Proposed Amendments to Urban Place Designations to Urban Village, Urban Residential or Traditional Residential

uses

ATTACHMENT A

Change from Traditional Amend Traditional Residential to Urban Residential designation to Amend Traditional Residential Residential to support designation to support support commercial uses development up to four where an existing house is townhouses or "houseplexes" storeys and 2.0 FSR* up to 3 storeys retained and reused EITH CRES Amend Traditional Expand the "Small Urban Village" Residential designation designation to support commercial, mixed use or multi-unit buildings up to support townhouses or apartment buildings up to 3 to 3 storeys and approx. 1.5 FSR storeys and 1.5 FSR* Amend Traditional Residential designation to support townhouses BELTON and small apartment buildings up PINEST to 3 storeys, and limited ancillary RAYNOR AVE Change from Traditional RAYNOR AVE commercial or community-serving Residential to Small Urban THEE RD SKINNER S Village for properties with existing commercial LANGFORD ST Change from Traditional Residential LANGFOR uses, to support mixed to Urban Residential to support use development up to 3 multi-unit or mixed-use buildings up storeys and 1.5:1 FSR*. EDWARD ST to approx. 2.0 FSR* ST WILSON ST MARY ST Add opportunities for one RUSSELL or more buildings higher DALTON S1 than 6 storeys on Westside Shopping Centre site; and at HARBOUR RD DUNDAS ST corner of Tyee Road and Bay ESQUIMALT RD * All Large Urban Village and Street Urban Residential in Vic West: THEER Amend the OCP to support 10% additional density above the KIMTA RD Legend maximum specified, where a development includes on-site Large Urban Village ESQUIMALT RD affordable housing secured by a Small Urban Village housing agreement. **Urban Residential** All Traditional Residential uses Traditional Residential SONGHEES RD except for those permitting 3 Change from Traditional Amend Traditional Residential Public Facilities, Institutions, storey buildings: Amend the OCP Residential to Urban Parks and Open Space designation to support to support development up to 2.5 townhouses or apartment Residential to support multi-Other land use storeys (rather the current than 2 buildings up to 3 storeys and unit residential, up to approx. storeys) where appropriate. 1.2 FSR* 2.0 FSR* **FSR** = Floor Space Ratio

Proposed Amendments to Urban Place Designations to Employment Designations

RAYNOR AVE

SKINNER ST

LANGFORD ST

EDWARD ST

AARY :

ST

HERINE

KIMTA RD

Change from General Employment to Industrial Employment to retain light industrial uses and add opportunities for commercial development, up to 4 storeys and 2.0 FSR* BURLEITH CRE

WILSON ST

3ELTON AVE

PINE ST

RAYNOR AVE

LANGFORD ST

ESQUIMALT

6

ROBERT

Change designation from General Employment to Industrial Employment-Residential to retain light industrial uses while supporting residential or commercial uses in upper floors, up to 2.0 FSR*

Legend



with limited residential Public Facilities, Institutions,

Parks and Open Space Other land use Change from Urban Residential to Employment-Residential to retain employment uses and support additional residential uses, up 5 storeys and approx. 2.5 FSR* (of which max.1.5 FSR may be residential)

Change from General Employment to Industrial Employment to retain light industrial uses and add opportunities for commercial development, up to 2.0 FSR*

Change from General Employment to Industrial Employment-Residential to retain light industrial uses while supporting residential or commercial uses in upper floors up to 2.0 FSR*

Change from General Employment to Employment-Residential to retain employment uses while supporting residential or commercial uses in upper floors, up to 4 storeys and 2.0 FSR*

RBOUR RD

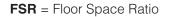
ESQUIMALT RD

THEE RE

SONGHEES RD

Change from General Employment to Employment-Residential to retain employment uses while supporting residential or commercial uses in upper floors, up to 2.5 FSR*

* All Industrial Employment-Residential and Employment Residential areas in Vic West: Amend the OCP to support 10% additional density above the maximum specified, where a development includes on-site affordable housing secured by a housing agreement.



Proposed Amendments to Development Permit Areas

Expand DPA 6A: Small Urban Villages to include the entire areas designated as Craigflower Small Urban Village. Apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 6A: Small Urban Villages to include the proposed Catherine Street at Edward Street Small Urban Village and the adjacent lots as shown, and apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 7A: Corridors to include this corridor, and apply *Revitalization Guidelines for Corridors, Villages and Town Centres,* and content specific to this corridor*

* For area-specific content, see Attachment B.

All Traditional Residential Areas in Vic West: Designate these areas as part of Development Permit Area 15F: Intensive Residential - Townhouse and Rowhouse to apply to entire neighbourhood (see Attachment C).



Expand DPA 7A: Corridors to include these blocks of Skinner Street, and apply *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 7A: Corridors to include these two blocks fronting Skinner Street, and apply *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 5: Large Urban Villages – Victoria West Village to include property south of Langford Street and east of Alston Street, as well as property at the corner of Wilson Street and Bay Street adjacent to Vic West Park. Apply *Revitalization Guidelines for Corridors, Villages and Town Centres*, and content specific to this area*