

Official Community Plan Bylaw

Public Hearing and 3rd Reading

Elements of OCP Recalibration

- Changes to OCP:
 - Updated tables and figures with 2021 Census data
 - Acknowledge First Nations
 - New “Small-Scale Multi-Unit” (SSMUH) and “Affordable” Housing policies & guidelines
 - Revised building policies & guidelines (multi-unit, commercial, mixed-use, townhouse)
 - Revised environmental guidelines (natural features, energy and water conservation, GHG emissions)

Sec. 2

Township of Esquimalt

- Updated Vision, Mission, and Values from Council Priorities Plan 2023-2026
- Updated demographic data figures and tables with 2021 Census
- Added language that acknowledges First Nations' stewardship of Esquimalt for millennia

Sec. 4

Land Use Planning

- Clarified that policies identifying a number of storeys are guidelines for height
- Allow for small scale commercial development in residential areas

Sec. 5

Housing & Residential Land Use

- Updated housing data with 2021 Census
- New Floor Area Ratio (FAR) infographic
- New policies:
 - Small-Scale Multi-Unit housing definitions, exemptions, and mitigation of density impacts
 - Townhouse density limited to 0.7 FAR and 3 storeys
 - Multi-generational housing for seniors, children, and families
 - Allow for small scale commercial uses in residential areas
 - Provide housing from nonmarket housing providers, on municipal land, and support displaced tenants

Sec. 6

Commercial & Commercial Mixed-Use Land Use

- New policies:
 - Limit height to 12 storeys in “Commercial/Commercial Mixed-Use” land use
 - Change name from “Commercial/Commercial Mixed-Use - Tall” to “Sussex/Saunders Mixed-Use” land use
 - New density bonusing amenities for medical services, nonmarket housing, and tree protection
 - Encourage good urban design and a mix of shops and services at Head St. & Esquimalt Rd.

Sec. 9

Institutional & Public Facilities Land Use

- New policies:
 - Attract healthcare and social service professionals
 - Encourage development of childcare facilities

Sec. 18 DPA No. 1

Natural Environment

- New Bird Biodiversity and Better Buildings guidelines (18.5.6)
- Simplified guidelines:
 - Native, non-invasive species (18.5.3)
 - Bio-swales (18.5.4)
 - Pervious surfaces (18.5.4)
 - Green Shores for Homes (18.5.5)

Sec. 19 DPA No. 2

Protection of Development From Hazardous Conditions

- Revised tsunami guidelines:
 - Definitions
 - Inundation area
 - Building within a tsunami zone
- Link to Tsunami Hazard Zone Map

Sec. 20 DPA No. 3

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

- New guidelines:
 - Site Configuration and Placement of Parking (20.5.1)
 - Materials and Design (20.5.2)
 - Additions to Existing Principal Buildings (20.5.3)
 - Natural Light (20.5.4)
 - Accessibility (20.5.5)

Sec. 21 DPA No. 4

Commercial

- New guidelines:
 - Require a significant amount of transparent windows for ground level frontages
 - Pedestrian-oriented streetscapes and signage
 - Frequent entrances facing streets
- Revised guidelines:
 - Expanded to apply to the commercial component in mixed-use buildings

Sec. 23 DPA No. 6

Multi-Family Residential

- New guidelines:
 - Overlook onto public spaces
 - Design street facing front facades
 - Recess garages and front entrances
 - Emphasize residential entrances
 - Multiple building access points
 - Sight lines to lobbies
 - Screen garbage & storage areas
 - Landscaped transition zones
 - Accessible ground floor housing
 - Min. separation between tall buildings
 - Max. floor plate for tall buildings

Sec. 23 DPA No. 6

Multi-Family Residential

Townhouses

- New guidelines for townhouses with more than 4 units per lot:
 - Building length max. of 40 m
 - Separate buildings
 - Incorporate varied architecture
 - Landscaped yards
 - Discourage galley-style townhouses
 - Screen parking
 - Minimize driveway surfaces

Sec. 24 DPA No. 7

Energy Conservation & Greenhouse Gas Reduction

- New guidelines:
 - Design planting areas for large trees (24.5.1, 24.5.3)
 - Direct light downwards and use Dark Sky Association fixtures (24.5.4)
- Simplified guidelines:
 - Roof design, greenhouses, and gardens (24.5.2)
 - Front yard landscaping (24.5.3)

Sec. 25 DPA No. 8

Water Conservation

- Simplified guideline:
 - Design underground parking to allow for large trees (25.5.1)

Maps

Revised maps

- Proposed Land Use Designations (Schedule B):
 - Added “Sussex/Saunders Mixed-Use” land use
- Roads Network (Schedule C):
 - Reflects current road classifications
- Development Permit Areas 9-12 (Schedule H):
 - Simplified map by removing DPAs 1-8 which are in narrative form

Chronology / Timeline

- Nov 30, 2023 – Province passes Bill 44
- May 2025 – OCP Review in progress
- Jun–Jul 2025 – Presented Project Plan to APC and Council
- May–Aug 2025 – Stakeholder Engagement
- Sept 2025 – DRC and APC Review
- Sep 15, 2025 – Council (COTW) workshop on content of OCP
- Nov 2025 – 1st and 2nd Readings of Bylaw
- Dec 1, 2025 – Public Hearing and 3rd Reading of Bylaw
- Dec 15, 2025 – OCP must be amended and approved by Council

Questions on draft OCP

