



## I. COMMERCIAL/ COMMERCIAL MIXED-USE

### General

- The commercial/commercial mixed-use areas are shown on the "Land Use Designation Map".
  - Encourage a mix of uses in the commercial/commercial-mixed use areas.
  - Exclusive commercial development is appropriate in commercial/commercial-mixed use areas.
- 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.
- Lands outside the Commercial/Commercial—Mixed Use designation will not be considered for commercial zoning unless the following criteria are met:
  - The project is desirable to the community and cannot be appropriately located within established commercial areas;
  - The density and scale of the project is sensitive to the prevailing character of surrounding lands;
  - The project, through its exterior finishes enhances the aesthetics of the neighbourhood; and
  - The project's parking requirements can be satisfied on-site and will not unduly affect neighbouring residences.
- In commercial/commercial mixed-use areas, buildings up to 12 storeys in height may be acceptable.
- In commercial mixed-use areas, buildings with a floor area ratio of up to 3.0 for the residential portion of the building may be acceptable.
- Commercial/commercial mixed-use development proposals with floor area ratios greater than 3.0 for the residential portion of the building may be considered, where appropriate, through amenity zoning provisions where new commercial/commercial mixed-use developments provide affordable, accessible, or special needs housing units or amenities are provided for the benefit of the community.
- The majority of the frontage for commercial-mixed use buildings at the ground floor, including the exterior side-yard frontage, will be commercial.
- In commercial/commercial-mixed use developments, parking should be located behind or under the building.

### Esquimalt Town Centre Area

- Esquimalt Town Centre is located along Esquimalt Road, between Constance Avenue and Joffre Street.
- Esquimalt Town Centre will continue to be the principal commercial area within Esquimalt.
- Encourage a range of retail stores, services, professional offices, community services, recreation, and arts / cultural uses that encourage activity throughout the day and evening.
- 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.



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This is one in a series of seven Official Community Plan draft policy documents for public review. To provide your input, send your comments to [marlene.lagoa@esquimalt.ca](mailto:marlene.lagoa@esquimalt.ca) by June 20, 2017. More info: [esquimalt.ca/communityplan](http://esquimalt.ca/communityplan)

- Encourage high density mixed commercial/residential complexes in Esquimalt Town Centre.
- Esquimalt Town Centre should continue to provide opportunities for Esquimalt's young people, including places for activities and programs.
- Improvements to the Esquimalt Road frontage within Esquimalt Town Centre should encourage pedestrian use and facilitate connections to nearby public buildings and spaces.
- Create a clearly defined, well-landscaped, and well-lit pedestrian network throughout the Esquimalt Town Centre.

## Head Street & Esquimalt Road Area

- Esquimalt's secondary commercial area is located along Esquimalt Road at Head Street.
- In the Head Street/Esquimalt Road area, commercial/commercial mixed-use developments up to 12 storeys in height on the north side, and 6 storeys in height on the south side, may be acceptable.
- Encourage redevelopment in the Head Street/Esquimalt Road commercial/commercial mixed-use area.
- The commercial/commercial mixed-use policies for Esquimalt Town Centre also apply to the Head Street/Esquimalt Road area.

## Revitalization

- Encourage public and private sector initiatives to improve street-scapes and accessibility for pedestrians and cyclists to all commercial areas.
- Design and install entrance signage at key street locations, including entrances to Esquimalt.
- Encourage the provision of amenities such as mini-parks/plazas, street furniture, public art and decorative lighting on private lands in all commercial areas.

- Encourage the use of bicycles, provision should be made in all commercial/commercial mixed use developments for bicycle parking for employees and visitors.
- Encourage the provision of end of trip facilities for cyclists such as secure bicycle parking/storage, lockers, change rooms and showers, should be provided to encourage cycling as a viable form of transportation.

## II. NEIGHBOURHOOD COMMERCIAL

### General

- The neighbourhood commercial use areas are shown on the "Land Use Designation Map".
- In neighbourhood commercial areas, buildings up to 6 storeys in height may be acceptable.
- In neighbourhood commercial areas, buildings with a floor area ratio of up to 1.5 for the residential portion of the building may be acceptable.
- Neighbourhood commercial development proposals with floor area ratios greater than 1.5 for the residential portion of the building may be considered, where appropriate, through amenity zoning provisions where new commercial/commercial mixed-use developments provide affordable, accessible, or special needs housing units or amenities are provided for the benefit of the community.

## Craigflower Road & Tillicum Road Area

- The Craigflower Road and Tillicum Road commercial area, is a neighbourhood commercial area serving primarily the residents of the Panhandle, Gorge Vale Golf Course and the area east of Tillicum Road.
- As the nearby residential areas intensify and population grows, redevelopment of this commercial



cial area is encouraged as a mix of small shops and services, potentially with residential above.

## English Inn

- The English Inn consists of a 1.8-hectare parcel of land as shown on the "Land Use Designation Map".
- This land use designation is a variation of the Commercial Mixed Use designation, intended to achieve heritage protection of the significant features and trees on the property and the main building.
- The English Inn Mixed Use designation shall be interpreted to permit and encourage a mixture of commercial (tourist accommodation), residential (single, multiple, townhouse) and institutional uses (congregate care senior citizens apartments and similar), but it also allows the possibility of only residential uses.



- 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.
- 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.

## West Bay Area

- The waterfront and lands around the West Bay Harbour, is a neighbourhood commercial area serving regional marine traffic, local residents and tourists.
- In the West Bay area, neighbourhood commercial developments up to 5 storeys in height may be acceptable



- It is strongly encouraged that this marine commercial area be oriented to pedestrians and boat traffic.

## III. INDUSTRIAL

### General

- Lands designated Industrial on the "Land Use Designation Map" will be used for industrial and accessory uses. Lands outside this designation will not be rezoned for industrial purposes.
- All industrial areas are designated a Development Permit Area.
- Encourage the use of bicycles in new industrial buildings with the provision of secure bicycle parking and shower facilities for employees and visitors.
- Reductions in off-street parking requirements may be reduced in new industrial developments where the following amenities are provided:
  - an appropriate number of secure bicycle storage spaces;
  - shower and change rooms;
  - visitor bicycle parking spaces; and
  - the building being located within short walking distance of a regional bus route.

### Esquimalt Industrial Park

- Refer to the industrial-zoned lands adjacent to Devonshire and Viewfield Roads as "The Esquimalt Industrial Park" in order to enhance and reinforce the image of a dedicated and prosperous light industrial area.
- Consider innovative proposals that intensify the light industrial uses.
- Support public and private initiatives that enhance the aesthetics and identity of the Esquimalt Industrial Park.

## Dockyards

- The Federal Department of Public Works' dockyard is located adjacent to Admirals Road and the Esquimalt Harbour.
- Encourage the continued use of the Federal Department of Public Works' drydock for industrial purposes.
- In the event that such lands are disposed of or privatized, they will remain industrial and be subject to local government bylaws and development permit guidelines.

## McLoughlin Point Special Use

- The Oil Storage facility for bulk oil storage was located on McLoughlin Point along the Outer Harbour on approximately 1.37 ha of freehold property commonly known as 337 Victoria View Road and legally described as:
  - PID 000-336-491 Lot A, Section 11, Esquimalt District, Plan 35322
  - PID 000-336-505 Lot B, Section 11, Esquimalt District, Plan 35322
  - PID 000-336-513 Lot C, Section 11, Esquimalt District, Plan 35322
  - PID 000-336-521 Lot D, Section 11, Esquimalt District, Plan 35322
  - PID 000-336-530 Lot E, Section 11, Esquimalt District, Plan 35322
- In 2010, 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 4. Although originally supported by the Township when part of a regional distributed model whereby all member municipalities would have a small sewage treatment plant, the location for a singular facility for the entire region was met with much skepticism and opposition from the community.
- 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 Mc-Loughlin Point as the entrance to Victoria Harbour.

- 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.
- The Township and proponents may 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 agreement, to further the attributes of and achieve a place of prominence for this unique site, including to implement promises of the proponent(s), achieve high quality design and/or secure amenities for the community.

## IV. INSTITUTIONAL

- Esquimalt's existing Institutional land uses are shown on the "Land Use Designation Map".
- Institutional uses are generally considered to be appropriate within any land use designation and need not be specifically designated. However, any proposal for new institutional zoning will be reviewed in detail and assessed on its own merits.

## Federal (General)

- Future land use on any lands divested by the federal government will be consistent with the general goals and objectives of this or any future Official Community Plan should they ever become part of the jurisdiction of the Township of Esquimalt.

## Federal (Macaulay Point – Work Point)

- If divested by the Federal government, it is envisaged that parts of the Macaulay Point – Work Point area could be redeveloped to a mix of townhouse and multi-unit low rise residential developments surrounded by greenspace.
- Continuous public waterfront access linking Macaulay – Buxton Green Park with the West Bay Walkway and downtown Victoria will be a key planning principle in any future concept plan.
- Should new development occur on the Macaulay Point—Work Point lands, the developer(s), not the Township, will be responsible for the additional financial impacts associated with providing off-site sewer, roads, and other infrastructure and services.

## Federal (Wardroom – Hospital Area)

- If divested by the Federal government, it is envisaged that parts of the Wardroom – Hospital area could be redeveloped to a mix of townhouse and multi-unit low rise residential developments surrounded by greenspace.
- At the time a general concept plan is undertaken, consideration should be given to a mix of housing types and densities, incorporating a variety of greenspaces. If this area is developed away from the Parklands subdivision and overlooking the golf course, the

amenities of surrounding Parklands and Admirals Road residents will be protected. Also, a significant local neighbourhood park for the Parklands/ Wardroom area will be negotiated as part of any development proposal.

- Should new development occur on the Wardroom – Hospital lands, the developer, including DND if it is the developer, will be responsible for the additional financial impacts associated with providing off-site sewer, roads, and other infrastructure and services.

## Public Facilities & Services

- Established public facilities are shown on the "Public Parks and Facilities Map".
- Encourage health services and wellness-related businesses to locate in Esquimalt.
- 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.
- Recognize the value of maintaining the Esquimalt Municipal Hall as the primary, and Esquimalt Public Works Yard as the secondary, emergency operations centre.
- Recognize the important role the library plays in the community to provide education and learning opportunities.
- Support the development of library services within the community as needed.
- Recognize the valuable role places of worship play in the community and continues to support the development of facilities in accordance with local community needs.
- Encourage multiple uses in places of worship, including but not limited to, daycares, emergency centres, non-profit organizational

and assembly uses.

- 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 negative health, safety, risk and other considerations identified in the CRD-commissioned reports.

## Schools

- Established schools are shown on the "Public Parks and Facilities Map".
- 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.
- Support opportunities for L'Ecole Brodeur to expand their school facility in Esquimalt.
- Recognize L'Ecole Brodeur as a centre for the francophone community in Esquimalt and the region.
- Support multiple uses in schools, including but not limited to, daycares, emergency centres, non-profit organizational and assembly uses.
- Consider partnering with local schools to provide improved and new community facilities such as sports fields and theatre space.
- Encourage walking and cycling by improving the safety of walking and cycling routes to schools.

## V. GENERAL

### Development Approval Information

- The entire area within the Township of Esquimalt is established as a Development Approval Information Area (DAIA).
- The intent of establishing this DAIA is to ensure that appreciable impacts of proposed major developments are identified and documented as part of the development review process. In the event that appreciable negative impacts are identified, the Township may request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on neighbouring lands.
- The *Local Government Act* provides local governments with the authority to establish DAIA's. The Township of Esquimalt wishes to use this authority for proposed major developments that may have an appreciable impact on natural conditions, surrounding properties and the character of the neighbourhood.

### Temporary Use Permits

- Temporary use permits may be considered and issued for any area in Esquimalt in circumstances where a proposed land use may be necessary or desirable but does not fit within the current official community plan land use designation or zoning.
- Consider allowing residential, commercial, industrial, and institutional land use on a temporary basis for a period of three years. If necessary,

the temporary use permit may be renewed for a second three year term, however, only one renewal is permitted.

#### FOR MORE INFORMATION PLEASE CONTACT:

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