Development

ESQUIMALT
Township of

Development

Development is a key component in Esquimalt's Economic Development Strategy. Over the past few years there have been a number of significant development proposals put forward in Esquimalt including:

- The Skyline - 924 Esquimalt

- The Triangle Lands at West Bay – 468 Head

- The Legion - 622 Admirals

- The Cambie – 656/658 Esquimalt

- The Commerford at Carlisle 505 Commerford;

- The English Inn – 429 Lampson

- The Esquimalt Village Project – 1179 Esquimalt

- Numerous infill projects

Of these developments, only the Skyline has been built. The remaining projects have not been built for a number of reasons including:

- Municipal staff are still processing the applications;

- Due diligence is under way;

- The applicant has requested a delay in processing their application;

Definitions

Development, in the context of this round table, means the servicing; subdivision; sale, lease, and/or purchase; zoning and rezoning; intellectual investment such as design, architecture, engineering, or finance; development and building approval; and building upon or over land or water for the purpose of pubic good and/or return on investment.

- Difficulty in obtaining financing; and/or

- Unfavourable market conditions.

The Township recognizes the importance of a thorough yet timely process for reviewing various types of applications and remains committed to constant improvement.

Key Facts

In 2013, the Township of Esquimalt received a total of 54 applications for development.

Type of Application	Number
Board of Variance	1
Heritage Alteration	1
Development Permit	13
Development Variance Permit	20
Rezoning	12
Subdivision	7
Total	**54**

Esquimalt Development Applications by Type (2013)

Dwelling Type	Number of Dwellings
Single-detached house	2030
Apartment, building that has five or more storeys	455
Movable dwellings	5
Semi-detached house	665
Row house	385
Apartment, duplex	795
Apartment, building that has fewer than five stories	3695
Other single-attached house	15
Total	**8045**

Esquimalt Dwellings by Type (2011 Census)[1]

...more

This is one in a series of eight backgrounder documents available for public review as part of Esquimalt's Economic Development Strategy. To provide your input, please visit our website to review information and take our online survey.

Round Table Recommendations

The Esquimalt Economic Round Table on Development identified the following as priority areas for action.

1. Open for Business

- Create an "updated vision" - beyond the built environment - look at strengthening economic sustainability

- Develop a visual model of future development in the Township

- Develop community plan promoting Esquimalt to the development community

- Host open doors (incubator sessions) to liaise with developers

2. Beautification

- Review property maintenance bylaw

- Encourage quality commercial developments

- Communicate development possibilities to Esquimalt Road property owners

- Investigate rezoning and density along Esquimalt Road

- Investigate what Nanaimo did regarding the form and character of businesses in downtown core

3. Improve Development Approval Process

- Development of a green book to clarify development approval process and improve certainty for developers

- Have a clear plan for all departments on approving development applications

- Clarify process and requirements for Building Permits

4. Update OCP

- Investigate "development" trends including supply/demand analysis

- Review parking requirements

- Investigate development of a "small lot" zone

- Investigate secondary suites, carriage homes and regulations in regards to renting

Age Class	Total	Male	Female
0 to 4 years	720	385	335
5 to 9 years	600	295	305
10 to 14 years	590	310	275
15 to 19 years	720	370	350
20 to 24 years	1180	625	555
25 to 29 years	1240	675	565
30 to 34 years	1235	650	585
35 to 39 years	1060	515	540
40 to 44 years	1080	560	520
45 to 49 years	1330	685	650
50 to 54 years	1435	710	720
55 to 59 years	1290	595	690
60 to 64 years	1120	555	570
65 to 69 years	750	360	390
70 to 74 years	550	245	305
75 to 79 years	500	225	270
80 to 84 years	415	145	270
85 years +	400	130	275
Total	**16215**	**8035**	**8170**

Esquimalt Population Demographics (2011 Census)[2]

Sources

[1] Statistics Canada (2014). 2011 Census.

[2] Statistics Canada (2014). 2011 Census.

Township of
ESQUIMALT

www.esquimalt.ca