

TOWNSHIP OF ESQUIMALT

Rezoning Application

861 & 863 Esquimalt Road

Official Community Plan

PROPOSED LAND USE DESIGNATION

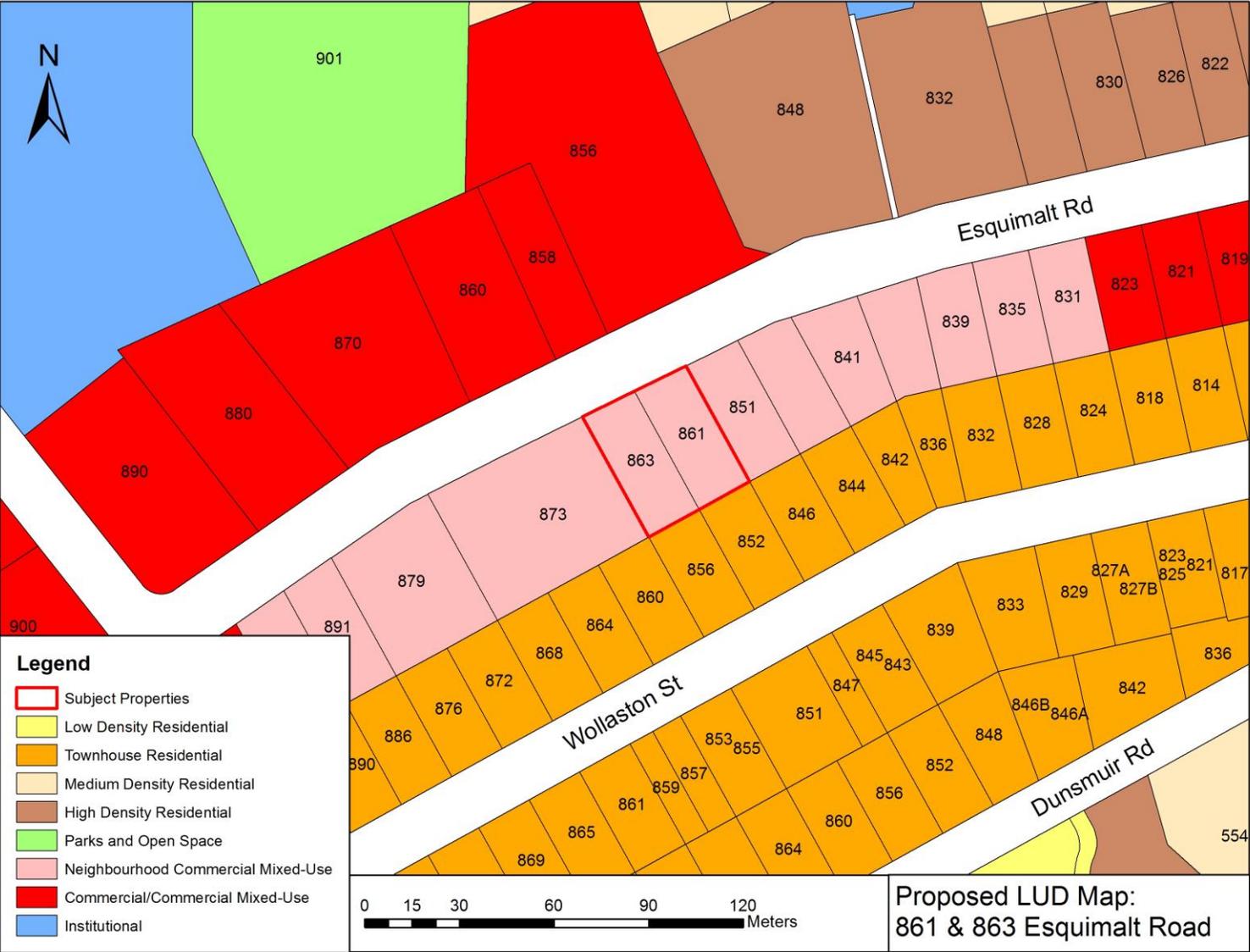
Neighbourhood Commercial
Mixed-Use

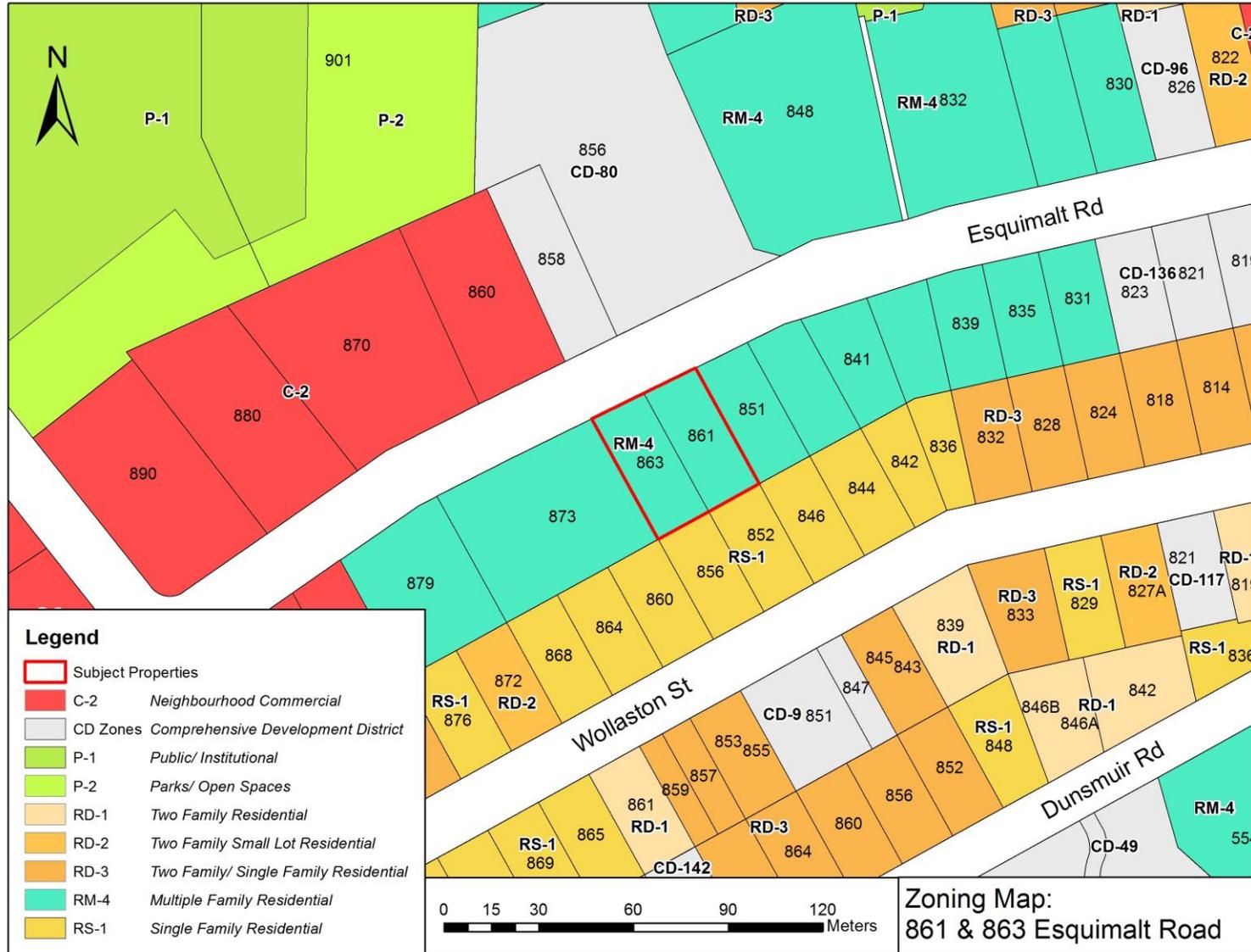
PROPOSED HEIGHT

21.4 metres
6 storey

PROPOSED FAR

2.0





Rezoning Application

EXISTING ZONING

Multiple Family Residential [RM-4]

PROPOSED ZONING

Comprehensive Development District [CD No. 158]

Zoning Regulations



DENSITY

- 59 residential units
- Floor Area Ratio of 2.0

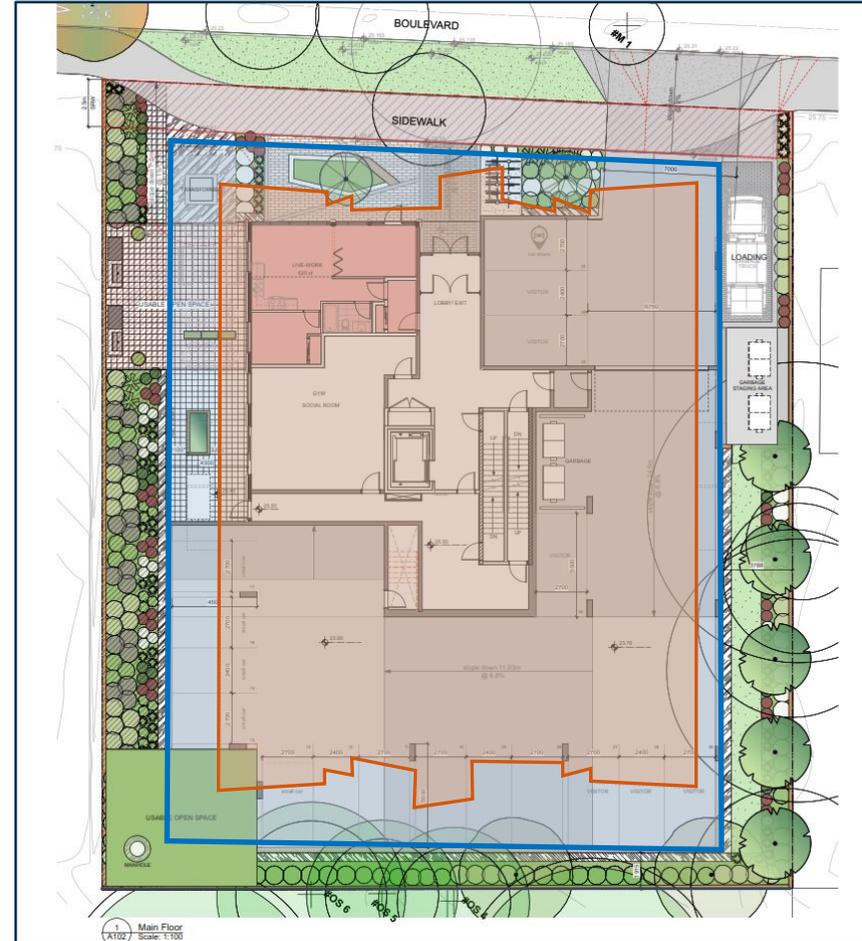
Zoning Regulations



HEIGHT

- 21.4 metres
- 6 storeys

Zoning Regulations

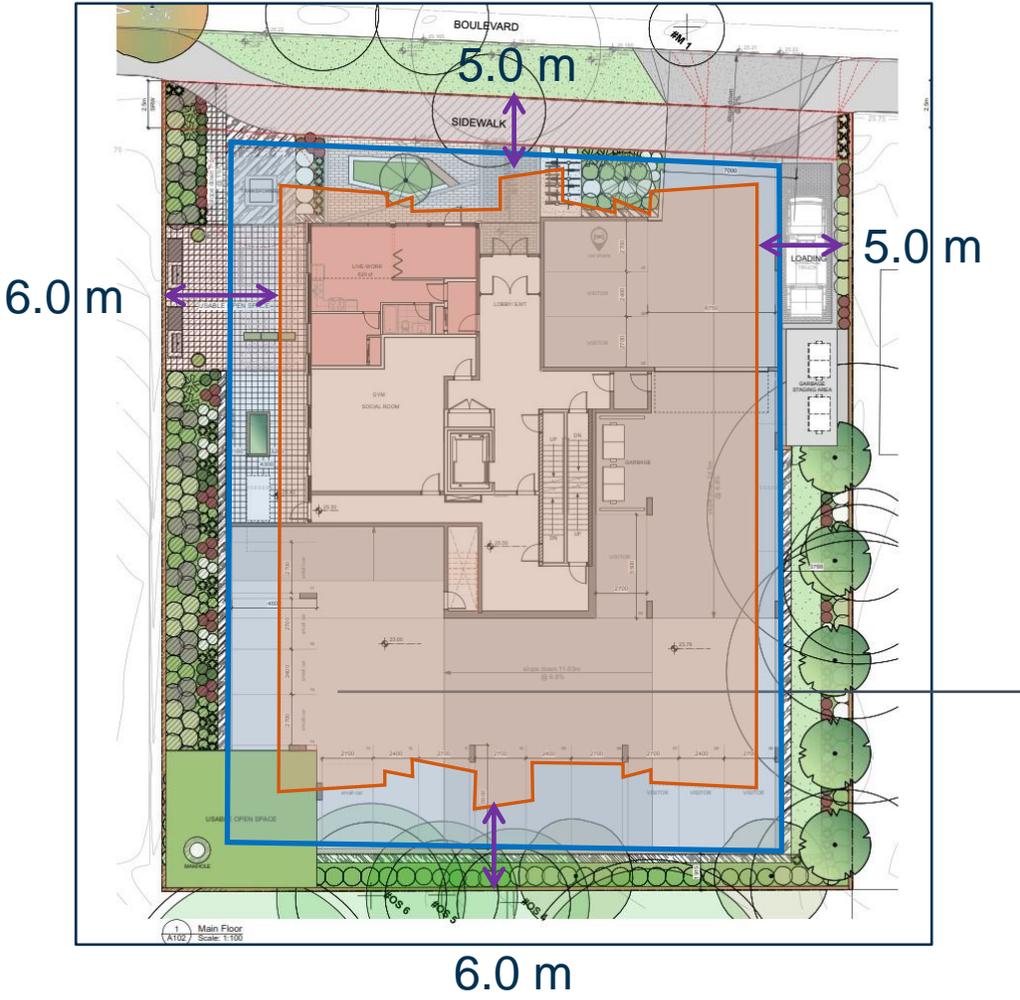


LOT COVERAGE

- Parkade Lot Coverage: 70%
- Building Lot Coverage: 55%

Zoning Regulations

SETBACKS



Zoning Regulations

PARKING



- 44 parking spaces
 - Includes 6 visitor spaces
- 0.74 parking spaces per dwelling unit (previously 1.02 parking spaces/unit)

S. 219 Covenant



- Lot consolidation
- Minimum of Two 3-bedroom dwelling units
- Construction to Step 3 of the BC Energy Step Code

S. 219 Covenant



- Memberships for a shared vehicle organization for all the units with a parking space for a shared vehicle
- Minimum of 6 visitor parking spaces
- A minimum of 50% of the bicycle parking spaces to include an electrical outlet

S. 219 Covenant

- Cash contribution equivalent to the cost for the reduction of rain and ground water inflow and infiltration into the sanitary system
- Provision of \$25,000 for a traffic island at an alternate location
- Provision of \$50,000 for a crosswalk signals upgrade

S. 219 Covenant



- Registration of a 2.5-metre statutory right of way along Esquimalt Road
- Registration of a right of way for the storm drain main

Questions

