

June 3, 2020

**RE: Official Community Plan Amendment for:  
842 Carrie Street  
[PID 000-385-336, Lot 14, Section 10, Esquimalt District, Plan 276]**

At the regular meeting held on June 1, 2020, Esquimalt Council authorized staff to refer information related to the proposed development at 842 Carrie Street, submitted by Janos Farkas, Xquimalt Developments in support of their application for an Official Community Plan amendment, to you or your organization pursuant to Section 475 of the Local Government Act. Under the provisions of Section 475, a Local Government “*must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected*” as part of the process to amend an Official Community Plan.

The applicant is applying to amend the Development Permit Area from ‘DPA No. 6 - Multi-Family Residential’ to ‘DPA No. 3 - Enhanced Design Control Residential’ to better correspond to the proposed development with the appropriate guidelines of the development permit areas. As the property is already designated As the subject property is designated as Low Density Residential on the OCP’s Schedule A - Present Land Use Designation Map, it is rational to amend the Development Permit Area to ‘Enhanced Design Control Residential’ in order for the development permit area to correspond with the most appropriate development permit area for the proposal, a Single-unit Infill Housing type of project. Therefore, the proposed Official Community Plan amendment would consist of:

- An amendment to Schedule ‘H’ of the Official Community Plan, Bylaw No. 2922, being the Development Permit Areas Map, changing the Development Permit Area for the subject site from Development Permit Area from ‘DPA No. 6 - Multi-Family Residential’ to ‘DPA No. 3 - Enhanced Design Control Residential’.

Please review the attached information and **submit any written comments** to Karen Hay, Planner **on or before July 5, 2020**. Comments may be submitted by mail to the address above or by email to [karen.hay@esquimalt.ca](mailto:karen.hay@esquimalt.ca).

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Karen Hay at [karen.hay@esquimalt.ca](mailto:karen.hay@esquimalt.ca) or by phone at 250-414-7179.

Sincerely,

Karen Hay  
Planner, Development Services  
Township of Esquimalt

*Enclosure: Application Supporting Material*

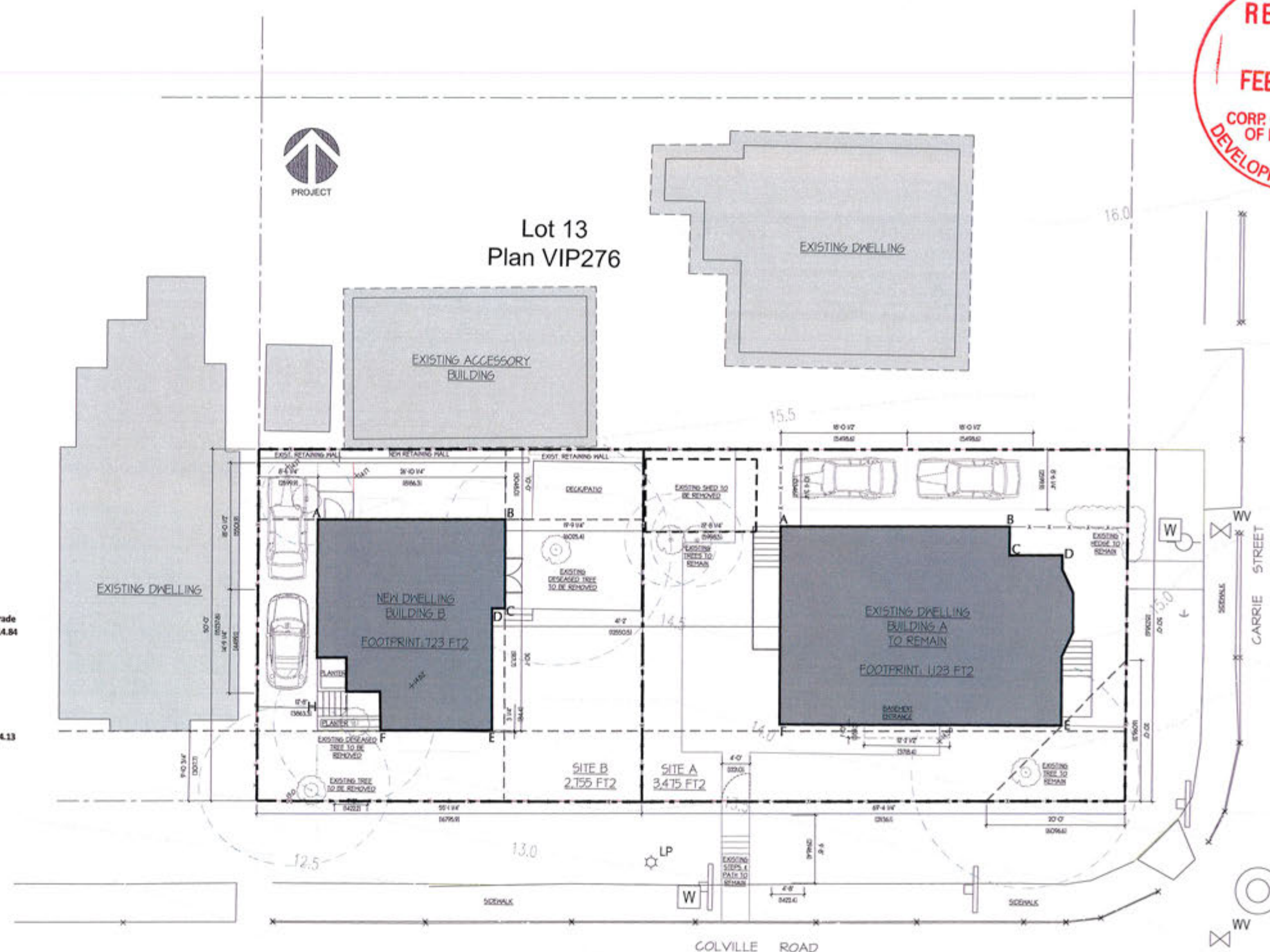


PROJECT DATA:

LEGAL ADDRESS:	LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276
CIVIC ADDRESS:	842 CARRIE ST, ESQUIMALT, BC
CURRENT ZONING:	RS-1
PROPOSED ZONING:	CD
ORIGINAL LOT SIZE:	570.5m <sup>2</sup> / 6,226ft <sup>2</sup>
SITE A AREA:	3,475 ft <sup>2</sup>
BUILDING A FOOTPRINT:	1,123 ft <sup>2</sup>
SITE A COVERAGE:	32.2 %
SITE A FAR:	52 (1,024 FT <sup>2</sup> )
BUILDING HEIGHT:	EXISTING
PARKING:	2 EXISTING
SITE B AREA:	2,751 ft <sup>2</sup>
BUILDING B FOOTPRINT:	1,231 ft <sup>2</sup>
SITE B COVERAGE:	26.2 %
SITE B FAR:	0.31 (1,014 FT <sup>2</sup> )
BUILDING HEIGHT:	7.3M
PARKING:	2 (SURFACE)
OVERALL FAR FOR BOTH SITES:	0.456
OVERALL SITE COVERAGE FOR BOTH SITES:	29.6%

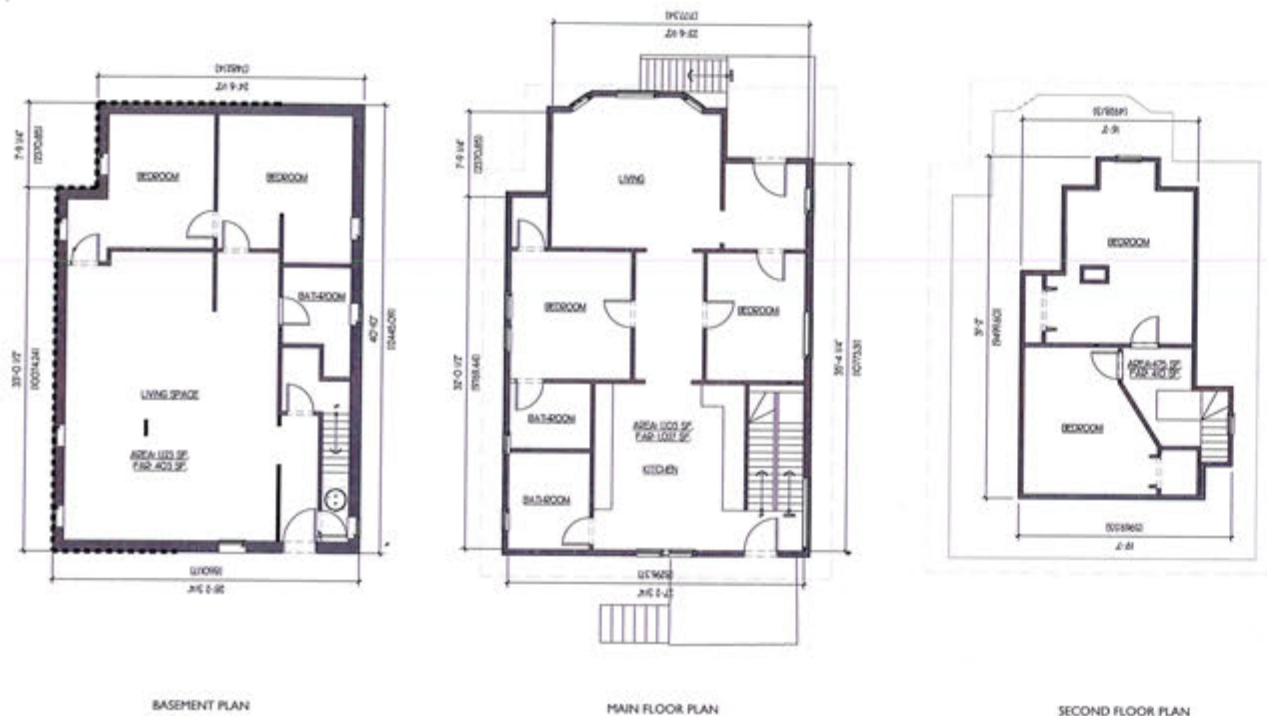
NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050

BUILDING A	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average Grade
AB	15.2	15.4	15.30	9.99	152.847	620.43	41.8	14.84
BC	15.4	15.4	15.40	1.24	19.096			
CD	15.4	15.4	15.40	2.31	35.574			
DE	15.4	14.6	15.00	7.39	110.85			
EF	14.6	14.1	14.35	12.29	176.3615			
FA	14.1	15.2	14.65	8.58	125.697			
BUILDING B								
AB	14.5	14.75	14.63	8.19	119.7788	489.75	34.66	14.13
BC	14.75	14.25	14.50	3.85	55.825			
CD	14.25	14.25	14.25	0.56	7.98			
DE	14.25	13.75	14.00	5.29	74.06			
EF	13.75	13.6	13.68	4.88	66.734			
FG	13.6	13.65	13.63	1.22	16.6225			
GH	13.65	13.6	13.63	2.74	37.3325			
HA	13.6	14.5	14.05	7.93	111.4165			

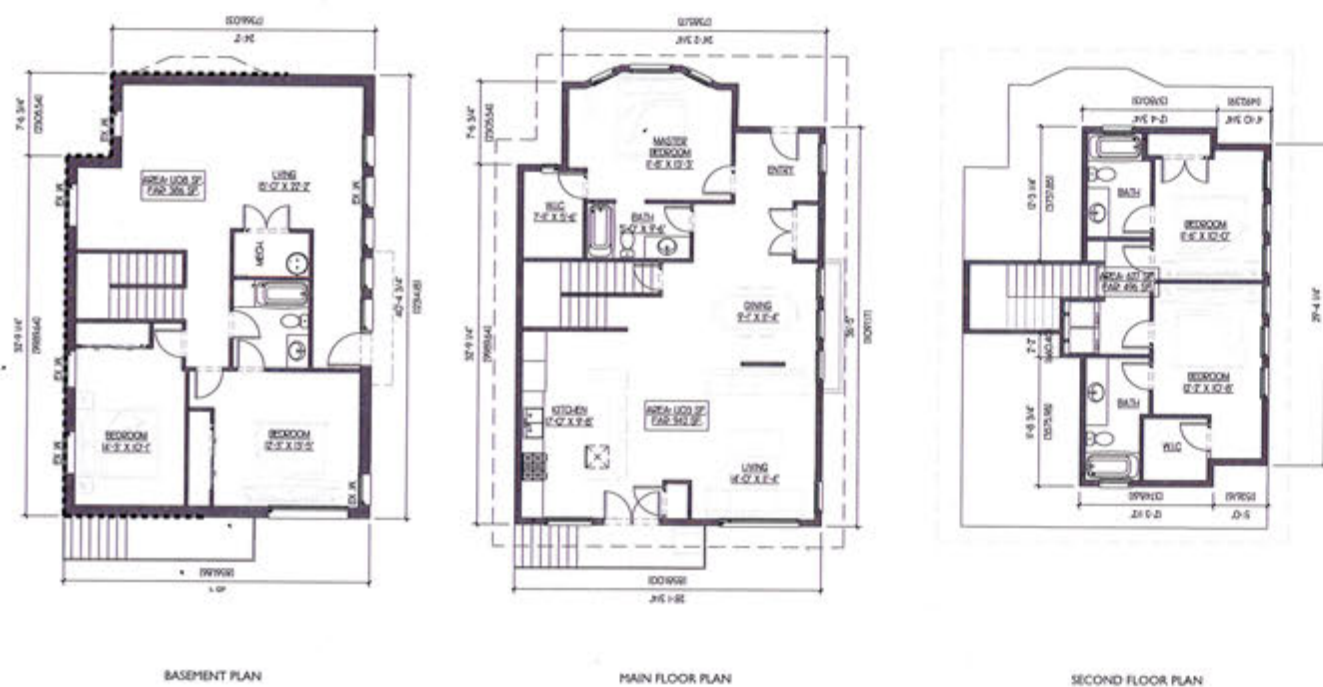


SITE PLAN

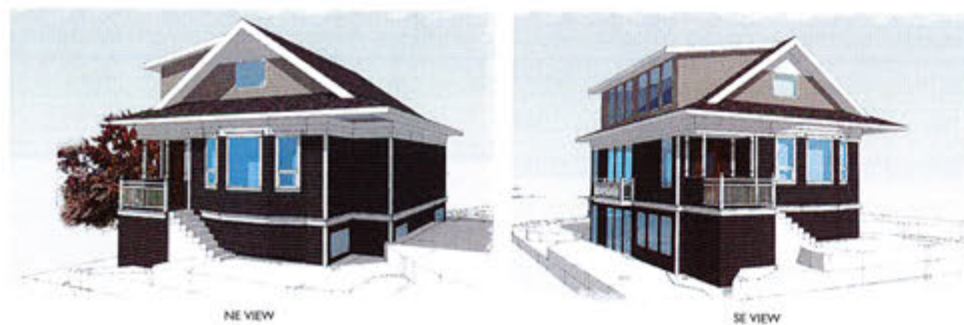




BUILDING A - EXISTING BUILDING PLANS



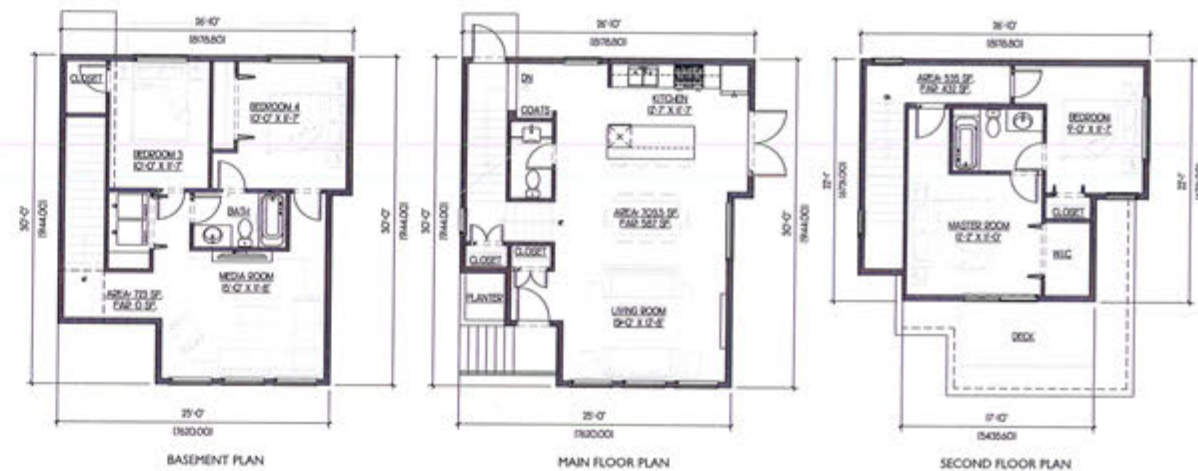
BUILDING A - PROPOSED BUILDING PLANS



BUILDING A - PROPOSED BUILDING 3D VIEWS



BUILDING B - PROPOSED BUILDING 3D VIEWS



BUILDING B - PROPOSED BUILDING PLANS



COLOUR SCHEME