

# 5. Future Land Use Map



Map 7. Neighbourhood Land Use Map

# Future Land Use Category Matrix

	Uses	Density	Building Types
<b>Traditional Residential</b>	<ul style="list-style-type: none"> <li>Residential</li> <li>Commercial uses may be supported at the intersection of major roads.</li> </ul>	<p>Up to 1.0 FSR in Sub-Area 3 (Chapter 6) and in Pioneer Coop Special Planning Area (Chapter 7).</p> <p>Elsewhere, density guided by development type as identified in Chapter 6.</p>	<p>Single-detached dwellings, detached dwellings with accessory suites and duplexes</p> <p>Generally ground-oriented residential buildings, including houseplexes, townhouses, rowhouses, and house conversions consistent with the policies in Chapter 6.</p> <p>Multi-unit residential buildings up to three storeys along Esquimalt Road, Skinner Street, the south side of Dalton Street, and Pioneer Housing Cooperative site.</p>
<b>Urban Residential</b>	<ul style="list-style-type: none"> <li>Residential</li> <li>Commercial uses may be supported at grade fronting Esquimalt Road or Skinner Street</li> </ul>	<p>Up to 1.2 FSR</p> <p>Opportunities for bonus density up to approx. 2.0 FSR.</p> <p>Possible additional 0.2 FSR bonus if affordable housing on-site</p>	<p>As above, plus:</p> <p>Multi-unit residential buildings up to approximately 4 to 5 storeys are generally supported, as indicated in Chapter 6, with variable setbacks and front yard landscaping.</p> <p>Residential or mixed use buildings fronting Esquimalt Road or at the corner of Skinner Street and Russell Street.</p> <p>Upper floors above the streetwall generally set back.</p>
<b>Small Urban Village</b>	<ul style="list-style-type: none"> <li>Active commercial uses* on the ground floor in most locations, with residential or commercial uses above.</li> <li>In some parts Craigflower and Catherine at Edward Villages, residential or live-work</li> </ul>	<p>Up to 1.5 FSR</p>	<p>Commercial or mixed use buildings up to 3 storeys.</p> <p>Conversions of single detached houses to commercial or mixed use. In some areas, residential or live-work buildings (see Chapter 8).</p> <p>For new buildings, ground level generally built up to the sidewalk, with parking located to the rear of buildings or underground.</p>
<b>Large Urban Village</b>	<ul style="list-style-type: none"> <li>Commercial uses on the ground floor, with active commercial uses in most locations (see Chapter 8)</li> <li>Residential or commercial uses in upper floors</li> <li>Live-work or work-live**</li> </ul>	<p>Up to 1.5 FSR</p> <p>Opportunities for bonus density up to approx. 2.5 FSR</p> <p>Possible additional 0.25 FSR bonus if affordable housing on-site</p>	<p>Commercial or mixed use buildings mostly up to 6 storeys, with limited opportunities for taller buildings (Chapter 8).</p> <p>Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas.</p> <p>Upper floors above the streetwall generally set back.</p> <p>Parking located in structures or underground.</p>
<b>Core Songhees</b>	<ul style="list-style-type: none"> <li>Varied commercial, residential, and limited light industrial uses</li> </ul>	<p>Up to 2.5 Floor Space Ratio or as identified in a Master Development Agreement.***</p> <p>Possible additional 0.25 FSR bonus if affordable housing on-site</p>	<p>Commercial, residential or mixed use buildings of varying heights</p> <p>Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas.</p> <p>Upper floors above the streetwall generally set back.</p> <p>Parking located in structures or underground.</p>

\* Active commercial uses are those that tend to generate foot traffic and pedestrian interest, and include retail stores, food and drink establishments, personal services, medical services, theatres and entertainment, and may include some professional services. If it can be demonstrated that market demand does not exist for these uses at the time of development, other commercial uses may be supported in spaces designed to accommodate active commercial uses.

Figure 10: Future Land Use Category Matrix

	Uses	Base/Max Density	Building Types
<b>General Employment</b>	<ul style="list-style-type: none"> <li>Commercial uses or light industrial uses****</li> <li>Retail uses supported on the ground floor along arterial roads and areas with high pedestrian activity.</li> </ul>	Up to approx. 2.0 FSR	Commercial or light industrial buildings where the ground level is built up to the street Parking generally located to the rear or underground. Any retail uses should generally be located at ground level.
<b>General Employment with limited residential</b>	<ul style="list-style-type: none"> <li>Light industrial**** or commercial uses on the ground floor. Limited retail uses only.</li> <li>Commercial or residential on upper floors</li> <li>Work-live**</li> </ul>	Up to approx. 2.5 FSR All residential space is considered bonus density Residential floor area is limited to approx. 1.5 FSR	Commercial or mixed use buildings where the ground floor is built up to the street and consists of commercial or light industrial uses. Buildings of up to approximately 4 or 5 storeys (see Chapter 9) Parking generally located to the rear or underground.
<b>Industrial Employment</b>	<ul style="list-style-type: none"> <li>Light industrial uses and ancillary uses on any floor, including ancillary retail sales</li> <li>Commercial uses (excepting those ancillary to a light industrial use) are limited to upper floors</li> </ul>	Up to approx. 2.0 FSR	Various building forms, where the ground level supports light industrial uses, with a floor-to-ceiling height suitable for contemporary light industry (with or without mezzanine), loading bays, and adequate separation from separate uses above. Up to approximately 4 storeys
<b>Industrial Employment with limited residential</b>	<ul style="list-style-type: none"> <li>Light Industrial **** and ancillary uses, including ancillary retail, on ground floor</li> <li>Commercial or residential on upper floors</li> <li>Work-live**</li> </ul>	Up to approx. 2.0 FSR All residential space is considered bonus density. Residential space limited to 1.5 FSR Possible additional 0.2 FSR bonus if affordable housing on-site	Buildings up to approximately 5 storeys, where the ground level is generally built up to the street and supports light industrial uses as above. Upper floors above the street wall set back. Parking generally located to the rear or underground.
<b>Marine Industrial</b>	<ul style="list-style-type: none"> <li>Primary processing, marine industrial, marine transportation, warehousing, shipping, bulk materials handling, and other industrial uses and accessory offices</li> </ul>	Up to approx. 3.0 FSR	Industrial buildings and structures from one storey to approximately four storeys

\*\* Work-live or live-work units should be designed so that residential space and work space may be leased and occupied separately. (see also Work-Live Planning and Design Guidelines, as updated)

\*\*\* Where public amenities are not identified by a Master Development Agreement, additional commercial or residential floor space above the zoned density is considered bonus floorspace.

\*\*\*\* Permitted range of light industrial uses should be compatible with the surrounding neighbourhood context and with any residential or commercial uses that can be located above or adjacent to the light industrial space, based on on-site and off-site impacts.