

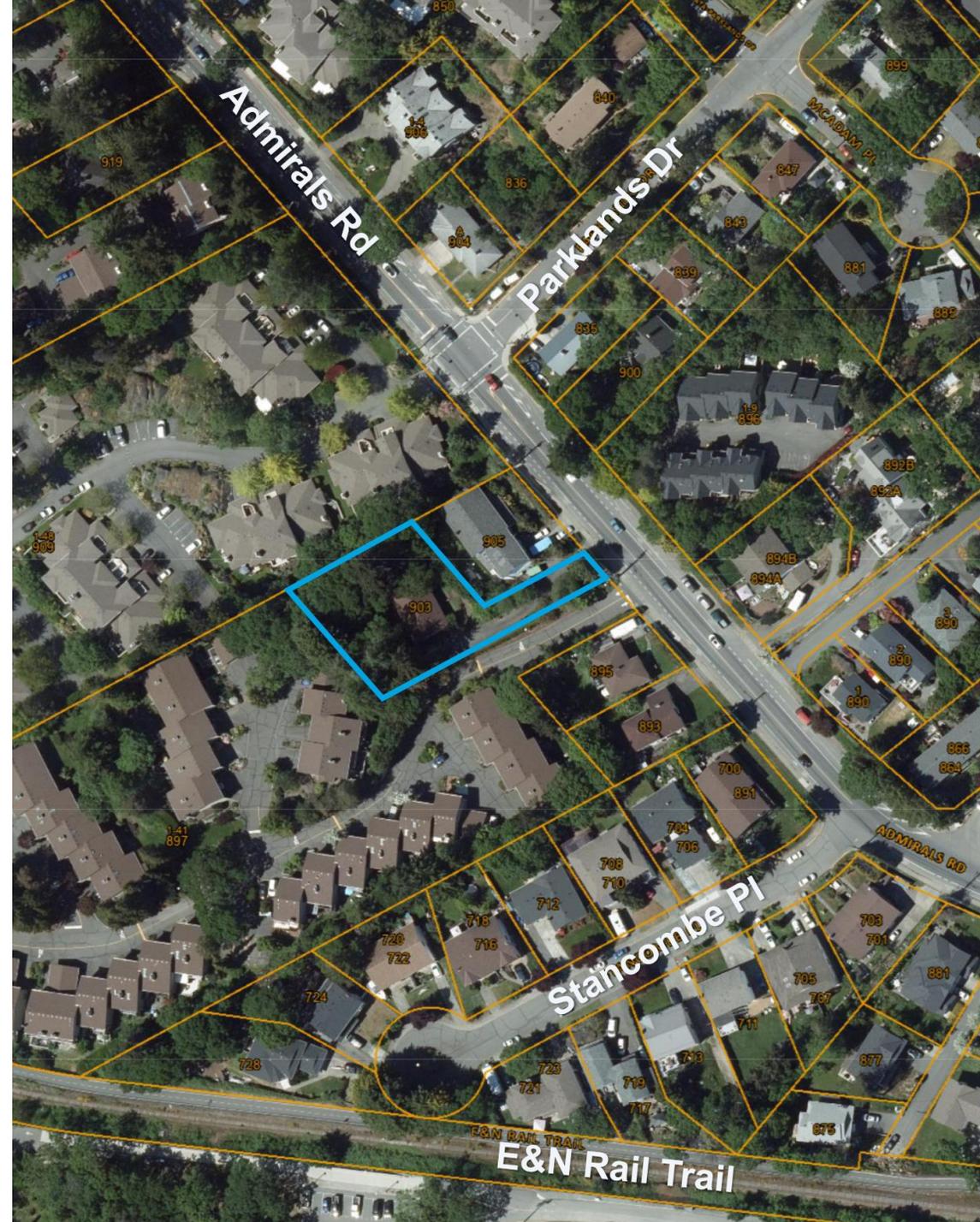
TOWNSHIP OF ESQUIMALT

903 Admirals Rezoning Application First, Second, Third Reading and Adoption

Purpose

Rezoning to CD No. 170

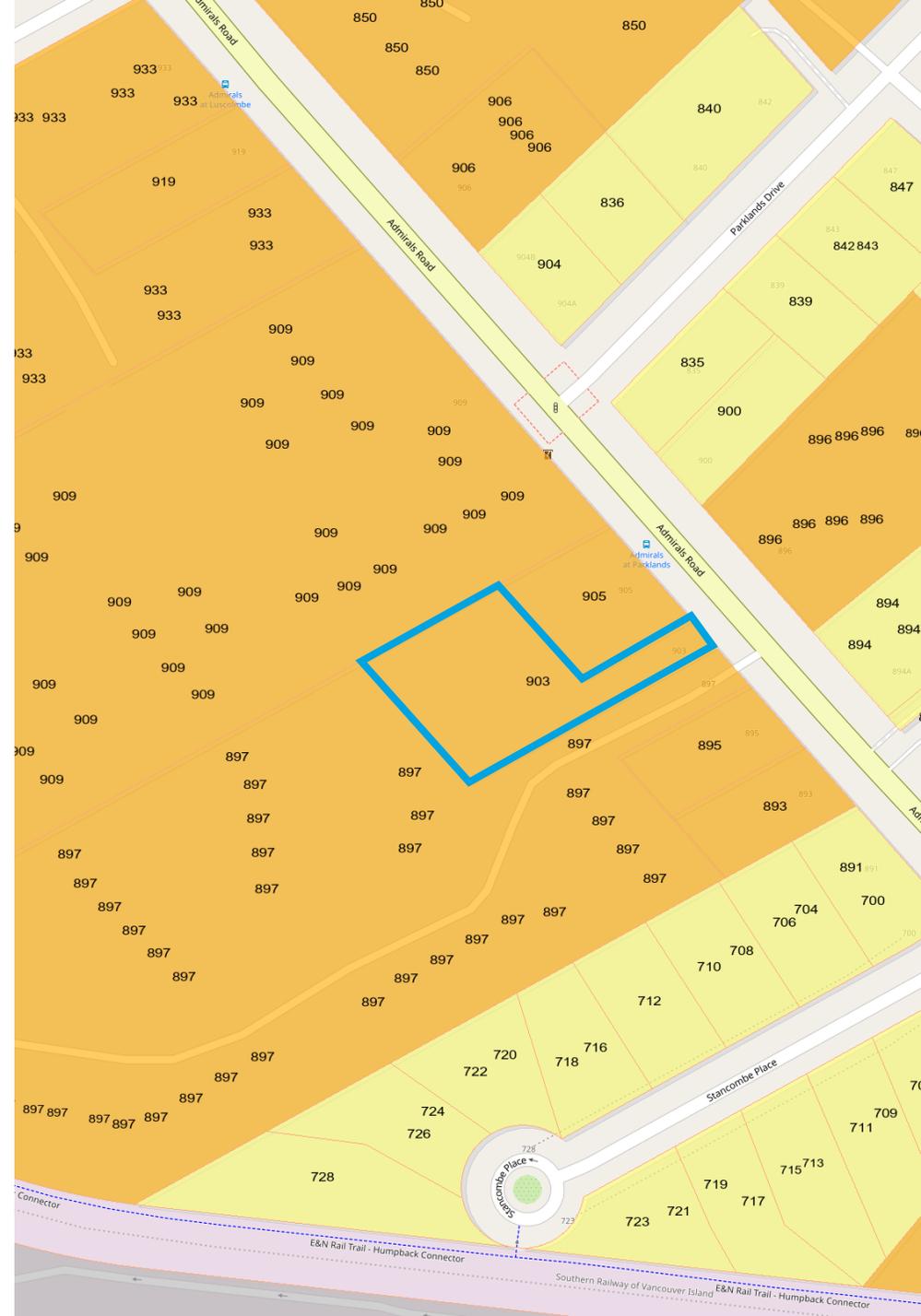
Location



OCP Context

Proposed Land Use Designation

Townhouse Residential



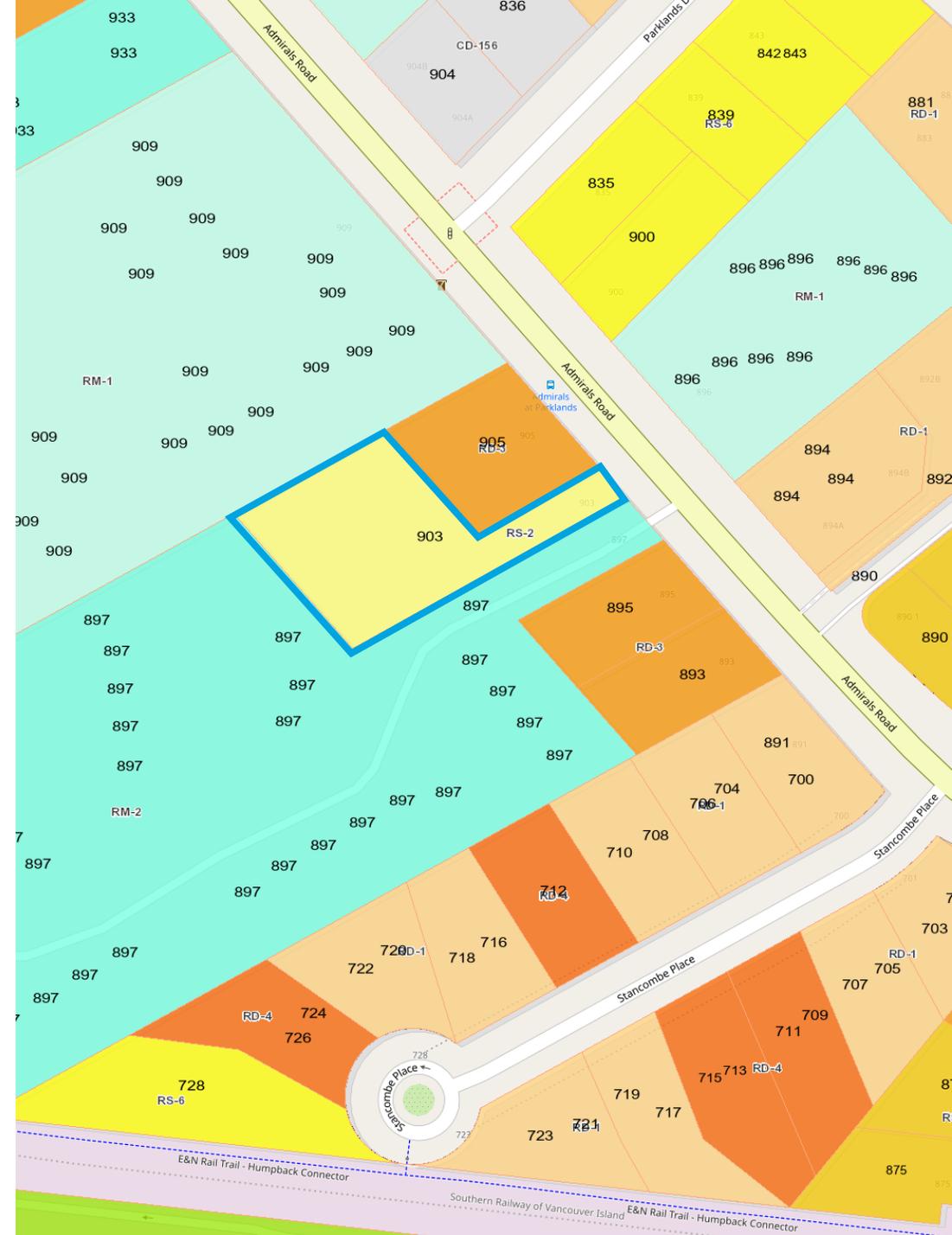
Zoning Context

Zoning

RS-2 Single
Family
Panhandle
Residential

To

CD No. 170

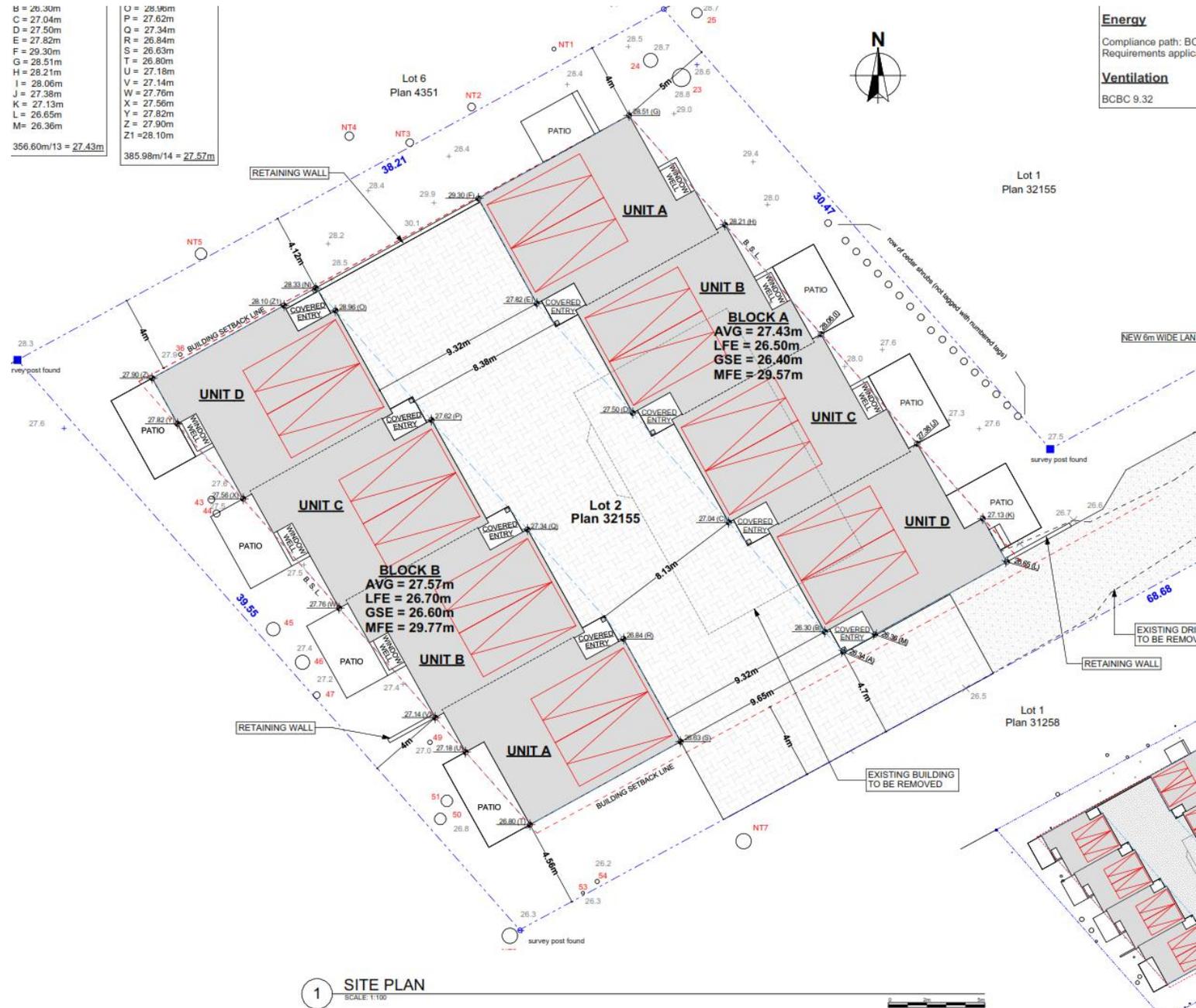


Proposal Site Plan

H = 26.30m	U = 26.90m
C = 27.04m	P = 27.62m
D = 27.50m	Q = 27.34m
E = 27.82m	R = 26.84m
F = 29.30m	S = 26.63m
G = 28.51m	T = 26.80m
H = 28.21m	U = 27.18m
I = 28.06m	V = 27.14m
J = 27.38m	W = 27.76m
K = 27.13m	X = 27.56m
L = 26.65m	Y = 27.82m
M = 26.36m	Z = 27.90m
	Z1 = 28.10m

356.60m/13 = 27.43m

385.98m/14 = 27.57m



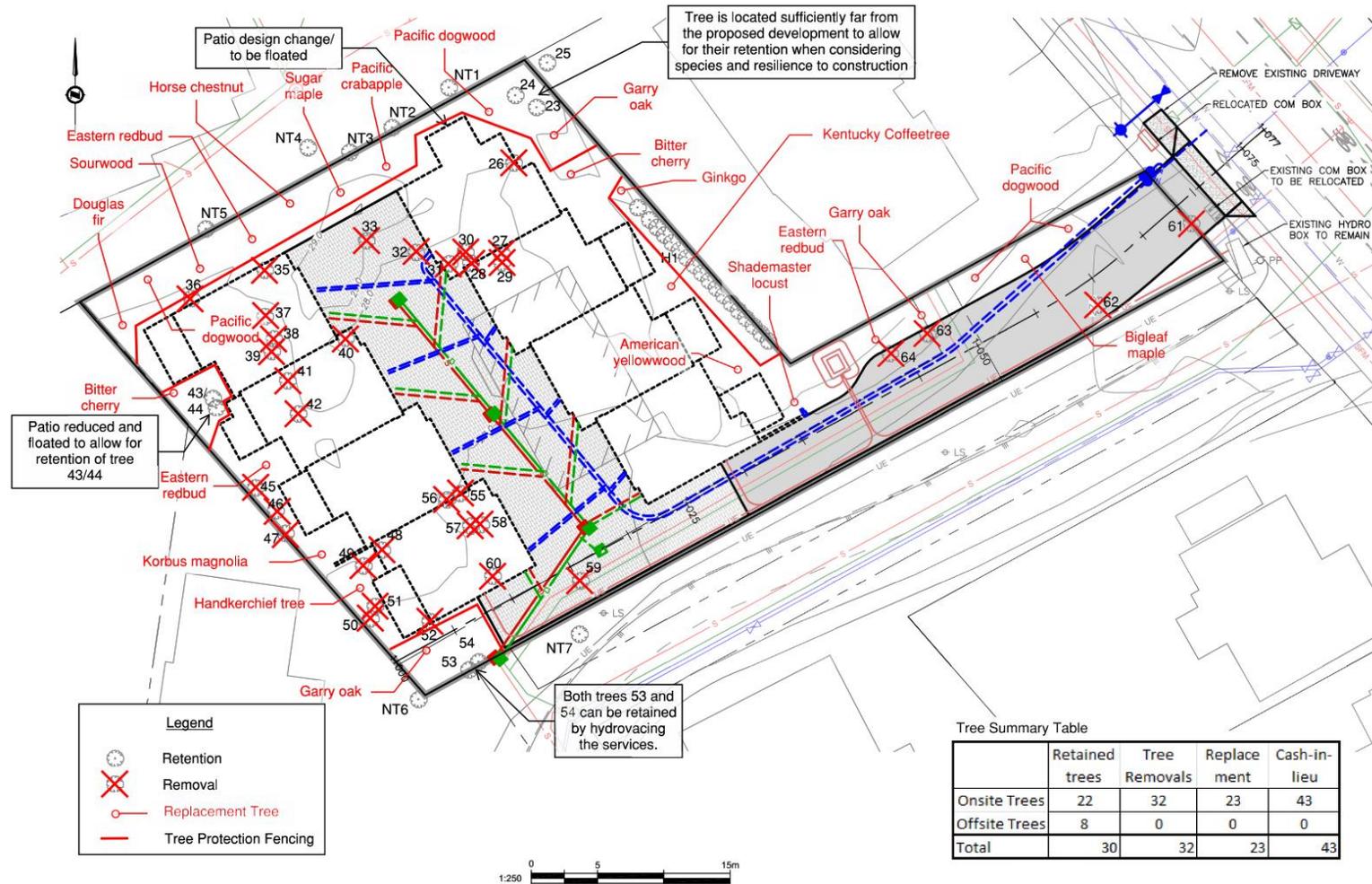
1 SITE PLAN
SCALE: 1:100

KEY PLAN

Energy
Compliance path: BC
Requirements applic

Ventilation
BCBC 9.32

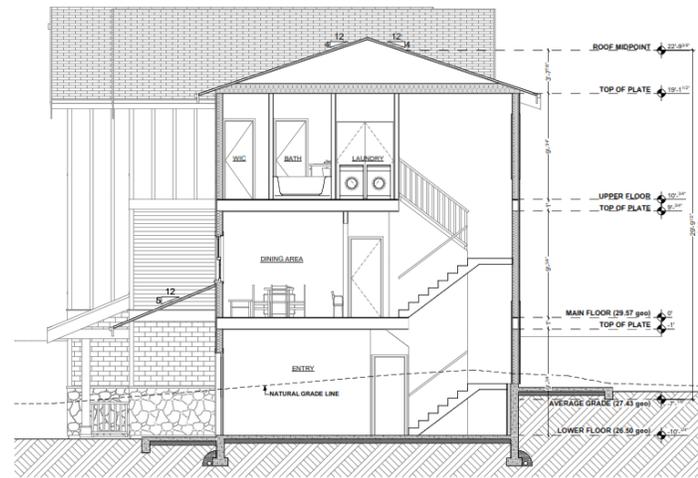
Proposal Tree Plan



Proposal Elevations



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



CROSS SECTION 01
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SPLASH PROTECTION	8'-0" TO 1'-0"
MIN. FIN. DISTANCE	3'-0"
EXPOSING BUILDING FACE	75-74%
ALLOWABLE OPENINGS	10%
PROPOSED AREA	2.88sq
PROPOSED OPENINGS	0.27sq

Proposal Elevations



3 REAR ELEVATION
SCALE 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE 1/4" = 1'-0"

SCALE: REAR ELEVATION	1/4" = 1'-0"
LIMITING DISTANCE	4.0m
EXPOSING BUILDING FACE	55.58m ²
ALLOWABLE OPENINGS	18%
PROPOSED AREA	1.88m ²
PROPOSED OPENINGS	3.41%

Proposal

Siting

	Proposed
Site Area	1,739m ²
Height of Buildings	9.5m
Front Setback	5m
Side Yard Setback (N)	4m
Side Yard Setback (S)	4m
Rear Setback (E)	4m
Lot Coverage	32%
Floor Space Ratio	0.6
Dwelling Units	8

Recommendation

That Council give three readings of the amendment bylaw, and adopt the amendment bylaw.