

# 851 Lampson Street

## Rezoning Application



# Site Location

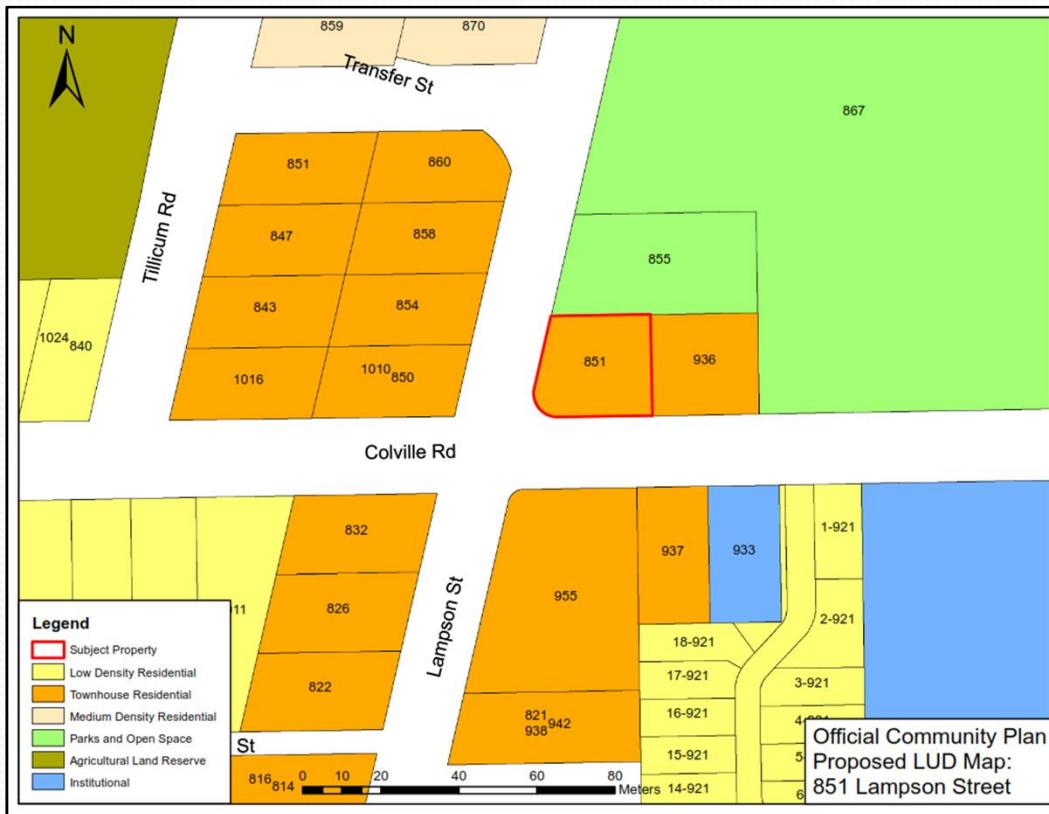


Township of  
**ESQUIMALT**

---

**Development Services**

# OCP Land Use Designation



**Proposed Land Use Designation:**

Townhouse Residential

Floor Area Ratio of up to 0.70

Height up to 3 storeys

**Proposed Height:**

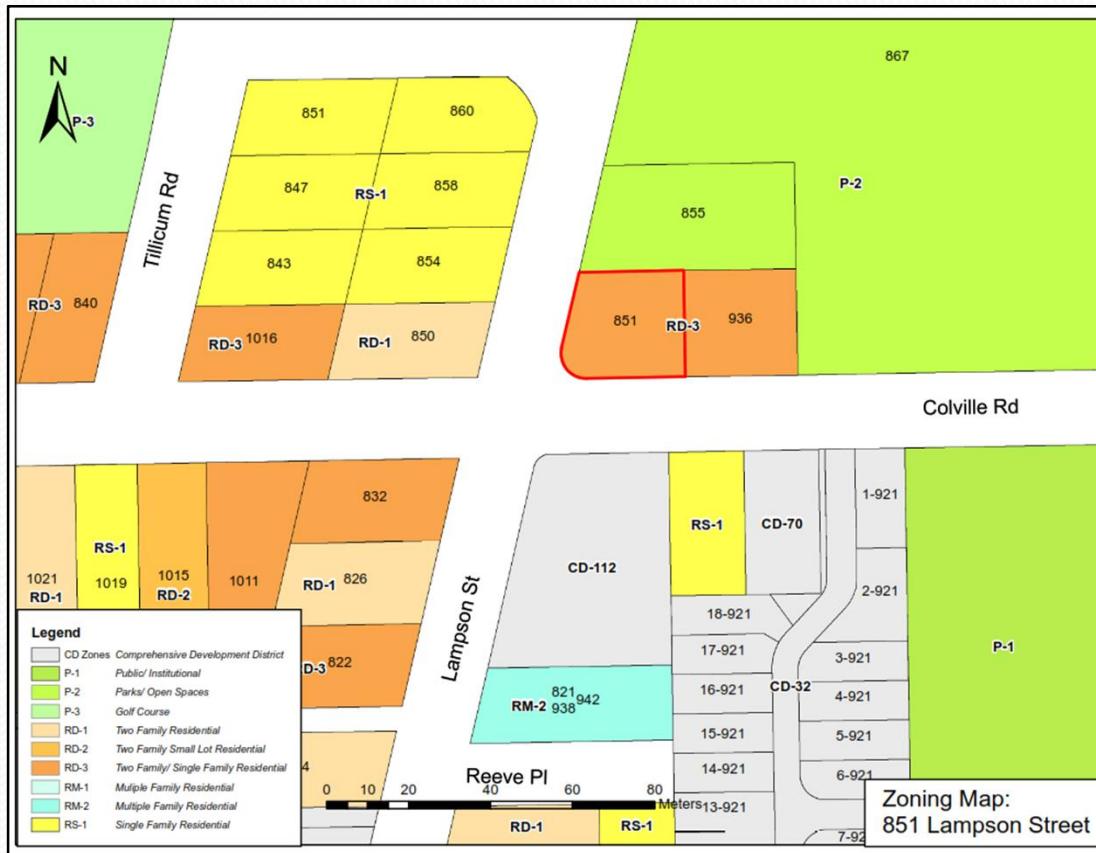
3 Storeys

**Proposed FAR:**

0.68

Township of  
**ESQUIMALT**

# Rezoning to CD No. 134



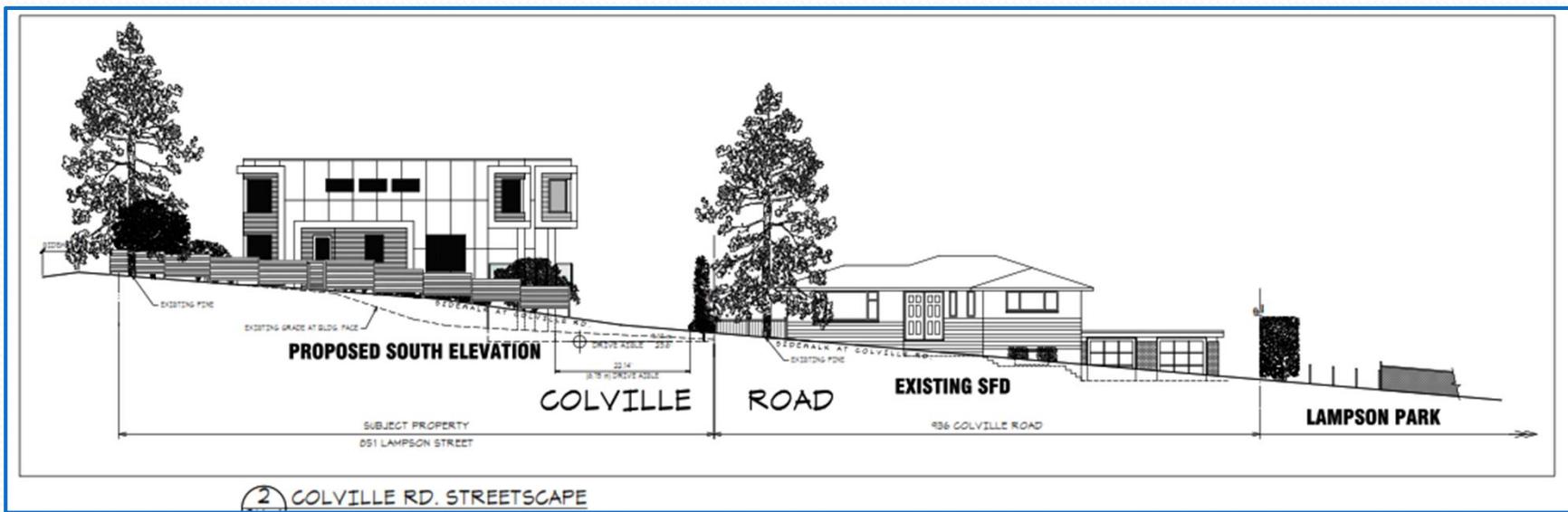
**Existing Zoning:**  
RD-3

**Proposed Zoning:**  
CD No. 134

Township of  
**ESQUIMALT**

**Development Services**

# Site Context: Streetscape



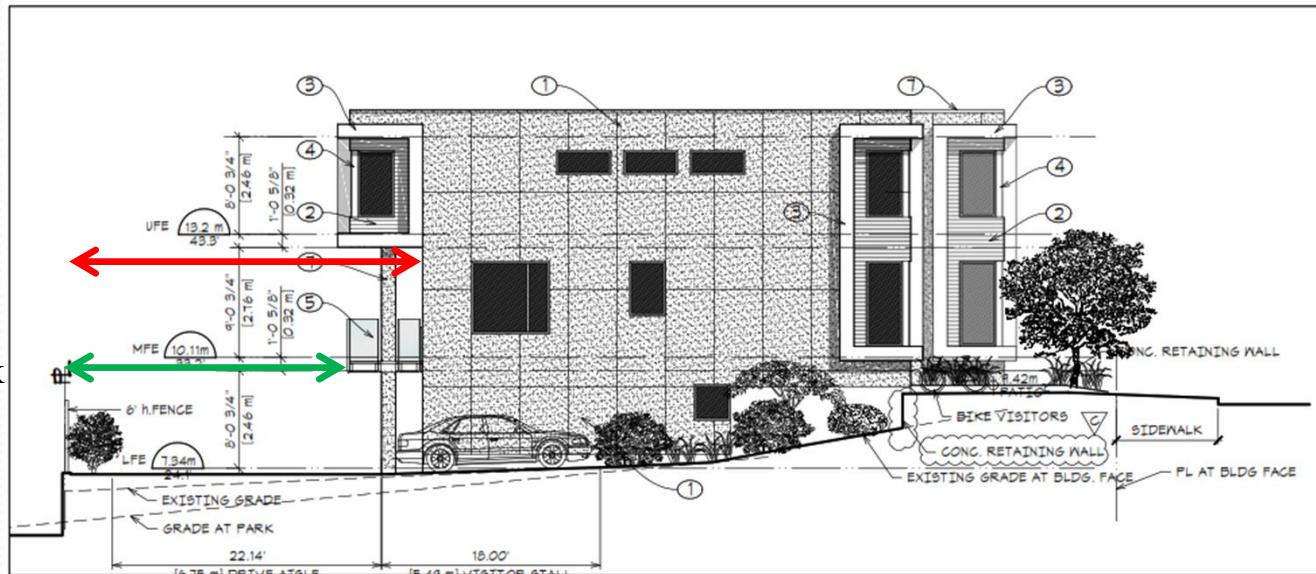
Township of  
**ESQUIMALT**

**Development Services**

# Zoning Regulation [Amend Rear Setback]

Rear Setback  
8.95 metres

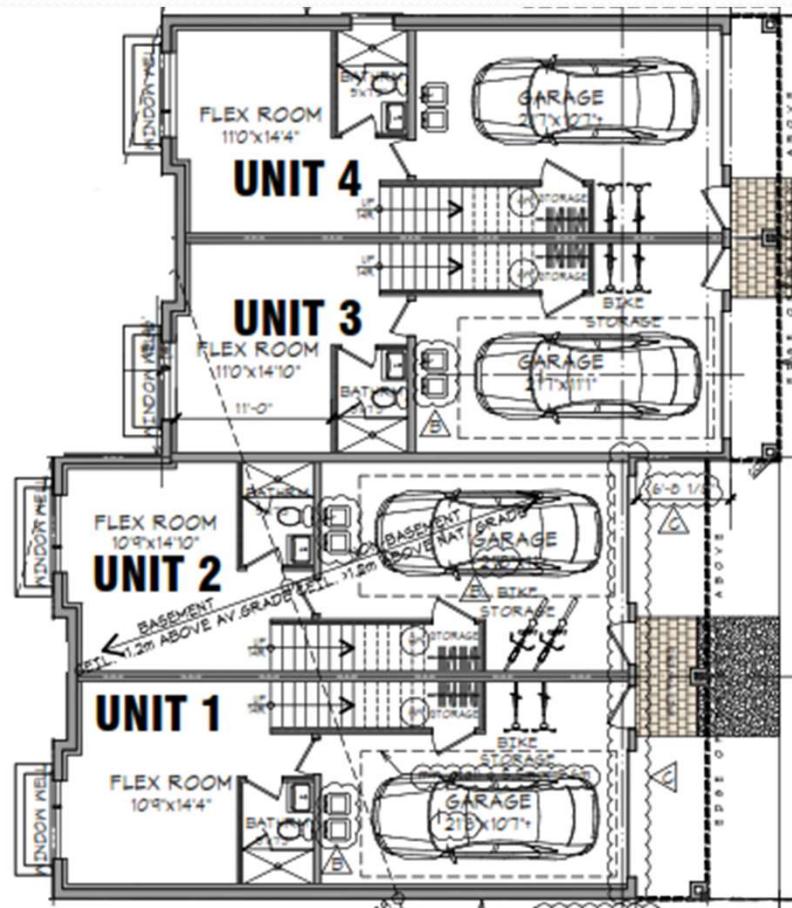
Rear Setback  
7.1 metres



NORTH ELEVATION

Township of  
**ESQUIMALT**

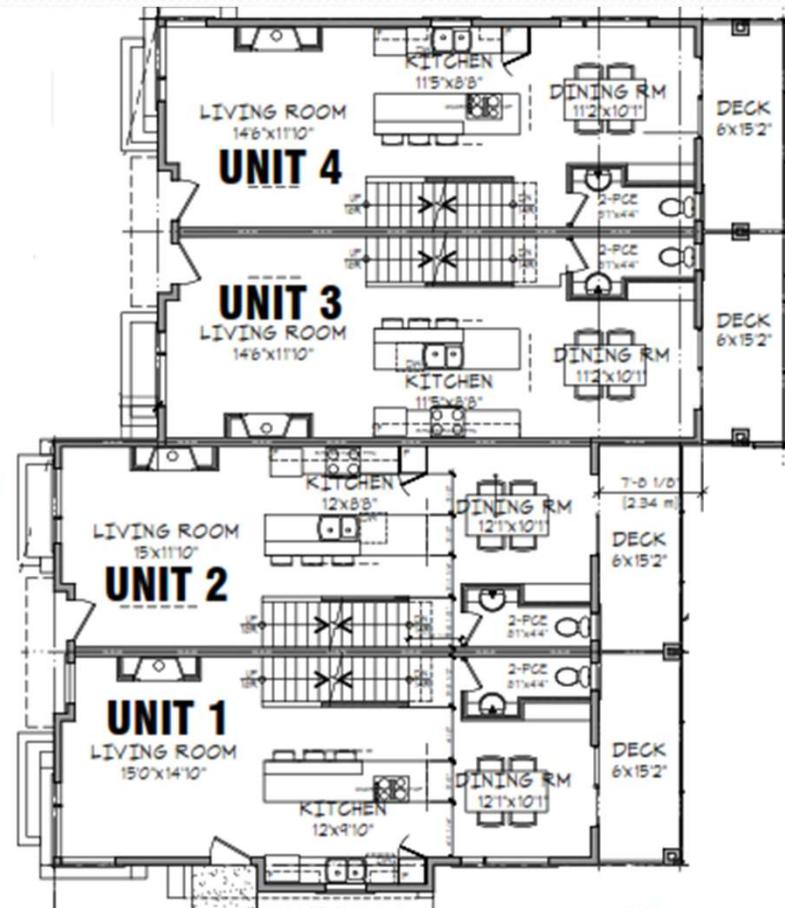
# Zoning Regulations-FAR



# Township of **ESQUIMALT**

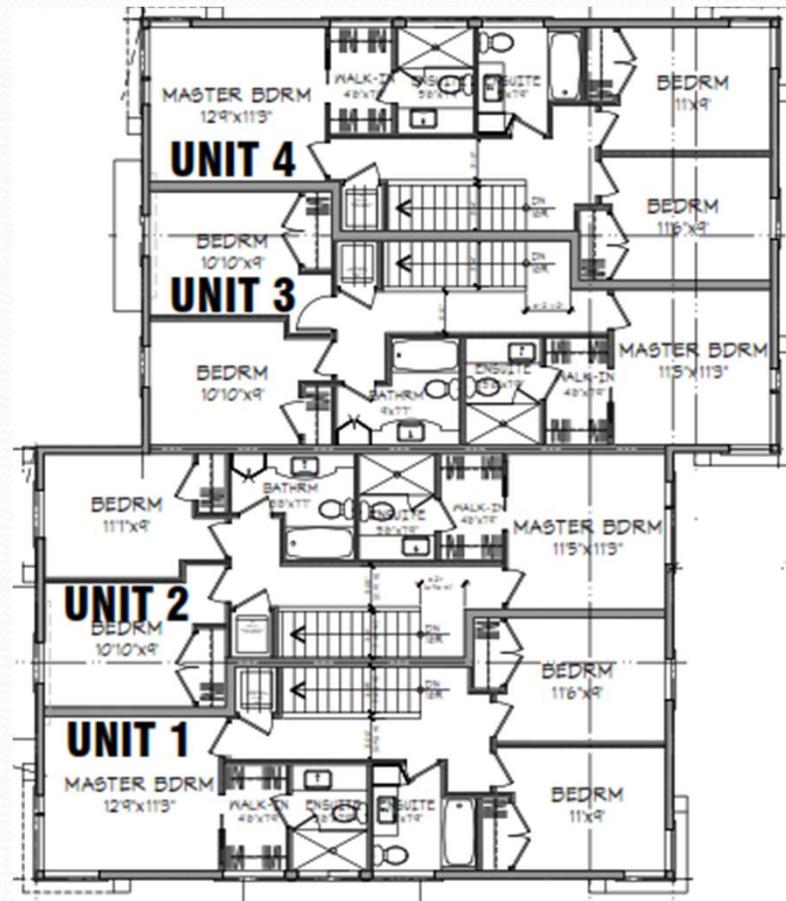
## Development Services

# Zoning Regulations-FAR



Township of  
**ESQUIMALT**

# Zoning Regulations-FAR



Township of  
**ESQUIMALT**

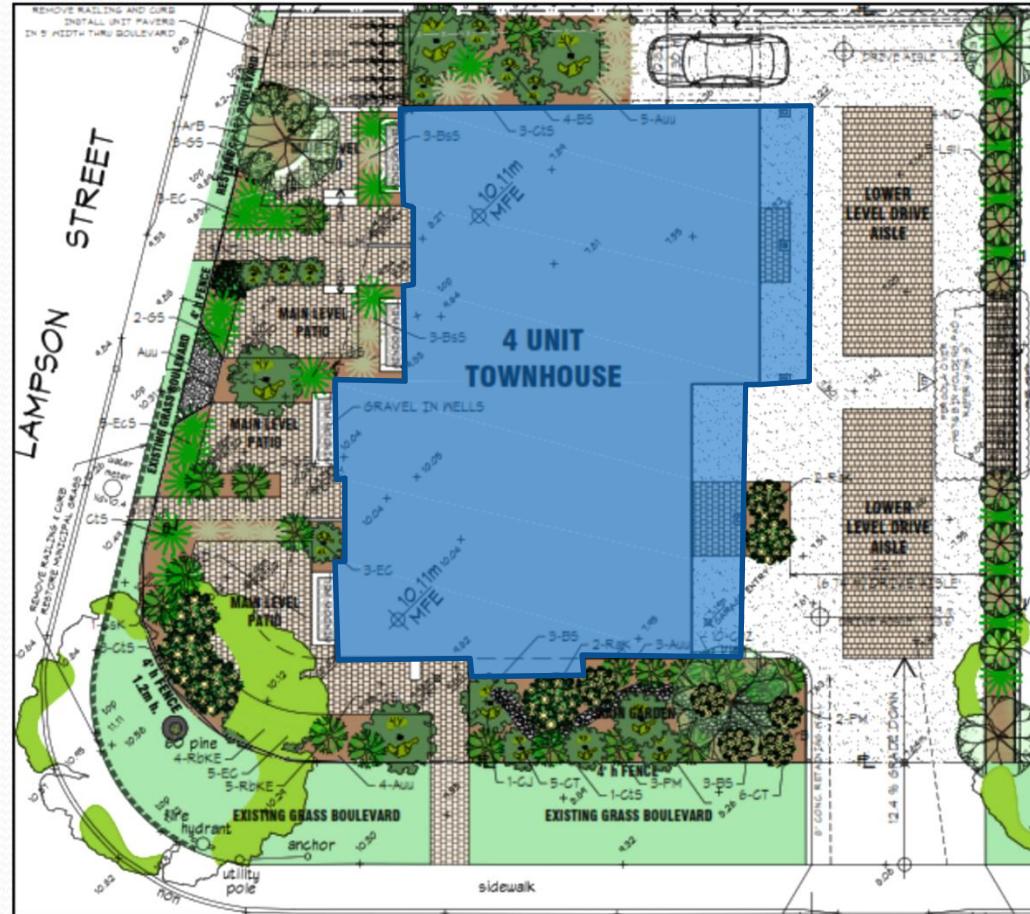
# Zoning Regulations

**Lot Coverage:**  
39% representing  
building and decks

**Setbacks:**  
Front: 5.0m  
South Side: 3.6m/3.0m  
North Side: 3.3m  
Rear: 7.1m

**Parking:**  
4 spaces in garages  
1 Visitor spaces

**Number of Units:**  
Four (4) Townhouses



Township of  
**ESQUIMALT**

**Development Services**

# Zoning Regulations

	CD 112 (939 Colville Rd) (10 Townhouse Units)	Proposed CD Zone 851 Lampson Street (4 Townhouse Units)
Minimum Unit Size	130 m <sup>2</sup>	108 m <sup>2</sup>
Floor Area Ratio	0.69	0.68
Maximum Lot Coverage	33%	39%
Setbacks		
• Front	6.9 m	5.0 m
• Rear	3.5 m	7.1 m (to 2 <sup>nd</sup> floor decks and 3 <sup>rd</sup> floor cantilever)
• Exterior Side	3.6 m	3.6 m (3.0 m to cantilever)
• Interior Side	3.3 m	3.3 m
Building Height	9.0 m	8.0 m
Off – street Parking	1.6 spaces per Dwelling Unit	1.0 space per Dwelling Unit plus 1.0 Visitor Space



# Section 219 Covenant Items

- Only 4 Townhouse Units
- 1 Visitor Parking space permanently secured.
- 6 Visitor Bicycle Lockup
- 5 parking stalls to have Level 2 electric vehicle charging stations
- Step 3, BCESC
- No restriction on rental of all units
- Tree Protection for Pine



Township of  
**ESQUIMALT**



---

**Development Services**