

842 Carrie Street

Bylaw No. 3005 – OCP Amendment

Bylaw No. 3006 – Zoning Amendment

Public Hearing – possible 3rd reading

Site Location

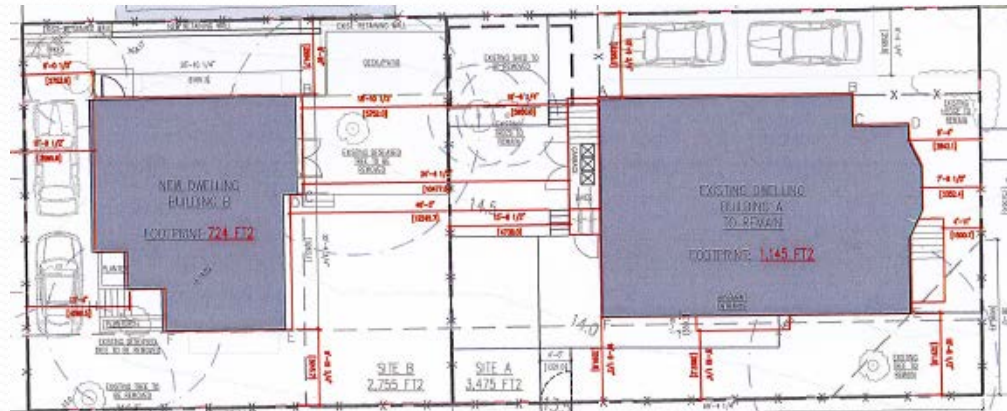
- Intersection of Carrie Street and Colville Road, north of Esquimalt High School
- Neighbourhood of mixed residential housing types

842 Carrie Street - air photo



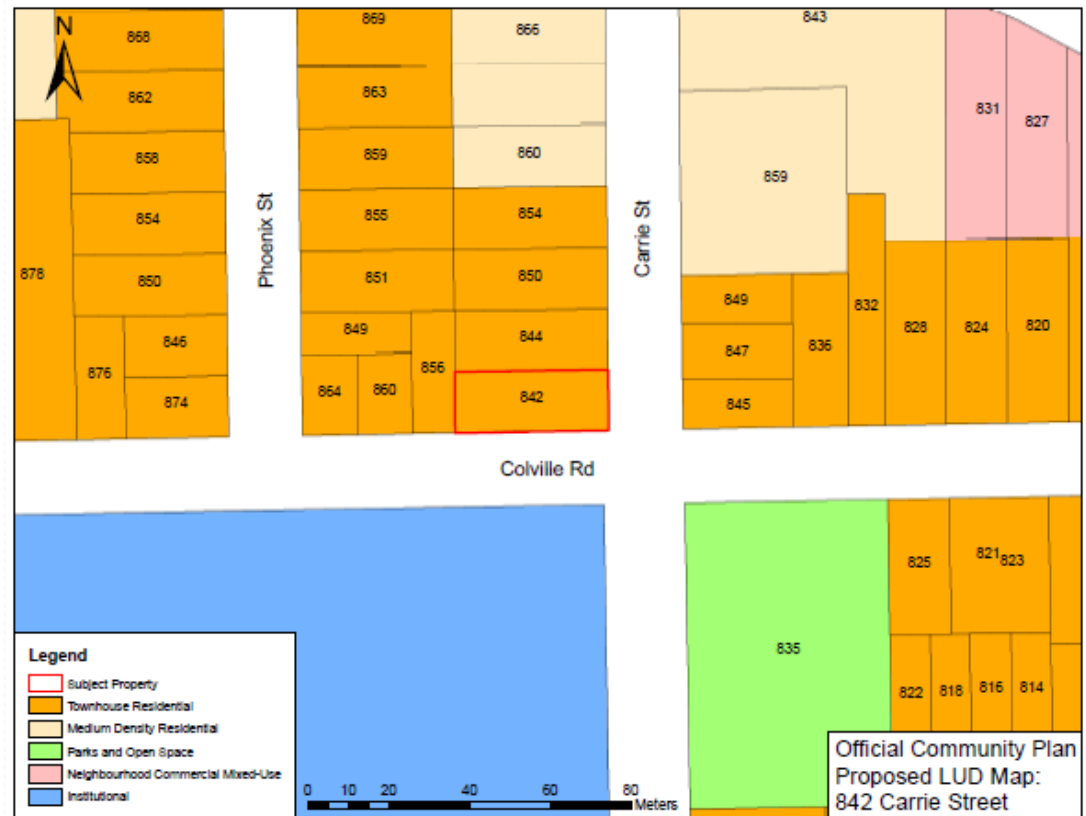
Proposal

- Subdivide a Single Family zoned parcel
- Renovate/ rebuild an existing house with a secondary suite
- Add a new house



OCP Amendment - Bylaw No. 3005

- Present Designation = Low density residential
- Proposed Designation = Townhouse residential
- Development Permit Area aligns with the Proposed designation so requires OCP amendment to align DP Area with the Present designation
- New DPA : DPA No. 3 - Enhanced Design Control Residential

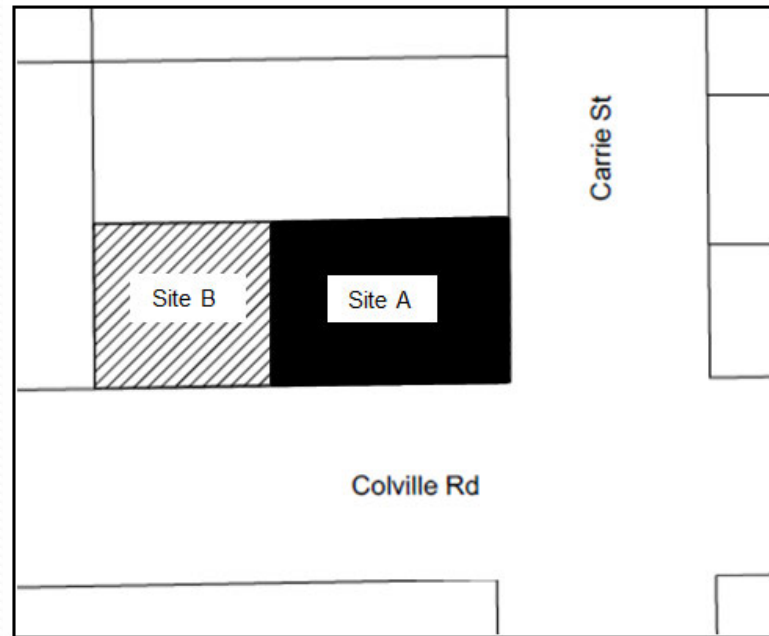


Zoning Amendment Bylaw No. 3006

- Zoning Amendment Bylaw No. 3006 would create Comprehensive Development District zone No. 133.
- CD 133 - written for the proposed concept plan
- Permitted Uses:
 - Two (2) Single Family Residential houses, one with a secondary suite
 - Home occupations, boarding, and urban hens

CD No. 133

- Provides for future subdivision with 2 lots - Site A and Site B
- Site A is the location of the existing house
- Site B is the site of the proposed house
- Lot Coverage
 - Site A < 37%
 - Site B < 27 %
- Floor Area Ratio
 - Site A < 0.52
 - Site B < 0.37



CD No. 133

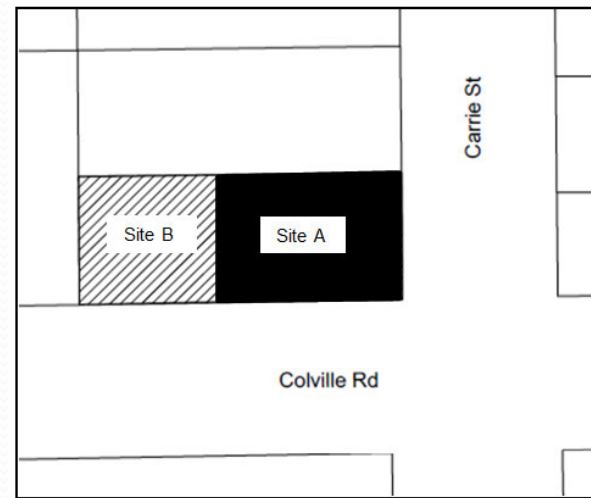
● Siting – setbacks

○ Site A

- 2.35 m front setback
- 5.95 m rear setback
- 3.29 m interior side (N)
- 3.21 m exterior (S)
- Siting Exceptions

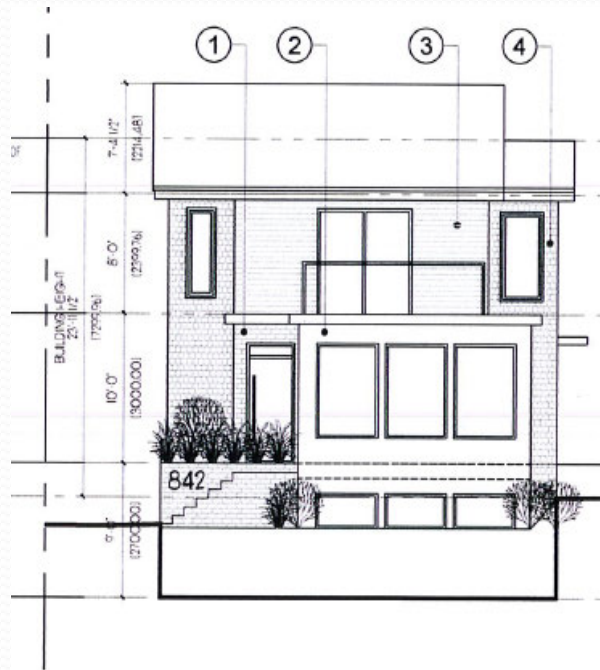
○ Site B

- 3.01 m front setback
- 2.99 m rear setback
- 2.75 m interior side (W)
- 5.75 m interior side (E)



CD No. 133

- Height = 7.5 metres



BUILDING B - SOUTH ELEVATION

- Height = 8.2 metres



EXISTING BUILDING A - EAST ELEVATION

Parking

- One parking space per Site
- No requirement for onsite parking for a secondary suite



Section 219 Covenant items

- Site A - The existing building: When renovated/replaced would achieve BC Energy Step Code level 3, have a heat pump and electric vehicle charging. One secondary suite permitted.
- Site B - The new building: To achieve BC Energy Step Code level 3, have a heat pump as the primary heating source (with no gas connection), and electric vehicle charging. No secondary suites permitted.
- The Covenant ties the two lots together until all work is completed (prohibiting sale of either property) but does not provide a timeframe for completion of the work.



Questions ?