

INFORMATION SHEET - Small Apartment Buildings

Draft Vic West Neighbourhood Plan

What's proposed and where?

- Support small apartment buildings, townhouses or stacked townhouses up to 3 storeys in Area 1 (along Skinner Street, the south side of Suffolk Street, and part of Esquimalt Road.)

What's different?

- Currently, the Official Community Plan supports 3-storey residential buildings in Traditional Residential areas along Arterial Roads such as Esquimalt Road. The Draft Neighbourhood Plan encourages this housing type in two additional locations – on the south side of Suffolk Street and along Skinner Street, both of which have good access to transit and are within walking distance of urban village services and amenities.
- The Plan provides additional design guidelines to make these new buildings more compatible with the existing neighbourhood character. The guidelines emphasize smaller building faces along the street to avoid a long single-building wall facing the street, require sensitive transitions to adjacent lower-density areas, and provide on-site landscaped open space.

Benefits and tradeoffs

- Small apartment buildings can be designed to be similar in scale to large heritage homes, which are often converted to also include multiple suites
- They provide additional housing choices
- They locate more residents within easy walking distance to transit and village centres, reducing the need for a car for most or all trips.
- Providing on-site parking limits the retention of on-site landscape and green spaces.

What could this look like?



Illustrative examples of small apartment buildings.