

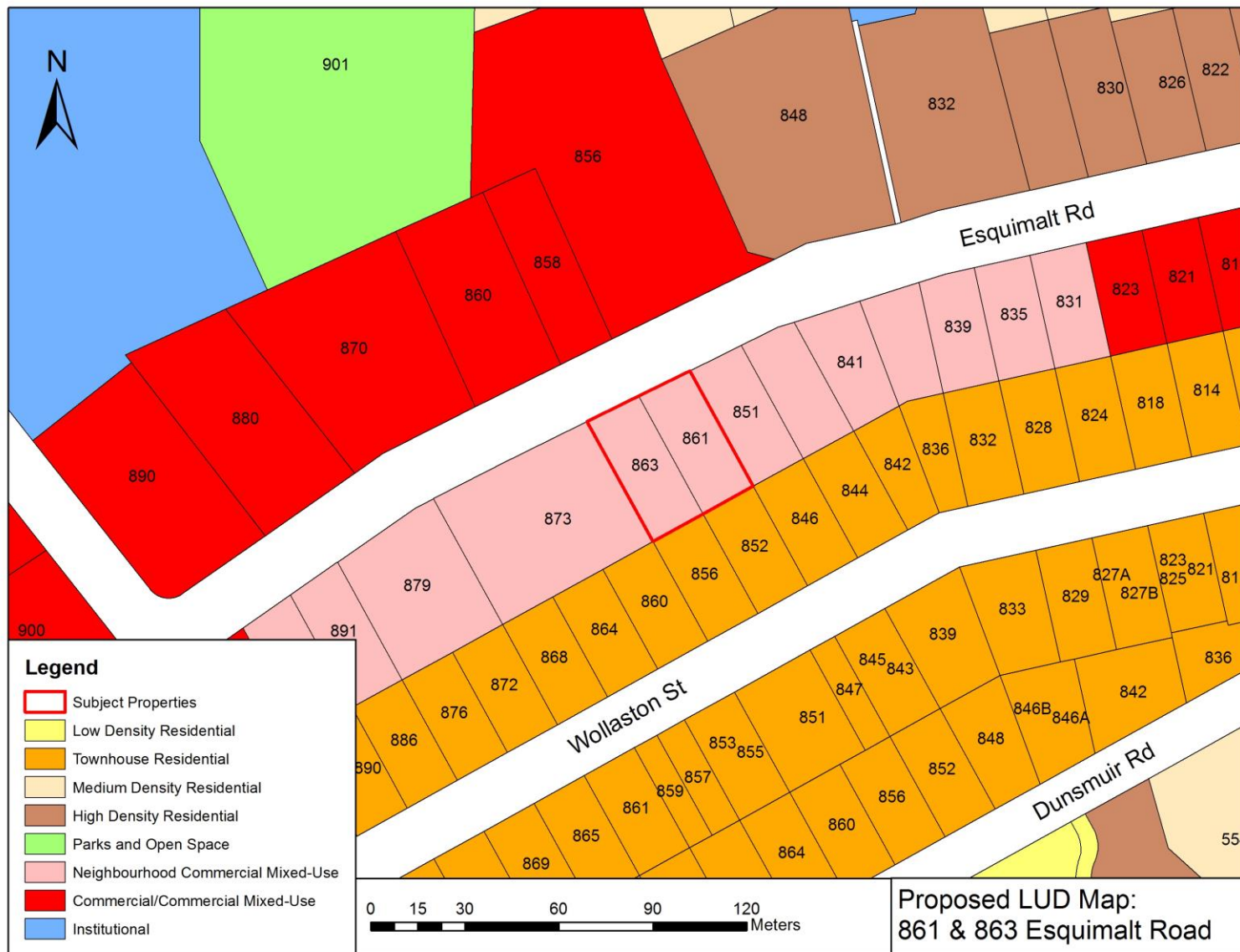
TOWNSHIP OF ESQUIMALT

Rezoning Application 861 & 863 Esquimalt Road

October 7, 2024

Site Location





Official Community Plan

PROPOSED LAND USE DESIGNATION

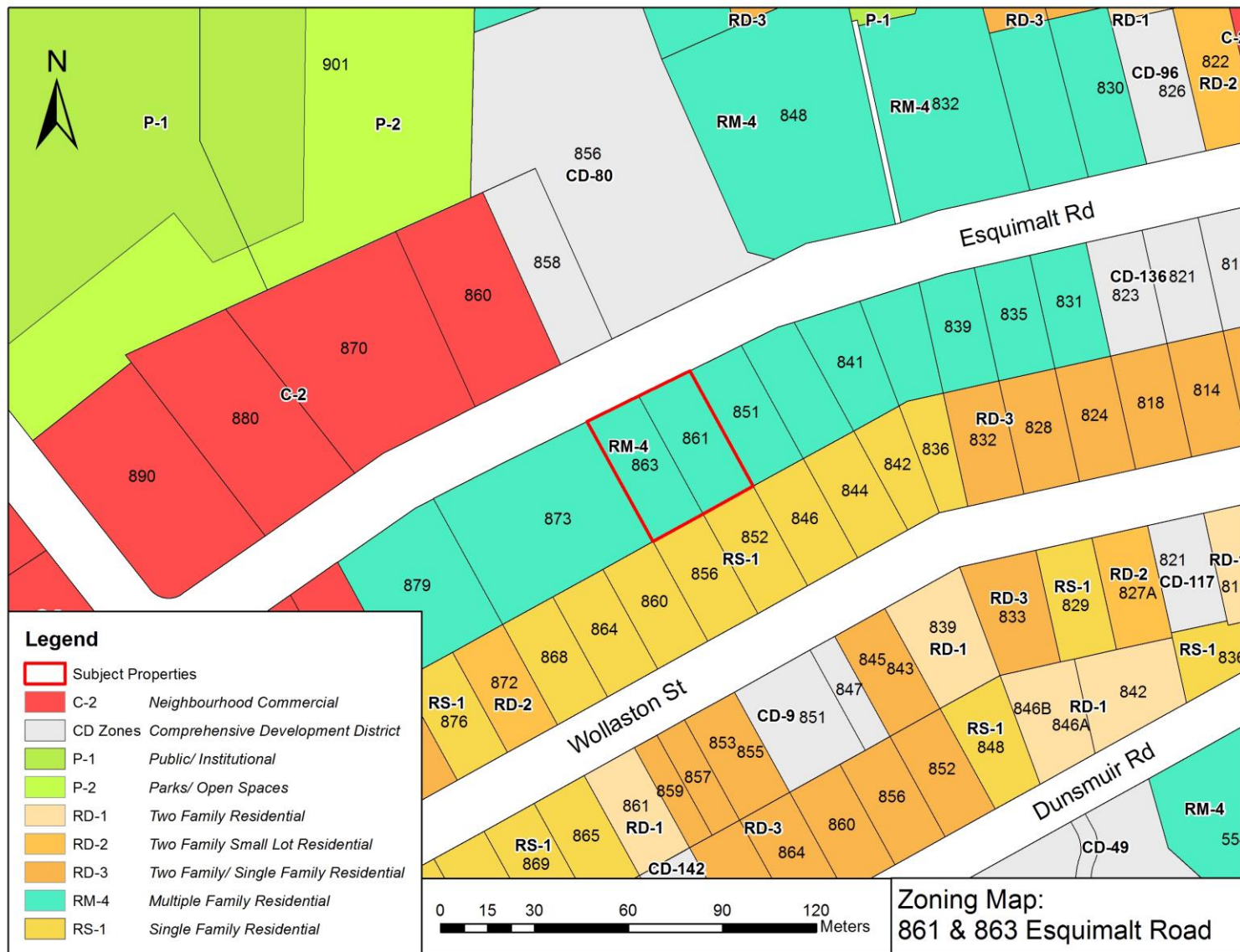
Neighbourhood Commercial
Mixed-Use

PROPOSED HEIGHT

21.4 metres
6 storey

PROPOSED FAR

2.0



Rezoning Application

EXISTING ZONING

Multiple Family Residential [RM-4]

PROPOSED ZONING

Comprehensive Development District [CD No. 158]

Zoning Regulations



DENSITY

- 59 residential units (previously 43)
- Floor Area Ratio of 2.0

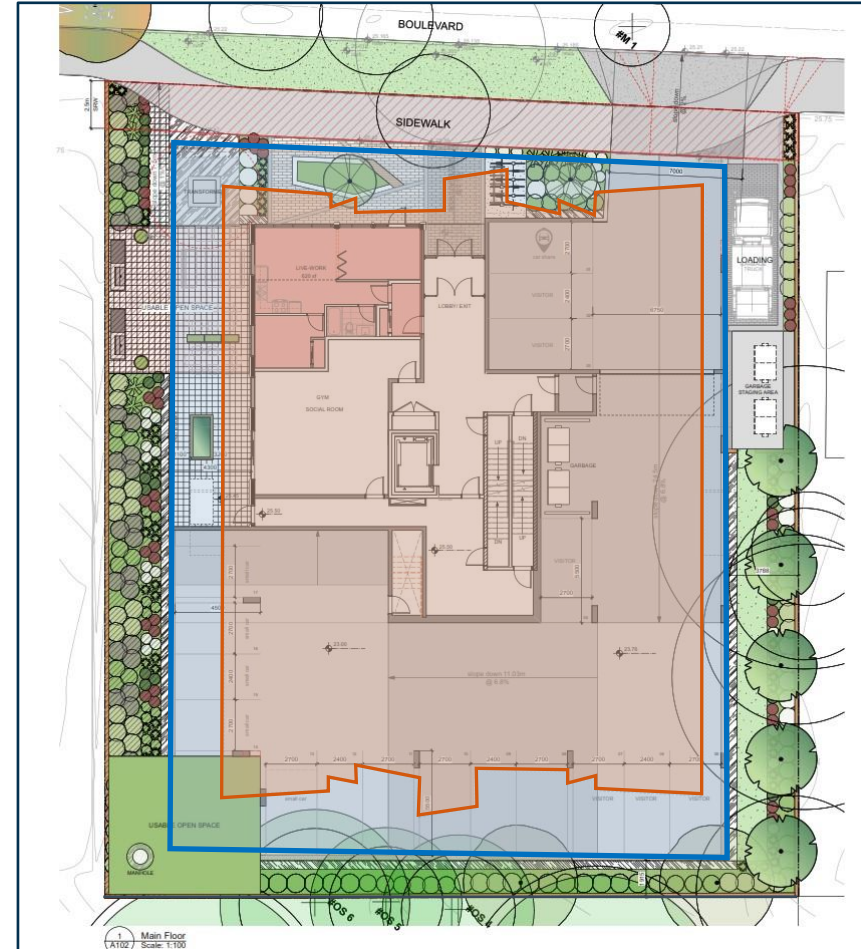
Zoning Regulations



HEIGHT

- 21.4 metres
- 6 storeys

Zoning Regulations

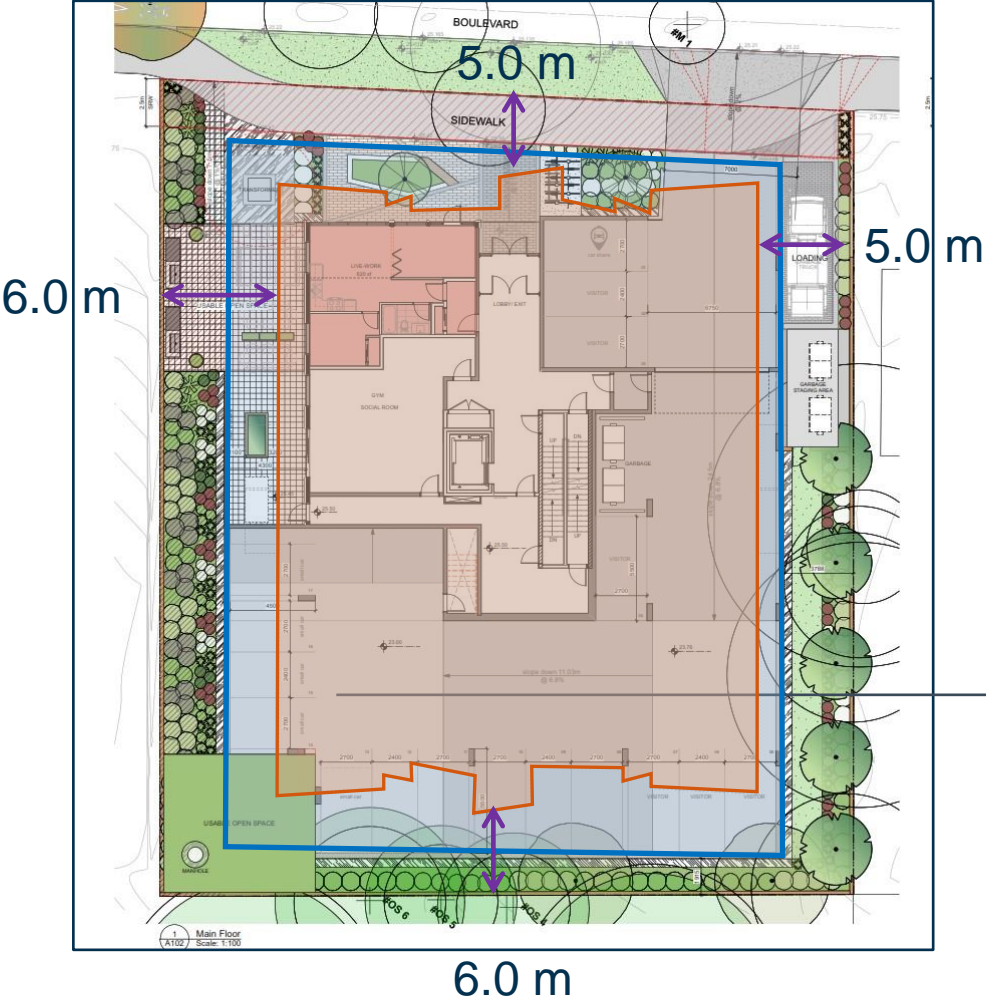


LOT COVERAGE

- Parkade Lot Coverage: 70%
- Building Lot Coverage: 55%

Zoning Regulations

SETBACKS



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The image displays two architectural drawings of a building layout. The left drawing is a site plan showing the building's footprint, surrounding landscape, and parking areas. The right drawing is a detailed floor plan of the building's interior.

Site Plan (Left):

- Building Footprint:** A large, irregularly shaped building with various rooms and a central courtyard.
- Rooms and Areas:**
 - LIBRARY EAST:** Located at the top right of the building.
 - SOCIAL ROOM:** Located in the center of the building.
 - USABLE OPEN SPACE:** A green area at the bottom left of the building.
 - LOADING:** A designated area for loading and unloading.
 - STORAGE AREA:** A designated area for storage.
 - STAIRS:** Multiple staircases are shown throughout the building.
 - ENTRY:** The main entrance to the building.
- Surrounding Landscape:** The building is surrounded by a sidewalk, trees, and landscaping.
- Dimensions:** Various dimensions are provided for the building and surrounding areas.

Floor Plan (Right):

- Building Footprint:** A detailed view of the building's interior layout.
- Rooms and Areas:**
 - LIBRARY EAST:** A large room at the top right, containing bookshelves and a reading area.
 - SOCIAL ROOM:** A large room in the center, containing a fireplace and a large table.
 - USABLE OPEN SPACE:** A green area at the bottom left of the building.
 - LOADING:** A designated area for loading and unloading.
 - STORAGE AREA:** A designated area for storage.
 - STAIRS:** Multiple staircases are shown throughout the building.
 - ENTRY:** The main entrance to the building.
- Dimensions:** Various dimensions are provided for the rooms and areas.

- 44 parking spaces
 - Includes 6 visitor spaces
- 0.74 parking spaces per dwelling unit (previously 1.02 parking spaces/unit)

S. 219 Covenant



- Lot consolidation
- Minimum of Two 3-bedroom dwelling units
- Construction to Step 3 of the BC Energy Step Code

S. 219 Covenant

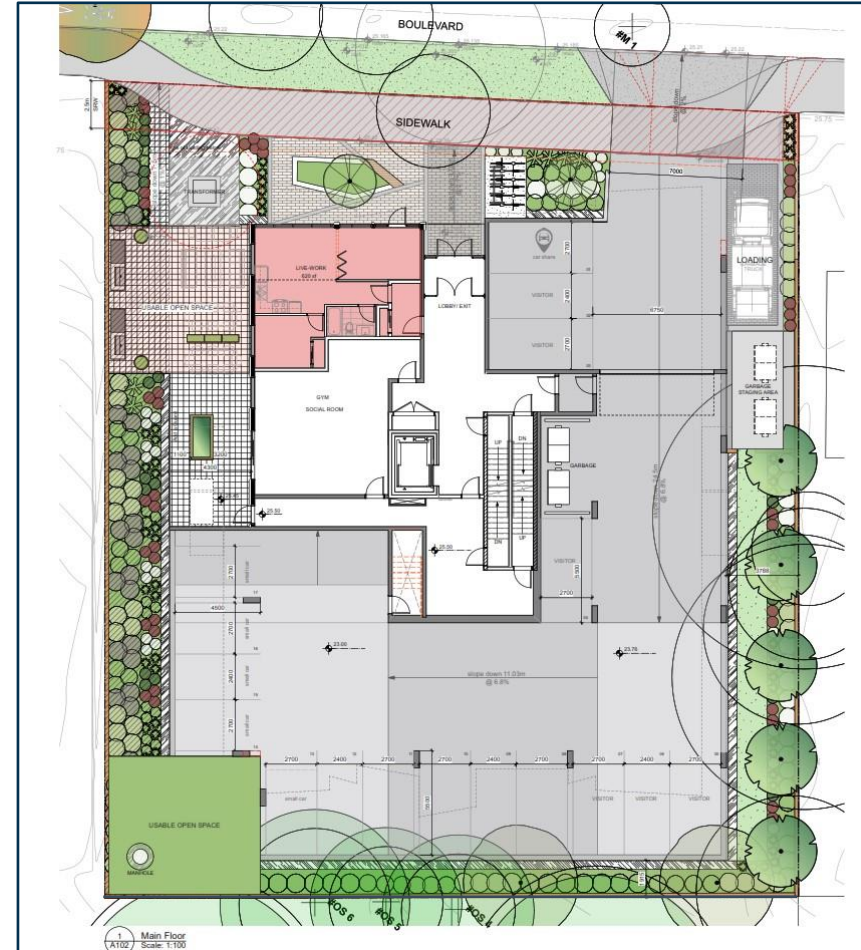


- Memberships for a shared vehicle organization for all the units with a parking space for a shared vehicle
- Minimum of 6 visitor parking spaces
- A minimum of 50% of the bicycle parking spaces to include an electrical outlet

S. 219 Covenant

- Cash contribution equivalent to the cost for the reduction of rain and ground water inflow and infiltration into the sanitary system
- Provision of \$25,000 for a traffic island at an alternate location
- Provision of \$50,000 for a crosswalk signals upgrade

S. 219 Covenant



- Registration of a 2.5-metre statutory right of way along Esquimalt Road
- Registration of a right of way for the storm drain main

Summary of Changes

- 43 residential units → 59 units
- Inclusion of 1 live work unit
- 8 (Eight) → 2 (Two) 3-bedroom units
- Parking ratio: 1.02 → 0.74
- Inclusion of 1 dedicated parking space for a shared vehicle

Questions

