



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

NOTICE OF MOTION

From: Councillor Olga Liberchuk

Introduced: September 24, 2018

Subject: **Three bedroom units in multi-unit residential developments**

WHEREAS: Esquimalt has an increasing number of young families moving into the community,

AND WHEREAS: new multi-unit residential developments rarely include larger units with three bedrooms that can accommodate families with children,

AND WHEREAS: Section 5.6 of our Official Community Plan recognizes “the shortage of family and child friendly housing in Esquimalt” and has a policy to “encourage the provision of medium and high density commercial mixed-use developments designed for families with children”,

THEREFORE BE IT RESOLVED: that Council direct staff to draft a bylaw that requires a minimum of 10% of units in new multi-unit residential developments to be three bedroom units,

AND THEREFORE BE IT FURTHER RESOLVED: that Council direct staff to include provisions in the bylaw to ensure that three bedroom units do not have age restrictions.

STRATEGIC RELEVANCE:

We continue to enhance the health and liveability of the community

- Support community growth and development consistent with our Official Community Plan

FINANCIAL IMPLICATIONS:

Staff time to prepare the bylaw.

BACKGROUND:

Below is an excerpt from the bylaw in the Town of Sidney attached as an example:

Town of Sidney

Bylaw Number 2015 June 11, 2012



Excerpt 1:

5.4.3 Commercial Building Regulations: All Structures

2. Where residential units are included in a building, a minimum of 10% of the units must:
 - i. have a minimum of three (3) bedrooms. All calculations shall round up to the nearest whole number; and
 - ii. have a minimum gross floor area of 100 square metres;

Excerpt 2:

That as conditions of approval of Development Variance Permit Application No. [REDACTED], the property owner shall, prior to the issuance of Building Permit:

1. Register a restrictive covenant on the title of the property prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age;