CORPORATION OF THE TOWNSHIP OF ESQUIMALT

OFFICIAL COMMUNITY PLAN BYLAW, 2018, NO. 2922

CONSOLIDATED FOR CONVENIENCE

December, 2025

In case of discrepancy, the original Bylaw

or Amending Bylaws must be consulted.

OFFICIAL COMMUNITY PLAN BYLAW, 2018, NO. 2922

The following list of amendments are included in this "Consolidated Bylaw":

	OCP Bylaw, 2018, No. 2922	**Bylaw No.**
2018	AMENDMENT (1379 Esquimalt Road & 520 Foster St)	2932
2019	AMENDMENT (640,642,636,638 Drake Avenue)	2950
	AMENDMENT (899 Esquimalt Road)	2962
	AMENDMENT (Nelson and Miles Street, Constance Avenue)	2964
	AMENDMENT (681, 685 Admirals Road)	2967
	AMENDMENT (842 Carrie Street)	3005
2020	AMENDMENT (1048 Tillicum Road)	3012
2021	AMENDMENT (819,821,823 Esquimalt Road)	3026
	AMENDMENT (500 Park Place)	3030
	AMENDMENT (880 Fleming Street)	3041
2022	AMENDMENT (445 Head Street)	3047
	AMENDMENT (553 Paradise Street)	3059
	AMENDMENT (602, 608, 612 Nelson Street)	3061
	AMENDMENT (485 S. Joffre Street)	3071
	AMENDMENT (906 Old Esquimalt Road)	3091
2025	AMENDMENT (1340 Sussex Street & 1337 Saunders Street)	3157
	AMENDMENT (Official Community Plan – substantially updated)	3176

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2922

A Bylaw to adopt Bylaw No. 2922, cited as the
"Official Community Plan Bylaw, 2018, No. 2922"

Whereas under the provisions of the *Local Government Act*, a local government may adopt an Official Community Plan; and

Whereas the Township of Esquimalt desires to adopt a new Official Community Plan including objectives and policies that will guide planning and land use decisions, respecting the purposes of local government;

Now Therefore the Municipal Council 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".

2. The attached Schedule "A" is hereby adopted as the Official Community Plan for the entire geographic area of the Township of Esquimalt, in accordance with section 472 of the *Local Government Act*.

3. No provision of Schedule "A" depends for its validity on any other provision, and if any provision of Schedule "A" is held by a court to be invalid the remaining provisions of Schedule "A" shall remain in full force and effect.

4. Official Community Plan Bylaw, 2006, No. 2646 as amended is hereby repealed.

READ a first time by the Municipal Council on the 26th day of March, 2018.

Considered by the Municipal Council in conjunction with (i) its financial plan, and (ii) applicable waste management plan(s) under Part 3 [*Municipal Waste Management*] of the *Environmental Management Act,* on the 7th day of May, 2018.

READ a second time by the Municipal Council on the 7th day of May, 2018.

Referred to the Agricultural Land Commission on the 16th day of May, 2018.

A Public Hearing was held pursuant to the *Local Government Act* on the 28th day of May, 2018.

READ a third time by the Municipal Council on the 28thday of May, 2018.

Regional Context Statement accepted by the Capital Regional District Board this 13th day of June, 2018.

ADOPTED by the Municipal Council on the 25th day of June, 2018.

BARBARA DESJARDINS MAYOR	ANJA NURVO CORPORATE OFFICER

Schedule "A" Bylaw No. 2922



Township of Esquimalt

Official Community Plan

Adopted by Council June 25, 2018

Substantially updated by Council – December 15, 2025


Township of
ESQUIMALT

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Township of
ESQUIMALT



PART 1 INTRODUCTION

1 INTRODUCTION



Introduction

1.1 Overview

The Plan is a statement of objectives and policies that guide Council's decision making process respecting planning and land use management, within Esquimalt's municipal boundaries. It also delineates development permit areas, which together with the associated development permit guidelines, guide the form and character of development. In addition, the development permit guidelines promote the conservation of energy and resources along with the protection of the natural environment, its ecosystems and biological diversity. Finally, the Plan contains development permit guidelines for the protection of development from hazardous conditions. In addition to guiding Council's decision making, the Plan also provides residents, land and business owners, and developers with a vision of the future of the community and a framework for their own decision making.

An OCP is not a static document, it should respond to changes in the community, including its values and social, economic and environmental conditions and changing regulations and authorities. Plan changes are required to be undertaken through bylaw amendments after consultation, as required under the Local Government Act which includes a Public Hearing process, to ensure that the public's input on significant land use decisions and policy changes are considered for approval.

1.2 Why an Official Community Plan

The Local Government Act sets out mandatory and optional topics to be included in an OCP and provides a range of tools that allow municipalities to implement their plans. Where a topic is not within the jurisdiction of the local government, an OCP may only state the broad objectives related to that matter. Once adopted, the OCP does not commit the Township to carry out the projects in the Plan but it does require that works undertaken and bylaws enacted by Council are consistent with it.

In addition to local interests, the OCP takes into account the policies and regulations of the Capital Region, provincial and federal ministries and regulating bodies that are involved in the management of land and natural resources. Land that is owned by the Federal Government is immune from municipal land use regulations. Furthermore, the Provincial Government is not bound by municipal land use regulations in relation to the use or development of land, or in the planning, construction, alteration, servicing, maintenance or use of improvements – although that immunity does not extend to tenants or occupiers of Provincial Crown land.

1.3 Plan Area

The area covered by this OCP includes all water and land areas within the boundaries of the Township of Esquimalt, as shown on the "Present Land Use Designation Map."

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 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 reflects amendments to the Local Government Act.
- The Development Approval Information Area section responds to updated requirements of the Local Government Act and decisions by the courts.
- A policy framework is set to allow Council to develop a regulatory regime to allow suites in duplexes.
- 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.
- Includes a section on urban agriculture.

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 ands 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.

2 TOWNSHIP OF ESQUIMALT



Township of Esquimalt

2.1 General

Section 2 provides highlights of the Township of Esquimalt as it is in the present day and where it is envisioned to go in the future. In this section you will find the community's vision, mission and values statements, as well as community and regional profiles.

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.

Our Mission

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

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.

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 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 (Figure 1). Esquimalt's population exhibits a large working age population between the ages of 25 and 64 (Figure 2).

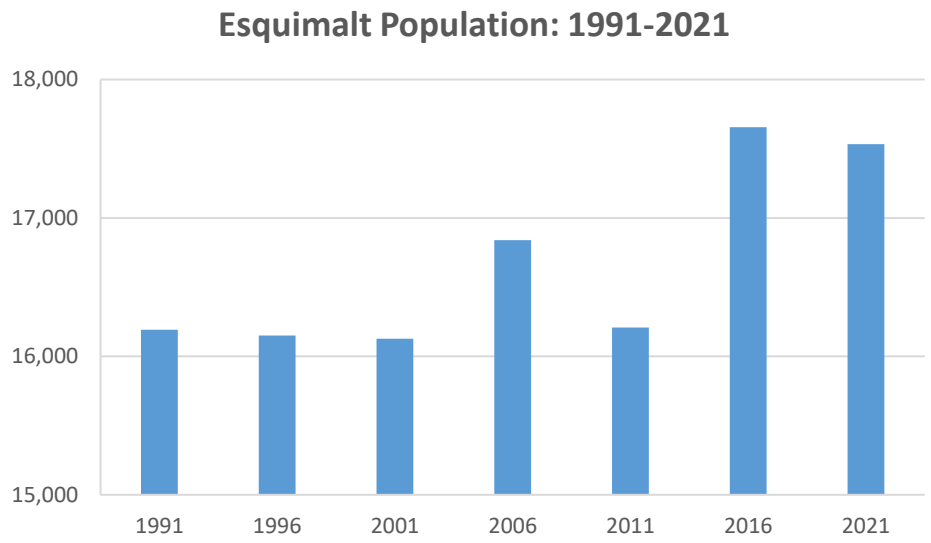


Figure 1. Esquimalt population change, 1991 – 2021 (Statistics Canada)
**Note: Esquimalt's population has significantly increased since 2021 due to the growth in number of new housing units*

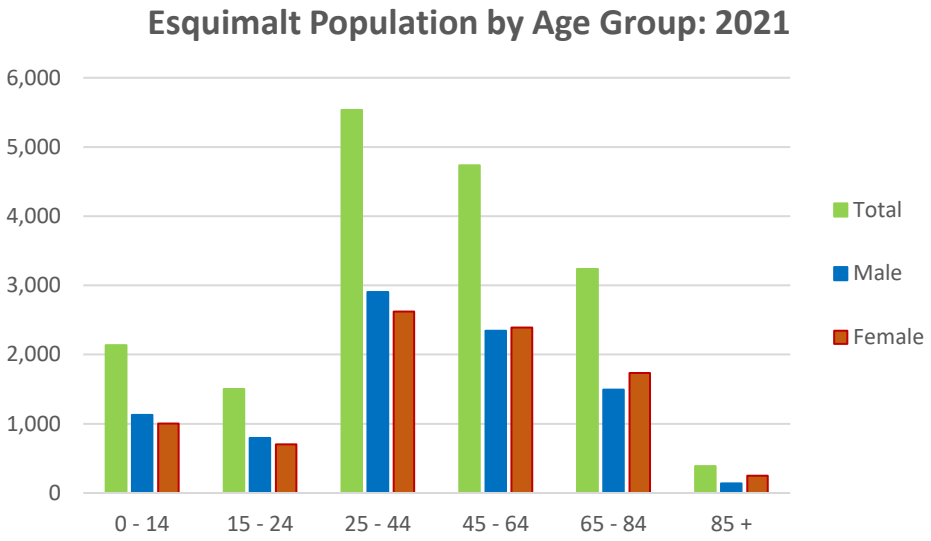


Figure 2. Esquimalt population by age group, 2021 (Statistics Canada)

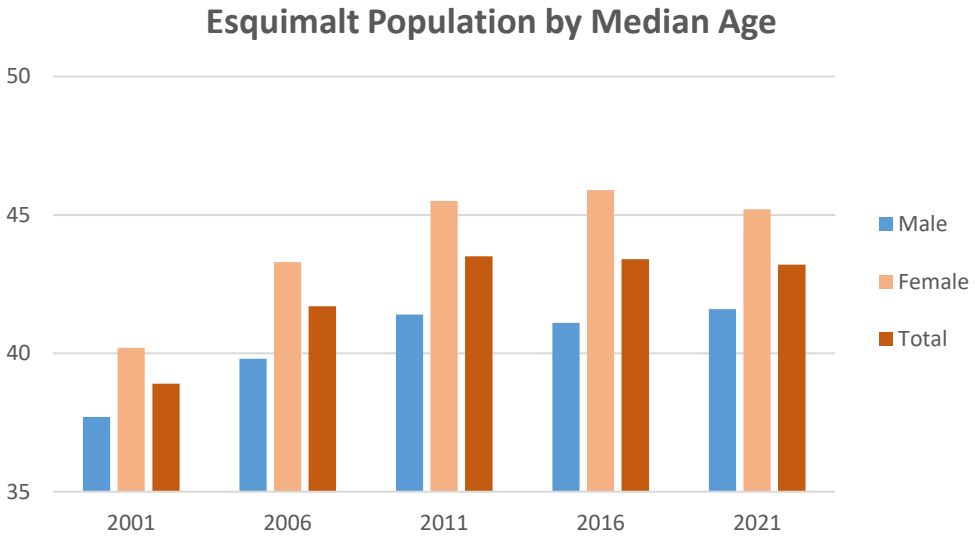


Figure 3. Median age of Esquimalt population, 2001 - 2021 (Statistics Canada)

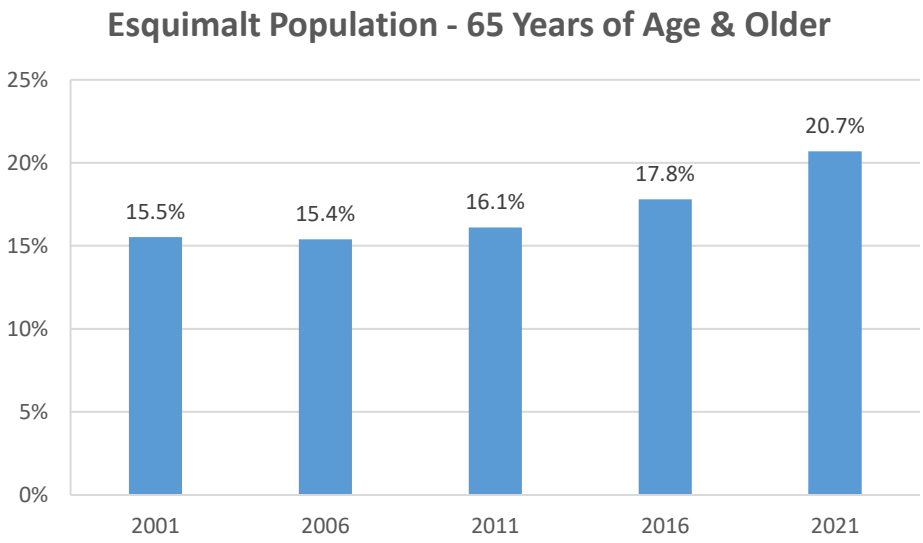


Figure 4. Percent of Esquimalt population over 65 years of age, 2001 - 2021 (Statistics Canada)

Figures 3 and 4 demonstrate the trend in Esquimalt's aging population as both the median age and the 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 is shown in Figure 5. The median total income of households for Esquimalt was $76,000 compared to $85,000 for the Capital Regional District. The average total income of Esquimalt households was $89,200 compared to $107,000 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. There are many variables that affect the ability of an individual or a household to purchase a home. Under normal circumstances it would not be possible for a household earning the average household income in Esquimalt to purchase a single detached home. This has direct policy implications related to the type of housing that should be built in order to enable residents to secure a home that meets their needs.

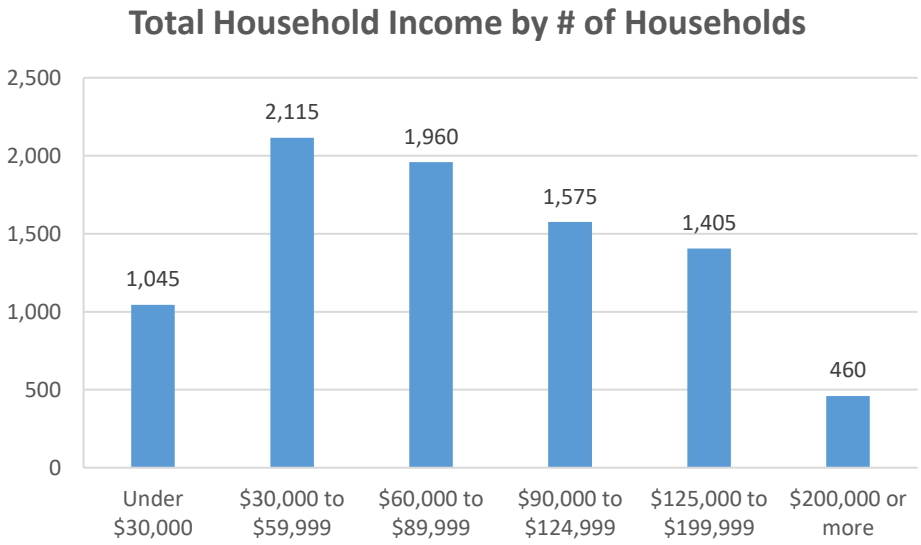


Figure 5. Total household income by income bracket, 2020 (Statistics Canada)



2.4 Regional Profile

Esquimalt, with a population of approximately 17,533 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 two First Nations, the Lək^{w}əŋən- speaking people, the Songhees Nation and Kosapsum (Xwsepsum) Nation. 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.

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

Looking into the foreseeable future, Esquimalt is likely to become a focus of renewed growth and redevelopment. The reasons for this include:

- Proximity and easy access to the main employment areas in the Capital Region;
- Established and attractive community amenities — schools, parks, trails, services, shopping;
- More than ten kilometres of saltwater shoreline and expansive water and mountain views from higher elevations;
- Lower housing prices in comparison with many other areas of Greater Victoria, both rental and home ownership;
- Significant areas for potential redevelopment, particularly areas that may be surplus to the Department of National Defence. (Almost 30 percent of Esquimalt’s land base is under the jurisdiction of the Federal Government); and
- Mature residential character areas and many features of significant heritage interest.



3 REGIONAL CONTEXT STATEMENT



Regional Context Statement

3.1 General

The Regional Context Statement (RCS) specifically identifies the relationship between the Official Community Plan (OCP) and the Regional Growth Strategy (RGS). The RGS places the Township completely within the Urban Containment Policy Area, therefore, those portions of the RGS that pertain to rural communities such as Section 1.2 are not applicable to the Township and are not addressed by this RCS. Likewise, any RGS content solely related to the West Shore or the Saanich Peninsula are not addressed by this RCS. On the other hand, housing, transportation, regional district services, parks and natural areas, and economic development within the Township are inextricably linked to the same matters in the region. Through its acceptance of the Regional Growth Strategy (RGS), Council acknowledges its responsibility to support the goals and aspirations of the RGS through its OCP. To this end, the following relationships between the RGS and the OCP are specifically identified as being mutually supportive.

3.2 Environment & Infrastructure

Potable water for the Township is provided by the City of Victoria which obtains its raw water from the CRD. The RGS addresses the need to use this resource in a cost-efficient and effective manner. In response, the OCP contains policies promoting densification which provides for a more efficient system use of potable water. In addition, the OCP contains a development permit area designated for water conservation. It and other development permit areas include the following design guidelines that will help reduce per-capita demand thereby allowing for future growth with reduced increases in supply:

1. Use drought resistant vegetation in landscaping;
2. Use stormwater for irrigating landscaping;
3. Use high-efficiency irrigations systems for landscaping;
4. Use recirculated water systems for pools and fountains; and
5. Reuse water where possible (the new wastewater treatment plant is a recent example of a development that will reuse waste water for irrigation purposed).

In addition to containing a development permit area designated for the conservation of water, the OCP also contains a development permit area designated for the protection of the natural environment, its ecosystems and biological diversity. This specifically supports policy #4 in section 2.1 of the RGS.

3.3 Housing and Community

The RGS seeks to provide for an adequate, accessible and diverse supply of affordable housing across the housing spectrum. The OCP responds to this policy by providing for increased densification through provisions for suites in duplexes, detached accessory dwelling units, and increased height and density for medium density residential housing and local commercial mixed-use designated land. Specifically, the OCP identifies the following lands as areas for residential densification:

1. Esquimalt Town Square;
2. West Bay Triangle;
3. Esquimalt Road corridor;
4. Land in the vicinity of the intersection of Admirals Road and the E&N Rail line; and
5. Land lying north of Esquimalt Road between Admirals Road and CFB Esquimalt.

The Plan also supports the provision a variety of housing types and tenures delivered by both market and non-market developers to support the housing needs of a diverse demographic.

The RGS also seeks to avoid locating new development in areas with high seismic hazard. In response, the OCP contains a provision that may require a land owner to submit a Tsunami Report prior to rezoning, subdividing or developing any lands abutting any body of water connected to the Pacific Ocean. In addition, lands adjacent to any body of water are designated as a development permit area for protection of development from hazardous conditions, particularly Tsunami, flooding, landslip, erosion, and other natural hazards.

Finally, the housing and community section of the RGS contains a policy related to climate change adaptation. In response, the OCP contains policies requiring the community to be prepared to be adaptable and resilient to the impacts of climate change. Specifically, the policies require the Township to consider including climate change projections, risks, and measures for dealing with more frequent and severe weather events in its strategies, plans and policies. In addition, the Township is to consider information on climate change risk and vulnerabilities when evaluating new development proposals.

3.4 Transportation

The major road network identified in Schedule “C” is consistent with regional multi-modal network identified in the July 2014 Capital Regional District Regional Transportation Plan that is referred to in Section 4.1 of the RGS. This is supported by policy under Sections 10.6.1. and 10.6.2. In addition, the OCP recognizes roads as a community resource that enhance community conviviality and social bonds. Furthermore, the OCP responds to the RGS related to transportation by encouraging denser development along transit routes, encouraging the provision of bicycle related facilities in new developments, providing for the provision of more bicycle infrastructure on the public road right of way were it can be demonstrated through proper transportation studies that it is justified, by encouraging development adjacent to public transit routes to incorporate bus shelters into their design, and by supporting parking reductions where supported by a parking study. In addition, the OCP encourages multi-modal street design.

3.5 Regional District Services

The Township is host to the Core Area Waste Water Treatment Plant and the Macaulay Point Pump Station, two vital components to the Core Area’s waste water treatment system. The OCP identifies McLoughlin Point as the location of the Core Area Waste Water Treatment Plant and Macaulay Point as the location of the Macaulay Point Pump Station.

3.6 Parks and Natural Areas

Congruent with the RGS, the protection of the natural environment is embedded in the Township's Vision Statement which is located at the beginning of the OCP. Although bereft of any regionally significant parks, the Township is blessed with abundant parkland, some of which contains significant natural areas. In addition, the OCP supports the continued development of Esquimalt's network of parks and open spaces to meet the needs of users. It also promotes the development of a multi-functional network of greenways.

Further, the Plan promotes a balanced approach between recreational use and protection and enhancement of areas of natural foreshore habitat for fish, birds and other wildlife.

3.7 Economic Development

As the home of two of the region's major employers, the Township is cognizant of the importance that it plays in the region's economy as outlined in the RGS. These employers have attracted global corporations which have located offices in the region. Through its densification policies, the OCP strives to house employees closer to the employment centres thereby helping to create compact communities and reducing greenhouse gas emissions by reducing the need to commute. In addition, the OCP supports the attraction of a wide range of business types including advanced-technology, green economy, and knowledge based.

3.8 Greenhouse Gas Emissions Reduction

The RGS contains targets to reduce community greenhouse gas emissions by 33 percent (from 2007 levels) by 2020, and by 61 percent by 2038. The OCP contains a target to reduce greenhouse gas emissions by at least 38 percent by 2030 and to become carbon neutral by realizing zero net community greenhouse gas emissions by 2050. The Plan encourages better infrastructure for walking and cycling and promotes the use of best practices such as:

1. Seeking partners in piloting innovative approaches to greenhouse gas emission reduction;
2. Developing transportation demand management plans with major employers;
3. Promoting local agriculture;
4. Encouraging the use of car sharing;
5. Increasing density along transit corridors; and
6. Designating extensive areas a neighbourhood commercial mixed use.

The Plan also designates the entire Township as a development permit area for "Energy Conservation and Greenhouse Gas Reduction" and it supports Section 7.1 if the RGS to significantly reduce community-based greenhouse gas emissions.

3.9 Population Projections

The RGS projects that by 2038, Esquimalt will have a population of 18,300, an increase of 10.2 percent from 2011. Between 2011 and 2016 Esquimalt's population increased by 8.9 percent to 17,655. Based on past trends, the Township's population could exceed the 2038 projection by the year 2021. This reflects that the Township is working well to achieve regional interests of densification and being a complete and compact community. It is noted that the RGS states that the CRD will update the projections using the most recent census data at the time of the first update to the 2018 RGS. Pursuant to Section 447 (1) (b), the Township will make the OCP consistent with the Regional Growth Strategy at the time that the Regional Growth Strategy is amended to reflect the revised projections.

3.10 Compact Complete Communities

As per the direction of the RGS, the OCP is replete with policies supporting the development of Esquimalt as a compact complete community. These include recognizing the Esquimalt Town Centre as the principle commercial area within Esquimalt as well as the main civic and recreational area. The Esquimalt Town Square is supported by a series of Neighbourhood Commercial Mixed – Use areas spread throughout the community. In addition, multi-modal transportation is supported as is a range of housing types. Esquimalt strives to have one hundred percent of its population living in a complete community.

3.11 Food and Agricultural Systems

Although the Township has only one parcel of Agricultural Land Reserve, namely the Gorge Vale Golf Club, it recognizes the importance of urban agriculture and supports the relevant principles and policies of Section 6.1 of the RGS through the inclusion of a number of objectives and policies in the OCP related to urban agriculture. The policies cover a broad spectrum of urban agriculture from support for community gardens to support for farmer's markets. In addition, a number of development permit guidelines are related to the promotion of urban agriculture.

3.12 Summary

The OCP brings the land use and transportation aspirations of the Regional Growth Strategy to the local scale. To the degree to which the criteria, principles, and policies of the Regional Growth Strategy apply to the Township, the Official Community Plan efficiently and effectively translates them to a local governance scale which will guide the decisions of Council with respect to the matters covered by both documents.



PART 2 POLICIES

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. 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

To consider and implement (as appropriate) the full breadth of statutory planning tools under the Local Government Act and Community Charter, as well as any other authority or agreements, to further enhance development within Esquimalt, including to achieve high quality design for the community.

Policy

Encourage development proponents to demonstrate how the design of a new development addresses crime prevention principles.

Policy

Encourage universal design in all new developments.

Policy

Encourage owners to locate new buildings in order to retain protected trees, as well as healthy and mature trees, existing on the property.

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").

4.3 Temporary Use Permits

OBJECTIVE: To allow for the temporary use of a parcel of land for a use that is not permitted on the parcel under current zoning.

Policy

The entire Township is designated as an area where temporary uses may be allowed.

Policy

Temporary Use Permits may be approved and issued for residential, commercial, industrial, recreational, public utility, agricultural, and institutional uses, including any combination of the foregoing uses, that do not conform to the permitted uses for a parcel as prescribed in the Zoning Bylaw.

Policy

Temporary Use Permits may be issued for a period in accordance with the Local Government Act, presently of up to three-years and may be renewed for up to an additional three-year period.

Policy

In considering an application for a Temporary Use Permit, Council may consider the following:

1. Suitability of the site for the proposed use;
2. Compatibility with adjacent land uses;
3. Potential environmental impacts, and
4. Potential economic impacts.

Policy

Temporary Use Permits may be issued with conditions, including with respect to the following:

1. Requirement for security deposits in order to ensure removal of the use and related buildings and structures on termination or expiry of the permit, rectification of unsafe conditions and/or damage to the environment as a result of the temporary use and/or compliance with any conditions associated with the approval and issuance of a Temporary Use Permit;
2. Restrictions on duration and timing of use;
3. Restrictions on the intensity of use;
4. Provision of adequate parking;
5. Provision of landscaping and buffering;
6. Provisions related to the structures and buildings associated with the temporary use;
7. Provisions for traffic management;
8. Provisions for control of nuisances including but not limited to: noise, dust, fumes, odour, glare, vibration, and light; and
9. To allow for the better integration of the temporary use with the surrounding neighbourhood and the community of Esquimalt as a whole.

4.4 Development Approval Information Area

4.4.1 Background

Pursuant to Section 485 of the Local Government Act, Statutes of BC, an OCP may do one or more of the following:

1. Specify circumstance in which development approval information may be required;
2. Designate areas for which development approval information may be required;
3. Designate areas for which, in specified circumstances, development approval information may be required.

The purpose of Development Approval Information is to provide information on the anticipated impact of a proposed activity or development on the community, including, without limiting this, information regarding impact on such matters as the following:

1. Transportation patterns including traffic flow;
2. Local infrastructure;
3. Public facilities including schools and parks;
4. Community services; and
5. The natural environment of the area affected.

4.4.2 Designated Area

The entire area within the Township of Esquimalt municipal boundary is designated as a Development Approval Information Area.

4.4.3 Justification—Special Conditions and Objectives

Special conditions

As outlined throughout this Plan, there are many special conditions and features of the Township to justify the designation of the entire Township for which development approval information may be required. These include but are not limited to the following:

- The Township is surrounded by sensitive shoreline with high ecological values and biological diversity, abuts a National Migratory Bird Sanctuary, is located in a rare Garry Oak Ecosystem, is a home of rare plant and animal species, and has other important environmental values and considerations.
- On September 1st, 2012, Historic Esquimalt celebrated 100 years as an incorporated Township. First Nations people of the Coast Salish linguistic group had used the area now known as Esquimalt for approximately 4000 years before the advent of European settlement. Cultural and Heritage resources are a significant component of the Township's history and urban fabric, with many examples of high aesthetic values and other significance.
- Esquimalt possesses two of the finest natural harbours on the west coast of the Americas: Esquimalt Harbour is the headquarters of the Royal Navy's Pacific Squadron, complete with graving dock and ship repair and fitting, and West Bay is a thriving, attractive and walkable harbour front neighbourhood.
- The Township is largely developed and/or urbanized with few (if any) greenfield development sites, and undergoing significant redevelopment and renewal. Infrastructure is, in some cases, old, and assessing and allocating capacity for new development and redevelopment can be challenging without appropriate assessment information including with respect to highways, fire protection systems, water supply systems, sewage systems, solid waste disposal and recycling facilities, energy and communications utilities, and local parking facilities. Municipal infrastructure represents a fundamental component of the efficient and effective functioning of the Township.

- The Township has numerous local facilities, including schools, parks, health care services, local transportation services including public transit, that may be impacted by medium and high-density residential development.
- The Township is located in one of the most earthquake prone areas in Canada, and must contend with tsunami, land slip, erosion and other natural hazardous conditions.

Township objectives

- To protect the ecological integrity of Esquimalt's shorelines.
- To protect the habitat of Migratory Birds from disturbances related to development.
- To protect the ecological integrity of Esquimalt's remaining Garry Oak Ecosystem.
- To conserve energy and water.
- To protect existing municipal infrastructure and properly plan for future infrastructure needs.
- To understand, mitigate and otherwise plan for potential impacts of traffic generated by proposed developments and redevelopments on the Township's road system. Understanding potential traffic impacts of development that involves significant vehicle traffic is crucial to making sound land use and development decisions.
- To ensure that existing local facilities can adequately service new residents and properly plan for future service needs.
- To protect the integrity of the Township's economy, which is critical to the well being of its residents.
- To protect the integrity of the Township's tax base, as that base is fundamental to ensuring that the Township can provide the necessary services and infrastructure to its residents.
- To plan for earthquake preparedness and resiliency, including to preserve life and reduce property damage.
- To avoid approving land uses and developments that may negatively impact near-by developments or land uses or may be negatively impacted by existing land uses or developments, considering that nuisances such as noise, dust, glare, and odour can negatively impact the quality of life for the Township's residents and business owners.
- To protect, where feasible, the Township's significant cultural and heritage resources.
- To maintain a high quality built environment, including aesthetic values, as this contributes to the vibrancy of the community.
- To facilitate the implementation of Development Permit purposes and guidelines.

In accordance with the Local Government Act, the Township identifies additional policies and procedures in a separate bylaw for the implementation of Development Approval Information requirements.

4.5 Sand and Gravel

There are no lands within the Township suitable for sand and gravel extraction.

4.6 Restriction on land that is subject to hazardous conditions

All lands abutting any body of water connected to the Pacific Ocean are in a potential Tsunami Hazard Area. Prior to rezoning, subdividing, or developing these lands a landowner may be required to submit a Tsunami Report with their application.

4.7 Storeys

Policies identifying a certain number of storeys should be considered guidelines and not regulations for height. Council may consider development proposals that exceed these guideline heights (without amendment of the OCP) where, in its judgment, the proposal advances other objectives and policies of this OCP, as reflected through a zoning amendment, and Council is satisfied that one or more opportunities for public engagement have been provided.

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 show the housing statistics for Esquimalt based on the 2016 and 2021 Federal Censuses. 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.

TABLE 1. PERCENT CHANGE IN HOUSING UNITS, 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**

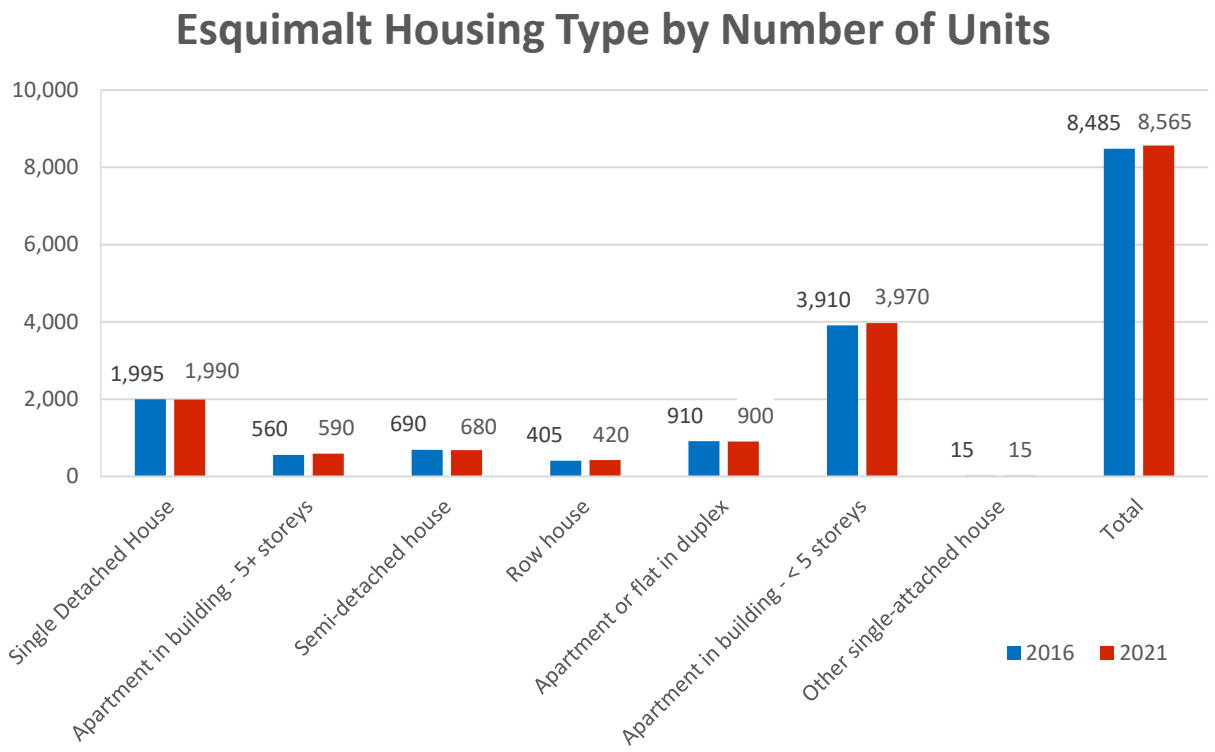


Figure 6. Number of housing units by housing type, 2016 - 2021 (Statistics Canada)

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.

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

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

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 households of all income groups.

Policy

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

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.

Policy

Discourage new applications for infill housing, including rezoning and subdivision, for panhandle lots.

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.

5.4 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

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.

Policy

Consider new medium density residential development proposals with a Floor Area Ratio of up to 2.0, and up to six storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy

Consider new high density residential development proposals with a Floor Area Ratio of up to 3.0, and up to 12 storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy

Maximum storeys in 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

Consider, where appropriate, development proposals with densities greater than those set out in the OCP through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.

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. Group daycare and respite facilities for children and adults;
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;
12. Preservation of protected trees;
13. Public space improvement supporting and surrounding transit stations; and
14. Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

Policy

A mix of dwelling unit sizes should be provided in medium density and high-density residential land use designated areas in order to meet the varying housing needs of Esquimalt residents.

Policy

Buildings with shallow setbacks should step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.

Policy

Encourage the incorporation of spaces designed to foster social interaction.

Policy

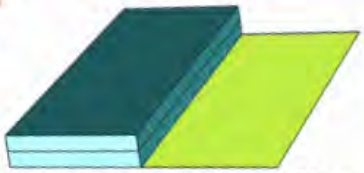
Support inclusion of small scale commercial uses where appropriate.

What is Floor Area Ratio (FAR)?

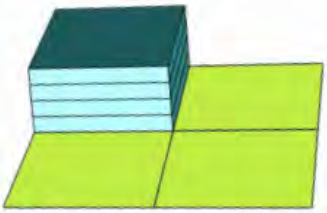
Floor Area Ratio (FAR) = 1



1 floor covers whole lot
(100% lot coverage)

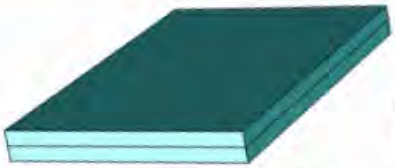


2 floors covers half of lot
(50% lot coverage)

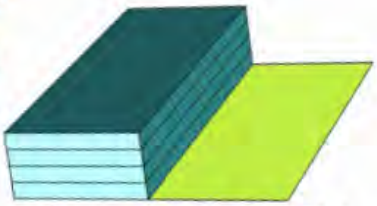


4 floors cover quarter of lot
(25% lot coverage)

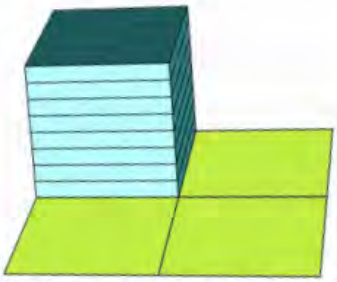
Floor Area Ratio (FAR) = 2



2 floors covers whole lot
(100% lot coverage)

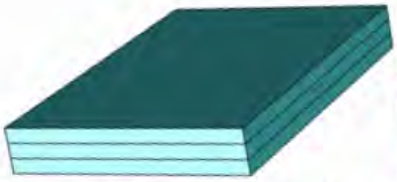


4 floors covers half of lot
(50% lot coverage)

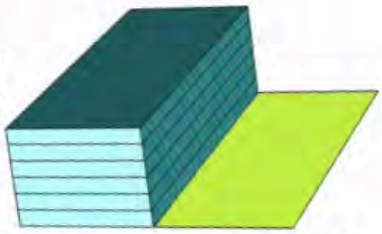


8 floors cover quarter of lot
(25% lot coverage)

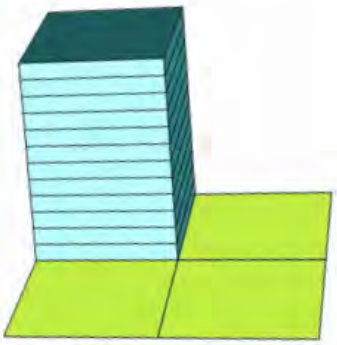
Floor Area Ratio (FAR) = 3



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.

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 provision of affordable housing by the private market and the non-profit housing sector. Partnerships between private, public or non-market housing providers may be supported. These might include innovative approaches such as limited equity, rent-to-own, co-op, mixed market, and non-market projects.

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, special needs, and universally accessible housing in neighbourhoods.

Policy

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

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

Work in co-operation with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs, and other community resources to provide affordable housing and support services for seniors, the frail elderly and other special needs groups.

Policy

Encourage the provision of 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

OBJECTIVE: To address the shortage of family and child friendly housing in Esquimalt and enable seniors to age in place.

Policy

Support and facilitate development of multi-generational housing, including in medium and high density residential developments.

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 child friendly developments that provide appropriate amenities such as outdoor play areas for young children that are well-separated from traffic circulation and parking areas.

Policy

Encourage adaptable design for all dwellings.

Policy

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

Policy

Support aging-at-home through means such as low or no fee permits for modifications.

Policy

Encourage development of more assisted living residences.

Policy

Promote the development of a complex care facility within Esquimalt.

Policy

Promote modifying homes to enable shared housing for seniors.

Policy

Encourage the development of seniors housing that is within close proximity and accessible to services and amenities.

Policy

Recognize that the provision of bicycle storage may be waived or varied if, in the opinion of Council, there is no demonstrated need, such as in a congregate care facility.

5.7 St. Peter and St. Paul's

St. Peter and St. Paul's is a one and half acre (0.6 hectare) site located at the west end of Esquimalt Road near the entrance to the Federal Department of National Defence (DND), Canadian Forces Base (CFB) Dockyard entrance; as shown on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B"). This site is home to one of Esquimalt's significant heritage assets, the 150+ year old church that was initially part of the original Esquimalt Village.

The St. Peter and St. Paul's land use is intended to sustain the heritage protection of the site, including the church with associated cemetery, and surrounding significant natural features and mature trees, while providing for non-market housing and faith-based services.

OBJECTIVE: To create a mixed Residential – Institutional development that integrates with and enriches the neighbourhood.

Policy

The St. Peter and St. Paul's designation encourages a mix of residential and institutional uses; including church, ministry centre and cemetery, and allows the option of stand alone residential uses within part of the designated area.

Policy

Provision of non-market housing for seniors and persons with disabilities is supported.

Policy

Multi-use space on the ground floor that enhances the social fabric of the community is encouraged.

Policy

Subdivision, covenants, and variances to parking, zoning servicing regulations may be considered to further facilitate protection and maintenance of the church building and natural features. (*Amendment Bylaw, 2018, No. 2932*)

6 COMMERCIAL & COMMERCIAL MIXED-USE LAND USE



Commercial & Commercial Mixed-Use Land Use

6.1 Commercial & Commercial Mixed-Use

The Neighbourhood Commercial Mixed-Use and Commercial/Commercial Mixed-use Areas are designated on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B"), and Sussex/Saunders Mixed-Use area on the latter.

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

Policy

Encourage a mix of uses in the commercial/commercial mixed-use areas.

Policy

Exclusive commercial development is appropriate in commercial/commercial mixed-use areas.

Policy

All commercial/commercial mixed-use areas are designated Development Permit Areas, in order to ensure that future development and infill contributes positively to the visual and aesthetic character of its site, setting and surrounding properties.

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

In areas designated as Sussex/Saunders Mixed-Use on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B") consider proposals with a height up to 21 storeys and a Floor Area Ratio up to 3.0 for the residential portion. (*Amendment Bylaw, 2018, No. 3157*)

Policy

Consider, where appropriate, development proposals with densities greater than those set out in the OCP through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.

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. Group daycare and respite facilities for children and adults;
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;
12. Preservation of protected trees;
13. Public space improvements supporting and surrounding transit stations;
14. Provides dedicated space for the offices of doctors and other medical services and facilities; and
15. Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

Policy

The majority of the frontage for commercial mixed-use buildings at the ground floor, should be commercial.

Policy

On corner sites, the ground floor commercial use in mixed-use buildings should wrap around the corner.

Policy

In commercial/commercial mixed-use developments, parking should be located behind or under the building.

Policy

The installation of fast charge electric vehicle charging infrastructure is encouraged in commercial locations.

Policy

Encourage the provision of amenities such as mini parks/plazas, street furniture, public art and decorative lighting on private lands in all commercial areas.

Policy

To encourage the use of bicycles, provision should be made in all commercial/commercial mixed-use developments for bicycle parking for employees and visitors.

6.2 Revitalization

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

Policy

Encourage public and private sector initiatives to improve streetscapes and accessibility for pedestrians and cyclists to all commercial areas.

Policy

Design and install entrance signage at key street locations, including entrances to Esquimalt.

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.

Policy

Esquimalt Town Centre is located along Esquimalt Road, between Constance Avenue and Joffre Street.

Policy

Esquimalt Town Centre will continue to be the principal commercial area within Esquimalt.

Policy

Encourage a range of retail stores, services, professional offices, community services, recreation, institutional, educational, and arts / cultural uses that encourage activity throughout the day and evening.

Policy

Encourage high quality development that supports and reinforces Esquimalt Town Centre as the main commercial, civic and recreational service centre. Designs are encouraged which incorporate a pedestrian orientation and include such features as sidewalk cafes, attractive landscaping, public art and other amenities.





Policy

Encourage high density mixed-use commercial/residential complexes in Esquimalt Town Centre.

Policy

Esquimalt Town Centre should continue to provide opportunities for Esquimalt's young people, including places for activities and programs.

Policy

Support the development of a transit hub and supporting infrastructure in the Esquimalt Town Centre.

Policy

Improvements to the Esquimalt Road frontage within Esquimalt Town Centre should encourage pedestrian use and facilitate connections to nearby public facilities and open spaces.

Policy

Create a clearly defined, well-landscaped, and well-lit pedestrian network throughout the Esquimalt Town Centre.

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

The Neighbourhood Commercial Mixed-Use areas are shown on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B").

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

Encourage retail outlets that sell healthy fresh foods.

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

Notwithstanding Schedule "H," commercial development guidelines apply to the commercial portions of the building and multi-family residential development permit guidelines apply to the residential portion of the building.

Policy

Consider, where appropriate, development proposals with densities greater than those set out in the OCP through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.

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. Group daycare and respite facilities for children and adults;
6. Preservation of heritage structures, features or assets;
7. Affordable housing units;
8. Special needs and universally accessible housing units;
9. Community gardens;
10. Enhanced green family play space for residents;
11. Public space improvements supporting and surrounding transit stations; and
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

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.

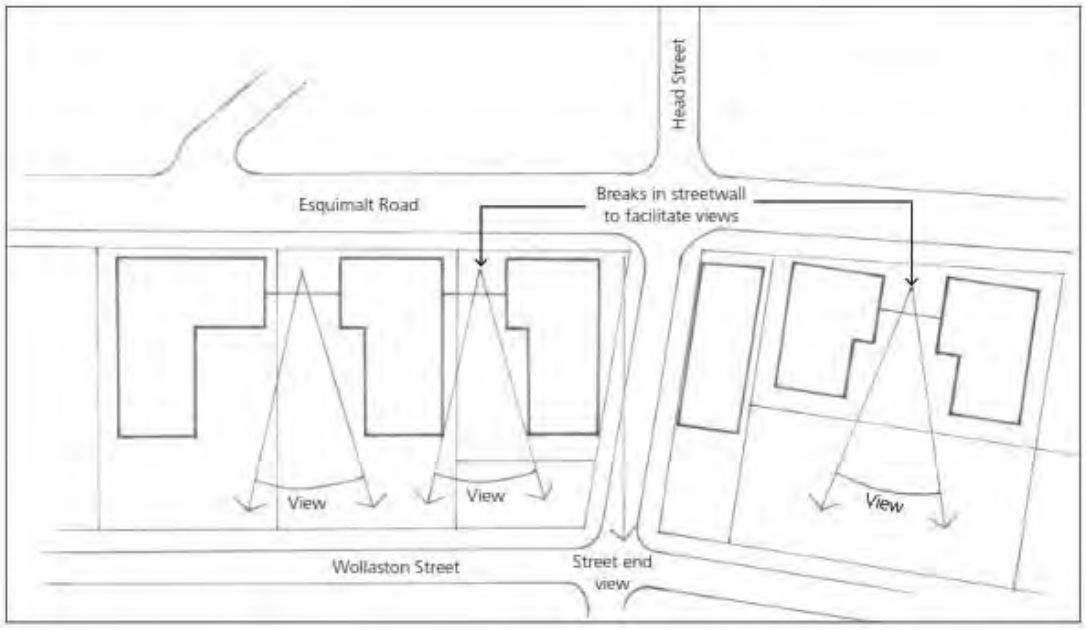


Figure 7. Breaks between buildings to support public views.

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

West Bay is a thriving, attractive and walkable harbour front neighbourhood. Its unique identity and sense of place is shaped by the natural and human history of its marine environment. A diverse mix of local, pedestrian-oriented shops, businesses and housing, together with active and attractive streets, harbour front recreation, and sunny open spaces with strong connections to the harbour, make this a truly livable neighbourhood and a



popular destination for locals and visitors. The built, historical and natural environments are sensitively integrated to ensure a healthy shoreline and upland ecology.

Policy

Encourage the West Bay commercial area be oriented to pedestrians and boat traffic.

Policy

Maximum heights in 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.

6.4.3 Tillicum Road/Craigflower Road

OBJECTIVE: To encourage the development of new services that meet the needs of the residents of the Panhandle, Gorge Vale Golf Course and the area east of Tillicum Road.

Policy

As the nearby residential areas intensify and population grows, redevelopment of this commercial area is encouraged as a mix of small shops and services, potentially with residential above.

6.4.4 English Inn

The English Inn consists of a 1.8-hectare parcel of land as shown on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B"). The English Inn Mixed-Use land use designation is a variation of the Commercial/Commercial Mixed-Use designation intended to achieve heritage protection of the significant features and trees on the property and the main building.

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

Policy

The English Inn Mixed-Use designation permits and encourages a mixture of commercial (tourist accommodation), residential and institutional uses (congregate care senior citizens apartments and similar), but it also allows the possibility of only residential uses.

Policy

Subdivision, covenants and variances to parking and zoning regulations may be considered to further facilitate protection and maintenance of the main Maclure House building concomitant with redevelopment of the remainder of the property.

Policy

Given the land contours and existing trees and vegetation, the uses in the main heritage building itself may require some parking spaces to be provided on adjacent lands if/when the original parcel is subdivided.

6.5 RV Park Commercial

The RV Park consists of a 1.3-hectare parcel of land as shown on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B"). The RV Park Commercial land use designation is intended to recognize that future development on this parcel is limited given the site is mostly filled foreshore and is vulnerable to tsunamis.

OBJECTIVE: To continue the existing use of the parcel as a Recreational Vehicle Park.

Policy

Notwithstanding other polices set out in this OCP, residential development shall not be permitted within this land use designation. (*Amending Bylaw No. 3047, Adopted 05/15/2023*)

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.

7.2 Esquimalt Business Park

OBJECTIVE: To encourage the maintenance and viability of the business sector within Esquimalt to provide for local employment and a diversified tax base.

Policy

Consider innovative proposals that intensify the light industrial uses.

Policy

Industrial and business uses associated with clean technology are strongly encouraged to locate in the industrial park in order to take advantage of the proximity to the region's high tech sector.

Policy

Industrial and business uses associated with ship repair and fitting are strongly encouraged to locate in the industrial park in order to take advantage of its proximity to the federal graving dock.

Policy

Support public and private initiatives that enhance the aesthetics and identity of the Esquimalt Business Park.

Encourage the use of bicycles in new industrial and business developments with the provision of secure bicycle parking and shower facilities for employees and visitors.

Policy

Reductions in off-street parking requirements may be considered in new industrial and business developments where the following are provided:

1. an appropriate number of secure bicycle storage spaces;
2. shower and change rooms;

3. visitor bicycle parking spaces; and
4. building location within short walking distance of a regional bus route.

7.3 McLoughlin Point Special Use

The Capital Regional District included McLoughlin Point in the regional Liquid Waste Management Plan for purposes of a sewage treatment plant, a public facility as shown on Schedule F. This Plan recognizes the provincial prerogative under the Environmental Management Act, and seeks to facilitate a variety of high technology, industrial, institutional, business and professional mixed-uses of impeccable design and cohesive operation, preferably with public access primarily for educational purposes, to showcase the development and proposed sewage treatment plant to the community and world, particularly given the prominence of McLoughlin Point as the entrance to Victoria Harbour.

OBJECTIVE: To encourage the development of the site for a variety of uses in a manner that reflects its prominent location and the ecology of the area.

Policy

At the time of redevelopment for other uses that do not include the sewage treatment plant, any plan should be prepared in consideration of the surrounding DND lands, and to alternative uses for this site that complement and support a mixed-use (including high-tech, clean industrial) redevelopment plan of impeccable design with public access.

8 FEDERAL LANDS



Federal Lands

8.1 General

A significant proportion of the Township's land base is owned and regulated by the federal crown (Schedule "A"). In addition to CFB Esquimalt and the Federal Graving Dock, the federal crown also owns and regulates the bed and shore of Esquimalt Harbour and West Bay. Although the Township cannot regulate land use owned by the federal crown when it is used for federal government purposes, the Township recognizes that the federal crown land is inextricably linked to other lands within the Township and it is therefore critical to coordinate the planning of land use between the two regulators to the greatest extent possible.

8.2 Federal Land Development

8.2.1 Federal Land: Divestment

The Township acknowledges that the Federal Government's divestment policy generally gives priority to other government departments and First Nations when land is divested.

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.

Policy

A comprehensive area redevelopment plan will be developed for any lands divested by the Federal Government. The plan is to be sympathetic to adjacent neighbourhoods and respectful of the heritage assets and values of the site.

Policy

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

8.2.2 Federal Land: CFB Esquimalt – Work Point

OBJECTIVE: To encourage future owners of any divested federal lands in the Work Point area to appropriately integrate new developments into adjacent neighbourhoods in a manner that is compatible with nearby land uses.

Policy

If divested by the Federal Government, it is envisaged that parts of the CFB Esquimalt - Work Point area could be redeveloped to a mix of townhouse and medium density residential developments surrounded by greenspace.

Policy

Continuous public waterfront access linking Macaulay Point Park with the West Bay Walkway and downtown Victoria will be a key planning principle in any future concept plan.

8.2.3 Federal Land: CFB Esquimalt – North Naden

OBJECTIVE: To ensure that any divested federal lands in the North Naden area are appropriately integrated into adjacent neighbourhoods and compatible with nearby land uses.

Policy

If the CFB Esquimalt – North Naden area is developed, natural greenspaces and a local neighbourhood park should be negotiated as part of any development proposal.

8.3 Public Services and Procurement Canada Land

OBJECTIVE: To support the economic viability of the graving dock through the provision of workforce housing and the provision of land in the industrial park for allied industries.

Policy

Encourage the continued use of the Public Services and Procurement Canada's dry dock for industrial purposes.

Note: In the event that Public Services and Procurement Canada lands are disposed of or privatized, the lands will remain industrial and be subject to local government bylaws and development permit guidelines. Until such time, the Township respects the Federal prerogative to use its lands for federal purposes and respectfully requests the Government of Canada and its departments and agencies to respect the OCP if the property is not used for Federal purposes.

9 INSTITUTIONAL & PUBLIC FACILITIES LAND USE



Institutional & Public Facilities Land Use

9.1 General

Institutional lands are identified on the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B").

OBJECTIVE: To encourage the retention of Esquimalt's civic, faith-based and educational institutions as important components of the social fabric of the community.

Policy

Institutional uses are generally considered to be appropriate within any land use designation and need not be specifically designated on the "Proposed Land Use Designation Map" (Schedule "B"). However, any proposal for new institutional zoning will be reviewed in detail and assessed on its own merits.

9.2 Public and Private Service Facilities

There is a range of public and private service-oriented institutional facilities, such as health services, schools and child care facilities, seniors and youth services and emergency services, library services and places of worship and civic uses that contribute to the amenities and social fabric of Esquimalt. Established public facilities are shown on the "Public Parks and Facilities Map" (Schedule "F").

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, 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

Encourage health services and wellness-related businesses to locate in Esquimalt.

Policy

Encourage a senior-friendly community environment, including medical and support services, pedestrian system, public transit service and facilities, and recreational opportunities that are designed with accessibility in-mind.

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 as a secondary site.
(Amending Bylaw No. 3030, Adopted 07/05/2021)

Policy

Recognize the important role the library plays in the community to provide education and learning opportunities and as a community gathering space.

Policy

Support the development of library services within the community as needed in a fiscally responsible manner.

Policy

Recognize the valuable role places of worship play in the community and continue to support the development of facilities in accordance with local community needs.

Policy

Subject to Section 220 of the Community Charter, encourage multiple uses in places of worship, including but not limited to, daycares, emergency centres, non-profit organizational and assembly uses.



9.3 Schools

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

Policy

During the next five years it is not anticipated that additional school sites will be needed by School District No. 61 within Esquimalt. Esquimalt would support an expansion of School District No. 61 school facilities if a need were identified in the future.

Policy

Support opportunities for École Victor-Brodeur to expand their school facility in Esquimalt.

Policy

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

Policy

Support multiple uses in schools, including but not limited to, daycares, emergency centres, non-profit organizational and assembly uses.

Policy

Consider partnering with local schools to provide improved and new community facilities such as sports fields and theatre space.

Policy

Encourage walking and cycling by improving the safety of walking and cycling routes to schools.

Policy

Encourage our family of schools to become community schools.

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

10.1 General

The delivery of parks and recreation services in Esquimalt will aim to provide benefits, either direct or indirect, to all citizens in the community. There will be a strong focus on promoting health and wellness, arts, culture and preserving and enhancing the Township's parks, open spaces and public facilities.

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

Continue to strategically manage and enhance our urban forest, creating a thriving and sustainable mix of tree species and ages, resulting in a healthy ecosystem that is valued and cared for by the Township and its residents.

Policy

Continue to develop a network of parks and open spaces that meet Township wide and local area user needs.

Policy

Develop a well-connected, clearly identifiable, and multi-functional network of greenways.

Policy

Consider including universal accessibility principles in the construction of new park facilities.

Policy

Investigate the feasibility of artificial turf playing fields in Esquimalt.

Policy

Actively plan for the integration of passive recreational opportunities throughout the urban forest in the public realm.

Policy

Develop plans for infrastructure upgrades to enhance access and public use at Saxe Point Park.

Policy

Balance recreational use of the waterfront with the protection and enhancement of areas of natural foreshore habitat for fish, birds and other wildlife.

Policy

Protect the sensitive habitat found in the Gorge Park estuary.

10.3 Recreation

10.3.1 Facilities

OBJECTIVE: To ensure that recreation and wellness services, programs, spaces and places meet diverse community needs

Policy

Support existing and future demographics by incorporating flexibility into the design of recreation, wellness, and cultural facilities.

Policy

Design new spaces to eliminate physical access barriers, encourage programmed and unstructured activity, support flexibility of use and space that can be altered at a later date to accommodate changing demands from users.

10.3.2 Active Living

OBJECTIVE: To encourage people to make healthy, active lifestyle choices throughout their lives.

Policy

Develop facilities so that children and youth have an opportunity to build healthy habits through physical activity – both through unstructured play and organized activities and programs.

Policy

Reduce design barriers to living a physically active life.

Policy

Utilize design solutions to support active lifestyles for aging populations and programs.

Policy

Design the built environment to support and promote opportunities for people of all ages to be active for life and achieve one's highest potential.

10.3.3 Community Connections

OBJECTIVE: To provide opportunities to connect with neighbours and feel a sense of belonging.

Policy

Promote opportunities for people to connect with the physical environment through the design of parks and public spaces.

Policy

Continue to maintain and enhance our multi-use trail network to provide connections and access to waterfront areas, parks and open space, regional trails and residential neighbourhoods.

Policy

Create a network of trail and sidewalk infrastructure connecting Saxe Point Park to Esquimalt Gorge Park.

10.3.4 Partnerships

OBJECTIVE: To collaborate with others so that there is a coordinated efficient response to quality of life, recreation, and community wellness needs.

Policy

Support the co-planning and co-delivery of sport hosting, festivals, community and neighborhood events within the Township.

Policy

In consultation with stakeholders and residents, guide the future planning of recreation and wellness facilities to meet community needs.

10.4 Trails and Waterfront Walkways

OBJECTIVE: Increase public waterfront access throughout the Township while protecting our vital ecosystem.

Policy

When land is subdivided adjacent to a waterfront, the Township will require the dedication of parkland.

Policy

Enhance physical and visual public access to our marine waterfront throughout the Township while minimizing disturbance to waterfront vegetation and environmental features.

Policy

Consider construction of a networked waterfront trail along the Gorge Waterway from Admirals Road to Tillicum Road.

Policy

Endeavour to obtain right-of-way agreements with landowners to allow for public access to the waterfront.

Policy

Waterfront lands will be considered in future park land acquisition.

Policy

Maintain or create, as the case may be, waterfront access in the design of waterfront development where possible.

Policy

Enhance public access points to the Gorge Waterway.

Policy

Investigate marine access facilities for recreational users including kayaks, rowboats, kite surfers, paddle boarders, canoes and other water sports.

Policy

As opportunities arise, the Township will seek to develop a continuous walkway around West Bay and connecting to Head Street.



11 TRANSPORTATION



Transportation

11.1 General

Esquimalt's transportation system provides the means that allows residents and visitors to move between their homes, places of work, commercial and recreation activities. It connects the community with itself and other communities.

11.2 Walking

Walking is an alternative mode of transportation that shares the road corridor cross section with motor vehicle and cycling traffic.

OBJECTIVE: To develop the pedestrian network into the road corridor infrastructure that provides a safe, enjoyable and continuous network to promote its use.

Policy

Encourage the inclusion of pathways and laneways that promote safe pedestrian travel, in new private developments and in the public realm.

Policy

Improve existing sidewalks, street furniture, crosswalks and other street amenities to make walking a safer and more enjoyable choice for people of all ages and abilities.

Policy

Develop pedestrian movement plans that will encourage pedestrians to use transit from their homes and major facilities in a manner that encourages this movement.

Policy

Plant trees along the public boulevards to reinforce the role and value of sidewalks as well as provide shade.

Policy

Sidewalks should be well lit, free from obstructions and wide enough for their busiest use.

11.3 Cycling

Cycling is an alternative mode of transportation that shares the road cross section with motor vehicles and pedestrians. See Schedule "I" for a map of the existing cycling network.

11.3.1 Public Cycling Infrastructure

OBJECTIVE: To encourage increased use of cycling for recreational and commuting purposes.

Policy

Encourage end-of-trip facilities including secure lockup and shower facilities.

Policy

Consider improving and expanding cycling infrastructure to an All Ages and Abilities standard to encourage cycling as a healthy form of transportation.

Policy

Follow Canadian and International best practices in expanding and improving Esquimalt's cycling infrastructure.

11.3.2 New Development

OBJECTIVE: To encourage the inclusion of bicycle facilities in new developments.

Policy

Encourage developers to provide a variety of end of trip facilities for active transportation.

Policy

Encourage bike lockers in multi-unit residential and commercial/commercial mixed-use developments.

11.4 Public Transit

OBJECTIVE: To encourage transit orientated development that takes advantage of the transit system and increases use of the transit system.

Policy

Strive to increase the number of shelters, street furniture and pedestrian lighting to encourage the use of public transit.

Policy

Encourage the incorporation of transit shelters into new developments along transit routes.

Policy

Consider enhancing universal accessibility at transit stops and pedestrian connections to them.

Policy

Consider the designation of Esquimalt Road as a future rapid bus route.

Policy

Consider incorporating Lampson Street and Admirals Road as part of the frequent transit network.

Policy

Consider including transit priority measures including transit signal priority and queue jump lanes along Esquimalt Road as a way to ensure the transition from frequent transit to rapid transit can occur and transit is prioritized through the corridor.



Policy

Encourage the provision of handyDART accessible transit service for people with disabilities.

Policy

Support densification along frequent and regional transit routes.

11.5 E&N Rail Corridor

The Esquimalt and Nanaimo (E&N) Railway is a railway between Victoria and Courtenay. In its past life the corridor was utilized to a great degree. With additional transportation corridors and mechanisms this usage has declined. The Island Corridor Foundation (ICF) has been assigned control of the right-of-way.



OBJECTIVE: To encourage multi-use of the E&N rail right-of-way.

Policy

Support the use of the rail line right-of-way for multi-modal transportation use and technology.

Policy

Continue to support further enhancements to the multi-use of the rail line right-of-way as part of the regional system to accommodate walking and cycling.

Policy

Where appropriate, consider residential and commercial densification in areas in close proximity to the E&N rail right-of-way.

11.6 Roads

Roads function to provide a surface that allows for the safe and smooth movement of pedestrians, bicycles and motor vehicles from origin to destination. In addition, roads are places providing social space that allows for convivial interaction. The major road network is shown on “Roads Networks Map” (Schedule “C”). No new major phasing of extensions to the existing road system are planned.

11.6.1 Major Road System

OBJECTIVE: To improve mobility and access for local and regional travel and reduce intrusion on local streets.

Policy

Admirals Road, Craigflower Road, Esquimalt Road, Lampson Street, and Tillicum Road, will continue to serve as the municipality’s principal through-traffic routes. Through-traffic will be encouraged to use these routes rather than local streets.

Policy

Work with DND and Shipyards/Graving Dock on developing a Transportation Demand Management Strategy that promotes alternatives to single occupancy vehicles.

11.6.2 Roadway Upgrades

OBJECTIVE: To maintain road infrastructure to an acceptable level of service.

Policy

Encourage multi-modal street design and accessibility for pedestrians, cyclists, transit users, goods and services providers, and motorists where supported by research based analysis.

Policy

Recognize roads as a community resource benefiting all users. Roads increase opportunities for personal communication and interaction among residents and businesses of the community and are not simply conduits for motor vehicle travel.

Policy

Pedestrians' and cyclists' needs and neighbourhood amenities will be taken into consideration in designing road improvements and road safety.

Policy

When rebuilding or improving roads, consideration will be given to accommodating pedestrians, cyclists, and motorists in the interest of road safety and community needs.

Policy

Consider development of a transportation management plan if a neighbourhood or corridor develops significant traffic issues. This plan will be neighbourhood or stakeholder driven and include their input in its formation.

Policy

To encourage the design and maintenance of a road network that provides, where possible, a satisfactory level of service to all users.

11.7 Public Parking

OBJECTIVE: To encourage on-site parking with all land use.

Policy

New developments should meet the needs of the land use designation and bylaws to achieve onsite parking or have variances supported by a parking study.



Policy

Where appropriate, consider using public parking areas for parking of bicycles and electric vehicles.

12 INFRASTRUCTURE



Infrastructure

12.1 General

Within the Township a number of different types of infrastructure are maintained. There are three primary groups of providers of infrastructure. They are:

The Township, responsible for:

- Local sanitary sewer collection system
- Stormwater collection system
- Street lighting systems
- Traffic signals and signage
- Bus shelters

Other local governments, responsible for:

- Local potable water distribution network (City of Victoria)
- Trunk potable water distribution network (CRD)
- Sanitary sewer trunk collection system (CRD)
- Waste water treatment plant (CRD)

Other providers:

- Crown corporations (electricity) or private service providers (gas, fibre optic cable, cable)

The various types of infrastructure are provided throughout the Township and are located within the road right-of-way, utility lanes or rights-of-way on private property, and on Federal property.

12.2 Sanitary Sewer Collection Systems

The sanitary sewer collection system collects and transports sanitary flows. It is an older system that has had upgrades performed on it periodically. The Township is actively making improvements to the system to address issues of cross connection of services and inflow/infiltration (II) that reduces the system's capacity and ability to manage flows. The capacity of the system is sufficient for today's needs but may require modification as densification of the land types occur in the future. The approximate location of the sanitary sewer system is shown on the Sewer Network Map (Schedule "D").

OBJECTIVE: To provide a sanitary sewer collection system that can respond to the demands of growth and manage the system to minimize disruptions due to failure in the system.

Policy

Monitor capacity of the collection system vis a vis the capacity to address the requirements of new development.

Policy

Continue as a partner in the CRD Core Area Liquid Waste Management Plan to address issues of source control, watershed management, harbours health and the wastewater treatment plant.

12.3 Stormwater Collection Systems

The stormwater collection system provides the means for the collection of stormwater through the Township and transports the stormwater to receiving water bodies. The Township is actively making improvements to the system to address issues of water quality and cross connections. The capacity of the system is sufficient for today's needs but may require modification as changing weather conditions evolve and densification occurs.

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.

Policy

Consider the review and development of best management practices related to stormwater management to reduce the potential for pollution into the regions receiving water bodies.

Policy

Strive for the reduction of soil, hydrocarbons, and other pollutants through the use of mechanical and natural based stormwater treatment systems.

Policy

Where appropriate, support rain water collection systems on private property for rain water harvesting as a strategy to deal with increased rainfall due to climate change.

Policy

Encourage developers and home owners to use stormwater management techniques to maximize the management and control of rainfall on their property in order to slow and treat stormwater before it enters local waterways.

12.4 Street Lighting Systems

The Township owns the street light system with it being located on either stand-alone poles or BC Hydro poles. This system provides light to road right of way to assist in the movement of people, motor vehicles, bicycles and goods throughout the Township and the region.

OBJECTIVE: To promote the use of energy efficient street lights that enhance public safety and street-scape aesthetics.

Policy

Incorporate best management practices for street lights.

Policy

Street light design for new developments should consider pedestrian safety.

Policy

Where required, street lights should incorporate cut-offs to prevent light spillage on to private property, waterways, and into the night sky.

Policy

Where practical, consider the use of appropriately designed street light stanchions.

12.5 Regional Sanitary Collection System

The Township owns and operates the local sanitary collection system which feeds into the regional sanitary collection system which is owned and operated by the CRD. The CRD will be constructing a new main to carry sludge from the new wastewater treatment plant to the Hartland Landfill.

OBJECTIVE: To work with the CRD owners of these systems to encourage upgrading of the system.

Policy

Coordinate with the CRD in the planning and execution of projects on the collection system in order to minimize the impact on the road right of ways and existing infrastructure.

OBJECTIVE: To protect property owners and residents from incompatible uses.

Policy

A regional wastewater treatment facility at McLoughlin Point is supported. Sludge treatment in proximity to residential uses is strongly discouraged, as an affront to an established residential community, nearby businesses and schools, due to the potential negative health, safety, risk, nuisance and other considerations.

12.6 Potable Water Distribution System

The City of Victoria owns and operates the water distribution system within the Township. In the next five years the City of Victoria expects to do a major upgrade of the water distribution system along Esquimalt Road.

OBJECTIVE: To work with owners of these systems to encourage upgrading of the system.

Policy

Coordinate with the City of Victoria in the planning and execution of projects on the distribution system in order to minimize the impact on the road right-of-ways and existing infrastructure.

12.7 Utilities Distribution Systems

The ownership and management of several distribution systems are operated within the Township by a variety of private corporations or a crown corporation. These systems deal with telecommunications, fibre optics, gas and power.

OBJECTIVE: To work with owners of the systems to encourage upgrading.

Policy

Support coordination with utility owners for the planning and execution of projects on the various systems in order to minimize the impact on the road right of ways and existing infrastructure.

Policy

Encourage various utilities owners to locate utilities underground for new developments and upgrade projects.

13 ENVIRONMENT, ENERGY & CLIMATE CHANGE



Environment, Energy & Climate Change

13.1 Natural Areas

OBJECTIVE: To protect and enhance natural areas.

Policy

Encourage the protection of natural areas when properties are developed or redeveloped.

Policy

As an estuarine environment, the Gorge Waterway is recognized as a valuable natural asset providing specialized habitat and ecological functions for a variety of species.

Policy

The naturalization of the riparian area of the Gorge Waterway is recognized as being critical to maintaining its proper ecological functioning.

13.2 Solid Waste Management

The collection and management of solid waste has evolved from a single stream activity to four major streams. The four streams are: solid waste, kitchen scraps, recycling and yard and garden waste. For solid waste and kitchen scraps the Township is responsible for the collection of these streams. The CRD manages the Hartland Landfill where they are processed and disposed of. Recycling is a region wide initiative that is managed by the CRD. Yard and garden waste is a joint venture that the Township and Town of View Royal which together operate the collection and disposal of this stream.

13.2.1 Landfill Waste

OBJECTIVE: To reduce tonnage entering the garbage waste stream.

Policy

Work with the CRD to extend the capacity of Hartland Landfill by the identification and implementation of alternative processing technologies.

13.2.2 Waste Reduction

OBJECTIVE: To increase tonnage associated with recycling, kitchen scraps and yard and garden waste streams.

Policy

Promote an increase in residents' usage of the recycling, kitchen scraps, and yard and garden streams through education.

Policy

Work with the CRD for the identification and implementation of alternative processing technology for all three streams.

Policy

Work with the CRD to increase the number of material types that can be recycled and reused.

Policy

Encourage new and redeveloped properties to incorporate facilities to divert solid waste collection into the following streams: kitchen scraps, recycling, and yard and garden waste.

Policy

Encourage the use of on-site composting through building and landscape design.

Policy

Consider the use of integrated resource management technologies to reduce the volumes of waste transported to the Hartland Landfill and utilize the by-products of such technology within the built environment.

13.3 Reduction of Greenhouse Gas Emissions

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

13.3.1 Targets

- Take action to reduce community greenhouse gas (GHG) emissions by at least 38% by 2030, compared to 2007 levels.
- Strive for the ultimate objective of carbon neutrality by realizing zero net community GHG emissions by 2050.

13.3.2 Actions

1. Continue as a signatory to the Climate Action Charter and continue to make progress towards corporate carbon neutrality.
2. 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.

9. Educate developers and homeowners on the 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

Adopt best practices based on evolving building technologies and materials.

Policy

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

Policy

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.

Policy

Encourage heritage preservation and the re-use of existing buildings where possible.

13.3.4 Low Carbon Transportation

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

Policy

Adopt best practices based on evolving transportation technologies.

Policy:

Prioritize walking, cycling and public transit as preferred modes of transportation in infrastructure improvements.

Policy

Continue to implement and regularly update the Active Transportation Network Plan to increase mode share in active transportation.

Policy

Plan for a connected cycling network of major roads, side streets, and multi-use trails that allows access to major destinations such as CFB Esquimalt, the Esquimalt Graving Dock, and Esquimalt Village, aiming for an All Ages and Abilities standard.

Policy

Consider prioritizing transit along frequent and regional transit corridors.

Policy

Where feasible, improve the continuity of the bike network by linking existing and future bikeways and trails.

Policy

Where feasible, increase the amount and diversity of infrastructure available to cyclists, such as public bike racks and public bike repair stations.

Policy

Invest in public bike parking in public parks and facilities, such as parks and beach access points, to encourage cycling.

Policy

Increase the minimum requirements, and set design guidelines, for bicycle parking facilities in all new developments for residents, workers, and visitors.

13.3.5 Ferries

OBJECTIVE: To promote the use of ferries where they can be used to reduce traffic congestion.

Policy

Encourage dialogue between the major employers to ensure that, should a ferry become viable between the West Shore and CFB Esquimalt, that there are provisions to allow non-military personnel to transit through the base with limited security requirements.

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

Investigate the potential for increasing the capacity for alternative fuelling in the Township, including but not limited to electric and bio-diesel.

Policy

Pursue the installation of electric vehicle charging capacity in new developments during the rezoning process.

Policy

Encourage the inclusion of car share in new multi-unit residential developments.

Policy

Support the reservation of on-street parking for car share vehicles.

13.3.7 Advocacy and Partnerships

OBJECTIVE: To strive to reduce energy and emissions through partnerships and advocacy.

Policy

Seek partners in piloting innovative approaches and technologies to reduce energy consumption and GHG emissions.

Policy

Collaborate with major employers on developing transportation demand management strategies for workers.

Policy

Promote energy saving programs and initiatives administered by third parties.

13.4 Climate Change Adaptation

OBJECTIVE: To prepare the community to be adaptable and resilient to the impacts of climate change.

Policy

Consider including climate change projections, risks, and measures for dealing with more frequent and severe weather events in Township strategies, plans and policies.

Policy

Consider information on climate change risk and vulnerabilities when evaluating new development proposals.



14 URBAN AGRICULTURE



Urban Agriculture

14.1 Agricultural Land Use

Agricultural Land Reserve (ALR) are shown on the "Present and Proposed Land Use Designation Maps." (Schedules "A" and "B")

OBJECTIVE: To support the essence of the ALR in order to enhance food security.

Policy

Support innovative ideas and opportunities that promote and enhance community well-being.

Policy

Support modern urban food production and distribution methods that enhance regional food security.

14.2 Urban Food Production

OBJECTIVE: To support the establishment of allotment gardens, community gardens, edible landscapes, food bearing trees and other types of food production activities.

Policy

Allow for community gardens as an accessory use in all zones.

Policy

Support expansion of community gardens on public, private and institutional lands.

Policy

Encourage developers to consider the provision of garden space in commercial developments and in particular food services.

Policy

Encourage developments in food production gardens in all multi-unit residential developments including rooftop gardens.



OBJECTIVE: To promote local food production as a means to mitigate climate change and support food resiliency in an emergency.

Policy

Reduce restrictions to encourage placement of food producing plants on private property.

Policy

Support small scale greenhouses, aquaponics, and aquaculture as an accessory use on private property.

Policy

Continue to support a public launch to the marine environment at Fleming Beach for food harvesting.

Policy

Support the development of commissary kitchens that provide space for small scale commercial food production.

Policy

Support urban food production and related sales as a home based business.

Policy

Support farmers markets in appropriate park, institutional, commercial, and industrial land use designated areas.

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.

Policy

Build on the strengths of public art so that it is a key element in shaping, animating and enriching the public realm, civic pride and community identity.

Policy

Recognize the importance of community festivals in the community's cultural development.

Policy

Encourage new developments to incorporate public art into their design.

Policy

Create opportunities for people to experience art in everyday life and for artists and communities to participate in the design, look and feel of the Township through public art initiatives.

Policy

Promote opportunities to interpret Esquimalt's foreshore and natural environment through the arts.



15.2 Heritage

15.2.1 Heritage Values

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

Policy

Use the Heritage Values provided in Appendix 1 as a guiding document when considering the impact of land use decisions on the community's heritage.

Policy

Properties identified with community heritage value or character will be considered for addition to Esquimalt's Community Heritage Register.

Policy

Consider Statements of Significance for formally recognized heritage properties when rendering 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.

Policy

Consider impacts to potential heritage resources when making land use decisions.

Policy

Identify places within the community for placement of signage that celebrates local heritage and history.

Policy

Any property that abuts a gateway location should reflect that location.



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

Work with local First Nations through a meaningful dialogue about shared heritage values.

Policy

Enter into dialogue with First Nations to enhance understanding of cultural safety.

Policy

Support educational efforts and community events that recognize and celebrate the community's heritage including navy, army, ship building and repair industry, and connection to nature and seashore.

Policy

Develop signage that celebrates Esquimalt history and heritage at key locations.

Policy

Work with local First Nations to incorporate more Lekwungen place names within the Township of Esquimalt.

Policy

Continue to support well maintained private properties, having heritage value or character through the application of various land use tools.

Policy

Continue to use historic photos to wrap utility boxes, reflecting the interesting history and beauty of this area.

Policy

Find bold, innovative means to celebrate the community's heritage assets.

Policy

Support the relocation of the Municipal Archives to a permanent purpose built space.

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").

Policy

Wherever possible, preserve character buildings in their original location. Where this is not possible for recognized heritage buildings, encourage relocation and restoration on-site, or on an appropriate alternative site.

Policy

Support new additions to heritage property that conserve and enhance that property, as consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy

Work with property owners to develop Heritage Designation Bylaws, Conservation Covenants and Heritage Revitalization Agreements during redevelopment.

Policy

Consider using the provisions of the Community Charter and Local Government Act to promote the conservation, rehabilitation and maintenance of heritage resources.

15.2.3 Neighbourhood Design

OBJECTIVE: To ensure that opportunities exist for new developments to build on existing neighbourhood and street features, to foster the sense of consistency over time and celebrate areas with unique character.

Policy

Determine neighbourhood character defining elements through a consultation process that identifies values of a neighbourhood.

Policy

Where character defining elements have been identified through a neighbourhood consultation process, consider developing new or revised design guidelines.

Policy

Reinforce landscaping as a character defining element. Retain and augment mature landscaping and trees where possible.



16 ECONOMIC DEVELOPMENT



Economic Development

16.1 General

OBJECTIVE: To encourage a diversity of knowledge based businesses to locate in Esquimalt.

Policy

Support economic development that:

1. Fosters investment and growth in local businesses, services and facilities that cater to the community;
2. Encourages a wide range of marine-oriented businesses (e.g., ship fitting, repair and maintenance, marine-related science and technology);
3. Encourages businesses that provide goods and services to the military sector;
4. Attracts a wider range of business types, including advanced-technology, green economy and knowledge-based businesses;
5. Expands tourism-related businesses that promote Esquimalt's unique regional offerings, including sports facilities, First Nations, military history, and saltwater recreational opportunities;
6. Expands the sport, arts and culture sector, promoting Esquimalt's sports facilities, arts and cultural heritage;
7. Continues to build relationships with the film industry and use of Esquimalt locations to attract more film productions; and
8. Works towards creating a complete community for families and seniors, including banking, medical and support services, daycare, an accessible trail system, public transit and recreational opportunities.

Policy

Pursue opportunities to bring advanced educational institutions into Esquimalt.

Policy

Support local food production, including local markets in Esquimalt and home based businesses.

Policy

Recognize the value of locally owned and small businesses.

16.2 Commercial & Industrial

OBJECTIVE: To encourage the upgrading of commercial and industrial areas.

Policy

Encourage revitalization of underdeveloped commercial and industrial areas that have been in decline.

Policy

Encourage the creation of new office space, cafes, restaurants and pubs in commercial areas.

Policy

Foster the revitalization of Esquimalt Road to make it more of a vibrant and pedestrian friendly corridor with welcoming public spaces for residents and visitors.

Policy

Encourage revitalization of commercial areas along Admirals Road, Esquimalt Road, corner of Tillicum and Craigflower Roads, and Head Street.

Policy

Encourage the redevelopment and expansion of commercial areas along Craigflower Road at Dominion, Tillicum, and Old Island Highway.

Policy

Recognize the value of the E&N Rail Trail as a competitive advantage to Esquimalt's Business Park and Dockyard. The railway can move people and goods to the area. The rail trail provides alternative travel options for employees.

Policy

Encourage enhancements to the public realm in the business area, such as the development of public spaces or publicly available private spaces, for the local workforce, residents and users of the E&N Rail Trail.

16.3 West Bay

OBJECTIVE: To support land use initiatives that contribute to the economic development of West Bay.

Policy

Support expansion and commercial waterfront development around West Bay, provided it is planned to be compatible with the adjacent residential areas.

Policy

Continue to work with the Greater Victoria Harbour Authority to promote economic opportunities for West Bay.

Policy

Support the development of new tourism opportunities at West Bay.

Policy

Support the continued usage of the West Bay (Westsong) Walkway as a scenic waterfront trail that links downtown Victoria via Victoria West to West Bay.



16.4 Tourism

OBJECTIVE: To consider land use decisions that help promote tourism.

Policy

Working with other organizations, the Township will continue to promote Esquimalt's visitor attractions, including community parks, the Gorge Waterway, West Bay and Esquimalt Harbour, the CFB Esquimalt Naval Base and Military Museum including Fort Macaulay and Work Point, sports facilities, and community events.

Policy

Continue to support sports facilities as an important component of Esquimalt's economic diversity.

Policy

Encourage development of compatible commercial opportunities along the E&N Rail Trail.

Policy

Consider short-term vacation rentals within legal dwelling units, where the dwelling unit is an owner or tenant's principal residence, for up to 60 days per year.

Policy

Any property that abuts a gateway location should reflect that location.



PART 3 DEVELOPMENT PERMIT AREAS

17 DEVELOPMENT PERMIT AREAS (DPAS)



Development Permit Areas (DPAs)

17.1 General

Development permit areas are designated in order to promote appropriate development through the use of guidelines.

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.
2. Where land is subject to more than one Development Permit Area, development will be subject to the requirements of all applicable development permit guidelines. It may be possible to deal with all guidelines under one permit. The feasibility of this will be determined on a case-by-case basis.
3. Although compliance with any specific guideline may not necessarily be required, general and substantial compliance with the intent of all guidelines is expected by the Township.

17.3 General Development Permit Exemptions

Except for land within 20 m of the Gorge Waterway high watermark, 10 m of the Strait of Juan de Fuca, or 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 m^2 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. A fence less than 2.0 m in height.
6. Subdivision of land.
7. Park or trail improvements within a dedicated park excluding new buildings with a floor area of greater than 50 m^2.
8. Road or utility works within a dedicated highway.
9. Minor changes to design and finish of buildings, or landscaping.
10. Removal of trees with a valid tree cutting permit.
11. Emergency repairs to property where a safety hazard exists subject however to a post repair development permit if temporary measures exceed three months.
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 m^2.
15. Accessory buildings with a floor area of less than 10 m^2.
16. Accessory Buildings that do not contain plumbing except for a single sink or single toilet or both.
17. A suite in a residential building provided that a building permit has been issued.
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.
19. Single detached dwellings.
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*)
21. Agricultural uses within the Agricultural Land Reserve.
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.

18 DPA NO. 1



Natural Environment

18.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

18.2 Designation

Development Permit Area No. 1 is designated for the purpose of establishing objectives for:

- Section 488 (1)(a) – protection of the natural environment, its ecosystems and biological diversity.

18.3 Justification

- The gradual erosion of the natural environment incrementally degrades the value and function of local and regional ecosystem services. The average person owns a parcel of land for a relatively short time period of time (10-15 years); care can be taken to ensure larger trees and natural areas are available for the next generation.
- Landscapes and ecosystems are composed of patches of diverse habitats that may include 'species at risk', 'environmentally sensitive areas', and micro-ecosystems containing 'ecological memory'. Even small patches of native soil and vegetation support indigenous species; therefore, all areas can contribute to regional biodiversity and support ecosystem services.
- Protecting Esquimalt's natural environmental features [including but not limited to: local Garry Oak and Douglas-fir ecosystems, rock outcrops, hilly terrain, and rugged clean shorelines] contributes to natural ecosystem functioning and protection of biodiversity.
- Esquimalt has over 20 kilometres of shoreline that serves industrial, commercial and residential purposes, recreation enjoyment, and is vital habitat for numerous plants and animals (e.g. otters, whales, seal, oyster catchers, gulls, various species of waterfowl, and eagles). Shoreline ecology and fish habitat can be protected and enhanced by regulating development near shorelines, and by mitigating the impacts of stormwater entering local waterways. Keeping the urban environment absorbent helps lessen marine ecosystem damage from: introduced pollutants, sudden changes in water salinity and temperature, and shoreline erosion from surges in volume at stormwater pipe outfalls.
- The Gorge waterway is a sensitive, tidal-influenced watercourse that connects the fish-bearing fresh water of Craigflower and Colquitz Creeks with the salt waters of Victoria Harbour. Over the past few decades, significant public expenditures and efforts have gone into removing sources of pollution and contamination that once plagued

this waterway. However, the removal of native shoreline vegetation and the construction of extensive seawalls have substantially diminished the quality of the shoreline as supportive habitat for fish and wildlife.

- Both private and public landowners are responsible for this loss of habitat, often through well meaning and beneficial projects such as shoreline walkways.
- Protecting and maintaining current wave energy patterns and natural patterns of erosion along Esquimalt's shorelines will contribute to the protection of natural features and dynamic processes.
- Invasive alien plant species pose a significant threat to regional biodiversity. Managing and reducing the introduction and spread of these species protects local ecosystem structure and function and biodiversity.
- Esquimalt has several natural area parks of varying sizes distributed across the municipality. These pieces of fragmented natural habitat can be better connected through the use of native plant landscaping along roadways and in private yards; thereby supporting regional biodiversity.
- Biodiversity can be enhanced in an urban region through the thoughtful selection of building methods and landscape design. Siting buildings to provide space for trees of varying species and sizes provides vertical habitat for birds, pollinators and other creatures. In addition, the plants of a traditional Garry Oak meadow ecosystem are well adapted for the seasonally dry conditions found on local building roofs, and therefore can be effectively used in a 'living roof' system (a green roof with enhanced ecosystem services). A living roof will moderate stormwater discharge while providing habitat for indigenous plants, invertebrates, and ground feeding and nesting birds.
- Native birds are an important component of urban biodiversity and provide important ecosystem services that contribute to human health. Esquimalt is located within the 'Pacific Flyway' (A chain of habitats used by at least one billion birds biannually as their migratory route along the west coast of North and South America, from Alaska to Patagonia.) and much of Esquimalt's shoreline is part of the 'Victoria Harbour Migratory Bird Sanctuary'. Reasonable actions can be taken to enhance bird habitat in an urban setting; including providing vertical habitat through protection and enhancement of the urban forest, and protecting local shorelines and waterways.
- Habitat corridors for pollinators and other wildlife will be enhanced; linking natural areas within and through the urban matrix to support biodiversity and local food gardens.

18.4 Exemptions

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 m^2 in area] to an existing legal or legally non-conforming building or structure.
- Construction of buildings and structures less than 10 m^2 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.



18.5 Guidelines

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

18.5.1 Lands Free of Development

Lands to remain free of development, with conditions:

1. Lands within 7.5 m of the high watermark of the Gorge Waterway shall be retained in as natural a state as possible. Where the land has been previously altered, the area shall be restored with native trees and plants.
2. New buildings/ structures shall not be located within 20 m of the high watermark of the Gorge Waterway.
3. New buildings/ structures shall not be located within 10 m the high watermark of the Strait of Juan de Fuca.
4. Replacement of, expansion of, densification and intensification of the use of existing buildings within 20 m of the high watermark of the Gorge Waterway is discouraged; detached accessory dwelling units are strongly discouraged in this location.
5. Replacement of, expansion of, densification and intensification of the use of existing buildings within 10 m of the high watermark of the Strait of Juan de Fuca is discouraged and detached accessory dwelling units are strongly discouraged in this location.

6. Variances to 'Building Height' and 'Siting Requirements' will be considered where natural areas and trees are being protected.
7. Consider the use of conservation covenants for areas having high ecosystem conservation values. Property owners are encouraged to work with local land trusts to protect natural features and valuable habitat areas through land covenants.

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. 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.

18.5.3 Biodiversity

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

1. Landscaping should include native plant and tree species, non-invasive species, and drought tolerant species. Where feasible, at least 30% of plants should be native plants.
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.
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.
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.

18.5.4 Drainage, Erosion, Stormwater, and Absorbent Materials

1. Incorporate rain gardens, bio-swales, rain barrels, and small depressions into landscaping.
2. Prioritize planted and pervious surfaces and design paved areas to direct water towards vegetated areas.

18.5.5 Protect, Restore and Enhance Shorelines

Measures to protect, restore, and enhance local shorelines. When it is feasible:

1. Waterfront developments are encouraged to 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.

18.5.6 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 Regional Coastal Flood Inundation Area as calculated by the current Capital Regional District's Coastal Sea Level Rise Risk Report and Tsunami Modeling 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 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.

19.4 Exemptions

There are no exemptions.

19.5 Guidelines

1. No building intended for the occupation of people shall be built within an area impacted by a tsunami without the recommendation and guidance of a professional geotechnical engineer.
2. Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.
3. Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in tsunami walls, sea walls, and other similar structures is encouraged.
4. The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.
5. Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.

20 DPA NO. 3:



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

20.1 Area

All lands outlined and indicated 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 (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).

20.2 Designation

Development Permit Area No. 3 is designated for the purpose of establishing objectives for:

- Section 488(1)(e) – establishment of objectives for the form and character of intensive residential development.

20.3 Justification

The following guidelines were developed to promote a high standard of design in the 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.

Small-Scale Multi-Unit Housing represents an important component of the housing spectrum located within the context of an existing residential neighbourhood. It is important that there is compatibility between the form and character of new and 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

2. Additions or alterations to buildings 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% of the ground floor area of the dwelling.

20.5 Guidelines

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 insetting 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

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.

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") are designated as DPA No. 4.

21.2 Designation

Development Permit Area No. 4 is designated for the purpose of establishing objectives for:

- Section 488 (1)(d) – revitalization of an area in which commercial use is permitted; and
- Section 488(1)(f) – form and character of commercial development.

21.3 Justification

Traditionally, Esquimalt's commercial areas have not been developed on the basis of a particular theme or concept. The design and form of commercial development has been rather haphazard and, as a result, the Esquimalt Village and other local commercial areas do not have the cohesiveness nor the attractiveness they could have.

When asked in a recent questionnaire to identify what they disliked most about Esquimalt, an overwhelming number of respondents identified the lack of a downtown commercial area, with appropriate shops and services, and the appearance of Esquimalt Road in the village core.

21.4 Exemptions

The following do not require a development permit:

1. The residential component of Mixed-Use buildings;
2. Construction of buildings or structures less than 10 m^2 in area; and
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.
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.
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.
7. Buildings should be designed and sited to minimize the creation of shadows on public spaces.
8. Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.
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.
10. The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.
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.
12. Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.
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") are designated as DPA No. 5.

22.2 Designations

Development Permit Area No. 5 is designated for the purpose of establishing objectives for:

- Section 488.1(1)(f) – form and character of industrial development.

22.3 Justification

The Devonshire/Viewfield Road Business area is surrounded by residential neighbourhoods. In order to ensure that any future development in this area is undertaken in a manner that will be compatible with the surrounding residential uses, it is desirable that new development incorporates a sympathetic form and character.

1. To encourage environmentally friendly light industry in the Devonshire/Viewfield business park; and
2. To encourage revitalization and enhancement of the existing business areas.

22.4 Exemptions

The following do not require a development permit:

1. Construction of buildings or structures less than 10 m^2 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.

22.5 Guidelines

1. Buildings should be designed to minimize the intrusion into the privacy of existing surrounding homes.
2. Buildings should be located to avoid casting shadows on to adjacent residential properties.

3. Outdoor storage and parking areas will be screened by berms, fences, landscaping or solid noise-absorbing barriers or a combination of these methods. Landscaping should also be incorporated within the parking areas to “break up” large expanses of pavement.
4. Retention and protection of trees and the natural habitat is encouraged wherever possible.

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 on either the "Present and Proposed Land Use Designation Maps" (Schedules "A" and "B") are designated as DPA No. 6

23.2 Designation

Development Permit Area No. 6 is designated for the purpose of:

- Section 488(1)(f) – establishment of objectives for the form and character of multi-family residential development.

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.

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 m^2 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.

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 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.
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.
5. High-density multi-unit residential buildings or mixed commercial/residential buildings 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.
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.
8. Recess parking garages and entrances from the front face of buildings.
9. Outdoor storage, garbage, and recycling areas should be screened from view, wherever possible.
10. Stepped-down building designs are encouraged for sloping sites to preserve view corridors, particularly views to the water, and to complement natural topography.
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.
13. 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.
18. Avoid blank walls 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.
23. The maximum floor plate size is 750 m^2 for the portion of any building that is over 12 storeys in height, to maximize light and ventilation for occupants and to minimize shadowing.

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

24.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

24.2 Designation

Development Permit Area No. 7 – is designated for:

- Section 488 (1)(h) – energy conservation; and
- Section 488 (1)(j) – GHG emissions reduction.

24.3 Justification

The Province of British Columbia has legislated greenhouse gas targets and requires the cooperation of local governments to achieve them. As part of its pledge to the Community Climate Action Charter, Esquimalt set its own target to reduce greenhouse gas emissions by 38% of 2007 levels by 2030; with the eventual goal of progressing towards carbon neutrality.

The objectives in this DPA include:

- Encourage a shift in practice and behavior to accelerate a reduction in fossil fuel dependence;
- Support reductions in energy consumption in buildings, and reduced maintenance costs through the use of durable building materials; support the best use of existing infrastructure and minimizing the need for system capacity expansion and extension;
- Encourage and support innovation in redevelopment, siting and design;
- Deliver neighbourhoods that support residents physical and mental health with long-term livability, including walkability;
- Consider the long-term comfort of building occupants in design decisions;
- Create neighbourhoods and buildings that respect, serve, and support the needs of all economic classes;
- Build neighbourhoods that support transit, walking and other forms of active transportation;
- Support the construction of new buildings that contribute to those neighbourhoods where people are delighted to live, work, walk and play; and
- Support development to have a positive impact on the biosphere, community resilience and residents' health.

24.4 Exemptions

1. Minor alteration/addition to the exterior of a building. For the purpose of this section, "minor" is defined as a change which does not:
    - Increase the lot coverage by the lessor of 5% of the parcel or 50 m^2 (based on the site coverage of all buildings and structures);
    - Increase any bylaw non-conformities;
    - Comprise an addition of more than 50 m^2 of gross floor area; or
    - Require a Development Permit for 'Form and Character.'
2. Landscaping.
3. Installation of temporary tent/carport structures intended to be used for less than one year.

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 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 areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.
4. Provide green space 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 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.

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.
4. Place more windows on the south side of buildings to increase solar gain, and use well-insulated 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 rooftop patios, greenhouses, green roofs, and gardens.
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.
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. 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 maneuvring of motor vehicles.
3. Strategically place taller deciduous trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.
4. As context and space allow, plant trees that will attain a greater mature size.
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.

24.5.4 Machinery, equipment, and systems external to buildings

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.
3. Use heat pumps, solar panels, green (living) roofing, or an innovative system to improve a building's energy performance.
4. Use durable, vandalism, and graffiti resistant materials where neighbourhood surveillance may be limited.
5. Design for on-site heat recovery and re-use of water.

6. Design bicycle parking facilities to be inviting for cyclists. Locate bike racks near the main building entrance, with adequate lighting and weather protection.
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. Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.
2. Select local and regionally manufactured building products whenever possible.
3. Reuse of existing buildings and building materials is encouraged.
4. Choose materials that have a high likelihood of reuse or recycling at end of life.

25 DPA NO. 8:



Water Conservation

25.1 Area

Land within the municipal boundaries of the Corporation of the Township of Esquimalt.

25.2 Designation

Development Permit Area No. 8 is designated for:

- Section 488(1)(i) – 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.

25.4 Exemptions

The following do not require a development permit:

1. Changes to landscaping that does not decrease the permeability of a property
2. A minor alteration/ addition to the exterior of a building. For the purpose of this section, "minor" is defined as a change which does not do any of the following:
    - Increase the lot coverage by the lessor of 5% of the parcel or 50 m^2 (based on the site coverage of all buildings and structures);
    - Increase any bylaw non-conformities; or
    - Comprise an addition of more than 50 m^2 of gross floor area.
3. Installation of temporary tent/carport structures to be used for less than one year.

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. Provide space for absorbent landscaping, including significantly sized trees on the site.
2. Design underground parking structures to allow space for significantly sized trees.
3. Incorporate rainwater collection systems into roof design; consider using green roofs, living roofs, and walls as part of a rainwater collection system.
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.
5. Design landscaping with more planted and pervious surfaces than solid surfaces.
6. Direct stormwater towards rain gardens/bioswales.

25.5.2 Landscaping – Retaining Stormwater on Site (absorbent landscaping)

Where it is feasible:

1. Preserve and restore treed areas.

2. Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.
3. Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.
4. Use good quality topsoil and compost for the finish grading of disturbed areas to contribute to the water holding capacity of newly landscaped areas.
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.

25.5.3 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

1. Use automated high efficiency irrigation systems where irrigation is required.
2. Incorporate stormwater retention features into irrigation system design.
3. Use recirculated water systems for water features such as pools and fountains.
4. Install plantings and irrigation systems to the Canadian Landscape Standard.

26 DPA NO. 9:



English Inn

26.1 Area

Lands outlined and indicated as “English Inn” on Schedule “H” are designated as DPA No. 9.

26.2 Designations

Development Permit Area No. 9 is designated for the purpose of establishing objectives for:

- Section 488 (1)(d) – revitalization of an area in which a commercial use is permitted;
- Section 488 (1)(e) – form and character of intensive residential development;
- Section 488 (1)(h) – promoting energy conservation;
- Section 488 (1)(i) – promoting water conservation; and
- Section 488 (1)(j) – GHG emissions reduction.

26.3 Justification

These guidelines were developed to steward the design of development on the property known as the “English Inn” site at 429 Lampson Street in Esquimalt. The intent is to encourage new development to be sympathetic with, and a good neighbour to, both the existing heritage Samuel Maclure designed Manor House, known as Rosemead and the surrounding neighbourhood context, while providing opportunity for alternative massing solutions to accommodate market and building programmes. A key objective is a harmonious and sensitive development respectful of the Protected Property under Heritage Designation Bylaw 2807, including as described in the schedules thereto.

As a significant development project within the community this signature site has the potential to support Esquimalt’s target to reduce greenhouse gas emissions by 38% of 2007 levels by 2030; with the eventual goal of progressing towards carbon neutrality. Therefore, the guidelines support reductions in energy consumption in new buildings, and reduced long-term maintenance costs through the use of durable building materials.

Landscaping uses a considerable quantity of potable water. Stormwater can be either a burden on municipal infrastructure and local shorelines; or a resource used on the property to lessen water demand for landscaping. The intent is for the strategic retention of stormwater on this site.

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

26.4 Exemptions

The following do not require a Development Permit:

1. Construction of buildings or structures less than 10 m^2 in area.

26.5 Guidelines

These guidelines are not intended to slavishly replicate the mock Tudor vocabulary of the original house, but rather listen to its basic form, texture, proportions and composition of elements on site. The guidelines are descriptive and are intended to be feasible to execute. The guidelines incorporate features to encourage the promotion of energy and water conservation and the reduction of greenhouse gases.

26.5.1 Landscape and Significant Features

Where it is feasible:

1. Respect the qualities of the existing topography, natural rock outcrops and related significant trees (especially in the southeast corner).
2. Respect significant trees through appropriate building siting and design.
3. Landscape designs should reflect the character defining elements of the Manor House site and should use plant species suited to local climate and incorporate drought-tolerant, native species and other xeriscaping techniques that minimize the need for landscape irrigation.
4. Any use of the site should respect the existing landscape features. The hard landscaping of the Manor House site (including but not limited to the pavilion, fountain, stonework and retaining walls) represent the formal landscaped gardens characteristic of a home of this stature and era.
5. All building siting and design should respect the site lines from outdoor spaces. Landscaping at the rear of the Manor House site has been developed to form a courtyard for use by the buildings occupants and guests, and forms an integral part of the building context.
6. Use of materials should reflect the high quality already established on the site. The landscaped areas of the Manor House site, including the formal gardens, fountains, pavilions, hardscaping and courtyards are an important part of the character of the site and any proposed design should be sympathetic to these elements and this character.
7. The property has many unique and mature plants and trees and any proposal should endeavour to reuse and incorporate this material on the site to the extent possible.
8. Fences as a part of the landscape should be of high quality material and the use of chain link fences should be avoided.

26.5.2 Access and Parking

Where it is feasible:

1. Retain and simplify the existing driveway from Lampson Street to access the heritage property and lands beyond. Widen the north driveway judiciously around significant trees.

2. Maintain the domestic scale and character of the driveway on to Lampson Street including unobtrusive low level lighting; retain the existing stone gate posts.
3. Any surface parking, especially on the Manor House site, should be appropriately screened with landscaping and be designed not to detract from the character of the landscaping of the site. The use of permeable paving materials for parking areas is encouraged.
4. Incorporate appropriate stormwater management measures to ensure stormwater from the driveway infiltrates back into the ground to ensure no net runoff offsite.
5. Incorporate below grade parking, for the development site, to take advantage of the approximately one storey north/south cross fall across the site.
6. Avoid long open cut parking access ramps by accessing underground parking from the lower levels of the existing grade.
7. Appropriate bicycle and scooter storage should be provided in commercial and multiple-family buildings.
8. Commercial and multiple-family buildings should include provision for charging stations for electric vehicles where appropriate.

26.5.3 Energy and Water Conservation

Where it is feasible

1. Use green building standards and technology to reduce the environmental/ ecological footprint of development.
2. Use natural stormwater management techniques and measures to ensure that all stormwater is managed on the site with no net increase off site. It is a fundamental municipal requirement that all stormwater runoff be managed on site. This will substantially improve the existing condition.
3. Use of outdoor lighting on buildings or in the landscape should be designed to minimize light pollution and spillover on to neighbouring properties. All outdoor lighting should minimize wattage and be directed downward. Use of motion detectors and timers is encouraged.

26.5.4 Building Form and Character

Where it is feasible:

1. Break down building volumes into domestic sized increments.
2. Incorporate pitch roof language with dormers sympathetic to the heritage Maclure manor, reducing apparent building height and volume.
3. Consider relaxation of building setbacks where it can be shown that it is advantageous to building design and distribution of building mass and volume in relation to adjacent properties.
4. Respect significant trees through appropriate building siting and design.

26.5.5 Distribution of Building Volume

Where it is feasible:

1. Concentrate higher building volume towards the middle of the site and towards the easterly portions adjacent to the neighbouring DND property.
2. Keep building volumes lower towards the edges and composed as if made up of individual dwelling units, particularly towards the south. Massing towards the northern edges can typically accommodate another storey, since the English Inn site is a nominal level below the neighbours to the north.

26.5.6 Basic Building Volume and Roof Forms

Where it is feasible:

1. Employ basic building elements not much more than twice the bulk of the Manor House proper to create an overall composition whereby the whole reads as an assemblage of these parts.
2. Compose building elements to shape and define spaces between and within; not to exist as objects in space.
3. Employ a language of roof pitch typically to reflect that of the Manor House; to be inhabited within, not simply sit on top of habitable space.
4. Figuratively, pull the roof forms down around the occupied spaces.
5. Utilize dormers – pitched or single slope – to provide light and views from habitable space within the roof.
6. Utilize stepped down gables, or single pitch runoffs to further break down scale and create more intimate relationships with the ground. These elements can be used in succession.
7. Roof overhangs and window placement should be coordinated to provide cooling and shade during summer and solar access for passive heating in the winter.
8. Roof surfaces should be designed to accommodate solar energy collection devices. Skylights are discouraged, as a benefit of natural daylight penetration is not sufficient from an energy perspective, to outweigh their heat loss due to low insulation value.

26.5.7 Building Orientation and Access to Sunlight

Where it is feasible:

1. Buildings should be located, oriented and designed to facilitate the retention of passive solar heat (e.g. south facing windows), reduce heat loss and support natural ventilation.
2. Reduce energy consumption of electric lighting by maximizing opportunities for the distribution of natural daylight into a building's interior spaces (excluding the use of skylights).
3. Avoid the use of heavily tinted or reflective glazing that reduces solar heat gain but also reduces the penetration of light.
4. Placement and retention of deciduous trees is encouraged such that these trees provide summer-season shading, and winter-season solar access.
5. While respecting the importance of the existing character of the site's landscape character design of on-site landscaping should minimize shading impacts and the potential for solar thermal or photo-voltaic systems on the site and surrounding properties.

26.5.8 Windows – Types and Proportions

Where it is feasible:

1. Employ bay windows, bracketed in upper storeys, or stepped out on lower storeys to form decks off upper stories, to break down scale of end walls.
2. Employ basic window element having a vertical proportion – 1:1.4 – 1:2.2.
3. Vary size from floor to ceiling to vary small openings for secondary spaces.
4. Increase amount of transparency by stringing multiple units or by employing basic units at regular intervals.
5. Create horizontal strip glazing condition by exploring recurrent smaller units.
6. Break down scale and texture where appropriate with divided light muntins or zinc cam in double glazed units.

7. Large single well-proportioned sheets can be employed in conjunction with divided lites to capture views.

26.5.9 Renewable and Alternative Energy

Where it is feasible:

1. Support on-site renewable energy systems and technologies such as solar hot water, solar photo-voltaic, micro wind turbines and heat pumps.
2. Encourage on-site resource recovery through technologies where possible such as heat exchangers on ventilation and domestic water supply.

26.5.10 Materials Management

Where it is feasible:

1. Recycling infrastructure and facilities especially for organics is encouraged.
2. Building materials which are durable for the use intended should be sourced locally or regionally to reduce transportation requirements whenever possible and economic.
3. Reuse existing building and landscape materials on site where practical and economic.
4. Encourage construction waste diversion planning as part of the development process, including the identification of designated areas for the collection of recyclable materials.

27 DPA NO. 10:



Esquimalt Town Square

27.1 Area

All lands outlined and indicated as “Esquimalt Town Square” on Schedule “H” are designated as DPA No. 10.

27.2 Designations

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

- Section 488(1)(a) – protection of the natural environment, its ecosystems and biological diversity;
- Section 488(1)(d) – revitalization of an area in which a commercial use is permitted;
- Section 488(1)(e) - establishment of objectives for the form and character of intensive residential development;
- Section 488(1)(f) – establishment of objectives for the form and character of commercial and multi-family residential development;
- Section 488(1)(h) – establishment of objectives to promote energy conservation;
- Section 488(1)(i) – establishment of objectives to promote water conservation; and
- Section 488(1)(j) – establishment of objectives to promote the reduction of greenhouse gas emissions.

27.3 Justification

These guidelines were developed to steward the design of a mixed use development known as Esquimalt Town Square. The development needs to promote the revitalization of the Township’s core area while being sympathetic to the surrounding land uses and built form and offering exemplary site and building design that incorporates the principles of urban ecology. In order to conserve energy and resources, the development should incorporate features that contribute to reduced consumption of water and energy.

Incorporation of design elements that promote walkability will help the Township meet its greenhouse gas (GHG) reduction targets. Enhancement of the relationship between people and the built environment is inextricably linked to both the form and character of the development but also the intensities of the residential development. The level

of human comfort on the site is also enhanced through the use of extensive landscaping and design that assists ecological functioning.

27.4 Exemptions

The following do not require a Development Permit:

1. Alterations to landscaping as long as the form and character of the landscaping remains the same; and
2. Installation of public art.

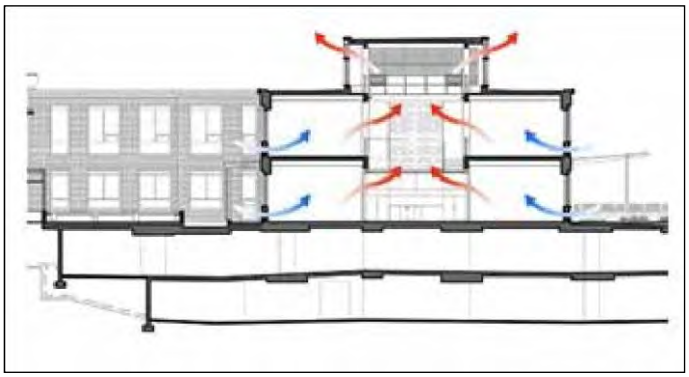
27.5 Guidelines



1. Buildings should be designed to capture passive solar energy.



2. Sun shading should be considered to control heat gain in the summer.



3. Design for on-site heat recovery, and plan for future, long-term neighbourhood heat-resource opportunities.



4. Manage rainwater on the site include reduction of burden on stormwater sewer infrastructure and cleaning for down-stream use.



5. Pollution management protocols (including sedimentation and oil- removal), as well as recycling programs should be followed during demolition, excavation and construction of the project.



6. Prioritize use of high quality, regionally sourced products & materials.



7. Where appropriate, make building uses visible from the outside.



8. Avoid mirrored or tinted glazing at the street level.



9. Locate clearly identified and weather-protected entrances to be accessible from public streets and squares.



10. Integrate pedestrian-oriented signage with frontages and façades.



11. Way-finding and commercial signage, lighting and weather protection (canopies, etc) should be part of the architectural design.



12. Orient upper-storey windows and balconies to overlook adjoining streets and public space.



13. Use architectural emphasis to define street corners.



14. Locate on-street parking, where possible, in front of shops.



15. Maximize glazing at grade along commercial streets. Provide sight-lines from inside buildings to allow for casual surveillance of open public spaces, streets and sidewalks.



16. Avoid excessively long blank walls adjacent to public streets.



17. Follow green building practices in energy and water conservation, greenhouse gas production, indoor air quality and material durability in all aspects of building and site design.



18. Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.



19. Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction.



20. Use of indigenous or adaptive plant species is encouraged.



21. All buildings should be bird friendly.



22. All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.



23. Wherever possible, outdoor storage and parking areas should be screened from view.

28 DPA NO. 11:



West Bay

28.1 Area

All lands outlined and indicated as “West Bay” on Schedule “H” are designated as DPA No. 11.

28.2 Designations

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

- Section 488(1)(a) – protection of the natural environment, its ecosystems and biological diversity;
- Section 488(1)(b) – protection of development from hazardous conditions;
- Section 488(1)(d) – revitalization of an area in which a commercial use is permitted;
- Section 488(1)(e) - establishment of objectives for the form and character of intensive residential development;
- Section 488(1)(f) – establishment of objectives for the form and character of commercial and multi-family residential development;
- Section 488(1)(h) – establishment of objectives to promote energy conservation;
- Section 488(1)(i) – establishment of objectives to promote water conservation; and
- Section 488(1)(j) – establishment of objectives to promote the reduction of greenhouse gas emissions.

28.3 Justification

The West Bay Neighbourhood is a neighbourhood with unique characteristics that is under increasing development pressure. In order to retain the form and character of the neighbourhood while at the same time allowing redevelopment to occur, a set of robust design guidelines is required. With increased multi-family development comes increased densification in the neighbourhood. This makes it imperative to have guidelines that address such issues as the relationship of the building to the street, privacy, and neighbourliness. In addition, because the West Bay Neighbourhood includes a sheltered marine environment it is home to a variety of both marine and land based animal and plant species. Therefore, it is important to protect the neighbourhoods natural environment, ecosystems, and biological diversity. Also, its coastal location means that it is susceptible to tsunamis, therefore, guidelines related to protecting people and development from the potential hazards related to tsunamis are important. Finally, redevelopment offers opportunities

to conserve energy and water and reduce greenhouse gas emissions through the use of design techniques that help to create green healthy buildings and open spaces.

28.4 Exemptions

All exemptions in underlying development permit areas apply.

28.5 Guidelines

Commercial and Mixed-Use Buildings

1. Locate publicly oriented active uses at grade and at or near the sidewalk edge.
2. Incorporate transparent shop-front windows, frequent entrances, weather protection and pedestrian oriented signage into ground floor façades.
3. 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.
4. Provide pedestrian access to storefronts and businesses from the adjacent public street and orient upper storey windows and balconies to overlook adjoining public open spaces.

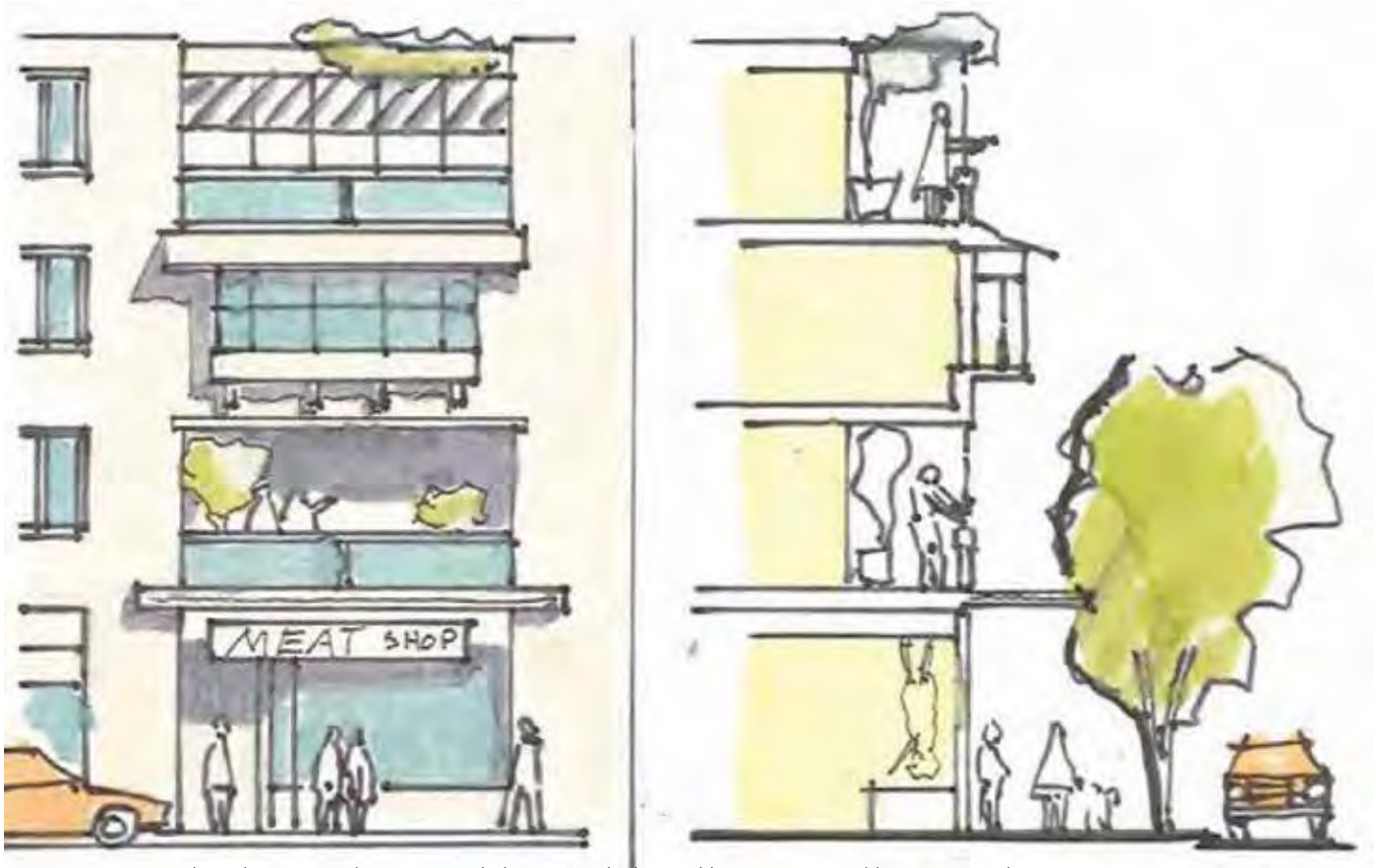




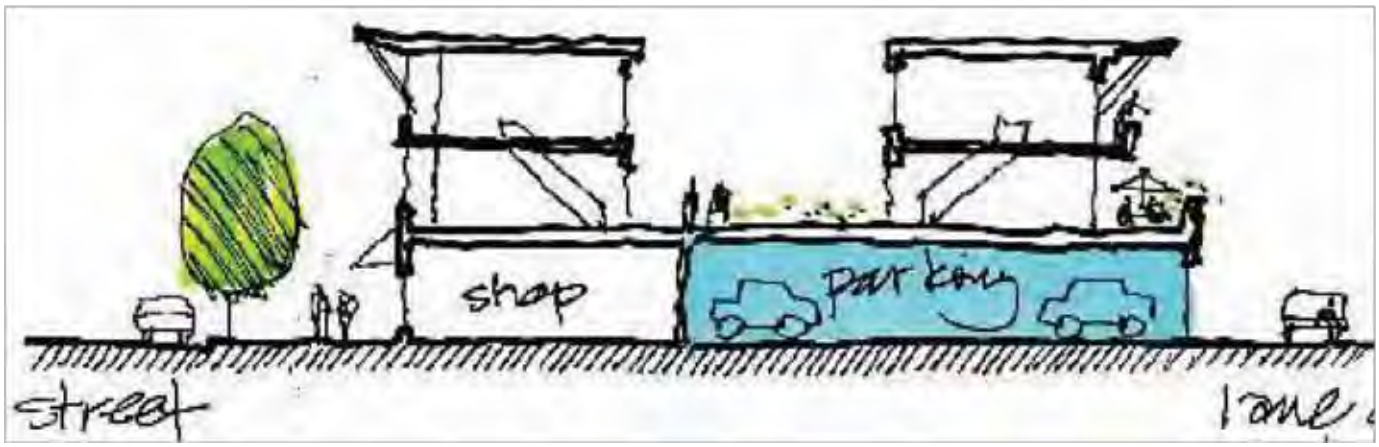


Active uses oriented to public streets and open spaces creates vibrant and attractive neighbourhoods (above).

5. On corner sites, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.
6. Avoid locating off-street surface or structured parking adjacent to active public streets and open spaces. Locate off-street parking behind or underneath buildings. Laminate or wrap any above ground structured parking with active (residential or commercial) uses to buffer structured parking from public open spaces.
7. Achieve a minimum glazing area of 75% 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.
8. Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.
9. Recessed entrances to buildings from the sidewalk or property line are encouraged in order to provide for door swings, to protect the entrance from rain or snow, and to emphasize building entrances.
10. Incorporate plantings, attractive lighting, signage, paving details, furnishings, street trees and other landscape details to create a comfortable, attractive, unique and well defined public realm.
11. Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets.



Frequent entrances along the street and upper storey balconies overlooking public open spaces adds to street vitality.



A shop front buffers public space from above ground structured parking.

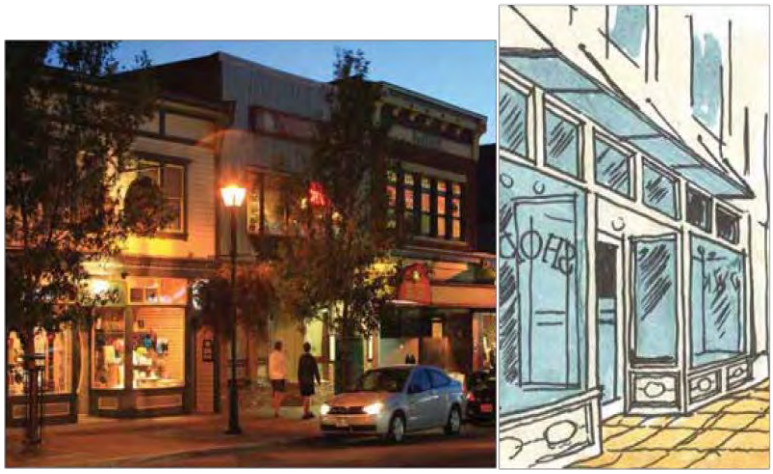


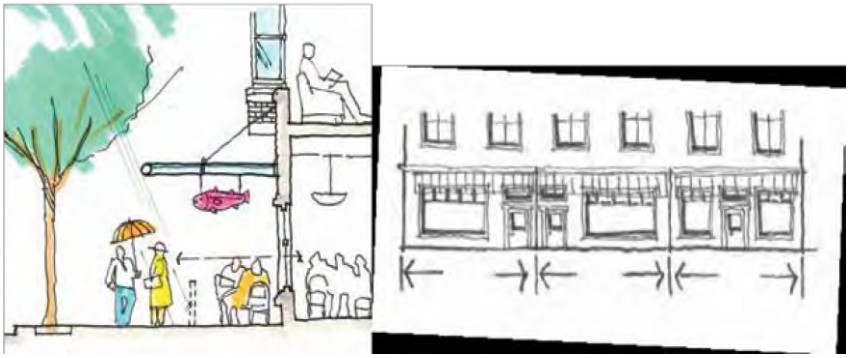
Orient active frontages towards streets.



On corner sites, develop street-facing façades for both streets.

Photo: Joaquin Karakas





Transparent shop fronts with lots of glazing and frequent entrances help create a welcoming and attractive streetscape.



Paving details, pedestrian oriented signage, furnishings and other landscape details add character.

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.

Residential Buildings



Incorporate plantings and other landscape details such as banners.





When unavoidable, blank walls should be screened with landscaping or through incorporation of a patio cafe or special materials to make it visually more interesting.



1. Site and orient multi-plex, townhouse and apartment buildings to overlook public streets, parks, walkways and communal spaces, while ensuring the security and privacy of residents.
2. Incorporate individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street activity and walking, and enhances safety.
3. Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours.
4. Emphasize front doors by incorporating a front patio or stoop and orienting front entryways prominently towards public streets and open spaces.
5. Incorporation of a semi-elevated front entry way (1 m - 1.5 m) is encouraged to create a semi-private entry or transition zone to individual ground floor units. For these units, ensure an alternate access point that is accessible by wheelchair.
6. Locate off-street surface parking behind or underneath buildings. Off-street surface parking located between the front of the building and the public sidewalk or adjacent to other public open spaces is strongly discouraged and should be avoided. When parking is accessed from the fronting public street, recess parking garages and entrances from the front face of buildings.
7. A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.

8. Apartment lobbies and main building entries should be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple accesspoints to enhance building access and connectivity with adjacent open spaces.





Incorporate a front patio or stoop to create street activity and association among neighbours.

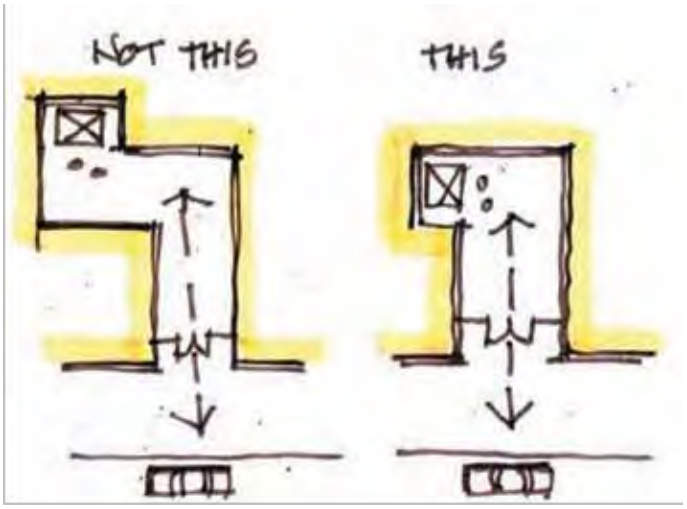




Locate off-street parking behind or underneath buildings, but never between the front face of a building and the fronting public street.



Consider using landscape transition zone between entryways and pubic sidewalks.



Direct sight lines into elevator lobbies are safer.

Visual & Physical Connections to the Harbour

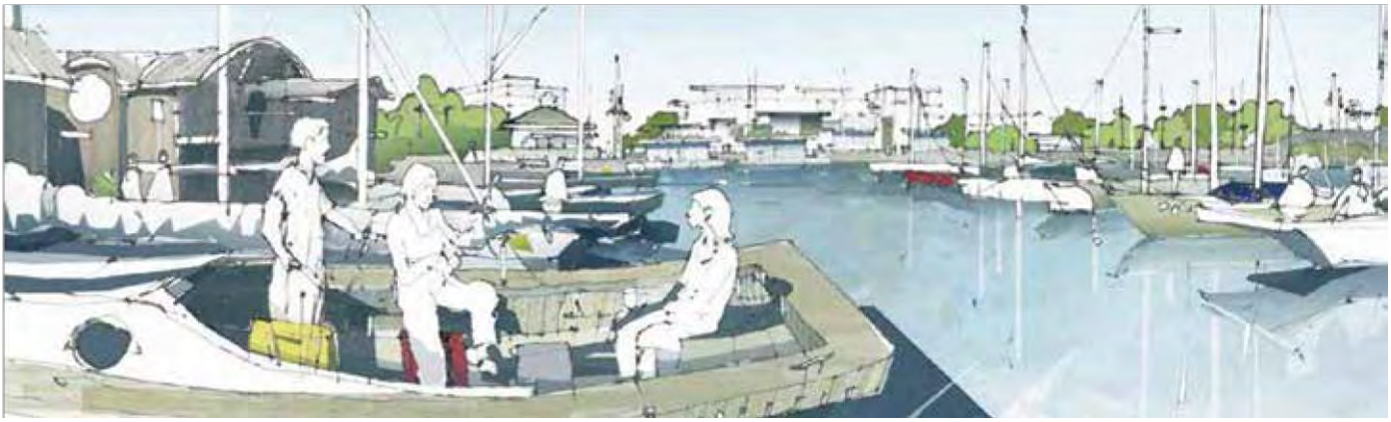
1. Physical and visual connections to landmark buildings, landscape features, the harbour, seascape, and other surrounding natural features are important components of West Bay's character and identity and therefore should be preserved and enhanced.
2. New development and landscaping should frame rather than block public views of parks and open spaces, natural features, prominent buildings, public art and the harbour.
3. Locate and design buildings to preserve public street-end views (and where possible private views) to the harbour.
4. Where possible, create new public connections to harbourfront uses and activities at the waters edge, specifically Sailor's Cove, Hidden Harbour, and West Bay Marina.
5. Mark/celebrate corners and street-end views through building and open space design.
6. Water access and views to the West Bay harbourfront and upland neighbourhood from the water are equally important elements of West Bay's identity. Therefore future development must consider visual and physical connections to the neighbourhood from the water in considering future development.
7. New development adjacent or near to the harbourfront should respond to relevant sections of the the provincial "Flood Hazard Area Land Use Management Guidelines."



Photo:FrancD'AmbrosioArchitectureandUrbanism



Maintain street-end views to the harbour-front



Create new public connections to harbour front uses and activities.

Neighbourliness

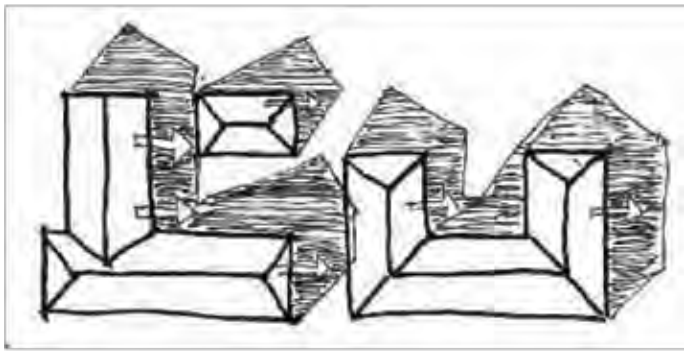
Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.

1. New projects should provide a sensitive transition to nearby, less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.
2. Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.
3. In a mixed use project adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.
4. Face similar uses across the street and at compatible scales; avoid building scale differences of more than 2 storeys across streets.

5. Locate development to minimize view impacts on existing and planned future development.
6. Buildings should be positioned and scaled to minimize the impact of shadows on adjacent open spaces, buildings, and within the project.

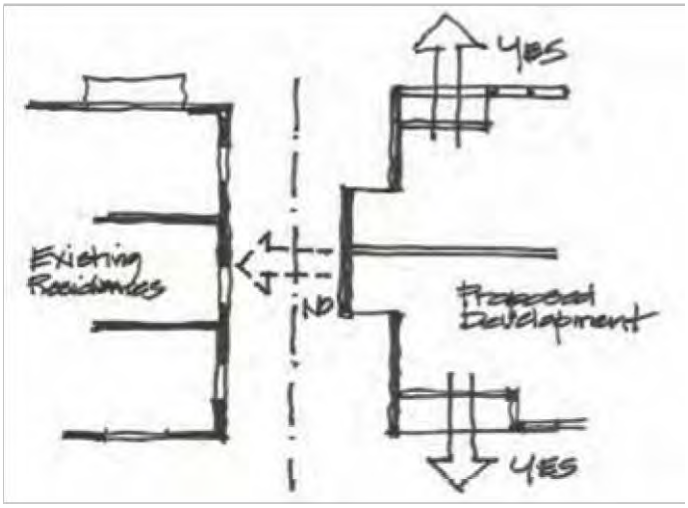


Transition in scale to existing context.



Sun shade analysis and diagrams help determine the siting of buildings to minimize overshadowing of adjacent open spaces and building.

7. Locate open space (plazas, parks, patios, cafes, etc.) south of permanently shading structures.
8. Locating off-street surface parking in front of buildings, at prominent corners or intersections, immediately adjacent to public sidewalks and open spaces, and other public oriented active open spaces is strongly discouraged and should be avoided.
9. Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.
10. Views from upper stories of new buildings should minimize overlook into adjacent private yards, especially in less intensive areas. Following are some strategies which can be used to achieve this guideline:
    1. Increase building separation so that the face of the building and hence the windows are setback farther from the property line.
    2. Take advantage of site design that reduces impacts by using, for example, an adjacent ground floor area for an entry court.
    3. Stagger windows to not align with adjacent, facing windows.
    4. Primary windows into habitable spaces should not face interior side-yards.



Protect privacy by placing primary (view) windows towards front and rear yards rather than interior side yards.



This building steps down to the slope to reduce the visual impact from its massing.



Minimize overlook into adjacent private yards.

Architectural Concept: Achieving a Human Scale

Overview and Intent

These are general guidelines for architecture and are not intended to be prescriptive, but rather to encourage flexibility and innovation in building design and character. The overall intent is to create buildings and other structural elements that are scaled to the pedestrian, encourage pedestrian activity and welcome users.

Human Scale

Achieving human scale refers to the use of architectural features, details and site design elements that are of human proportion and clearly oriented for pedestrian activity. A building has good human scale if its details, elements and materials allow people to feel comfortable using and approaching it.

Building Articulation

Many street frontage design elements, both horizontal and vertical, help to create an interesting and welcoming streetscape. These include building materials, special ground floor design treatments, façade modulation, corner treatments, building step-backs for upper storeys and façade elements such as window treatments, building entries and other architectural details. All of these help define the public realm as a welcoming place.



Human scale elements and building articulation arranged in modern composition.

General Guidelines

1. The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).
2. Design buildings to express their internal function and use.
3. Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians. Examples of architectural features include:
    1. Building height, massing, articulation and modulation;
    2. Bay windows and balconies;
    3. Corner features accent, such as turrets or cupolas;
    4. Decorative rooflines and cornices;
    5. Building entries; or

6. Canopies and overhangs.

Examples of architectural details include:

1. Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.);
2. Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors);
3. Articulation of columns and pilasters;
4. Ornament or integrated artwork;
5. Integrated architectural lighting;
6. Detailed grilles and railings;
7. Substantial trim details and moldings; or
8. Trellises and arbors.



Incorporation of a range of architectural details and features make this mixed-use building attractive when approached by pedestrians.

4. Locate and design entrances to create building identity and to distinguish between individual commercial and residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide "punctuation" in the overall streetscape treatment.
5. Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.
6. Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).
7. Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that:
    1. Are vertically proportioned and approximately the size and proportion of a traditional window;
    2. Include substantial trim or molding;
    3. Are separated from adjacent windows by a vertical element;
    4. Are made up of small panes of glass; or

5. Are separated with moldings or jambs but grouped together to form larger areas of glazing.

8. The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

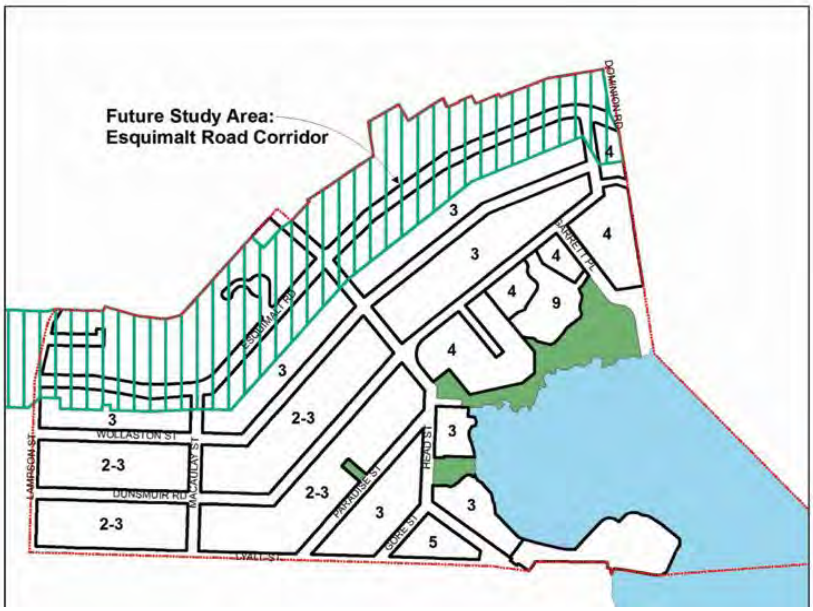
9. In general, new buildings should incorporate natural building materials into façades to avoid a "thin veneer" look and feel, and combined with more modern treatments, such as glass, concrete, and steel.

10. Vinyl siding, large expanses of stucco, swirl type stucco, and vinyl for window frames are generally discouraged.



Design entrances to distinguish between individual commercial and residential.

Height



Note that the heights shown are storeys and are guidelines. They are not height regulations.
Notwithstanding the building heights indicated on the map above, up to 10 storeys may be permitted on the following property provided no portion of the development within 21.5 m of Wollaston Street exceeds three storeys:

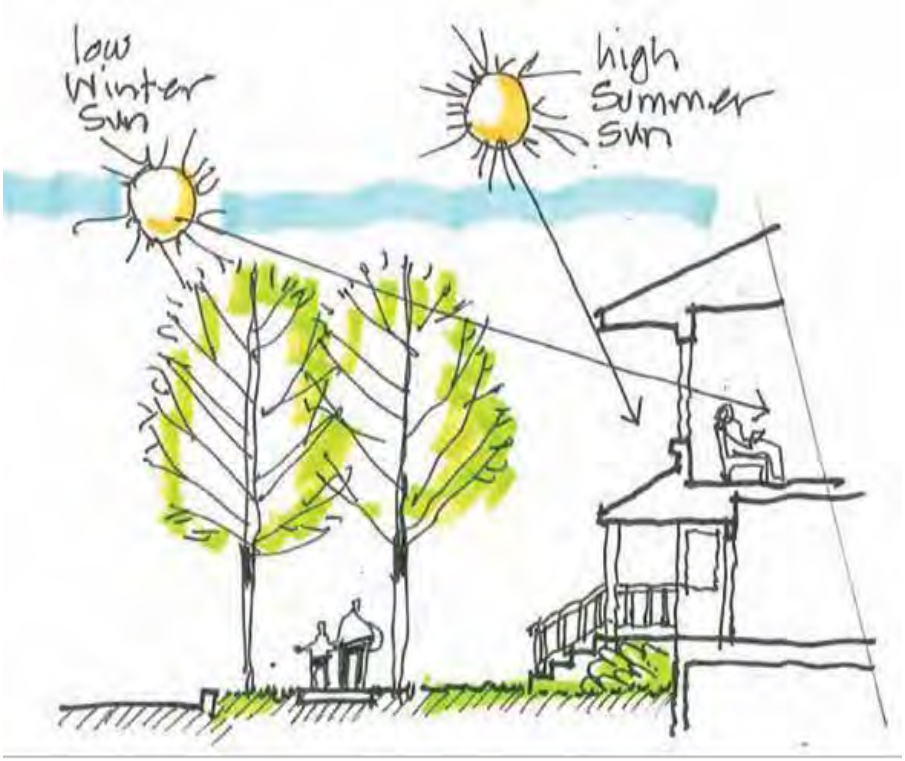
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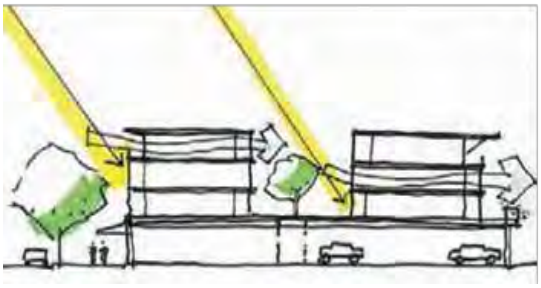
Lot A, Section 11, Esquimalt District, Plan EPP69557

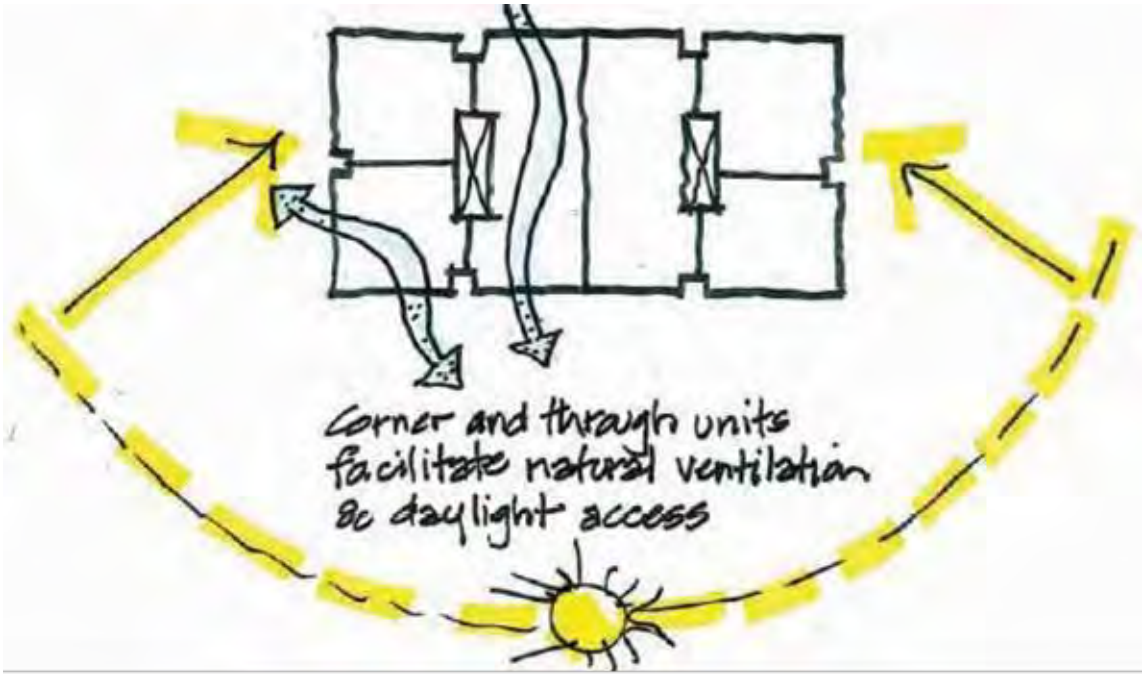
[899 Esquimalt Road] *(Amending Bylaw No. 2962, Adopted 01/20/2020)*

Green Healthy Buildings and Open Spaces

1. Building design and site planning should reduce the overall "ecological footprint" (energy use, waste, and pollution) of new development while also maximizing livability. This can be achieved by maximizing passive lighting, heating and cooling, providing usable outdoor amenity spaces and being responsive to the existing ecosystems and natural context.
2. Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).
3. Dwelling units with exterior access on only one side should always face a good view or the direction of the sun (ideally both) and are most suitable as wide frontages with shallow floor plans to allow adequate penetration of daylight.
4. New buildings should not block significant views or solar access to adjacent buildings and open spaces.
5. Incorporate courtyards, greenways, gardens and other common areas as defining elements of projects.
6. Where at-grade space is limited, rooftop patios, gardens and courtyards are encouraged.


low
Winter
Sun
high
Summer
Sun



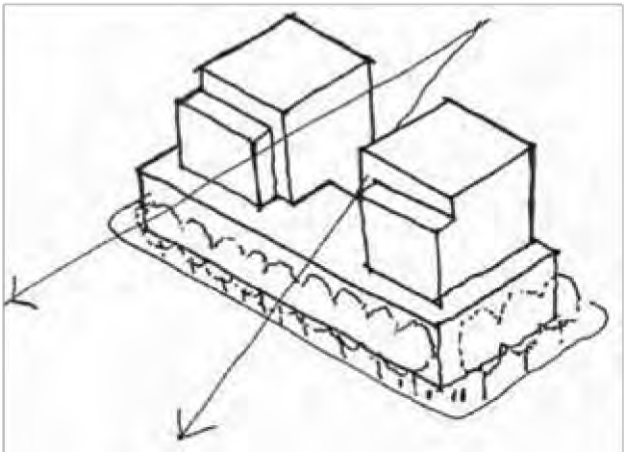




Incorporate common areas as defining elements of projects.

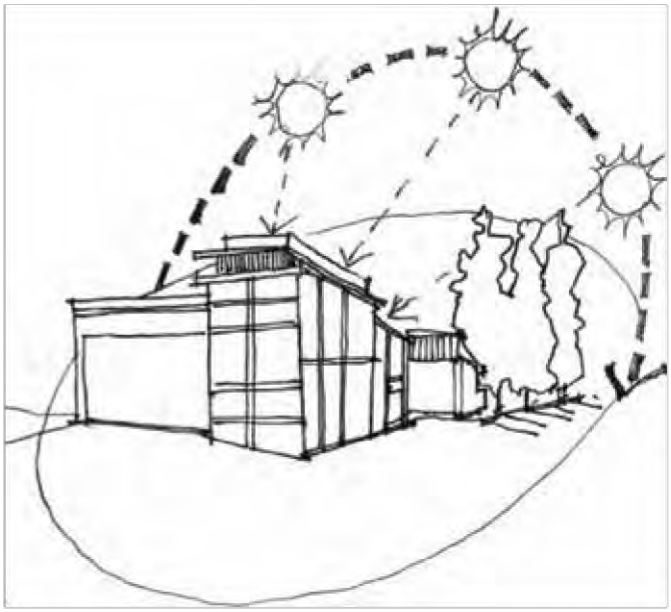


A landscaped pathway located adjacent to this residential building partially screens the lower floor units from the park (foreground) while also softening the building's appearance, helping to integrate it into the landscape.





Use best management practices for rainwater where appropriate.

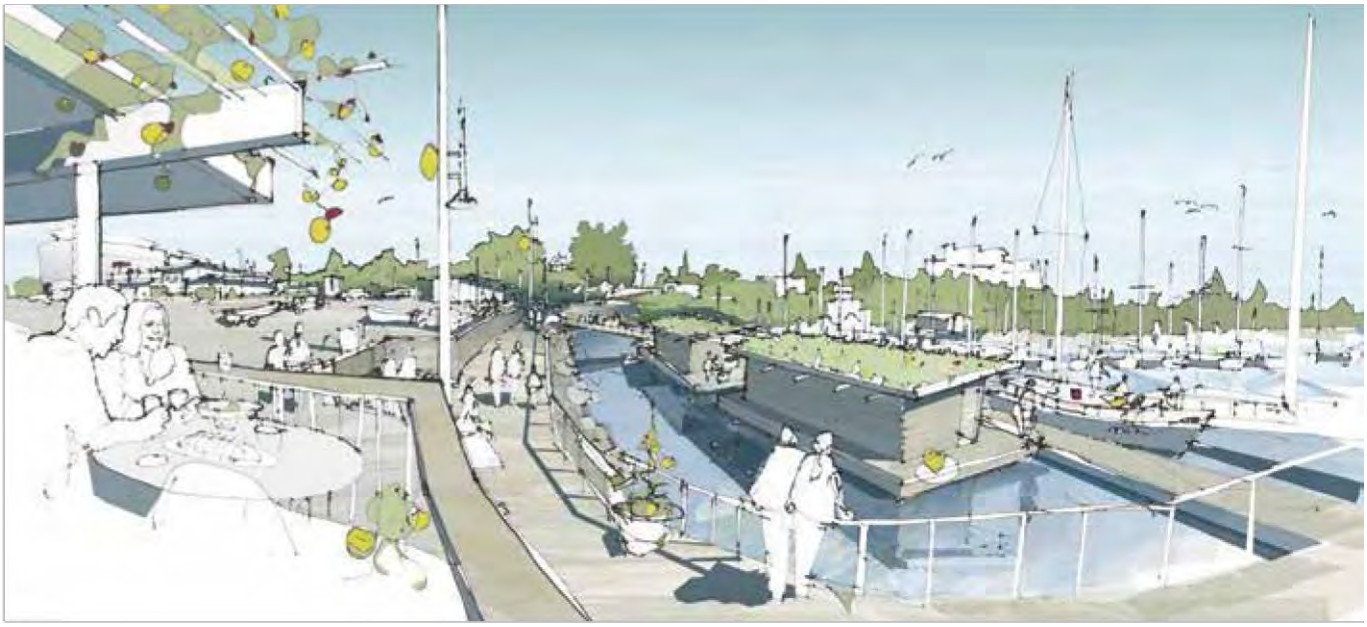




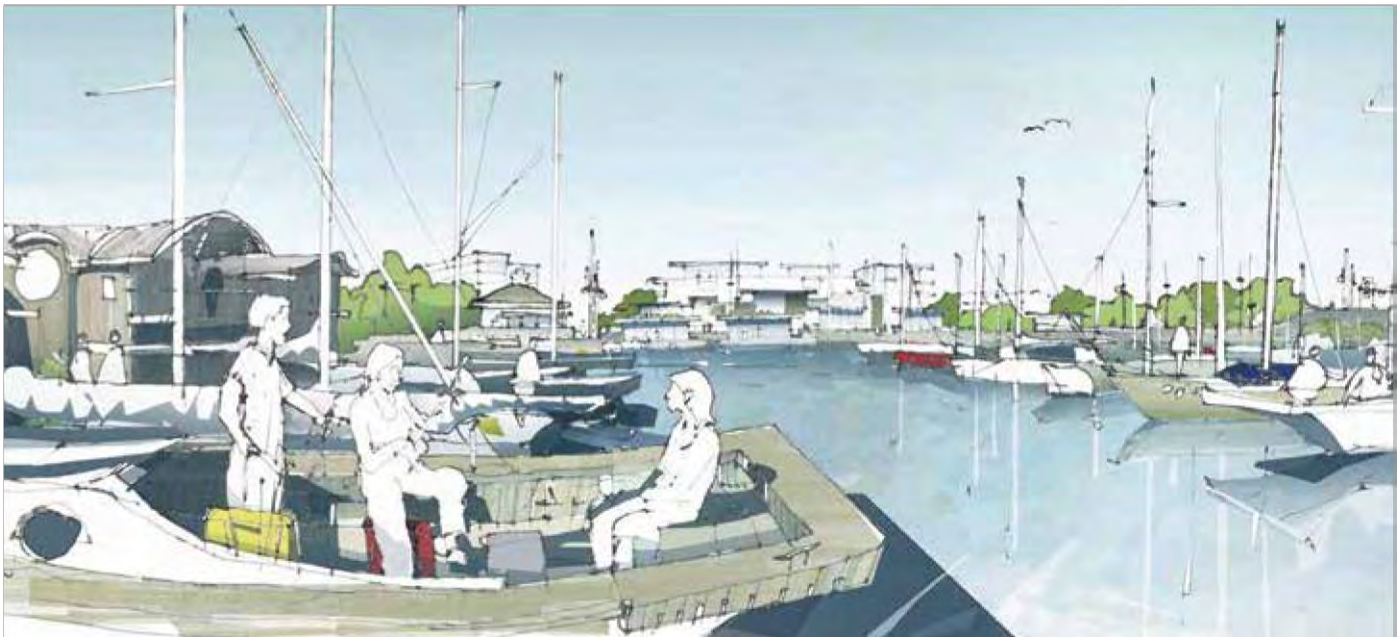
Urban village High Street looking north-west at corner of Head and Lyall Street.



Urban village High Steet (Head Street South) looking south.



Looking north to harbour and urban village High Street



View towards urban village High Street from the harbour looking west.



View from future building looking south-east to harbour across urban village High Street and Captain Jacobson Park.



Head Street looking south towards Gore and Lyall.



Urban village High Street: conceptual siting, form and massing.



Urban village High Street: conceptual siting, form and massing.



Urban village High Street: conceptual siting, form and massing.

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.

29.2 Designation

Development Permit Area No. 12 is designated for the purpose of establishing objectives for:

- Section 488(1)(a) – natural environment, its ecosystems and biological diversity;
- Section 488(1)(b) – protection of development from hazardous conditions;
- Section 488(1)(d) – form and character, revitalization of area in which commercial use permitted;
- Section 488(1)(f) – form and character of industrial development;
- Section 488(1)(h) – energy conservation;
- Section 488(1)(i) – water conservation; and
- Section 488(1)(j) – GHG emissions reduction.

29.3 Justification

Site of a former oil storage facility, McLoughlin Point is an oceanfront site and a prominent entrance to Victoria Harbour. An objective is redevelopment of mixed uses, including revitalization when commercial uses are permitted, of impeccable design and cohesive operation, respecting adjacent DND lands as well as the broader communities. Public access from land and the water is encouraged, primarily for educational purposes. Water access recognizes the historic use of the land. Public access by land may be limited by DND.

As an oceanfront site, there are nearby natural habitat considerations worthy of protection and preservation, as well as enhancement of the subject property itself given the history of heavy industrial use. The subject property is susceptible to high winds, and high tides, including risk of tsunami and therefore development on the site must occur in a manner to protect it from these natural hazards, while respecting the need to do so in a manner that does not increase risks for other properties or harm the natural environment. The report “Modelling of Potential Tsunami Inundation Limits and Run-up” for the Capital Region was completed by the Capital Regional District’s Local Government Emergency Program Advisory Commission; it identified risks for McLoughlin Point that the CRD has indicated it has been considering to date in its proposal for this site.

The CRD has also prepared and submitted a number of professional reports which identify special conditions at McLoughlin Point, including for a sewage treatment plant, and further justify designation to achieves objective both the CRD's and Township's objectives. These include but are not limited to the reports entitled:

"Core Area Wastewater Treatment Program McLoughlin Point Zoning Application, Township of Esquimalt McLoughlin Point Risk Assessment," dated December 18, 2012 prepared by Stantec Consulting Ltd;

"Archaeological Review of the Proposed Capital Regional District McLoughlin Point Wastewater Treatment Facility," dated January 2013 prepared by Tera Environmental Consultants*;*

"Capital Regional District Core Area Wastewater Treatment Program McLoughlin Point Wastewater Treatment Facility Traffic Considerations," dated January 23, 2013 prepared by Bunt & Associates;

"Terrestrial Environmental Effects of the Proposed Capital Regional District McLoughlin Point Wastewater Treatment Facility," dated January 2013 prepared by Tera Environmental Consultants; and

"Community Impact and Mitigation Report," dated January 2013 and prepared by CitySpaces Consulting Ltd.

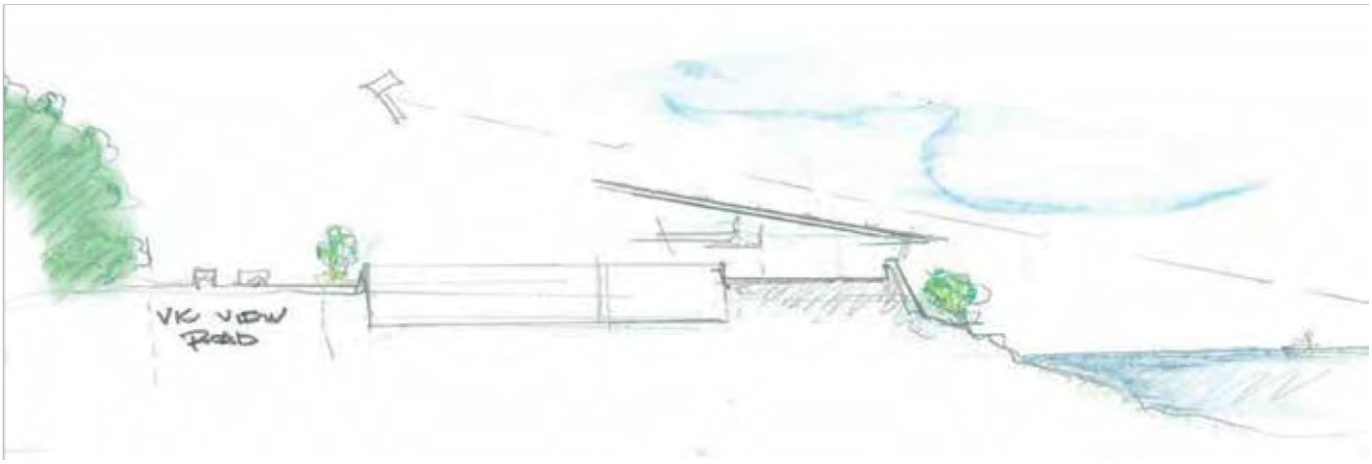
Prominent regional facilities should be models of energy and water efficiency and reduction of greenhouse gas emissions, and such is an objective of this development permit area. This is supported and/ or required under the goals established pursuant to the 2007 Capital Region Community Energy Planning process.

29.4 Exemptions

There are no additional exemptions for McLoughlin Point.

29.5 Guidelines

1. Consider the establishment of an 8.0 m buffer from the high watermark.
2. Consider the establishment of a 4.0 m heavily landscaped buffer within the 8.0 m buffer to hide the building(s) on the site.
3. Consider stepping buildings back on the site with the lowest buildings located closest to the shore.
4. Consider the establishment of a seawall using as its design precedent, the convention centre in Seattle.
5. Consider the establishment of an historical interpretation program.
6. Consider the establishment of public access to the 8.0 m buffer area via a public dock.
7. Consider the incorporation of water features as public art within the design of the building.
8. Consider design and construction in a manner that mitigates environmental and human health impacts (in particular those related to odour and noise), and contributes to the visual quality and scenic beauty of the harbour entrance.
9. Any proposed buildings or structures must incorporate the findings of the "Modelling of Potential Tsunami Inundation Limits and Run-up" for the Capital Region that has been completed by the Capital Regional District's Local Government Emergency Program Advisory Commission.



10. The treatment system will support environmental, social and economic sustainability, and be considered part of CRD climate action initiatives.
11. Wastewater should be treated as a resource and, wherever possible and practical, provide opportunities for resource recovery and reuse.
12. The McLoughlin Point facility should meet, or exceed the CRD's and the Township of Esquimalt's policies on sustainability and building excellence.
13. Acknowledge and plan for major tsunami events, climate warming effects, and post-disaster resiliency.
14. Incorporate durable, long-lasting, and timeless materials and design strategies.
15. Respect view impacts from all sides, and from above.
16. Incorporate designs that, while respecting the site, ensure the highest standards of materials and workmanship, and are aesthetically pleasing.
17. Incorporate public art into the design.
18. Where feasible, design for on-site heat recovery, and plan for future, long-term, neighbourhood, heat-resource opportunities.
19. Incorporate a green roof system into the Operations and Controls building and other buildings, where appropriate.
20. While much of the site is impervious rocky shoreline, where possible, introduce methods to clean and reduce stormwater runoff, incorporate rain gardens, and consider practical ways to re-use water.
21. Restrict impact on the shoreline, except for those areas where wastewater lines enter or exit the treatment plant.
22. Building forms should respect the site.
23. Wall elements, relating to tsunami and associated catastrophic event protection, such as stepped walls that incorporate angled features, projections, wall terraces, and textures, should reflect the character of the rocky shoreline.
24. The design must demonstrate how the buildings and structures will fit into the site, responding to the shoreline in the forefront, and the evergreen treeline and rocky knoll backdrop.
25. Building heights should vary, but not exceed 15 m, from the finished grade.
26. Design aesthetics should be optimized with the use of appropriate, high quality materials.
27. Exterior building materials, including exterior details, must be selected to withstand intense weather and sea conditions, and must be of a high standard to ensure low maintenance.

28. Doors, overhead doors, and other closures (including hatches, grilles, and louvres) should be durable, thermally resistant, and suitably finished for the marine environment.
29. Windows should have high performance glazing, and be capable of providing natural ventilation, where appropriate.
30. Roof areas must consider views from above.
31. Clarifiers and aerated filters must be covered to meet noise and odour principles.





Lighting

1. Light fixtures should provide no more than the minimum lighting needed for their intended purposes, and not exceed levels recommended by the Illuminating Engineering Society for North America Recommended Practice Manual: Lighting for Exterior Environments.
2. Light fixture shields should be specified to reduce impacts on other properties, and when seen from the designated viewpoints.
3. All lighting should be directed downward, and not into the night sky.
4. Energy efficient fixtures should be specified, with consistent colour for all lighting.

Landscape Elements

1. The design concept is based on site conditions, views from the harbour, and a windswept rocky shoreline. With this in mind, landscape elements should include:
    - Use of plant species that are designated hardy to harsh, and for sea spray environments - situate plants such that the force of the wind shapes their future forms;
    - A retaining wall system designed to reflect the rugged and rough-textured surface of boulders and exposed-rock shorelines; and
    - Outdoor storage and parking areas screened through the use of berms, fences, landscaping and/or solid noise-absorbing barriers.



Guidelines for Seawalls and Walls

The retaining wall system should be designed to reflect the rugged and textured surface of the exposed-rock shorelines. To reduce view impacts for neighbouring communities and water/air traffic, the mass of the wall (combined height and width) will be broken up visually with features such as board form relief, wall projections, vertical elements, and wall protrusions. It should feature both rounded, smooth and angular surfaces to reflect the natural shoreline.

Walls are divided into two types: 1) primary walls, which are prominent perimeter retaining walls, and feature walls within the plant; and 2) secondary walls, which serve as infill between the primary walls.

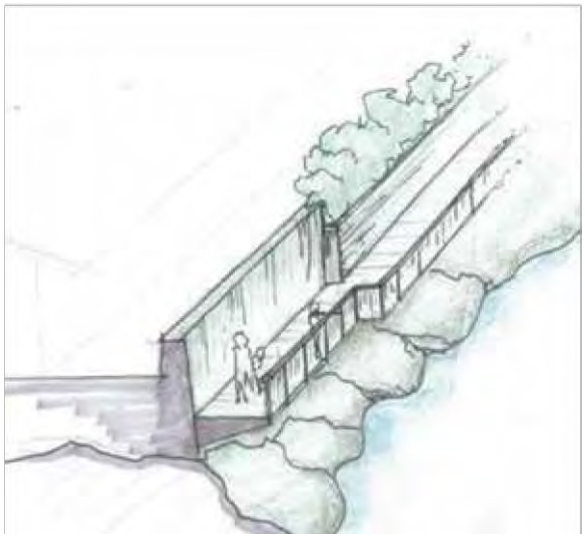


1. Walls must not protrude beyond the high watermark (HWM 1.804m geodetic).
2. The site must be protected by a continuous tsunami protection wall that has a top elevation of not less that 6.5 m above the high watermark.

3. The appearance of wall heights greater than 4.0 m must be minimized by placing step walls in the tsunami protection wall.
4. Planted stepped walls should be a minimum depth of 1.0 m horizontally to allow for landscape elements to be introduced. Where this is not possible, shallower multiple steps may be used.
5. All surfaces of the primary perimeter retaining walls must be finished with random board- formed recesses or other suitable architectural treatment. Vertical recesses should be spaced randomly. A smooth finish should be considered for secondary walls.
6. The design should plan for development of a pedestrian pathway along the waterfront side of the site.







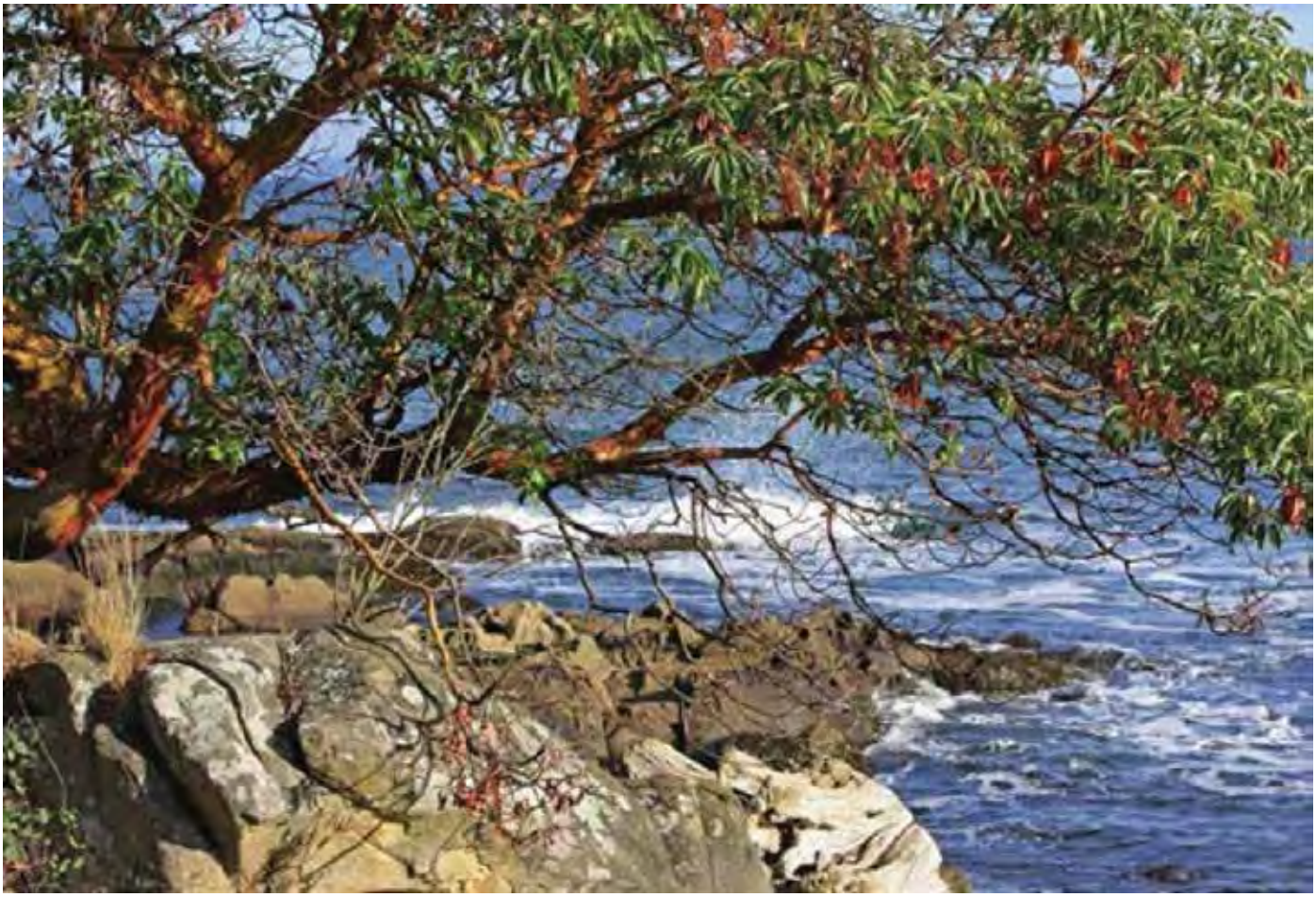
Guidelines for Planting - General

1. Distribution of plants will be limited due to sea spray and wind exposure, particularly on the south side of the site.
2. Planting will exclude lawns.
3. Mature plant heights must be at least 60 cm tall for all planted areas to shade undesirable weed species.
4. Planting densities must ensure that vegetated areas will have 100% plant coverage after two full growing seasons.

5. Planted areas will be irrigated with a high efficiency irrigation system.
6. Plants should be drought tolerant and require minimal water after the two-year establishment period.
7. Green roofs must be installed fully established to minimize wind erosion and maintenance.
8. All planting will be to BCNLA/BCSLA Landscape Standards.

Guidelines for Planting Along Seawalls

2. Distribution of plants will be limited due to sea spray and wind exposure.
3. Trees must be situated more than 10 m from the south facing wall, as this will be a high wind velocity area.
4. The following species are considered appropriate for use along the waterfront:
    - Pinus contorta var. Contorta (Shore Pine);
    - Arbutus menzesii (Pacific Madrone);
    - Rosa nutkana (Nootka Rose);
    - Symphoricarpus albus (Snowberry);
    - Arbutus unedo (Strawberry Tree);
    - Myrica californica (Sweet Gale);
    - Lonicera pileata (Privet Honeysuckle); and
    - Mahonia aquifolium (Oregon Grape)

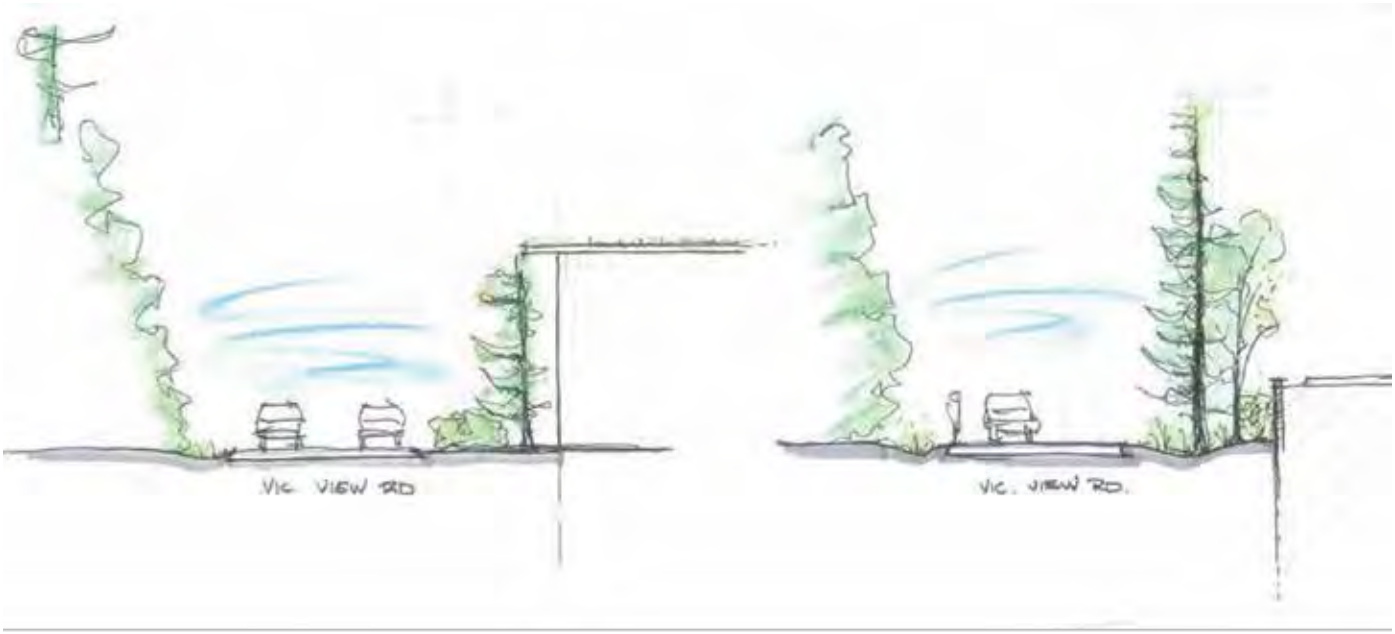


Guidelines for Planting Adjacent to Building Entrances

Planting around the building entrances can be more design driven, and specific hard and soft landscaping should complement the building architecture.

Guidelines for Screening on Victoria View Road

1. To break up the mass of concrete walls, introduce screening (mostly of coniferous tree plantings) along the road frontage and adjacent property lines. The CRD should work with the Department of National Defence to allow for landscaping along the road frontage adjacent to the site. Cluster trees to provide clear 8 m wide gaps to allow for future maintenance access (from a crane).
2. A continuous shrub border will be required at the base of the wall to screen the lower retaining wall and reduce the risk of vandalism. Shrubs in this area are to be native species only, with the exception of those adjacent to the two entrances, where lower evergreen screening is desirable.
3. In situations with larger retaining walls, vines can be considered, but must be supported by cable systems.
4. The following species are considered appropriate for use in screening applications:
    - Pseudotsuga menzesii (Douglas Fir);
    - Rosa nutkana (Nootka Rose);
    - Symphoricarpus albus (Snowberry); and
    - Parthenocissus tricuspidata (Boston Ivy).



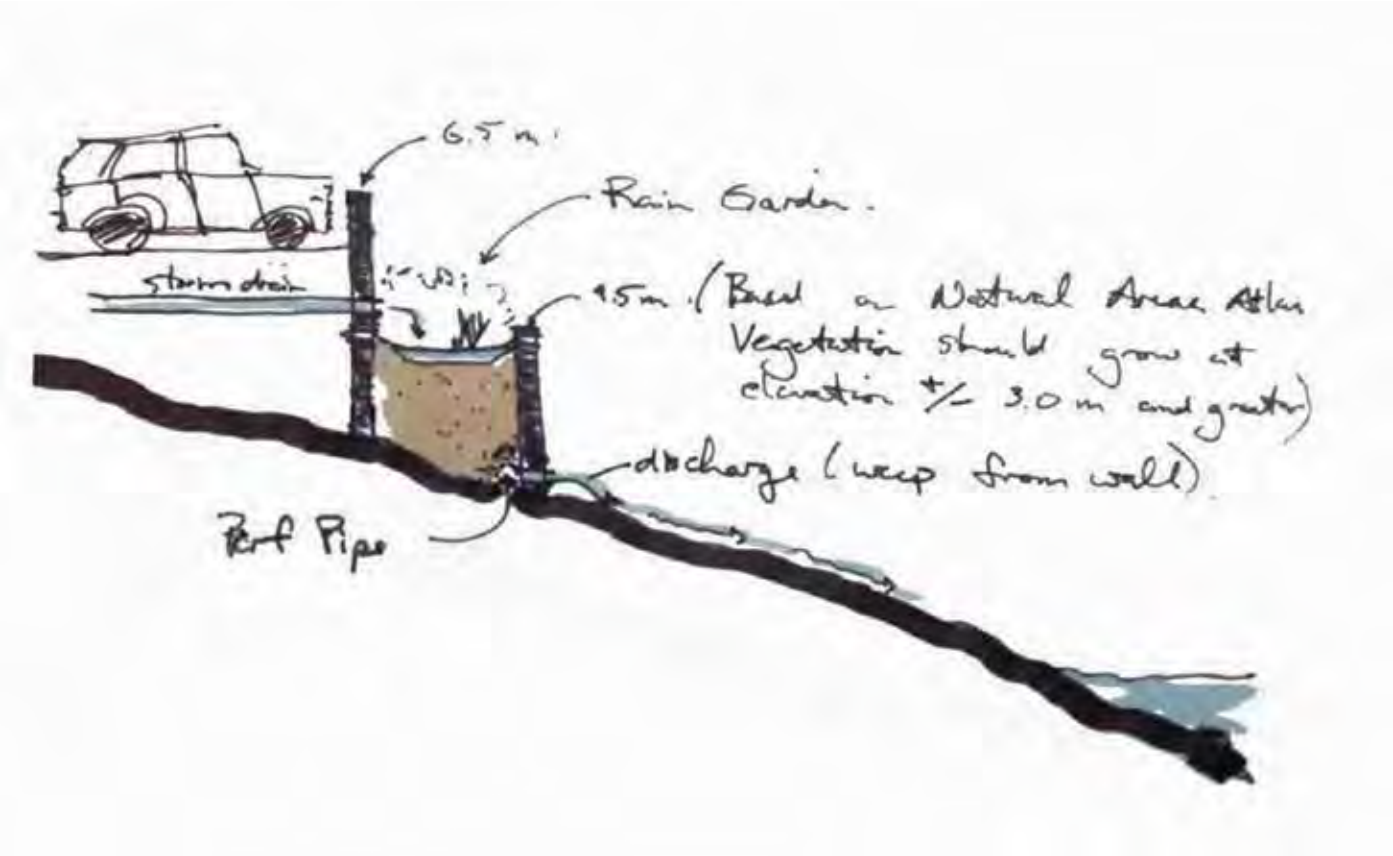
Stormwater Management

The following stormwater management measures should be considered for the site:

1. Stormwater from the internal roadways and parking areas will be treated to remove 80% of TSS from a 6-month rain event prior to discharge.
2. Treatment of roadway and parking run-off can come in the form of:
    - A combination of rain gardens and bioswales adjacent to the parking and roadways, complete with raised overflow basins, and under drains connected to the storm drain system;

- Aqua-pave permeable paving, complete with an under drain system in discrete areas where direction of run-off to a bioswale is not feasible; or
- A combination of these.

3. A conventional storm drain will be installed with an outfall to the ocean. All drainage from the site will eventually be discharged through this pipe.
4. The buildings will connect directly to the piped storm drain system. Building drainage will bypass the treatment system. However, a rain garden, stormceptor, or similar end-of-pipe treatment device could be installed if treatment of roof drainage is required.



Parking and Services

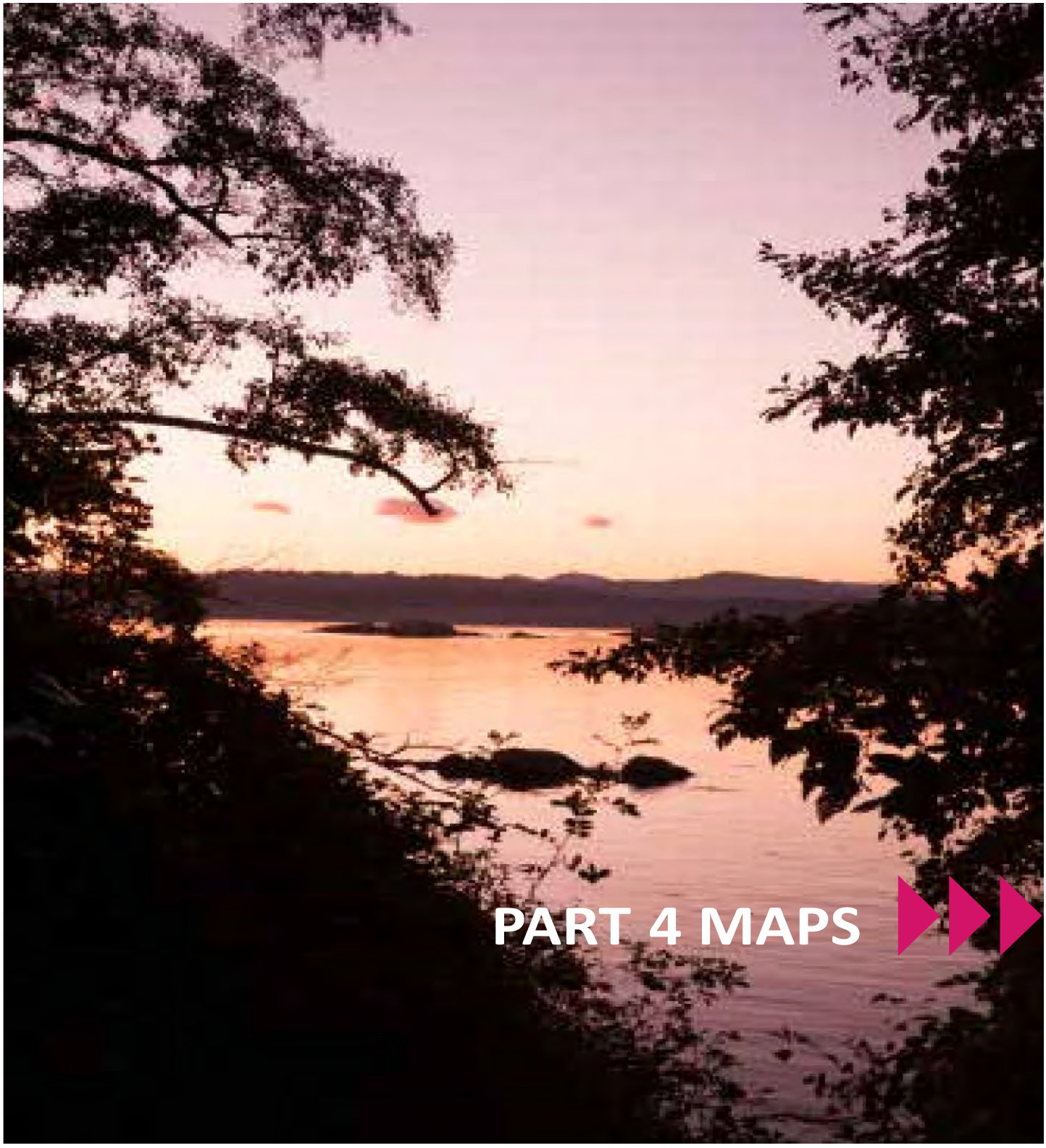
Parking for visitors, plant and system operation staff, and CRD maintenance vehicles should be suitably screened through the use of berms, fences, landscaping and/or solid noise-absorbing barriers to minimize visual impact.

Signage

Limit signage to directional and identification as required for wayfinding.

Public Art and Education

1. Public art shall be provided. The CRD and Township of Esquimalt will work together to confirm the process and requirements.
2. Plans should include capacity for organized, educational site visits to learn about the functioning of the treatment system, the regional liquid waste management program, resource recovery, etc.



PART 4 MAPS

OFFICIAL COMMUNITY PLAN: MAPS



Schedule A

Present Land Use Designations

Schedule B

Proposed Land Use Designations

Schedule C

Roads Network

Schedule D

Sewer Network

Schedule E

Water Network

Schedule F

Public Parks and Facilities

Schedule G

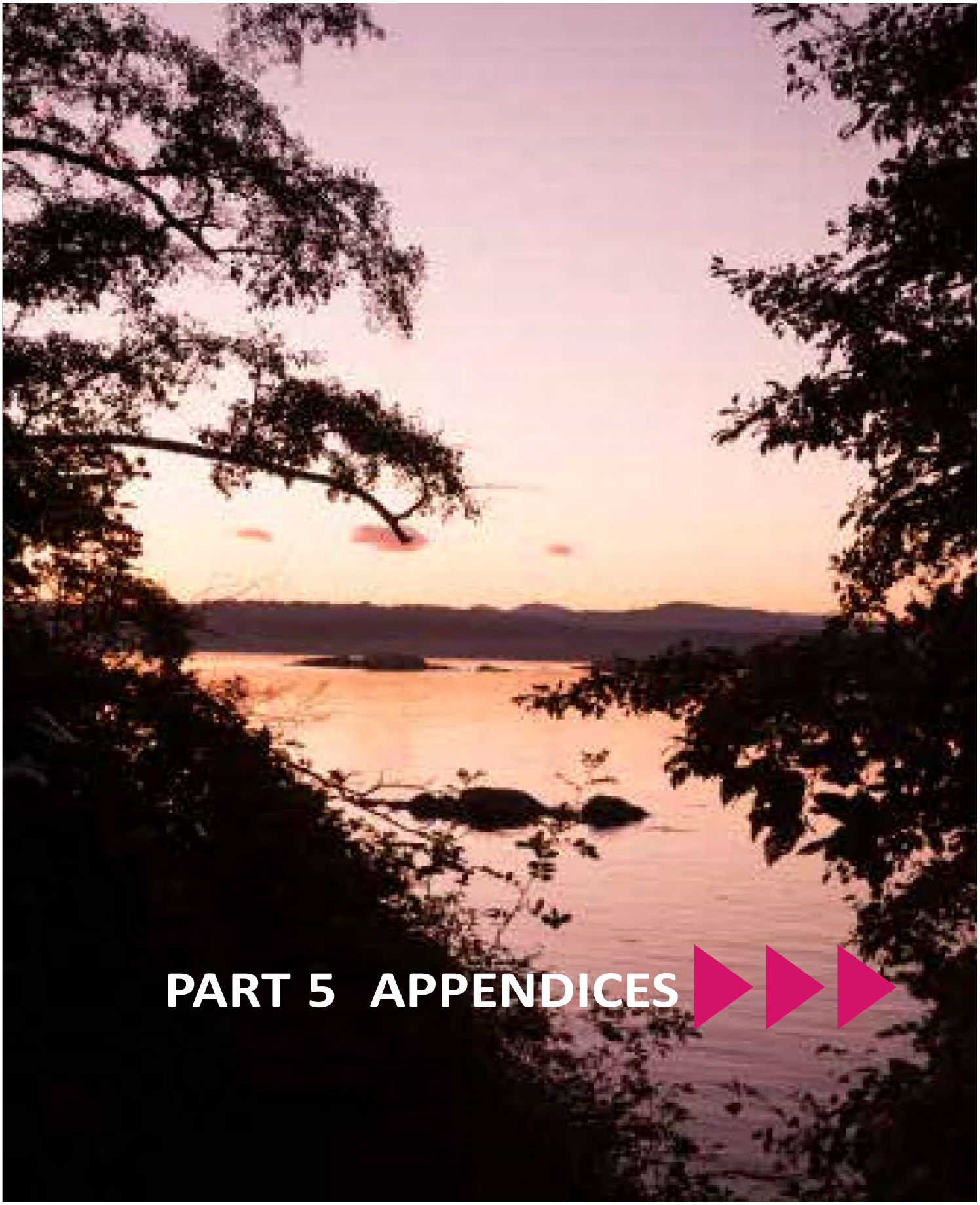
Public View Corridors and Gateways

Schedule H

Development Permit Areas 9-12

Schedule I

Cycling Network



PART 5 APPENDICES

Appendix 1

Township of Esquimalt Heritage Values

Township of Esquimalt Heritage Values

Derived from Heritage Values Open House held October 18, 2014

Introduction

On completing its review of the 'Township of Esquimalt Heritage Values Report -November 2014', the Heritage Advisory Committee (HAC) has identified the following heritage values for the Township of Esquimalt. The heritage values outlined below follow from the five themes established by Heritage B.C.

Peopling the Land

Esquimalt's heritage lies in the physical qualities that have made it a natural place for occupation for centuries. Its sheltered deep water harbour, moderate climate, and bountiful land and sea have allowed the Township to develop into a place of prosperous business and employment, while maintaining a sense of community in spite of being part of a larger metropolitan area.

Developing Economies

Economically, Esquimalt has played an important role as a regional centre of industry and employment. The strength of the community's economic heritage lies in its favourable connection between the land and water, its physical location between two harbours, its connection to the Esquimalt and Nanaimo Railway and its proximity to the larger metropolitan area; qualities that have supported and sustained Esquimalt's economic evolution over time. Esquimalt is home to two graving docks, one being the oldest the other being the largest on the Pacific Coast. Shipbuilding, manufacturing, commerce, industry, and tourism are the foundation of Esquimalt's sustainability.

Governance and Institutional Life

Esquimalt's institutional and governmental identity is unique. It involves relationships with the Esquimalt and Songhees First Nations and multiple levels of Government. These relationships have influenced how the community has developed physically, economically, and socially since the mid-nineteenth century.

Esquimalt has deep institutional roots as a military base and the role of the military in shaping the community is intrinsic to its heritage – Esquimalt has identified itself as a military community since the formal recognition of the Royal Navy Dockyard in 1865 and the establishment of Work Point Barracks as the army base in 1887. Esquimalt is Canada's primary defence establishment on Canada's West Coast.

Building Social and Community Life

Socially, the "small town" heritage of the community has endured since its earliest days, and is supported by traditional activities such as festivals, parades, and sporting events, and by gathering places such as parks, public facilities, schools and places of worship, pubs, social and sporting clubs. Esquimalt residents value the fact that their community fosters a strong sense of connection to one's neighbours and to nature.

Expressing Intellectual and Cultural Life

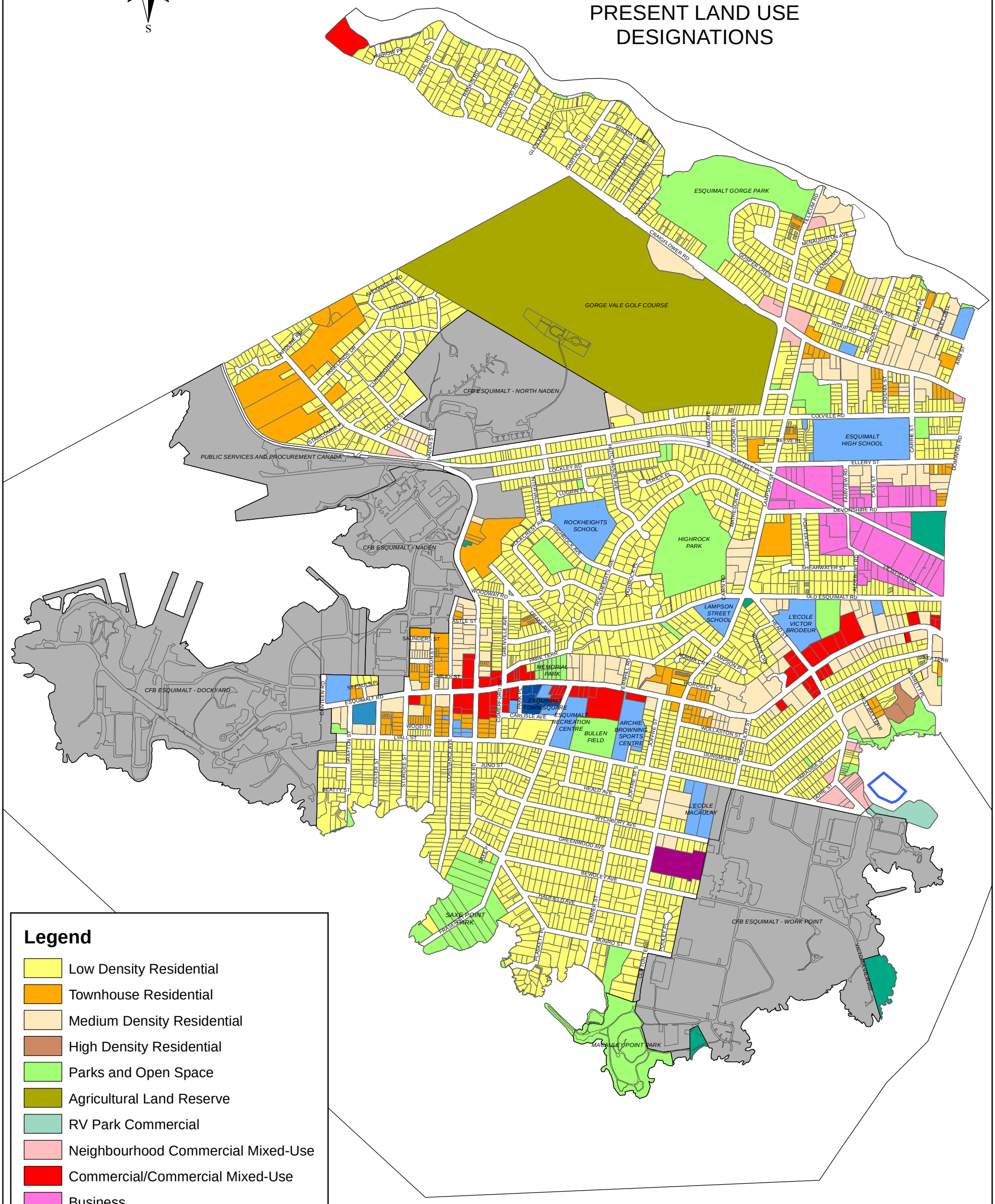
Esquimalt is an excellent place to live, work and play and this is reflected in its built heritage and cultural landscapes. Its residential, commercial, and industrial buildings reflect the fact that Esquimalt has appealed to and continues to attract a diverse population. The importance of Esquimalt's natural heritage is evident in the orientation of its neighbourhoods, and the number of areas dedicated as park.


Township of
ESQUIMALT

OFFICIAL COMMUNITY PLAN

SCHEDULE A

PRESENT 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
- Business
- Public Utilities
- Institutional
- Federal Land
- English Inn
- Esquimalt Town Square
- St. Peter and St. Paul's
- Floathome Residential

0 125 250 500 750 1,000 Meters

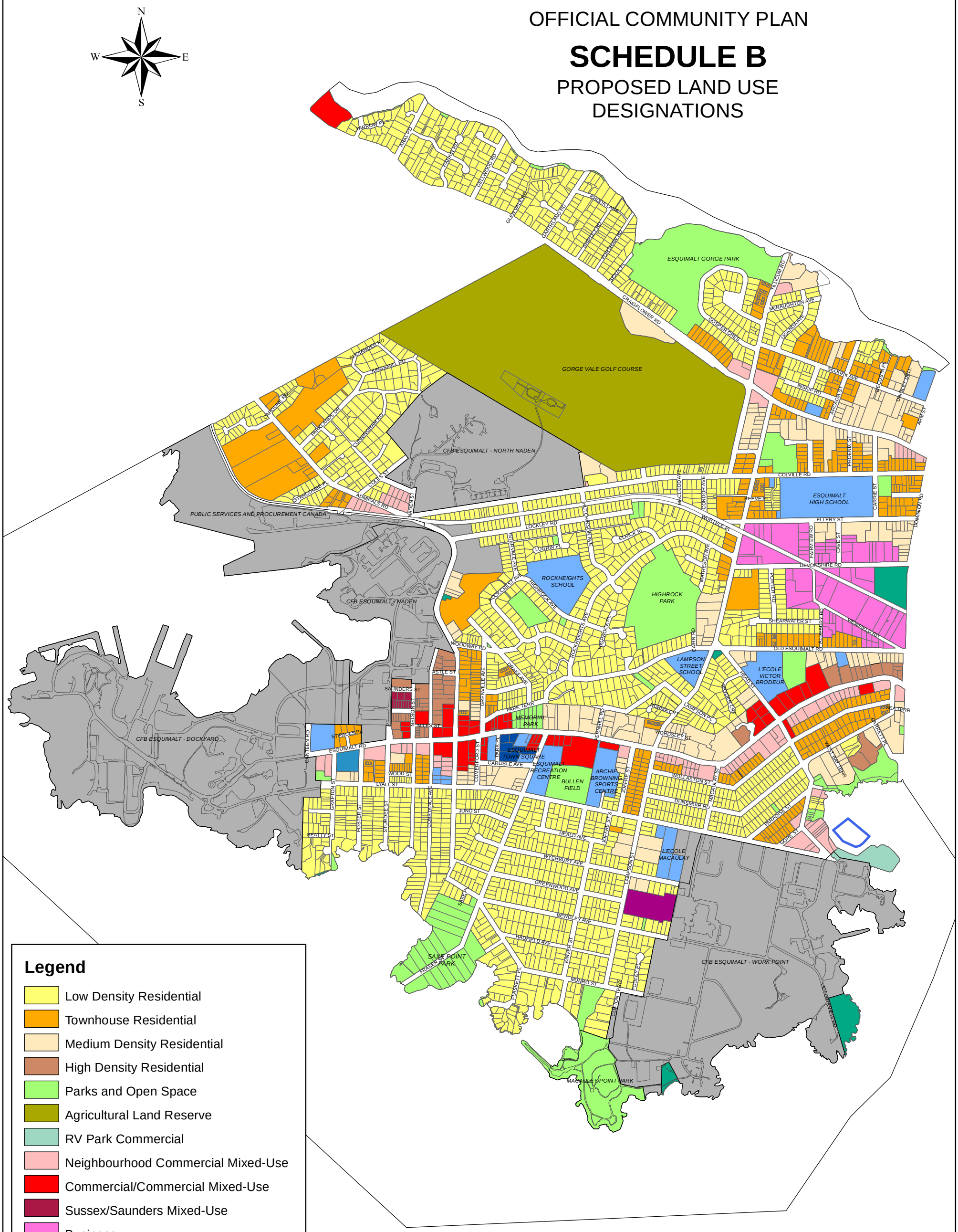
Amendment Bylaws:

No. 2932, No. 2950, No. 3047

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
- Sussex/Saunders Mixed-Use
- Business
- Public Utilities
- Institutional
- Federal Land
- English Inn
- Esquimalt Town Square
- St. Peter and St. Paul's
- Floathome Residential

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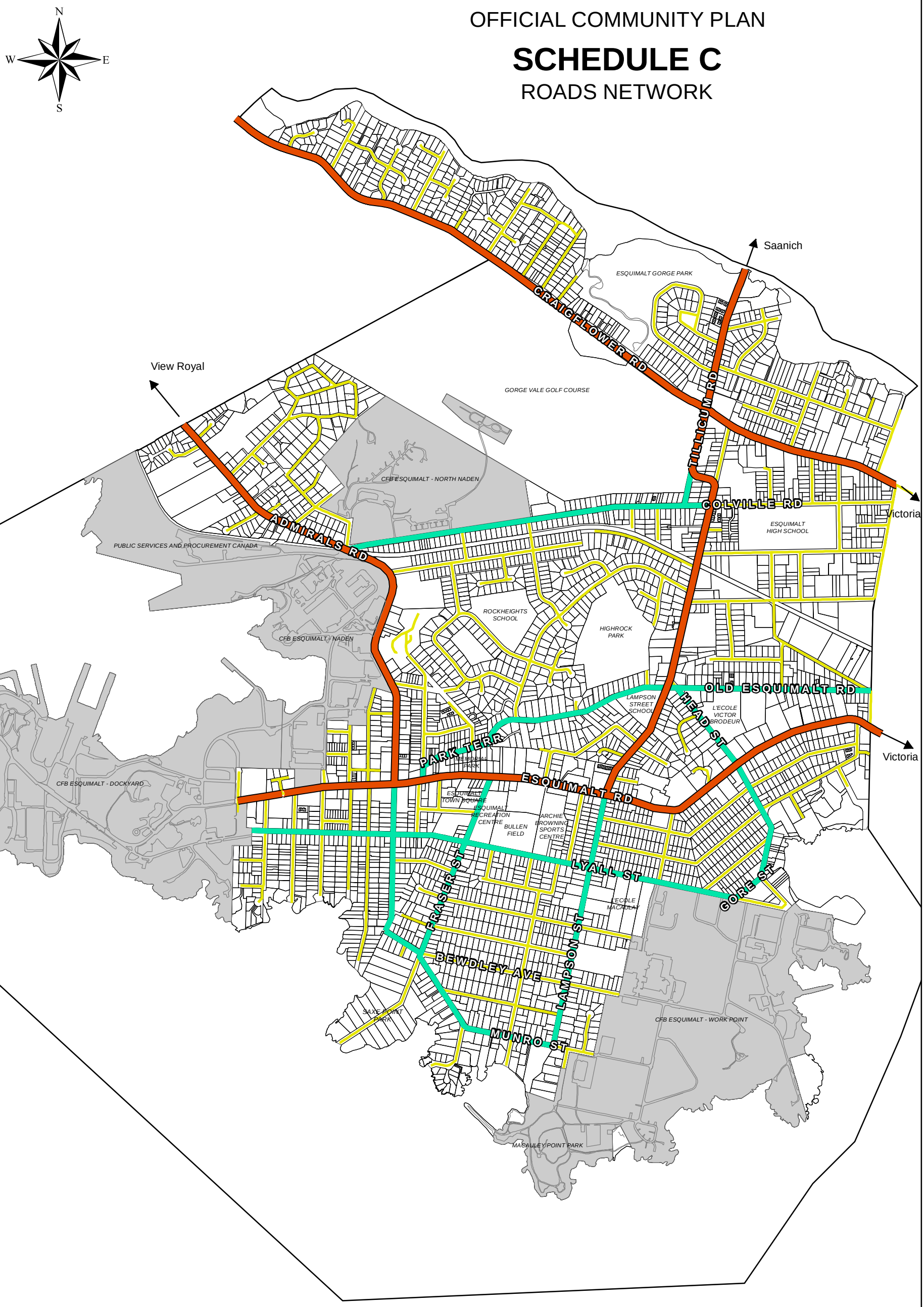
Amendment Bylaws:

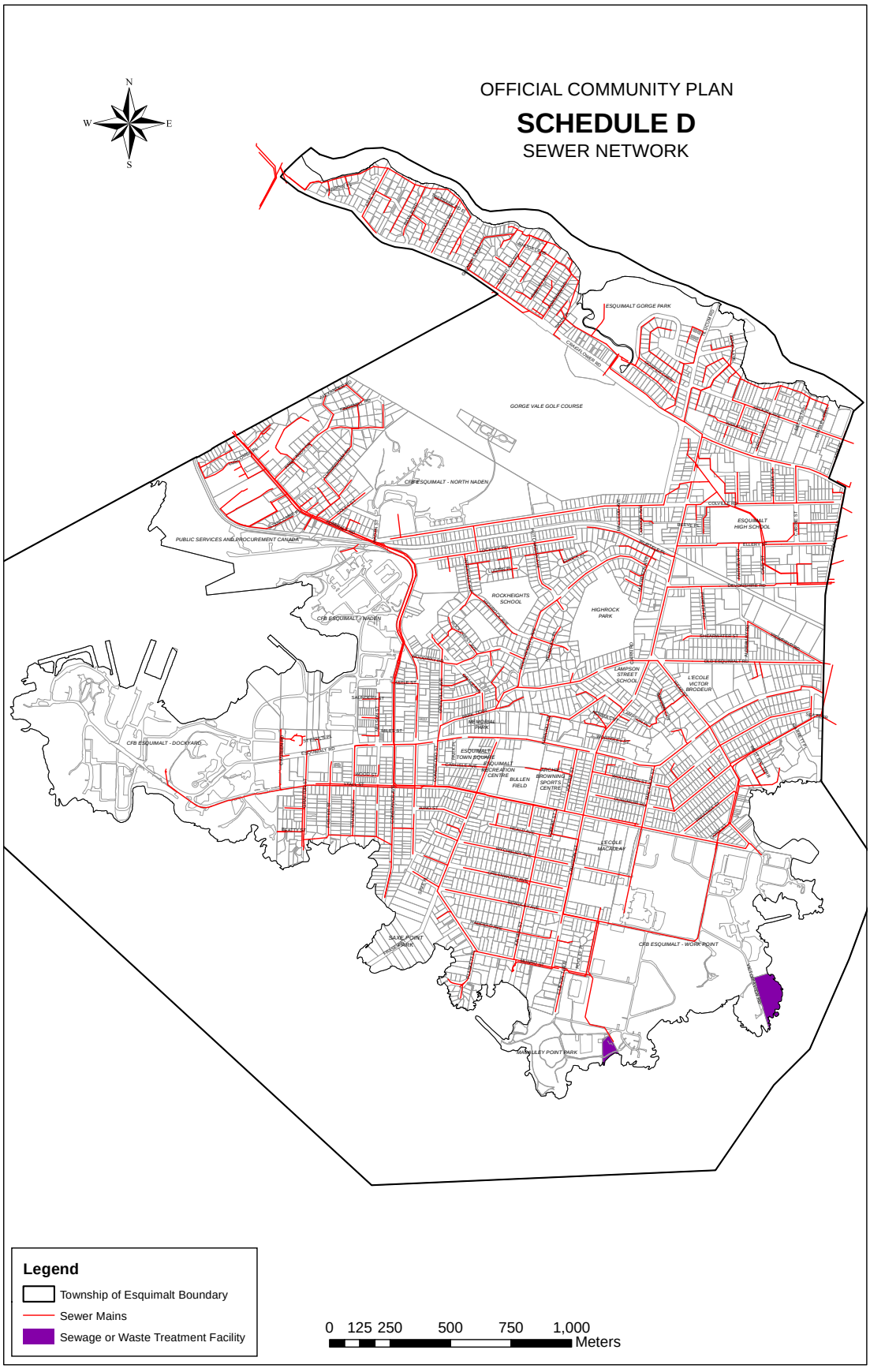
No. 2932, No. 2950, No. 2962, No. 2964, No. 3030, No. 3026, No. 3047, No. 3061, No. 3071 No. 3157

OFFICIAL COMMUNITY PLAN

SCHEDULE C

ROADS NETWORK

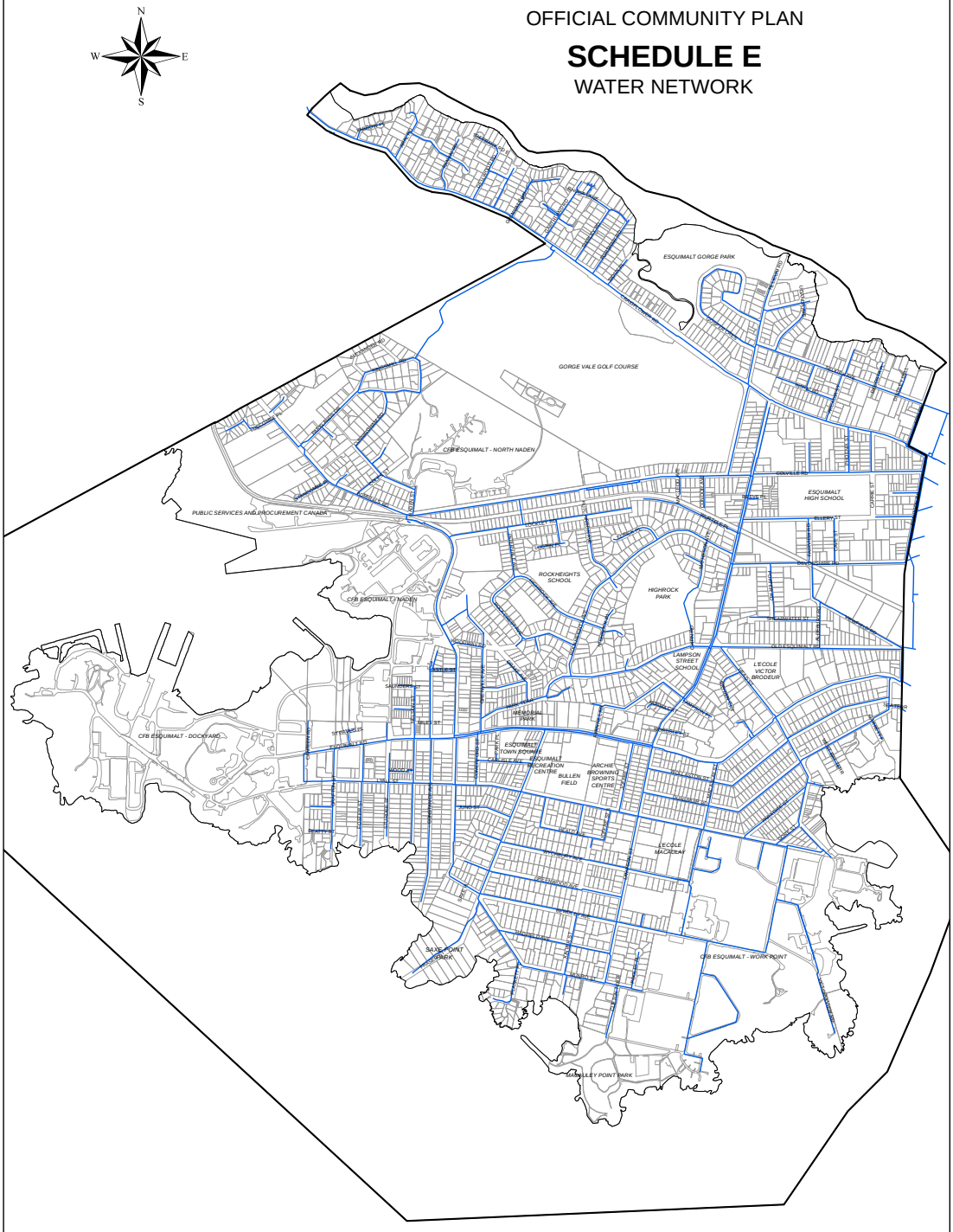



OFFICIAL COMMUNITY PLAN
SCHEDULE D
SEWER NETWORK
N
W
E
S
ESQUIMALT GORGE PARK
GORGE VALE GOLF COURSE
CFB ESQUIMALT - NORTH NADEN
PUBLIC SERVICES AND PROCUREMENT CANADA
ESQUIMALT HIGH SCHOOL
ROCKHEIGHTS SCHOOL
HIGHROCK PARK
LAMPSON STREET SCHOOL
L'ECOLE VICTOR BRODEUR
CFB ESQUIMALT - DOCKYARD
ESQUIMALT TOWN SQUARE
ESQUIMALT RECREATION CENTRE
BULLEN FIELD
ARCHIBALD BROWNING SPORTS CENTRE
L'ECOLE MACAULAY
SAXE POINT PARK
CFB ESQUIMALT - WORK POINT
MACAULEY POINT PARK
Legend
Township of Esquimalt Boundary
Sewer Mains
Sewage or Waste Treatment Facility
0 125 250 500 750 1,000
Meters

OFFICIAL COMMUNITY PLAN

SCHEDULE E

WATER NETWORK



Legend

- Township of Esquimalt Boundary
- Water Mains

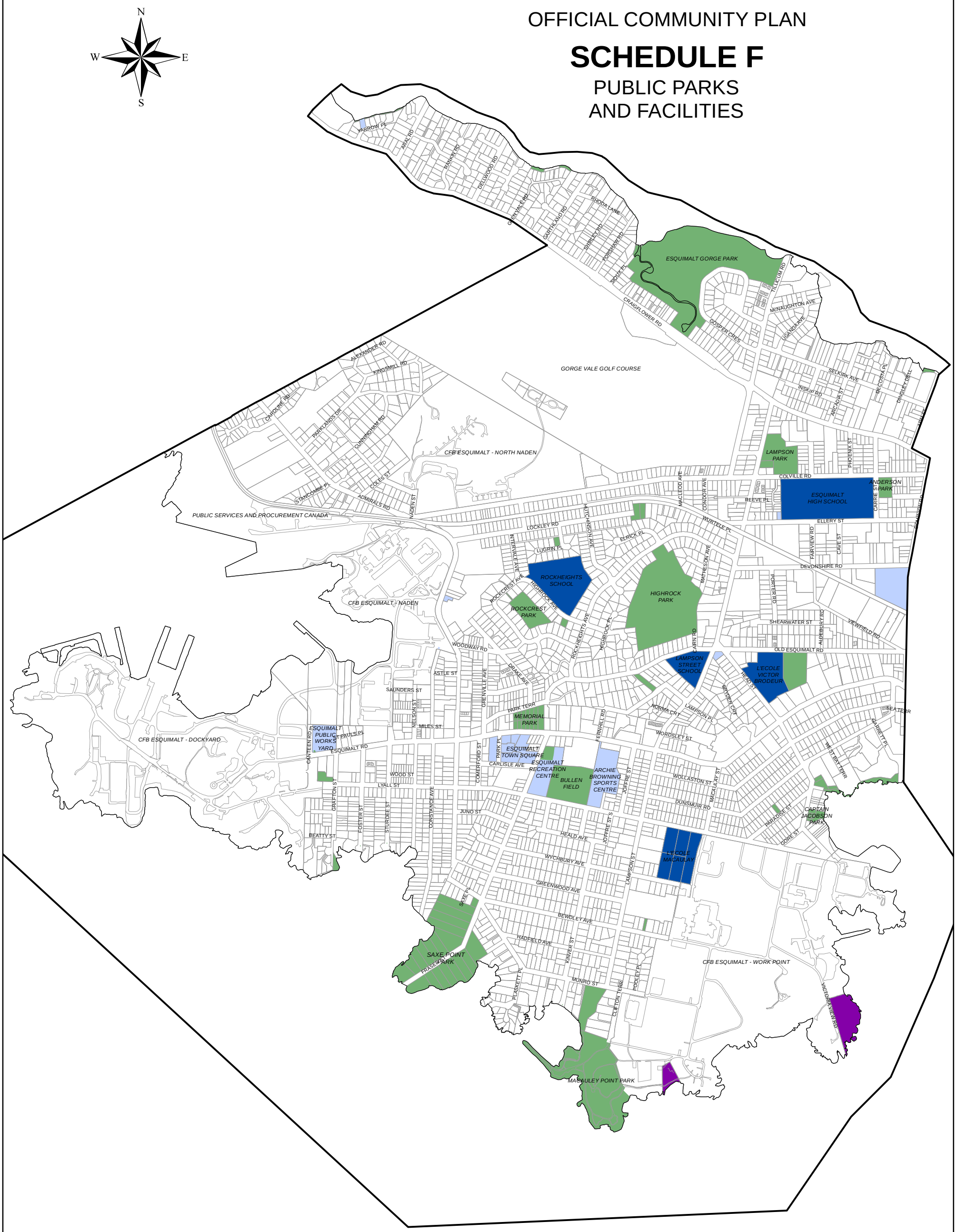
No new major water systems are proposed by the Township of Esquimalt. The City of Victoria provides and operates the water services in the Township of Esquimalt.

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OFFICIAL COMMUNITY PLAN

SCHEDULE F

PUBLIC PARKS AND FACILITIES



Legend

- Township of Esquimalt Boundary
- Parks
- Public Facilities
- Waste Treatment or Disposal Sites
- Schools

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Amendment Bylaws:

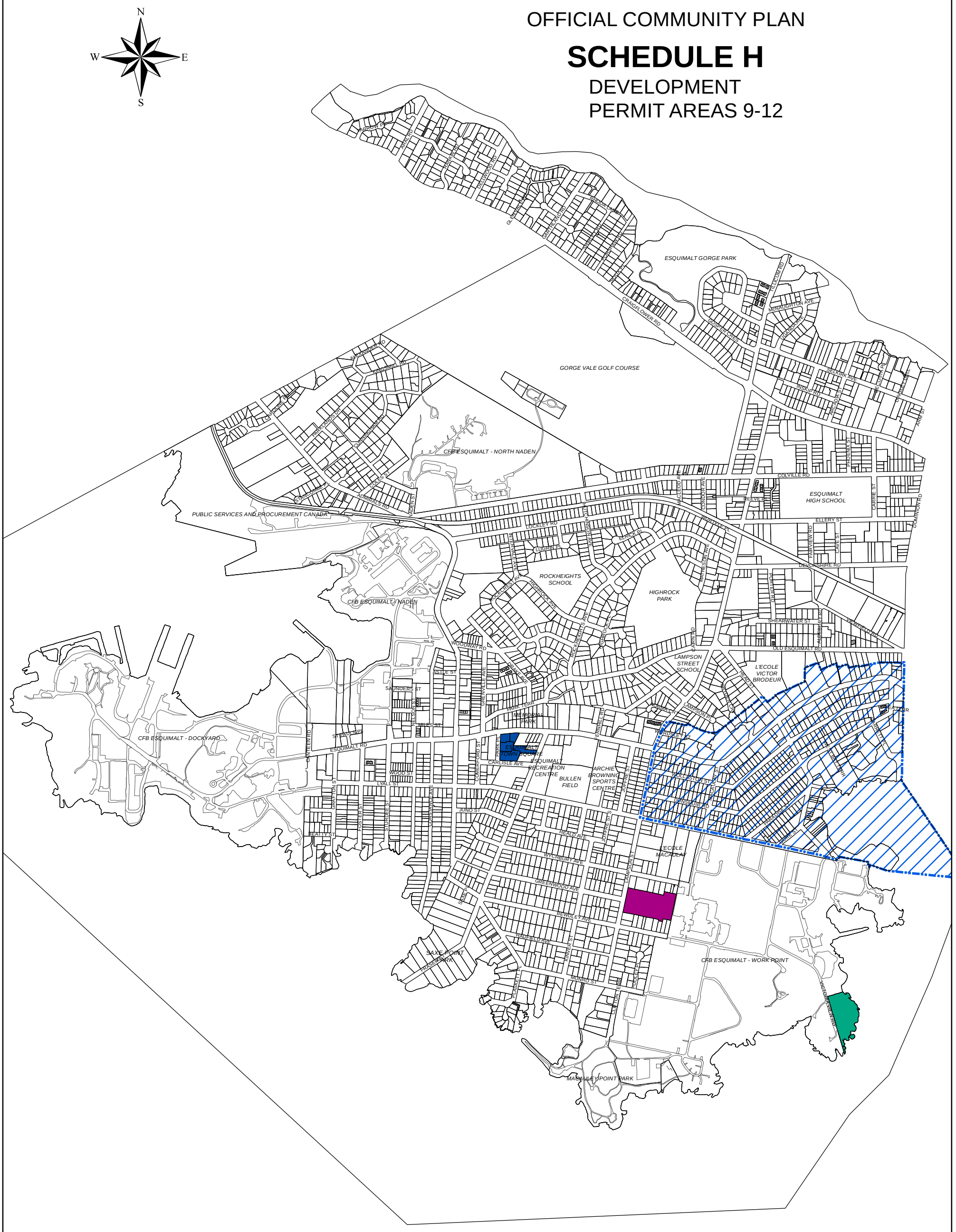
No. 3030


OFFICIAL COMMUNITY PLAN
SCHEDULE G
PUBLIC VIEW CORRIDORS
AND GATEWAYS
N
W
E
S
ESQUIMALT GORGE PARK
GORGE VALE GOLF COURSE
CFB ESQUIMALT - NORTH NADEN
PUBLIC SERVICES AND PROCUREMENT CANADA
CFB ESQUIMALT - NADEN
CFB ESQUIMALT - DOCKYARD
CFB ESQUIMALT - WORK POINT
ESQUIMALT HIGH SCHOOL
ROCKHEIGHTS SCHOOL
HIGHROCK PARK
LAMPSON STREET SCHOOL
L'ECOLE VICTOR BRODEUR
L'ECOLE MACAULAY
ESQUIMALT TOWN SQUARE
ESQUIMALT RECREATION CENTRE
ARCHIE BROWNING SPORTS CENTRE
BILLEN FIELD
MEMORIAL PARK
SAXE POINT PARK
MACAULEY POINT PARK
Legend
Township of Esquimalt Boundary
View Cones
Gateways
0 125 250 500 750 1,000
Meters

OFFICIAL COMMUNITY PLAN

SCHEDULE H

DEVELOPMENT PERMIT AREAS 9-12



Legend

Development Permit Area

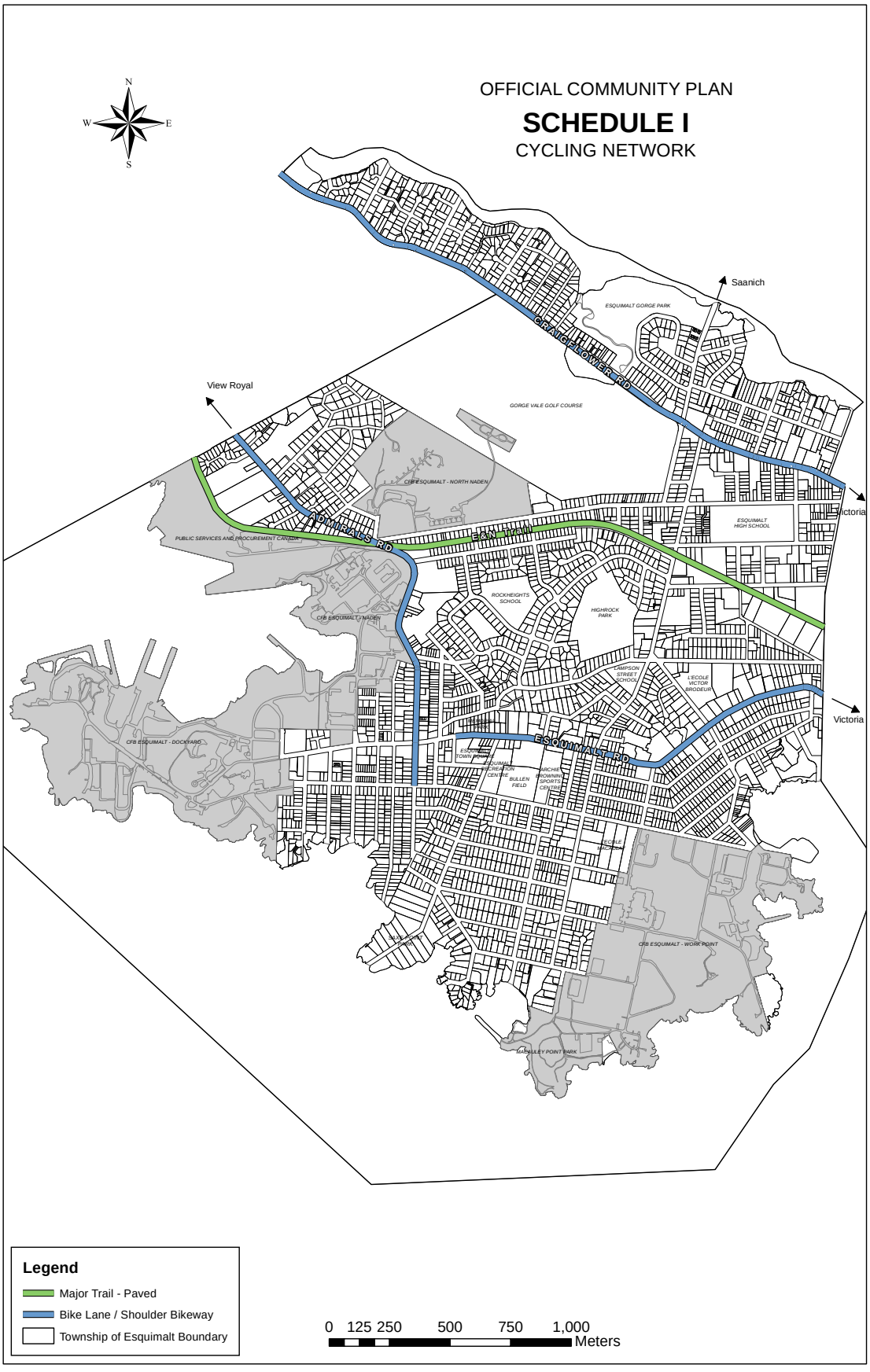
- 9 - English Inn
- 10 - Esquimalt Town Square
- 11 - West Bay
- 12 - McLoughlin Point

Amendment Bylaws:

No. 2962, No. 3026, No. 3059

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

0 125 250 500 750 1,000 Meters


OFFICIAL COMMUNITY PLAN
SCHEDULE I
CYCLING NETWORK
N
W
E
S
Saanich
View Royal
Victoria
Victoria
ESQUIMALT GORGE PARK
GORGE VALE GOLF COURSE
ESQUIMALT HIGH SCHOOL
ROCKHEIGHTS SCHOOL
HIGHROCK PARK
CAMPSON STREET SCHOOL
L'ECOLE VICTOR BRODEUR
ESQUIMALT TOWN SQUARE
ESQUIMALT RECREATION CENTRE
ARCHIBALD BROWNING SPORTS CENTRE
BULLEN FIELD
ESQUIMALT HIGH SCHOOL
CFB ESQUIMALT - NORTH NADEN
CFB ESQUIMALT / NADEN
CFB ESQUIMALT - DOCKYARD
CFB ESQUIMALT - WORK POINT
PUBLIC SERVICES AND PROCUREMENT CANADA
MACAULEY POINT PARK
ESQUIMALT RD
ESQUIMALT RD
ESQUIMALT RD
GRANT HILL
Legend
Major Trail - Paved
Bike Lane / Shoulder Bikeway
Township of Esquimalt Boundary
0 125 250 500 750 1,000
Meters