

# 1253 Lyall St.

## Zoning Amendment – Bylaw No. 3057



# Site Location



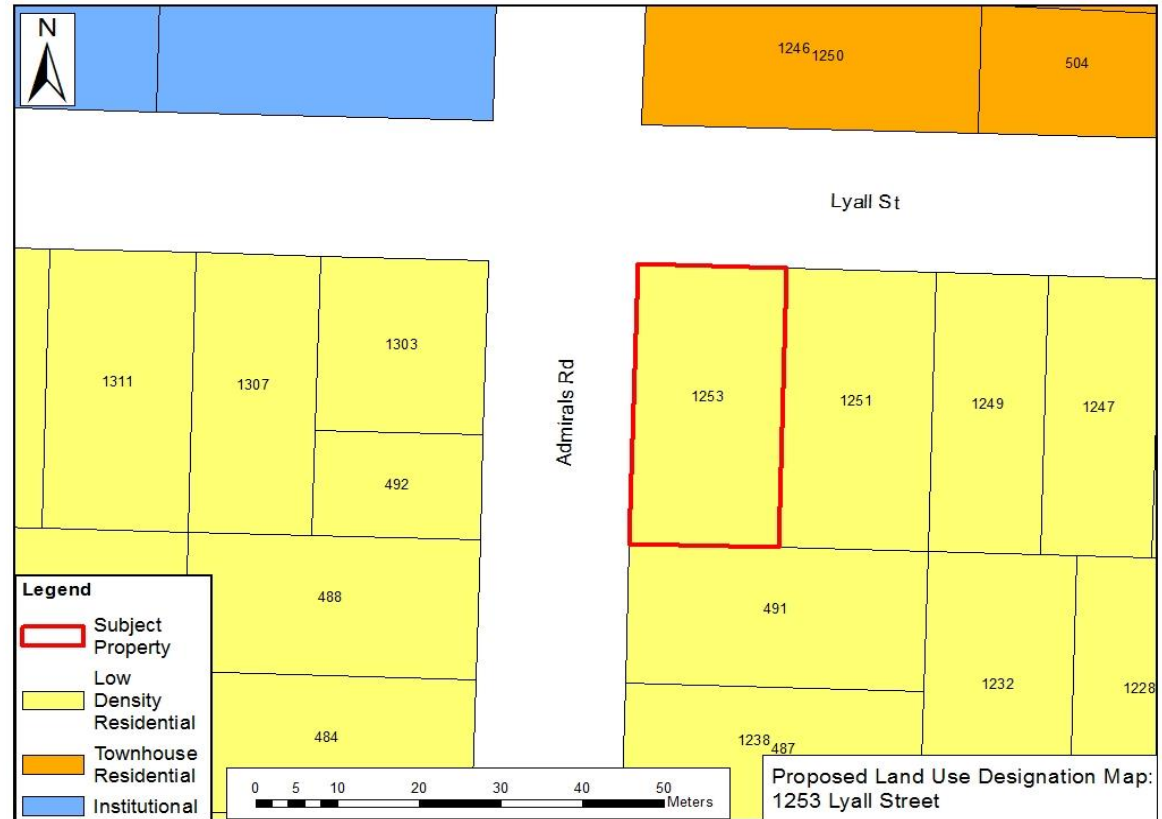
# Proposal

- Subdivide lot and build new house to south of existing dwelling
- Repair and protect heritage valued existing dwelling



# OCP Land Use Designation

- **Present and Proposed Designation**
  - Low Density Residential
- Consistent with OCP policy to consider infill with high quality design in existing neighbourhoods.



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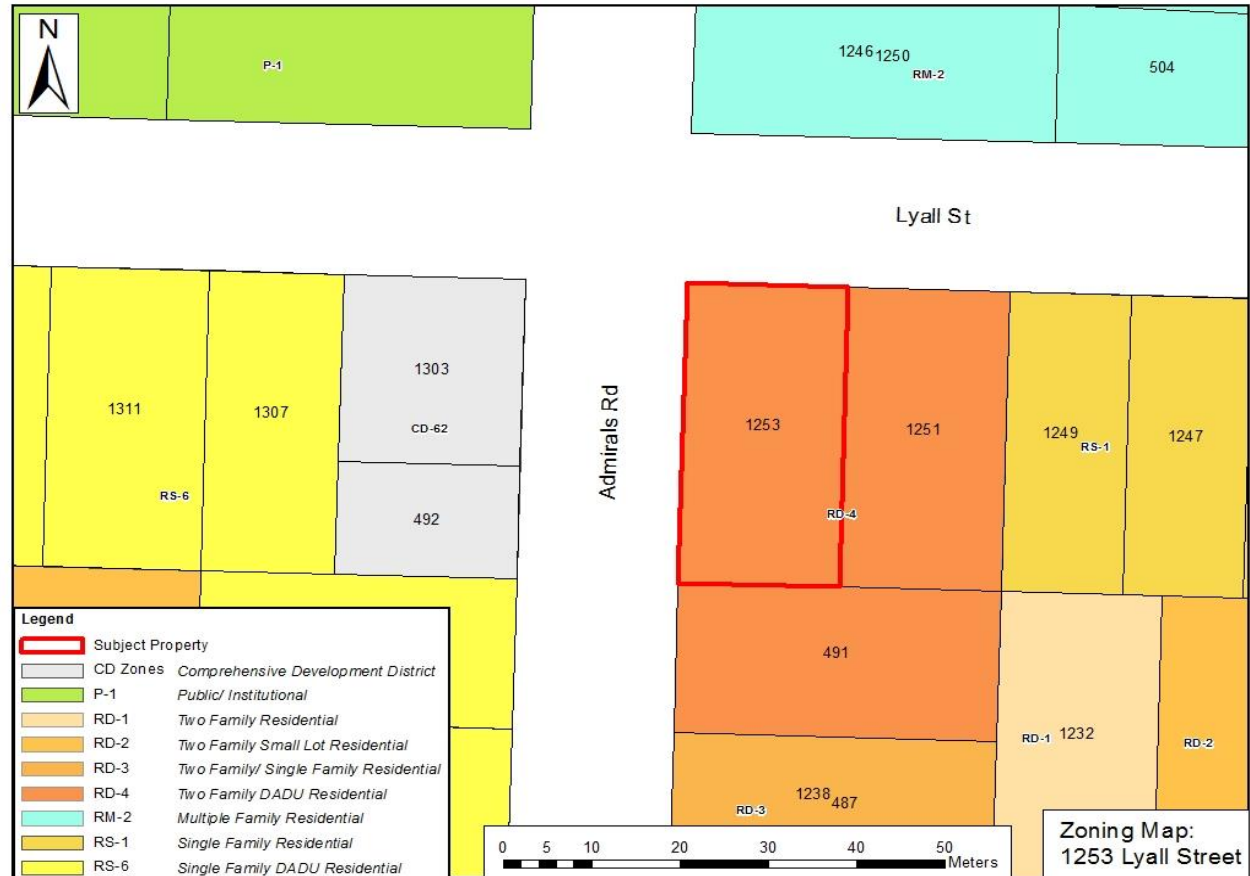
- **Existing Zoning:**

RD-4

- **Proposed Zoning:**

CD No. 148

- Single Family Residential
- Boarding
- Urban Hens



Township of  
**ESQUIMALT**

# CD No. 148 – Zone Regulations

- **Setbacks:**

- **Lot A**

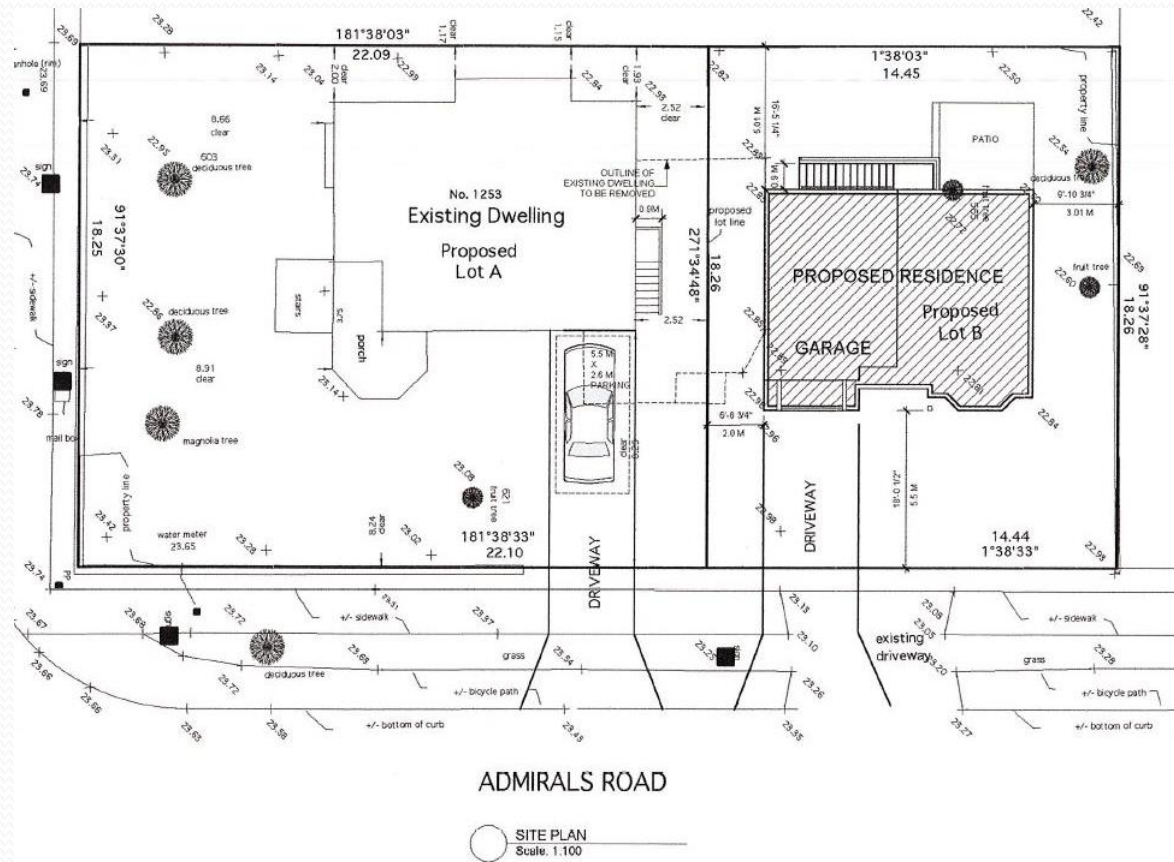
- Front: 6.8m
    - Interior Side: 1.15m
    - Exterior Side: 5.9m
    - Rear: 1.6m

- **Lot B**

- Front: 5.5m
    - Interior Side: 2m/3m
    - Exterior Side: N/A
    - Rear: 5m

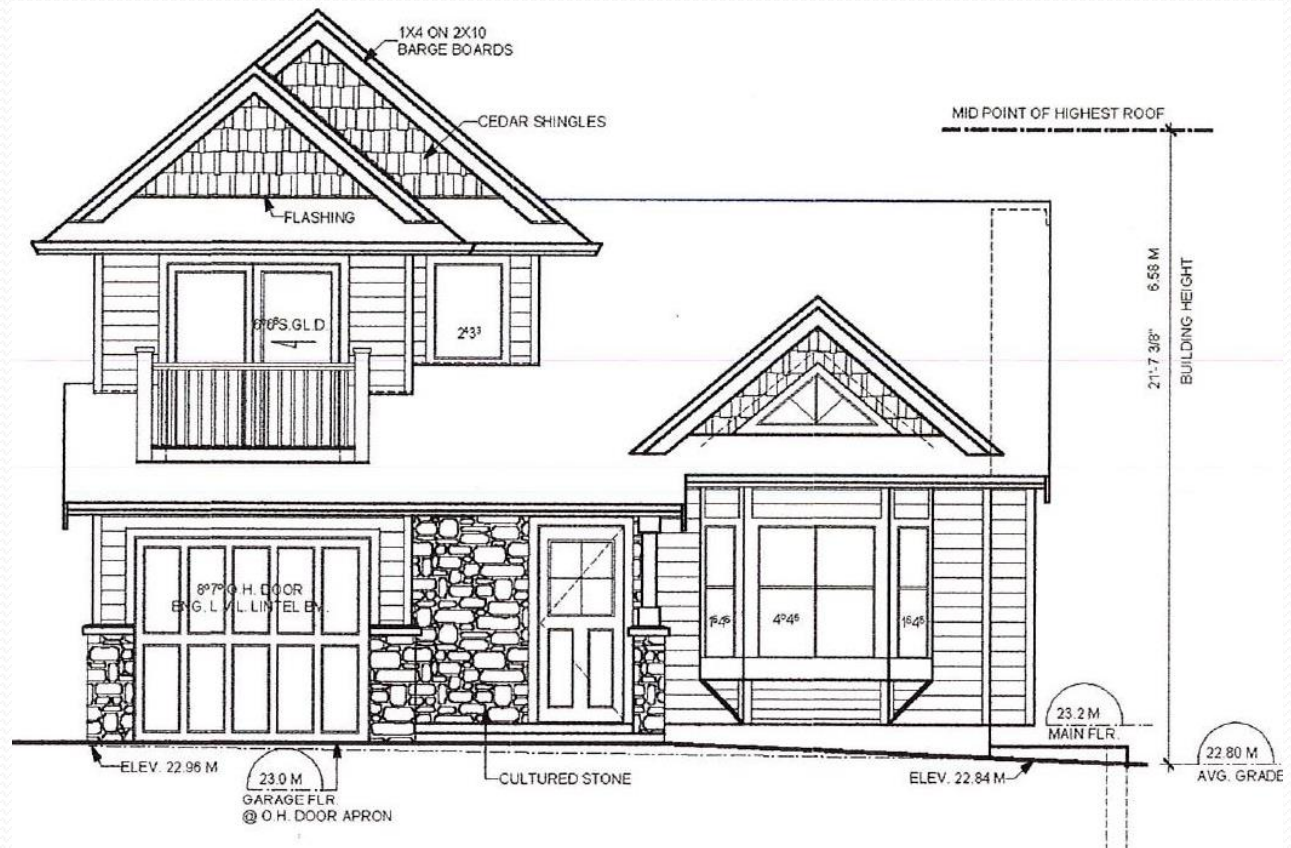
- **Lot Coverage:**

- **Lot A: 26%**
  - **Lot B: 28%**



# CD No. 148 – Zone Regulations Cont.

- **Height:** < 7.3m
- **Off-Street Parking:** 1 space per dwelling unit



# Section 219 Covenant Items

- No secondary suites permitted.
- Repair and improvement of existing dwelling.
- Existing dwelling exterior and surrounding stone wall protected (heritage alteration permit required for future alterations).
- No subdivision until existing dwelling repaired and improved.



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# Questions ?