

874 Fleming Street

Rezoning Application

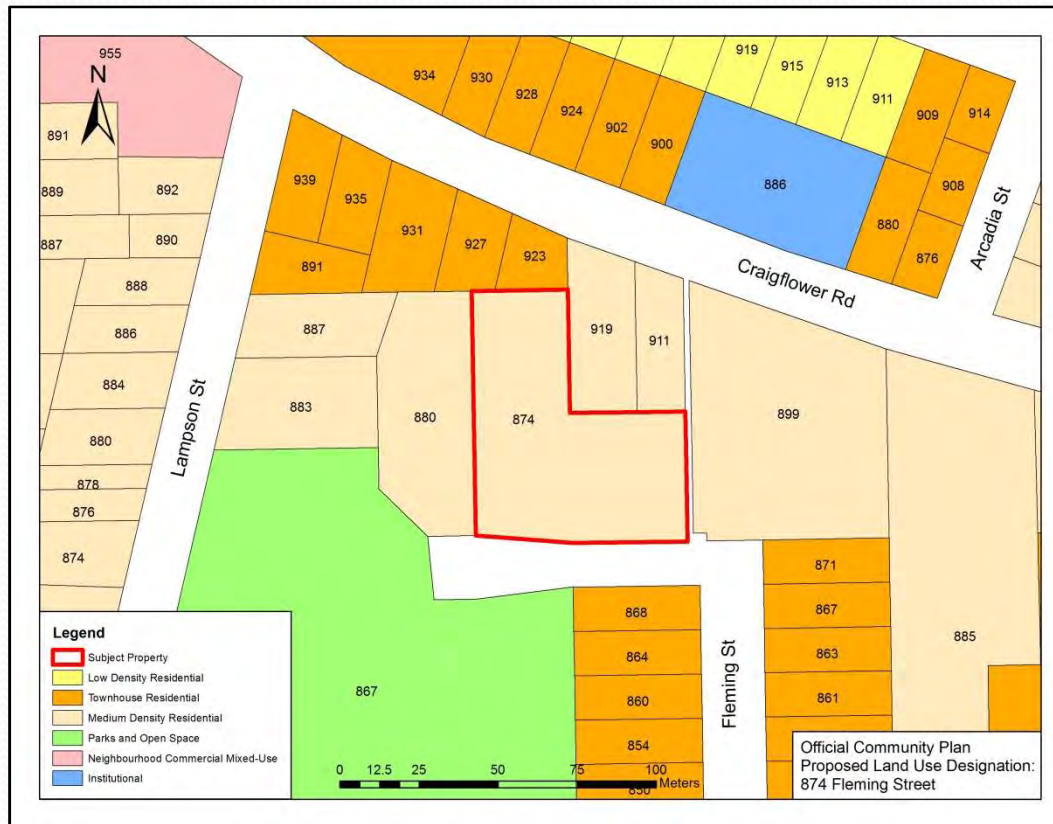


Site Location



Development Services

OCP Land Use Designation



Proposed Land Use Designation:

Medium Density Residential
Floor Area Ratio of up to 2.0
Height up to 6 storeys

Proposed Height:

6 Storeys

Proposed FAR:

2.1 (Density Bonus)



Development Services



Proposed Zoning:
CD No. 130

Zoning Regulations-Height



Zoning Regulations

Lot Coverage:

50% for Building at or above the First Storey

70% for Parking Structure



Zoning Regulations

Setbacks (Closest above Parkade):

Front: 5.5 m

Eastern Interior Side: 4.9 m

East Side: 3.9 m

Rear: 7.4 m

North Side: 6.8 m

West Side: 2.0 m



Township of
ESQUIMALT

Development Services

Zoning Regulations

Usable Open Space:

Provided in the amount of not less than 235 m² (6.0% of the parcel)

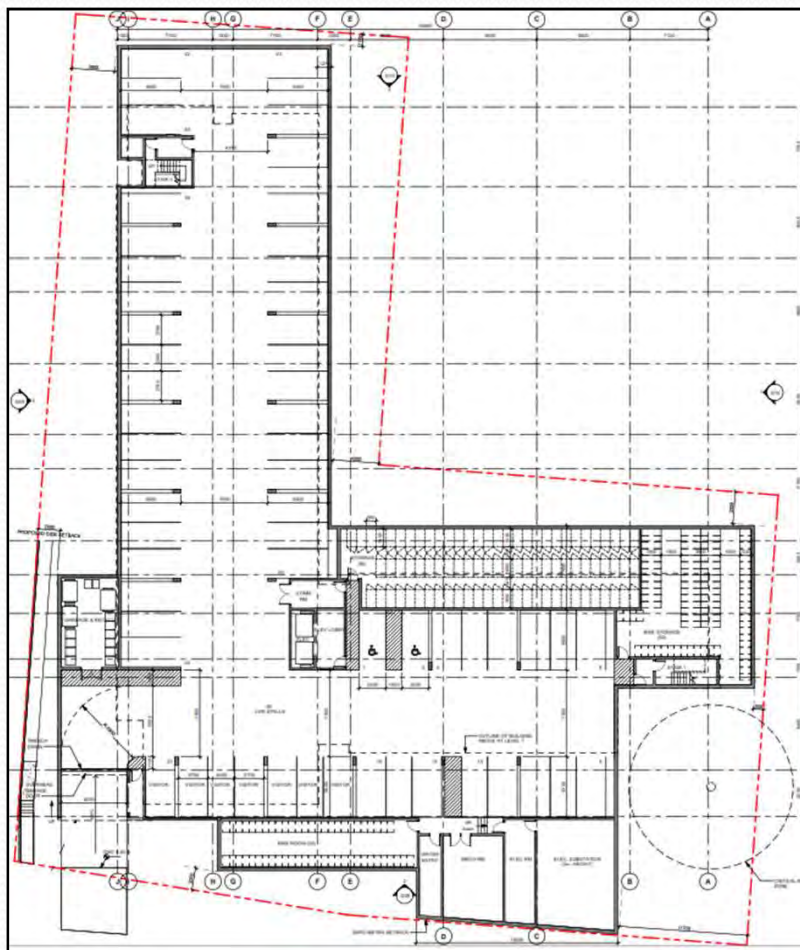


Zoning Regulations

Parking:

67 Parking Spaces (0.48 space unit)

137 Bicycle Parking Spaces (1.0 spaces/unit)



Zoning Regulations-Density

Floor Area Ratio: 2.1

Units: 137



Development Services

Affordable Housing

- Housing Agreement Bylaw No. 2993 presented to Council and read three times November 2, 2020.
- Permanent Affordable Housing.
- 137 affordable dwelling units
 - 35 Studio
 - 67 One-Bedroom
 - 24 Two-Bedrooms
 - 5 Three-Bedrooms
 - 6 Four-Bedrooms
- Mix of Affordable Market Rent; Rent Geared to Income; Deep Subsidy Income Units.



Section 219 Covenant Items

- Construction to achieve BC Energy Step Code, Step 3 [*Step 4 - Subject to Available Funding*].
- Tree Protection provisions to retain the protected, mature Arbutus tree.
- Providing amenity spaces as detailed on the architectural plans stamped “Received June 19, 2020”.



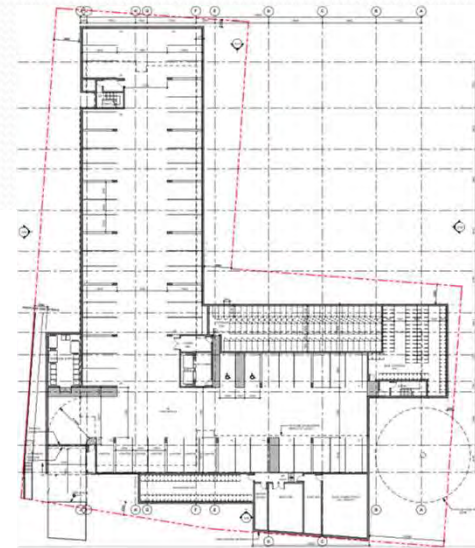
Section 219 Covenant Items

- No subdivision/sale clause [except to BC Housing] to ensure that all 137 units are maintained as long-term residential rentals.
- Prohibition on the use of Natural Gas as an energy source for space heating in the building.



Section 219 Covenant Items

- 13 Visitor Parking spaces and one Loading Space secured for intended uses.
- 7 parking stalls to have Level 1 electric vehicle charging stations; conduit and capacity for remaining 60 spaces.
- Parking and charging for 14 electric scooters and 69 electric bicycles [50% of lockups] .





Development Services