842 Carrie Street

Bylaw No. 3005 – OCP Amendment

Bylaw No. 3006 – Zoning Amendment

Township of
ESQUIMALT

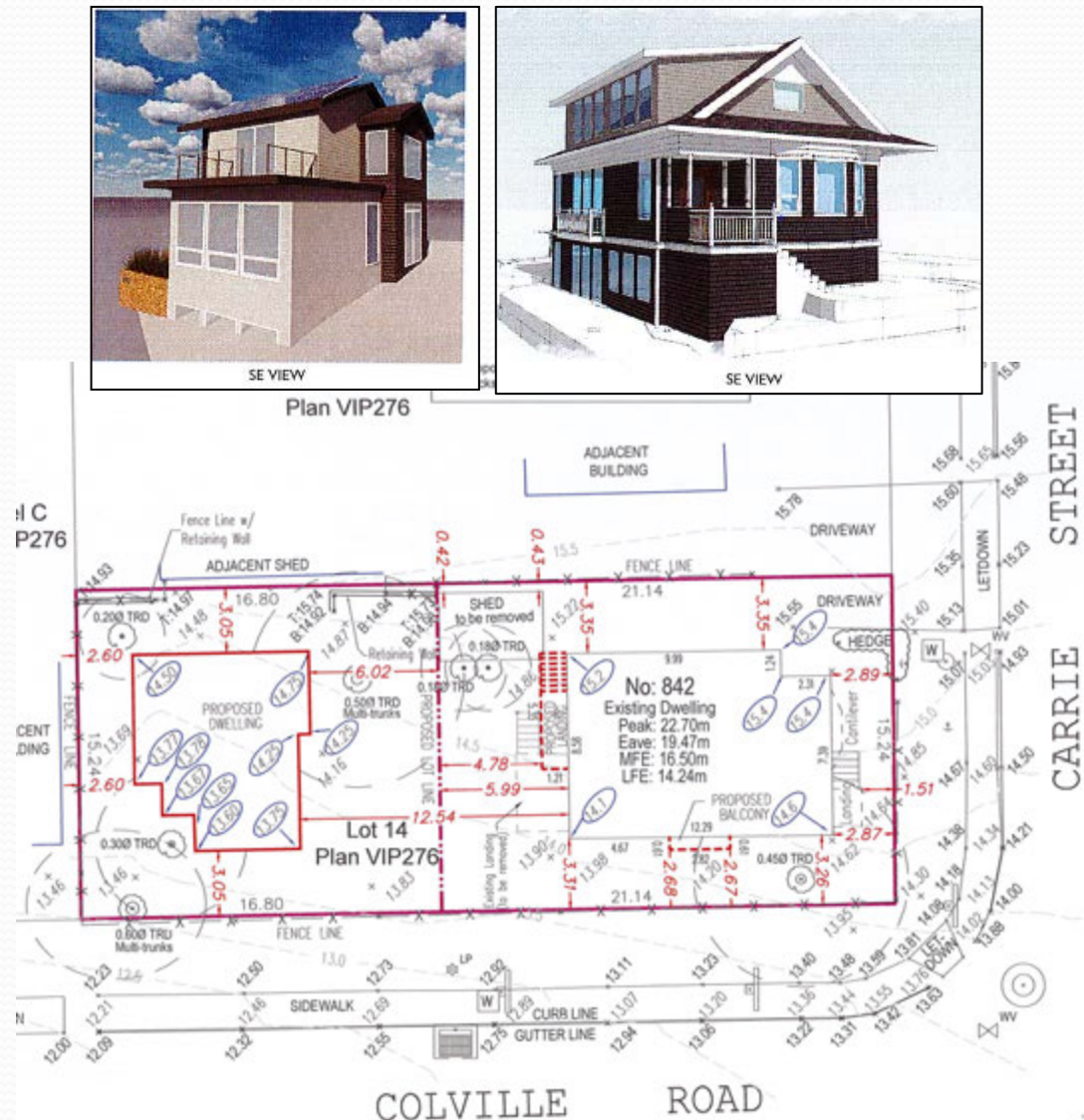# Site Location

- Intersection of Carrie Street and Colville Road, north of Esquimalt High School
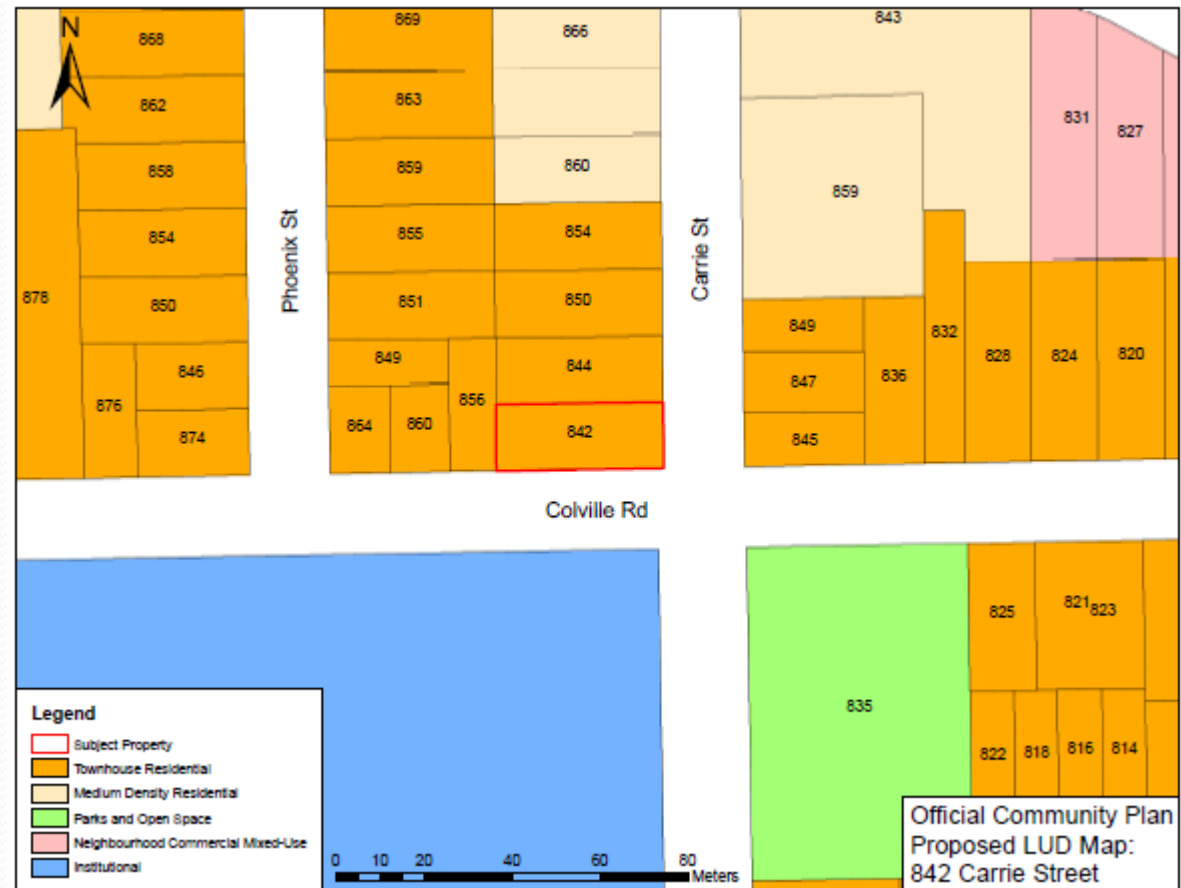
- Neighbourhood of mixed residential housing types

482 Carrie Street - air photo

Proposal

- Subdivide a Single Family zoned parcel

- Keep and extensively renovate an existing house

- Add a new four bedroom house

OCP Amendment - Bylaw No. 3005

- Present Designation = Low density residential

- Proposed Designation = Townhouse residential

- Development Permit Area aligns with the proposed so requires OCP amendment

Official Community Plan Proposed LUD Map: 842 Carrie Street
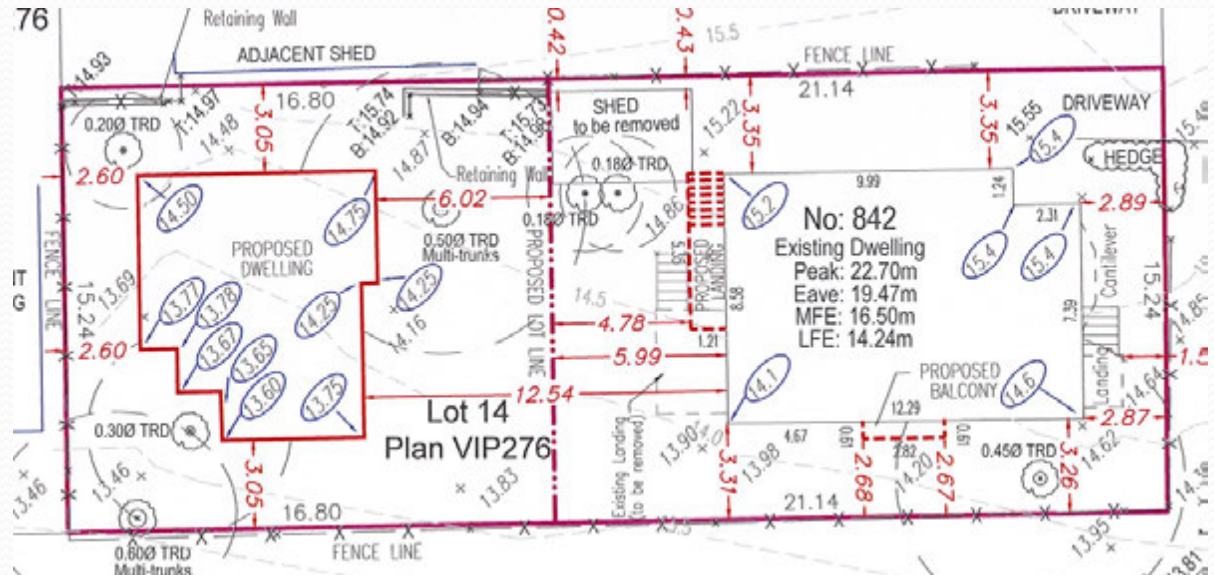
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Zoning Amendment Bylaw No. 3006

- Zoning Amendment Bylaw No. 3006 would create Comprehensive Development District zone No. 133.

- Designed for the proposed concept plan

- Allows for:
  - Two (2) Single Family Residential houses
  - Secondary Suites
  - Home occupations, boarding, and urban hens

Township of
ESQUIMALT

CD No. 133

- Provides for future subdivision with Site A and Site B

- Site A is the location of the existing house

- Site B is the site of the proposed house

- Lot Coverage
  - Site A < 36%
  - Site B < 27 %

- Floor Area Ratio
  - Site A < 0.52
  - Site B < 0.37
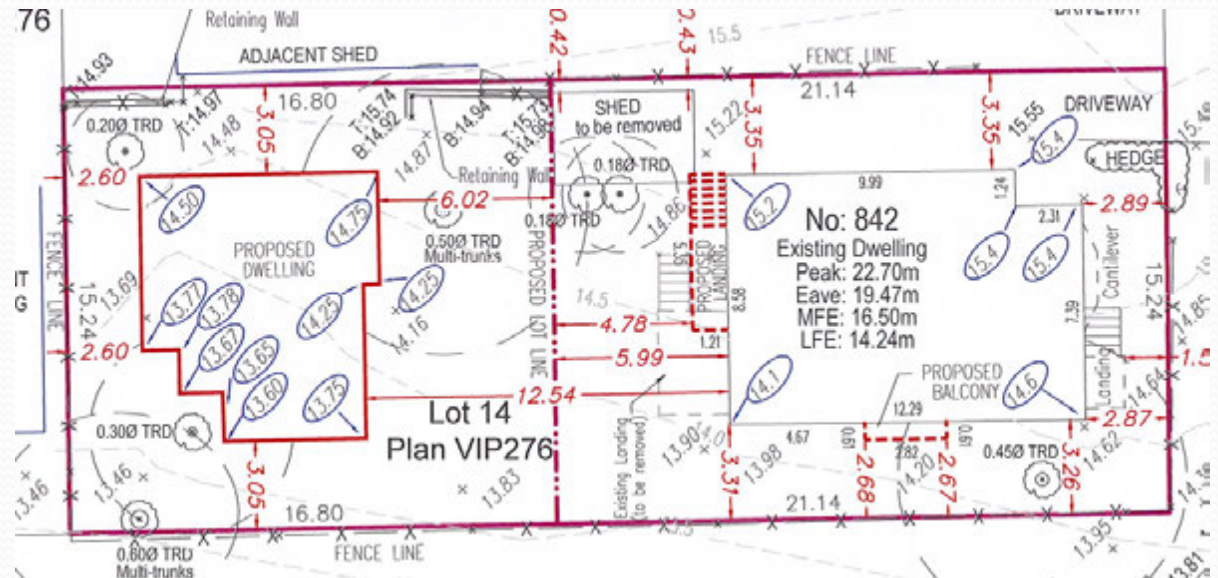
CD No. 133

- **Siting – setbacks**

  ○ **Site A**
    - 2.87 m front setback
    - 5.99 m rear setback
    - 3.35 m interior side (N)
    - 3.26 m exterior (S)
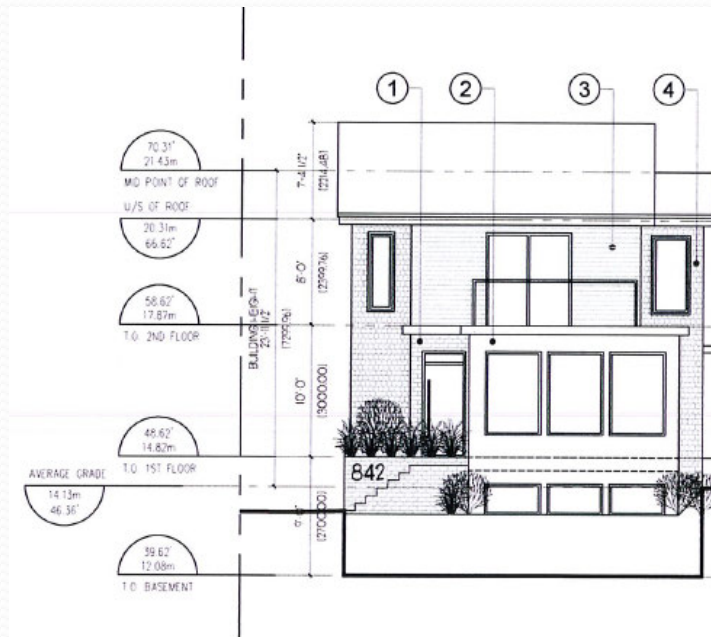   - Siting Exceptions

  ○ **Site B**
    - 3.05 m front setback
    - 3.05 m rear setback
    - 2.6 m interior side (W)
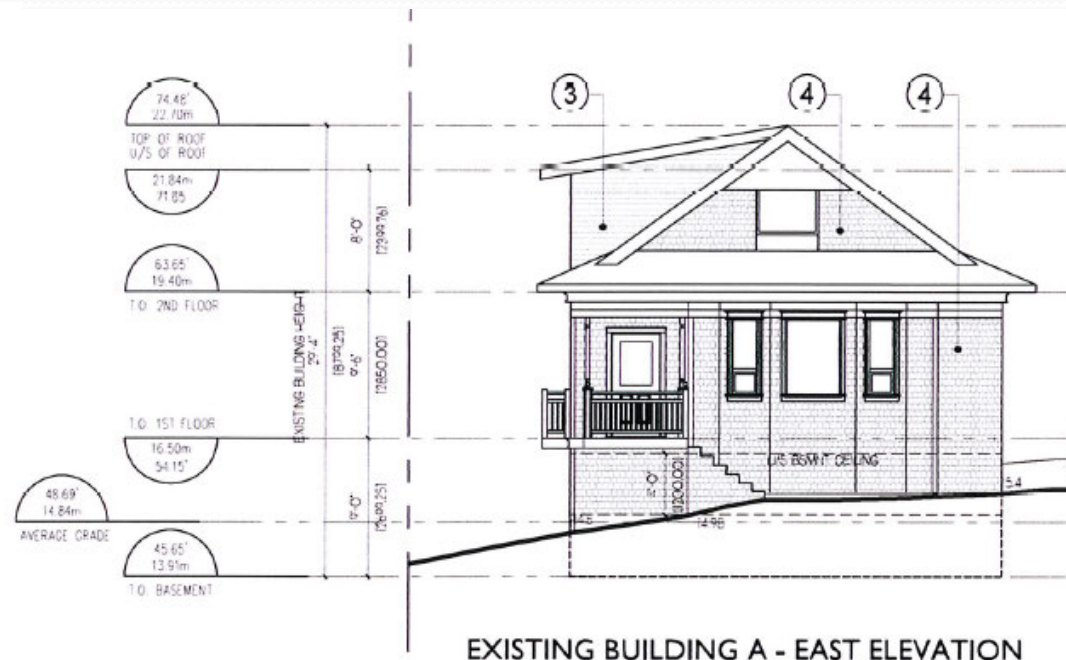   - 3.26 m interior side (E)

CD No. 133

- Height = 7.3 metres

- Height = 7.9 metres

BUILDING B - SOUTH ELEVATION

EXISTING BUILDING A - EAST ELEVATION

Parking

- One space per dwelling unit as per the Parking Bylaw
- No space for future secondary suites

Suggested Section 219 Covenant items

- No secondary suites
- Build the new building and renovate the old building to BC Energy Step Code level 3
- Electric vehicle chargers for each building
- Heat pumps be provided as the primary heating source for both buildings
- The new building would not have a gas connection (fossil fuel heating source)

Questions ?