

876 Dunsmuir Road

Rezoning Application

Township of
ESQUIMALT

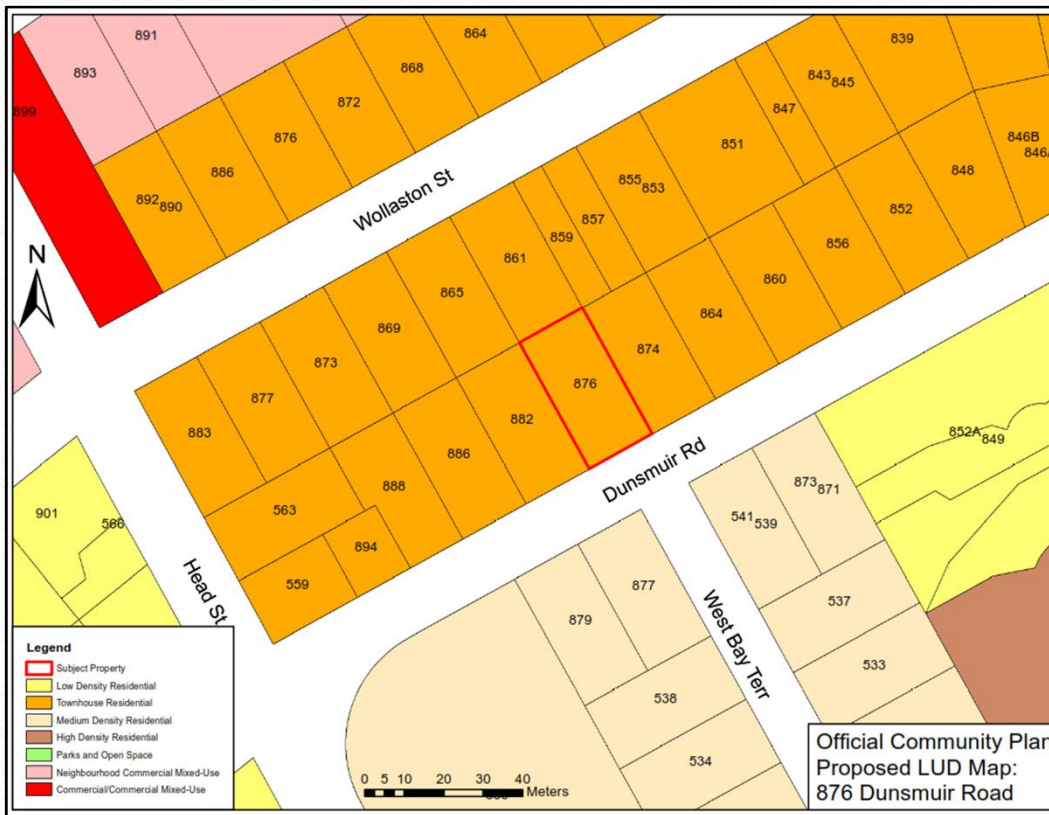
The logo for the Township of Esquimalt features the words "Township of" in a small, white, sans-serif font above the word "ESQUIMALT" in a large, white, serif font. Below the text is a white, stylized wave graphic that flows under the letters.

Site Location



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:

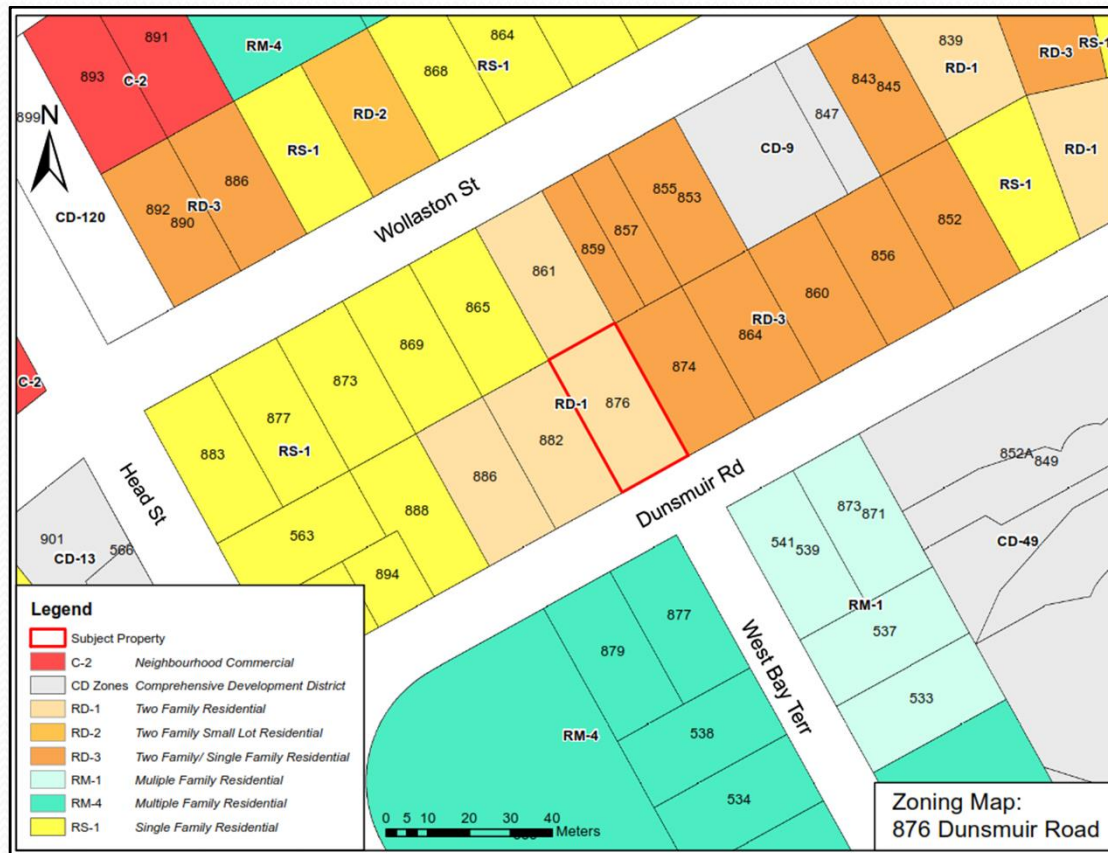
3 Storeys

Proposed FAR:

0.67



Rezoning to CD No. 142



Existing Zoning:

RD-1

Proposed Zoning:

CD No. 142

Township of
ESQUIMALT

Development Services

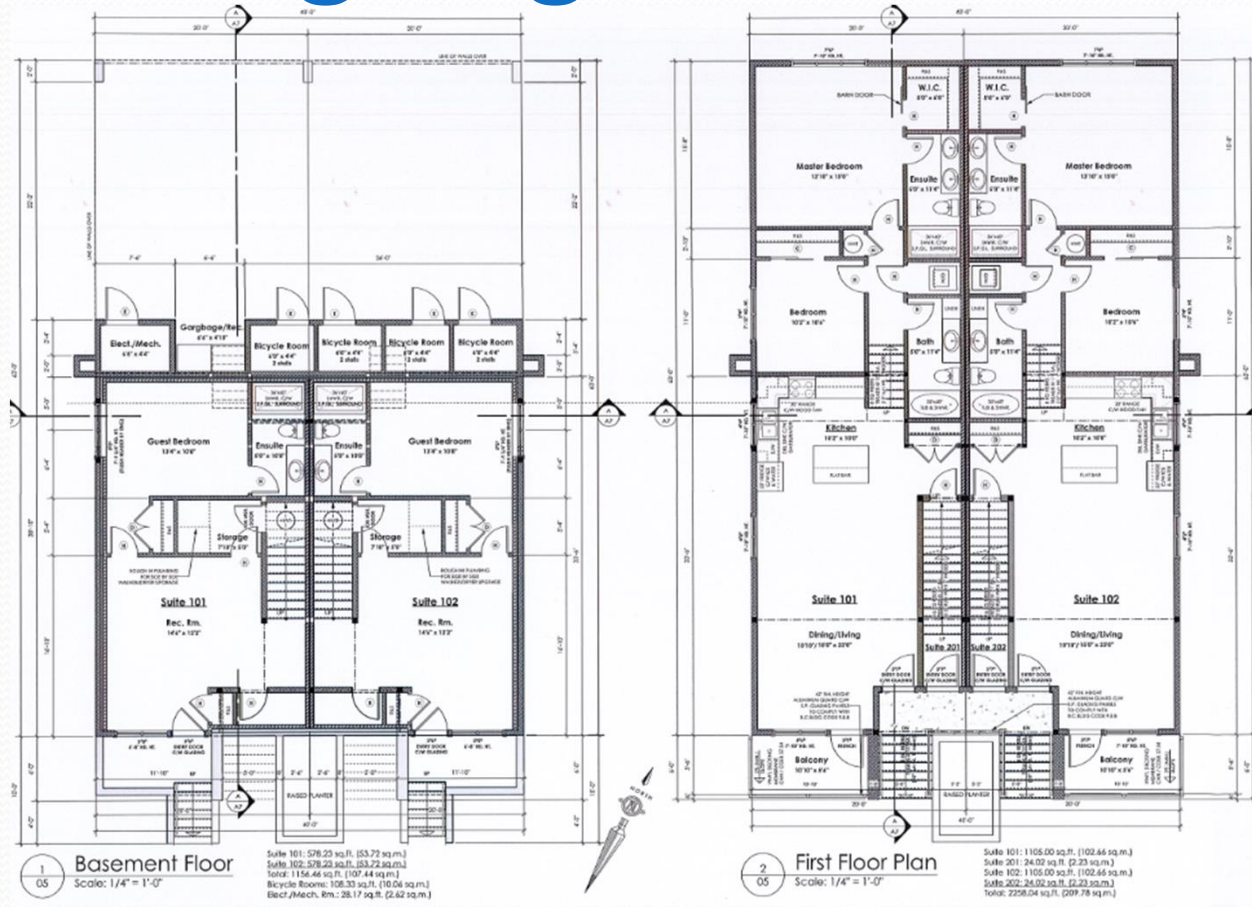
Site Context: Streetscape



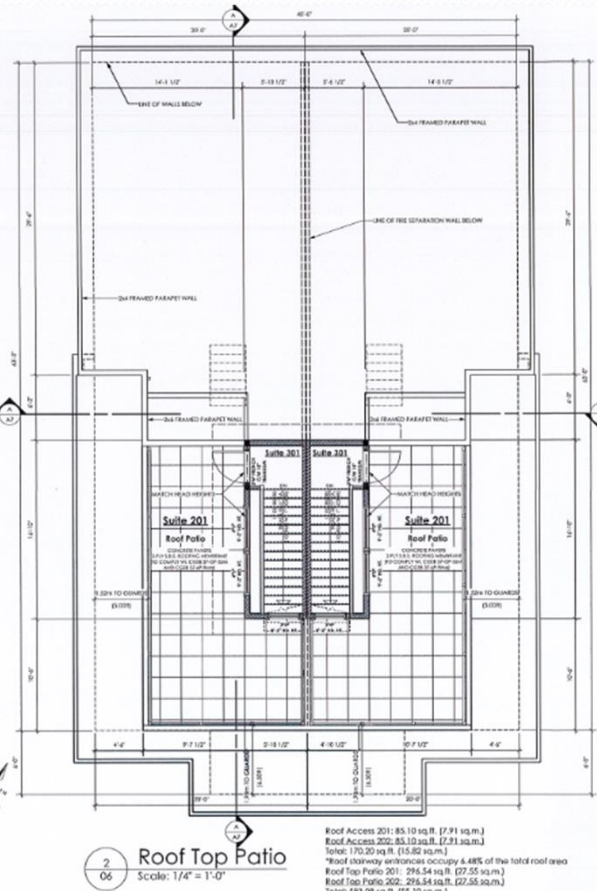
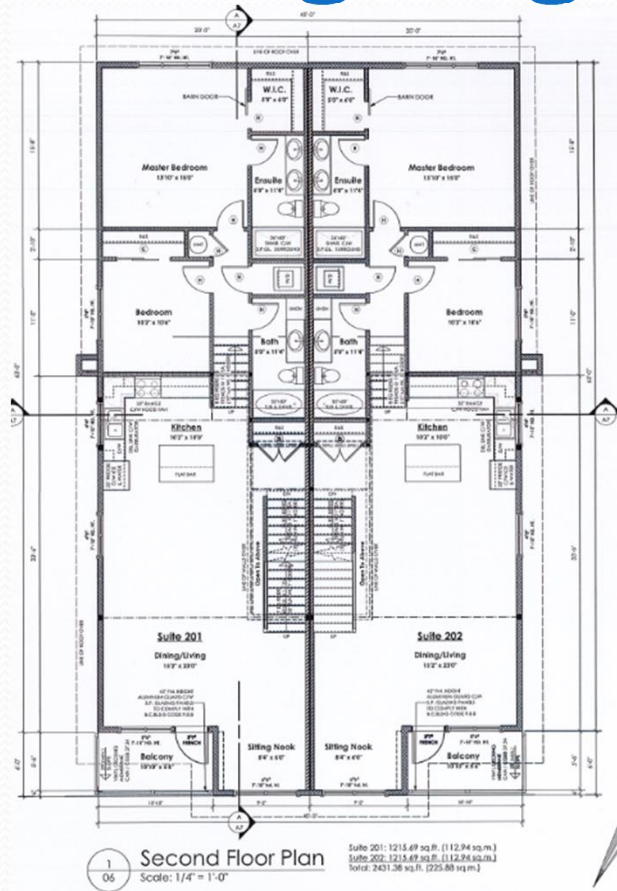
Zoning Regulations-Height



Zoning Regulations-FAR



Zoning Regulations-FAR



Zoning Regulations

Lot Coverage:

40% representing
building and decks

Setbacks:

Front: 6.0m/4.8m

Southwestern Side: 3.6m/3.0m

Northeastern Side: 2.4m/1.8m

Rear: 9.2m

Parking:

4 spaces outdoors

1 Visitor spaces

Number of Units:

Four (4) Townhouses

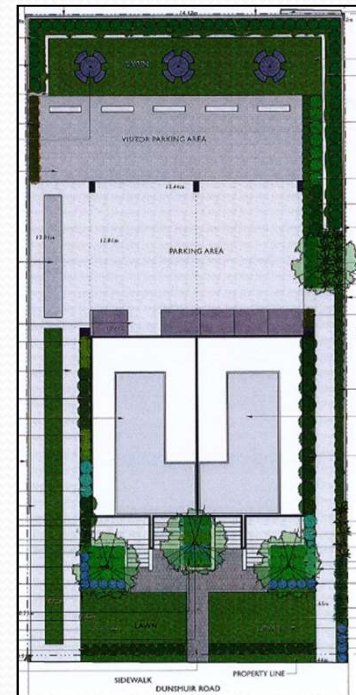


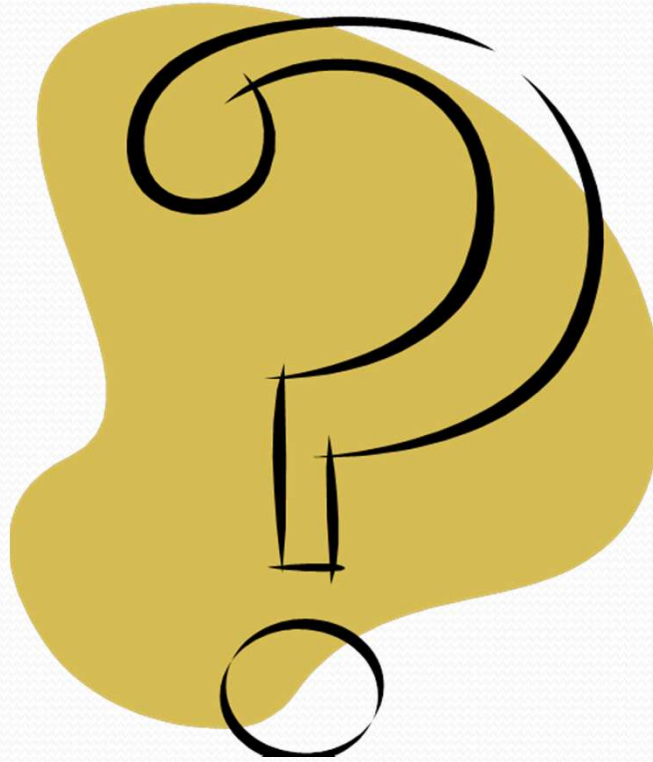
Zoning Regulations

	CD-93 521 Foster Street (4 Townhouse Units)	Proposed CD-142 Zone 876 Dunsmuir Road (4 Townhouse Units)
Floor Area Ratio	0.66	0.67
Minimum Unit Size	130 m ²	110 m ²
Minimum Parcel Size	860 m ²	665 m ²
Building Height	9.0 m	9.0 m
Lot Coverage	30%	40%
Setbacks		
• Front	5.5 m	6.0 m [4.8 m to raised planter]
• Rear	7.5 m	9.2 m
• Side [Eastern]	6.9 m	2.4 m [1.8 m to pillar]
• Side [Western]	4.5 m	3.6 m [3.0 m to pillar]
Off Street Parking	1.5/Unit - 6 spaces [2 Visitor]	1.25/ Unit - 5 spaces [1 Visitor]

Section 219 Covenant Items

- Only 4 Townhouse Units
- 1 Visitor Parking space permanently secured.
- 1 secure Bicycle Locker/ Unit
- 5 parking stalls to have Level 2 electric vehicle charging stations
- 4 BC Transit Eco-Passes
- No restriction on rental of all units





Development Services