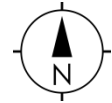




1379 Esquimalt Road - 520 Foster Street - air photo







Canteen Rd

Grafton St

St Pauls Pl

Esquimalt Rd

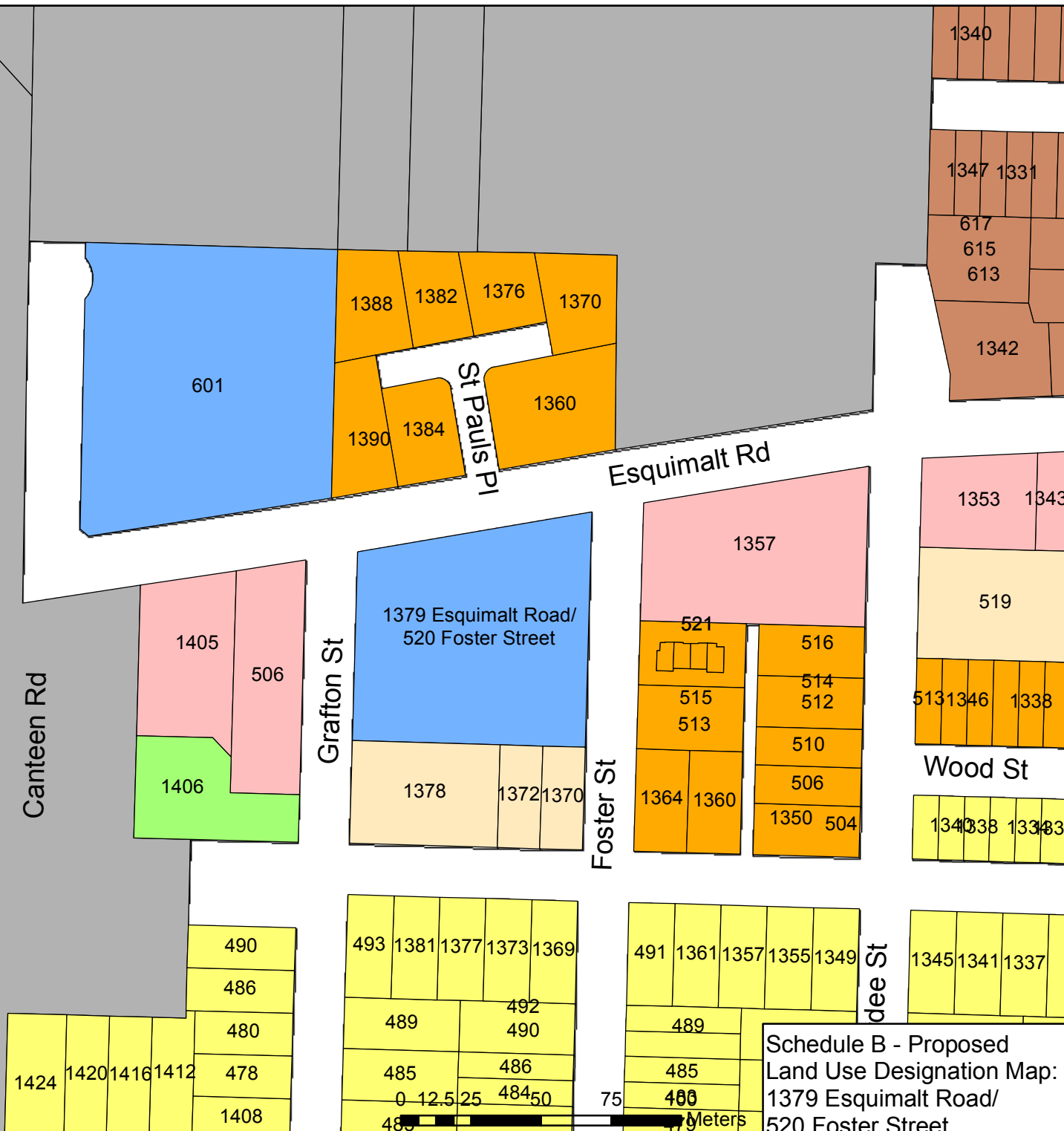
Foster St

Wood St

Dee St

Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- High Density Residential
- Parks and Open Space
- Neighbourhood Commercial Mixed-Use
- Institutional
- Federal Land



Schedule B - Proposed
Land Use Designation Map:
1379 Esquimalt Road/
520 Foster Street

67.15 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 23 [CD NO. 23]

In that zone designated as CD No. 23 (Comprehensive Development District No. 23), no Building or Structure or part thereof shall be erected, constructed, placed, maintained, or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this bylaw.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Multiple Family residential
- (b) Church
- (c) Parish hall
- (d) Meeting rooms
- (e) Guest suite
- (f) Home Occupation

(2) Parcel Size

The minimum Parcel size of fee simple Parcels created by subdivision shall be 6,284 square metres.

(3) Density

The number of Dwelling Units permitted on Lots 1, 2, 3, 4 and 5, Suburban Lot 27, Section 339MA, Esquimalt District, Plan 5092 shall be limited to thirty-nine (39) plus one (1) guest suite for a density of one (1) unit per 157 square metres.

(4) Building Height

- (a) No residential Building shall exceed a Height of 20 metres.
- (b) No Institutional Building shall exceed a Height of 20 metres.
- (c) No Accessory Building shall exceed a Height of 3.6 metres.

(5) Lot Coverage

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the combined area of Lots 1, 2, 3, 4 and 5, Suburban Lot 27, Section 339MA, Esquimalt District, Plan 5092.

(6) Floor Area Ratio

The total combined Floor Area Ratio for the development of Lots 1, 2, 3, 4 and 5, Suburban Lot 27, Section 339MA, Esquimalt District, Plan 5092 shall not exceed 1.00.

(7) **Siting Requirements**

(a) **Residential Buildings**

- (i) No residential Building shall be located within 17 metres of Esquimalt Road.
- (ii) No residential Building shall be located within 8.5 metres of Grafton Street.
- (iii) No residential Building shall be located within 4.5 metres of the south property line or within 12 metres of the east property line.
- (iv) Building Separation: No residential Building shall be located within 4.5 metres of any other residential Building.

(b) **Accessory Buildings**

- (i) No Accessory Building shall be located in front of the Buildings fronting onto Grafton Street or Esquimalt Road.
- (ii) No Accessory Building shall be located within 1.5 metres of the east or south property lines.
- (iii) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(8) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres along the Grafton Street or Esquimalt Road frontages. No fence shall exceed a Height of 2 metres along the east and south property lines.

(9) **Off Street Parking**

The number of off street parking stalls shall be provided in the ratio of 0.5 stalls for the residential units and one (1) space per ten (10) seats within the church for a total of forty-five (45) parking stalls.