

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2876

A Bylaw to amend Bylaw No. 2050, cited as the
“Zoning Bylaw, 1992, No. 2050”

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the “*ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2876*”.
2. That Bylaw No. 2050, cited as the “Zoning Bylaw, 1992, No. 2050” be amended as follows:
 - (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

“Comprehensive Development No. 99 (Esquimalt Village Square) CD No. 99”
 - (2) by adding the following text as Section 67.86 (or as other appropriately numbered subsection within Section 67):

67.86 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 99 [CD NO. 99]

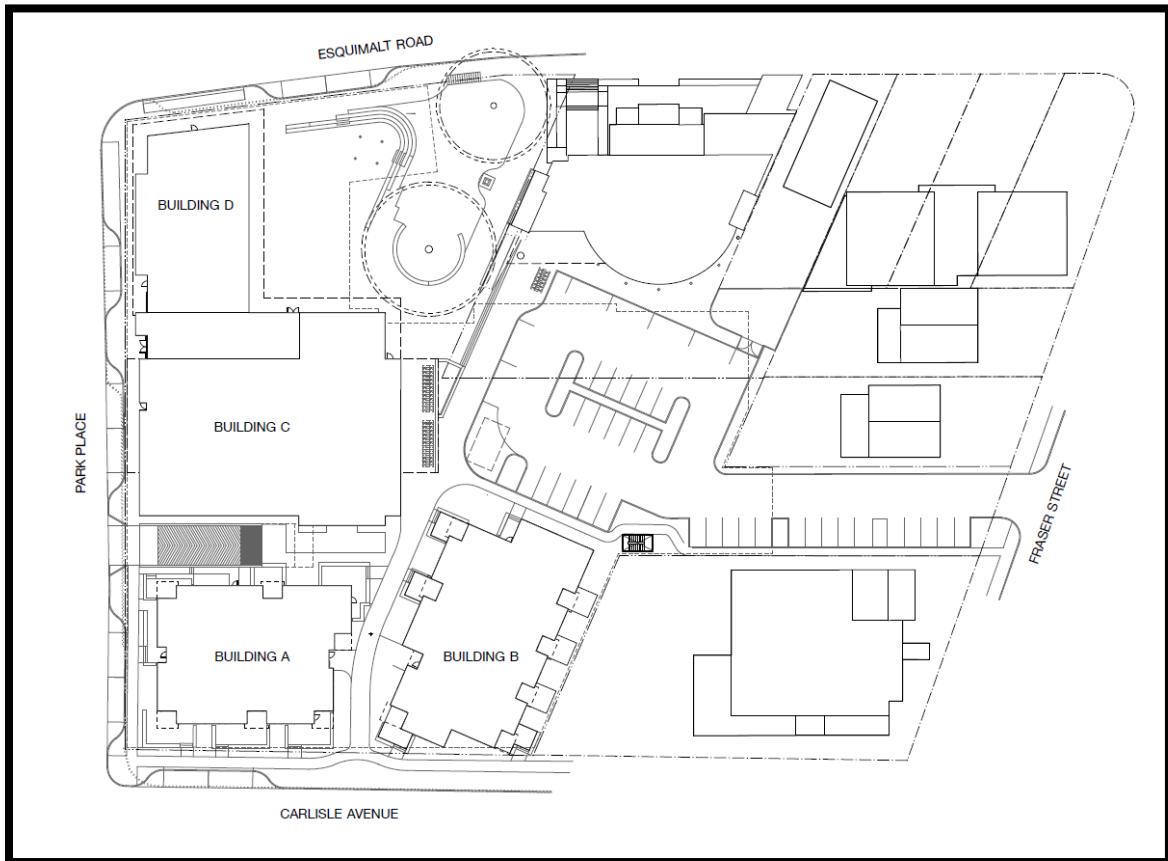
In that Zone designated as CD No. 99 [Comprehensive Development District No. 99] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

1) Permitted Uses

- a. Art Gallery
- b. Arts and Craft Studios excluding Wood and Metal working
- c. Business and Professional Office
- d. Catering Service
- e. Commercial Parking Facility
- f. Conference or Convention Centre
- g. Day Nursery
- h. Dwelling – Multiple Family
- i. Educational Institution
- j. Financial Institution (excluding pay day loan offices)
- k. Group Children’s Day Care Centre
- l. Home Occupation
- m. Laboratory
- n. Library
- o. Licensed Liquor Establishment including Brew Pub

- p. Liquor Store
- q. Personal Service Establishment
- r. Printing Establishment
- s. Retail Store
- t. Restaurant
- u. Veterinary Service

2) Key Map



3) **Maximum Floor Areas for Buildings**

Building “A”

| Floor | Maximum Floor Area (m²) |
|--------------|---|
| Level 1 | 480 |
| Level 2 | 490 |
| Level 3 | 490 |
| Level 4 | 490 |
| Level 5 | 355 |
| Level 6 | 350 |
| Roof | 45 |
| Total | 2700 |

Building “B”

| Floor | Maximum Floor Area (m²) |
|--------------|---|
| Level 1 | 535 |
| Level 2 | 575 |
| Level 3 | 575 |
| Level 4 | 575 |
| Level 5 | 425 |
| Level 6 | 425 |
| Roof | 40 |
| | 3150 |

Building “C”

| Floor | Maximum Floor Area (m²) |
|-----------------------------------|---|
| Level 1 (Library) | 1280 |
| Level 1 (Community Meeting Space) | 130 |
| Level 2 | 850 |
| Level 3 | 850 |
| Level 4 | 850 |
| Level 5 | 850 |
| Total | 4810 |

Building "D"

| Floor | Maximum Floor Area (m²) |
|--------------|---|
| Level 1 | 450 |
| Level 2 | 500 |
| Level 3 | 500 |
| Level 4 | 500 |
| Level 5 | 500 |
| Level 6 | 350 |
| Roof | 050 |
| Total | 2850 |

| Parkade | Maximum Floor Area (m²) |
|----------------|---|
| Level 1 | 1,100 |

4) **Floor Area Ratio**

The Floor Area Ratio for the site shall not exceed 1.9.

5) **Minimum Dwelling Unit Size**

| Building | Minimum Dwelling Unit Size (m²) |
|-----------------|---|
| A | 40 |
| B | 40 |
| C | 40 |
| D | 40 |

6) **Maximum Number of Dwelling Units**

| Building | Maximum Number of Dwelling Units |
|-----------------|---|
| A | 32 |
| B | 37 |
| C | 0 |
| D | 32 |
| Total | 101 |

7) **Minimum Commercial Floor Area**

(a) The minimum Floor Area dedicated to Commercial Uses in Building D shall not be less than 390 square metres located on the first storey.

8) **Maximum Building Height**

| Building | Height From Grade |
|-----------------|--------------------------|
| A | 25.5 m |
| B | 25.5 m |
| C | 26.5 m |
| D | 26.8 m |

9) **Maximum Lot Coverage**

All principal structures except the parkade shall have a maximum site coverage of 50%.

10) **Siting Requirements**

| Building | Esquimalt Road | Park Place | Carlisle Avenue | Internal Lot Lines |
|-----------------|-----------------------|-------------------|------------------------|---------------------------|
| A Level 1 | N/A | 2.5 | 2.5 | N/A |
| A Level 2 | N/A | 4.0 | 2.5 | N/A |
| A Level 3 | N/A | 4.0 | 2.5 | N/A |
| A Level 4 | N/A | 4.0 | 2.5 | N/A |
| A Level 5 | N/A | 4.0 | 5.0 | N/A |
| A Level 6 | N/A | 5.0 | 5.0 | N/A |
| A Roof | N/A | 5.0 | 5.0 | N/A |
| <hr/> | | | | |
| B Level 1 | N/A | N/A | 0.0 | 2.5 |
| B Level 2 | N/A | N/A | 0.0 | 2.5 |
| B Level 3 | N/A | N/A | 0.0 | 2.5 |
| B Level 4 | N/A | N/A | 0.0 | 2.5 |
| B Level 5 | N/A | N/A | 0.0 | 2.5 |
| B Level 6 | N/A | N/A | 2.5 | 2.5 |
| B Roof | N/A | N/A | 3.5 | 5.0 |
| <hr/> | | | | |
| C Level 1 | N/A | 0.5 | N/A | 0.5 |
| C Level 2 | N/A | 0.0 | N/A | 0.5 |
| C Level 3 | N/A | 0.0 | N/A | 0.5 |
| C Level 4 | N/A | 0.0 | N/A | 0.5 |
| C Level 5 | N/A | 0.0 | N/A | 0.5 |

| Building | Esquimalt Road | Park Place | Carlisle Avenue | Internal Lot Lines |
|-----------|----------------|------------|-----------------|--------------------|
| D Level 1 | 0.5 | 0.5 | N/A | N/A |
| D Level 2 | 0.5 | 0.5 | N/A | N/A |
| D Level 3 | 0.5 | 0.5 | N/A | N/A |
| D Level 4 | 0.5 | 0.5 | N/A | N/A |
| D Level 5 | 0.5 | 0.5 | N/A | N/A |
| D Level 6 | 0.5 | 0.5 | N/A | N/A |
| D Roof | 2.0 | 2.0 | | |
| <hr/> | | | | |
| Parkade | 0.0 m | 0.0 m | 0.0 m | 0.0 m |

11) **Accessory Buildings**

No accessory building shall be located within 10.0 m of a highway.

12) **Useable Open Space**

The minimum usable open space as defined by the area delineated by Building "D" on the west, Building "C" on the south, the Municipal Hall on the east, and Esquimalt Road to the north shall be 1300 m².

13) **Fencing**

The maximum height of fencing shall be 1.3 m

14) **Off-Street Parking**

| Location | Motor Vehicles | Bicycles |
|-----------------------------------|----------------|----------|
| Underground | 176 | 182 |
| Surface | 39 | 24 |
| Sub Total | 215 | 206 |
| For the use of the Municipal Hall | 15 | 0 |
| Total available to the project | 200 | 206 |

(3) by changing the zoning designation of the following parcel, shown cross-hatched on Schedule 'A', attached hereto, from Town Centre [TC] to CD No. 99 [Comprehensive Development District No. 99]:

- PID 029 – 349 - 311; Lot 1, Section 11, Suburban Lot 40, Esquimalt District, Plan EPP32782

(4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification

effected by this bylaw.

READ a first time by the Municipal Council on the 30 day of May, 2016.

READ a second time by the Municipal Council on the 30 day of May, 2016.

A Public Hearing was held pursuant to Sections 464, 465, 466, and 468 of the *Local Government Act* on the ____ day of ____, 2016.

READ a third time by the Municipal Council on the ____ day of ____, 2016.

ADOPTED by the Municipal Council on the ____ day of ____, 2016.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER

Schedule A

