

Referral: Township of Esquimalt OCP Amendment Bylaw

812 Craigflower Road



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Purpose

- Consider referral of OCP Amendment Bylaw from Township of Esquimalt
- Consider potential impacts to Victoria and provide comments to the Township of Esquimalt

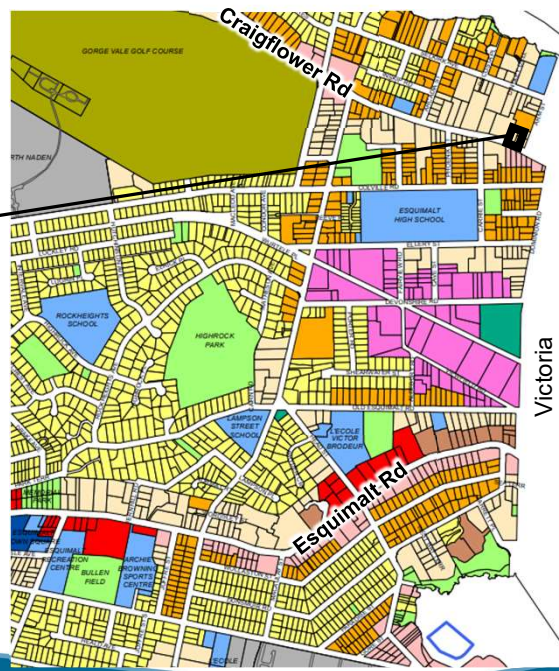


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Subject Property

812 Craigflower Rd



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Background

- Proposed 4-storey mixed-use building with 12 strata units and one commercial unit
- Requires rezoning and OCP Amendment to change land use designation from "Medium Density Residential" to "Neighbourhood Commercial Mixed-Use"



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Consider Impacts to Victoria

Land Use and Housing:

- Adds 12 multi-family housing units including 3-bedroom units
- In core near shops and services
- No direct impact of built form on Victoria

Transportation and Mobility:

- Frontage improvements unclear
- Designated part of Victoria's long-term bicycle network and Frequent Transit network
- Current right-of-way meets Victoria's desired right of way (20m)

Urban Forest and Stormwater Management:

- Due to added site coverage, support for urban forest and management of stormwater runoff can reduce impacts



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Recommendation

Communicate to the Township of Esquimalt that Victoria Council:

1. Finds that the provision of housing along Craigflower Road, including diverse unit sizes, supports housing choice and sustainable land use objectives
2. Encourages the inclusion of Transportation Demand Management (TDM) measures in a rezoning
3. Encourages support for the urban forest through street trees and encourages stormwater management practices.



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