

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2968

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2968"*.

2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

(1) by adding the following words and figures in Section 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development District No. 123 (689 Admirals Road) CD No. 123"

(2) by adding the following text as Section 67.110 (or as other appropriately numbered subsection within Section 67):

67.110 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 123 [CD NO. 123]

In that Zone designated as CD No. 123 [Comprehensive Development District No. 123] 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 Section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Dwelling – Multiple Family
- (b) Home Occupation

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 1500 square metres.

(3) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a Parcel.

(4) **Number of Dwelling Units**

No more than forty-eight (48) Dwelling Units shall be located on a Parcel.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 2.0.

(6) **Building Height**

No Principal Building shall exceed a Height of 19.7 metres.

(7) **Lot Coverage**

(a) Principal Building shall not cover more than 82% of the Area of the Parcel including a parking structure.

(b) That portion of the Principal Building constructed at or above the First Storey shall not cover more than 44% of the Area of the Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 9.3 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 7.2 metres of the northern Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 3.6 metres of the southern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 6.0 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

(9) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Front Lot Line, Rear Lot Line and the Interior Side Lot Lines may be reduced by not more than 1.7 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (ii) The minimum distance to the Front Lot Line may be reduced to 1.8 metres to accommodate the entrance lobby and the parking structure situated below the First Storey of a Principal Building.

- (iii) The minimum distance to the northern Interior Side Lot Line may be reduced to 0.2 metres to accommodate the parking structure situated below the First Storey of a Principal Building.
- (iv) The minimum distance to the southern Interior Side Lot Line may be reduced to 0.0 metres to accommodate the parking structure situated below the First Storey of a Principal Building.
- (v) The minimum distance to the Rear Lot Line may be reduced to 0.1 metres to accommodate the parking structure situated below the First Storey of a Principal Building.

(10) **Fencing**

- (a) Subject to Section 22 no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.
- (b) Notwithstanding Part 4, Section 22(1), fencing located on top of a retaining wall shall be measured distinctly and shall not exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) **Usable Open Space**

Usable Open Space shall be provided in an amount not less than 320 square metres.

(12) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), off-street parking shall be provided in the minimum ratio of 1.0 spaces per dwelling unit.
 - (b) Notwithstanding Section 11 of Parking Bylaw, 1992, No. 2011(as amended), a minimum of 2 of the parking spaces required per above (12)(a) shall be marked "Visitor".
- (3) by changing the zoning designation of PID 007-801-963, Lot 25 Block 4 Suburban Lot 50 Esquimalt District Plan 1153 and PID 007-801-980, Lot 26 Block 4 Suburban Lot 50 Esquimalt District Plan 1153 [681 Admirals Road], PID 007-802-013, Lot B (DD G17083), Suburban Lot 50, Esquimalt District, Plan 1153 [685 Admirals Road], shown cross-hatched on Schedule 'A' attached hereto, from RD-3 [Two Family/Single Family Residential] to CD No. 123 [Comprehensive Development District No. 123].
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning

classification effected by this bylaw.

READ a first time by the Municipal Council on the 15th day of July, 2019.

READ a second time by the Municipal Council on the ____ day of _____, 2019.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ____ day of _____, 2019.

READ a third time by the Municipal Council on the ____ day of _____, 2019.

ADOPTED by the Municipal Council on the ____ day of _____, 2019.

BARB DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



681

Grenville Ave

Admirals Rd

685

681

676

672

670

675

1270

1266

1262

1258

Woodway Rd

Schedule 'A'
Bylaw No. 2968