

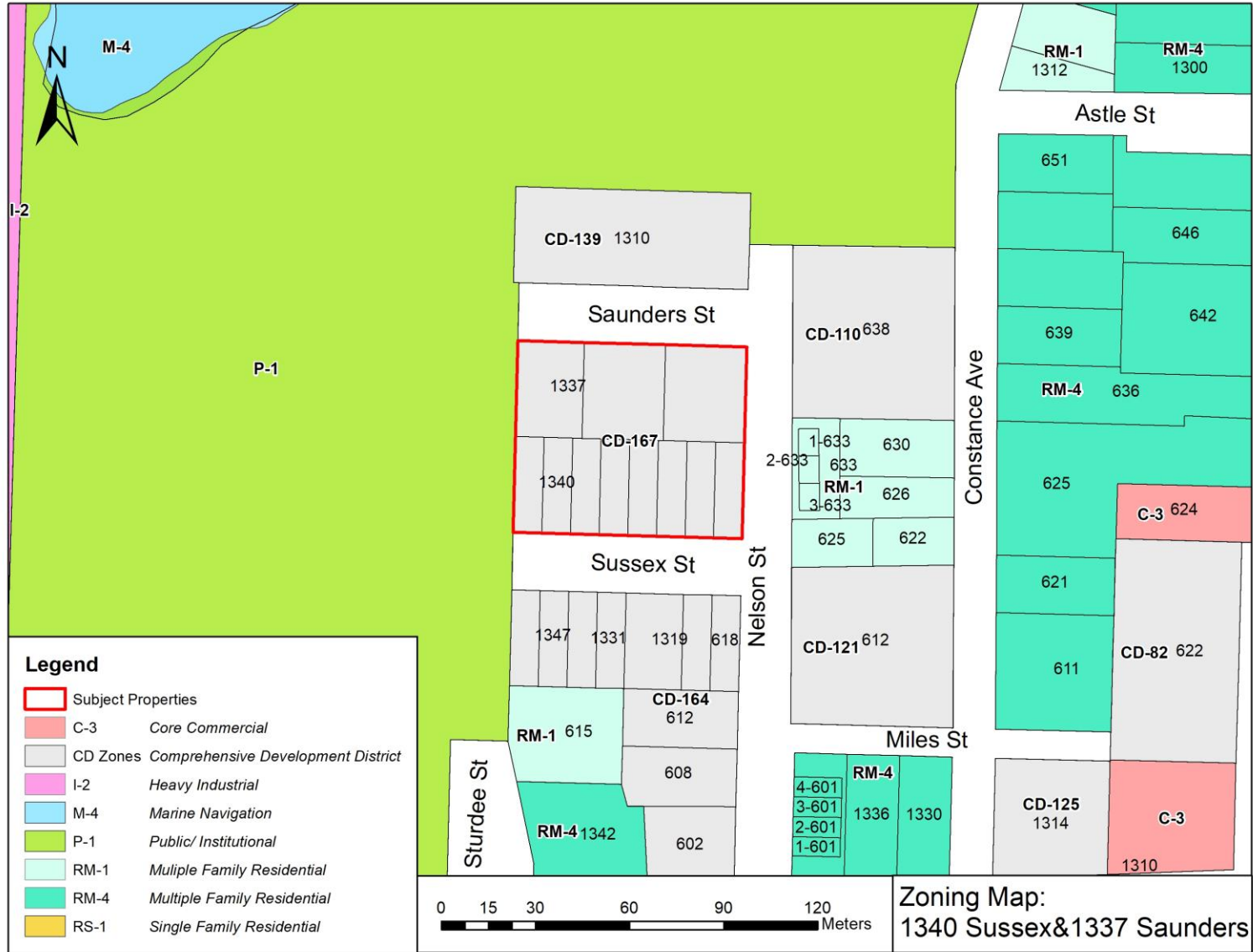
TOWNSHIP OF ESQUIMALT

Development Permit Application

1340 Sussex St and 1337 Saunders St

Site Location





Zoning

CURRENT ZONING

Comprehensive Development District [CD No. 167]

Zoning Regulations



DENSITY

- 327 residential units
- Residential Floor Area Ratio of 4.00
- Floor Area Ratio of 4.05

Zoning Regulations – Density Bonus Amenities



- 1718 m² privately owned publicly accessible open space
- Maintenance of the Park Space in Perpetuity

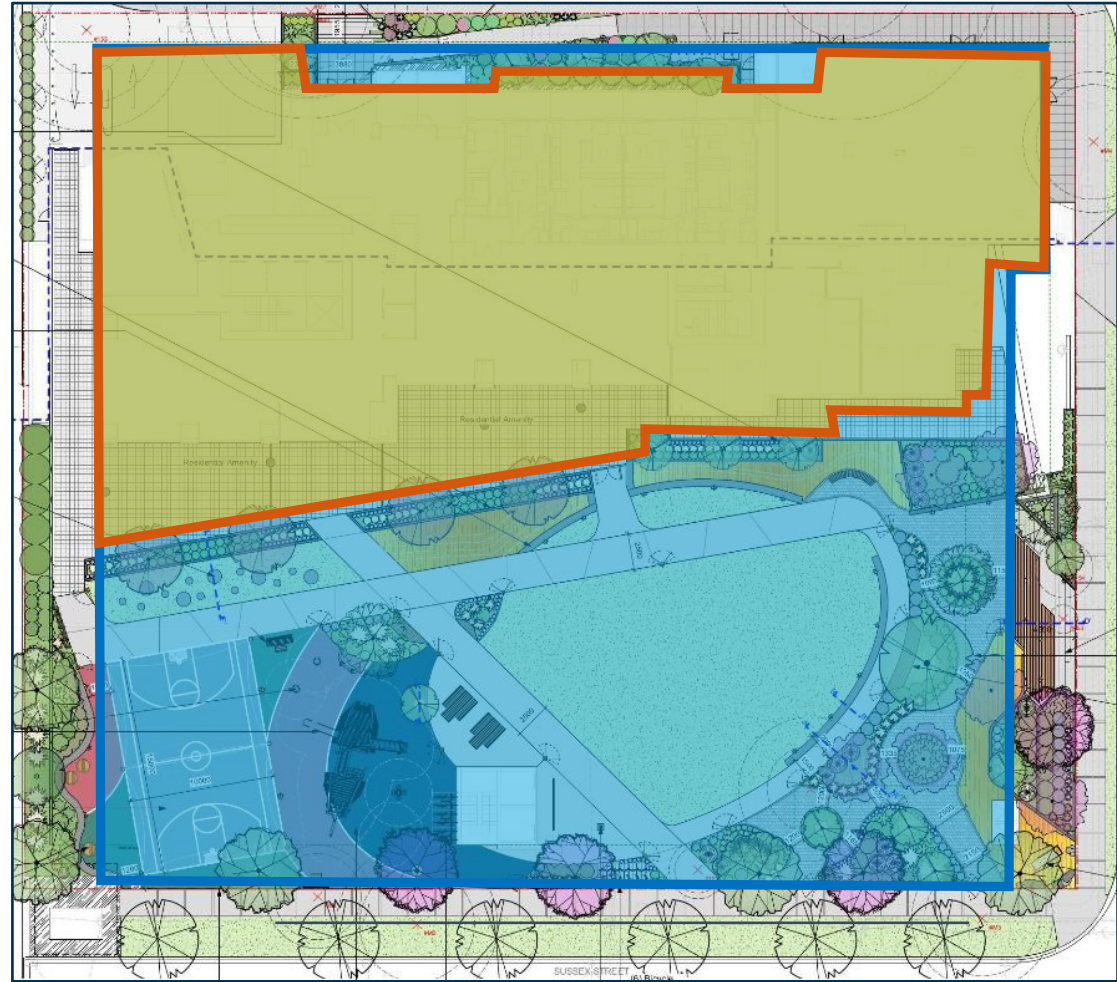
Zoning Regulations

HEIGHT



63 metres
21 Storeys

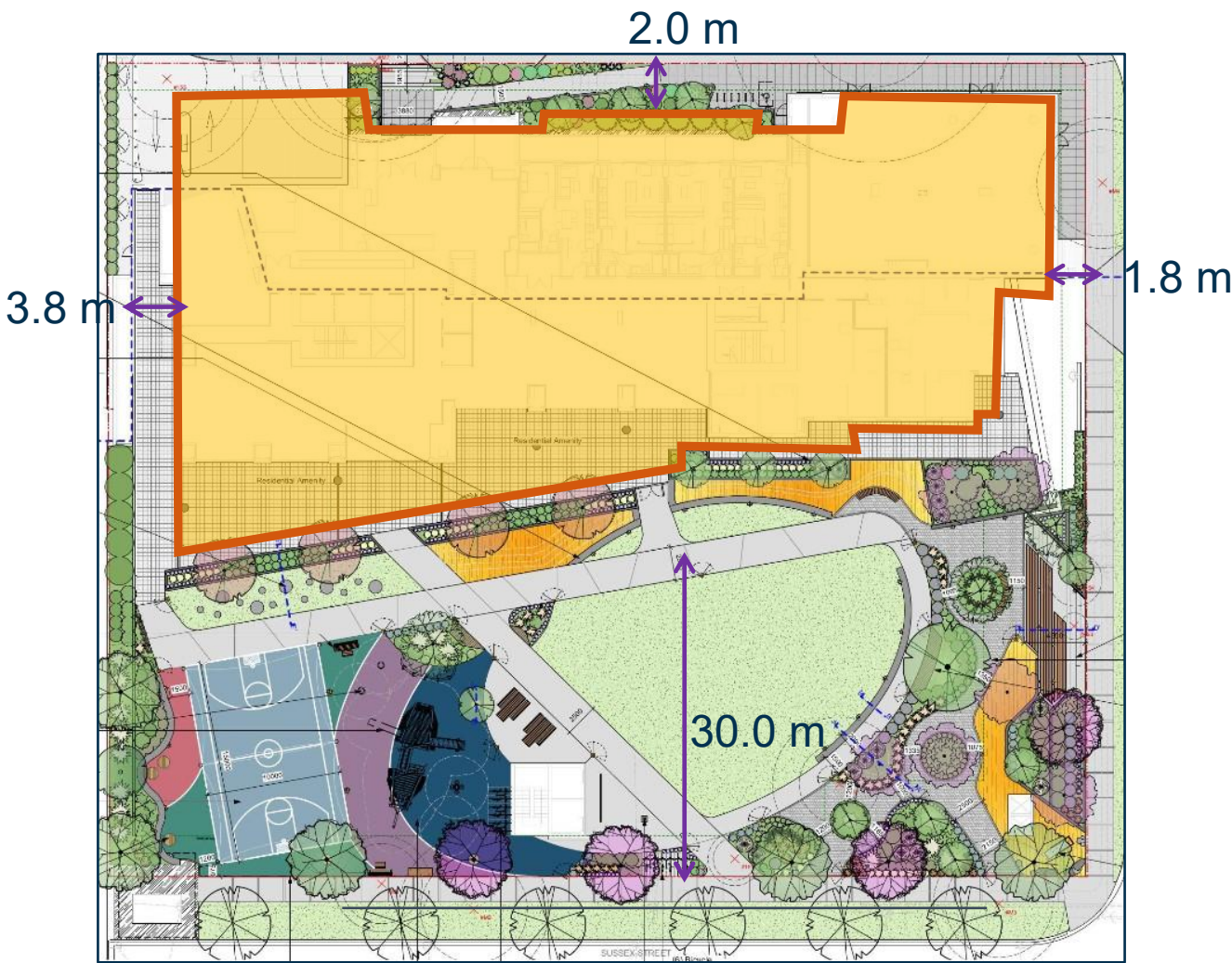
Zoning Regulations



LOT COVERAGE

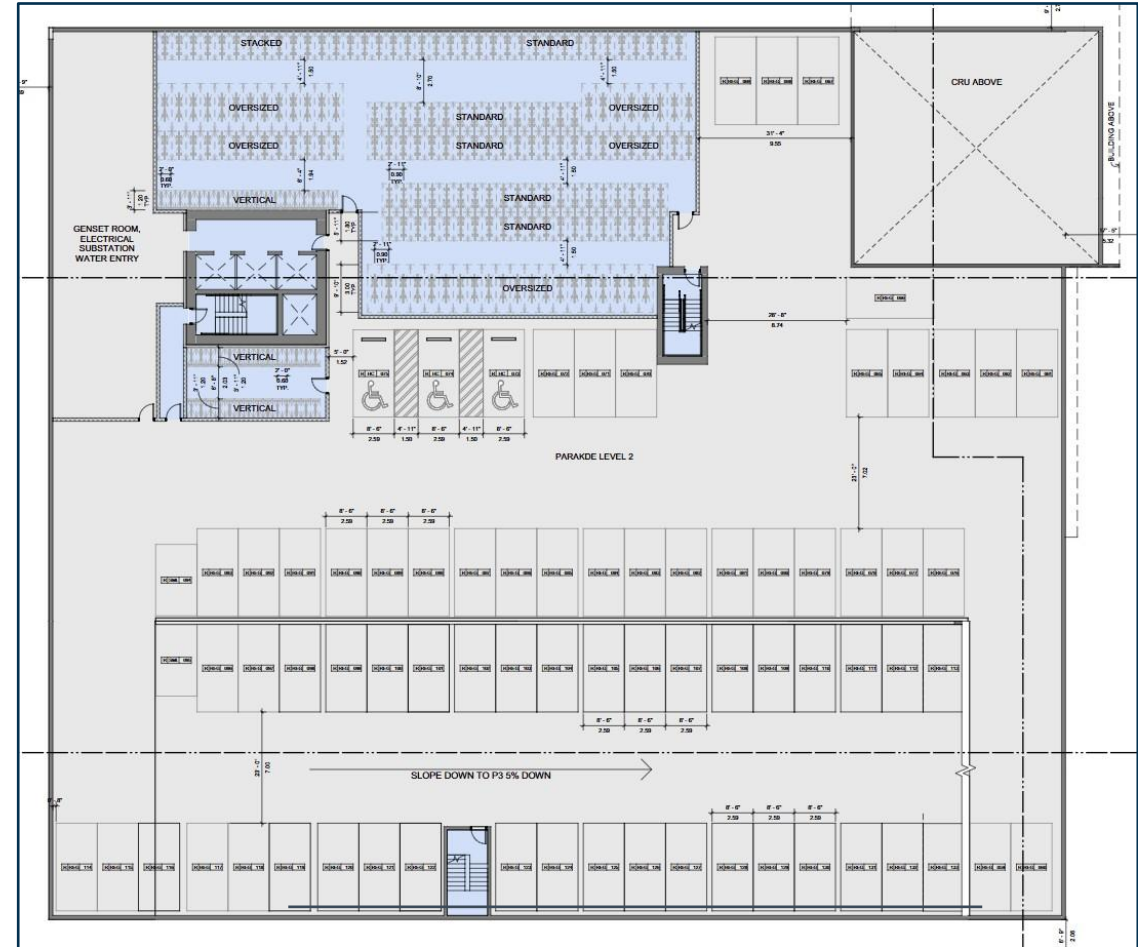
- Parkade Lot Coverage: 84%
- Building Lot Coverage: 43%

Zoning Regulations



SETBACKS

Zoning Regulations



PARKING

- 240 Parking Spaces
 - ❖ Includes 7 for Commercial units
 - ❖ Includes 35 Visitor Parking Spaces
- 415 Residential Bicycle Parking Spaces

Park Details



- Public Park Space
- Sports Court
- Play Area with Play Structure
- Public Restroom
- 44 New Trees to be Planted
(Maple, Alder, Redbud, Magnolia and Oak)

Questions

