

602, 608 & 612 Nelson Street

Official Community Plan Amendment & Rezoning Application

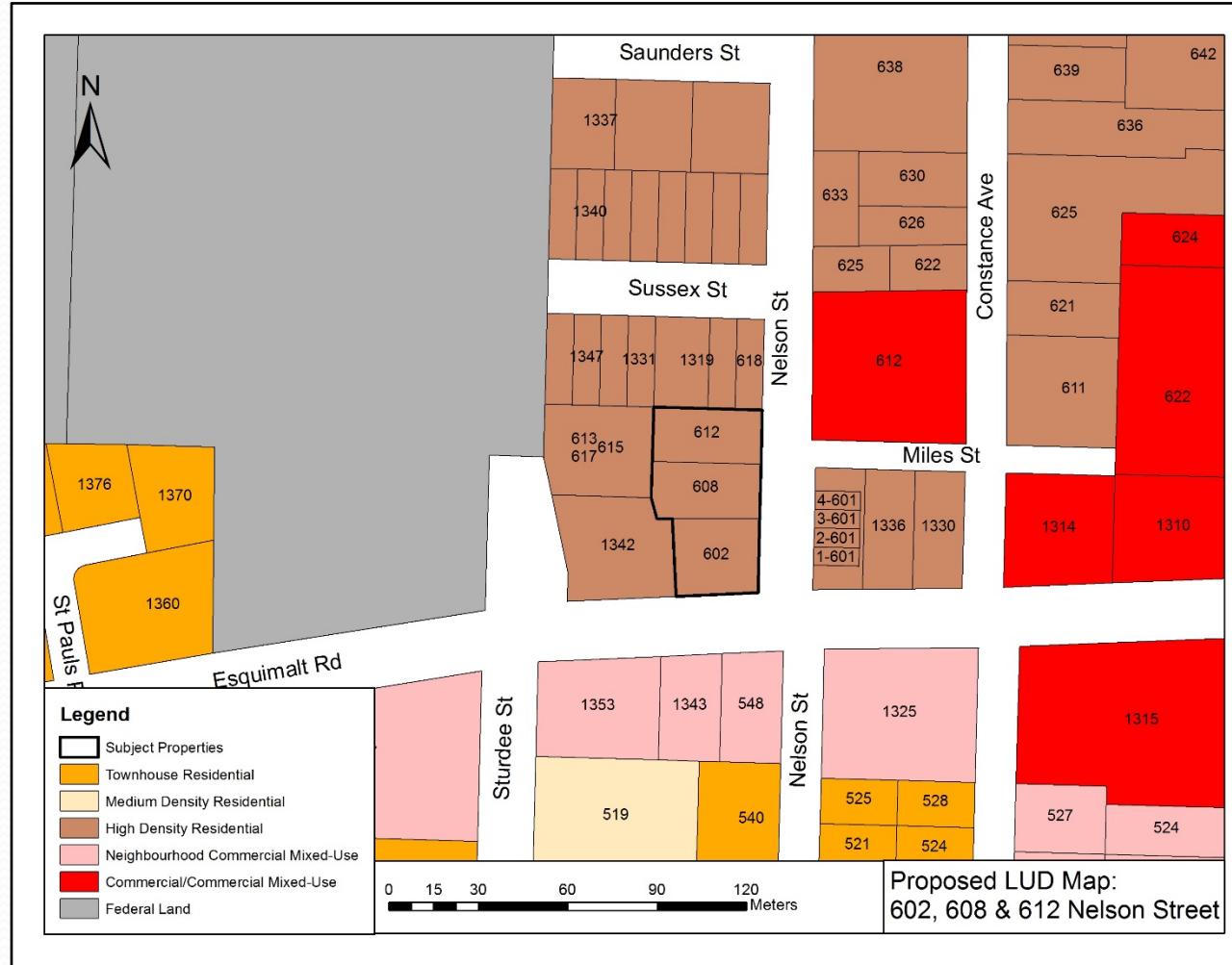


1. Site Location



Township of
ESQUIMALT

2. OCP Proposed Land Use Designation



Proposed Land Use Designation

Commercial /
Commercial Mixed-Use

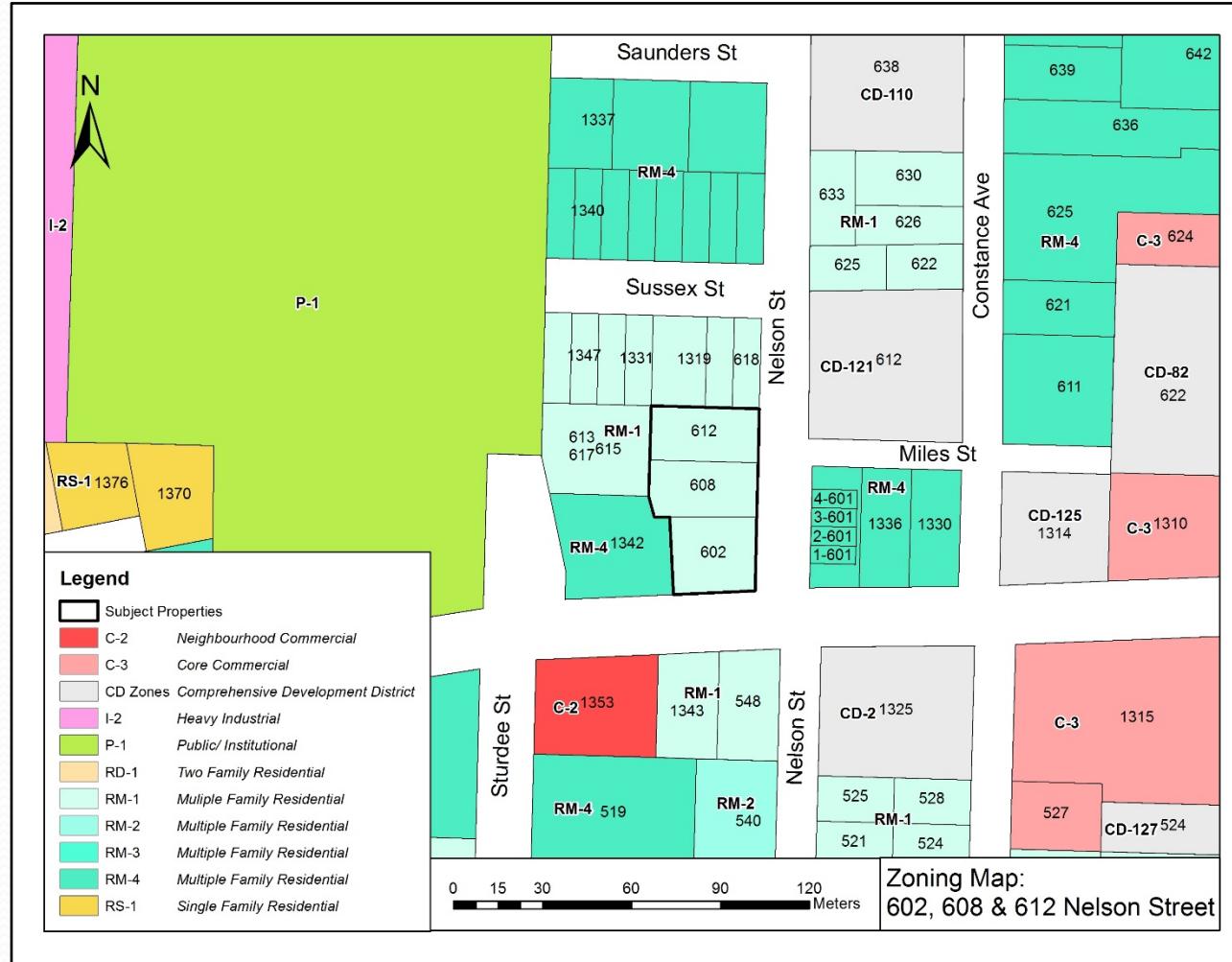
Proposed Height:

39.7 metres / 12 Storeys

Proposed FAR:

3.39

3. Rezoning to CD No. 150



Existing Zoning

RM-1

Proposed Zoning:

CD No. 150

4. Zoning Regulations - Density



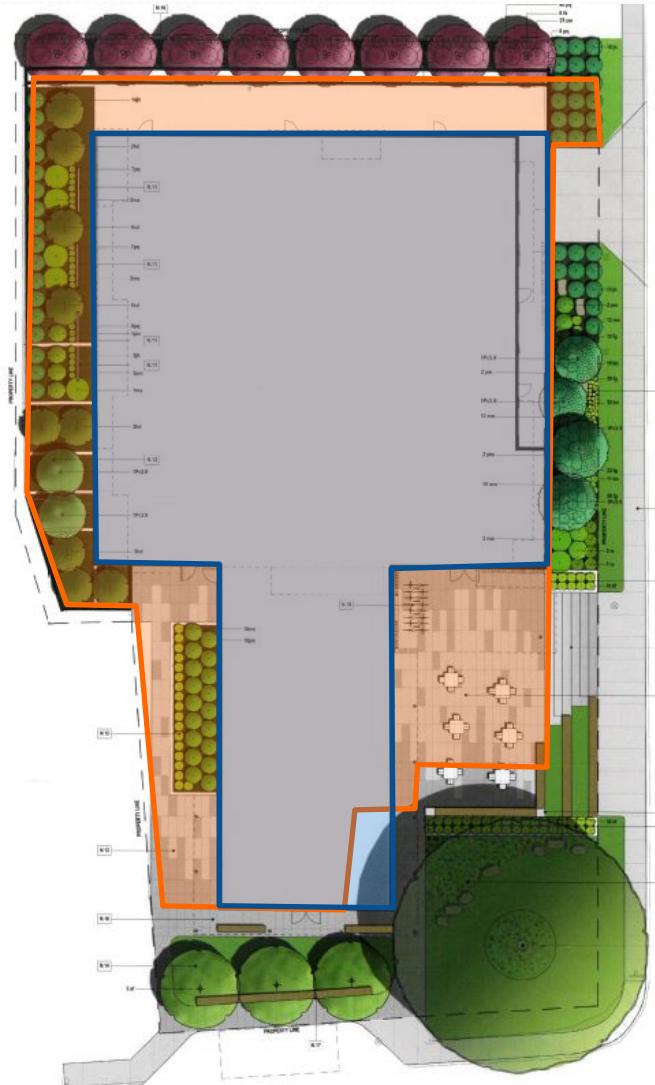
- 109 residential units
- Commercial unit
(minimum area of 180 m²)
- Floor Area Ratio of 3.39

5. Density Bonus Amenity

- 10 sub-market units
 - 1 Studio
 - 6 One-Bedroom
 - 3 Two-Bedroom
- 85% of market value
- Resale purchase price must not exceed the previous sale price multiplied by the Core Consumer Price Index for Victoria



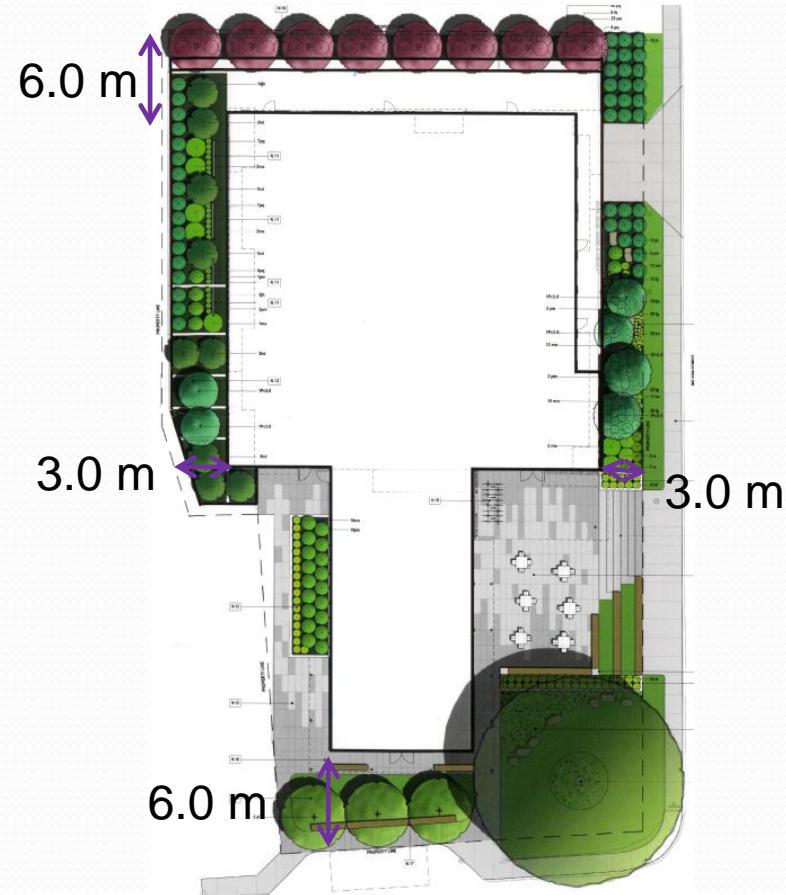
6. Zoning Regulations - Lot Coverage



Lot Coverage: 56%

Parkade Lot Coverage: 79%

7. Zoning Regulations - Setbacks

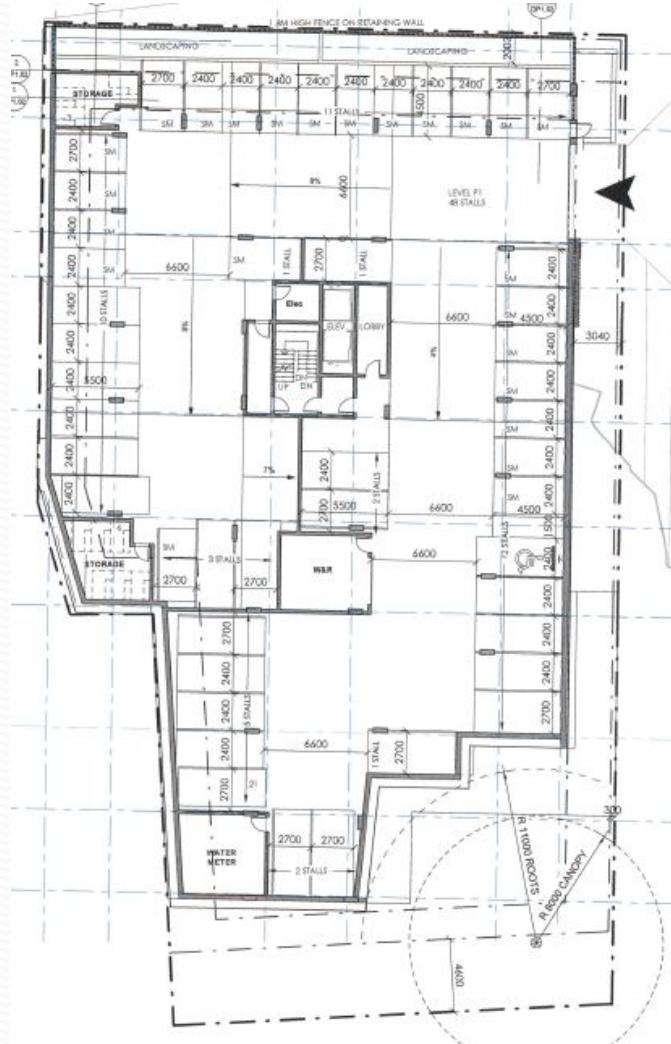


8. Zoning Regulations - Height



**39.7 metres
12 Storeys**

9. Zoning Regulations - Parking



- 110 parking spaces
 - Includes 11 visitor/commercial spaces
 - 99 residential parking spaces for 109 residential units
- 109 bicycle parking

10. Section 219 Covenant

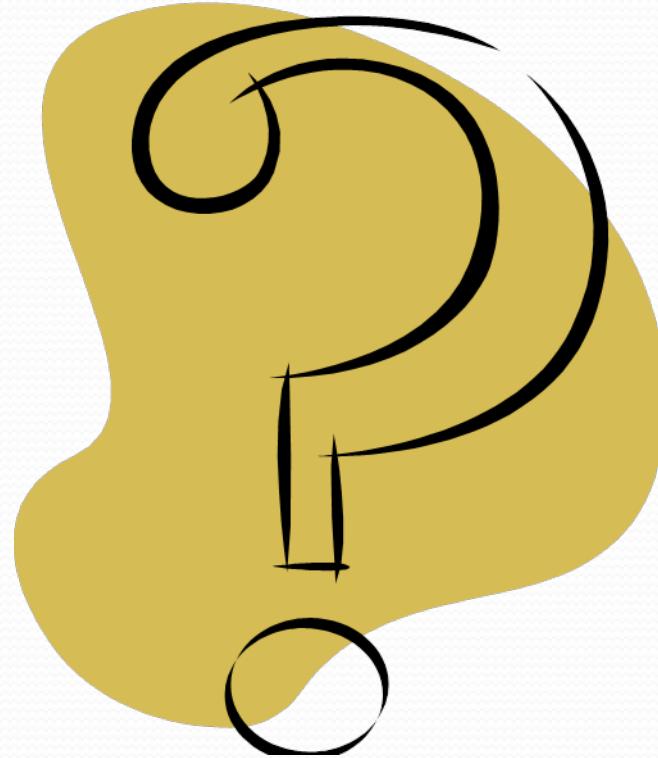
- Consolidation of the 3 parcels
- One-year bus pass for the residents in the 10 sub-market units
- Step 3 of the BC Energy Step Code
- A minimum of 11 visitor parking spaces
- A minimum of two 3-bedroom units



11. Section 219 Covenant

- Statutory Right of Way over the southeast corner of the parcel with a minimum area of 200 m² for privately owned, publicly accessible open space





Township of
ESQUIMALT