

# 819, 821, 823 Esquimalt Road

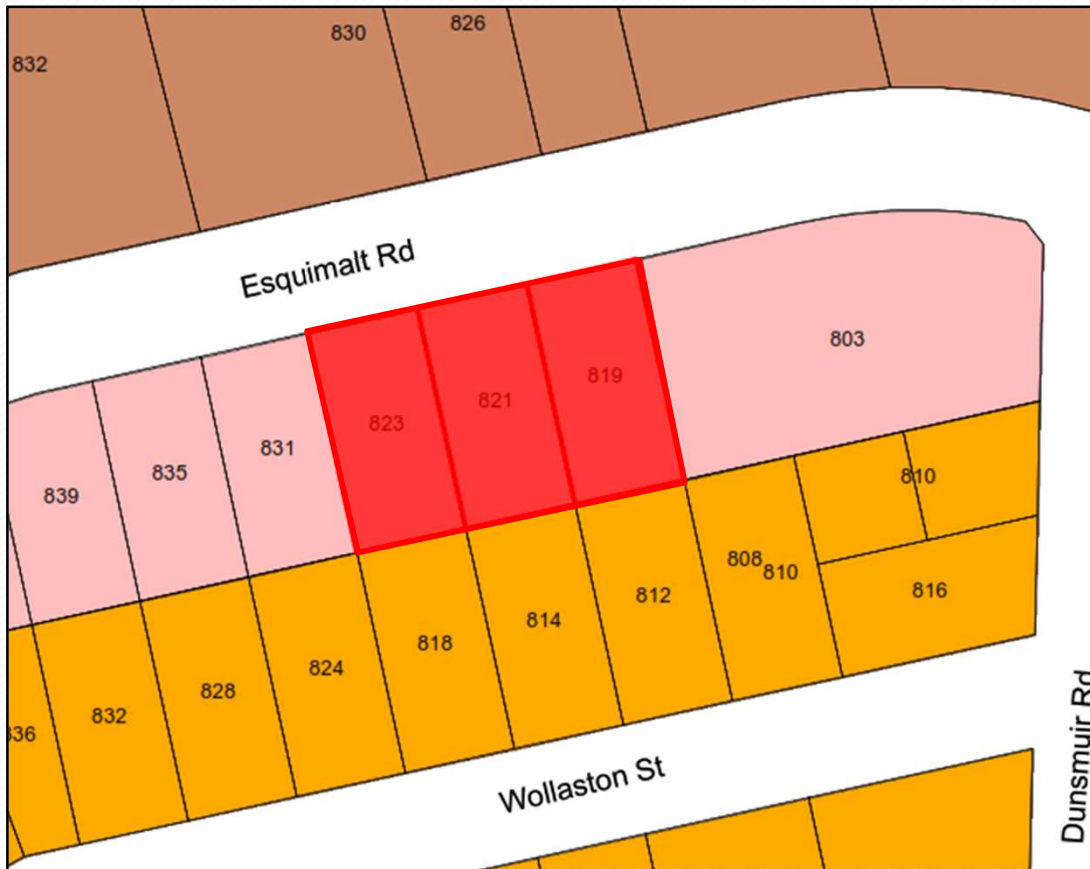
OCP Amendment and Rezoning Application

Township of  
**ESQUIMALT**

# Site Location



# OCP Land Use Designation



## **Proposed Land Use Designation:**

Amend to Commercial/  
Commercial Mixed Use.  
Height up to 12 storeys  
Floor Area Ratio of up to 3.0

## **Proposed Height:**

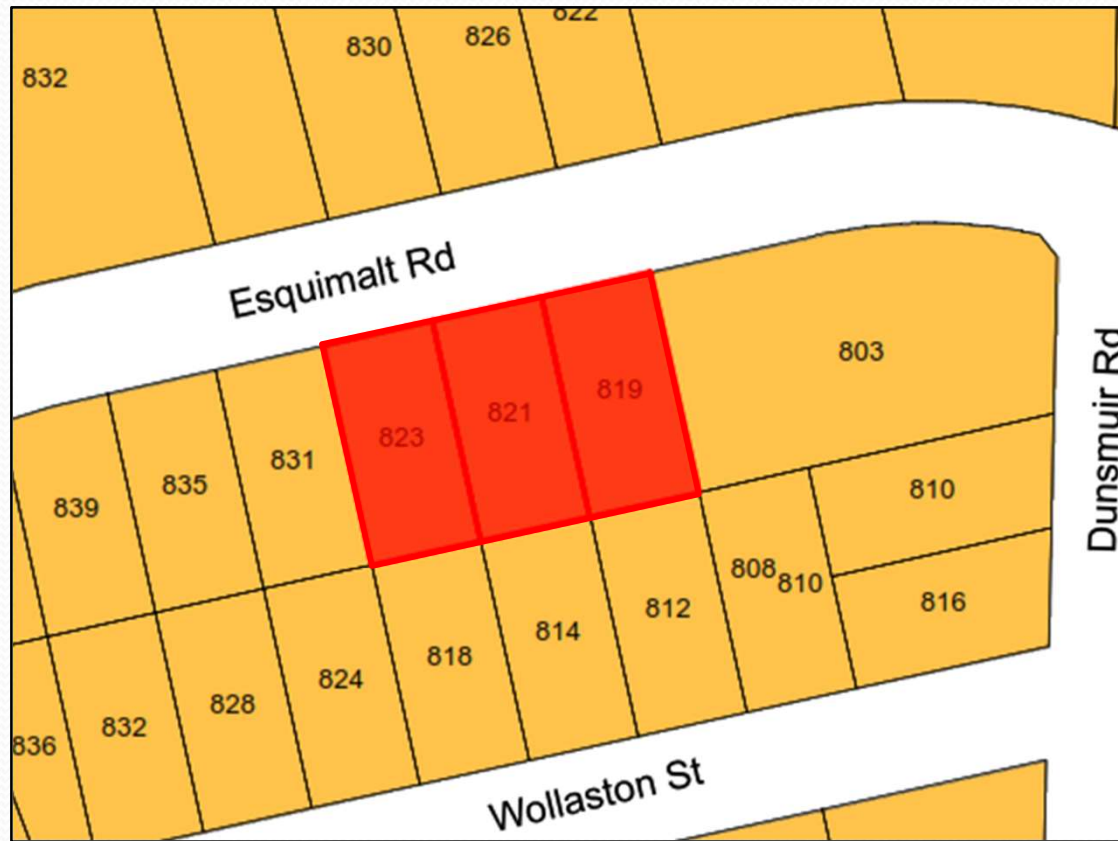
9 Storeys [8 storeys containing  
livable space]

## **Proposed FAR:**

Residential FAR 2.95  
Gross FAR 3.0



# OCP DPA No. 4: Commercial



## Legend

-  Subject Properties
-  1 - Natural Environment - Entire Township
-  4 - Commercial
-  6 - Multi-Family Residential
-  7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township
-  8 - Water Conservation - Entire Township

## Proposed DPA No. 4: Commercial

- Establishes objectives for revitalization of areas in which commercial uses are permitted.
- Establishes objectives for form and character of commercial development.
- Is applicable to high density commercial and mixed commercial/ residential development applications.



# Rezoning to CD No. 136



## Existing Zoning:

RM-4/ C-1

## Proposed Zoning:

CD No. 136



# Zoning Regulations-Height



# Zoning Regulations

## Lot Coverage:

56% for Building from First to Fourth Storey/ 51% above the Fourth Storey

85% for Parking Structure



# Zoning Regulations

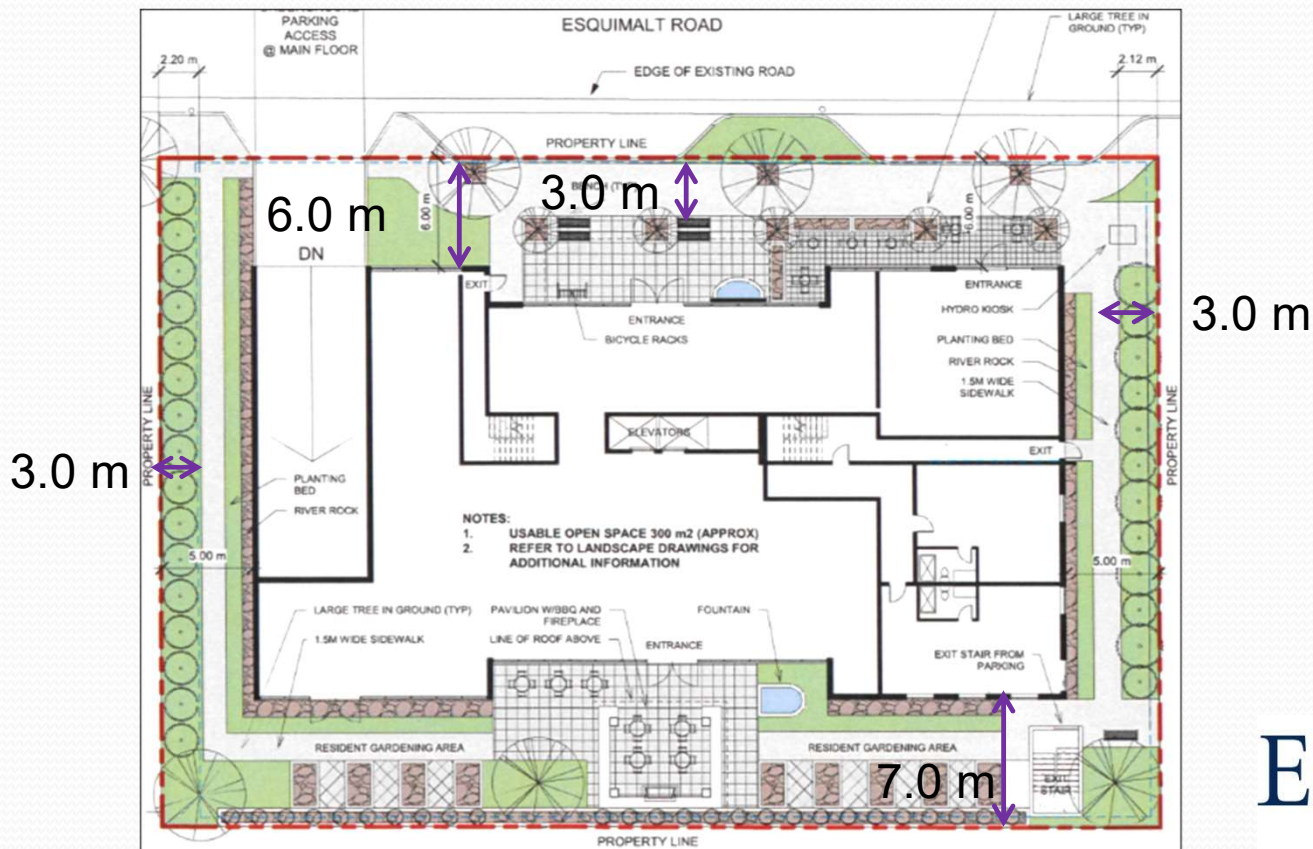
## Setbacks (Closest above Parkade):

Front: 6.0 m/ 8.0 m

Western Interior Side: 3.0 m/ 5.0 m

Eastern Interior Side: 3.0 m/ 5.0 m

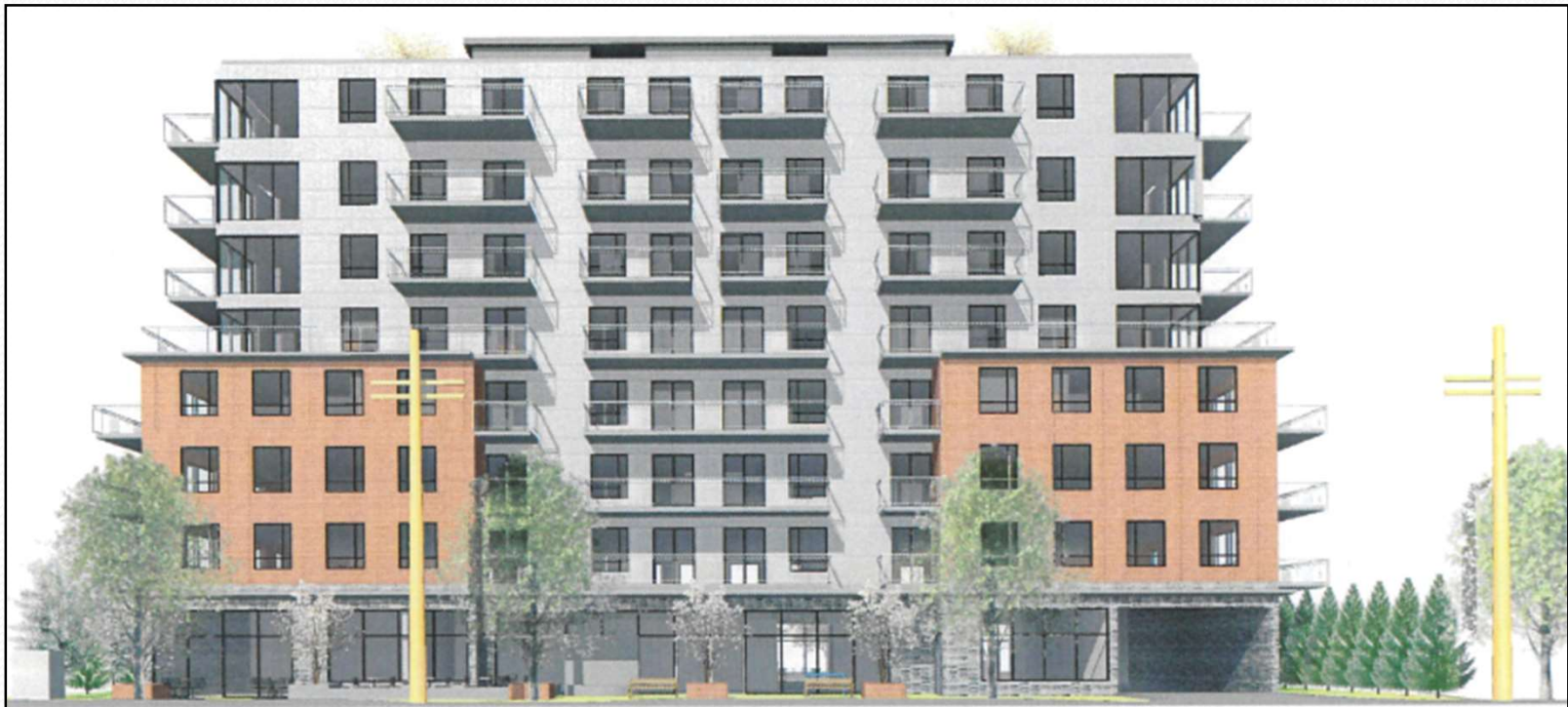
Rear: 7.0 m



# Zoning Regulations-Density

**Floor Area Ratio: 2.95/3.0**

**Units: 92 residential/ 1 commercial**



Township of  
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# Section 219 Covenant Terms

- Granting of Statutory Right of Way [SRW] for 2.0m wide sidewalk and access rights for the Township and the public.
- Installation of not less than 3 street trees including tree wells, grates, and collars installed along parcel frontage.
- Installation of not less than 3 shade/ privacy trees including tree wells, grates, and collars installed along Rear Lot Line.



# Section 219 Covenant Terms

- Prohibition on the use of Natural Gas as an energy source for space heating in the building.
- 12 Visitor Parking spaces and 8 Commercial designated parking spaces secured for intended use.
- Maximum Height and Density of any building on the lands shall be limited to nine [9] storeys with residential FAR of 2.95 located from the 1<sup>st</sup> to the 8<sup>th</sup> storey.
- No subdivision/sale clause to ensure that all 92 units are maintained as seniors oriented residential rental units.

