



## Committee of the Whole Report For the Meeting of April 8, 2021

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**To:** Committee of the Whole **Date:** March 29, 2021  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Referral of Proposed Esquimalt OCP Amendment at 812 Craigflower Road

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### RECOMMENDATION

That Council direct staff to:

1. Forward this report to the Township of Esquimalt as comment on the Township's referral of the Official Community Plan (OCP) amendment for 812 Craigflower Road.
2. Communicate that Council finds the provision of housing along Craigflower Road, including diverse unit sizes, supports broader objectives of the City of Victoria's OCP by allowing housing convenient to services, amenities, transit, and the downtown core, thereby benefiting the region.
3. Communicate that Council encourages the inclusion of Transportation Demand Management (TDM) measures in a rezoning.
4. That this motion be added to the daytime Council meeting of April 8<sup>th</sup>, 2021.

### EXECUTIVE SUMMARY

The purpose of this report is to consider a referral from the District of Esquimalt regarding a proposed Official Community Plan (OCP) amendment at 812 Craigflower Road and provide comments to the Esquimalt Municipal Council. The proposed Esquimalt OCP amendment is generally in alignment with Victoria's *Official Community Plan, 2012* (OCP) objectives, including sustainable land use and housing, locating diverse housing opportunities within walking distance of amenities, services, and transit, and providing good access to the downtown core.

As core municipalities in the region, Victoria and Esquimalt share the same housing market. The proposal benefits the regional housing market by supporting diverse housing options, including homes with three or more bedrooms.

The City of Victoria recommends that the Township consider Transportation Demand Management (TDM) as part of this development in order to reduce overall transportation and climate impacts. Consideration of the urban forest and stormwater impacts is also encouraged, through healthy street trees and mitigation of stormwater runoff.

## **PURPOSE**

The purpose of this report is to consider a referral from the Township of Esquimalt regarding a proposed Official Community Plan (OCP) amendment at 812 Craigflower Road and provide comments to the Esquimalt Municipal Council.

## **BACKGROUND**

The Township of Esquimalt is considering an application for an OCP amendment and rezoning to permit a mixed-use building with 12 residential units and one commercial unit in a four-storey building. The proposal would change Esquimalt's OCP designation for the subject property from 'Medium Density Residential' to 'Neighbourhood Commercial Mixed-Use'.

## **ISSUES & ANALYSIS**

### Land Use and Housing Considerations

The proposal is consistent with land use planning within Victoria, which supports the location of housing in proximity to transit, services and amenities for daily living. In Victoria, lands along Craigflower Road are designated Traditional Residential and support various ground-oriented housing up to 1:1 FSR. It is not expected that this pattern will continue into Esquimalt, which had already been designated for medium-density residential in Esquimalt's OCP when the *Victoria West Neighbourhood Plan* (2018) was updated. While the proposed development is not far from the municipal boundary, staff do not find any immediate impacts to properties in Victoria.

Recognizing that the housing market is regional and that both Esquimalt and Victoria are core municipalities within the region, the City of Victoria finds the proposal, with a mix of housing sizes including three-bedroom homes, to be in alignment with the City of Victoria OCP, which calls for a diverse mix of housing in every neighbourhood, and supportive of the *Victoria Housing Strategy*, which encourages family housing.

### Transportation Considerations

Craigflower Road is designated as a collector road which would require a right-of-way of 20m, which has already been achieved in this roadway. The City of Victoria's *Subdivision and Development Servicing Bylaw* and associated policies call for sidewalks of at least 1.75m, and separating pedestrians from motor vehicle traffic through planted boulevards wide enough to accommodate healthy street trees.

The location is proximate to Victoria's downtown, and on a Frequent Transit route. The City of Victoria encourages the consideration of Transportation Demand Management options by the proponent, consistent with the *GoVictoria Sustainable Mobility Strategy*, which may include: participation in BC Transit's EcoPass program which provides bus passes to residents; provision of car-share amenities such as memberships/credits for residents and/or dedicated stall(s) and vehicle(s); secure and convenient bicycle parking for residents; as well as charging capacity for electric bikes and vehicles.

### Urban Forest and Rainwater Management

Victoria also recognizes the importance of street trees as part of the urban forest, enhancing air quality, climate resilience and pedestrian experience and reducing stormwater runoff. The

proposed roof garden is seen as a positive aspect of this development in mitigating climate change and urban runoff impacts. Given the proposed site coverage, the City of Victoria encourages the inclusion of healthy canopy street trees within the right-of-way and consideration for alternative stormwater solutions such as raingardens.

## **OPTIONS & IMPACTS**

### *Accessibility Impact Statement*

The proposal does not specify any particular approaches to accessibility. New housing will conform to accessibility expectations of the BC Building Code. The location is proximate to services, amenities and transit that can be reached by those with mobility limitations.

### *2019 – 2022 Strategic Plan*

Not applicable, as the proposal is within the District of Esquimalt.

### *Impacts to Financial Plan*

There are no impacts to the financial plan.

### *Official Community Plan Consistency Statement*

The proposal is not located in the City of Victoria, but is broadly consistent with the OCP objectives of adding diverse housing choices; and locating housing near services, amenities and transit.

## **CONCLUSIONS**

The proposed amendment is compatible with City of Victoria OCP goals related to sustainable land use and the provision of housing near services, amenities, transit and employment. Staff do not find specific impacts to the City of Victoria of the proposed built form.

The City of Victoria has key comments regarding transportation demand management and urban forest and rainwater management.

Respectfully submitted,

Marc Cittone  
Senior Planner  
Community Planning Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Referral by Township of Esquimalt of Proposal for 812 Craigflower Road