

820 Esquimalt Road,
833 & 837 Old Esquimalt Road

Rezoning Application

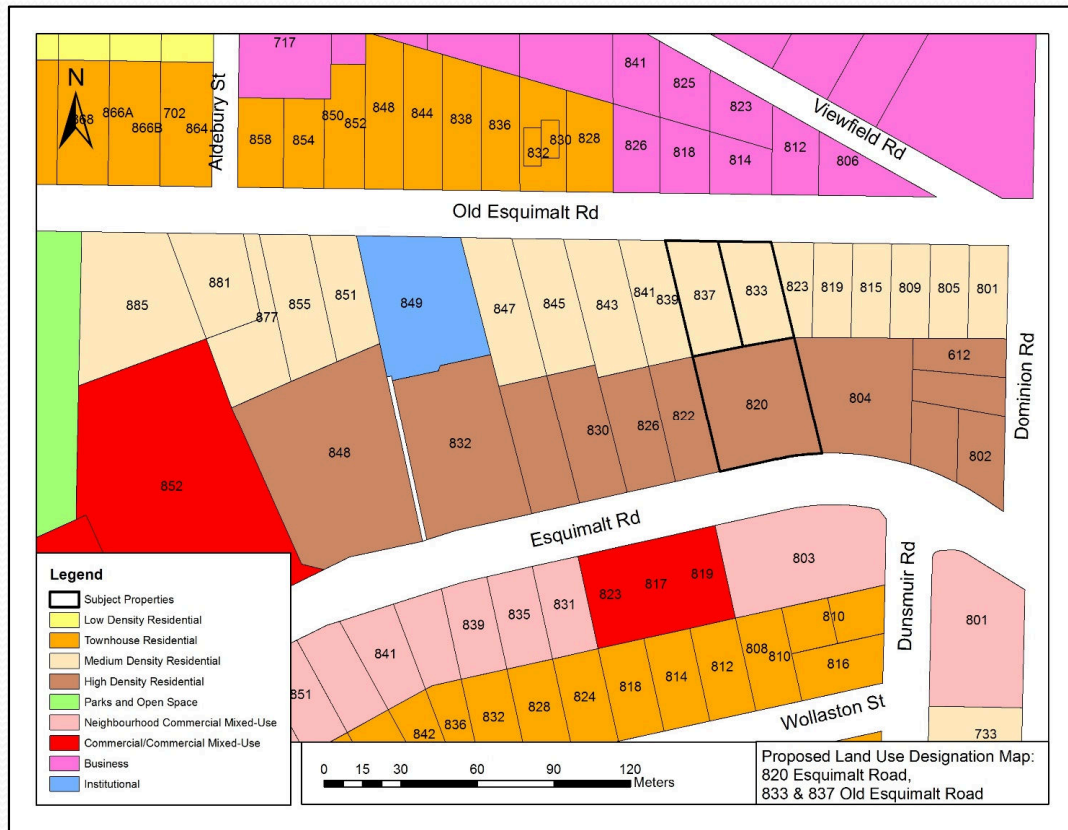
Township of
ESQUIMALT

The logo for the Township of Esquimalt, featuring the text "Township of" in a small font above "ESQUIMALT" in a larger, bold, serif font. A decorative white wave-like line is positioned below the word "ESQUIMALT".

1. Site Location



3. OCP Proposed Land Use Designation



Proposed Land Use Designation

Medium Density Residential +
High Density Residential

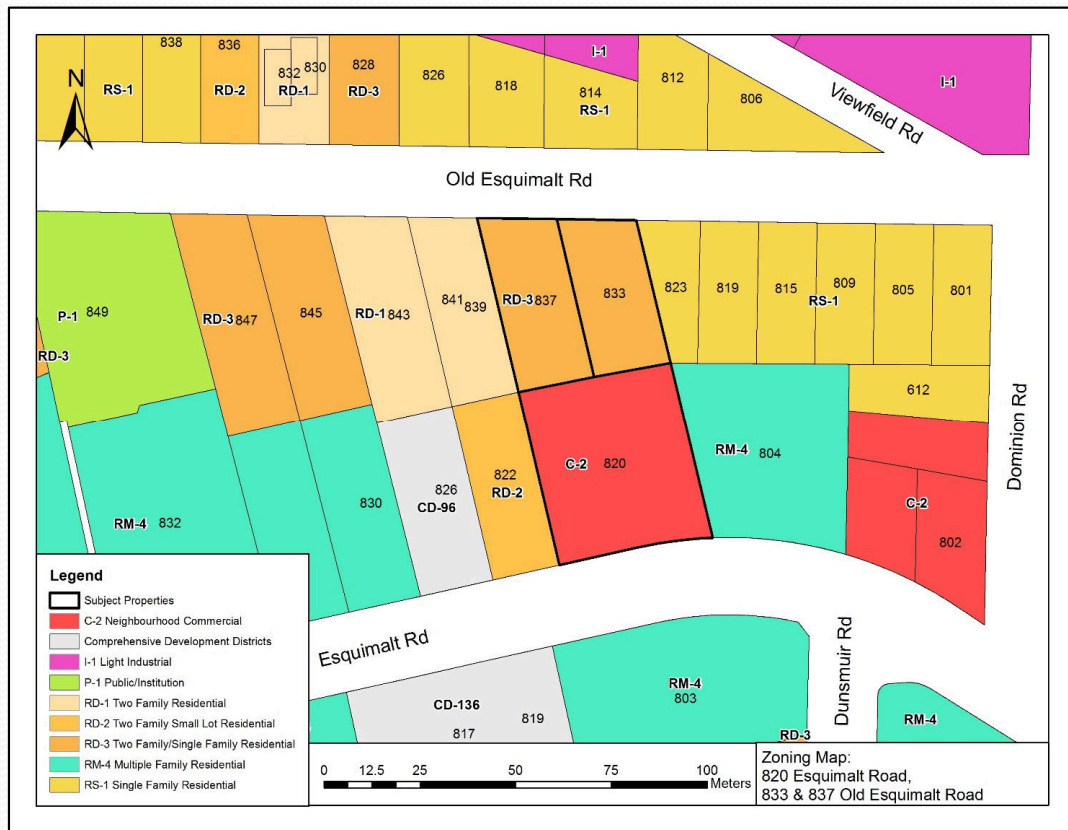
Proposed Height:

21.5 metres / 6 Storeys

Proposed FAR:

2.52

4. Rezoning to CD No. 161



Existing Zoning

RD-3 and C-2

Proposed Zoning:

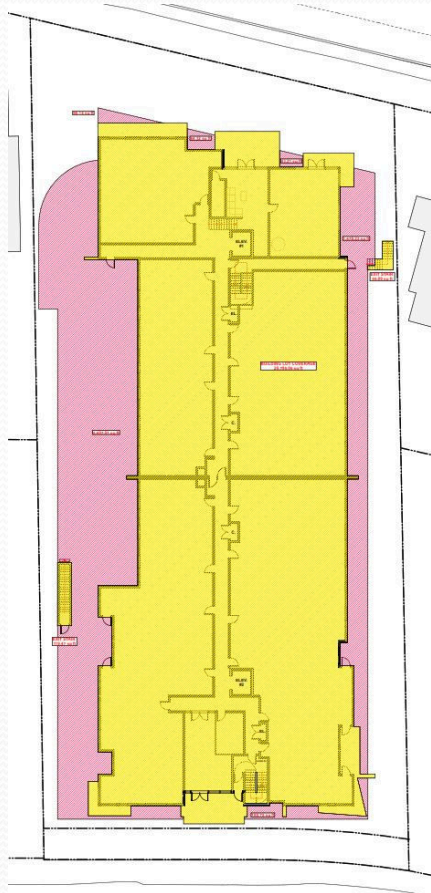
CD No. 161

5. Zoning Regulations - Density



- 133 residential units
- 2 live work units
- Floor Area Ratio of 2.52

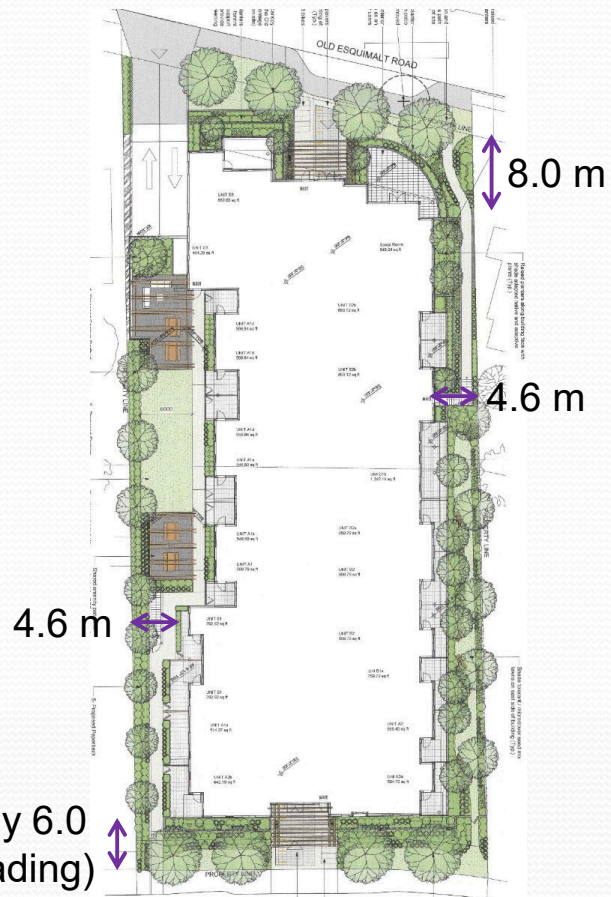
6. Zoning Regulations - Lot Coverage



Lot Coverage: 58%

Parkade Lot Coverage: 74%

7. Zoning Regulations - Setbacks



8. Zoning Regulations - Height



**21.5 metres
6 Storeys**

9. Zoning Regulations - Parking



- 136 parking spaces
 - Includes 14 visitor spaces
 - 122 residential parking spaces for 133 residential units and 2 live work units
- 206 bicycle parking

10. Section 219 Covenant

- Consolidation of the 3 parcels
- One-year bus pass for all the residents
- A minimum of 14 visitor parking spaces
- A minimum of five 3-bedroom units
- Provision of 1115 m² of commercial space on in the new development on 1006/1008 Craigflower Road
- Step 3 of the BC Energy Step Code



