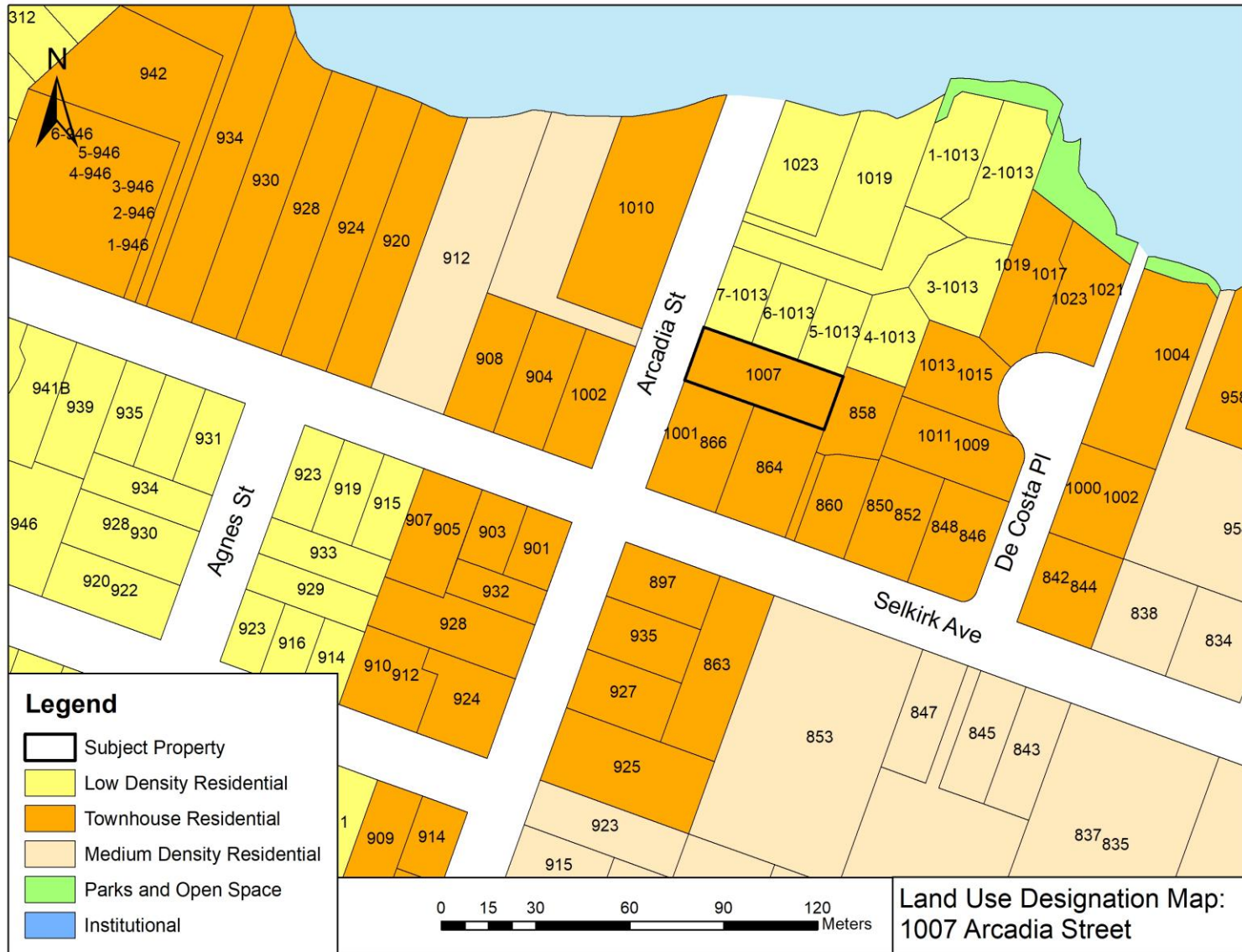


TOWNSHIP OF ESQUIMALT

Rezoning Application 1007 Arcadia Street

Site Location





Official Community Plan

PROPOSED LAND USE DESIGNATION

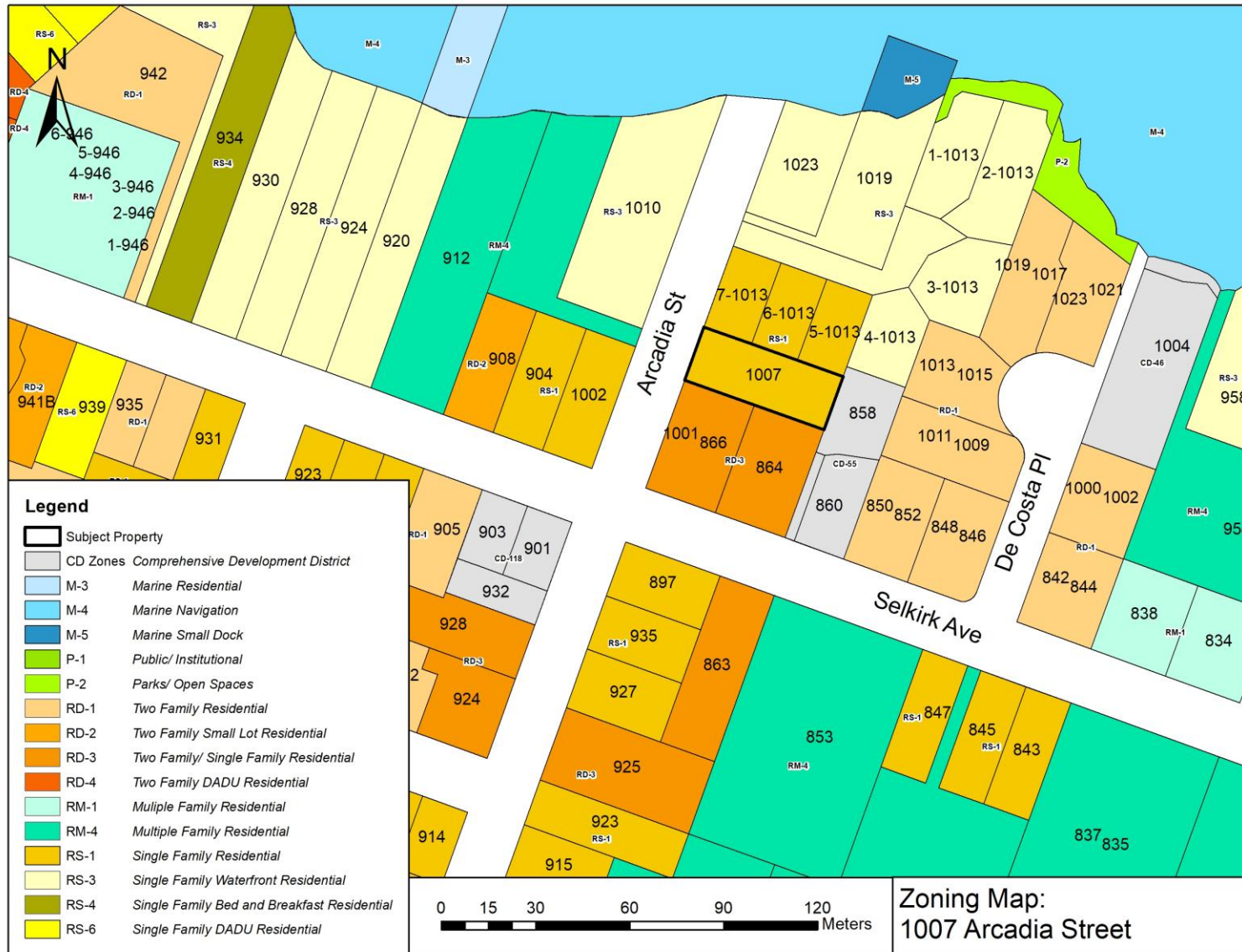
Townhouse Residential

PROPOSAL

6-Unit Townhouse Development

PROPOSED FAR

0.80



Zoning

CURRENT ZONING

Single Family Residential [RS-1] /
[RSM-2]

PROPOSED ZONING

Comprehensive Development
District No. 166

Province of British Columbia's Bill 44

Local governments in British Columbia are required to amend their Zoning Bylaws to accommodate the legislation regarding Small-Scale Multi-Unit Housing.

- For parcels $<280 \text{ m}^2$, up to 3 units
- For parcels $280 \text{ m}^2 - 4050 \text{ m}^2$, up to 4 units

Amendment Bylaw No. 3139

RSM-2 Zone

- Up to 4 residential units
- Up to 2 buildings
- Up to 11.0 metres in height
- Up to 50% of the Area of a Parcel that is less than 1215 m²



Zoning Regulations



DENSITY

- 6 residential units
- Floor Area Ratio of 0.80

Zoning Regulations- Density Bonus Amenity



NON-MARKET RESIDENTIAL UNIT

- 1 non-market residential unit initially sold at 20% below market
- Resale value cannot exceed the previous sale price multiplied by the Core Consumer Price Index for Victoria

Zoning Regulations

HEIGHT



Zoning Regulations

HEIGHT

Outline = Height of 11 metres



11



12



- Orange Outline = Actual Lot Coverage: 43%
- Blue Outline = Lot Coverage of 50%

13



14



Zoning Regulations



PARKING

- 7 Parking Spaces
 - ❖ Includes 1 Visitor Parking Space

Questions

