







5 HOUSING & RESIDENTIAL LAND USE



5.1 General: Anticipated Housing Needs in the Next Five Years

Table 1 and Figure 7 show the housing statistics for Esquimalt based on the 2011 and 2016 Federal Censuses. Note that there are significant differences in the trends for each housing type. 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 BETWEEN 2011 AND 2016.

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.

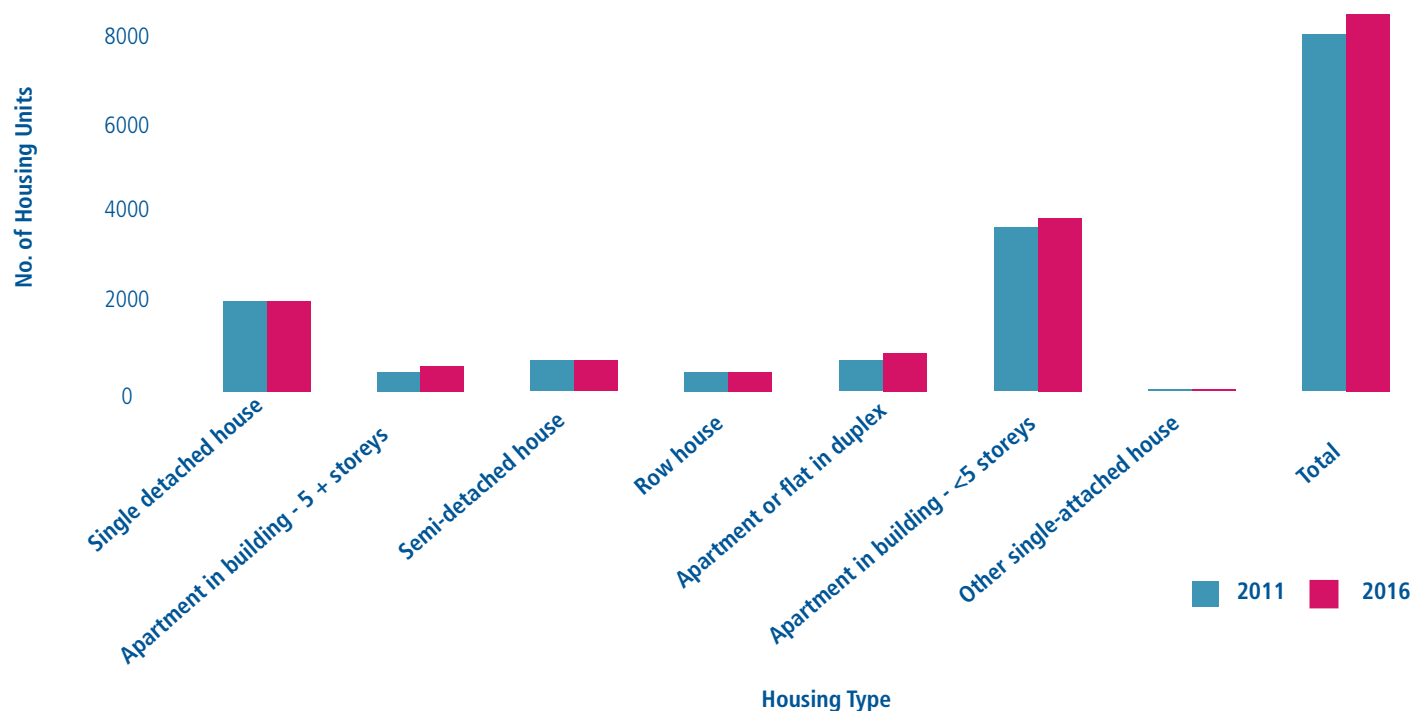


Figure 7. Percent change in housing types between 2011 and 2016

TABLE 2 POPULATION GROWTH SCENARIOS FOR THE NEXT FIVE YEARS AND ESTIMATED NUMBER OF NEW HOUSING UNITS REQUIRED.

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.

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

Recognize that float homes provide an alternative housing choice, and support the continued existence of Esquimalt's only float home community located in West Bay, as designated on the "Present Land Use Designation Map" and "Proposed Land Use Designation Map."

Policy

Support the inclusion of live/work units on residential parcels located outside of areas designated commercial on the "Proposed Land Use Designation Map" and on Major Roads as designated on the "Road Network Map" (Schedule "C").

Policy

Recognize short-term accommodation use as appropriate within designated residential land use areas only where appropriate zoning has been sought and secured.

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.

Policy

Encourage the development of rental accommodation designed for a variety of demographic household types, including young families.

5.2 Low Density Residential Redevelopment

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

Policy

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

Policy

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.

5.3 Medium and High Density Residential Development

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

Policy

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

Policy

Prioritize medium density and high density residential development in proposed land use designated areas that:

1. reduce single occupancy vehicle use;
2. support transit service;
3. are located within close proximity to employment centres; and
4. accommodate young families.