

TOWNSHIP OF ESQUIMALT

Rezoning Application 1140 and 1148 Esquimalt Road

Site Location



Official Community Plan

PROPOSED LAND USE DESIGNATION

Medium Density Residential

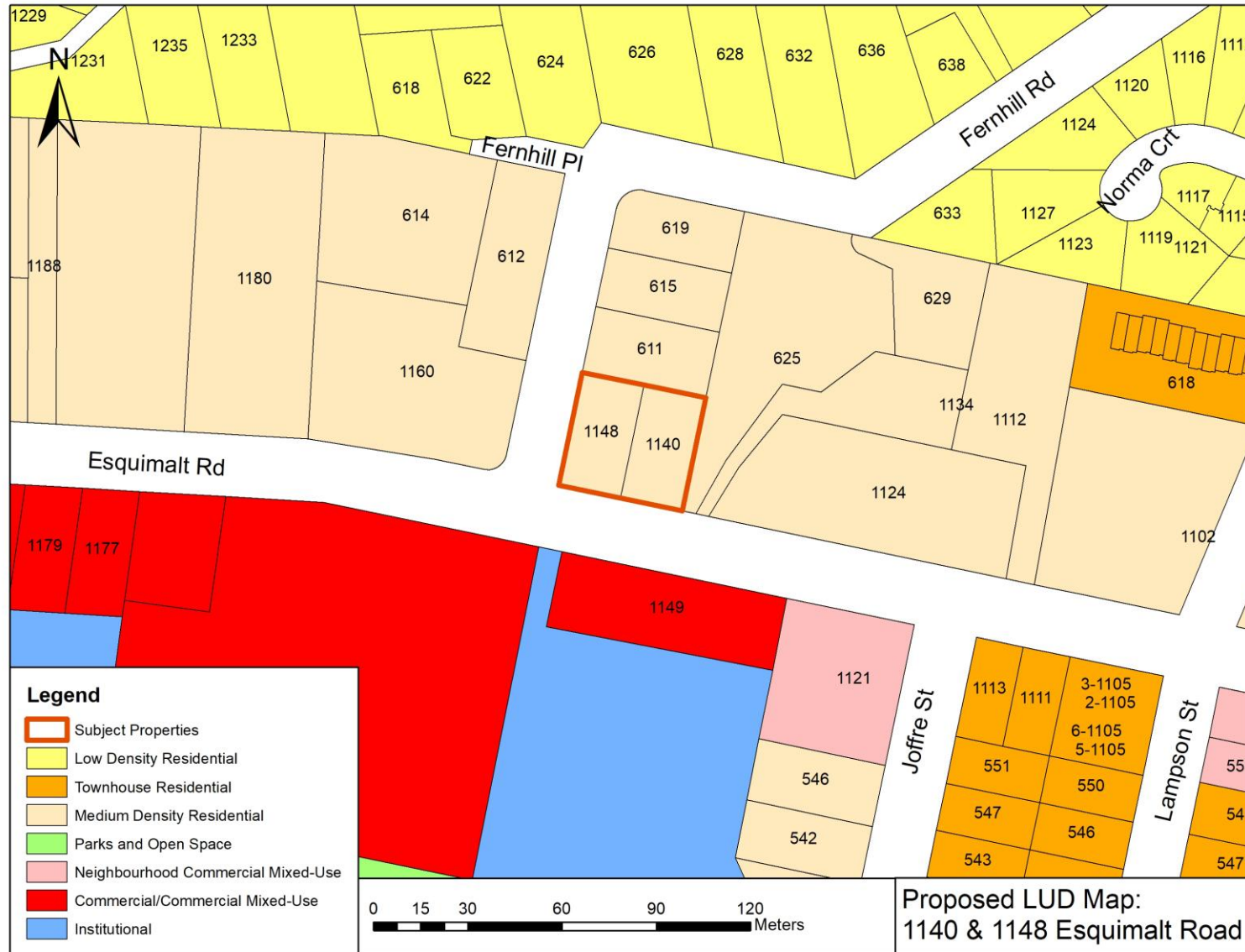
PROPOSED HEIGHT

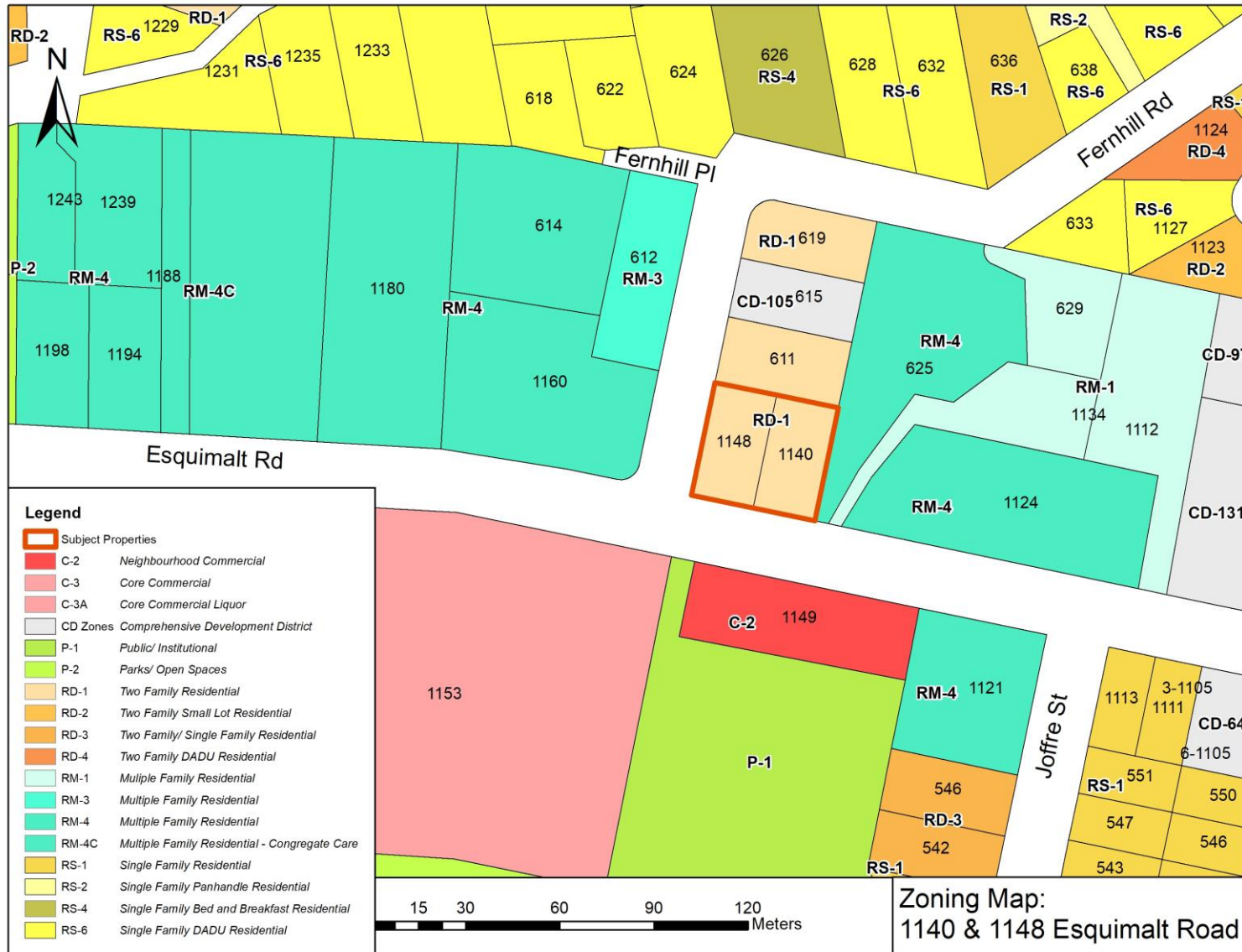
22 metres

6 storeys

PROPOSED FAR

2.0





Zoning Map:
1140 & 1148 Esquimalt Road

Zoning

PREVIOUS ZONING

Two Family Residential [RD-1]

NEW ZONING

Comprehensive Development District [CD No. 172]

Tenant Assistance Policy



1140 and 1148 Esquimalt Road

- Compensation
- Moving Expenses
- Relocation Assistance
- 4 of 6 tenants eligible under the Tenant Assistance Policy

Zoning Regulations



DENSITY

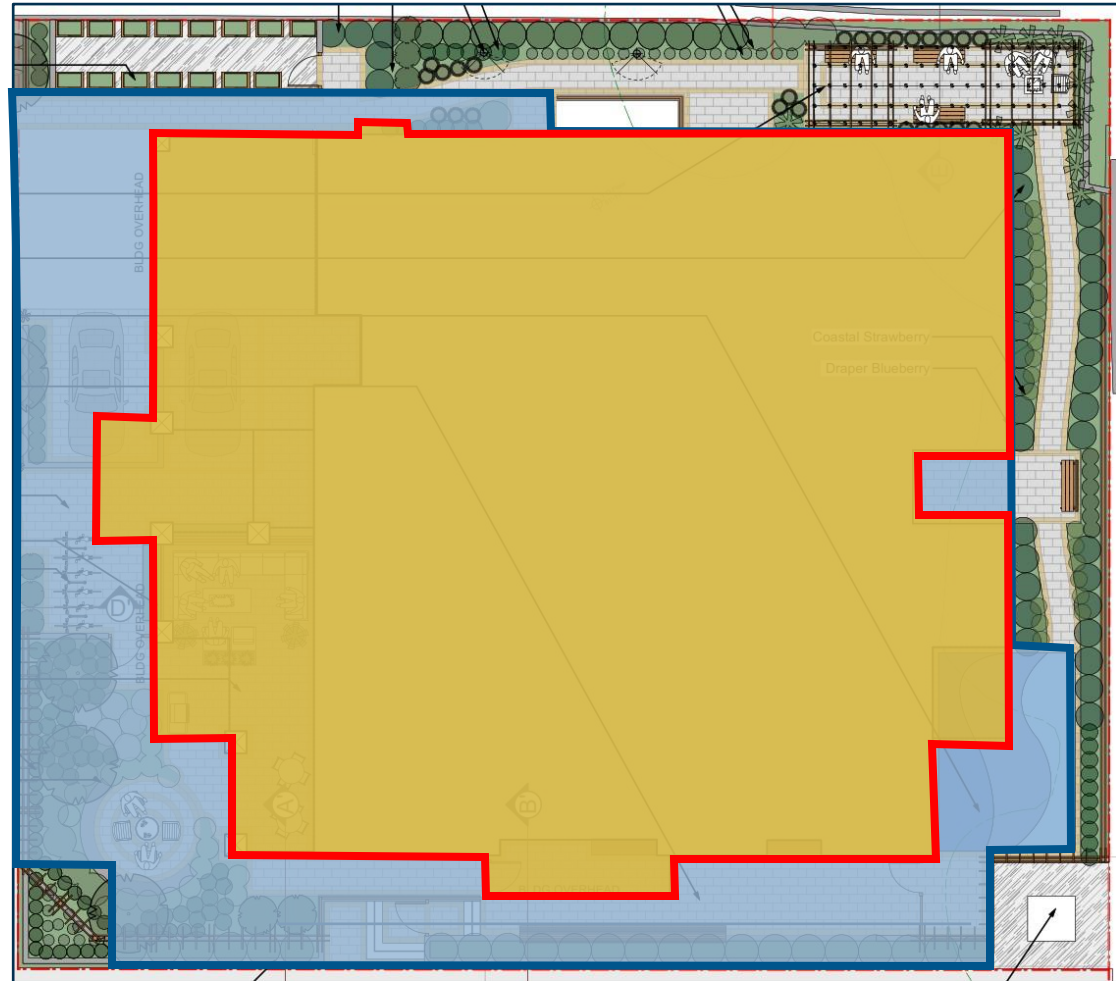
- 34 residential units
- Floor Area Ratio of 2.0

Zoning Regulations

HEIGHT



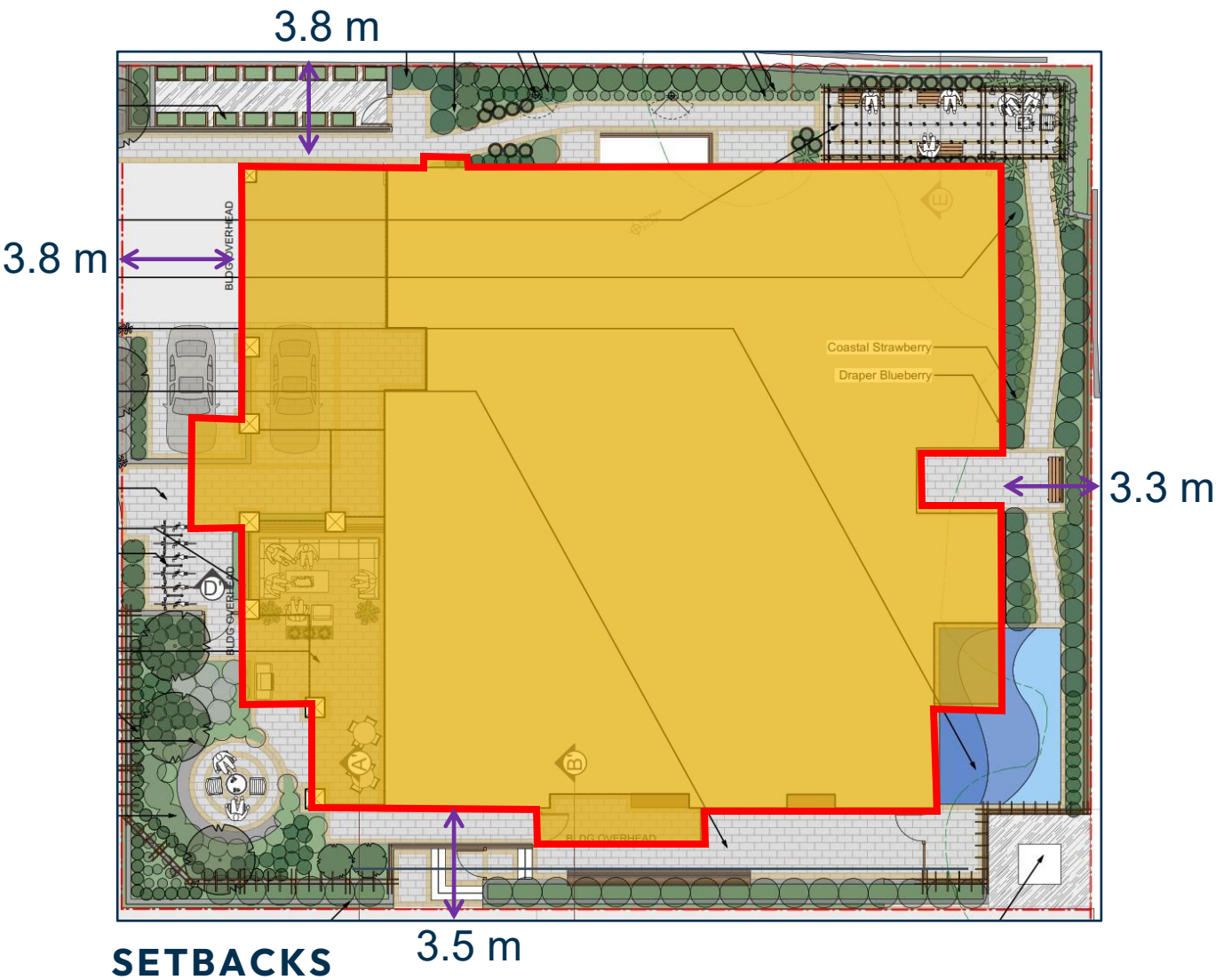
Zoning Regulations



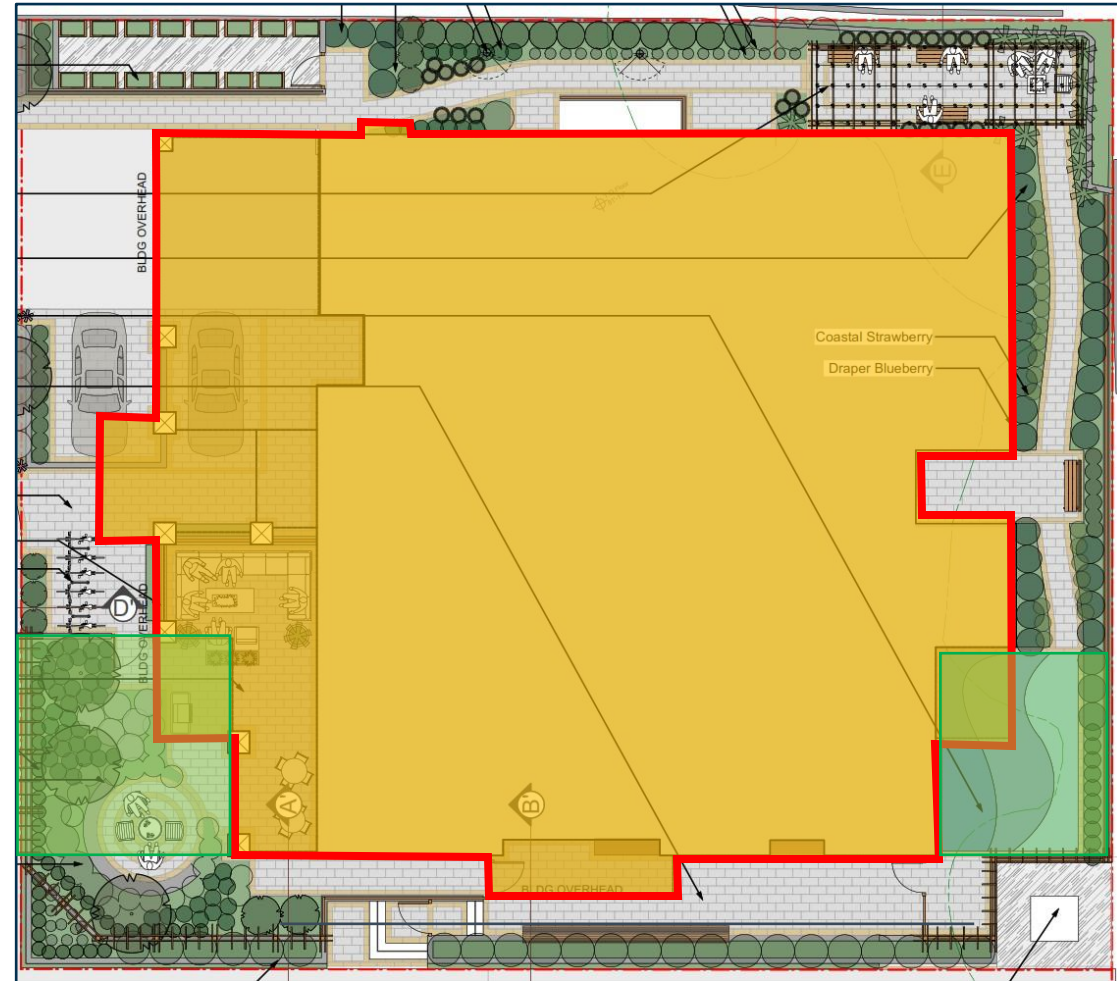
LOT COVERAGE

- Parkade Lot Coverage: 83%
- Building Lot Coverage: 60%

Zoning Regulations



Zoning Regulations



USABLE OPEN SPACE

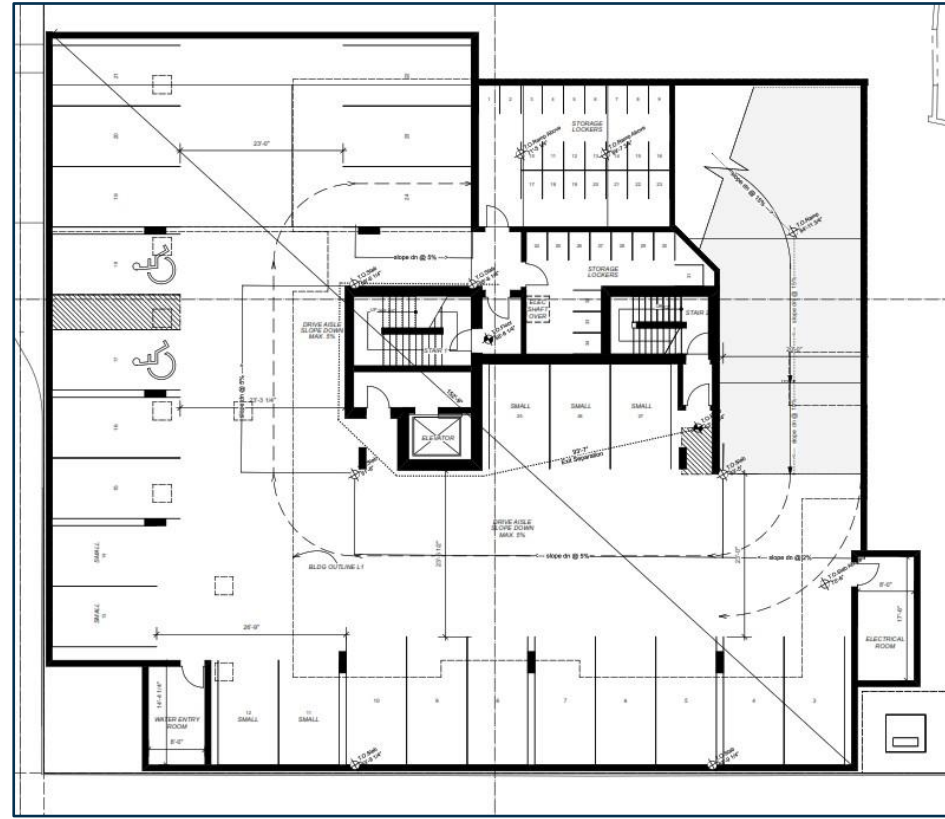
- 7.8% (103 m²)

Transportation Demand Management Strategies



- Memberships for a shared vehicle organization for all the units
- Shared Vehicle with Dedicated Parking Space
- 20% of all bicycle parking are designed for oversized bicycles

Zoning Regulations



PARKING

- Conforms to Parking Bylaw, 2025, No. 3089
- 27 Parking Spaces
 - ❖ Includes 4 Visitor Parking Spaces
 - ❖ Includes 1 Loading Space
- 54 Bicycle Parking Spaces

Questions

