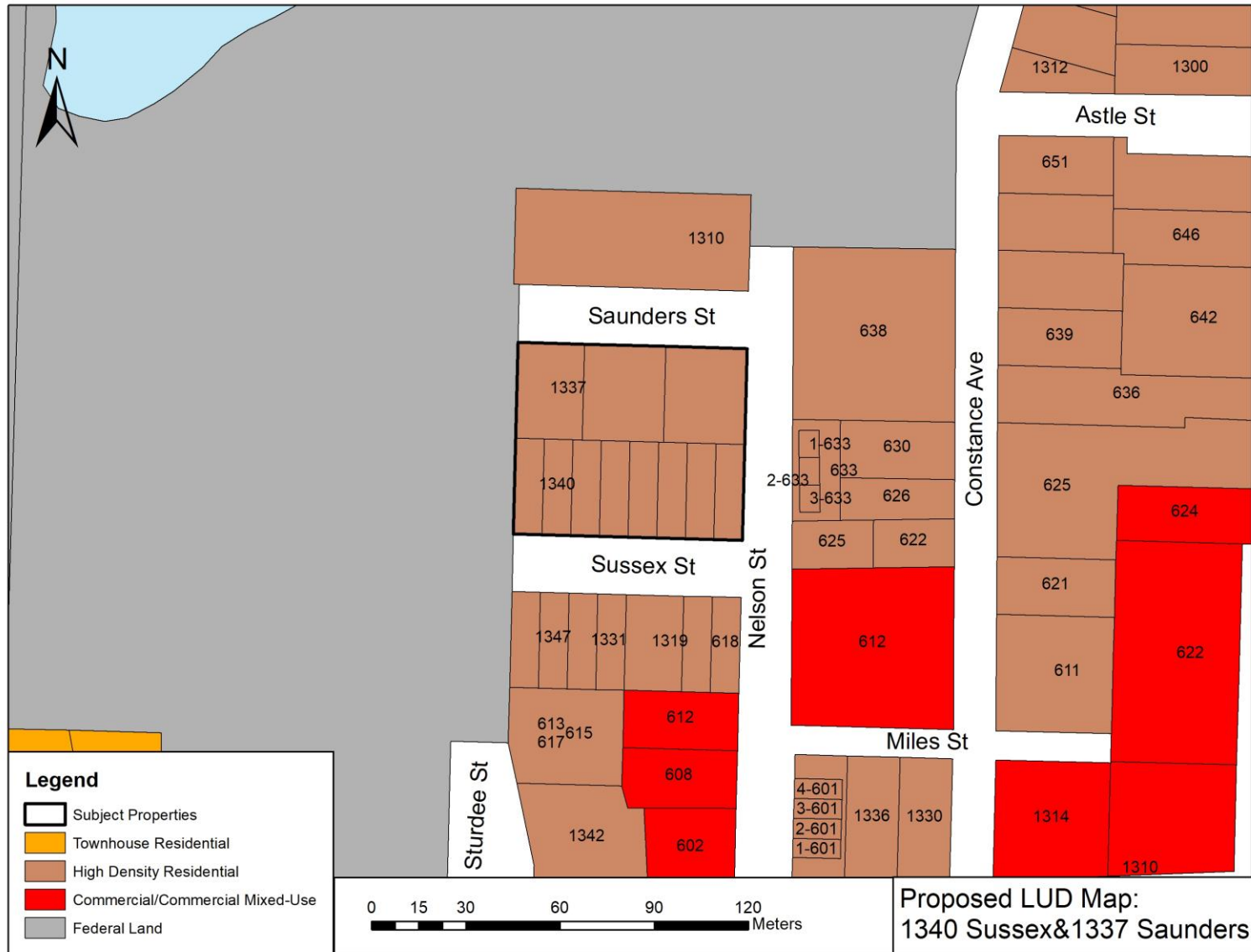


TOWNSHIP OF ESQUIMALT

Official Community Plan Amendment and Rezoning Application 1340 Sussex St and 1337 Saunders St

Site Location





Official Community Plan

PROPOSED LAND USE DESIGNATION

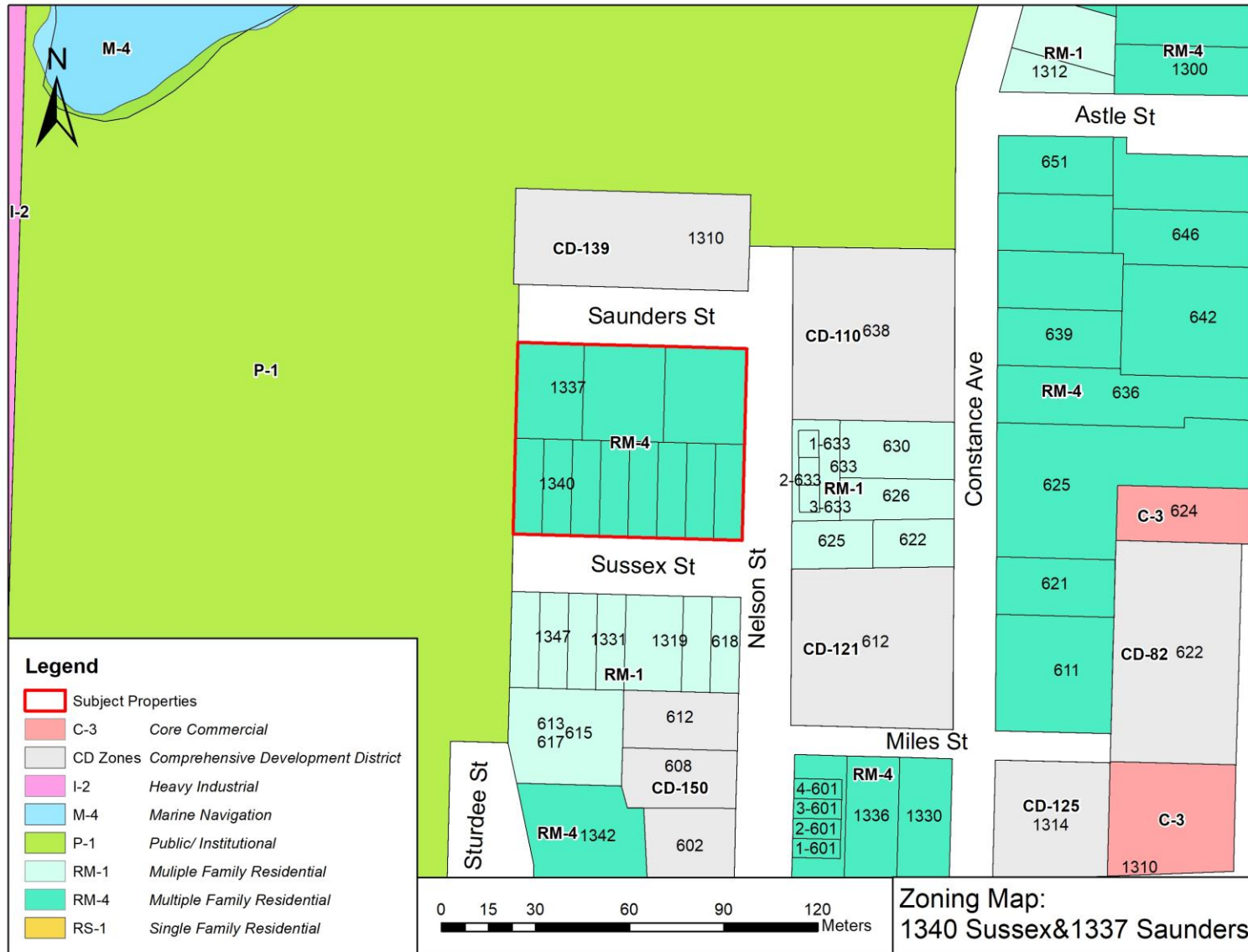
Commercial / Commercial
Mixed-Use - Tall

PROPOSED HEIGHT

63 metres
21 storeys

PROPOSED FAR

4.05



Zoning

PREVIOUS ZONING

Multiple Family Residential [RM-4]

NEW ZONING

Comprehensive Development District [CD No. 167]

Tenant Assistance Policy



1340 Sussex St and 1337 Saunders St

- Compensation
- Moving Expenses
- Relocation Assistance
- Right of First Refusal
- 50% of Eligible Tenants Relocated

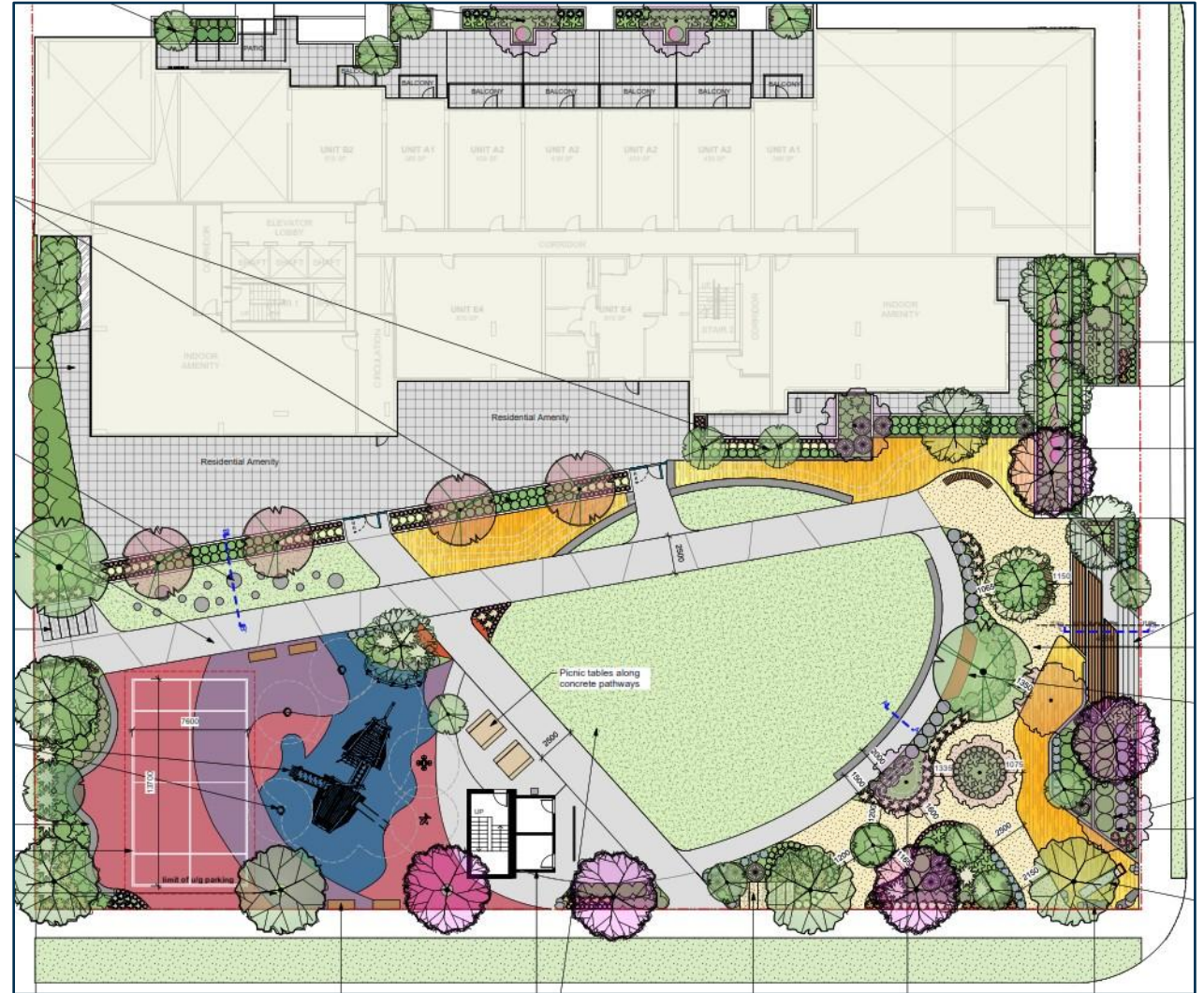
Zoning Regulations



DENSITY

- 335 residential units
- Residential Floor Area Ratio of 4.00
- Floor Area Ratio of 4.05

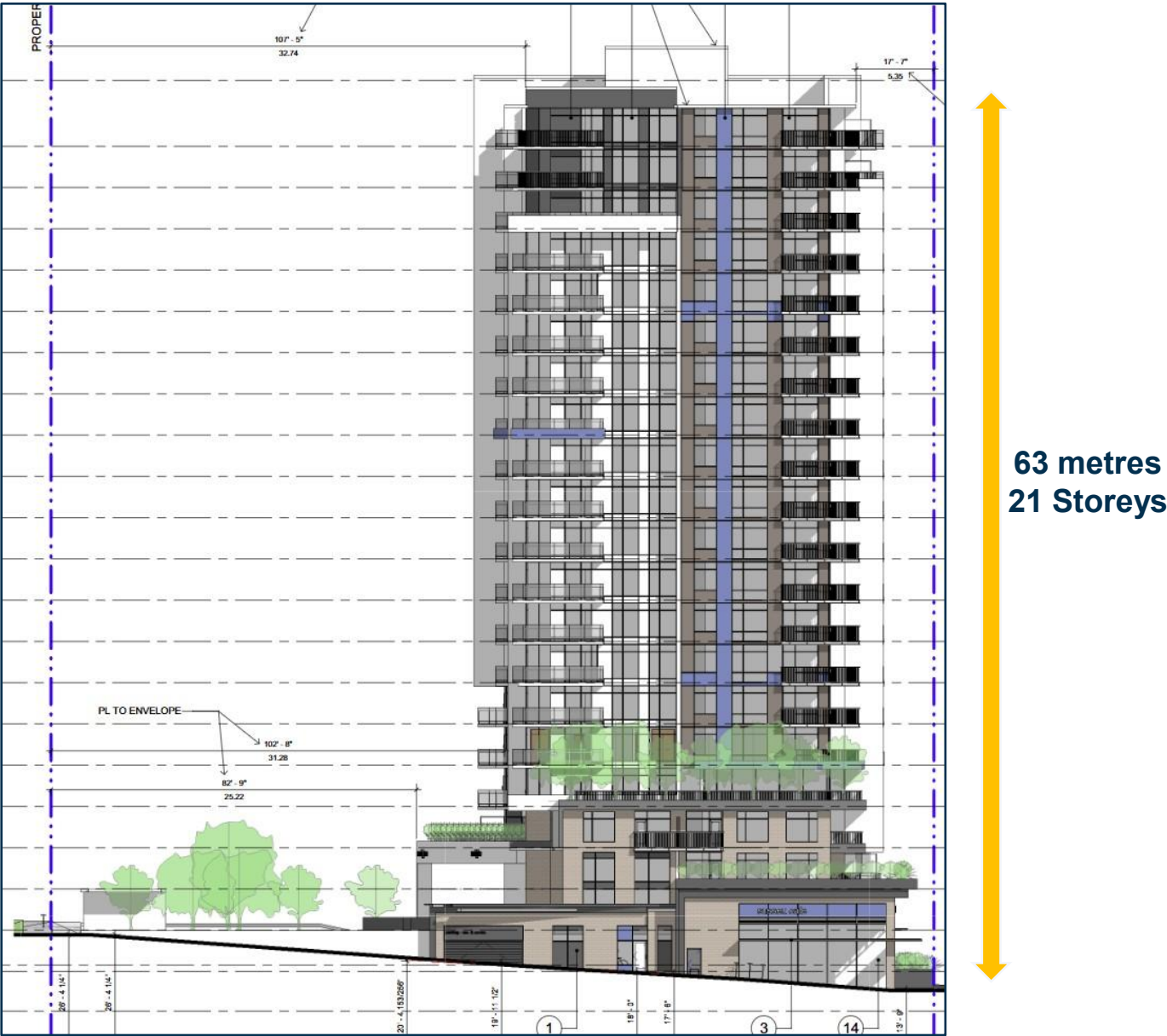
Zoning Regulations – Density Bonus Amenities



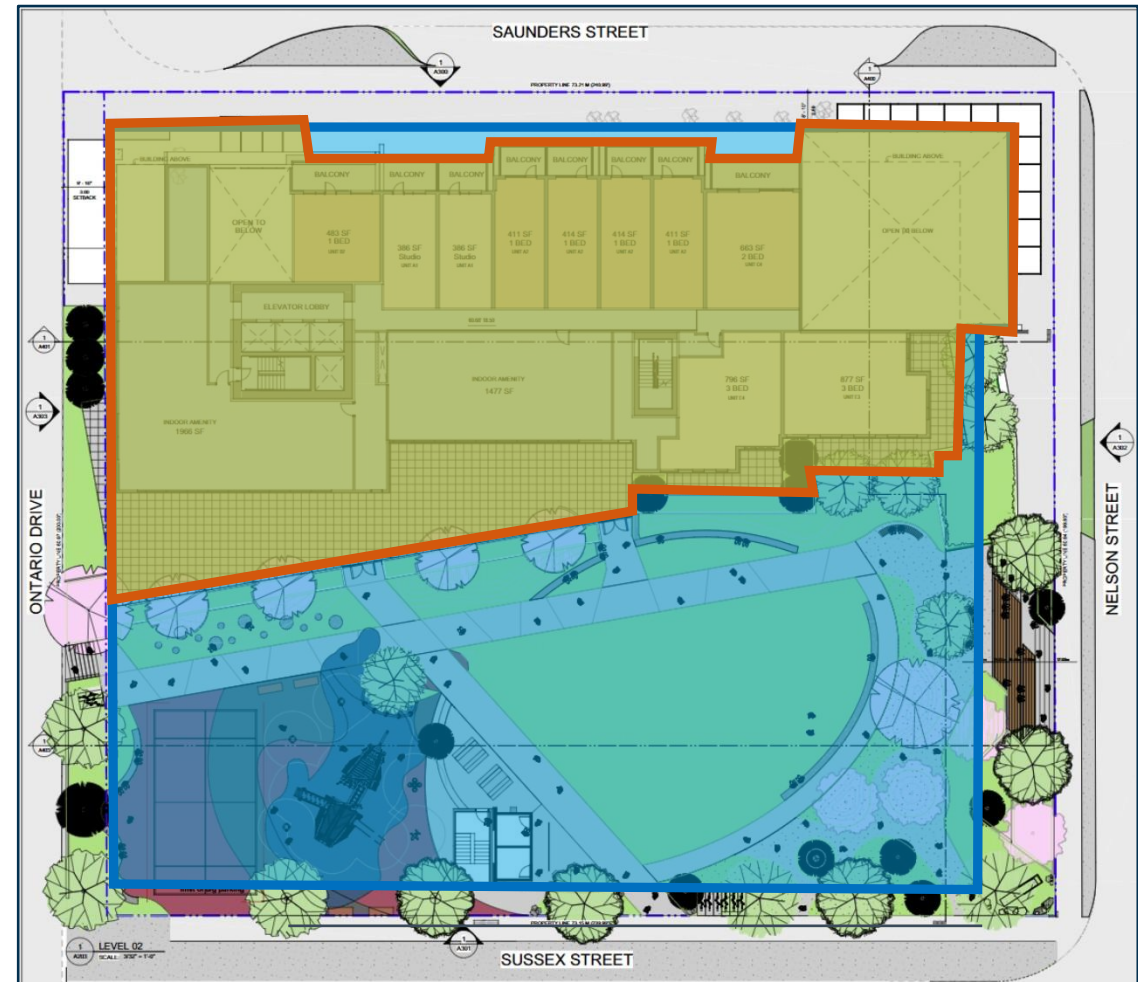
- 1718 m² privately owned publicly accessible open space
- Maintenance of the Park Space in Perpetuity

Zoning Regulations

HEIGHT



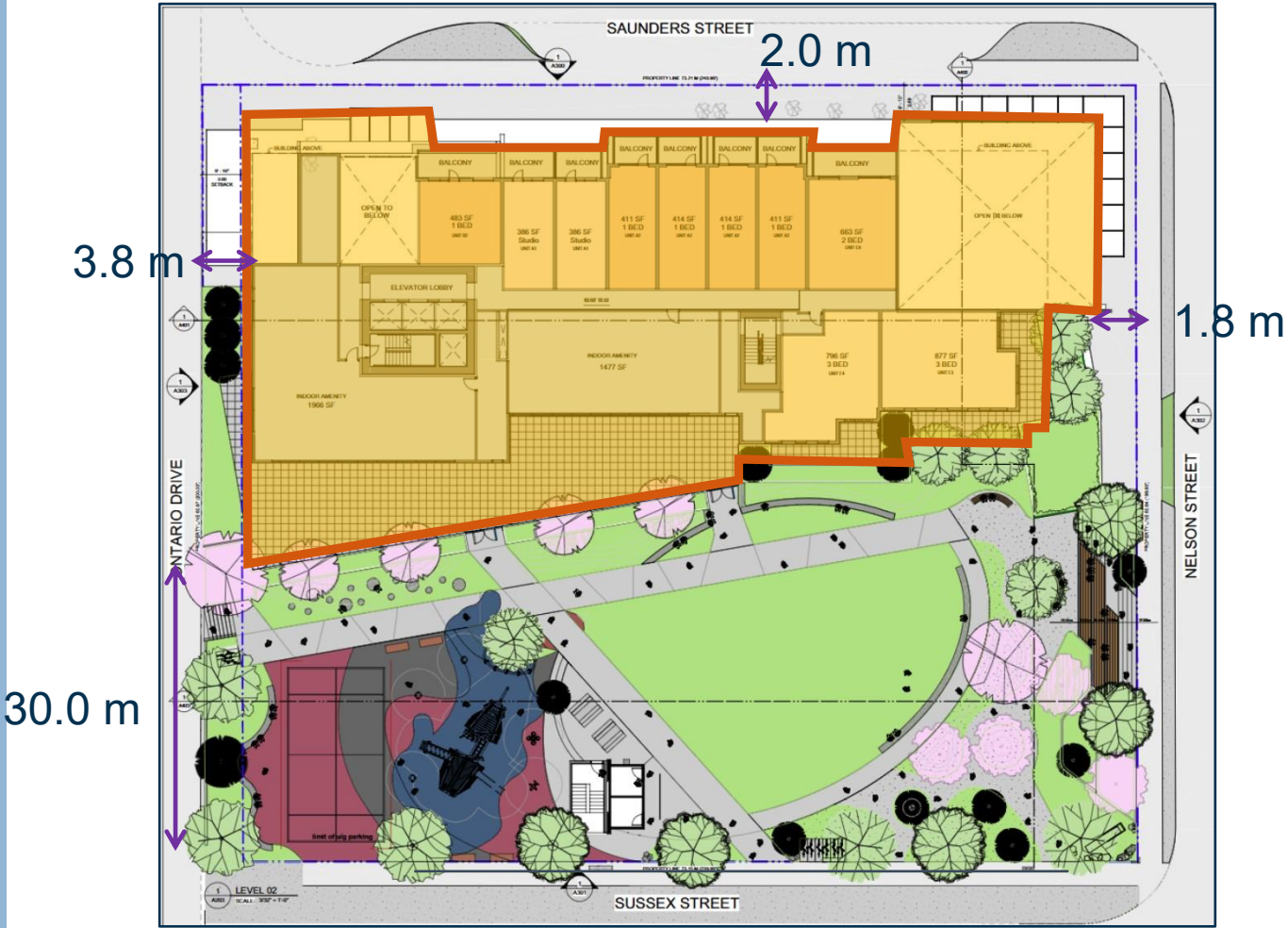
Zoning Regulations



LOT COVERAGE

- Parkade Lot Coverage: 84%
- Building Lot Coverage: 43%

Zoning Regulations



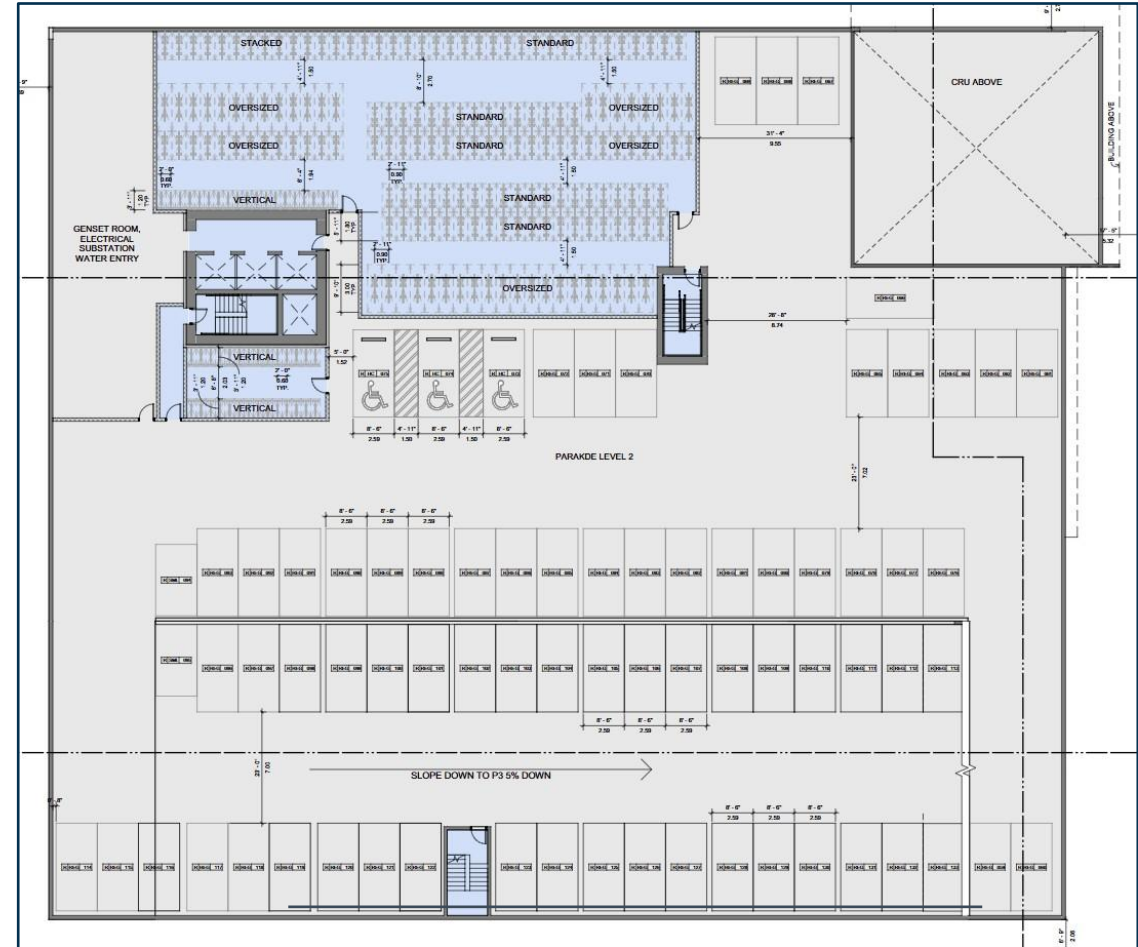
SETBACKS

Transportation Demand Management Strategies



- Memberships for a shared vehicle organization for all the units
- Shared Vehicle with Dedicated Parking Space

Zoning Regulations



PARKING

- 242 Parking Spaces
 - ❖ Includes 6 for Commercial units
 - ❖ Includes 34 Visitor Parking Spaces
- 413 Residential Bicycle Parking Spaces

S. 219 Covenant

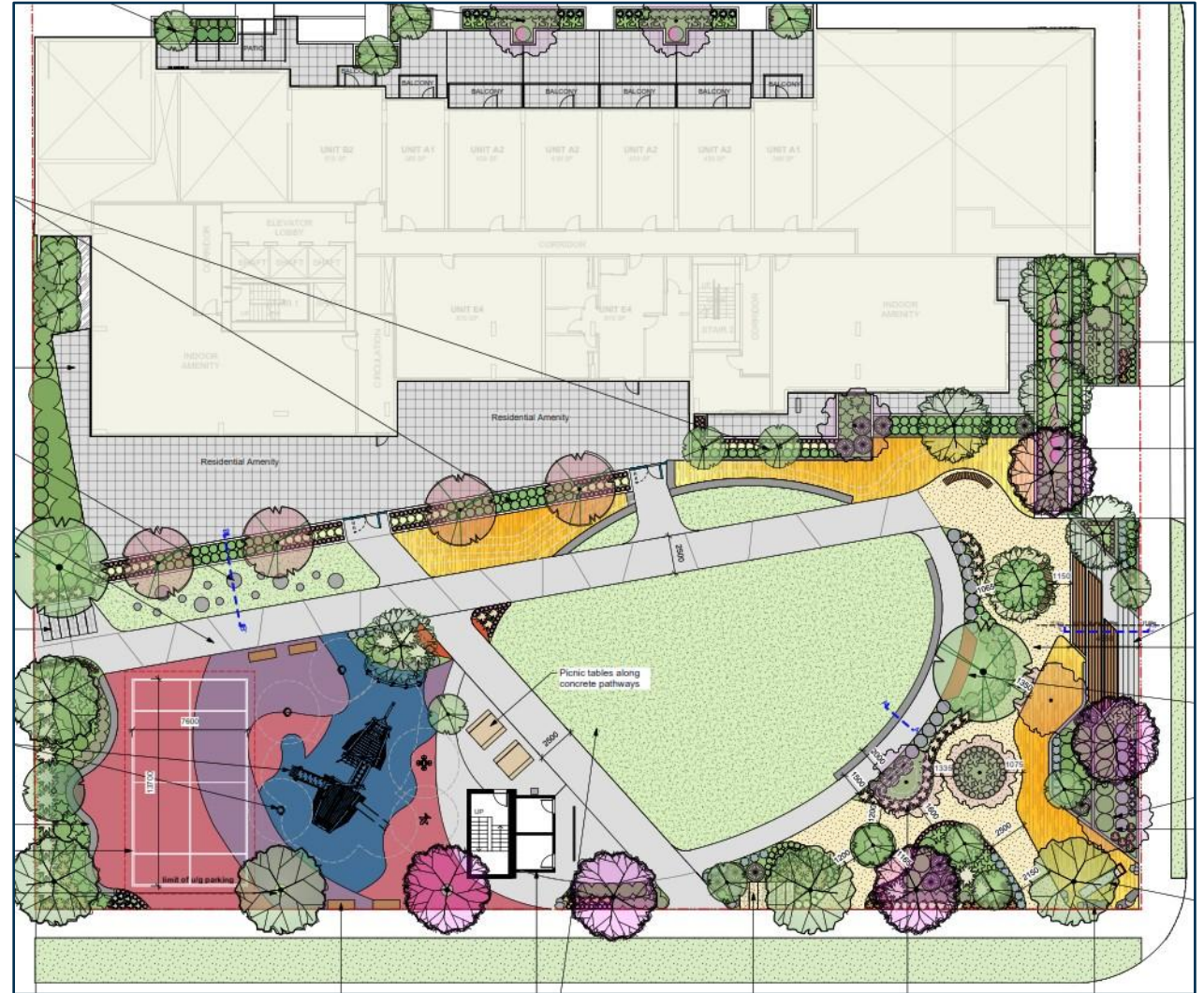
- Memberships for a shared vehicle organization for all the units
- Shared Vehicle with Dedicated Parking Space

S. 219 Covenant



- Lot consolidation
- Minimum of Twenty-Three 3-bedroom dwelling units
- Contribution of \$250,000 towards new traffic signals

S. 219 Covenant



- 1718 m² privately owned publicly accessible open space
- Maintenance of the Park Space in Perpetuity

Questions

