

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3031

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.3031"*.
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 Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development No. 138 (500 Park Place) CD No. 138"
 - (2) by adding the following text as Section 67.125 (or as other appropriately numbered subsection within Section 67):

67.125 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 138 [CD NO. 138]

In that Zone designated as CD No. 138 [Comprehensive Development District No. 138] 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) Art Gallery
- (b) Arts and Craft Studios excluding Wood and Metal Working
- (c) Arts and Wellness Teaching Centre
- (d) Assembly Use
- (e) Business and Professional Office
- (f) Counselling Services
- (g) Educational Interpretive Centre
- (h) Fire Hall
- (i) Fitness Centre
- (j) Government Office
- (k) Police Station
- (l) Restaurant
- (m) Personal Service Establishment
- (n) Recreation Centre

(o) Retail Store

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 2800 square metres.

(3) **Number of Principal Buildings**

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

(4) **Building Height**

No Principal Building shall exceed a Height of 15.0 metres.

(5) **Lot Coverage**

- (a) Principal Building shall not cover more than 100% of the Area of the Parcel, including a parking structure.
- (b) That portion of the Principal Building constructed at the First Storey shall not cover more than 73% of the Area of the Parcel.
- (c) That portion of the Principal Building constructed at or above the Second Storey shall not cover more than 50% of the Area of the Parcel.

(6) **Siting Requirements**

(a) **Principal Building:**

<u>Building</u>	<u>Esquimalt Road</u>	<u>Park Place</u>	<u>Carlisle Avenue</u>	<u>Interior Side Lot Lines</u>
<u>Principal</u>	<u>0.0</u>	<u>0.0</u>	<u>13.0 m</u>	<u>0.0</u>
<u>Parkade</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(7) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), the number of off-street parking stalls shall be 41 underground parking stalls;
- (b) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), commercial portions of the building shall be exempt from off-street parking requirements.

- (3) by changing the zoning designation of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place], to CD-138 [Comprehensive Development District No. 138], noting
 - the portion shown cross-hatched on attached Schedule 'A' is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing

from C-3 [Core Commercial] to CD No. 138 [Comprehensive Development District No. 138]; and

- the portion shown hatched on attached Schedule 'A' attached is approximately the area previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 and is changing from P-1 [Public/Institutional] to CD No. 138 [Comprehensive Development District No. 138].
- (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 ---- day of -----, 2021.

READ a second time by the Municipal Council on the ---- day of -----, 2021.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ---- day of -----, 2021.

READ a third time by the Municipal Council on the ---- day of ----, 2021.

ADOPTED by the Municipal Council on the ---- day of ----, 2021.

BARBARA DESJARDINS
MAYOR

DEB HOPKINS
CORPORATE OFFICER



1258

Grenville Ave

Esquimalt Rd

1253

Comerford St

1249

1245

Park Pl

1229

1235

526

520

521

500

Schedule 'A'
Bylaw No. 3031