

Introduction

Esquimalt's 2007 Official Community Plan [OCP] divides the municipality into 10 broad land use designations. The designations of Multi-Unit, High-Rise Residential and Commercial Mixed-Use allow for buildings up to and including ten storeys in height with a maximum floor area ratio [FAR] of 2.0.

Section 2.2.4.4 Multi-Unit High Rise Residential

In the Multi-Unit, High Rise residential areas designated on Schedule "A", building heights up to 10 storeys are acceptable with a Floor Area Ratio of up to 2.0. Buildings with shallow setbacks must step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk. The requirements and guidelines of Development Permit Area No. 1 apply.

The OCP also allows Council to consider greater heights and/or higher densities* than 2.0, provided the project will enhance the community through the provision of affordable or special needs housing or other amenities.

Section 2.2.4.1 Multi-Unit High Rise Residential Policies

(h) Development proposals with heights and /or densities greater than those set out in policies 2.2.4.2 to 2.2.4.4 may be considered, where appropriate, through variances to zoning and /or parking regulations and density bonusing of floor-space where new or affordable or special needs housing units or amenities are provided for the benefit of the community.

(i) For the purpose of density bonuses, "amenities" may include, but not be limited to:

- Privately-owned, publicly-accessible open space;
- Public art;
- Contributions towards the enhancement of public recreation facilities;
- Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
- Daycare facilities;
- Preservation of heritage structures or features.

* In Esquimalt, density in residential buildings is controlled by a combination of "lot coverage" and "floor area ratio".

Lot Coverage is the area of the footprint of the building including decks, garages, and other projections from the exterior walls, divided by the parcel area. Lot coverage is expressed as a maximum percentage of the parcel.

Floor Area Ratio is the total area of all interior portions of the building divided by the parcel area.

Commercial Mixed-Use designations are located at

- Esquimalt Village
- Esquimalt Rd. / Head St. interdsection
- Craigflower Rd. / Tillicum Rd. intersection
- West Bay Harbour

Section 2.3.2 - General Commercial Mixed-Use Policies

(a) The Township encourages a mix of commercial and multi-unit residential developments in all commercial mixed-use areas denoted on “Schedule A”. These will have commercial uses on the ground floor and residential uses above.

(b) All commercial mixed-use areas are designated Development Permit Areas, as shown on “Schedule C” in order to ensure that future development and infill contributes positively to the visual and aesthetic character of its site, setting and surrounding properties.

(e) The Township encourages the provision of amenities such as mini-parks, plazas, street furniture, public art, and decorative lighting on private lands in all commercial areas. The Township is amenable to using density bonusing, or providing variances to zoning or parking regulations for redevelopment proposals.

Since the adoption of the OCP, several development proposals have been presented to Council which have had heights in excess of 10 storeys and FARs or densities much higher than 2.0. Developers have told us that building to the numbers set in the OCP would not be economically viable.

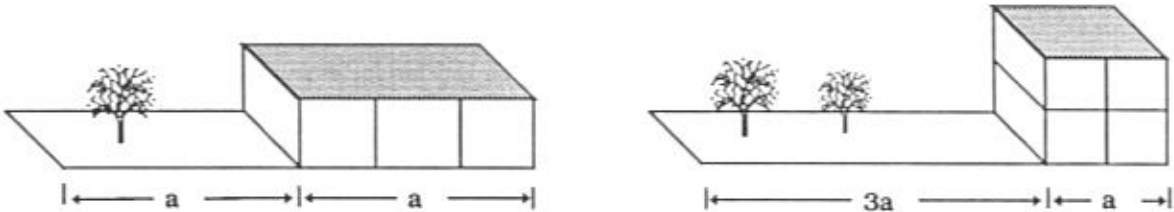
The purpose of today’s Workshop is to explore what, if any, changes should be made to the Official Community Plan to allow future growth and development while maintaining our small town ambience.

As noted in Section 1 - Introduction to the OCP:

“The Plan provides anyone with interest in the community, including residents, land and business owners, investors and developers, with a vision of the future of the community and a framework for their own decision making. Importantly, the Plan is also the legal vehicle establishing growth and development control tools such as development permit areas and provides the broad policy framework within which future zoning amendments and bylaws must be crafted.”

FLOOR AREA RATIO EXAMPLES

0.5

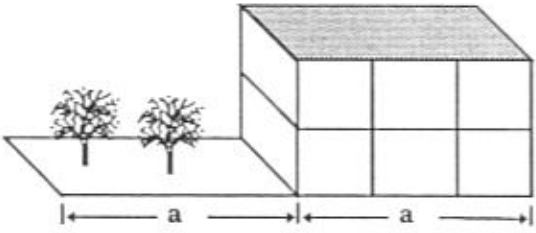


1.0

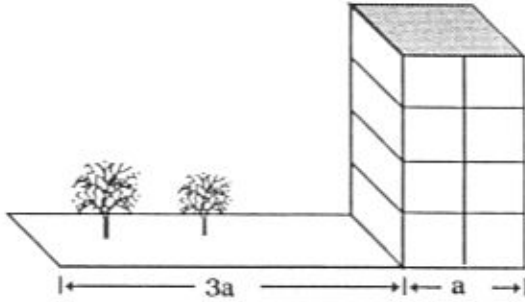
ENTIRE LOT AREA



1 STORY

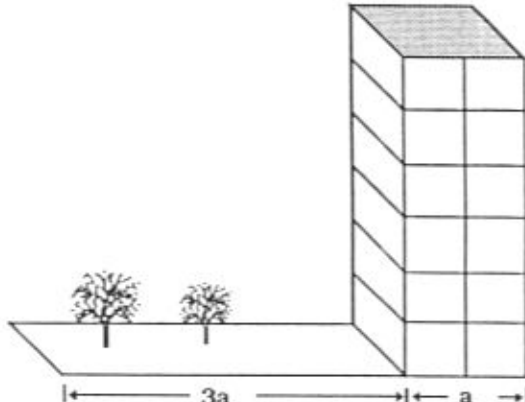
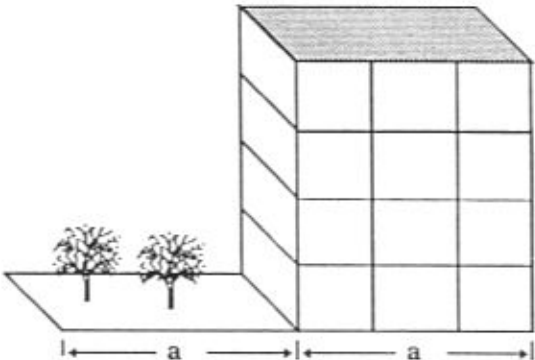
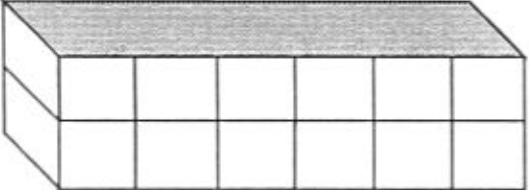


2 STORIES



4 STORIES

2.0



Human [Pedestrian] Scale Streetscapes

