

Referral: Township of Esquimalt OCP Amendment Bylaw 819-823 Esquimalt 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

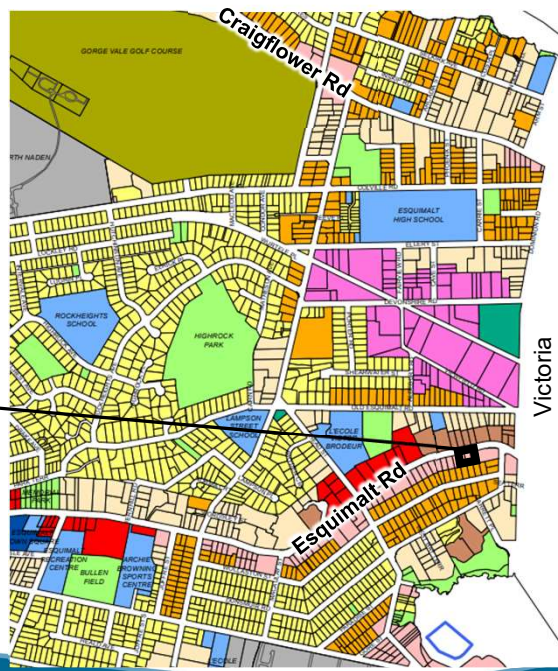


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Subject Property

819-821 Esquimalt Road



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Background

- Proposed mixed-use building with 92 housing units for seniors and one commercial unit
- Requires rezoning and OCP Amendment to change land use designation from “Neighbourhood Commercial” to “Commercial/Mixed Use”



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Consider Impacts to Victoria

Land Use and Housing:

- Adds seniors rental housing (92 units)
- In core of region, near shops and services

Transportation and Mobility:

- Esquimalt Road designated city and inter-municipal bicycle networks
- Frequent Transit with prioritization for Rapid Transit (BC Transit)
- SRW, transportation, frontage improvements unclear

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 Township of Esquimalt that Victoria Council:

1. Finds that provision of seniors' housing at this location supports housing and sustainable land use objectives
2. Encourages Esquimalt to work with City of Victoria Engineering staff to define a desired right-of-way supportive of Esquimalt Road's designated active transportation and transit objectives and seek appropriate right-of-way dedication and frontage works to achieve this
3. Encourages support for the urban forest through street trees and encourages stormwater management practices.



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