

851 Lampson Street

Rezoning Application



Site Location



Development Services

Townhouse Residential
Floor Area Ratio of up to 0.70
Height up to 3 storeys

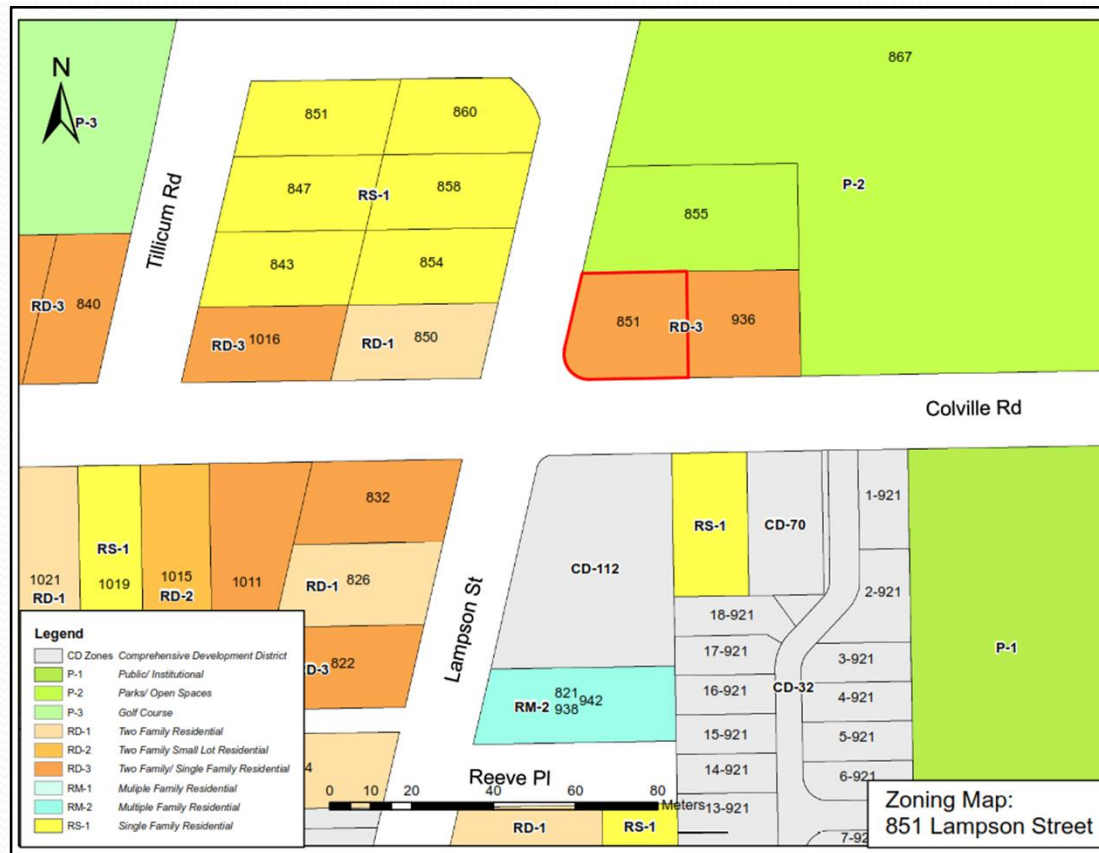
3 Storeys

0.68

Official Community Plan
Proposed LUD Map:
851 Lampson Street

Township of
ESQUIMALT

Rezoning to CD No. 134



Existing Zoning:

RD-3

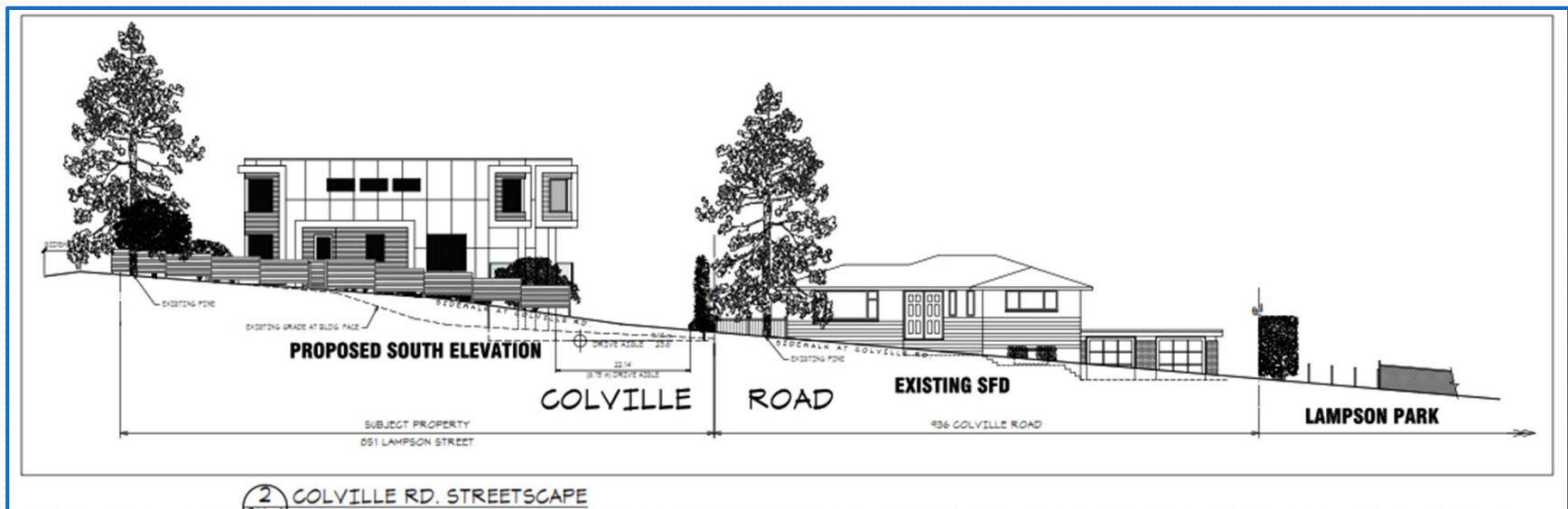
Proposed Zoning:

CD No. 134

Township of
ESQUIMALT

Development Services

Site Context: Streetscape

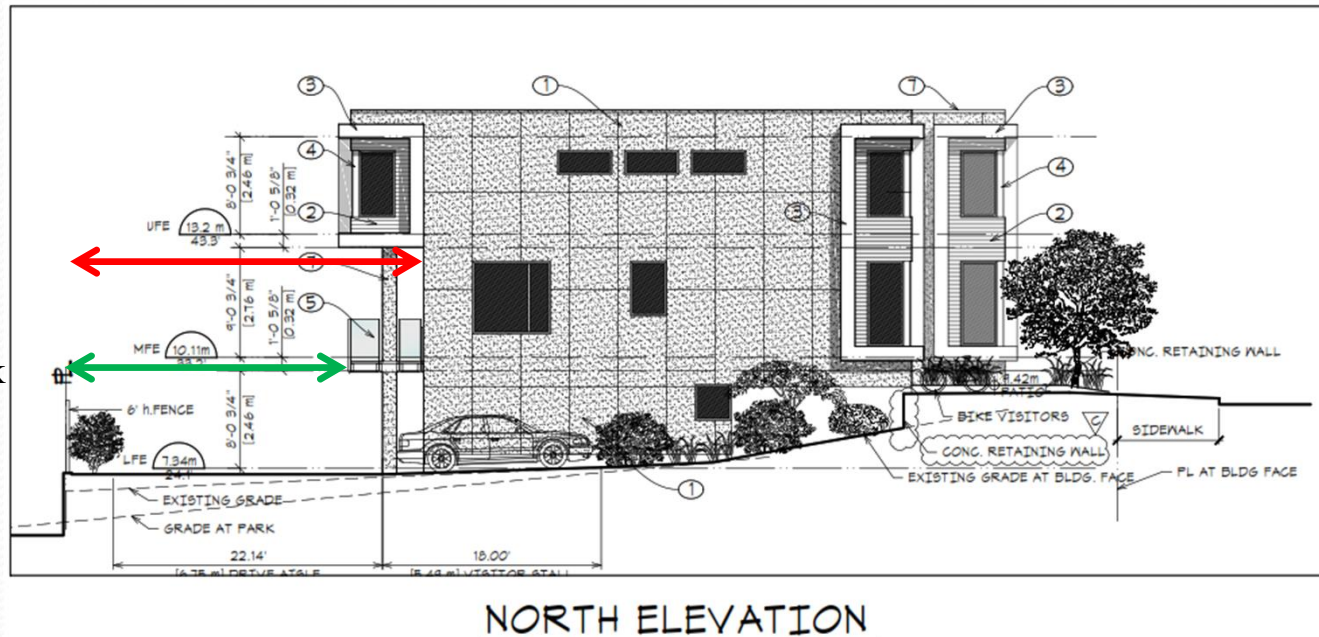


Zoning Regulation

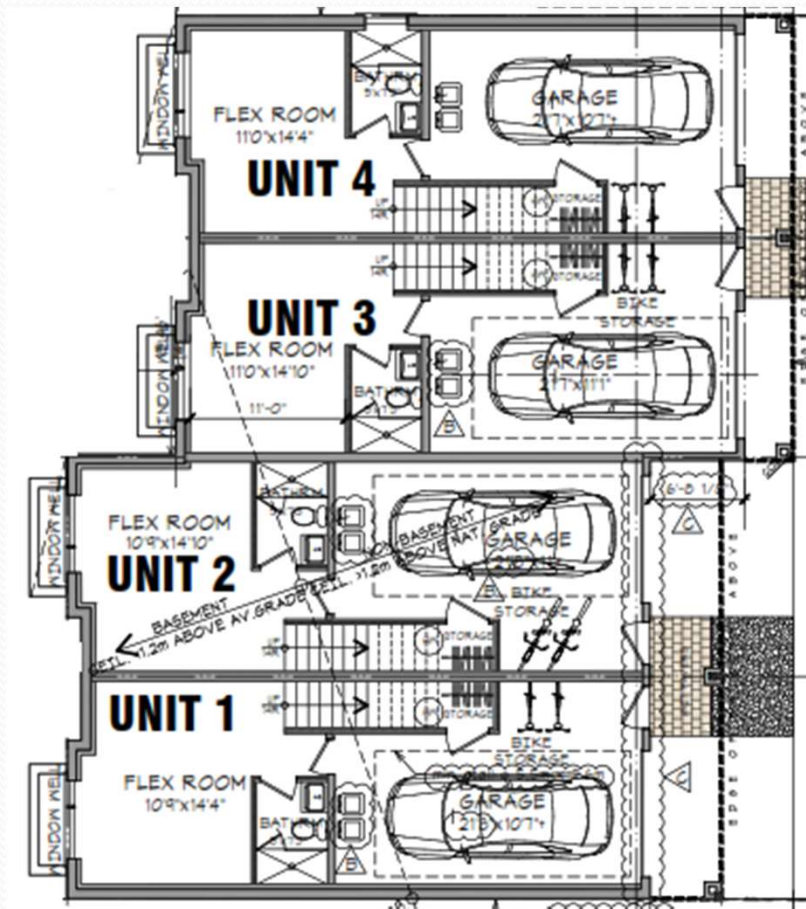
[Amend Rear Setback]

Rear Setback
8.95 metres

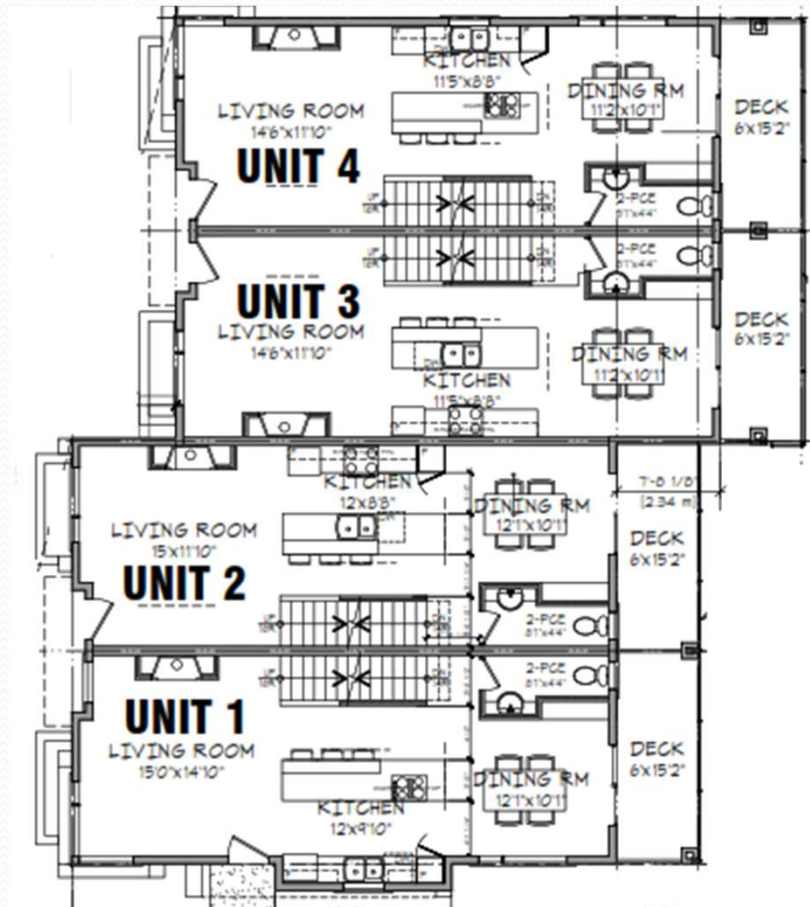
Rear Setback
7.1 metres



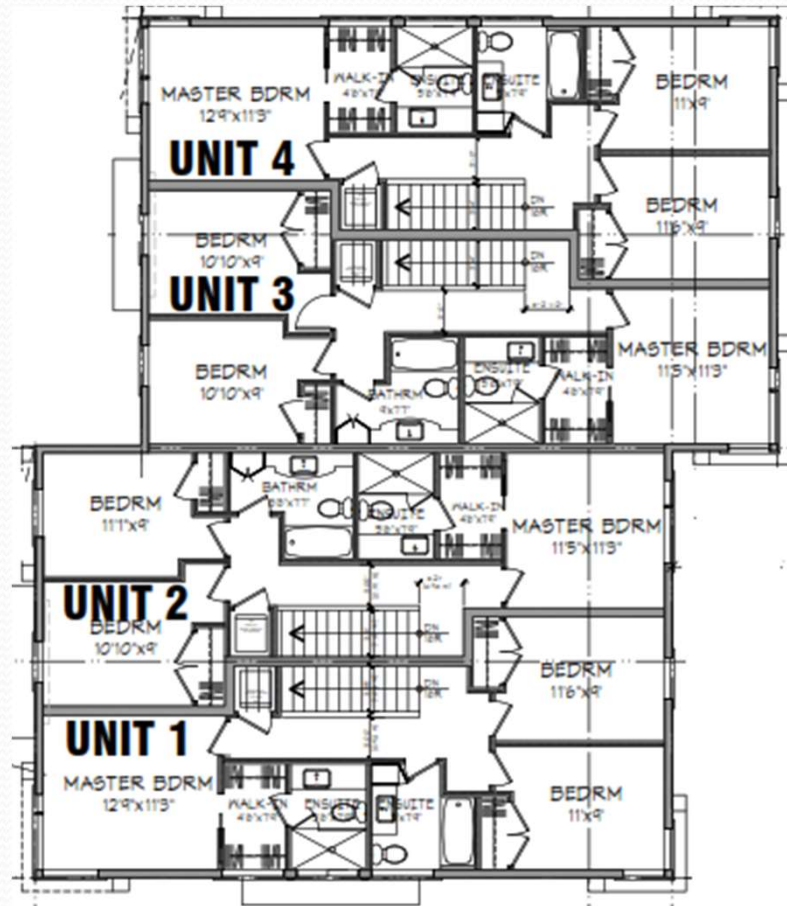
Zoning Regulations-FAR



Zoning Regulations-FAR



Zoning Regulations-FAR



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

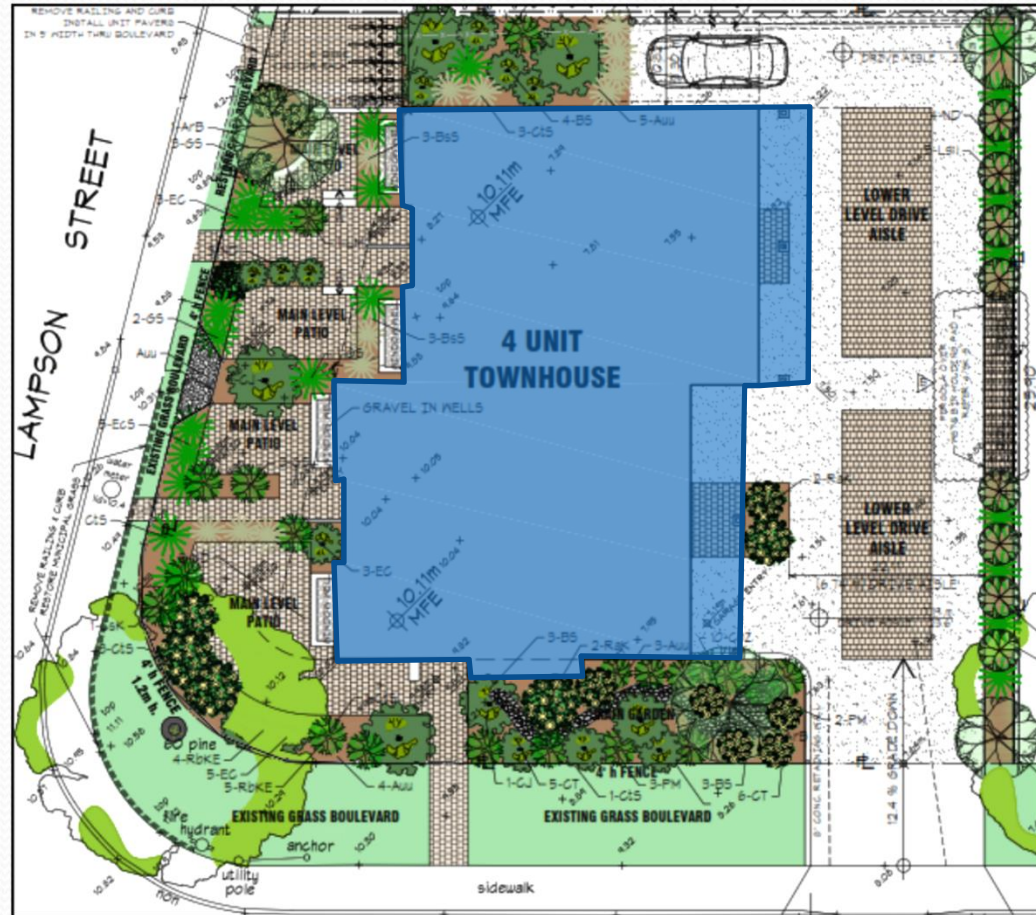
Parking:

4 spaces in garages

1 Visitor spaces

Number of Units:

Four (4) Townhouses



Township of
ESQUIMALT

Zoning Regulations

	CD 112 (939 Colville Rd) (10 Townhouse Units)	Proposed CD Zone 851 Lampson Street (4 Townhouse Units)
Minimum Unit Size	130 m ²	108 m ²
Floor Area Ratio	0.69	0.68
Maximum Lot Coverage	33%	39%
Setbacks <ul style="list-style-type: none"> • Front • Rear • Exterior Side • Interior Side 	6.9 m 3.5 m 3.6 m 3.3 m	5.0 m 7.1 m (to 2 nd floor decks and 3 rd floor cantilever) 3.6 m (3.0 m to cantilever) 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

- 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





Development Services