the Municipal Council on the ____ day of _____, 2025.

Considered in conjunction with the housing needs report in accordance with section 473.1 of the *Local Government Act* by the Municipal Council on the ____ day of _____, 2025.

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 ____ day of _____, 2025.

Referred to the Agricultural Land Commission in accordance with Section 477 of the *Local Government Act* by the Municipal Council on the ____ day of _____, 2025.

A Public Hearing was held pursuant to Sections 464, 465, 466, 468 and 477 of the *Local Government Act* on the _____ day of _____, 2025.

READ a third time by the Municipal Council on the DATE day of MONTH, YEAR.

ADOPTED by the Municipal Council on the DATE day of MONTH, YEAR.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER

Schedule “1”

**“Track Changes Version” of Official Community Plan
showing amendments made further to AMENDMENT BYLAW, 2025, No. 3176**

1 INTRODUCTION



Introduction

1.4 Plan Highlights

The Plan contains a number of highlights which are summarized as follows:

- The Regional Context Statement has been updated to reflect the 2018 Regional Growth Strategy.
- The Plan contains both a “Present Land Use Designation” map and a “Proposed Land Use Designation” map. Owners of land may choose to develop redevelopment their land in accordance with either designation as long as the zoning of the land allows the proposed development, and appropriate permits are obtained.
- The Temporary Use Permit section has been updated to reflect amendments to the Local Government Act.
- The Development Approval Information Area section responds to ~~has been significantly updated to reflect the~~ requirements of the Local Government Act and decisions by the courts.
- ~~A detailed analysis of proposed housing is included.~~
- A policy framework is set to allow Council to develop a regulatory regime to allow suites in duplexes.
- ~~A policy framework is set to allow Council to develop a regulatory regime to allow detached accessory dwelling units on appropriate parcels of land.~~
- The Plan sets a target of at least a 38 percent reduction in community greenhouse gas emissions by 2030.
- The Plan sets a target of zero net community greenhouse gas emission by 2050.
- Four development permit areas now cover the entire municipality. They are:
 - Protection of the natural environment, its ecosystems, and biological diversity;
 - Establishment of objectives to promote energy conservation;
 - Establishment of objectives to promote water conservation; and
 - Establishment of objectives to promote the reduction of greenhouse gas emissions.
- ~~Inclusion of~~ Includes a section on urban agriculture.

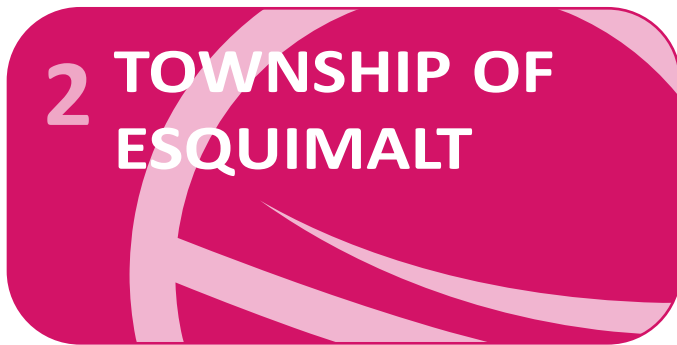
~~These highlights represent a significant evolution of the Plan as it responds to contemporary issues facing Esquimalt.~~

The 2025 Recalibration contains the following changes to the 2018 Plan:

- Acknowledges First Nations’ stewardship of Esquimalt for millennia.
- Amends housing policies to be compliant with the most recent Housing Needs Report and demonstrates the Township has capacity to accommodate 20 years of anticipated housing demand.
- Amends Commercial/Commercial Mixed-use policies to include 12 storey height limits.

- Includes the latest Statistics Canada 2021 census data.
- Includes new Small-Scale Multi-Unit Housing (SSMUH) policies and Development Permit Area guidelines.
- Updates Development Permit Area maps to better respond to both the “Present Land Use Designation” map and a “Proposed Land Use Designation” map.
- Further updates policy language to be more reflective of the community’s contemporary needs, while keeping the intent of the 2018 Plan.
- Adds new policies and Development Permit Area guidelines to better serve the community’s need for Townhouse residential development, multi-unit residential buildings, and mixed-use buildings.
- Updates bird friendly design Development Permit Area guidelines.
- Showcases a new graphic explaining Floor Area Ratio (FAR).
- Removes some policies that referenced now completed projects since the 2018 adoption of the Plan.
- Attempts to consolidate Development Permit Area guidelines where repetition was identified.
- Provides numbering of parts, policies, and guidelines for convenience only and no part of the numbering in this document designates a hierarchy of value.

These highlights represent an evolution of this Plan as it continues to respond to contemporary issues facing Esquimalt. The Recalibration does not change the two Land Use Designation Maps.



Township of Esquimalt

2.2 Vision, Mission and Values

The Township's vision, mission and values statements provide the context for this Official Community Plan and guide the decision making of Council and staff in the provision and delivery of works and services.

Our Vision

The Township of Esquimalt is a leader that is recognized as a vibrant, distinct, resilient and diverse community for people to discover, feel welcome and belong.

- ~~• Esquimalt is a caring and welcoming community that has strong relationships with our neighbours, the Esquimalt and Songhees Nations, regional municipalities, and the naval base.~~
- ~~• Our vibrant economy is supported by an engaged community.~~
- ~~• As a coastal community, we are stewards of our environment and value our past, present and future.~~

Our Mission

The Township of Esquimalt works to support economic, cultural, social and environmental health for our current and future generations.

~~Focusing on community priorities, the Township of Esquimalt works to make our community and environment a better place for today and the future.~~

Our Values

- Accountability - We are transparent and take responsibility for our policies, our decisions and our actions.
- Integrity - We demonstrate high standards of ethical behaviour and open communication that inspires trust.
- Respect - We value people and treat everyone with dignity and fairness.
- Service Excellence - We meet community needs and achieve high-quality results through responsiveness, creativity, teamwork and partnerships.
- Passion - We approach our work with conviction and enthusiasm.
- Equity, Diversity and Inclusiveness - We share in the responsibility to create a positive culture, honour differences, and safeguard equity, inclusion and dignity for all.

- ~~**Accountability** — we acknowledge and take responsibility for our actions, decisions and policies.~~
- ~~**Integrity** — we practice high standards of ethical behaviour and open communication that inspire trust.~~
- ~~**Respect** — we foster an environment of fairness where people are valued and treated with dignity.~~
- ~~**Service** — we strive to meet community needs and achieve high-quality results through teamwork, innovation and creativity.~~

2.3 Community Profile

The Township of Esquimalt is a closely knit caring community whose citizens represent a wide socioeconomic and demographic spectrum. It is also a community that embraces newcomers to Canada and strives to be more diverse and inclusive by providing a range of multicultural services and programs. A key goal of the OCP is to put into place a land use policy framework that will promote a vibrant community for all ~~of its~~ residents.

2.3.1 Population and Age Profile

In 2021, Esquimalt's population was 17,533 people. The Township showed a flattening of growth between 2016 and 2021 after an 8.9% increase in population between 2011 and 2016. After years of virtually no growth, Esquimalt's population showed an 8.9 percent increase in growth between 2006 and 2011 (Figure 1). Esquimalt's population exhibits a large working age population between the ages of 25 and 64 (Figure 2).

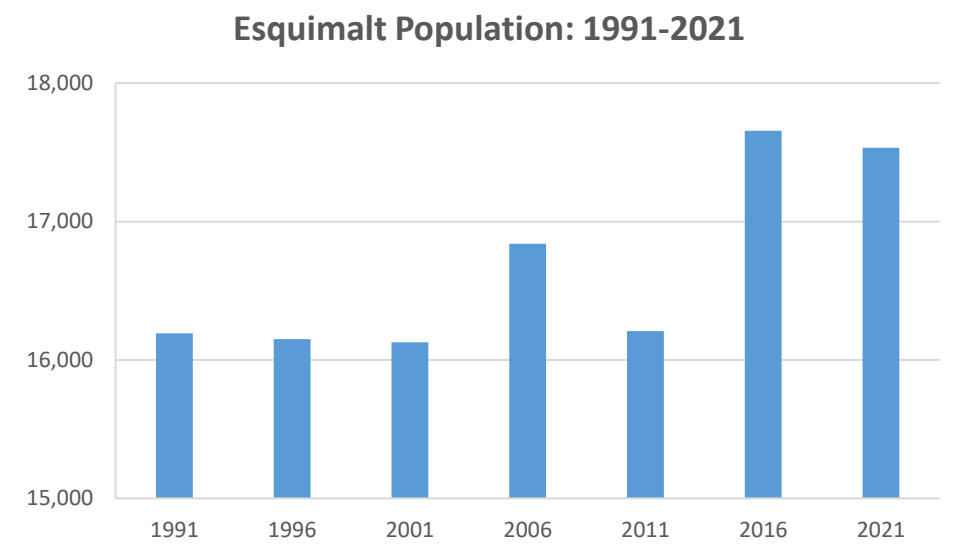


Figure 1. Esquimalt population change, 1991 – 2021 (Statistics Canada)

*Note: Esquimalt's population has significantly increased since 2021 due to the growth in number of new housing units

In 2016, Esquimalt had a population of 17,655, an increase of 8.9 percent from its 2011 population of 16,209.

~~Esquimalt's population exhibits a classic demographic distribution with a large bulge of baby boomers between the ages of 50 and 69 and another bulge corresponding to the children of baby boomers, also known as Generation Y, between the ages of 25 and 39 (Figure 2). Sandwiched between the two bulges is Generation X. Also evident from the data is an upward trend in the young cohorts representing perhaps the grandchildren of the baby boomers. This~~

has implications for daycares and schools as the current 0-4 cohort is the biggest such cohort in the past 20 years. This may signal a school capacity issue starting with the elementary school and working its way up as the cohort ages. The data also suggests that there will be a need for more housing that can accommodate families with young children.

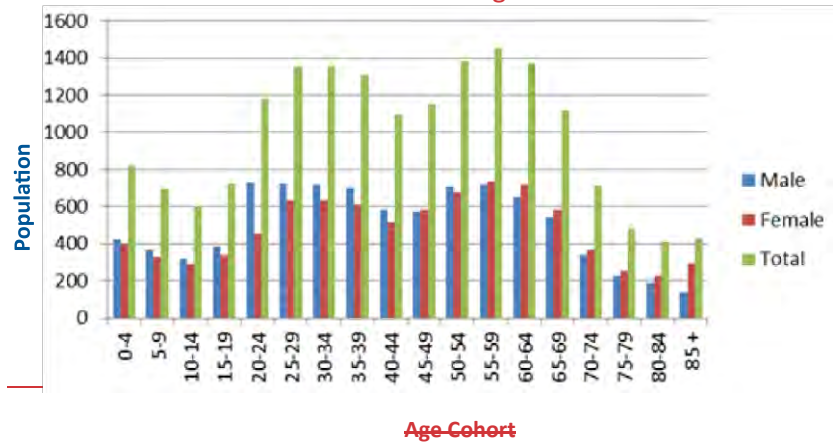


Figure 2. Population by age cohort based on 2016 Federal Census data. Draft figure.

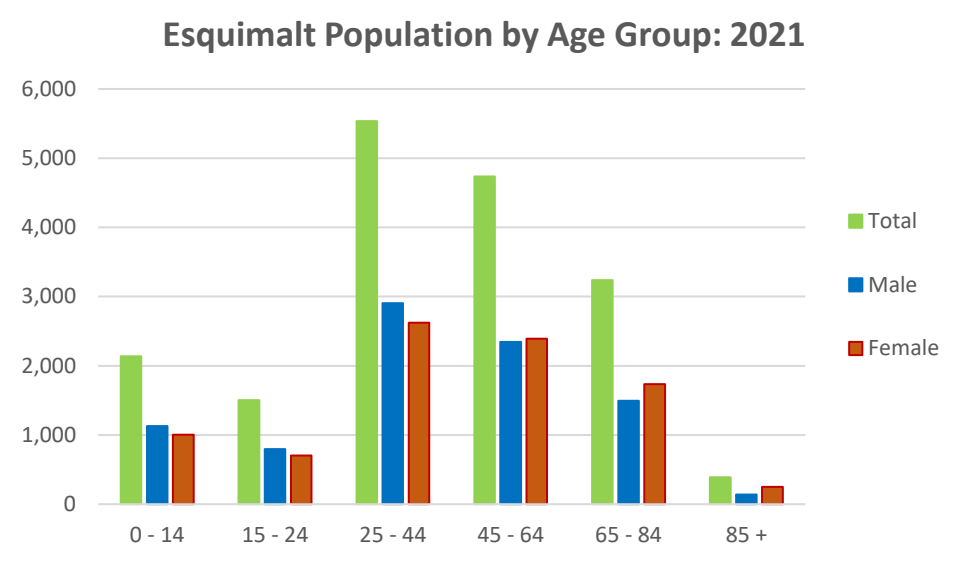


Figure 2. Esquimalt population by age group, 2021 (Statistics Canada)

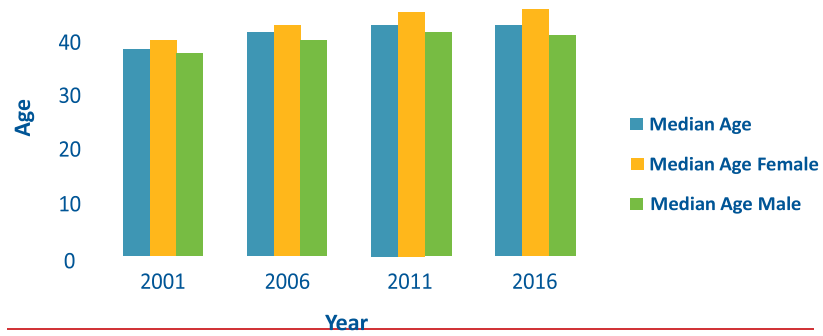


Figure 3. Median age of Esquimalt's population based on Federal Census data.

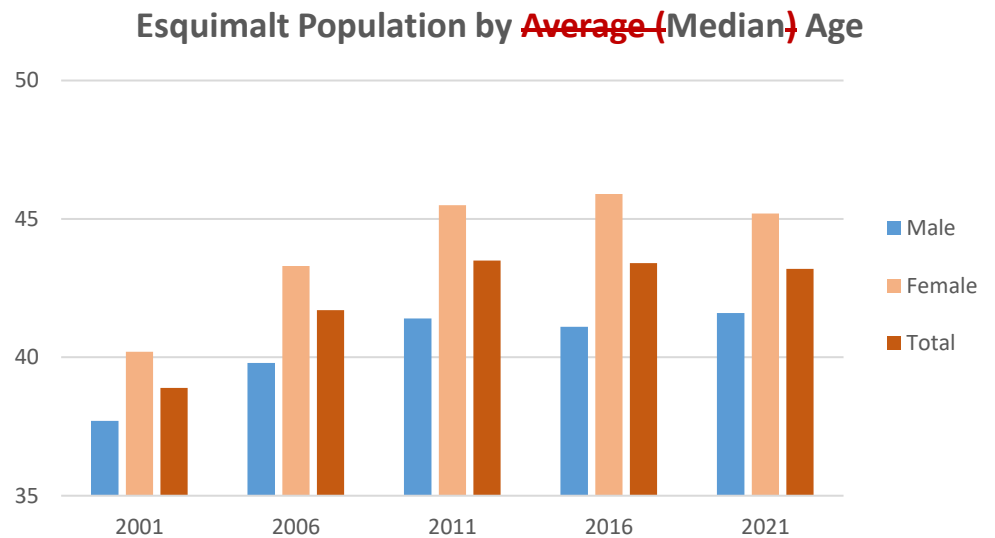


Figure 3. Median age of Esquimalt population, 2001 - 2021 (Statistics Canada)

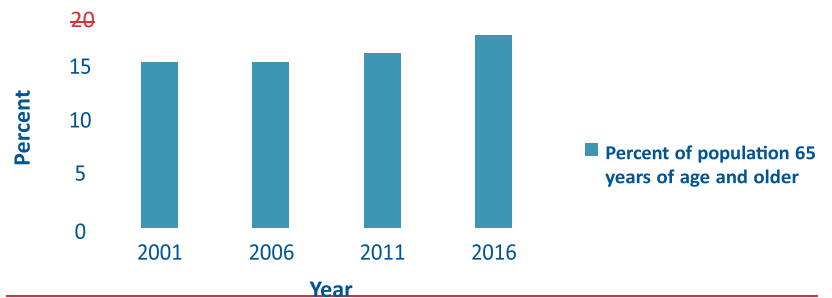


Figure 4. Percent of Esquimalt's population over 65 years of age from 2001 to 2016 based on Federal Census data.

Esquimalt Population - 65 Years of Age & Older

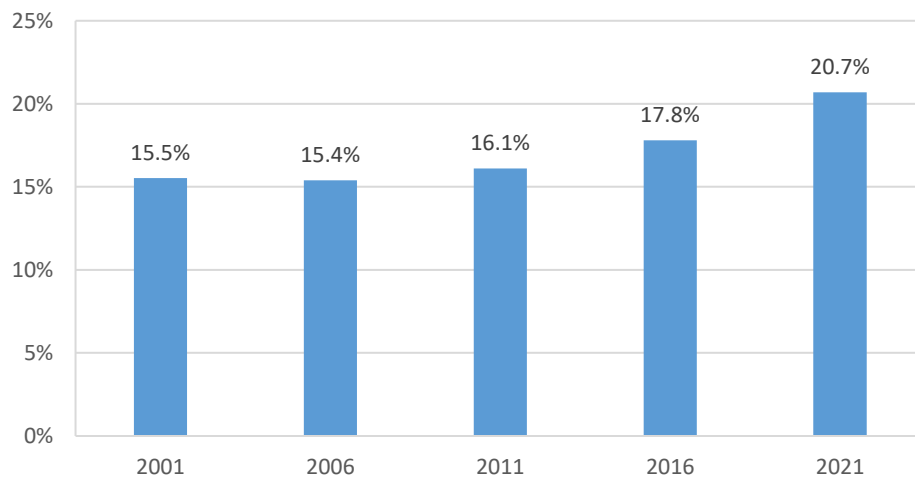


Figure 4. Percent of Esquimalt population over 65 years of age, 2001 - 2021 (Statistics Canada)

Figures 3 and 4 demonstrate the trend in Esquimalt's aging population as both the median age and the percent of the population over 65 years of age slowly increase over a 20 year period. More recently, the median age decreased between 2016 and 2021, indicating a growing number of younger people living in Esquimalt, while the population over 65 years of age continued to grow. This has implications in terms of everything from the types of housing required to the design of streets.

2.3.2 Income

The 2020 total household income by income bracket ~~for the approximately 8,480 households in Esquimalt~~ is shown in Figure 5. ~~The largest number of households is found in the \$100,000 to \$124,999 income bracket.~~ The median total income of households ~~in 2015~~ for Esquimalt was ~~\$76,000~~ \$60,424 compared to ~~\$85,000~~ \$69,665 for the Capital Regional District. The average total income of Esquimalt households ~~in 2015 for Esquimalt~~ was ~~\$89,200~~ \$72,453 compared to ~~\$107,000~~ \$88,438 for the Capital Regional District. The COVID19 pandemic in 2020 resulted in 24.1% of Esquimalt households receiving emergency and recovery benefits.

An important issue addressed by this plan relates to affordable housing. ~~Figure 6 shows the benchmark housing values for Esquimalt as of February, 2018.~~ There are ~~a many myriad of~~ variables that affect the ability of an individual or a household to purchase a home, ~~however.~~ Under normal circumstances it would not be possible for a household earning the average household income in Esquimalt to purchase a single detached family home. ~~They could however, probably purchase a condo apartment.~~ This has direct policy implications related to the type of housing that should be built in order to enable allow residents to purchase secure a home that meets their needs.

Total Household Income by # of Households

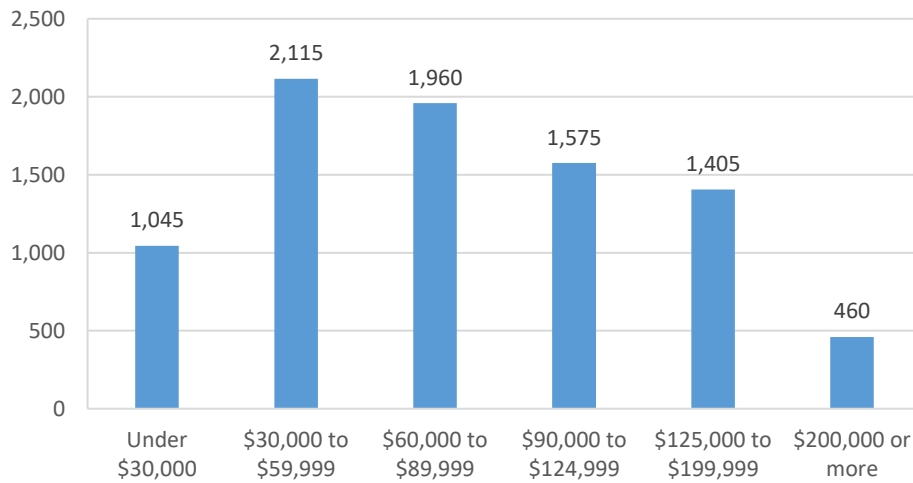


Figure 5. Total household income by income bracket, 2020 (Statistics Canada)

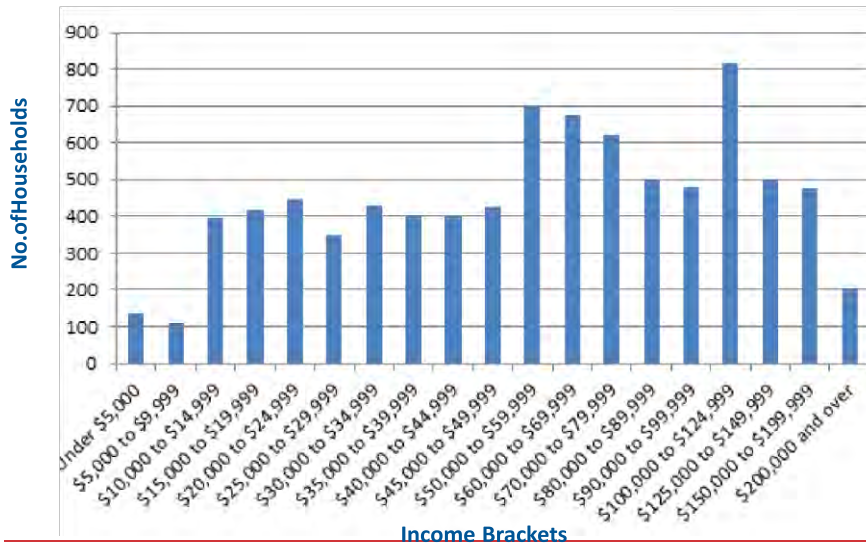
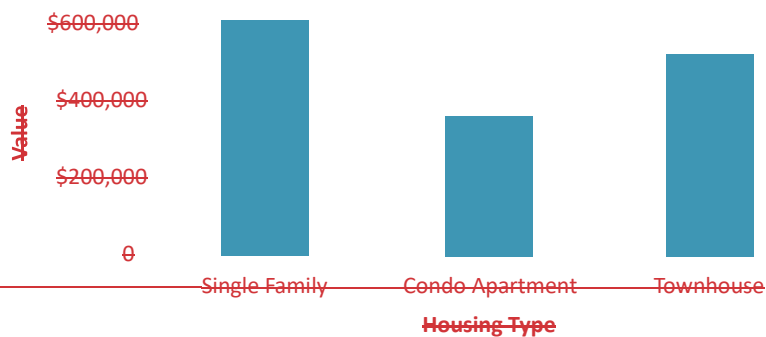


Figure 5. Total household income in 2015 by income bracket. Draft figure..



2.4 Regional Profile

Esquimalt, with a population of approximately 17,533-17,655 residents living in 8,565 dwellings, is one of four “core municipalities” within the Capital Region. The municipality has one of the highest ratios of jobs to residents in the region. CFB Esquimalt, located primarily in Esquimalt, is one of the region’s largest employers.

Through the Capital Regional District, residents of Esquimalt have access to services such as Climate Action Service, regional parks, Arts and Culture Support Service, an affordable housing portfolio, water supply, recycling, and waste disposal systems (landfill).

2.5 Planning Context

The area that forms the Township of Esquimalt is within the traditional homelands of~~was settled by~~ two First Nations, the Ləkʷəŋən- speaking people, the Songhees Nation and Kosapsum (Xwsepsum) Nation. ~~— the Esquimalt and the Songhees. Members of these Nations reside on lands adjacent to Esquimalt’s~~ The Township acknowledges their stewardship of these lands for millennia and is grateful that members of these Nations continue to live, work, play, and conduct business within and adjacent to the Township~~north-western boundary.~~

The name Esquimalt reflects its maritime setting. In the language of the native Coast Salish peoples, Es-whoy-malth means “place of shoaling waters.”

4

LAND USE
PLANNING

Land Use Planning

4.1 Land Use Designations

The existing land uses and development patterns are shown on the “Present Land Use Designation Map.” This map provides a framework for the detailed regulations contained in the Zoning Bylaw. Future land use, development and redevelopment will be in accordance with the land use designations shown on the “Proposed Land Use Designation Map,” together with the guidelines set out in Development Permit Areas. Owners of land designated as “low density residential,” “townhouse residential,” medium density residential,” or “high density residential,” may choose to develop or redevelop their land in accordance with either the “Present Land Use Designation Map” or the “Future Land Use Designation Map” as long as the zoning of the land allows for the proposed development or redevelopment. Proposed redevelopment will be encouraged to fulfil the land use designations shown on the “Proposed Land Use Designation Map”, comply with the policies in this plan and align with the guidelines set out in the Development Permit Areas.

Owners of land may choose to develop or redevelop their land in accordance with either the “Present Land Use Designation Map” or the “Proposed Land Use Designation Map” as long as the zoning of the land allows for the proposed development, and that relevant provincial, regional, and municipal regulations are satisfied, and appropriate permits are obtained.

4.2 General Development

OBJECTIVE: To knit together urban pattern, use, and form into a cohesive land use fabric that enhances community and protects the environment.

Policy

Encourage new developments that are sited and designed to maintain or enhance public view corridors. Public view corridors are shown on the “Public Views Corridors and Gateways Map” (Schedule “G”).

4.7 Storeys

Policies identifying a certain number of storeys should be considered guidelines and not regulations for height. In consideration of other objectives and policies in this Official Community Plan, these heights may be exceeded in appropriate circumstances at Council’s discretion reflected through zoning.

4.8 Commercial Uses

OBJECTIVE: To allow for commercial uses within residential land areas to encourage commercial development throughout Esquimalt, wherever it is deemed appropriate.

Policy

An Official Community Plan amendment is not required for small scale commercial development in residential areas that is permitted by zoning or rezoning.

Policy

Negative impacts of commercial development on neighbours should be mitigated with respect to adequate parking, landscaping and buffering, control of nuisances including but not limited to noise, dust, fumes, odour, glare, vibration, shadowing, and light.

5

HOUSING & RESIDENTIAL LAND USE



Housing & Residential Land Use

5.1 Anticipated Housing Needs in the Next 5 and 20 Years

Table 1 and Figure 6-7 show the housing statistics for Esquimalt based on the 2011 and 2016 and 2021 Federal Censuses. Note that there are significant differences in the trends for each housing type. The number of net units grew slightly by 80 with growth in the number of units in apartment buildings and row houses (townhouses). The number of single and semi-detached houses declined slightly. Single detached houses decreased by 1.7 percent while apartments in buildings that have five or more stories increased by 23.1 percent. Table 1 clearly shows a trend toward multi-family dwellings and away from single detached dwellings.

TABLE 1. PERCENT CHANGE IN HOUSING TYPES-UNITS, BETWEEN 2011 AND 2016 – 2021.

Dwelling type	Number of Dwelling Units – 2016 Census	Number of Dwelling Units – 2021 Census	Percent Change 2016 to 2021
Single Detached House	1,995	1,990	-0.3%
Apartment in a building that has five or more storeys	560	590	5.4%
Semi-detached house	690	680	-1.4%
Row house	405	420	3.7%
Apartment or flat in duplex	910	900	-1.1%
Apartment in a building that has fewer than five storeys	3,910	3,970	1.5%
Other single-attached house	15	15	0.0%
Total	8,485	8,565	0.9%

Table 2 contains an estimate of the number of housing units required in 5 years and 20 years. The increase in population is used to estimate the number of new housing units that will be required based on an average household size of 2.0.

TABLE 2. ESTIMATED 5 AND 20 YEAR HOUSING NEED

Component	5 Year Need	20 Year Need
Extreme Core Housing Need	153	613
Persons Experiencing Homelessness	44	87
Suppressed Household Formation	120	481
Anticipated Growth	871	2,350
Rental Vacancy Rate Adjustment	22	87
Additional Local Demand	149	595
Total New Units – 5 Years	1,359	
Total New Units – 20 Years		4,213

Dwelling-Type	Number of Dwelling Units – 2011 Census	Number of Dwelling Units – 2016 Census	Percent Change 2011 to 2016
Single Detached House	2030	1995	-1.7
Apartment in building that has five or more stories	455	560	23.1
Semi-detached house	665	690	3.8
Row house	385	405	5.2
Apartment or flat in duplex	795	910	14.5
Apartment in a building that has fewer than five storeys	3695	3910	5.8
Other single-attached house	15	15	0.0
Total	8040	8485	5.5

Table 2 contains simple arithmetic population projection estimates based on various growth rate scenarios. The net increase in population under each scenario is then used to estimate the number of new housing units that will be required in the next five years based on an average household size of 2.0 as per the 2016 Federal Census.



Figure 7. Percent change in housing types between 2011 and 2016

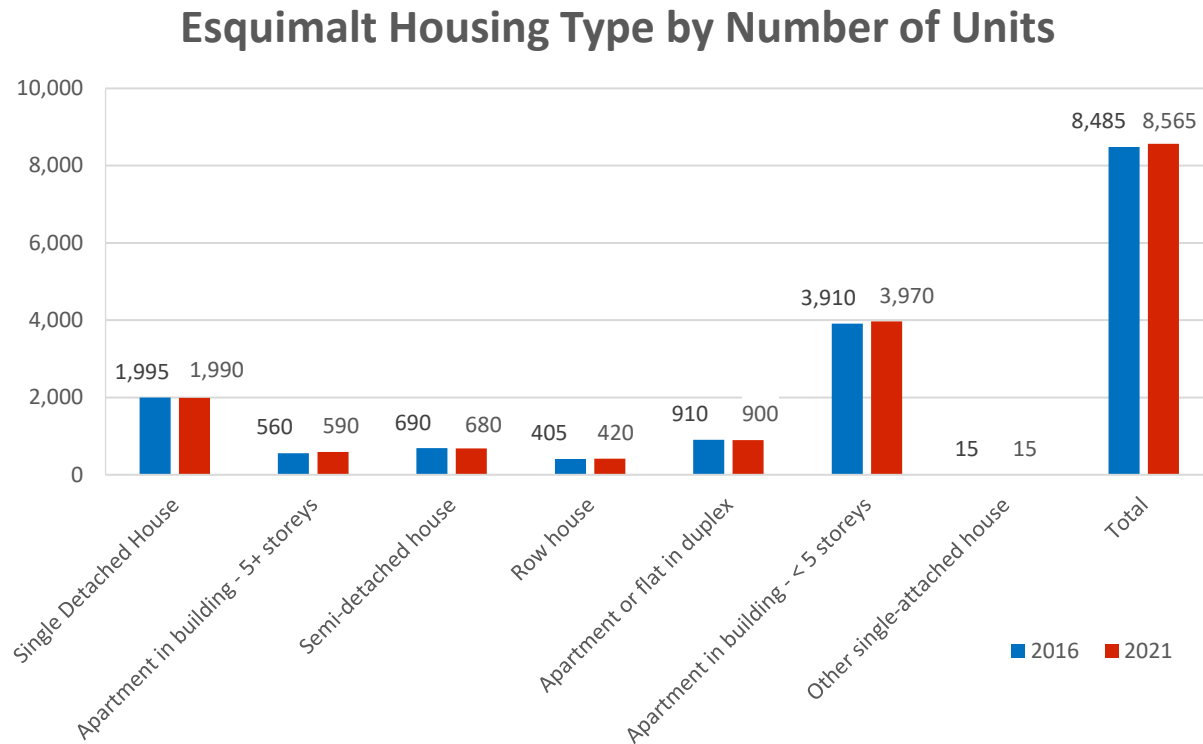


Figure 6. Number of housing units by housing type, 2016 - 2021 (Statistics Canada)

2016 Population	Rate of Growth Over Five Years (%)	Estimated 2021 Population	Increase in Population	Estimated Number of New Housing Units Required at an Average of 2.0 People Per Unit
17,665	2.5	18107	442	221
17,665	5	18548	883	442
17,665	7.5	18990	1325	662
17,665	10	19432	1767	883

Table 3 summarizes the number of units in all developments where Council has approved the zoning but the developments have not received an occupancy permit. The data in the table indicates that 664 housing units of various forms and tenures have been approved but have not yet receive an occupancy permit. The current approvals would be sufficient to accommodate a population increase of approximately 7.5 percent over the next five years based on an average household size of 2.0. It should be noted that in order to maintain a balanced housing market the supply of housing should exceed the demand for housing. Given the amount of land designated for multi-unit development as indicated in the Future Land Use Designation Map that is not yet yielding it maximum potential number of dwelling units, the Township has more than adequate land to accommodate its housing needs for the next five years at growth rates beyond 10 percent, assuming that zoning approvals coincide with the maximum development potential allowed by the OCP.

Given the amount of land designated for multi-unit development as indicated in the “Proposed Land Use Designation Map” (Schedule “B”) that is not yet yielding its maximum potential number of dwelling units, the Township has more than adequate land to accommodate its housing needs for the next 20 years.

As required by the Province, Esquimalt worked with the Capital Regional District to produce a Housing Needs Report in 2020 so that Esquimalt can provide the type of housing required to meet anticipated housing needs. The updates provided in this section consider the Housing Needs Report, the 2021 Census, and the most recent data on building within Esquimalt.

TABLE 3. ESTIMATED NUMBER OF HOUSING UNITS THAT HAVE RECEIVED ZONING APPROVAL BUT NOT AN OCCUPANCY PERMIT.

Dwelling Type	Location	Number of Proposed Units – Rental	Number of Proposed Units – Owner	Density (units per net ha.)	Status
Single-Detached House (Infill)	Various (infill)		7	21.6	
Apartment in building that has five or more stories	Esquimalt Town Square	34	68	130	Development permit approved
	Legion	152		415	Zoning approved
	English Inn		173	165	Development permit approved
	856 Esquimalt Road		168	230	Zoning approved
Semi-detached house	Various		4	29.5	Ongoing
	English Inn		6	40	Development permit approved
Apartment or flat in duplex	Various				
Apartment in a building that has fewer than five storeys	615 Fernhill		10	130	Zoning approved
	Triangle Lands			160	Zoning approved
	826 Esquimalt Road		30	330	Under construction
Other single – attached house	West Bay				
Total		186	478		

OBJECTIVE: Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

Policy

Support the inclusion of secondary suites within present and proposed low density residential land use designated areas.

Policy

Support the inclusion of detached accessory dwelling units on appropriate low density residential land use designated areas where only one principal dwelling unit exists.

Policy

~~Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the “Proposed Land Use Designation Map,” provided the design responds effectively to both its site and surrounding land uses.~~

Policy

Esquimalt will update its Housing Needs Reports on the provincial timeline to best determine future housing need and capacity.

Policy

Encourage new residential development with high quality design standards for building and landscaping which enhance existing neighbourhoods.

Policy

Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as ~~middle and high income~~ households of all income groups.

5.2 Low Density Residential Redevelopment and Small-Scale Multi-Unit Housing

OBJECTIVE: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Policy

Small-Scale Multi-Unit Housing includes but is not limited to the following: secondary suites in single-family dwellings or duplexes; detached accessory-dwelling units like garden suites or laneway homes; duplexes (side-by-side or up/down); triplexes and fourplexes (house-plexes).

Policy

Land that is subject to hazardous conditions including but not limited to tsunami impacted areas is not eligible for Small-Scale Multi-Unit Housing.

Policy

Proposed redevelopment or infill within present low density and -Small-Scale Multi-Unit residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Policy

Small-Scale Multi-Unit Housing developments should demonstrate that neighbourhood impacts will be mitigated. Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

Policy

Discourage new applications for infill housing, including rezoning and subdivision, for panhandle lots in the 1100 and 1200 blocks of Old Esquimalt Road and the 600 block of Fernhill Road.

Policy

Support the inclusion of secondary suites within Small-Scale Multi-Unit Housing land use designated areas.

Policy

Support the inclusion of detached accessory dwelling units on appropriate Small-Scale Multi-Unit Housing land use designated areas.

Policy

Consider variances to zoning bylaw regulations for setbacks in appropriate circumstances, including if large trees are preserved, in the development of Small-Scale Multi-Unit Housing.

Policy

Support inclusion of small scale commercial uses where appropriate.

5.3 Townhouse Residential Redevelopment

OBJECTIVE: Strive for the efficient development of townhouses that improves and enhances the liveability of neighbourhoods and the community as a whole.

Policy

Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the “Proposed Land Use Designation Map,” provided the design responds effectively to both its site and surrounding land uses.

Policy

Support townhouse development that delivers transitional building massing and human-scale design.

Policy

Support townhouse development that is sited compactly and makes efficient use of the land.

Policy

Townhouse development is encouraged in proposed land use designated areas that will reduce single occupancy vehicle use and support transit usage.

Policy

Stacked townhouses, which include two townhouse units stacked vertically, are permitted.

Policy

Townhouse design should consider lot configuration, building scale, neighbourhood context, and protected tree preservation.

Policy

Townhouse development is encouraged to accommodate multi-generational families and their pets as a liveable alternative to detached dwellings.

Policy

Support inclusion of small scale commercial uses where appropriate.

5.35.4 Medium/High Density Residential Development

OBJECTIVE: Support compact, efficient medium density and high density residential development that integrates with existing and proposed adjacent uses.

Policy

~~Notwithstanding other policies set out in this OCP, m~~Maximum heights-storeys in Medium Density and High Density ~~medium density and high density~~ residential land use designated areas in West Bay are recommended to comply with the storeys limited to those parcel heights identified in the West Bay Development Permit Area.

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 and parks;
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;~~
- ~~6-5.~~ Group daycare and respite facilities for children and adults;
- ~~7-6.~~ Preservation of heritage structures, features or assets;
- ~~7.~~ Affordable housing units;
8. Non-market housing units;
- ~~9.~~ Special needs and universally accessible housing units;
- ~~9.—~~
10. Community gardens;
- ~~11.~~ Enhanced green family play space for residents;
- ~~11-12.~~ Preservation of protected trees;
- ~~12-13.~~ Public space improvement supporting and surrounding transit stations; and
- ~~13-14.~~ Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

Policy

~~Encourage the installation of electric vehicle charging infrastructure in medium and high density residential developments.~~

Policy

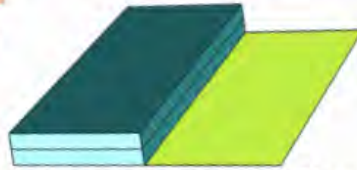
Support inclusion of small scale commercial uses where appropriate.

What is Floor Area Ratio (FAR)?

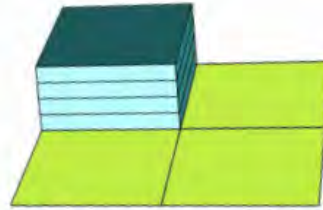
Floor Area Ratio (FAR) = 1



1 floor covers whole lot
(100% lot coverage)

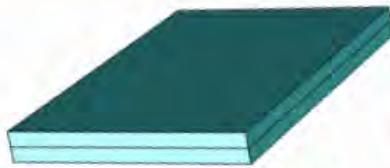


2 floors covers half of lot
(50% lot coverage)

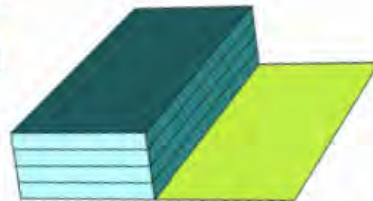


4 floors cover quarter of lot
(25% lot coverage)

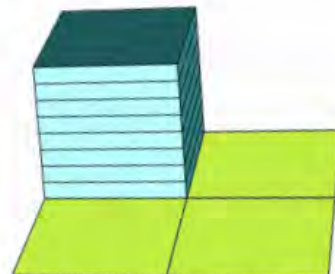
Floor Area Ratio (FAR) = 2



2 floors covers whole lot
(100% lot coverage)

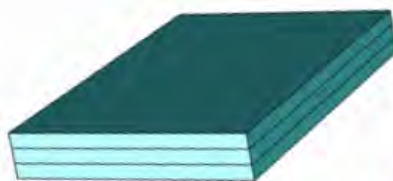


4 floors covers half of lot
(50% lot coverage)

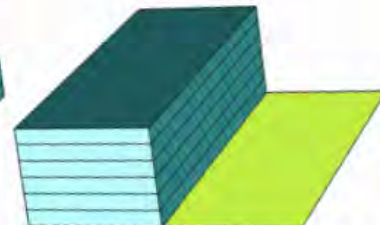


8 floors cover quarter of lot
(25% lot coverage)

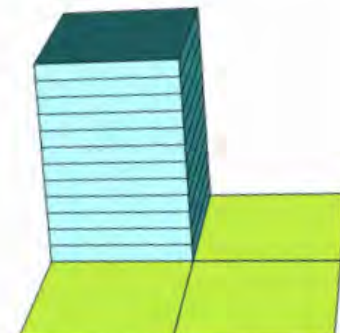
Floor Area Ratio (FAR) = 3



3 floors covers whole lot
(100% lot coverage)



6 floors covers half of lot
(50% lot coverage)



12 floors cover quarter of lot
(25% lot coverage)

Floor Area Ratio (FAR) is the Floor Area of all floors in all Buildings on a Parcel divided by the Area of the Parcel.

This FAR diagram and description is provided for illustrative purposes only and is not intended to constrain the more detailed definition, including what is included and excluded from the calculation, as outlined in the Zoning Bylaw, and as may be amended from time to time.

Policy

~~Encourage the installation of electric vehicle charging infrastructure in medium and high density residential developments.~~

5.4 5.5 Affordable Housing

OBJECTIVE: To encourage a range of housing by type, tenure and price so that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.

Policy

Encourage the placement of new rental, affordable, special needs, universally accessible, and seniors housing in accordance with designated residential land use areas as they are integral components of inclusive neighbourhoods.

Policy

Avoid the spatial concentration of affordable ~~and~~, special needs, and universally accessible housing in neighbourhoods.

Policy

Promote the use of legal agreements housing agreements to ensure that all strata units have the opportunity to be used as long-term residential rentals within strata buildings.

Policy

~~Consider offering a Revitalization Tax Exemption to all new or renovated purpose-built multiunit rental buildings within the Township.~~

Policy

Consider bonus density, parking relaxations, or other development variances where a development proposal includes affordable, special needs, universally accessible, or seniors housing. This may apply to both market and non-market housing, and mixed-use proposals. A housing agreement may be entered into between the Township and the owner.

Policy

Encourage the provision of missing-middle-a variety of housing types such as two-unit dwellings (duplexes), townhouses, and small lot infill as one avenue to address housing affordability.

Policy

Consider the use of municipal land and/or other resources to deliver housing in key areas of housing need and to maximize opportunities to co-locate such housing with other community spaces.

Policy

Assess opportunities to co-locate affordable housing with Township facilities as part of redevelopment and upgrade projects.

Policy

Support the acquisition of older purpose-built rental apartments by nonmarket housing providers to protect the supply of affordable and secure rental housing.

Policy

Protect tenants who are displaced during redevelopment or renovation of older rental buildings including using the Tenant Assistance Policy.

5.6 Multi-generational Housing ~~5.5 Age-friendly Housing~~

OBJECTIVE: To address the shortage of family and child friendly housing in Esquimalt and enable seniors to age in place. ~~To expand and protect seniors housing in Esquimalt to enable citizens to “age in place.”~~

Policy

Encourage the provision of medium and high density commercial mixed-use developments designed for families with children.

Policy

Encourage the development of ground level, family sized, child appropriate units.

Policy

Encourage adaptable design for all dwellings ~~created through rezoning~~.

Policy

Encourage more universally accessible housing for people with mobility limitations on the ground floor of medium and high density residential buildings.

~~5.6 Family and Child-friendly Housing~~

Objective: ~~To address the shortage of family and child friendly housing in Esquimalt.~~

~~Policy~~

~~Encourage the provision of medium and high density commercial mixed-use developments designed for families with children~~

6

COMMERCIAL & COMMERCIAL MIXED-USE LAND USE



Commercial & Commercial Mixed-Use Land Use

6.1 Commercial & Commercial Mixed-Use General

The ~~a~~Neighbourhood ~~C~~commercial ~~mixed-Mixed-Use~~ and Commercial/Commercial Mixed-use Areas are designated on the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) and Commercial/Commercial Mixed-Use – Tall areas on the latter.

OBJECTIVE: Esquimalt is a complete community where commercial enterprises serve the needs of area residents, local businesses, and visitors.

Policy

Lands outside the Commercial/Commercial Mixed-use designation on the “Proposed Land Use Designation Map” (Schedule “B”) should not be considered for commercial zoning unless the following criteria are met:

1. The project is desirable to the community and cannot be appropriately located within established commercial areas;
2. The density and scale of the project is sensitive to the prevailing character of surrounding lands;
3. The project, through its exterior finishes enhances the aesthetics of the neighbourhood;
4. The project’s parking requirements can be satisfied on-site; and
5. The project’s parking requirements should not unduly affect neighbouring land uses.

Policy

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.

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 and parks;
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;~~
- ~~6.5.~~ Group daycare and respite facilities for children and adults;
- ~~7.6.~~ Preservation of heritage structures, features or assets;
- ~~7.~~ Affordable housing units;
- 8. Non-market housing units;
- 9. Special needs and universally accessible housing units;
- 10. Community gardens;
- ~~11.~~ Enhanced green family play space for residents;
- ~~11.12.~~ Preservation of protected trees;
- ~~13.~~ Public space improvements supporting and surrounding transit stations; ~~and~~
- ~~12.14.~~ Provides dedicated space for the offices of doctors and other medical services and facilities; and
- ~~13.15.~~ Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

Policy

The installation of fast charge electric vehicle charging infrastructure is encouraged in commercial locations. ~~in commercial/commercial mixed-use developments is encouraged.~~

6.2 Revitalization

OBJECTIVE: To encourage growth through revitalization and redevelopment of commercial areas.

Policy

Encourage business and building owners to take advantage of the business façade improvement program.

6.3 Esquimalt Town Centre

OBJECTIVE: To foster the creation of an Esquimalt Town Centre that successfully integrates commercial, institutional and residential activity.



6.4 Neighbourhood Commercial Mixed-Use

OBJECTIVE: To encourage the development of a series of neighbourhood commercial mixed-use nodes throughout Esquimalt that will primarily serve the daily needs of the surrounding neighbourhood but may also include destination uses.

Policy

In areas designated as Neighbourhood Commercial Mixed-Use on the “Present and Proposed Land Use Designation Maps” ([Schedules “A” and “B”](#)) consider proposals with a height up to six storeys and a Floor Area Ratio of up to 1.5 for the residential portion.

Policy

In areas designated as Neighbourhood Commercial Mixed-Use on the “Present and Proposed Land Use Designation Maps,” (Schedules “A” and “B”) developments containing exclusively residential uses may be acceptable.

Policy

In areas designated as “Neighbourhood Commercial Mixed-Use” on the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) a building height of up to six storeys and a Floor Area Ratio of up to 2.0 is acceptable when the use of the building is exclusively residential.

Policy

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;~~
- ~~6-5.~~ Group daycare and respite facilities for children and adults;
- ~~7-6.~~ Preservation of heritage structures, features or assets;
- ~~8-7.~~ Affordable housing units;
- ~~9-8.~~ Special needs and universally accessible housing units;
- ~~10-9.~~ Community gardens;
- ~~11-10.~~ Enhanced green family play space for residents;
- ~~12-11.~~ Public space improvements supporting and surrounding transit stations; and
- ~~13-12.~~ Other as may be appropriate to the development proposal or surrounded community as deemed appropriate by Council.

6.4.1 Head Street and Esquimalt Road

OBJECTIVE: To create a vibrant commercial mixed-use node centred around the intersection of Esquimalt Road and Head Street.

Policy

~~Esquimalt’s secondary commercial area is located along Esquimalt Road at Head Street.~~

Policy

~~Encourage redevelopment in the Head Street/Esquimalt Road Neighbourhood Commercial Mixed-use Area.~~

Policy

~~Redevelopment should occur at a neighbourhood scale.~~

Policy

Development will be encouraged that helps define a welcoming character and unique architectural style for this area. The Head Street commercial area is recognized as an important gateway to several Esquimalt neighbourhoods.

Policy

Redevelopment on the south side of Esquimalt Road will be encouraged to provide gaps between buildings starting at street level, allowing for public views and sunlight infiltration on the pedestrian realm. This area is a gateway to the West Bay neighbourhood to the south and recognizes the potential for significant ocean views over Victoria Harbour.

Policy

This area provides a service and activity node for the residents of both the West Bay neighbourhood to the south and the Lampson/Rockheights neighbourhoods to the north, and as such redevelopment is encouraged as a mix of small shops and services, with residential above.

Policy

Stepping back new buildings from street frontages at the fourth to fifth floor will be promoted to reduce perceived building mass.

Policy

This location provides an important cross-town transit connection, therefore improvement of active transportation facilities is encouraged to enhance pedestrian and cyclist safety and enable efficient use of transit.

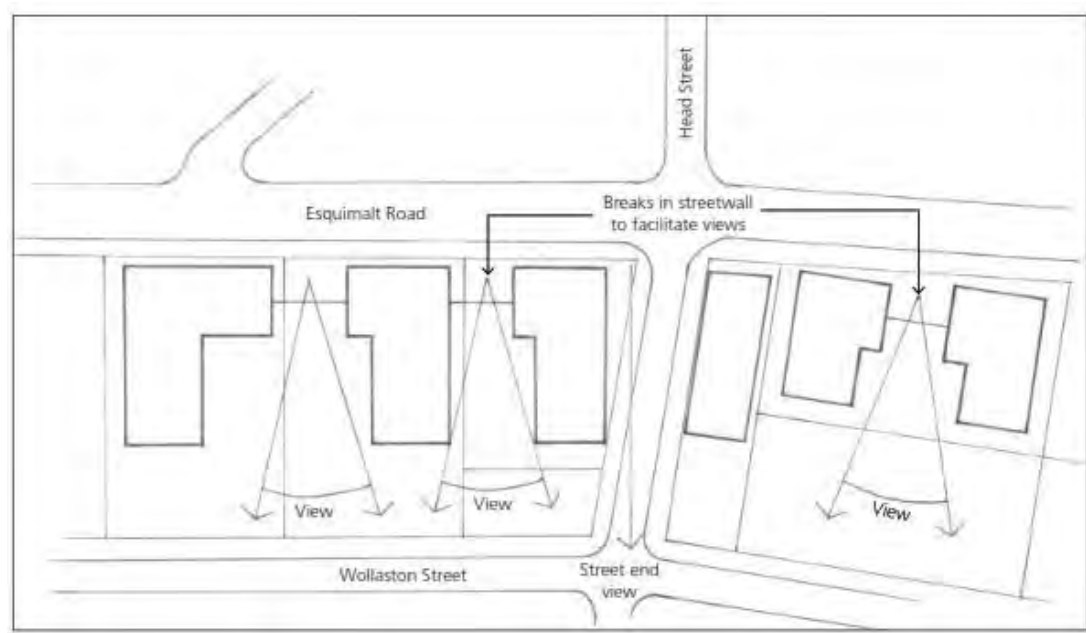


Figure 7. Breaks between buildings to support public views.

Policy

Parking in front of buildings is strongly discouraged along Esquimalt Road.

Policy

Consistent setbacks from the sidewalk to buildings are encouraged.

6.4.2 West Bay

Policy

~~Notwithstanding other policies set out in this OCP, m~~Maximum heights in ~~Neighbourhood Commercial/~~Neighbourhood Commercial Mixed-Use land use designated areas in West Bay are recommended to comply with the storeys limited to those heights identified in the West Bay development permit area.

6.4.4 ~~Mixed-Use~~ English Inn

OBJECTIVE: To create a vibrant mixed use development that integrates within the existing neighbourhood.

7

BUSINESS LAND USE



Business Land Use

7.1 General

Lands designated Business on the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) will be used for industrial and accessory uses. The lands are very valuable as employment and wealth generating lands and should be protected as such. [Residential use is strongly discouraged in this area.](#)

All business areas are designated a Development Permit Area.

8 FEDERAL LANDS



Federal Lands

8.2 Federal Land Development

8.2.1 Federal Land: Divestment ~~General~~

OBJECTIVE: To ensure that any divested federal lands are subject to appropriate land use planning prior to development.

Policy

Future land use on any lands divested by the Federal Government will be consistent with the objectives of the OCP, ~~of this or any future OCP.~~

Policy

Conservation of the least disturbed lands will be encouraged for habitat protection.

9

INSTITUTIONAL & PUBLIC FACILITIES LAND USE



Institutional & Public Facilities Land Use

9.2 Public and Private Service Facilities

OBJECTIVE: To encourage public and private service facilities that serve the needs of residents to locate in Esquimalt.

Policy

Support the development of a new Public Safety Building at 500 Park Place which will accommodate the Fire Department, ~~Police Services~~, Community Safety Services, the primary Emergency Operations Centre, an office for the Capital Regional District, an indoor multi-purpose space and outdoor courtyard for general community and public recreation, plus commercial uses along the ground level street frontage on Esquimalt Road. (*Amending Bylaw No. 3030, Adopted 07/05/2021*)

Policy

Recognize the value of maintaining the Esquimalt Municipal Hall as the primary emergency operations centre until the new Public Safety Building becomes operational, and the Archie Browning Sports Centre ~~Esquimalt Public Works Yard~~ as a secondary site. (*Amending Bylaw No. 3030, Adopted 07/05/2021*)

9.3 Schools

OBJECTIVE: To encourage the integration of schools into the community.

Policy

Support opportunities for ~~L'école École~~ Victor-Brodeur to expand their school facility in Esquimalt.

Policy

Recognize ~~L'école École~~ Victor-Brodeur as a centre for the francophone community in Esquimalt and the region.

9.4 Community Health and Wellness

OBJECTIVE: To promote the health and well being of residents.

Policy

Collaborate with health care providers to attract and retain healthcare, wellness, and social service professionals.

Policy

Actively work to reduce the number of people without a primary health care provider.

Policy

Work to implement the recommendations of the Health Care Needs Assessment Refresh.

Policy

Locate services in areas supported by existing or planned community spaces, open spaces, and transit services.

Policy

Encourage the development and provision of licenced childcare facilities.

10

PARKS, RECREATION & TRAILS



Parks, Recreation & Trails

10.2 Parks

OBJECTIVE: To balance the multiple purposes and uses of parks, such as cultural events, recreation, sports, ecosystem services, commemoration and aesthetic enjoyment, so that they contribute positively to the quality of life of residents.

Policy

~~Develop plans for new facilities and park infrastructure at Esquimalt Gorge Park.~~

12 INFRASTRUCTURE



Infrastructure

12.3 Stormwater Collection Systems

OBJECTIVE: To provide a stormwater collection system that can respond to the requirements of the environment and to manage the system to minimize disruptions due to failures in the system.

Policy

Endeavour to provide a stormwater collection system that has the capacity to service new development and mitigate climate change influenced flooding disasters. ~~anticipated climate change.~~

13 ENVIRONMENT, ENERGY & CLIMATE CHANGE



Environment, Energy & Climate Change

13.3 Reduction of Greenhouse Gas Emissions

OBJECTIVE: To continue to take action on stabilizing GHG concentrations in the atmosphere by reducing emissions.

13.3.2 Actions

1. Continue as a signatory to the Climate Action Charter and continue to make progress towards corporate carbon neutrality.
2. ~~Develop~~ Regularly update plans to reduce both corporate and community-wide energy consumption and GHG emissions.
3. Encourage contractors who deliver municipal services to work towards reducing the energy use and GHG emissions associated with those operations.
4. Where feasible, adopt fuel-efficient and low carbon vehicles and equipment in the municipal fleet.
5. Implement a corporate green buildings policy that sets an energy efficiency standard for new corporate buildings and for improving the energy efficiency of existing buildings.
6. Protect and enhance the carbon sequestration value of natural systems by enhancing the urban forest and protecting local soil.
7. Report annually on corporate energy and emissions, as well as actions taken to reduce both corporate and community-wide energy consumption and GHG emissions.
8. Work with stakeholders and local business owners to identify appropriate sites for the installation of a public fast charging (Level 3) stations. ~~Identify an appropriate site for the installation of a public Level 3 fast charging station.~~
9. Educate developers and homeowners on the ~~future~~ need for shading and cooling of buildings in the summer.

13.3.3 Building Energy Efficiency

OBJECTIVE: To reduce building emissions by increasing energy efficiency in new buildings.

Policy

Encourage the adoption of zero carbon, passive, efficient, and renewable energy systems in new buildings and during building retrofits.

Policy

~~Investigate options for encouraging~~ Encourage developers to achieve zero carbon, high energy performance in new developments through such tools as density bonusing, expedited permit approval process, rebate of development fees, and other incentives.

Policy

Pursue higher energy-efficiency performance in new developments, through the achievement of higher steps in the BC Energy Step Code ~~as an amenity associated with rezoning~~.

13.3.4 Low Carbon Transportation

OBJECTIVE: To Increase the number of trips made by walking, cycling, or transit.

Policy

~~Develop a multi-modal transportation plan to identify future policy and infrastructure changes~~ Continue to implement and regularly update the Active Transportation Network Plan to increase mode share in active transportation.

13.3.6 Passenger Vehicle Alternatives

OBJECTIVE: To reduce impact of motor vehicles that derive energy from fossil fuels by increasing capacity for alternative fueling and sharing.

Policy

~~Encourage the installation of electric vehicle charging infrastructure in all new multi-unit developments.~~

15 ARTS, CULTURE & HERITAGE



Arts, Culture & Heritage

15.1 Arts and Culture

OBJECTIVE: To encourage and develop a mosaic of appealing, lively and distinctive areas, vibrant public spaces, festivals, events and activities.

Policy

Promote an animated and accessible public realm where people can gather, connect and celebrate through art friendly public spaces and facilities.

15.2 Heritage

15.2.1 Heritage Values

OBJECTIVE: To ensure that community heritage values are considered in all land use decisions.

Policy

During redevelopment applications, additional density may be considered on all lands where heritage designation or conservation covenant protection is being pursued to maintain buildings, structures, trees, or landscapes with community recognized heritage value or character. Consideration will be given to the 'Significant Tree' list, [Schedule 'D' of Tree Protection Bylaw, 2015, No. 2837 as amended from time to time], when making land use decisions.

Celebrate Esquimalt's Heritage

OBJECTIVE: To respect the Township's proud history by celebrating and thereby enhancing community member's connections to the past.

Policy

Support the relocation of the Municipal Archives to a permanent purpose built space ~~to the first floor of Municipal Hall when the library relocates.~~

15.2.2 Heritage Preservation and Conservation

OBJECTIVE: To create a highly desired urban environment and strong sense of place.

Policy

Maintain or enhance public view corridors, focal points, pedestrian links, view points, and landmarks at a community wide and neighbourhood level. Public view corridors are shown on the “Public View Corridors and Gateways Map” (Schedule “G”).

17 DEVELOPMENT PERMIT AREAS (DPAS)



Development Permit Areas (DPAs)

17.2 Regulations

17.2.1 Designated Development Permit Areas

1. Development permits are required for development proposals in the areas designated in “Development Permit Areas Map” (Schedule “H” [DPAs 9-12](#)), or as otherwise designated in narrative form in specific Development Permit Areas ([DPAs 1-8](#)). This plan designates Development Permit Areas for:
 - Protection of the natural environment, its ecosystems and biological diversity;
 - Protection of development from hazardous conditions;
 - Revitalization of an area in which a commercial use is permitted;
 - Establishment of objectives for the form and character of intensive residential development;
 - Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
 - Establishment of objectives to promote energy conservation;
 - Establishment of objectives to promote water conservation; and
 - Establishment of objectives to promote the reduction of greenhouse gas emissions.

17.3 General Development Permit Exemptions

Except for ~~land development~~ within 20 m of the Gorge Waterway high watermark, [10 m of the Strait of Juan de Fuca, or](#) ~~and~~ within the Hazardous Conditions Development Permit Area, a development permit is not required in the case of:

1. An internal alteration to an existing building that does not increase its footprint;
2. A minor alteration [or addition](#) to the exterior of a building that does not change the architectural character of the development. For the purpose of this section, “minor” is defined as a change which does not do any of the following:
 - Increase site coverage more than 5% of the approved coverage;
 - Increase any bylaw non-conformities; or
 - Comprise more than 10 m² of floor area as defined in the Zoning Bylaw.
3. A minor alteration to the exterior of a building for building envelope maintenance purposes (e.g. replacement of siding and/or windows), that does not change the form and character.

4. Temporary buildings or structures that are erected either for offices for construction or marketing purposes for a period that does not exceed the duration of such construction, or two years, whichever is less. The building or structure must be located on previously disturbed land.

~~5.~~ 5. A fence less than 2.0 m in height.

~~5-6.~~ 5-6. Subdivision of land.

The following types of subdivision:

- ~~• Subdivisions resulting in three or fewer fee simple or bare land strata parcels;~~
- ~~• Subdivisions for lot line adjustments;~~
- ~~• Strata subdivision of buildings; and~~
- ~~• Subdivisions as a result of leases.~~

~~For greater certainty, buildings and land alterations associated with subdivision continue to require a development permit.~~

~~6-7.~~ 6-7. Park or trail improvements within a dedicated park excluding new buildings with a floor area of greater than 50 m².

~~7-8.~~ 7-8. Road or utility works within a dedicated highway.

~~8-9.~~ 8-9. Minor changes to design and finish of buildings, or landscaping.

~~9-10.~~ 9-10. Removal of trees with a valid tree cutting permit.

~~10-11.~~ 10-11. Emergency repairs to property where a safety hazard exists subject however to a post repair development permit if temporary measures exceed three months.

~~11. Replacement of sign faces with no change in the location, size or type of signage.~~

~~12. Signage approved by the Director of Engineering and Public Works.~~

~~12.~~ 12. Signage in all areas except DPA No. 4, 10, 11, 12.

13. Erection of temporary tent structures, provided that:

- A building permit has been issued with respect to the tent structure;
- The tent structure is accessory to a commercial or business park use occurring on the same property;
- The structure does not remain in use for a period of more than 14 days.

14. Utility buildings (e.g. pump stations, electrical and telephone kiosks) with a floor area of less than 10 m².

~~15.~~ 15. Accessory buildings with a floor area of less than 10 m².

~~15-16.~~ 15-16. Accessory Buildings that do not contain plumbing except for a single sink or single toilet or both.

~~16-17.~~ 16-17. A suite in a residential building provided that a building permit has been issued.

~~17-18.~~ 17-18. Alterations to landscaping where there is an approved landscape plan provided that there is no net loss of landscaping area and function as per the approved landscape plan.

~~18-19.~~ 18-19. Single detached dwellings. ~~Single detached dwellings except infill dwellings.~~

~~19-20.~~ 19-20. The Public Safety Building and Municipal public works, undertaken or authorized by the Township of Esquimalt, provided that the activity does not disturb natural areas. (*Amending Bylaw No. 3030, Adopted 07/05/2021*)

~~20-21.~~ 20-21. Agricultural uses within the Agricultural Land Reserve.

~~21-22.~~ 21-22. Removal of invasive alien plants (noxious weeds), as identified by the BC Forest, Lands and Natural Resource Operations' Invasive Plant Program, where extensive disturbance of the soil is avoided.



Natural Environment

18.4 Exemptions

~~18.4.1 Properties~~

~~1. For all properties:~~

- Interior renovations or alterations of existing buildings where residential density is not being increased.
- Ecological restoration projects undertaken or approved by the Township of Esquimalt.
- Installation of unpaved paths or walking trails that are less than 1 m in width and covered in naturally permeable materials [wood chips, bark mulch, sand or loose gravel] where the soil remains undisturbed.

~~2. For all lands located more than 7.5 m from the high watermark of the Gorge Waterway:~~

- Repair, maintenance or reconstruction, on the same footprint, of existing legal or legally non-conforming buildings, patios, driveways, parking areas and utilities, provided there is no alteration to natural soil or native vegetation.
- Construction of fencing where no native trees are removed and disturbance to native vegetation is minimal.
- The addition of small temporary landscape amenities including benches, tables, garden ornaments, playground equipment, and raised garden beds (not including retaining walls).

~~3. For all lands located more than 20 m from the high watermark of the Gorge Waterway, and more than 15 m from the high watermark of the Strait of Juan de Fuca:~~

- Minor additions [less than 10 m² in area] to an existing legal or legally non-conforming building or structure.
- Construction of buildings and structures less than 10 m² in area.
- Installation of seasonal recreation equipment such as children's play equipment, patio furniture, temporary above natural ground level pools/hot tubs.
- Temporary tent/carport structures.

~~18.4.2 Gorge Waterway~~

~~For all lands located more than 7.5 m from the high watermark of the Gorge Waterway:~~

- ~~1. Repair, maintenance or reconstruction, on the same footprint, of existing legal or legally non-conforming buildings, patios, driveways, parking areas and utilities, provided there is no alteration to natural soil or native vegetation.~~
- ~~2. Construction of fencing where no native trees are removed and disturbance to native vegetation is negligible.~~

The addition of small temporary landscape amenities including benches, tables, garden ornaments, playground equipment, and raised garden beds (not including retaining walls).

18.4.3 High Watermark

For lands located more than 20 m from the high watermark of the Gorge Waterway, and more than 15 m from the high watermark of the Strait of Juan de Fuca:

1. Minor additions [less than 10 m² in area] to an existing legal or legally non-conforming building or structure.
2. Construction of buildings and structures less than 10 m² in area.
3. Installation of seasonal recreation equipment such as children's play equipment, patio furniture, temporary above natural ground level pools/hot tubs.
Temporary tent/carport structures.

18.5 Guidelines

18.5.2 Natural Features

Natural features and areas to be preserved, protected, restored, and enhanced where feasible:

1. Retain existing healthy native trees, vegetation, rock outcrops, and soil wherever possible.
- ~~2. Preserve and enhance native tree and shrub clusters that overhang the waters edge as these provide shade, protection and feeding habitat for fish and wildlife.~~
2. Light spillage on to waterways is strongly discouraged.
3. Preservation of natural topography is favoured over blasting or building of retaining walls.
4. Narrower maneuvering aisles, fewer and smaller parking spaces can be considered where natural areas are being conserved.
- ~~5. Design new development and landscaping to frame rather than block public views.~~
- ~~6. Avoid disturbing, compacting and removing areas of natural soil as this can lead to invasion by unwanted plant species, poor water absorption and poor establishment of new plantings. Use of local natural soil in disturbed and restored areas will support re-establishment of ecosystem functions.~~

18.5.3 Biodiversity

Landscaping features that will protect, restore, and enhance biodiversity. Where feasible:

1. ~~New landscaping should~~shall include ~~consist predominantly of~~ native plant and tree species, non-invasive species, and drought tolerant species. Where feasible, at least 30% of plants should be native plants. ~~Plants that are native to the Coastal Douglas fir biogeoclimatic zone are preferred in landscape treatments they provide habitat for threatened indigenous flora and fauna. Drought tolerant plants native to western North America, that are known to be non-invasive, are a good alternative choice for landscaped areas.~~
- ~~2. In residential locations plan for 'nature out front'; for new landscaping in front and exterior side yards use a variety of site appropriate, native species; thereby contributing positively to pedestrian friendly urban streets, future greenways and habitat enhanced corridors.~~
- ~~3.~~2. Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year-round moisture requirements in their placement.
- ~~4.~~3. Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food gardens compliment each other.

- ~~5. Encourage native plant and food gardens to spill from private land into boulevards.~~
- ~~4. Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.~~
5. Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.
6. Incorporate a vertical vegetation structure (vertical habitat) including layers of ground cover, shrub, understorey and canopy in landscape design.

~~Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna. Avoid using fast-growing non-native plants to cover and retain soils as they may become invasive and a constraint to the establishment of other plants.~~

- ~~6. Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage. (Note that the majority of trees have their roots in the top 0.6 m of the soil).~~

~~Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).~~

- ~~7. Support the daylighting of portions of the stormwater system for enhanced habitat.~~
- ~~8. Aim to meet the Canadian Landscape Standards in all landscaping installations.~~

18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution). Where it is reasonable:

- ~~1. Strategically locate leafy trees/ hedges and water features to mask urban noises such as traffic, garbage collection and delivery locations. Consider that leafy rough barked trees, vine covered walls and natural ground cover materials (mulch, soil) will help dampen urban noise.~~
- ~~2. Use International Dark Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting shall be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.~~
- ~~3. Light spillage on to waterways is strongly discouraged.~~
- ~~4. Place trees and vegetation near sources of air pollution including busy roadways, to assist in reduction of air pollution through the collection of particulate matter on leaves and needles, and absorption of toxic gases, including but not limited to: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, carbon dioxide, cadmium, chromium, nickel and lead.~~

18.5.45 Drainage, Erosion, Stormwater, and Absorbent Materials

Measures to control drainage and shoreline erosion. Where it is reasonable: Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.

Reduce the impact of surges in stormwater on shorelines by designing on-site stormwater retention systems to contain the first 3 centimetres [1.25 inches] of precipitation on-site, per precipitation event; and incorporating rainwater collection systems into roof design and landscaping.

Consider using shared private/ public rain gardens. Direct a portion of stormwater to adjacent public open spaces, when deemed appropriate by the Director of Engineering and Public Works.

1. Incorporate ~~ion of~~ rain gardens, bio-swales, rain barrels, and ~~even~~ small depressions (~~puddles~~) into landscaping ~~will help reduce surges of stormwater entering local waterways.~~
2. ~~Prioritize~~ Maximize the ratio of planted and pervious surfaces ~~to unplanted surfaces~~ and design paved areas to direct water towards vegetated areas, ~~to help reduce surface run-off. Where paved surfaces are needed, intersperse with drought resistant vegetation and trees, to help absorb stormwater, provide shade and reduce the local heat island effect.~~
3. ~~2. Use porous surfaces to enhance stormwater infiltration, permeable paving is preferable for all open air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site.~~
4. ~~Choose absorbent landscaping materials; leaf mulches, wood chips and good quality top soil, over gravel, pavers and concrete. Provide mulch of organic, locally derived materials; leaf mulch from local tree leaves is most desirable.~~
5. ~~Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.~~

18.5.56 Protect, Restore and Enhance Shorelines

Measures to protect, restore, and enhance local shorelines (~~reducing shoreline hardening and dock development~~). When it is feasible:

1. Waterfront ~~developments property owners~~ are encouraged to ~~adopt become familiar with and adopt~~ a 'soft shore' restoration approach to the care of their foreshore property (i.e. Green Shores for Homes).
2. Avoid the expansion of dock area, bulkheads, groins, or other shoreline hardening structures. Removal or reductions in the surface area of existing private docks is encouraged.
3. Where shoring methods are required to prevent erosion or the sloughing of the shoreline, choose bio-engineering methods over the use of sea walls or retaining walls. Where sea walls or retaining walls are the only means of effectively preventing erosion, design in consultation with qualified environmental professionals as well as engineering professionals.
4. Ensure that shoreline modifications do not result in a net loss of ecological functions. Incorporate measures to protect ecological shoreline functions and ecosystem-wide processes. Plan for the enhancement of impaired ecological functions.

18.5.7 Native Bird Biodiversity

Measures to protect, restore and enhance native bird biodiversity. Where it is reasonable:

1. ~~Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).~~

- ~~2. Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.~~
- ~~3. Sustain a mix of habitat types; including forest, shrub land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.~~
- ~~4. Incorporate a vertical vegetation structure (vertical habitat) including layers of ground cover, shrub, understory and canopy in landscape design.~~
- ~~5. Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.~~
- ~~6. Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.~~
- ~~7. Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.~~

18.5.6 Bird Biodiversity and Better Buildings

Incorporate architectural features that limit collisions between birds and windows:

1. Avoid the use of monolithic glass, clear glass, mirrored glass, tinted glass, polished stone, and polished metal that can be highly reflective.
2. In locations where vegetation or the environment is likely to reflect on surfaces, reduce the mirror effect by using ultraviolet patterned glass (fritted or acid etched), frosted glass, exterior louvers, external blinds, sunshades, spandrel panels, mullions, shutters, grilles, and canopies.
3. When using patterns on glass to increase visibility to birds, ensure that the patterns are affixed to the exterior surface of the glass, and are high contrast and spaced no more than 50 mm apart.
4. Limit outdoor lighting and direct light toward pedestrian areas. Consider use of shielding, timers, motion sensors, and down-lighting. Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting should be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.
5. Cap and screen all ventilation pipes and grates. Avoid openings greater than 20 mm x 20 mm.
6. Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts.
7. Choose a mix of coniferous and deciduous trees to enhance bird species diversity.

19 DPA NO. 2



Protection of Development From Hazardous Conditions

19.1 Area

All lands located within the inundation area as calculated by the most recent Tsunami modeling program are designated as part of Development Permit Area No. 2 – Protection of Development from Hazardous Conditions. All lands located within the Regional Coastal Flood Inundation Area as calculated by the current Capital Regional District's Coastal Sea Level Rise Risk Report and Tsunami ~~m~~Modeling ~~p~~Program, as shown on the Tsunami Hazard Zone Map, are designated as part of DPA No. 2 (The Tsunami Hazard Zone Map may be found at: <https://esquimalt.maps.arcgis.com/home/index.html> or with the assistance of Township Staff).

19.2 Designation

Development Permit Area No. 2 is designated for the purpose of establishing objectives for:

- ~~Section 488 (1)(a) – protection of the natural environment, its ecosystems and biological diversity;~~
and
- Section 488 (1)(b) protection of development from hazardous conditions.

19.3 Justification

The Township is located in one of the most seismically active areas in Canada. As such it is imperative that land use and development decisions take into consideration the potential dangers associated with tsunamis.

~~A tsunami is a series of long surge-like waves and is usually caused by an underwater earthquake, landslide, or volcanic eruption. The most dangerous tsunami threat in the Capital Region will follow a major earthquake in the Cascadia subduction zone (CSZ), located about 100 km off Vancouver Island. Such an earthquake will cause ground shaking lasting between one and four minutes and will result in significant damage throughout the region (<https://www.crd.bc.ca/about/news/article/2013/04/19/modelling-tsunami>).~~

A tsunami is a natural hazard consisting of long, surge-like waves usually caused by an underwater earthquake, landslide or volcanic eruption that may last for hours. The waves can be up to 100 kilometres long and spaced as much as an hour apart. Beaches, bays, tidal flats, coastal river banks, and inlets along the Capital Region coastline are the most vulnerable to potential damage. Since the largest wave may arrive much later than initial waves, it is not safe to go back to coastal or low-lying areas until instructed. ()

These guidelines are justified based on the thousands of people across the globe who have been killed due to tsunamis.

19.5 Guidelines

1. No building intended for the occupation of people shall be built within an area ~~directly~~ impacted by a tsunami without the recommendation and guidance of a professional geotechnical engineer.

20 DPA NO. 3:



Small-Scale Multi-Unit Housing and Low Density Residential Redevelopment ~~Enhanced Design Control Residential~~

20.1 Area

All lands outlined and indicated lands zoned for as “SSMFH Lots” on Schedule A-2 Small-Scale Multi-Family (SSMFH) Zoning Overlay Map of the Township’s Zoning Bylaw are designated as DPA No. 3 two-unit dwellings (The Zoning Bylaw schedule may be found at: <https://www.esquimalt.ca/sites/default/files/2024-07/Schedule%20A.2%20SSMFH%20Zoning%20Overlay%20Map.pdf> or with the assistance of Township Staff) or zoned as Comprehensive Development Districts for residential developments only are designated as part of Development Permit Area No. 3 — Enhanced Design Control — Residential as shown on “Development Permit Areas Map” (Schedule “H”) of this Plan.

20.3 Justification

The following guidelines were developed to promote a high standard of design in the ~~allow for the better utilization and redevelopment of parcels within~~ Esquimalt’s predominantly low-density residential neighbourhoods, support the Small-Scale Multi-Unit Residential Housing zoning, and enhance development to achieve long-term livable neighbourhoods, and ensure that development occurs in a manner that retains the desirable physical characteristics of a neighbourhood.

Small-Scale Multi-Unit Housing~~Infill housing~~ represents an important component of the housing spectrum. ~~Because infill housing represents new development that is~~ located within the context of an existing residential neighbourhood. ~~It is~~ important that there is ~~harmonious~~ compatibility between the form and character of ~~the new development and the~~ existing development. The intent of these guidelines is not to demand the replication or imitation of surrounding buildings but rather to guide the design of structures to complement the public realm and provide new and existing residents with neighbourhood identity.

20.4 Exemptions

The following do not require a development permit:

1. Residential developments on parcels with more than 4 units; and

- ~~1.2. Additions or alterations renovations to one single unit buildingsdwelling (excluding infill units) situated on a fee simple parcel where additional units are not being added and where the floor area of the addition does not exceed 10% percent of the ground floor area of the dwelling; and~~
- ~~2. Additions or renovations to any two unit dwelling where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling.~~

20.5 Guidelines –~~Duplex Housing~~

20.5.1 Site Configuration and Placement of Parking

1. Buildings should be designed to minimize visual intrusion into surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies and patios into the building or by screening with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.
2. Front to back duplexes are discouraged on single frontage lots, but where proposed should be designed to minimize overlook into neighbouring units. Consider the immediate neighbours' use of their outdoor space.
3. Side by side, up and down, or staggered unit configurations are preferred as they result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the units.
4. The provision of usable open space should be part of an overall site development, landscape plan, and should take into consideration general site movement patterns (including parking), existing landscape features, sun access, privacy, and usability.
5. Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. Minimize views of large expanses of paving. The use of shared driveways is encouraged.
6. Garages and parking areas are encouraged to be located in the rear yard, where a lane exists.

20.5.2 Materials and Design

1. Avoid large one-dimensional, unbroken sloped roof areas facing the street.
2. Create interest in the façade of the buildings facing the street. The incorporation of architectural elements such as covered porches, verandas, and prominent front doors is encouraged.
3. Provide defining features such as a weather protecting roof overhang, distinctive door characteristics, or other features to help identify the entrance.
4. Hydro and gas metres should not be placed on the front façade of a building and, if placed in a location visible from the street, be appropriately screened in a manner consistent with utility requirements.

20.5.3 Additions to Existing Principal Buildings on a Site

1. Where an existing dwelling is being converted to include additional dwelling units, the original structure and any additions can be integrated in a complementary or contrasting architectural style and should be sympathetic in scale.

20.5.4 Natural Light

1. Dwelling units should be provided with windows of sufficient size and orientation to provide for sunlight and views. Smaller windows or light wells with obstructed views should not be the primary window orientation.
2. Avoid locating at-grade windows directly adjacent to parking areas. Windows in these locations should be provided with vegetation screening as separation from the parking area.

3. Ensure natural sunlight is provided for in all bedrooms

1.—

20.5.5 Accessibility

1. Pathways and pedestrian circulation should be designed to be accessible wherever possible.

2. Encourage more universally accessible housing for people with mobility limitations on the ground floor of buildings.
Consider including an access point that is accessible by wheelchair.

- 1.— ~~The fronts of the buildings should be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing while still maintaining a complementary streetscape.~~
- 2.— ~~Innovative and creative site-specific two-unit dwellings are encouraged where usable open space is maintained either on the ground (yard) or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.~~
- 3.— ~~Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.~~
- 4.— ~~Side by side, up and down, or staggered unit configurations are preferred as this result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.~~
- 5.— ~~The use of exterior building materials similar to those used in older residential neighbourhoods (i.e. combinations of wood, brick, stucco, and stone) is encouraged.~~
- 6.— ~~Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.~~
- 7.— ~~To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.~~
- 8.— ~~Buildings should be designed to minimize visual intrusion on to the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.~~
- 9.— ~~The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings~~
- 10.— ~~A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.~~
- 11.— ~~The provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.~~
- 12.— ~~Retention and protection of trees and the natural habitat is encouraged where possible.~~
- 13.— ~~Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. The building of curving access roads and driveways helps to avoid views from the street of large expanses of paving. The use of shared driveways is encouraged.~~
- 14.— ~~The use of permeable and decorative surfacing materials, such as brick, concrete pavers, textured concrete, coloured paving or grasscrete is encouraged in place of solid expanses of asphalt or concrete.~~

15. Where possible, hydro meters should not be placed on the front façade of a building and, if placed in a manner which is visible from the street, will be appropriately screened by the owner in a manner consistent with BC Hydro requirements.
16. Where an existing single-unit dwelling is being converted to a two-unit dwelling both the original structure and the addition shall be in complementary architectural style and constructed of complementary exterior finishes including roofing material, window treatments, exterior finishes, door styles and trims.
17. Roof styles and pitches of the original and new portions of the building must be complimentary.
18. For new or converted two-unit dwellings, garages and parking areas are encouraged to be located in the rear yard. Shared driveways are preferred to access the rear yard.
19. Where two single-lane driveways serve a two-unit lot, landscaping features are encouraged between the driveways.

20.6 Guidelines – Single-unit Infill Housing

20.6.1 Relationship to Existing Houses

1. Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to be complementary with the new construction.
2. Where two or more new separate dwellings are situated on a parcel or within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating complimentary architectural details.
3. Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses.

The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

20.6.2 Massing

1. New structures should be designed so that the overall massing is in keeping with other single-unit residences in the immediate area. New structures for lots other than corner or double frontage lots should be limited to one and one-half storeys.
2. New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.

20.6.3 Privacy/Screening/Shadowing

1. Proposed infill dwellings should have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features.
2. Windows, decks and patios should be located so as to minimize intrusion on to the privacy of adjacent properties.
3. Infill dwellings should be sited to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings.

20.6.4 Landscaping

1. Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.

~~2. Retention and protection of trees and the natural habitat is encouraged wherever possible.~~

~~20.6.5 Private Open/Yard Space~~

~~1. Any proposal for single-unit infill housing should provide for usable, private outdoor areas for each dwelling, at grade.~~

21 DPA NO. 4:



Commercial

21.1 Area

All lands designated Commercial/Commercial Mixed-Use and Neighbourhood Commercial Mixed-Use on either the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) “Development Permit Areas Map” (Schedule “H”) are ~~part of~~ are designated as DPA No. 4.

21.4 Exemptions

The following do not require a development permit:

1. The residential component of Mixed-Use buildings;
- ~~1-2.~~ Construction of buildings or structures less than 10 m² in area; and
- ~~2-3.~~ Minor additions to existing buildings and structures where the floor area of the addition does not exceed 10% of the ground floor area of the building or structure.

21.5 Guidelines

1. Façades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.
2. Achieve an attractive pedestrian-oriented streetscape with a significant amount of clear and transparent glazing for frontages at grade along all commercial streets. Clear site lines from inside buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.
- ~~1-3.~~ Achieve an attractive pedestrian-oriented streetscape with articulation, a fine scale of rhythm, and architectural details.
4. Incorporate frequent entrances into commercial frontages with a desired maximum spacing of 10 m.
5. Incorporate pedestrian oriented signage into ground floor façades. A signage and lighting program for any commercial development should be designed as a totality with signs, lighting, and weather protection architecturally integrated from the outset.
- ~~2-6.~~ Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.
- ~~3-7.~~ Buildings should be designed and sited to minimize the creation of shadows on public spaces.

- ~~4-8.~~ Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.
- ~~5-9.~~ Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.
- ~~6-10.~~ The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- ~~7-11.~~ Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops, and street furniture.
- ~~8-12.~~ Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.
- ~~9.—Retention and protection of trees and the natural habitat is encouraged wherever possible.~~
13. Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping, and attractive exterior finishing materials.

22 DPA NO. 5:



Business

22.1 Area

All lands designated Business on either the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) “Development Permit Areas Map” (Schedule “H”) are part of are designated as DPA No. 5.

22.4 Exemptions

The following do not require a development permit:

1. Construction of buildings or structures less than 10 m² square metres in area; and
2. Minor additions to existing buildings where the floor area of the addition does not exceed 10% of the ground floor area of the building.

23 DPA NO. 6:



Multi-family Residential

23.1 Area

All land designated Townhouse Residential, Medium Density Residential, High Density Residential, Commercial/Commercial Mixed-Use, and Neighbourhood Commercial Mixed-Use Multi-Unit Residential on either the “Present and Proposed Land Use Designation Maps” (Schedules “A” and “B”) “Development Permit Areas Map” (Schedule “H”) are ~~part of~~ are designated as DPA No. 6

23.3 Justification

This Plan emphasizes the importance of protecting residential neighbourhoods and encouraging a high quality of construction for new developments. It is essential that new multi-unit residential development is compatible with the existing or planned surrounding uses and contributes positively to long-term livability. ~~not have a negative impact on, or be out of character with, existing residential neighbourhoods. The primary objective of Development Permit Area No. 6 is to ensure that the development of multi-unit residential sites is compatible with surrounding uses.~~

23.4 Exemptions

The following do not require a development permit:

1. The commercial component of Mixed-Use buildings;
2. Construction of buildings or structures less than 10 m² in area; and
3. Minor additions to existing dwellings where the floor area of the addition does not exceed 10% of the ground floor area of the dwelling; and
- ~~3. Placement of signs less than 1.5 m² in size.~~

23.5 Guidelines

23.5.1 General

The following guidelines apply to all multi-family and mixed-use buildings, including townhouses where there are more than 4 units per parcel:

1. The size and siting of buildings ~~that abut existing single and two-unit and townhouse dwellings~~ should reflect the size and scale of adjacent development and future development and complement the surrounding uses. To achieve this, height and setback restrictions and/or relaxations may be imposed as a condition of the development permit.
2. Site and orient buildings to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.
3. Design all street facing façades to appear like front façades. Use architectural emphasis to define street corners. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.
- ~~2-4.~~ New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.
- ~~3-5.~~ High-density multi-unit residential buildings or mixed commercial/residential buildings ~~in commercial areas~~ should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.
- ~~4-6.~~ Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas, and break up large expanses of paving.
7. Parking should be located behind buildings or underground. Above ground structured parking is discouraged. Wrap any above ground structured parking with active (residential or commercial) uses to buffer parking from public spaces. Surface parking areas in developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.
- ~~5.~~ Recess parking garages and entrances from the front face of buildings.
- ~~8.~~ Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.
- ~~9.~~ Outdoor storage, garbage, and recycling areas should be screened from view, wherever possible.
- ~~6.~~ The retention of public view corridors, particularly views to the water, should be encouraged, wherever possible.
- ~~7-10.~~ Stepped-down building designs are encouraged for sloping sites ~~to preserve view corridors, particularly views to the water, and to complement natural topography.~~ stepped-down building designs are encouraged for sloping sites.
- ~~8.~~ Retention and protection of trees and the natural habitat is encouraged wherever possible.
- ~~9.~~ 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.
- ~~10-11.~~ Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.
12. Provide direct pedestrian access from the public sidewalk to residences, storefronts, and businesses. Residential entries should be clearly visible and identifiable from the fronting public street. Recessed entrances to buildings from the sidewalk or property line are encouraged.
- ~~11.~~
- ~~12.~~ Avoid excessively long blank walls adjacent to public streets.
- ~~13.~~ Use architectural emphasis to define street corners.
- ~~Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of reside~~
- ~~13.~~ along with private yards that are accessible from the fronting street or lane to encourage community interaction. Provide for slightly raised entrances to ground floor residences. Residential entrances should be emphasized by incorporating a front patio or stoop.
14. Encourage more universally accessible housing for people with mobility limitations on the ground floor of buildings. Consider including an access point that is accessible by wheelchair.

15. Apartment lobbies should have direct sight lines into them from the fronting street, and where possible, multiple access points, to enhance building access and connectivity with adjacent open spaces.
16. A landscaped transition zone between the entryway and public sidewalk should be considered.
17. Locate active uses at grade and at or near the sidewalk.
- 14-18. Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:
- Install a vertical trellis in front of the wall with climbing vines or other plant material.
 - Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening.
 - Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface.
 - Employ quality materials of different textures and colours to make the wall more interesting visually.
 - Provide special lighting, canopies, awnings, horizontal trellises, or other human-scale features that break up the size of the blank wall surface and add visual interest.
 - Incorporate walls into a patio or sidewalk café space.
 - Terrace (step down) retaining walls.
19. Exposed stairways and hallways on the exterior street facing portion of the building are discouraged.
20. Ensure natural sunlight is provided for in all bedrooms.
21. Provide usable private amenity open spaces that are adequately sized for the scale of the development. Locate them in highly visible areas, overlooked by housing units.
22. Provide a minimum separation of 24 m between tall buildings that are over 6 storeys in height for privacy and to minimize shadowing. To ensure a 24 m building separation is achieved, provide a minimum separation of 12 m from side and rear property lines or to the centre line of an abutting lane.
- 15-23. The maximum floor plate size is 750 m² for the portion of any building that is over 12 storeys in height, to maximize light and ventilation for occupants and to minimize shadowing.
- ~~16. Use of indigenous and adaptive plant species is encouraged.~~
- ~~17. All exterior lighting should avoid excessive stray light pollution and should meet International Dark Sky standards.~~
- ~~18. Wherever possible, outdoor storage and parking areas should be screened from view.~~

23.5.2 Townhouses

The following additional guidelines apply only to townhouses where there are more than 4 units per parcel:

1. Design townhouse buildings to not exceed 40 m in length.
2. Sufficient building separation should be provided between buildings to maximize daylight and minimize shadowing.
3. The common wall overlap between adjoining dwellings should be at least 50%.
4. Incorporate a range of design elements and architectural features into building façades that are rich and varied in detail.
5. Both front and rear yards should be landscaped.
6. Discourage galley-style developments where building complexes are sited perpendicular to streets and where residential unit entries are oriented internally to the driveway.
7. Surface parking areas should be situated away from the street and screened by berms, landscaping or solid fencing, or a combination of these measures.

8. Buildings should be sited and parking oriented to minimize the amount of the site dedicated to automobile circulation and parking including encouraging the use of shared driveways between adjacent parcels, to support on-site soft landscaping.

24 DPA NO. 7:



Energy Conservation & Greenhouse Gas Reduction

24.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants) is strongly encouraged and may be required in certain circumstances.

24.5.1 Siting of buildings and structures

Where it is feasible:

1. Orient buildings to take advantage of ~~site-specific~~ site-specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.
2. Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.
3. In ~~commercial, residential or commercial mixed-use designated~~ areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.
4. Provide green space ~~for pleasant and~~ pedestrian pathways between buildings.
5. Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.
6. Provide space for significant landscaping including varying heights of trees, shrubs, and ground covers. Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings.
7. Provide intuitive pedestrian access to storefronts and businesses with site connectivity to nearby amenities and services to help promote walking and the use of other active transportation modes.
8. Provide ~~usable~~ outdoor amenities such as seating, food gardens, mini-libraries, and play spaces in semi-public areas to enhance the experience of walking and recreating in the neighbourhood.
9. ~~In residential neighbourhoods, provide space for larger trees and a second row of street trees as this will enhance the pedestrian experience by lowering wind velocity at street level, reducing excessive heating at ground level and absorbing vehicle and other urban noises.~~

24.5.2 Form and exterior design of buildings and structures

Where it is feasible:

1. Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.
2. Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.

3. Use roof designs that reduce heat transfer into neighbouring buildings, ~~helping reduce the local heat island effect and the need for cooling of buildings in warmer months.~~
4. Place more windows on the south side of buildings to increase solar gain, and use well-insulated fewer/smaller windows on the north side to minimize heat loss, balancing daylighting, views, and ventilation needs.
5. Use roof over-hangs, fixed-fins, or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.
6. Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.
7. Provide building occupants with control of ventilation; i.e. windows that open.
8. Consider including Add rooftop patios, greenhouses, green roofs, and gardens, ~~particularly food producing gardens, as they can contribute to local resilience, livability, and reduction in greenhouse gas production by reducing food transportation costs.~~
- ~~9. Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.~~
- ~~10.9.~~ 10.9. Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.
- ~~11.10.~~ 11.10. In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.

24.5.3 Landscaping

Where it is feasible:

- ~~1. Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.~~
1. In residential locations plan for 'nature out front'; for new landscaping in front and exterior side yards use a variety of site-appropriate, native species thereby contributing positively to pedestrian friendly urban streets, future greenways, and habitat enhanced corridors.
2. Choose open space and landscaping over dedicating space to the parking and manoeuvring of ~~private~~ motor vehicles.
- ~~3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.~~
- ~~4. Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.~~
- ~~5.3.~~ 5.3. Strategically place taller deciduous trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.
- ~~6. Strategically place coniferous trees such that they can buffer winter winds.~~
- ~~7. Plant shorter and sturdier vegetation closer to buildings and other structures, and taller vegetation further away to avoid potential damage from strong winds blowing vegetation against buildings.~~
- ~~8.4.~~ 8.4. As context and space allow, plant trees that will attain a greater mature size, ~~for greater carbon storage; removal of healthy trees is discouraged as the loss of the ecosystem services provided by larger trees will take many years to recover.~~
- ~~9.5.~~ 9.5. In residential neighbourhoods and along roadways, parking areas, and sidewalks, provide space for larger trees with a larger canopy cover as this will enhance the pedestrian experience. ~~Plant trees with a larger canopy cover along roadways and sidewalks, thereby providing shading of paved areas, lowering the heating of paved surfaces and~~

~~reducing the wind velocities in these pedestrian areas. For commercial areas, strategically increase green space between buildings, allowing room for landscaped pathways to improve the pedestrian experience, promote walking, and provide for improved light penetration on to sidewalks.~~

~~10. For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.~~

24.5.4 Machinery, equipment, and systems external to buildings ~~and other structures~~

Where it is feasible:

1. For external lighting:
 - Choose efficient low-energy and long life technologies;
 - Design lighting to reinforce and compliment existing street lighting;
 - Use motion-sensitive or solar-powered lights whenever possible;
 - Layer lighting for varying outdoor needs; and
 - Provide lighting systems that are easily controlled by building occupants.
- ~~2. Limit outdoor lighting and direct light toward pedestrian areas. Consider use of shielding, timers, motion sensors, and down-lighting. Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting should be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.~~
- ~~2-3.~~ Use heat pumps, solar panels, green (living) roofing, or an innovative system to improve a building's energy performance.
- ~~3-4.~~ Use durable, vandalism, and graffiti resistant materials where neighbourhood surveillance may be limited.
- ~~4-5.~~ Design for on-site heat recovery and re-use of water.
- ~~5-6. In commercial and industrial areas: d~~ Design bicycle parking facilities to be inviting for cyclists. Locate bike racks near the main building entrance, with adequate lighting and weather protection.
- ~~6. In commercial areas, provide fast charge electric vehicle charging stations near locations that have quick customer turnover, and ensure the station is easily accessible, well lit, and visible from the public street.~~
7. Provide car sharing facilities that are well lit, available for residents and the public, and easily accessed from the public street and not behind a gate.

24.5.5 Special Features

Where it is feasible:

- ~~1. Select building materials that have been shown to have a high level of durability for the use intended.~~
- ~~2-1.~~ Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.
- ~~3-2.~~ Select local and regionally manufactured building products whenever possible ~~to reduce transportation energy costs.~~
- ~~4-3.~~ Reuse of existing buildings and building materials is encouraged.
- ~~5-4.~~ Choose materials that have a high likelihood of reuse or recycling at end of life.

25 DPA NO. 8:



Water Conservation

25.3 Justification

Guidelines that conserve water also reduce energy use from treating and distributing potable water and treating wastewater, and help communities prepare for expected water shortages from climate change.

Urban areas have high water demands. Landscaping uses a considerable quantity of potable water. Stormwater can be either a burden on municipal infrastructure and local shorelines or a resource used within the community to lessen water demand for landscaping.

The guidelines in this section are intended to implement the Township's sustainability objectives to develop a green economy and reduce the overall risks and impacts of climate change through:

- Reduced per capita water consumption in new developments;
- Better use of existing water system infrastructure and reduced need for system capacity expansion; create a positive impact on the natural environment and hydrological systems;
- Innovation in the use of stormwater to reduce landscaping water requirements; and
- Reduced impact on the stormwater management system from the over use of potable water for landscaping.
- Wise use of potable water and stormwater to reduce energy consumption and costs associated with the treating and distribution of potable water;
- By making the best use of existing infrastructure, the need for system capacity expansion and extension can be reduced;
- Reduced potable water consumption which leads to reduced energy consumption associated with the treating of wastewater;
- The best use of existing infrastructure so that the need for system capacity expansion and extension can be reduced;
- Use of stormwater for landscaping to assist in the conservation of local water reserves; and
- Rain gardens, retention ponds, and bioswales that can provide value as an urban design element and provide a source of delight in a passive recreation environment, and enhanced wildlife habitat and biodiversity.

25.5 Guidelines

The expertise of qualified environmental professionals (retained by applicants) is strongly encouraged and may be required in certain situations.

25.5.1 Building and Landscape Design

Where it is feasible:

- ~~1. Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first three centimetres (1.25") of stormwater on site, per precipitation event.~~
1. Provide space for absorbent landscaping, including significantly sized trees on the site.
- ~~2. Design and by not allowing~~ underground parking structures to allow space for significantly sized trees. ~~extend beyond building walls~~
- Incorporate rainwater collection systems into roof design; consider using green roofs, living roofs, and walls as part of a rainwater collection system.
- ~~4. Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.~~
- 5.4. Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.
- ~~6.5.~~ Design landscaping with more planted and pervious surfaces than solid surfaces.
- ~~7.6.~~ Direct stormwater towards adjacent public spaces, with rain gardens/-bioswales ~~located on public property where it would benefit both the new development and the municipality and where it is deemed appropriate by municipal staff.~~

~~25.5.2 Landscaping – Select Plantings for Site and Local Conditions~~

Where it is feasible:

- ~~1. Retain existing native trees vegetation, and soil on site.~~
- ~~2. Plant species native to the Coastal Douglas-fir biogeoclimatic zone, as they are most suited to our climate and require little additional irrigation once established.~~
- ~~3. Consider shade, sunlight, heat, wind exposure and sea spray, as well as water needs in the selection and placement of plant species.~~
- ~~4. Group plants with similar water needs into hydro-zones.~~

25.5.23 Landscaping – Retaining Stormwater on Site (absorbent landscaping)

Where it is feasible:

- Preserve and restore treed areas. ~~Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.~~
- Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.
- Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.
- ~~4. Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.~~

~~5.4.~~ Use good quality top-soil and compost for the finish grading of disturbed areas to contribute to the water holding capacity of newly landscaped areas.

~~6. Choose bark mulches or woodchips for walking paths for enhanced absorption.~~

5. Plant at densities that will ensure vegetated areas have 100% plant canopy coverage after two full growing seasons. Consider that understory native plants are adapted to local climates, absorb seasonal soil moisture and reduce compaction due to foot traffic.

6. Group plants with similar water needs into hydro-zones.

~~7.~~

25.5.34 Landscaping - Water Features and Irrigation Systems

26 DPA NO. 9:



English Inn

26.1 Area

Lands ~~outlined and indicated designated as English Inn Mixed-use are part of Development Permit Area “English Inn” on Schedule “H” are designated as DPA No. 9 —English Inn.~~

27 DPA NO. 10:



Esquimalt Town Square

27.1 Area

~~Lands legally described as Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782 (PID: 029-349-311) are designated as Development Permit Area. All lands outlined and indicated as “Esquimalt Town Square” on Schedule “H” are designated as DPA No. 10—Esquimalt Town Square.~~

27.2 Designations

Development Permit Area No. 10 is designated for the purpose of:

- Section ~~919.1488~~(1)(i) – establishment of objectives to promote water conservation; and
- Section ~~919.1488~~(1)(j) – establishment of objectives to promote the reduction of greenhouse gas emissions.

28 DPA NO. 11:



West Bay

28.1 Area

All lands outlined and indicated as “West Bay” on ~~(Schedule “H”)~~ are part of are designated as DPA No. 11.

28.2 Designations

Development Permit Area No. 11 is designated for the purpose of establishing objectives for:

- Section ~~919.1488~~(1)(i) – establishment of objectives to promote water conservation; and
- Section ~~919.1488~~(1)(j) – establishment of objectives to promote the reduction of greenhouse gas emissions.

29 DPA NO 12



McLoughlin Point

29.1 Areas

All lands outlined and indicated as “McLoughlin Point” on Schedule “H” are designated as DPA No. 12. Development Permit Area No. 12 applies only to Lot 1, Section 11, Plan EPP36468. PID 030-006-813.

OFFICIAL COMMUNITY PLAN: MAPS



Schedule G

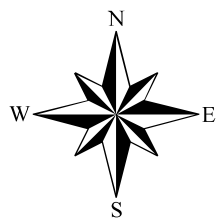
Public View Corridors and Gateways

Schedule H

Development Permit Areas 9-12

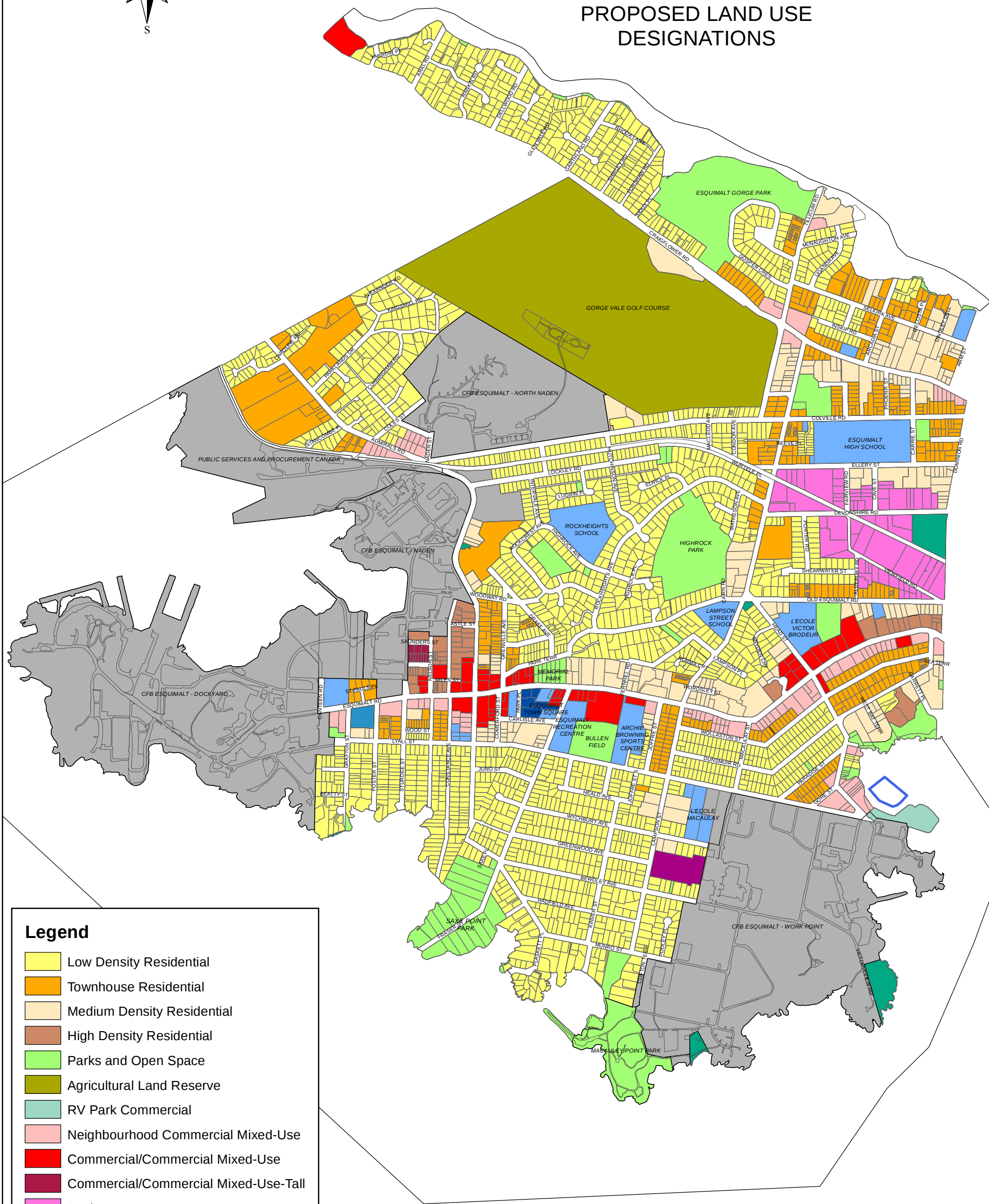
Schedule "2"

**SCHEDULE B
PROPOSED LAND USE DESIGNATIONS**



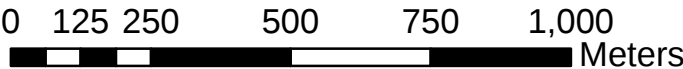
OFFICIAL COMMUNITY PLAN

SCHEDULE B
PROPOSED LAND USE
DESIGNATIONS



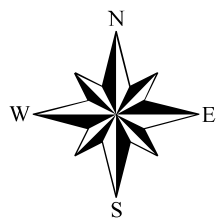
Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- High Density Residential
- Parks and Open Space
- Agricultural Land Reserve
- RV Park Commercial
- Neighbourhood Commercial Mixed-Use
- Commercial/Commercial Mixed-Use
- Commercial/Commercial Mixed-Use-Tall
- Business
- Public Utilities
- Institutional
- Federal Land
- English Inn
- Esquimalt Town Square
- St. Peter and St. Paul's
- Floathome Residential



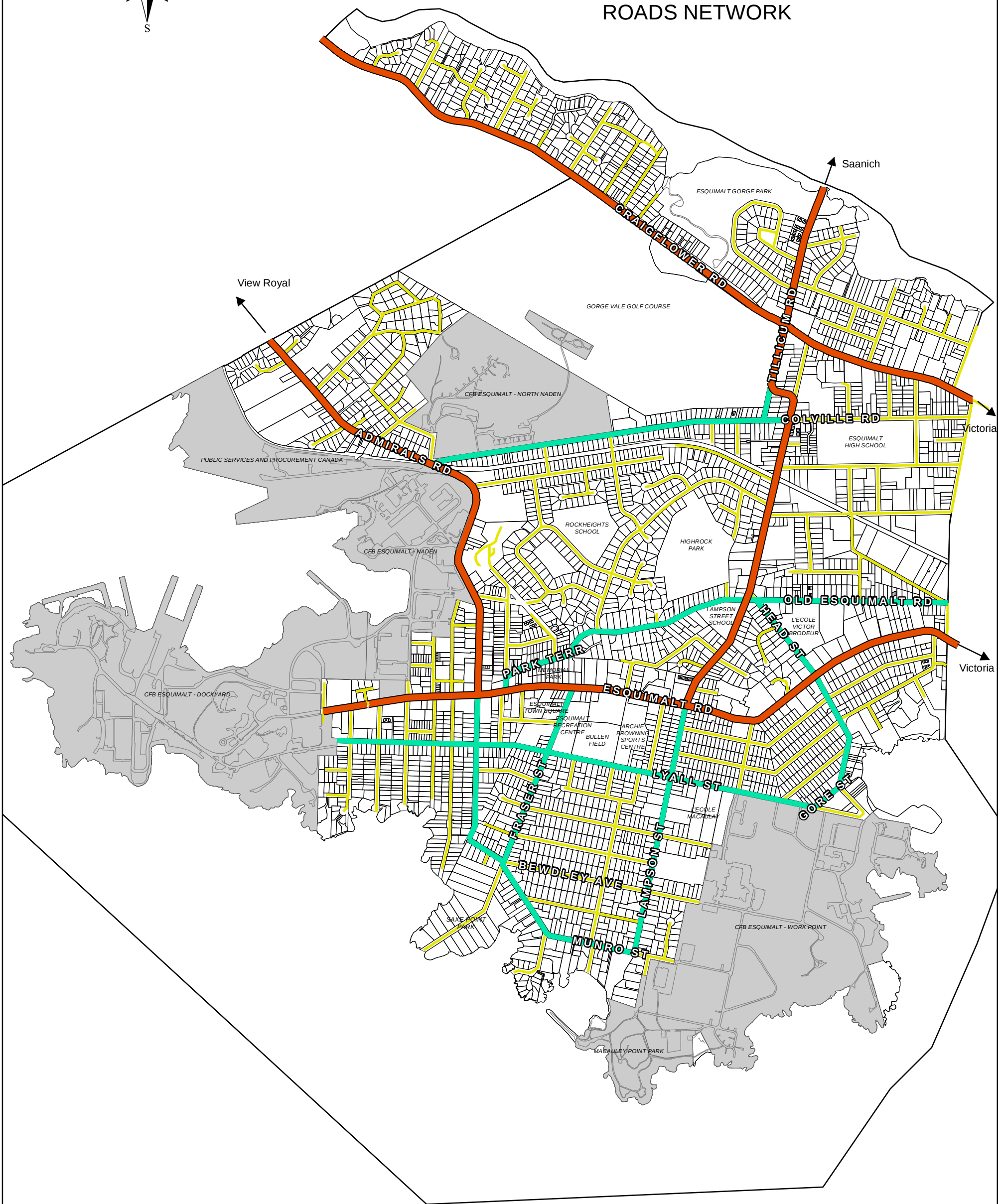
Schedule “3”

SCHEDULE C
ROADS NETWORK



OFFICIAL COMMUNITY PLAN

SCHEDULE C
ROADS NETWORK



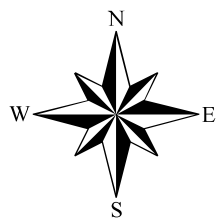
Legend

- Major Roads
- Residential Collector Roads
- Roads (Built)
- Township of Esquimalt Boundary

0 125 250 500 750 1,000
Meters

Schedule “4”

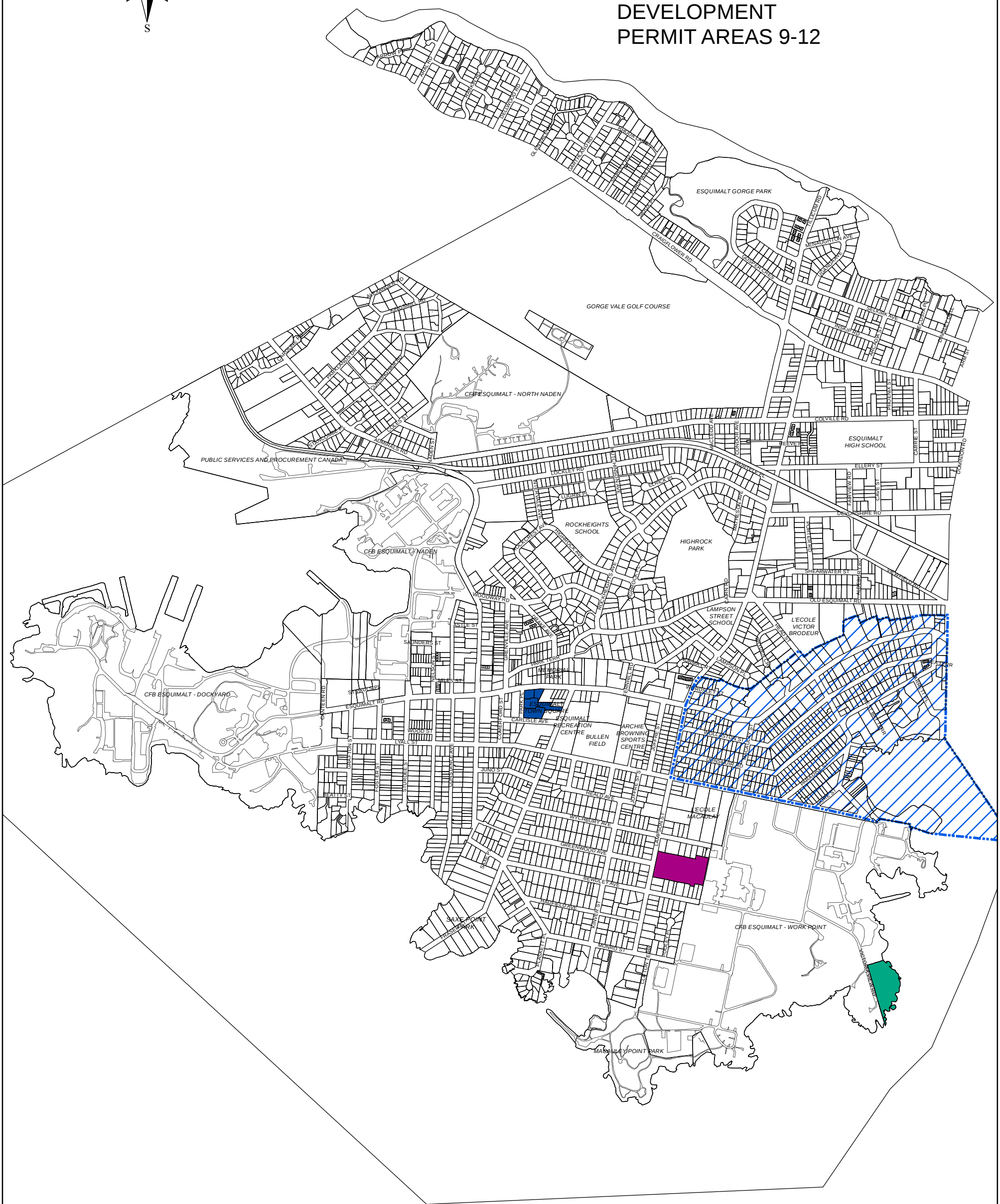
SCHEDULE H
DEVELOPMENT PERMIT AREAS 9-12



OFFICIAL COMMUNITY PLAN

SCHEDULE H

DEVELOPMENT
PERMIT AREAS 9-12



Legend

Development Permit Area

- 9 - English Inn
- 10 - Esquimalt Town Square
- 11 - West Bay
- 12 - McLoughlin Point

Note: DPAs 1-8 are designated in their respective parts in narrative form.

