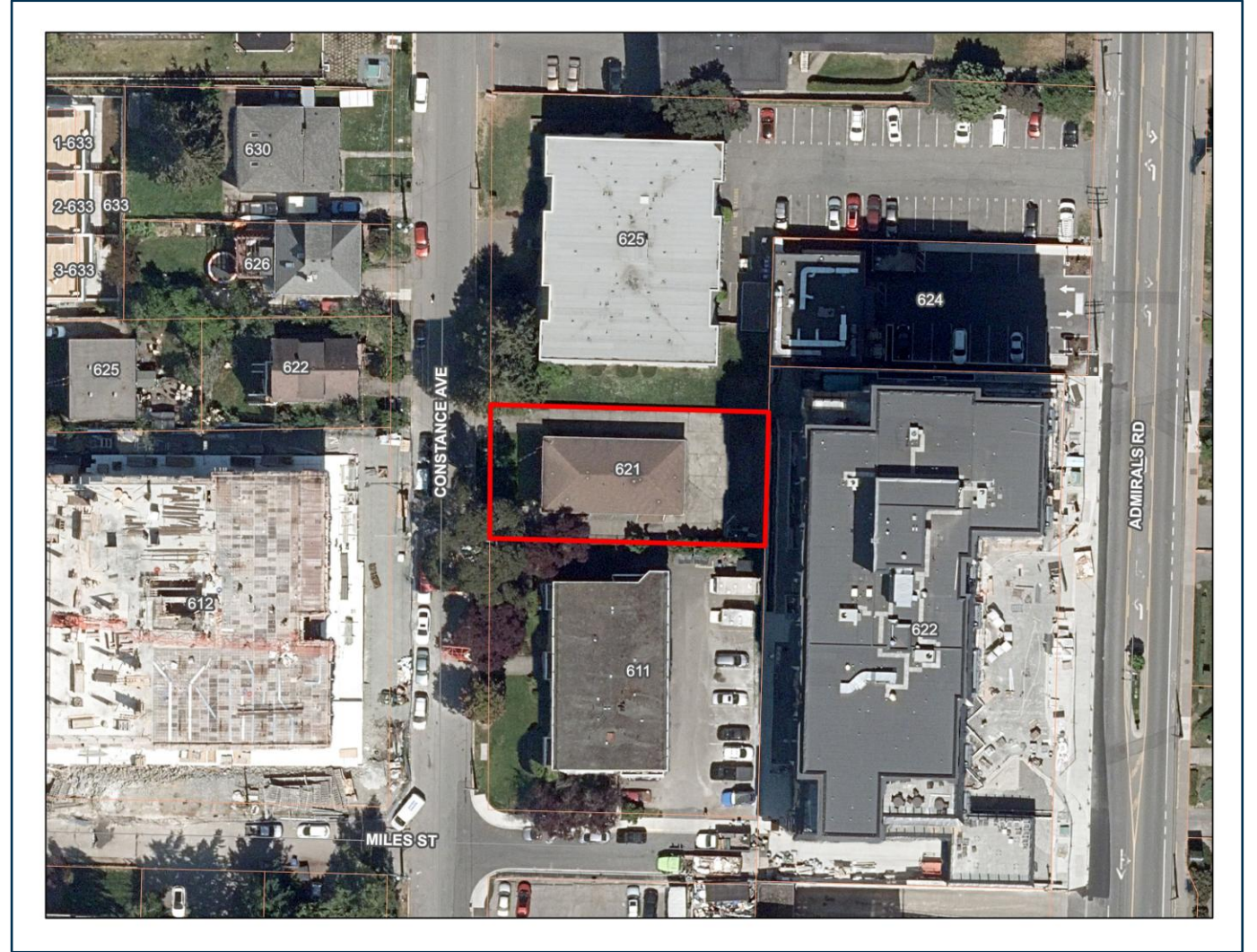
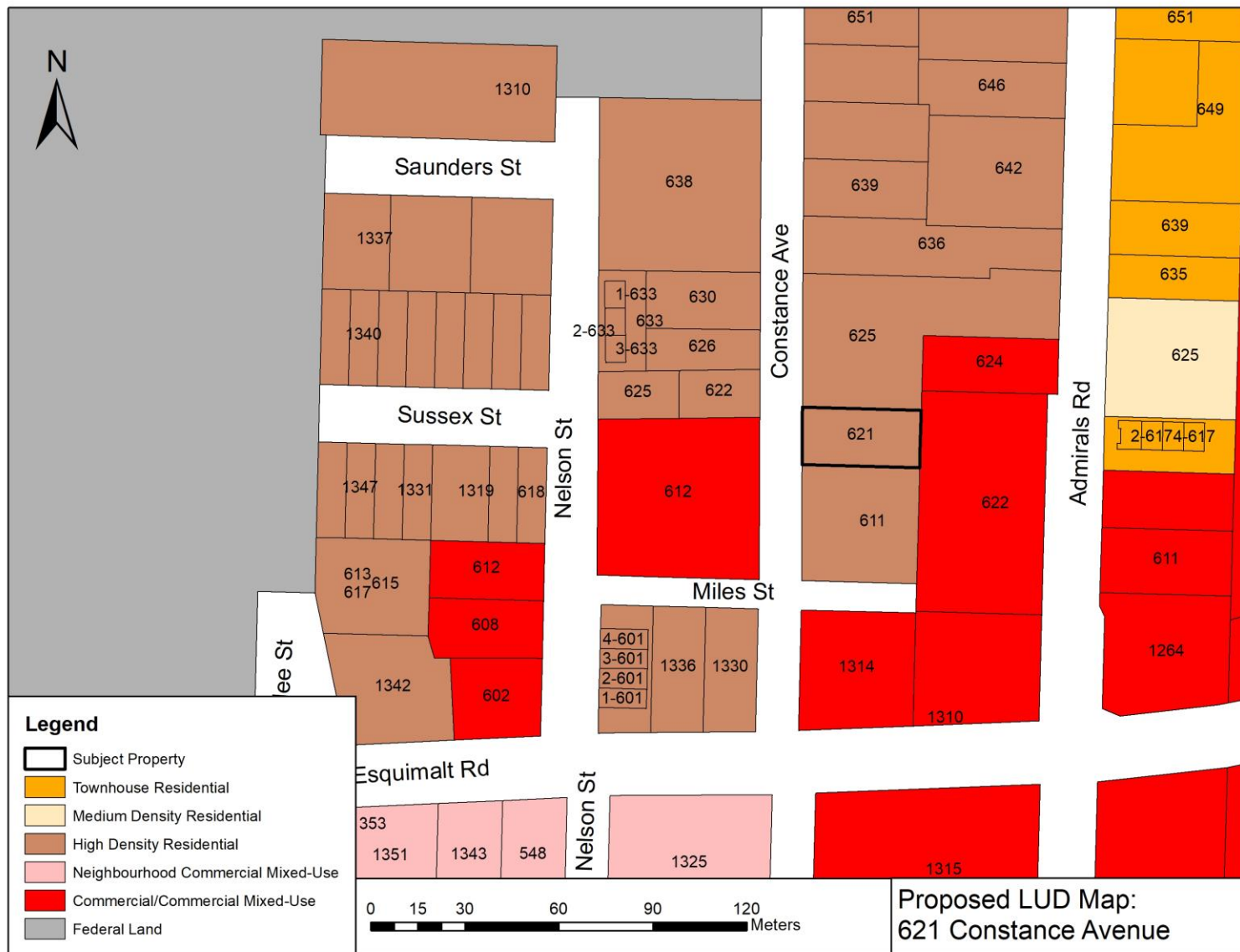


TOWNSHIP OF ESQUIMALT

Rezoning Application 621 Constance Avenue

Site Location





Official Community Plan

PROPOSED LAND USE DESIGNATION

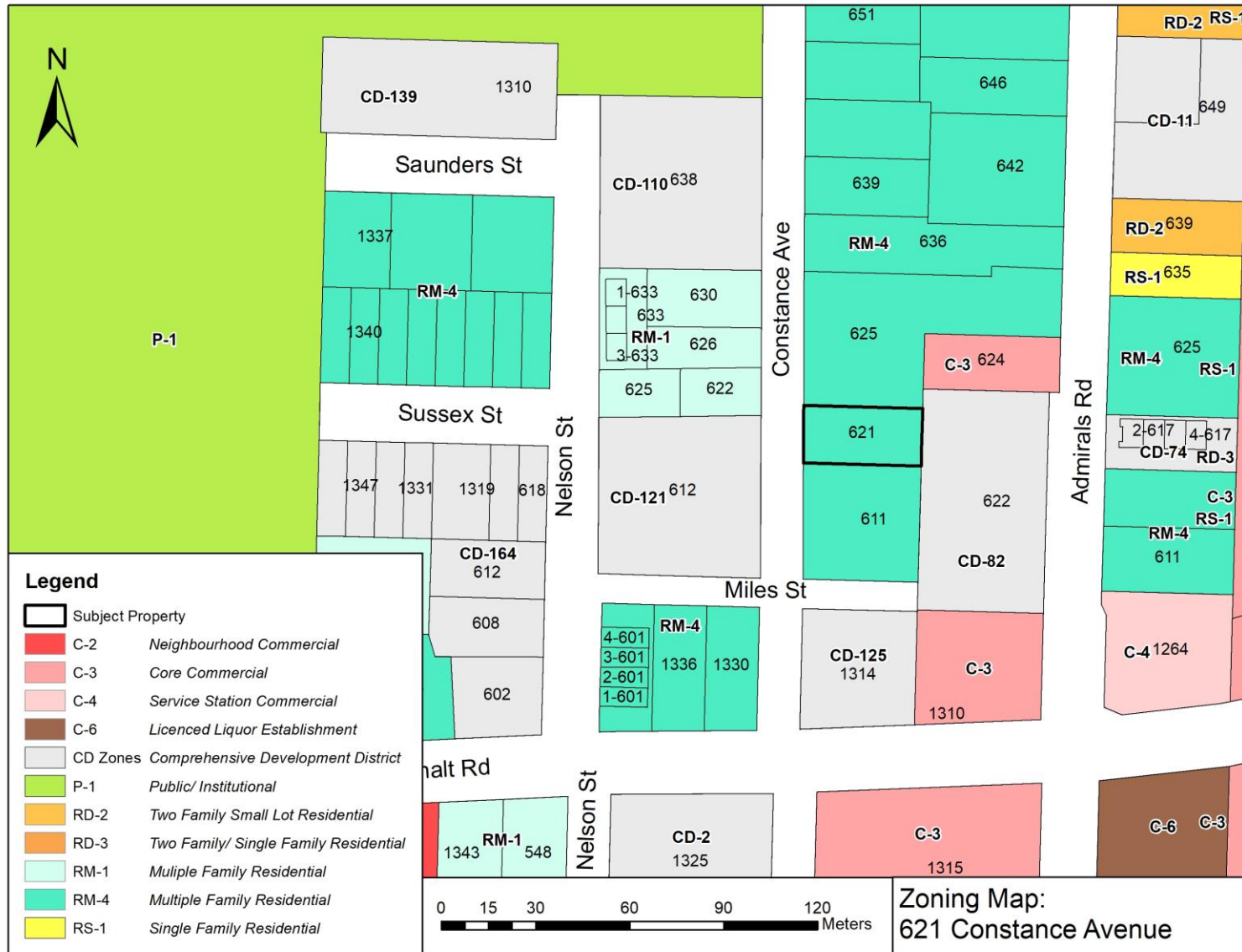
High Density Residential

PROPOSAL

6-Storey Apartment

PROPOSED FAR

1.75



Zoning

PREVIOUS ZONING

Multiple Family Residential [RM-4]

NEW ZONING

Comprehensive Development District No. 169

Tenant Assistance Policy



621 CONSTANCE AVENUE

- Compensation
- Moving Expenses
- Relocation Assistance
- Right of First Refusal
- Tenants Not Relocated At This Point

Zoning Regulations

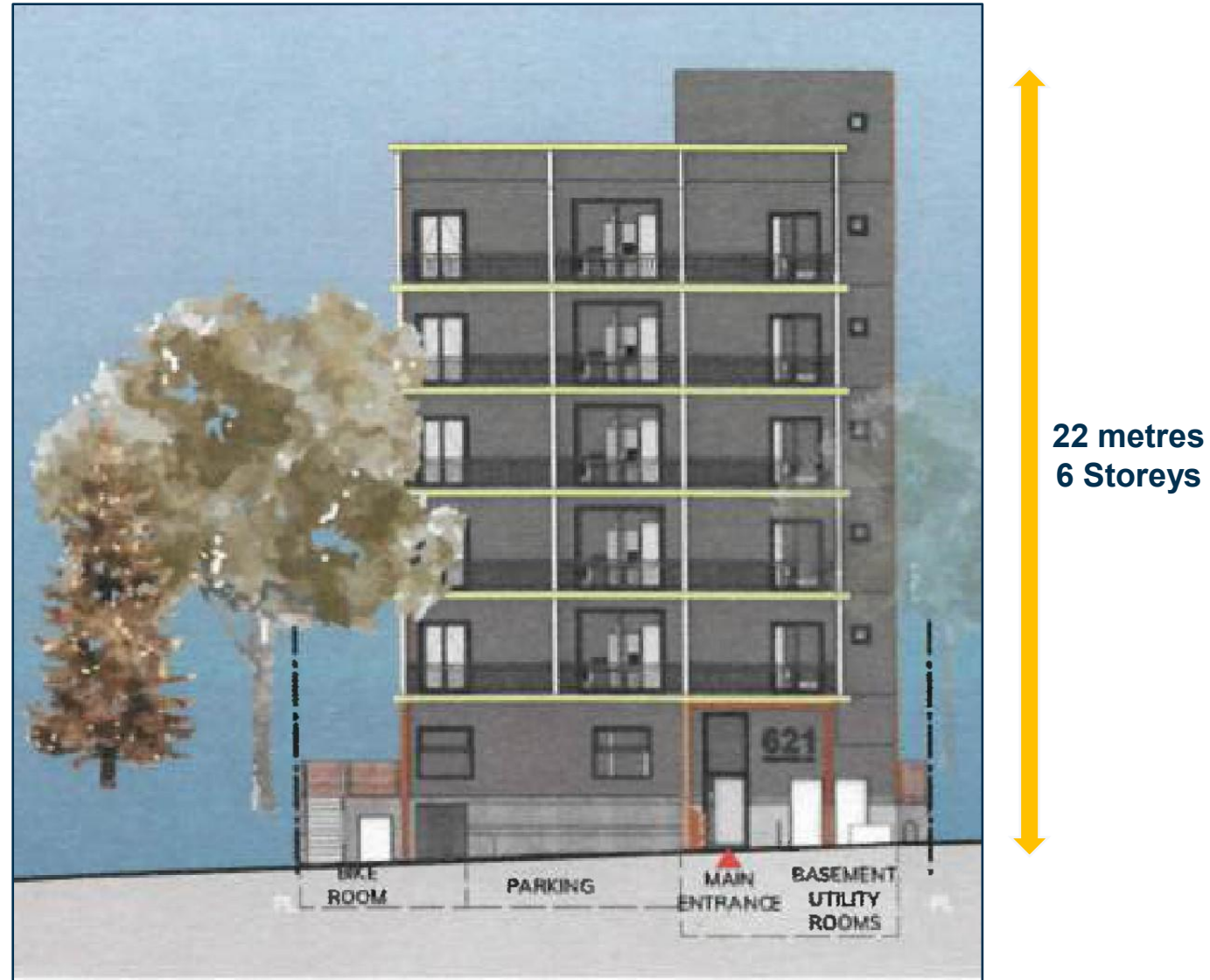


DENSITY

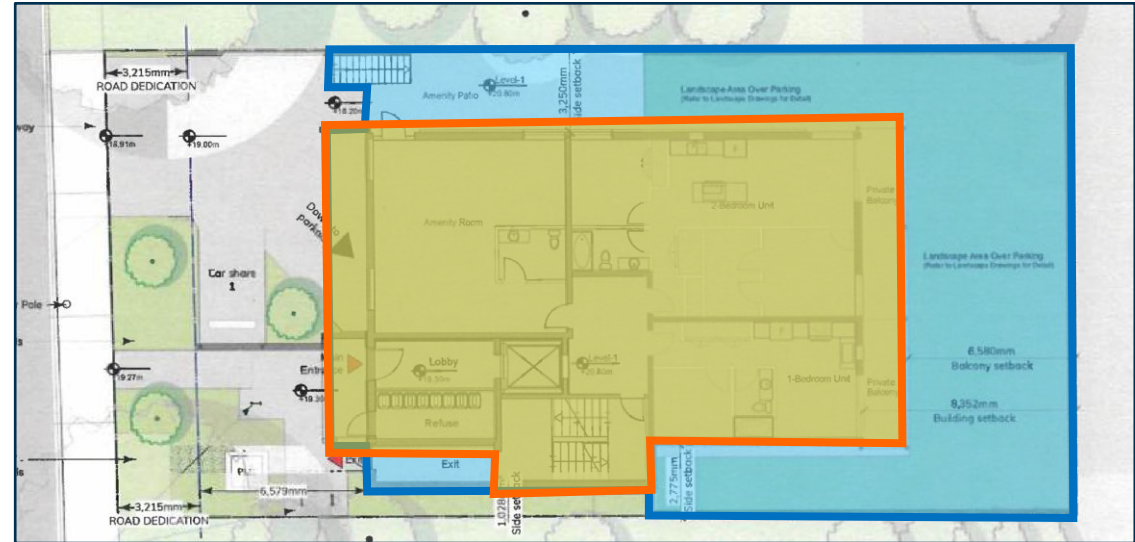
- 17 residential units
- Floor Area Ratio of 1.75

Zoning Regulations

HEIGHT



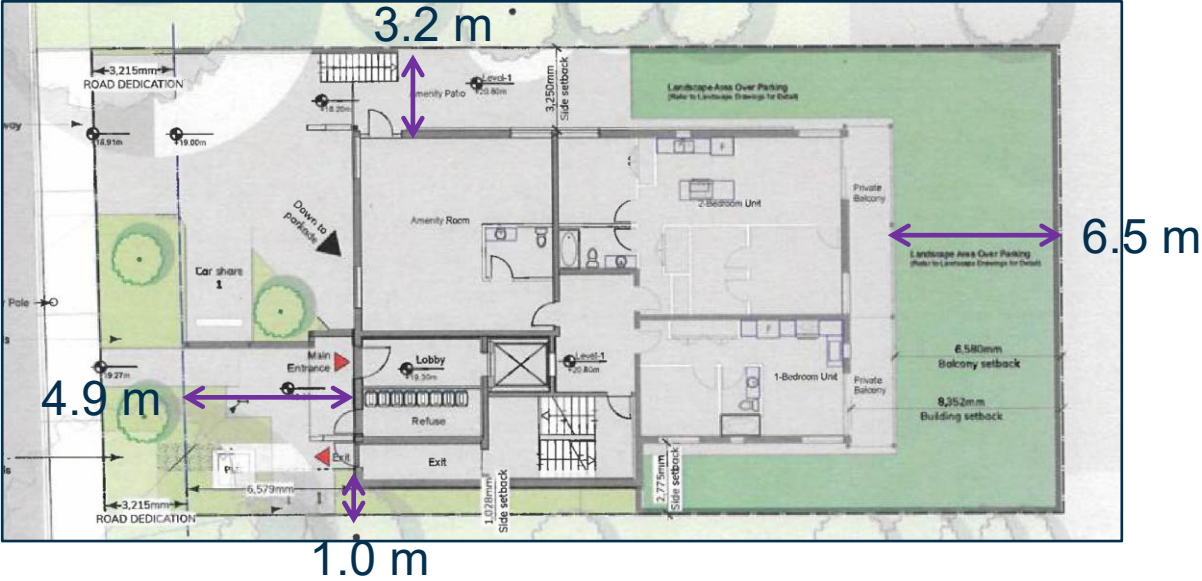
Zoning Regulations



LOT COVERAGE

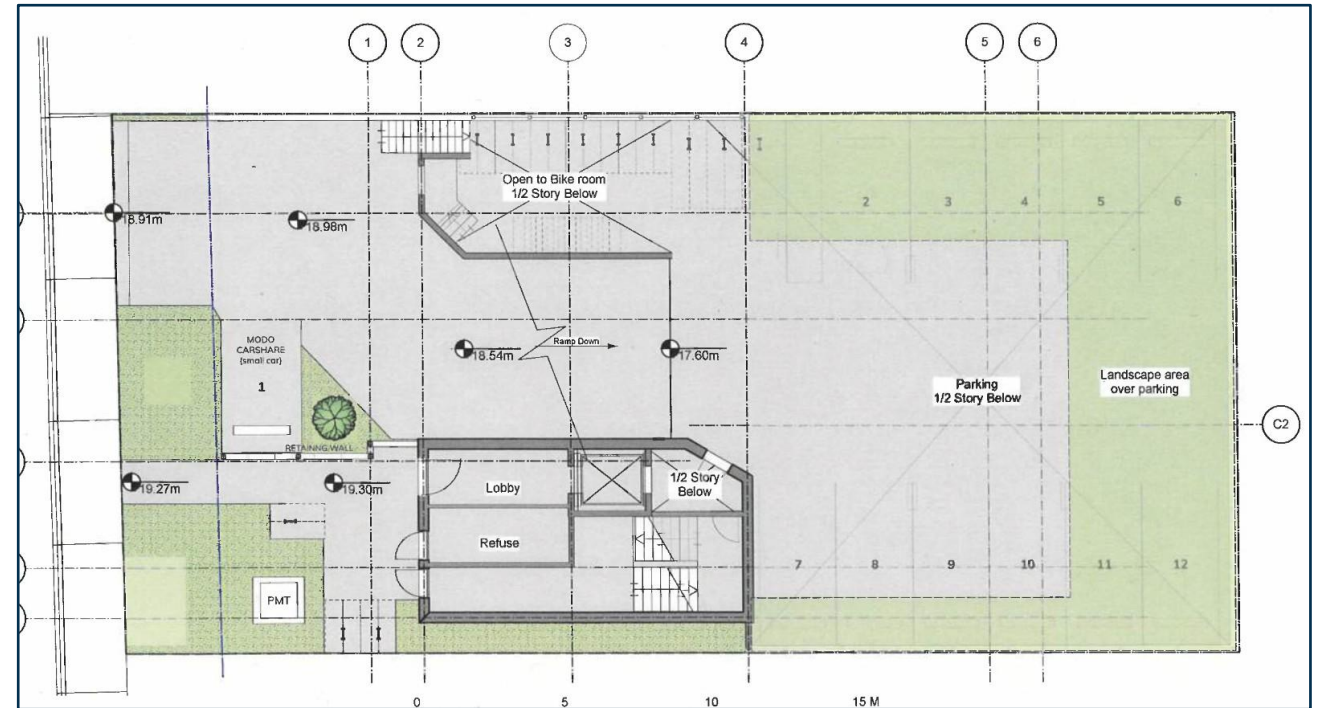
- Ground Storey Coverage: 82%
- Lot Coverage Above the Ground Storey: 49%

Zoning Regulations



SETBACKS

Zoning Regulations



PARKING

- 12 Parking Spaces
 - ❖ Includes 2 Visitor Parking Spaces
- 1 Additional Carshare Parking Space in the Front

Transportation Demand Management Strategies



- Memberships for a shared vehicle organization for all the units
- Shared Vehicle with Dedicated Parking Space
- Contribution of \$1500 per dwelling unit towards BC Transit EcoPass

Questions

