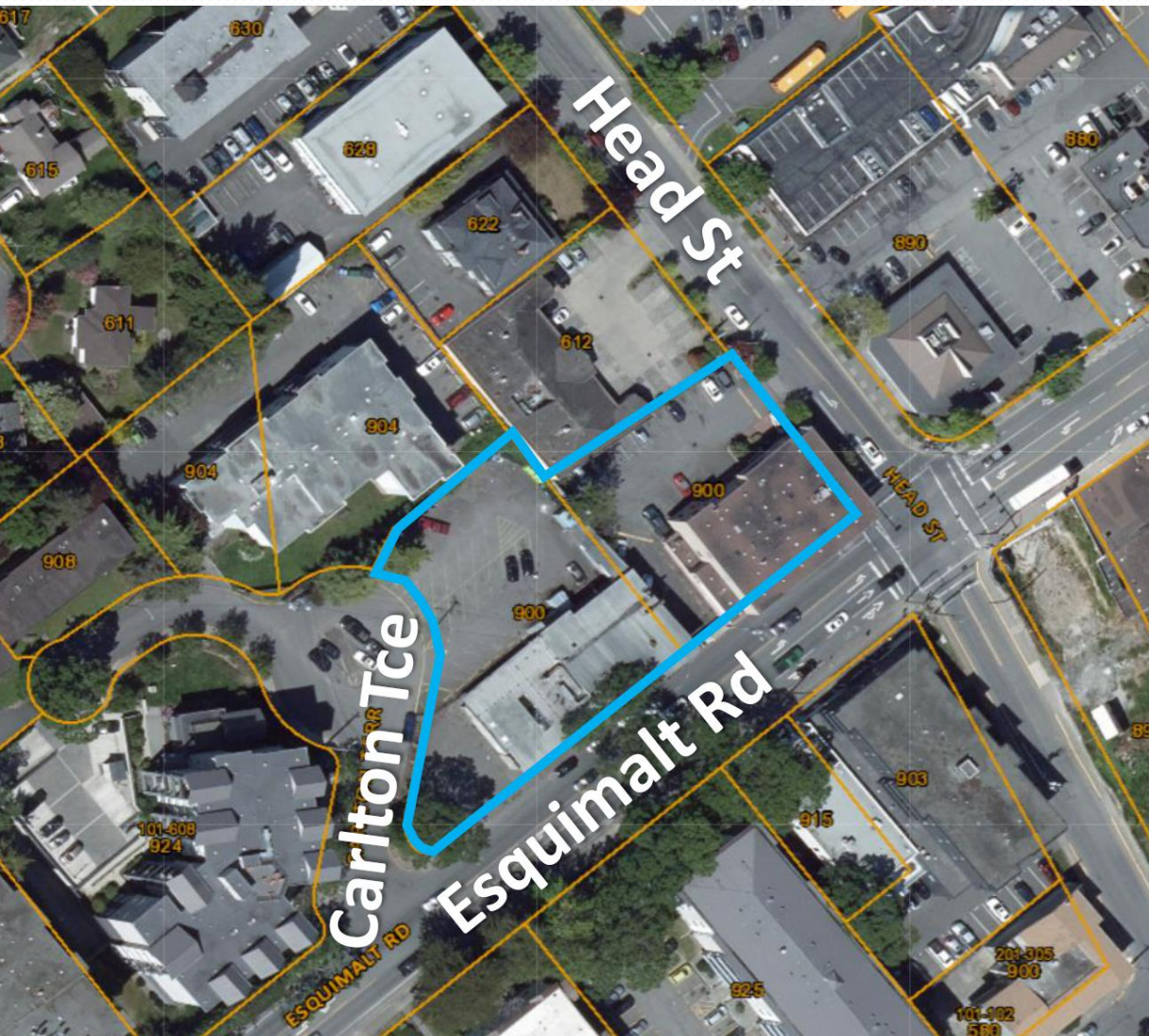


900 Carlton / 900 Esquimalt
Development Permit &
Development Variance Permit
Application

1. Site Location

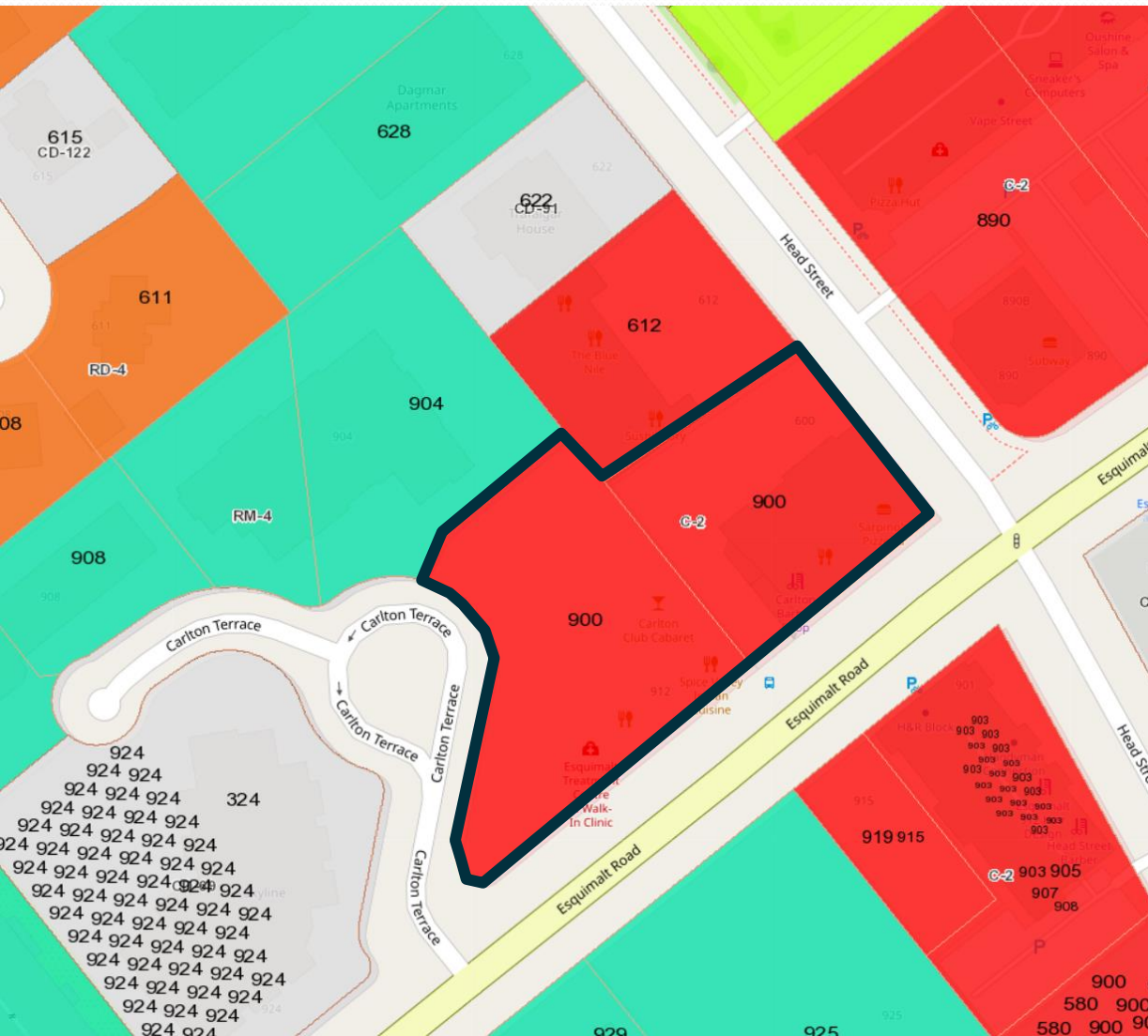


Site Area

3,650 m²

39,288 ft²

2. Zoning

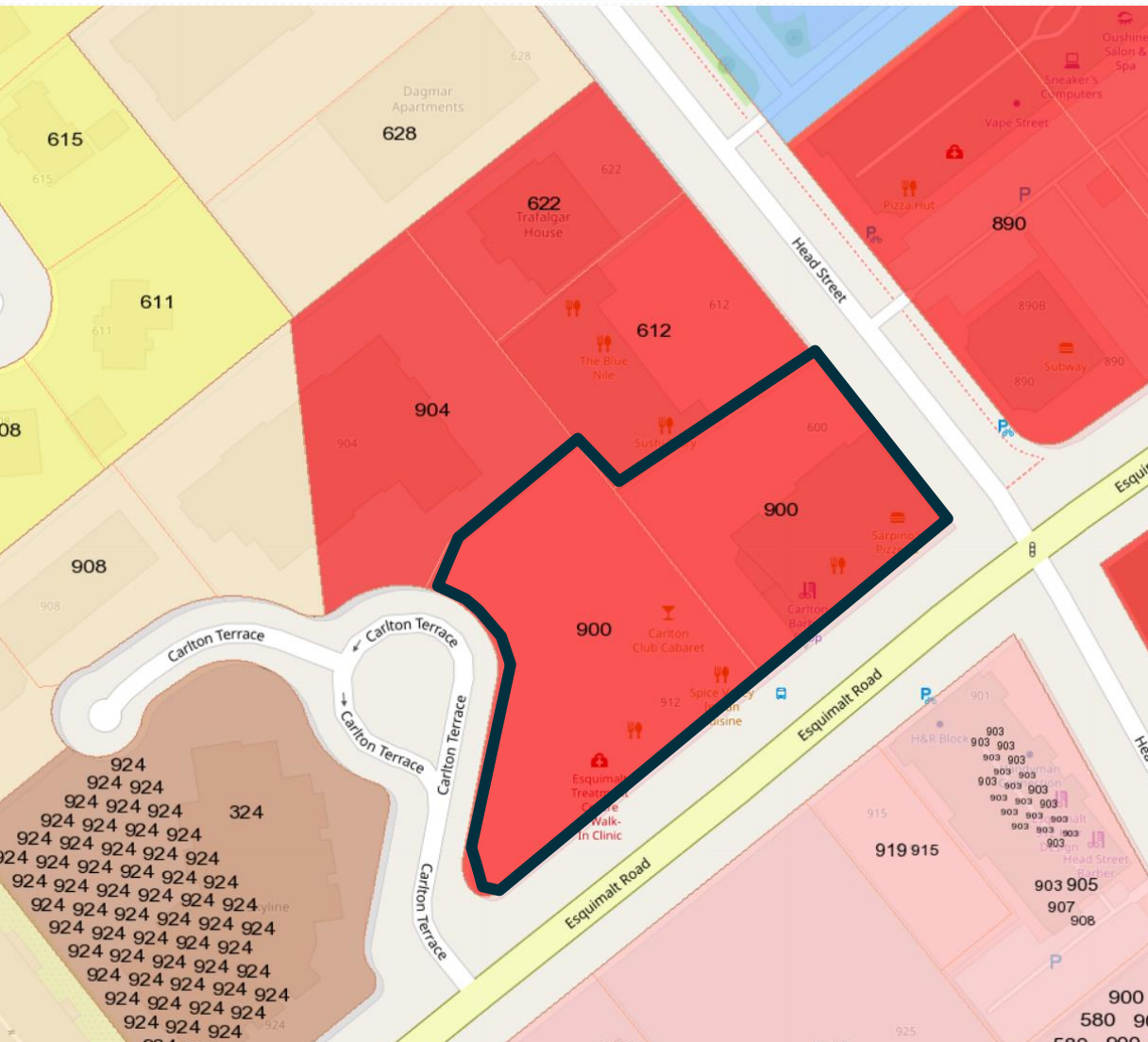


Existing Zoning

C-2 Neighbourhood Commercial

No maximum FAR

2. OCP Proposed Land Use Designation



Proposed Land Use Designation
Commercial/Commercial Mixed Use

Base Residential FAR of 3.0

3. Zoning Regulations - Proposed Density



Floor Area Ratio of 4.7
(Residential 4.5, Commercial 0.2)

272 Dwelling Units

96 rental, 176 condo

- 106 1br (48 rental, 58 condo)
- 40 1br + den (18 rental, 22 condo)
- 74 2br (30 rental, 44 condo)
- 38 2br + den (all condo)
- 6 3br (all condo)
- 4 2br PH (all condo)
- 4 3br PH (all condo)

3. Zoning Regulations - Proposed Height



Height Variance

13m to 84m

26 storeys

3. Zoning Regulations - Proposed Height

Summer Solstice Shadows



8:00 AM

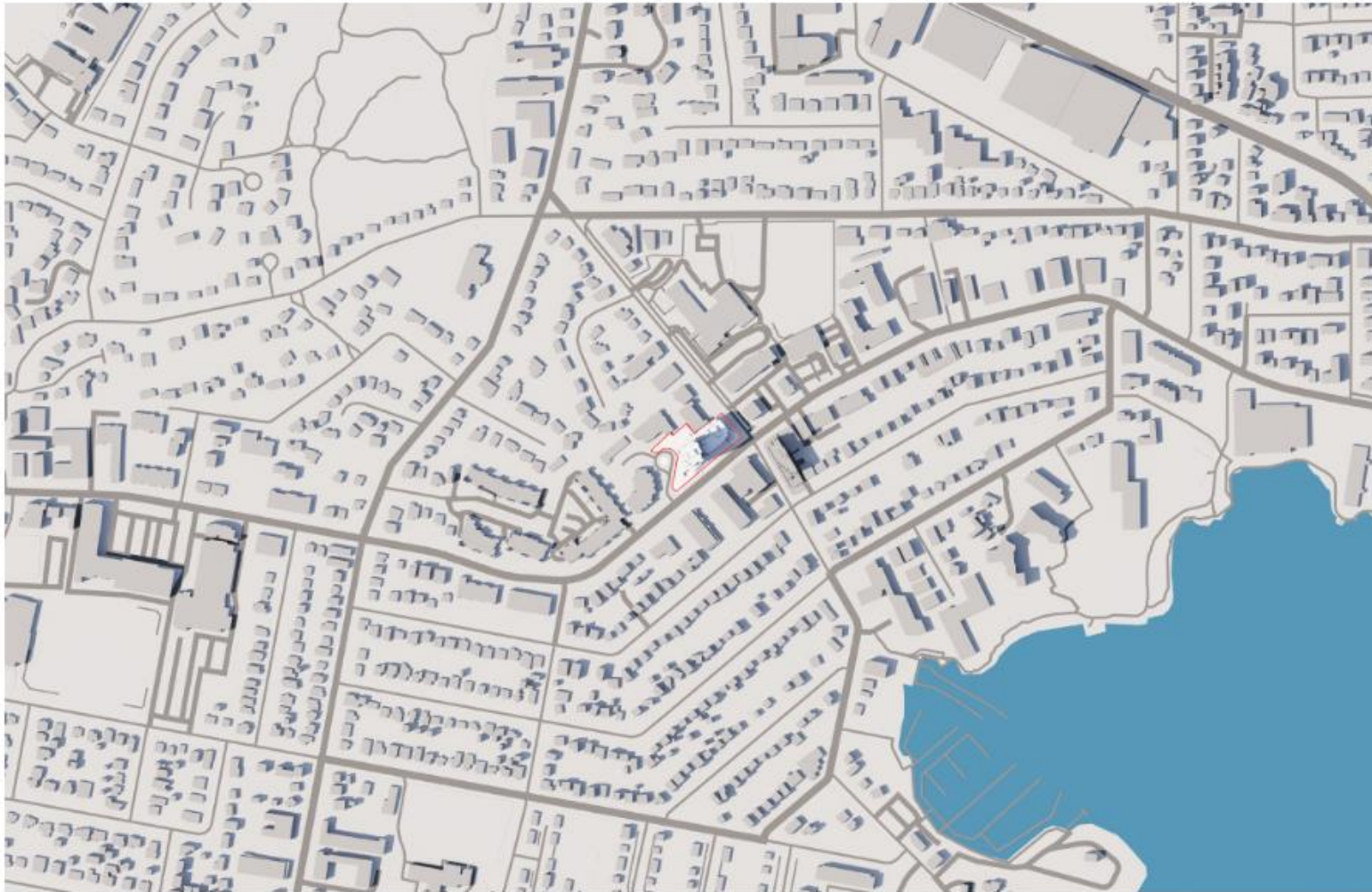
3. Zoning Regulations - Proposed Height



Summer Solstice Shadows

12:00 PM

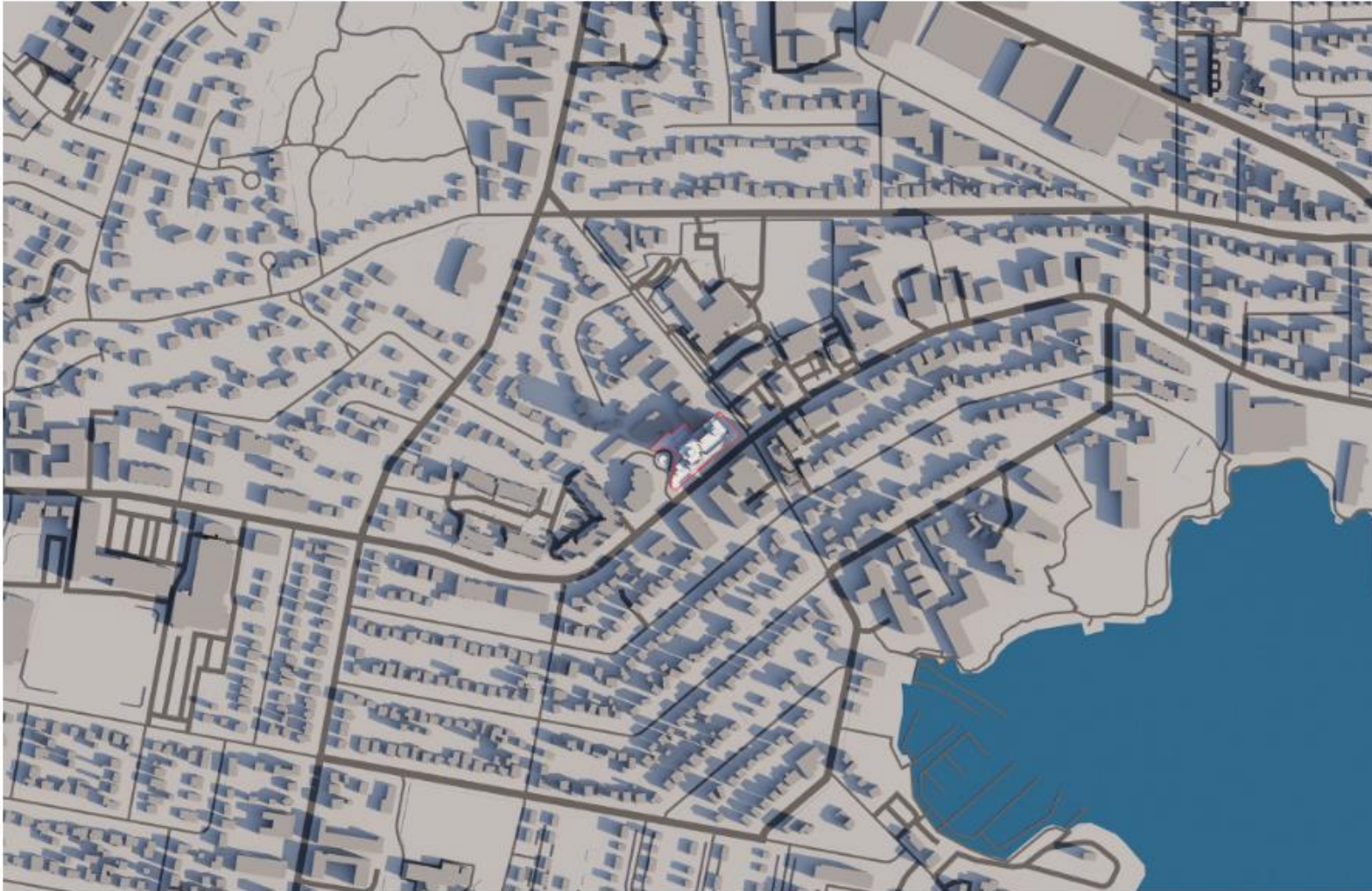
3. Zoning Regulations - Proposed Height



Summer Solstice Shadows

4:00 PM

3. Zoning Regulations - Proposed Height



Equinox Shadows

8:00 AM

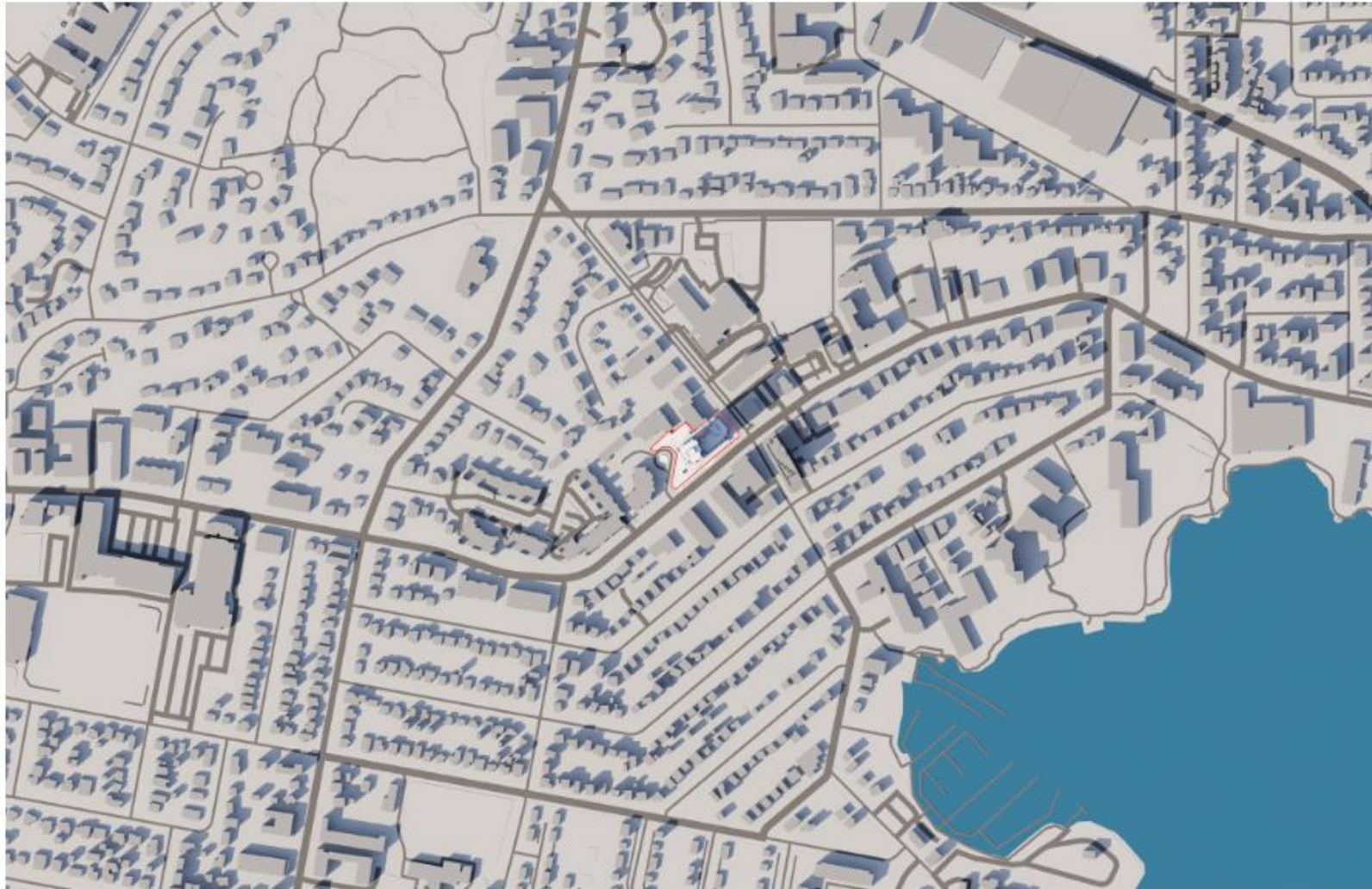
3. Zoning Regulations - Proposed Height



Equinox Shadows

12:00 PM

3. Zoning Regulations - Proposed Height



Equinox Shadows

4:00 PM

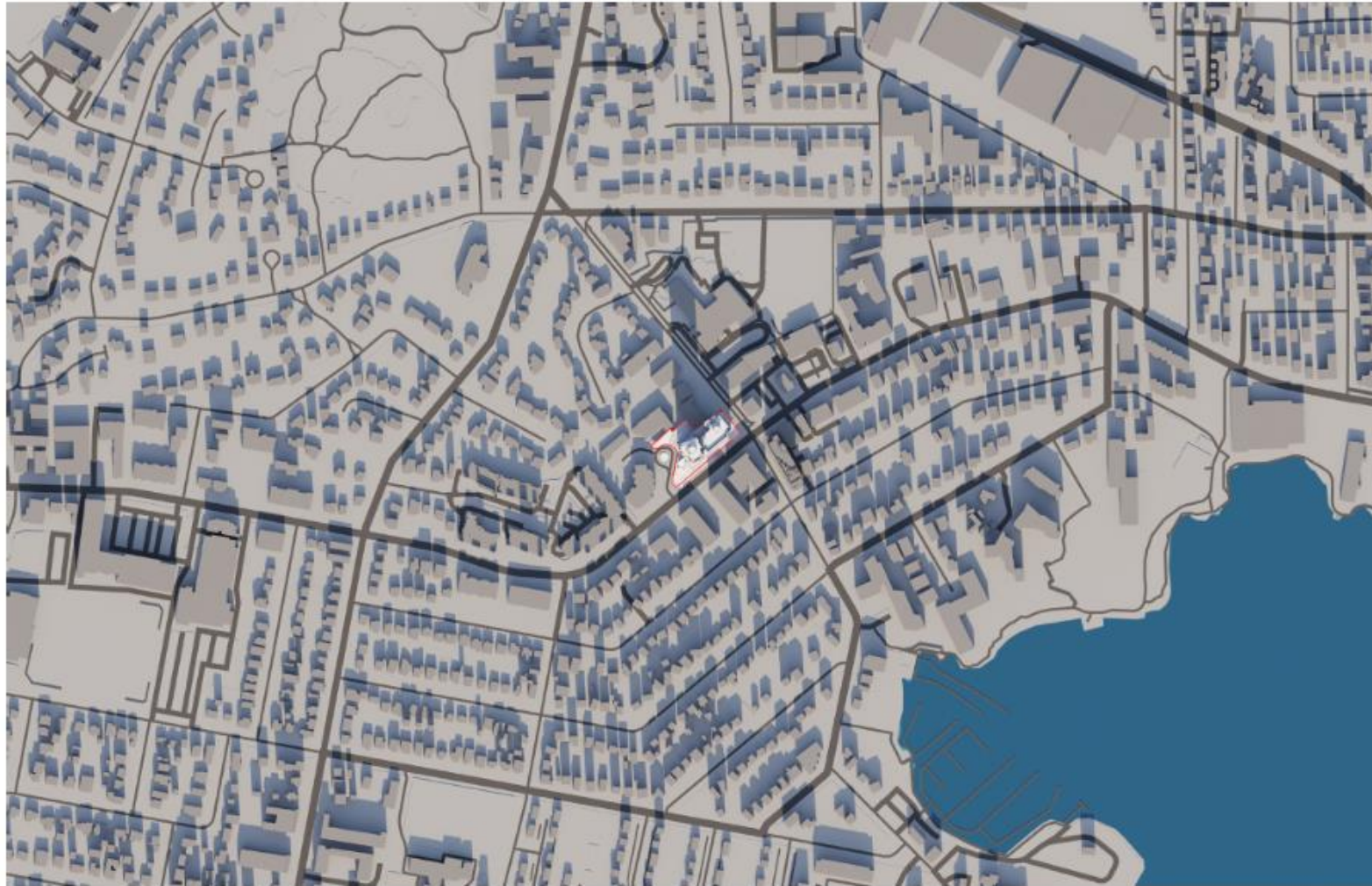
3. Zoning Regulations - Proposed Height



Winter Solstice Shadows

9:00 AM

3. Zoning Regulations - Proposed Height



Winter Solstice Shadows

12:00 PM

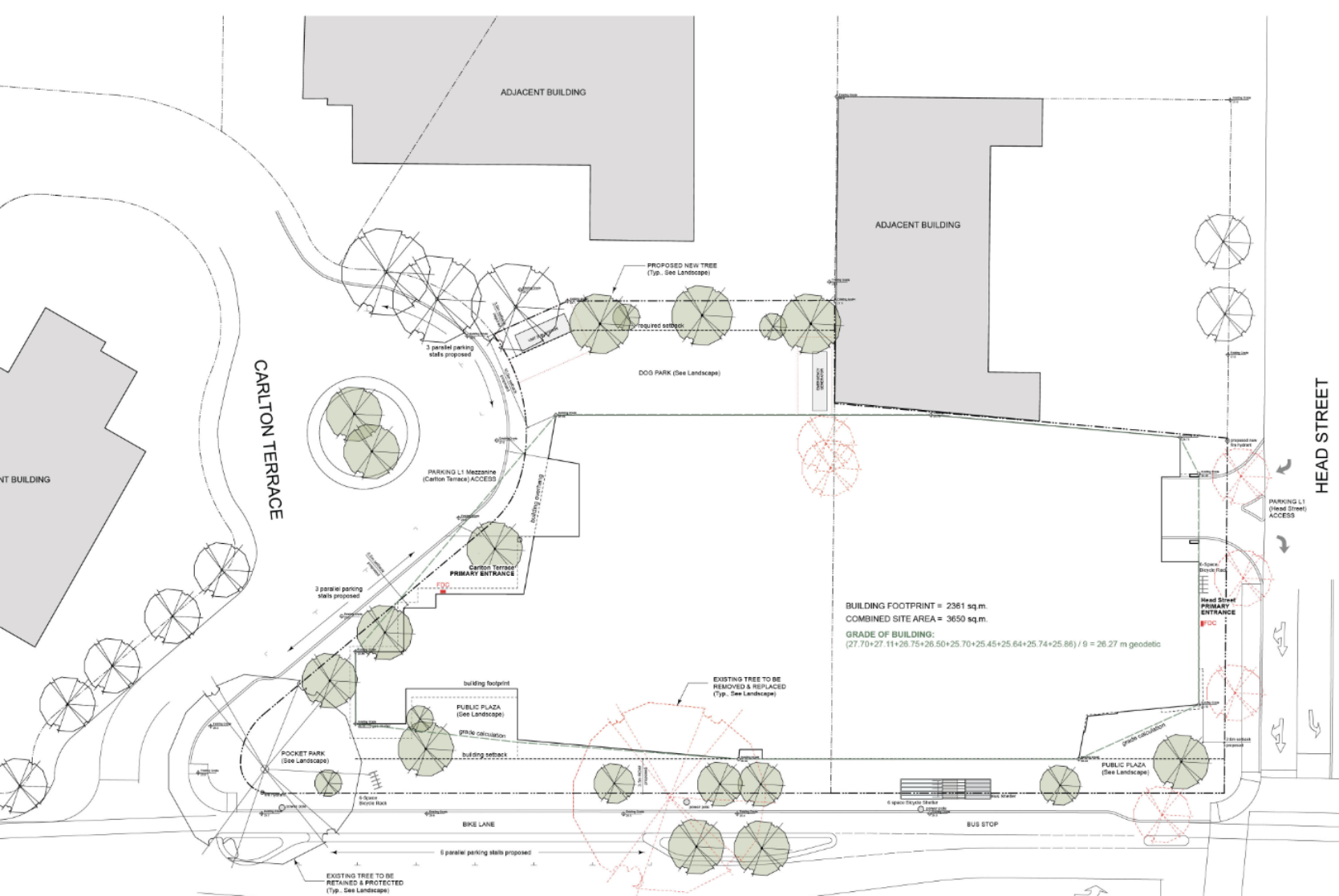
3. Zoning Regulations - Proposed Height



Winter Solstice Shadows

3:00 PM

4. Zoning Regulations – Lot Coverage

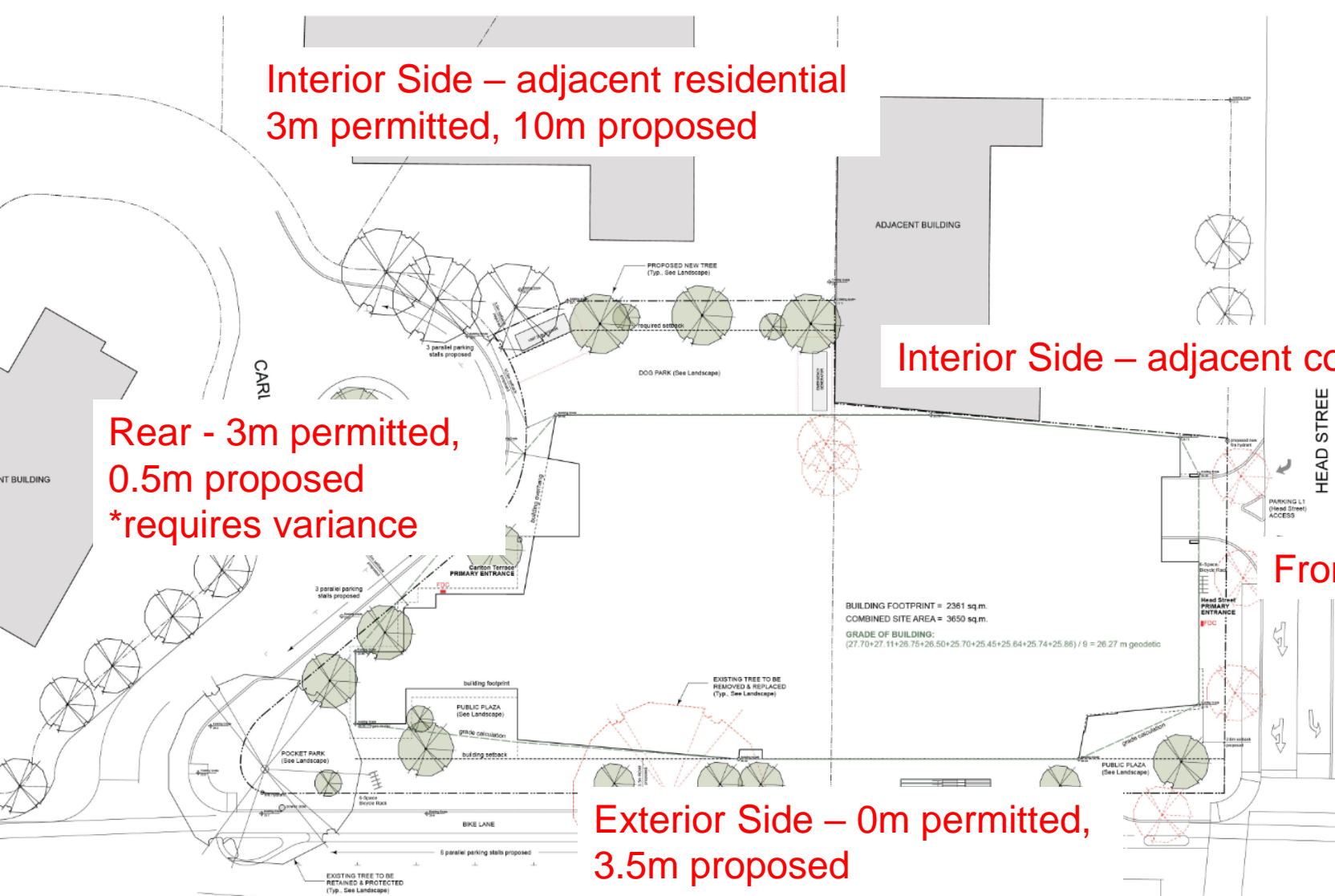


Lot Coverage

Proposed: 70%

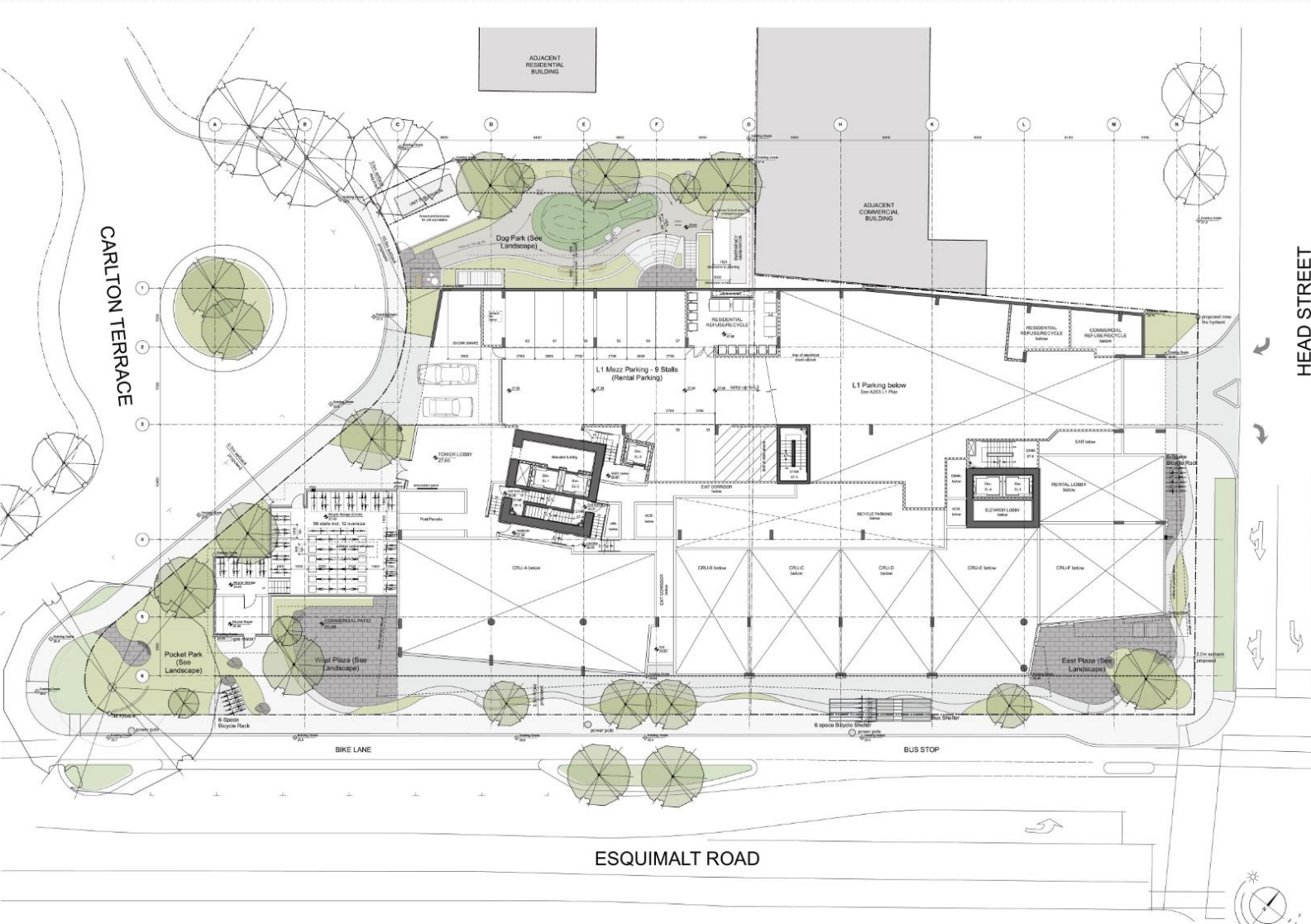
Permitted: 80%

5. Zoning Regulations - Setbacks



Variance required for rear yard at 0.5m from 3m

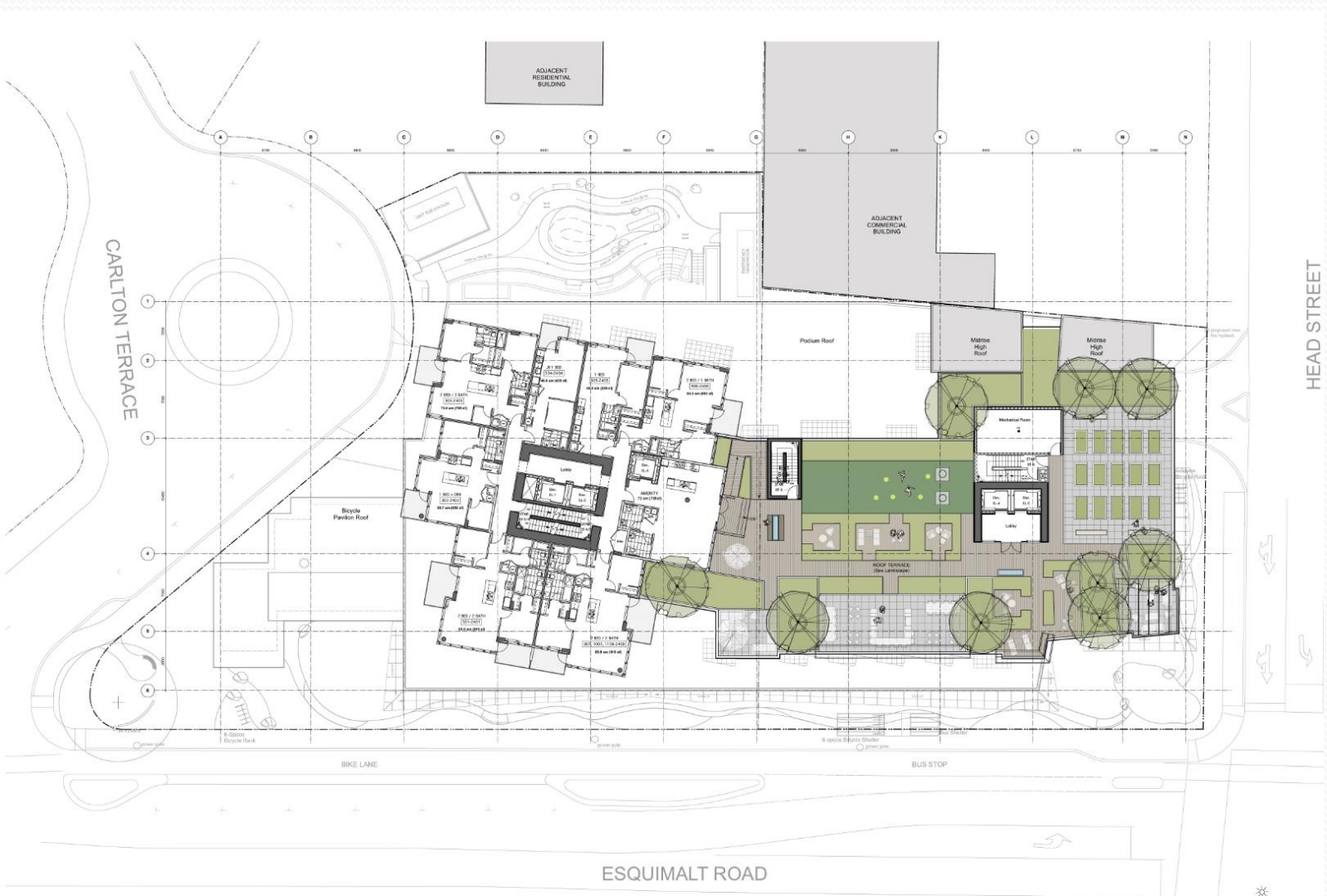
6. Zoning Regulations – Usable Open Space



None is required in zone but significant areas for outdoor gathering and function are provided in the dog park, pocket parks, plazas and rooftop deck.

6. Zoning Regulations – Usable Open Space

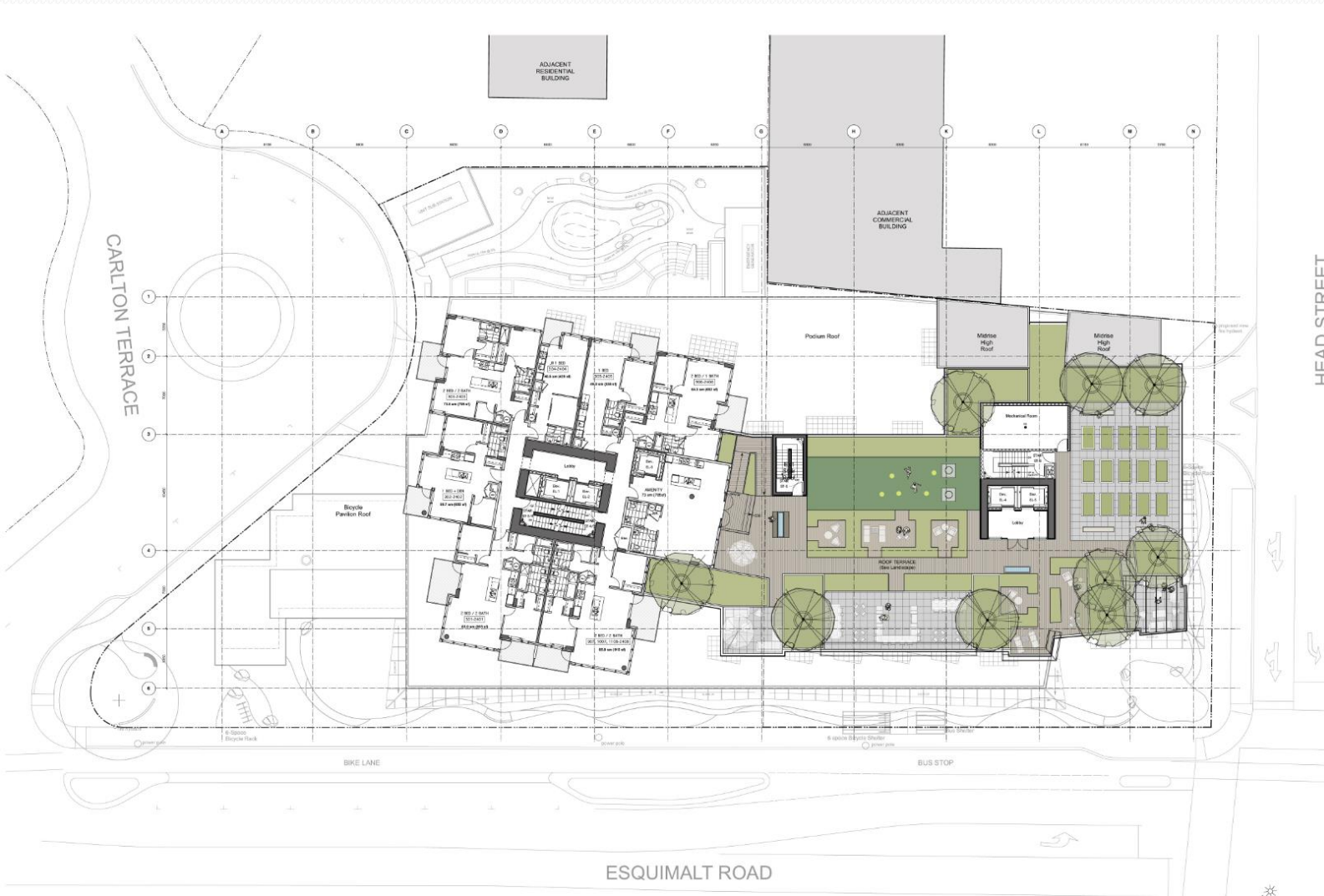
None is required in zone but significant areas for outdoor gathering and function are provided in the dog park, pocket parks, plazas and rooftop deck.



The site plan illustrates a development with several key outdoor features: a large 'Rooftop Terrace (Open Landscaped)' area, a 'Bicycle Pavilion Roof' on the left, and a 'Dog Park' at the bottom center. The plan also shows 'Plazas' and 'Pocket Parks' interspersed among the building footprints. Surrounding streets include 'Carlton Terrace' to the west, 'Head Street' to the east, and 'Esquimalt Road' to the south. A 'Bike Lane' and 'Bus Stop' are also indicated. The plan includes various building footprints, some labeled as 'Adjacent Residential Building' and 'Adjacent Commercial Building', and a 'Pavilion Roof'.

Township of
ESQUIMALT

19

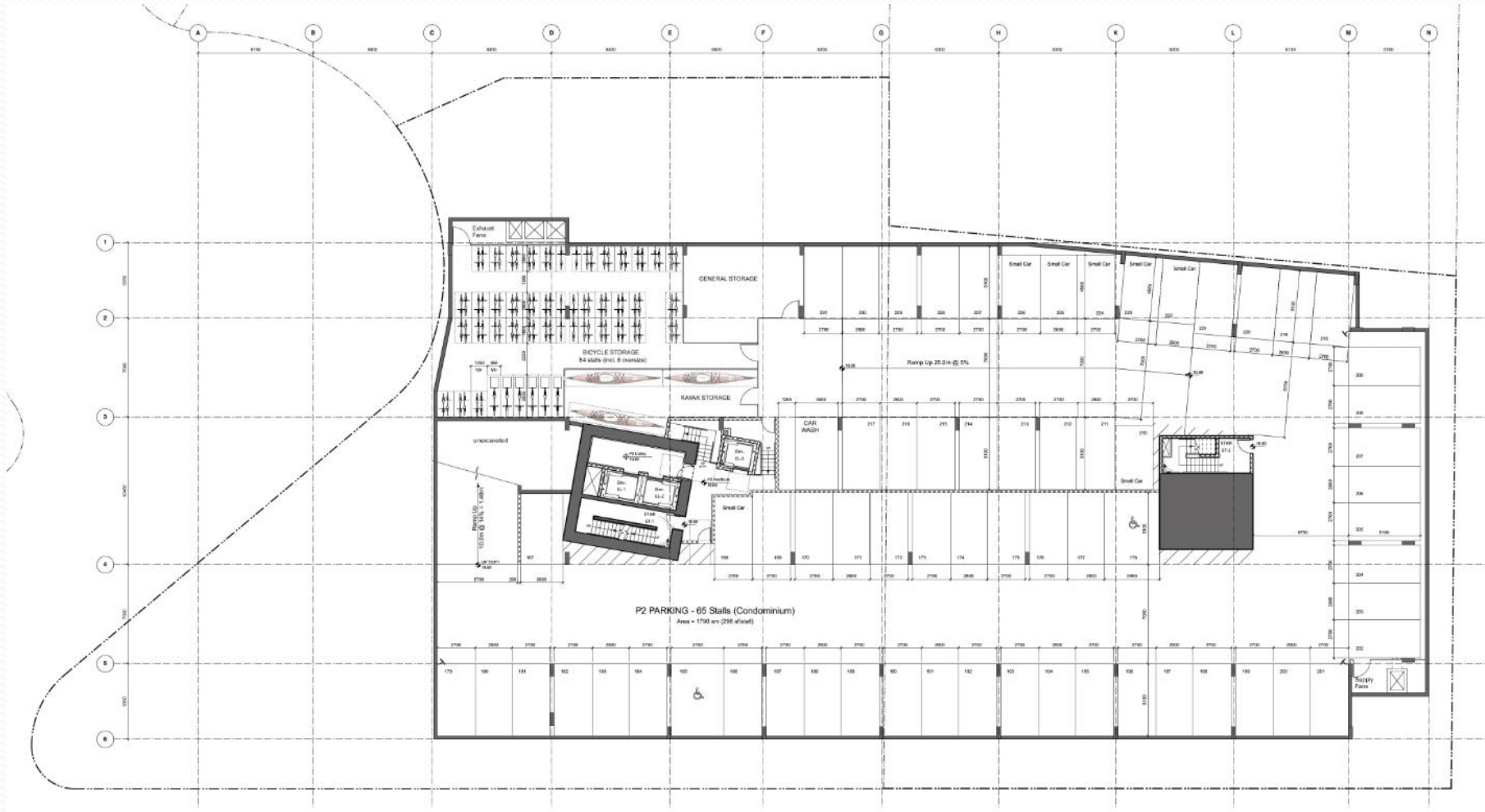


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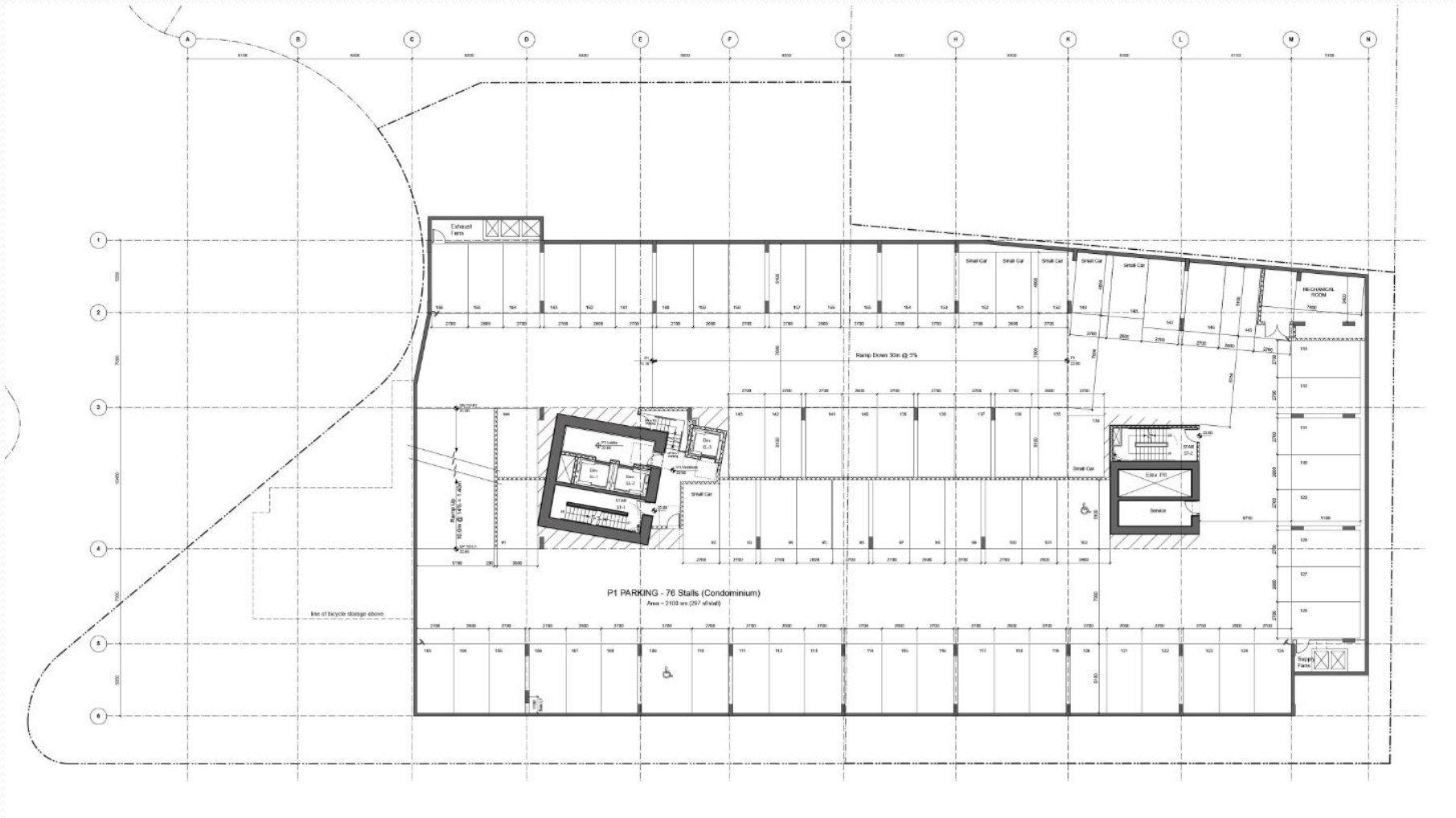
7. Zoning Regulations - Parking

Parking Category	Current Bylaw Required Spaces	New Bylaw Required Spaces (with TDM reduction)	Proposed Spaces	Current Bylaw Variance	New Bylaw Variance
Multiple Family	354	178	204	150	-26 (no variance)
Commercial	38	20	27	11	-7 (no variance)
Total Vehicle	392	198	231	161	-33 (no variance)
Bicycle Regular Spaces	0	341	158	0	165
Bicycle Oversized Spaces	0	36	18	0	18
Total Bicycle	0	377	176	0	183

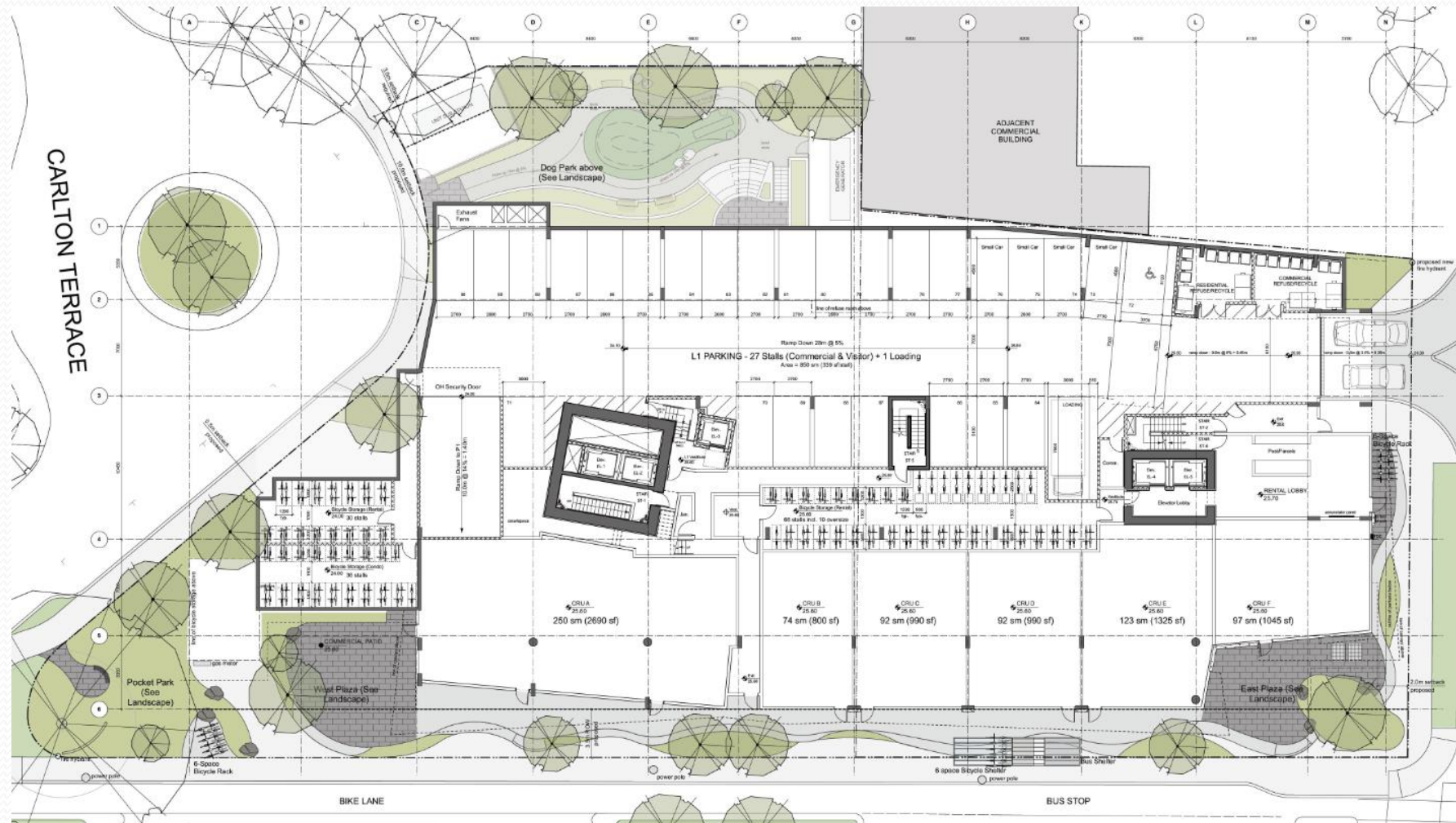
7. Zoning Regulations – Parking P2



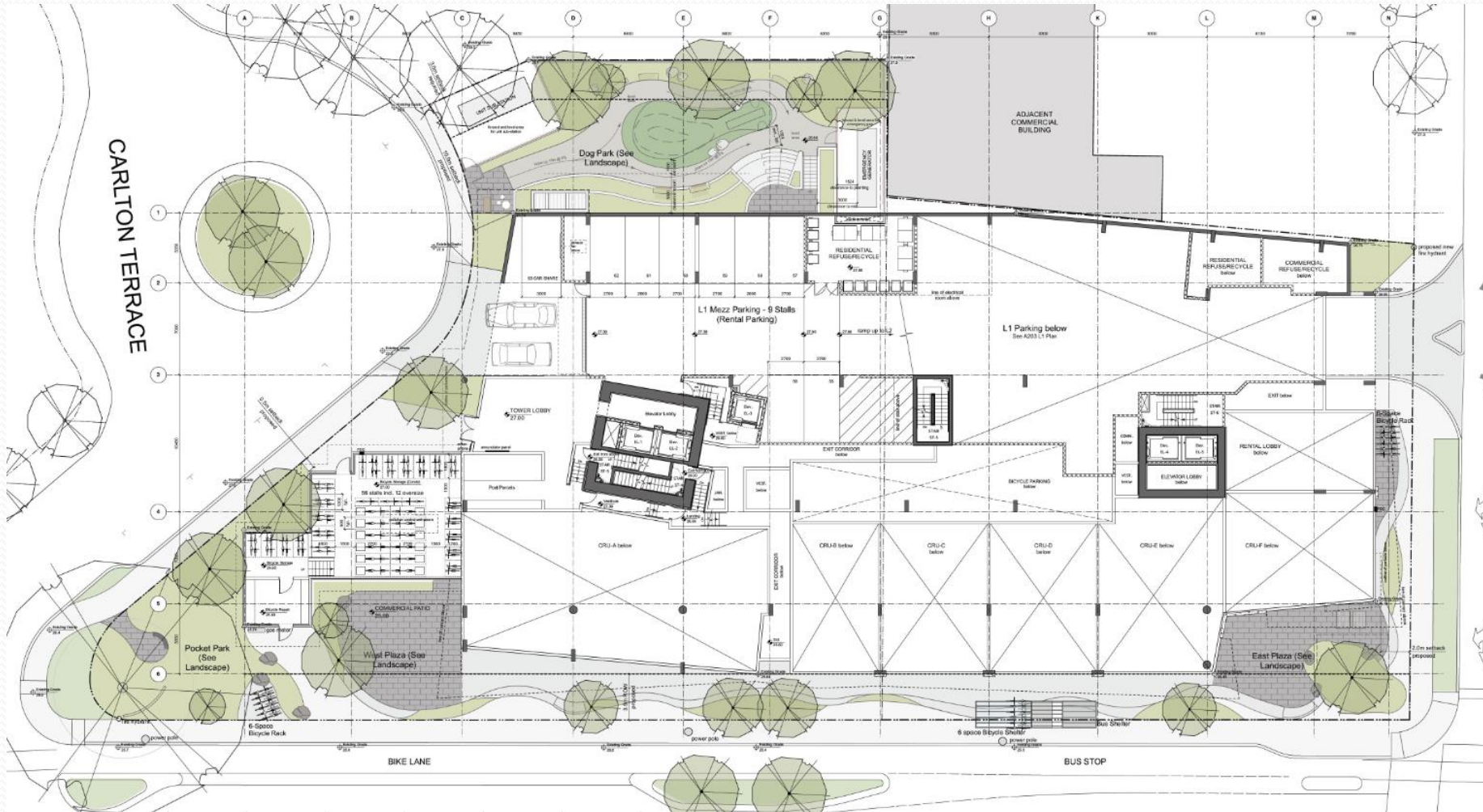
7. Zoning Regulations – Parking P1



7. Zoning Regulations – Parking L1



7. Zoning Regulations – Parking L1 Mezz



8. Form and Character



8. Form and Character



8. Form and Character



8. Form and Character



8. Form and Character



8. Form and Character



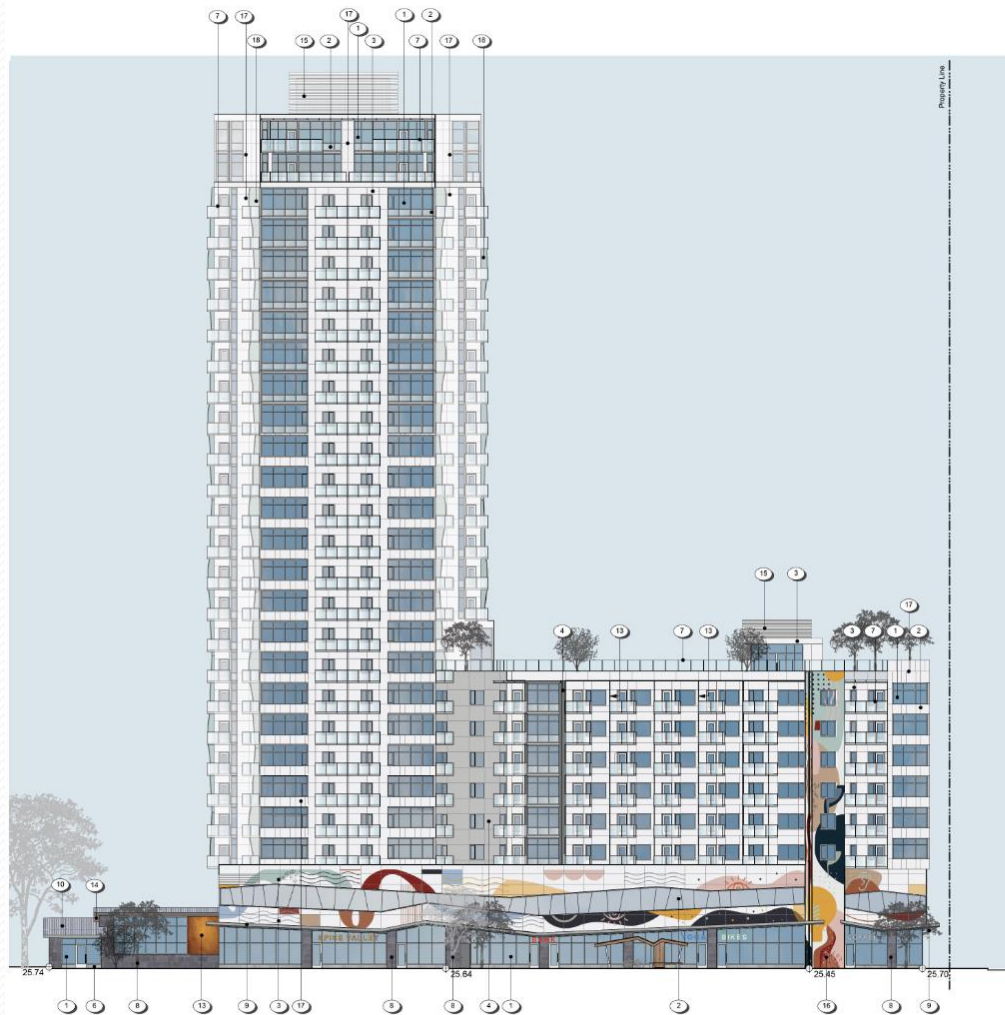
8. Form and Character



8. Form and Character



8. Form and Character



SOUTH ELEVATION Esquimalt Road



EAST ELEVATION Head Street

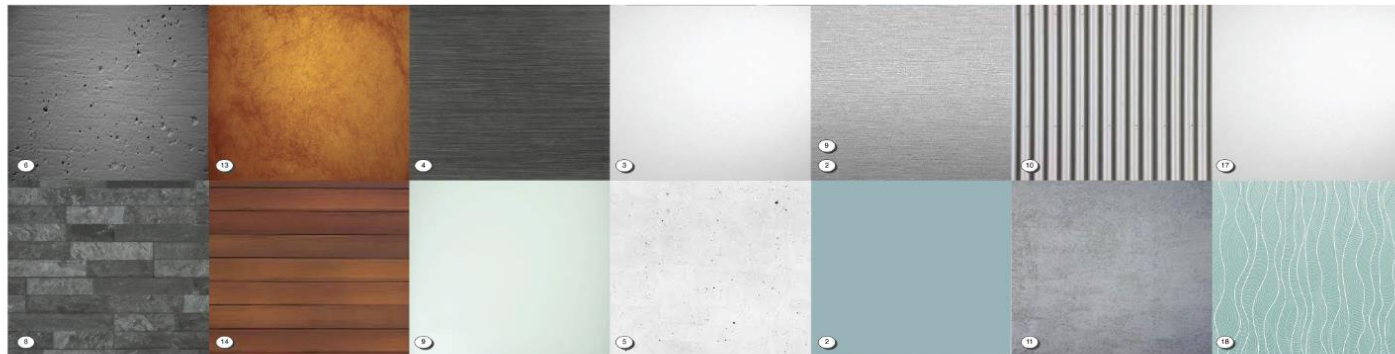
8. Form and Character



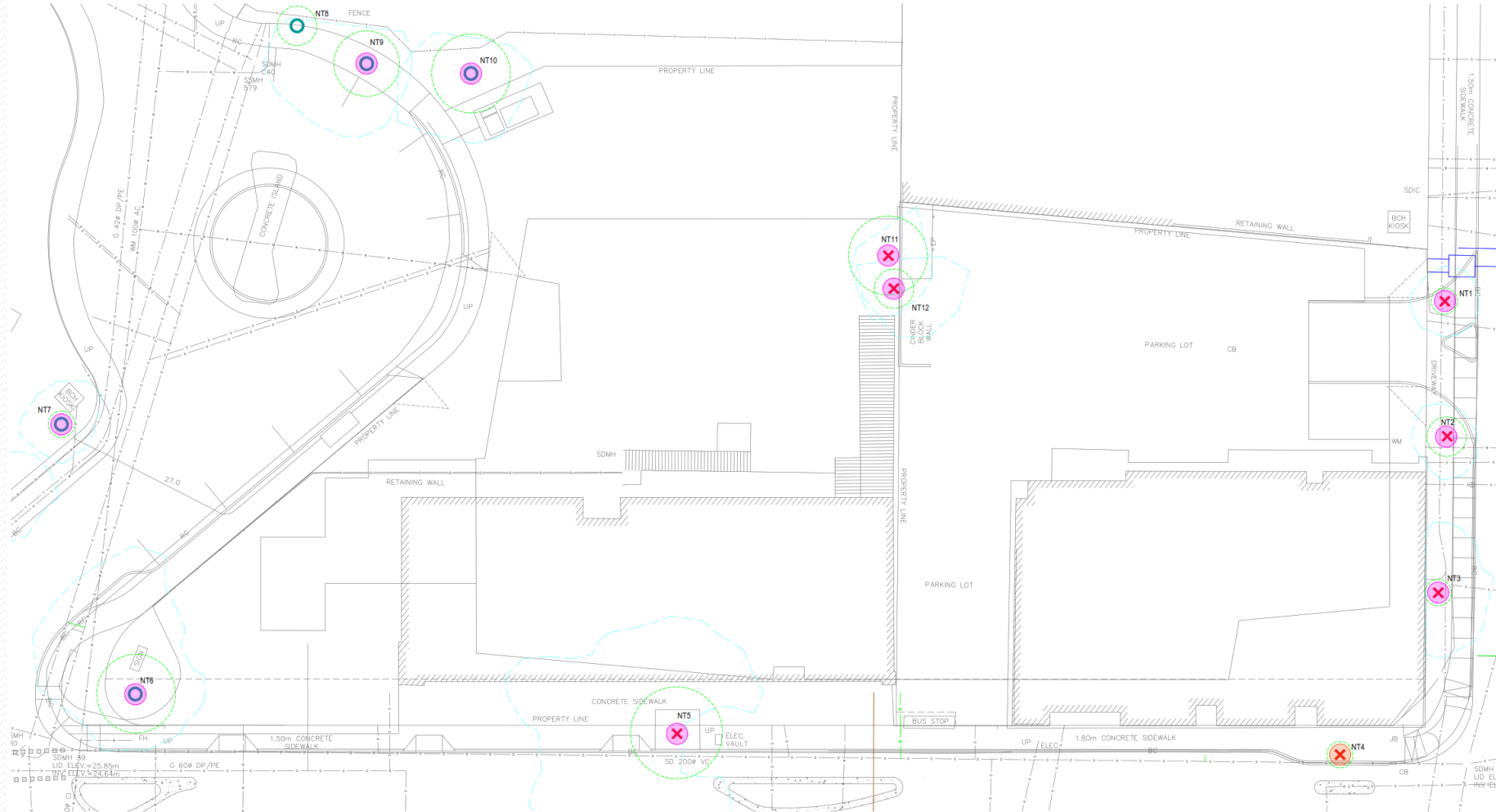
8. Form and Character



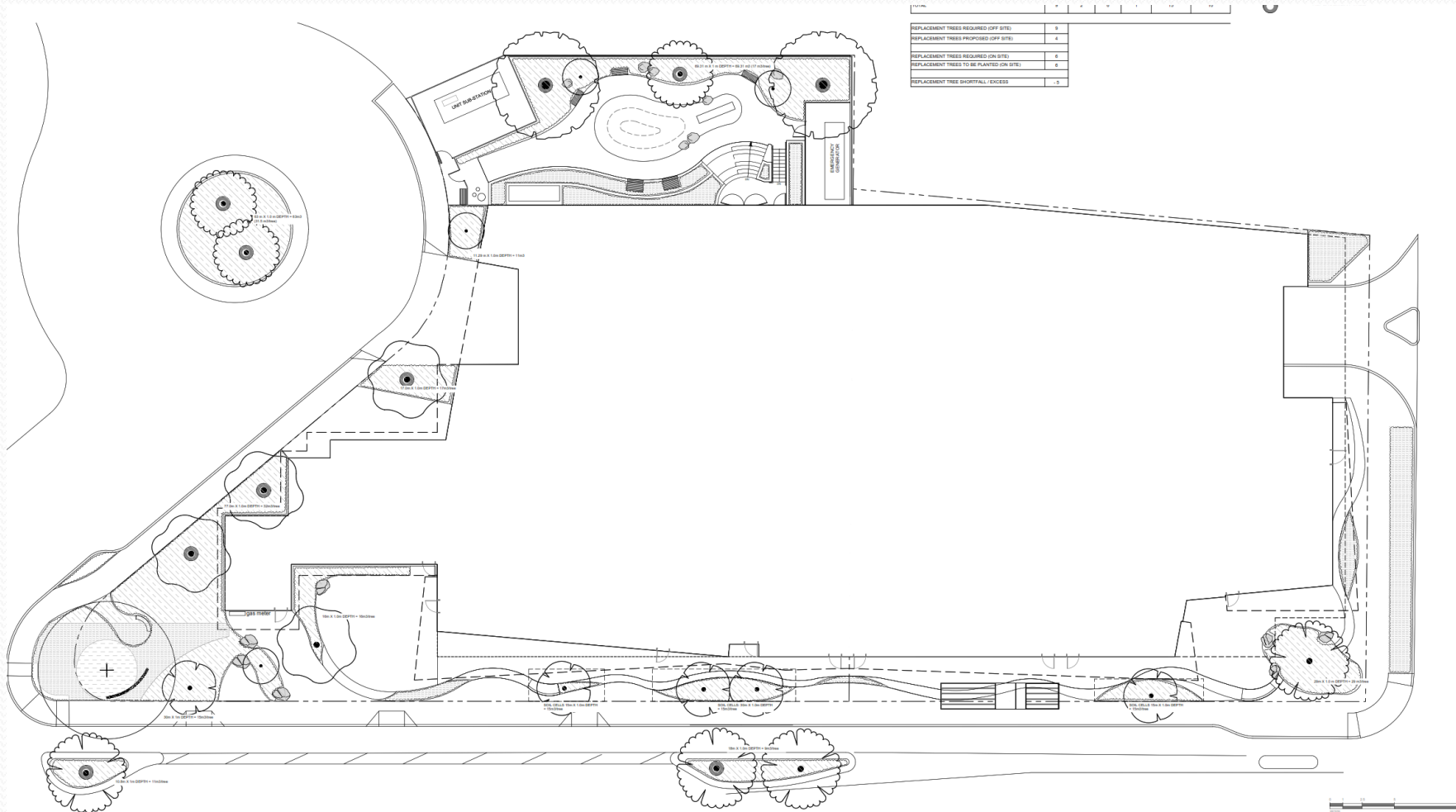
Partial South Elevation at Esquimalt Road
scale 1:150



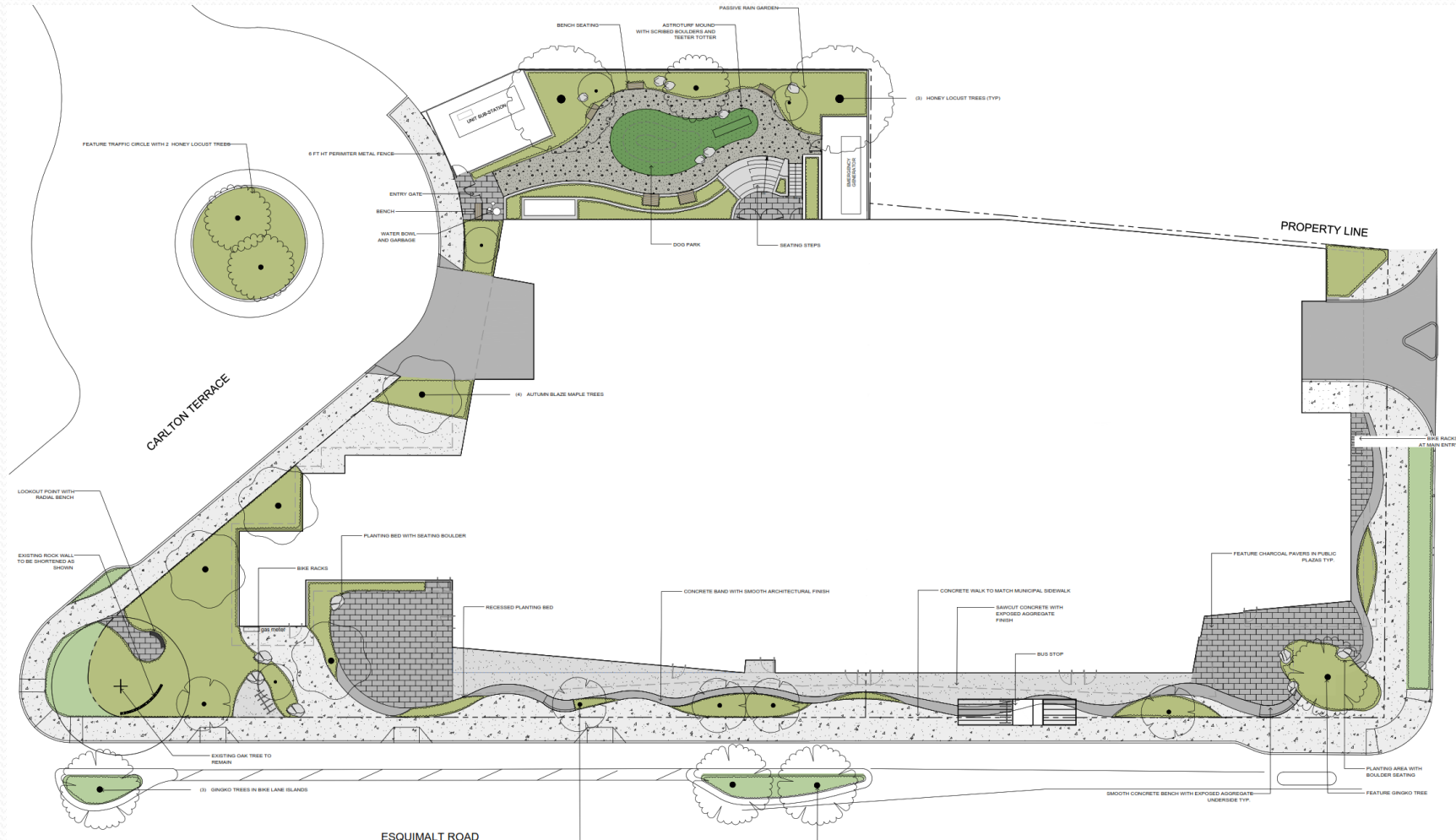
9. Landscape Plan – Trees Existing



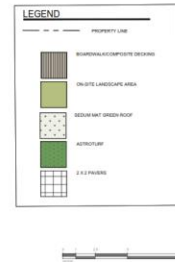
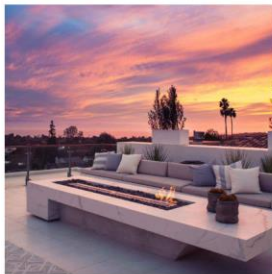
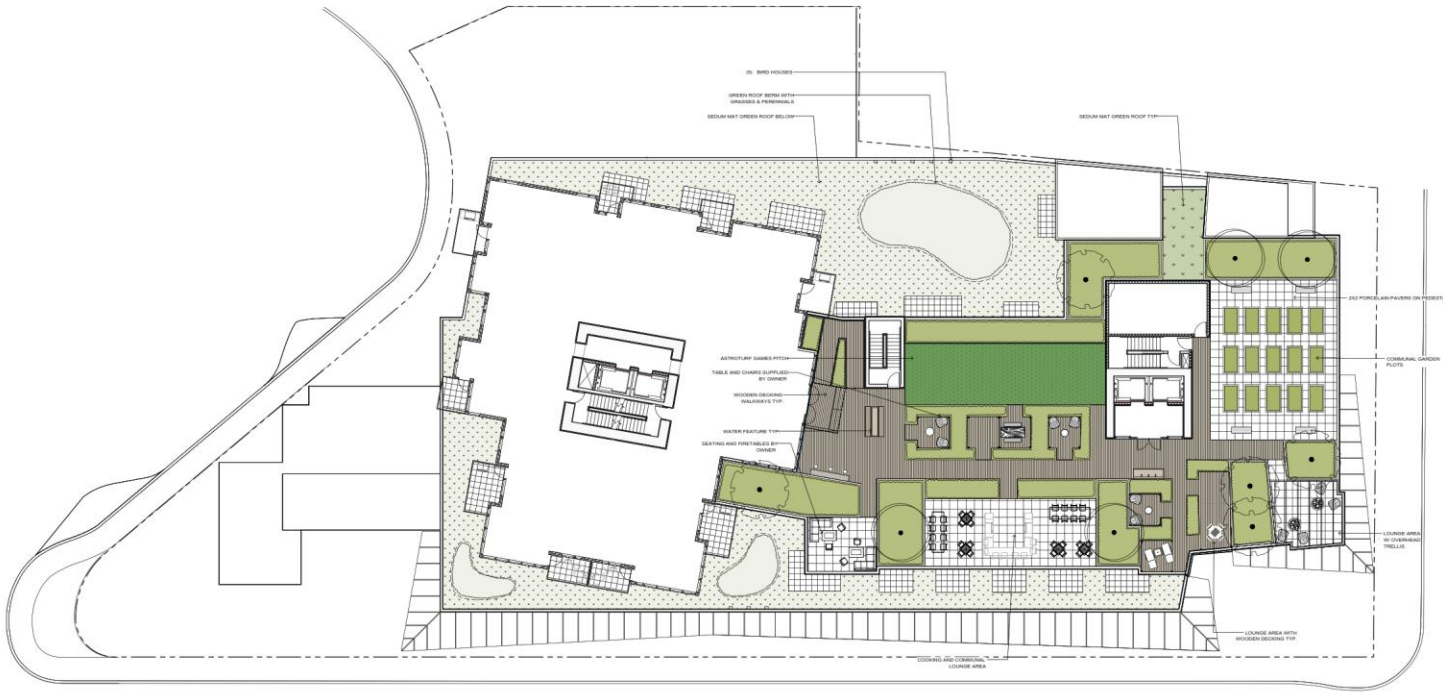
9. Landscape Plan – Trees Proposed



9. Landscape Plan – Site Plan



9. Landscape Plan – Podium Deck Plan



10. Density Bonusing Provisions

- A one-million-dollar (\$1,000,000) contribution to affordable housing (\$100,000 will be given to the Esquimalt First Nation and \$100,000 to the Songhees First Nation for affordable housing (see correspondence in Appendix “FF”). This money would also be used to cover the rental difference for existing tenants who wish to move back into the new building at a 20% rent reduction (Appendix “Y”)
- Public plazas along Esquimalt Rd
- Publicly accessible dog park at the rear of the building
- Commercial vehicle EV charging
- Enhanced sidewalk amenities
- Enhanced bus stop amenities

11. Staff Recommendation

That Council approve Development Permit No. DP000221 and Development Variance Permit No. DVP00138; and

- instruct the Director of Development Services not to issue either permit until the Section 219 Covenant, which will secure the amenities and the transportation demand management (TDM) measures, as described in staff report DEV-24-013, is registered on title.