

876 Dunsmuir Road

Rezoning Application

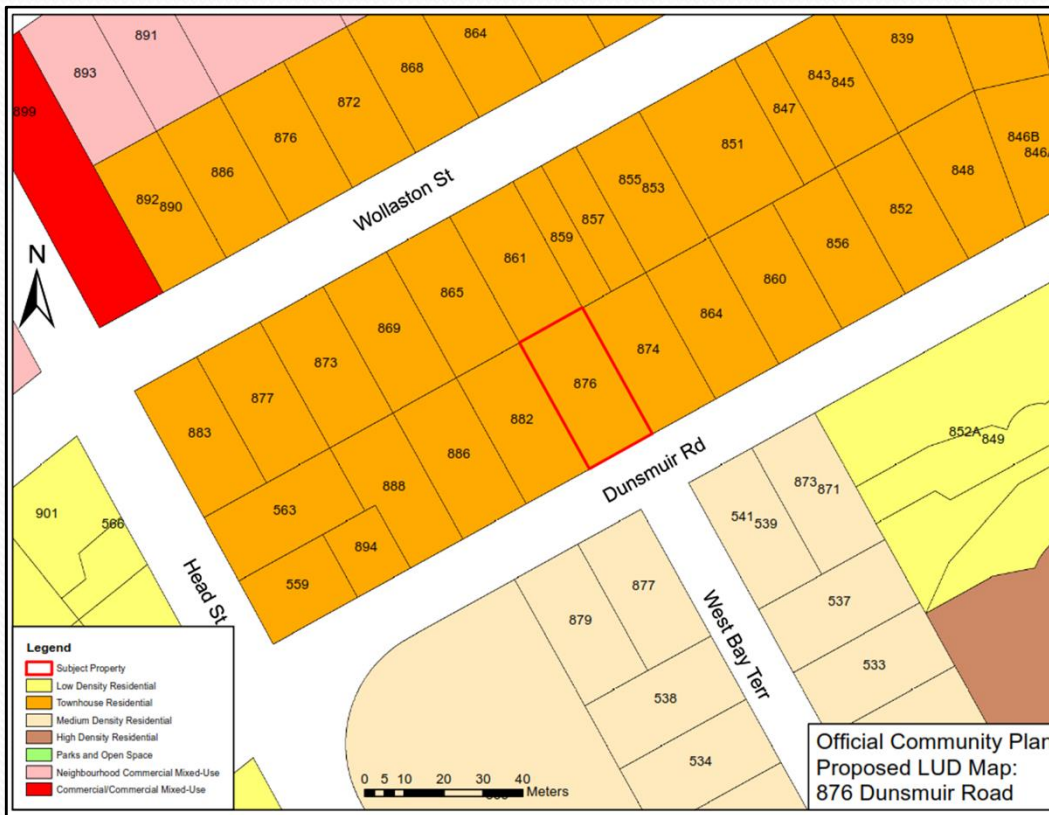


Site Location



Development Services

OCP Land Use Designation



Proposed Land Use Designation:

Townhouse Residential
Floor Area Ratio of up to 0.70
Height up to 3 storeys

Proposed Height:

3 Storeys

Proposed FAR:

0.67



Development Services



RD-1

Proposed Zoning:

CD No. 142

Township of
ESQUIMALT

Site Context: Streetscape



Zoning Regulations-Height



Zoning Regulations

Lot Coverage:

40% representing
building and decks

Setbacks:

Front: 6.0m/4.8m

Southwestern Side: 3.6m/3.0m

Northeastern Side: 2.4m/1.8m

Rear: 9.2m

Parking:

4 spaces outdoors

1 Visitor spaces

Number of Units:

Four (4) Townhouses



Township of
ESQUIMALT

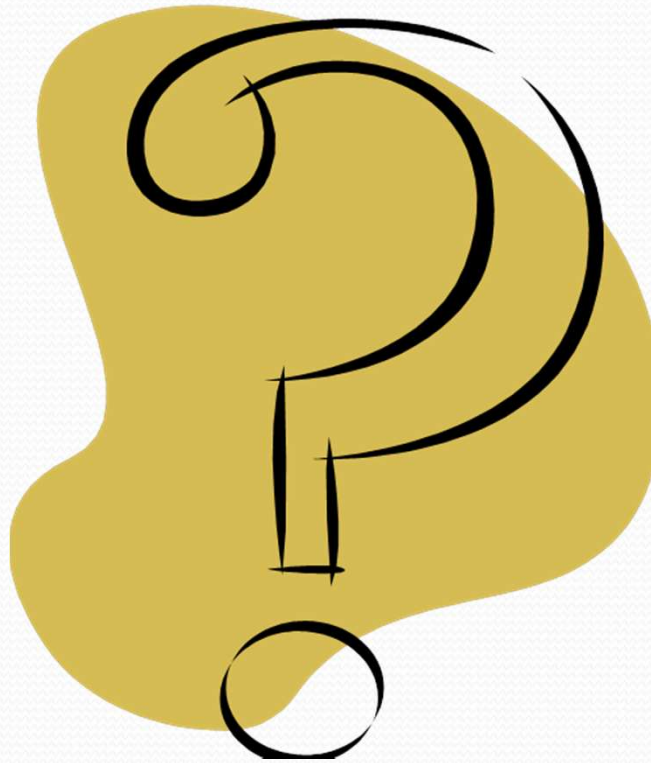
Zoning Regulations

	CD-93 521 Foster Street (4 Townhouse Units)	Proposed CD-142 Zone 876 Dunsmuir Road (4 Townhouse Units)
Floor Area Ratio	0.66	0.67
Minimum Unit Size	130 m ²	110 m ²
Minimum Parcel Size	860 m ²	665 m ²
Building Height	9.0 m	9.0 m
Lot Coverage	30%	40%
Setbacks <ul style="list-style-type: none"> • Front • Rear • Side [Eastern] • Side [Western] 	5.5 m 7.5 m 6.9 m 4.5 m	6.0 m [4.8 m to raised planter] 9.2 m 2.4 m [1.8 m to pillar] 3.6 m [3.0 m to pillar]
Off Street Parking	1.5/Unit - 6 spaces [2 Visitor]	1.25/ Unit - 5 spaces [1 Visitor]

Section 219 Covenant Items

- 1 Visitor Parking space secured for intended use.
- 1 secure Bicycle Locker/Unit
- 5 parking stalls to have electric vehicle charging stations
- 4 BC Transit Eco-Passes
- Only 4 Townhouse Units





Development Services