

## Housing & Residential Development



### Affordable Housing

- 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.
- Encourage the placement of new rental, affordable, special needs, and seniors housing in all appropriately designated residential land use areas as they are integral components of inclusive neighbourhoods.
- Avoid the spatial concentration of affordable and special needs housing in neighbourhoods.
- Consider the impacts of converting existing rental apartment buildings to stratified condominiums.
- Consider bonus density, parking relaxations or other development variances where a development proposal includes affordable, special needs 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.

- 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.

### Age-friendly

- Support and facilitate development of multi-generational housing, including in multi-unit residential developments.
- 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.

### Age-in-Place (Seniors)

- Encourage adaptable design for all dwellings created through rezoning.
- Encourage more housing for people with mobility devices on the ground floor of multi-unit residential developments.
- Encourage aging at home support through means such as low or no fee permits for modifications.

- Encourage development of more assisted living units.
- Promote the development of a complex care facility within Esquimalt.
- Promote modifying homes to enable shared housing for seniors.
- Encourage the development of seniors housing that is within close proximity and accessible to services and amenities.

### Float homes

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

### General

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



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**FOR MORE INFORMATION PLEASE CONTACT:**  
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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 universal design standards in all new residential developments.

## Infill

- Proposed redevelopment or infill within established detached and two-unit residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.
- Do not support new applications for infill housing, including rezoning and subdivision, for panhandle lots in the 1100 and 1200 blocks of Old Esquimalt Road and the 600 block of Fernhill Road.
- See "Secondary Suites" for additional policy

## Live/Work

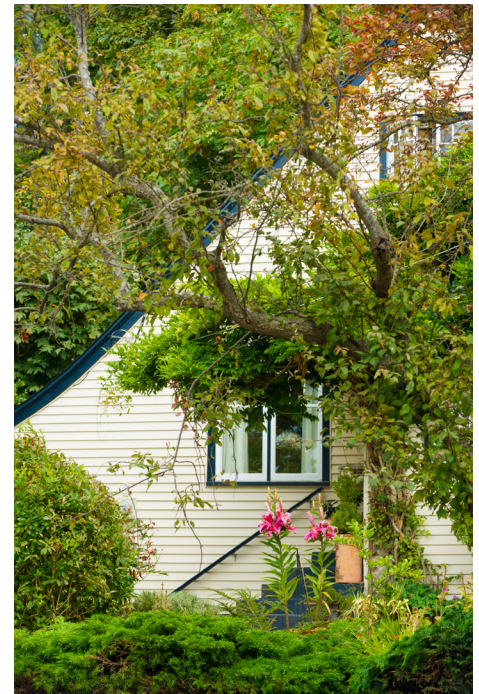
- Support the inclusion of live/work units on residential parcels located outside of areas designated commercial on the "Land Use Designation Map" and on Major Roads.

## Multi-unit Residential Development

- Encourage new multi-unit low-rise and multi-unit high-rise residential development with high quality

design standards for building and landscaping and which enhance existing neighbourhoods.

- Prioritize multi-unit low-rise and multi-unit high-rise residential development in land use designated areas that:
  - reduce single occupancy vehicle use;
  - support transit service; or
  - is located within close proximity to employment centres.
- Advocate that a mix of housing types be provided in multi-unit low-rise and multi-unit high-rise residential land use designated areas in order to meet the varying housing needs of Esquimalt residents.
- Advocate for a mix of dwelling unit sizes within multi-unit low-rise and multi-unit high-rise residential developments.
- Encourage developers of new multi-unit low-rise and multi-unit high-rise residential development proposals that "land-lock" an adjacent parcel to consolidate the adjacent parcel, or to leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.



- Consider, where appropriate, development proposals with densities greater than those set out in the Official Community Plan 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.
- Recognize, for the purposes of density bonuses, "amenities" may include but not be limited to:
  - privately-owned, publicly-accessible open space;
  - public art;
  - contributions towards the enhancement of public recreation facilities;
  - contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
  - group children's daycare and respite facilities;
  - preservation of heritage structures, features or assets;
  - affordable housing units; and
  - special needs housing units.





- Consider new multi-unit low-rise residential development proposals up to six storeys in height and with a Floor Area Ratio not exceeding 1.5 in areas designated on the "Land Use Designation Map".
- Consider new multi-unit high-rise residential development proposals up to twelve storeys in height and with a Floor Area Ratio of up to 3.0 in areas designated on the "Land Use Designation Map".
- Buildings with shallow setbacks must step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.

## Secondary & Detached Accessory (Garden) Suites

- Support the inclusion of secondary rental suites, subject to the proposal satisfying the requirements of the BC Building Code, within existing and proposed detached residential and two-unit residential land use designated areas.
- Support the inclusion of detached accessory (i.e. Garden) suites as rental housing on appropriate detached residential zoned parcels.
- Consider the inclusion of secondary suites in infill developments where it can be demonstrated that neighbourhood impacts can be mitigated.

## Short-term Accommodation

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

## Townhouse

- Consider new townhouse residential proposals up to three storeys in height with a Floor Area Ratio of up to 0.70 in areas designated Townhouse Residential on the "Land Use Designation Map", provided the design responds effectively to both its site and surrounding land uses.

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