

## **Appendix A – Proposed Variances to Zoning Bylaw, 1992, No. 2050, Section 67.67 [Comprehensive Development District No. 80 [CD-80]**

### **Commercial Space**

#### **Zoning Bylaw, 1992, No. 2050, Section 67.67 (5) Commercial Space:**

replace:

*“The minimum Floor Area dedicated to Commercial Uses shall not be less than 934 square metres.”*

with the following:

The minimum Floor Area dedicated to Commercial Uses shall not be less than 802 square metres, comprising at least 2 commercial units, with the smallest commercial unit measuring not less than 115 square metres.

### **Lot Coverage**

#### **Zoning Bylaw, 1992, No. 2050, Section 67.67 (7) Lot Coverage,**

replace:

*“All Principal Buildings and Structures combined shall not cover more than 39% of the Area of a Parcel.”*

with the following:

#### **(7) Lot Coverage**

- (a) Principal Buildings shall not cover more than 83% of the Area of the Parcel including a parking structure,
- (b) Notwithstanding 7(a), that portion of the Principal Building constructed at or above the First Storey shall not cover more than 50% of the Area of the Parcel.

### **Siting Requirements**

#### **Zoning Bylaw, 1992, No. 2050, Section 67.67 Section (8) Siting Requirements,**

replace:

*“(8) **Siting Requirements**”*

## **Principal Buildings**

- (a) No Building shall be located within 3 metres of the Front Lot Line.
- (b) The eastern wing of the southern Building shall not be located within 7.5 metres of the eastern Interior Side Lot Line.
- (c) The northwestern wing of the southern Building shall not be located within 8.9 metres of the western Interior Side Lot Line.
- (d) The southwestern wing of the southern Building shall not be located within 9.9 metres of the western Interior Side Lot Line.
- (e) The northernmost Building shall not be located within 6.9 metres of the eastern Interior Side Lot Line nor within 10.7 metres of the western Interior Side Lot Line.
- (f) No Building shall be located within 3.2 metres of the Rear Lot Line.
- (g) The separation between the eastern wing of the southern Building and the northernmost Building shall not be less than 14 metres.
- (h) The separation between the northwestern wing of the southern Building and the northernmost Building shall not be less than 22 metres.
- (i) The separation between the northwestern wing of the southern Building and the southwestern wing of the southern Building shall not be less than 12 metres.”

with the following:

### **(8) Siting Requirements**

Within this CD-80 Zone, lot lines and setbacks shall be determined in accordance with Figure 1 (below).

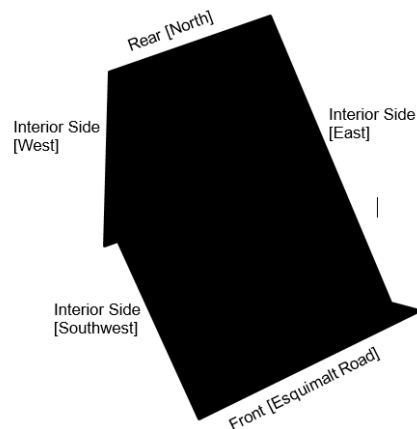


Figure 1.

### **(a) Principal Buildings**

- (i) No Building shall be located within 7.1 metres of the Front [Esquimalt Road] Lot Line.
- (ii) The northwest wing of the southern Principal Building [Building A] shall not be located within 4.3 metres of the Interior Side [West] Lot Line.

- (iii) The southwest corner of the southern Principal Building [Building A] shall not be located within 3.1 metres of the Interior Side [Southwest] Lot Line.
- (iv) The western wing of the southern Principal Building [Building A] shall not be located within 11.9 metres of the Interior Side [East] Lot Line.
- (v) No Building shall be located within 7.5 metres of the Rear [North] Lot Line.
- (vi) The northern Principal Building [Building B] shall not be located within 7.7 metres of the Interior Side [East] Lot Line.
- (vii) The northern Principal Building [Building B] shall not be located within 6.4 metres of the Interior Side [West] Lot Line.
- (viii) The separation between the east wing of the southern Principal Building [Building A] and the south wing of the northern Principal Building [Building B] shall not be less than 17.6 metres.
- (ix) The separation between the northwest wing of the southern Principal Building [Building A] and the west wing of the northern Principal Building [Building B] shall not be less than 12.5 metres.
- (x) The separation between the northwestern wing of the southern Principal Building [Building A] and the south wing of the northern Principal Building [Building B] shall not be less than 20.0 metres.

**(b) Principal Building Siting Exceptions**

- (i) Notwithstanding Section 10 (a) within CD-80 the minimum distance to a Lot Line may be reduced by not more than the following distances to accommodate the parking structure situated below the First Storey of a Principal Building:
  - 1. Front [Esquimalt Road] Lot Line: 3.0 metres
  - 2. Rear [North Side] Lot Line: 7.0 metres
  - 3. Interior Side [East] Lot Line: 1.5 metres
  - 4. Interior Side [West] Lot Line: 5.5 metres
- (ii) Notwithstanding Section 10 (a) The minimum distance to the Front [Esquimalt Road] Lot Line may be reduced by not more 2.2 metres to accommodate a canopy attached to and forming part of the southern Principal Building [Building A].
- (iii) Notwithstanding Section 10 (a) The minimum distance to the Interior Side [East] Lot Line may be reduced by not more 1.0 metres to accommodate a covered entrance architectural feature on the second storey attached to and forming part of the northern Principal Building [Building B].

- (iv) Notwithstanding Section 10 (a) The minimum distance to an Interior Side [West] Lot Line may be reduced by not more 1.1 metres to accommodate a balcony attached to and forming part of the southern Principal Building [Building A].
- (v) Notwithstanding Section 10 (a) The minimum distance to a Rear [North] Lot Line may be reduced by not more 1.0 metres to accommodate a balcony attached to and forming part of the northern Principal Building [Building B].
- (vi) Notwithstanding Section 10 (a) The minimum distance to an Interior Side [East] Lot Line may be reduced by not more 1.0 metres to accommodate a balcony attached to and forming part of the Principal Building [Building B].
- (vii) Notwithstanding Section 10 (a) The minimum distance between two principal buildings may be reduced by not more than 3.2 metres to accommodate balconies attached to and forming part of the Principal Building.

### **Off Street Parking**

#### **Zoning Bylaw, 1992, No. 2050, Section 67.67 Section (10) Off Street Parking**

replace:

*“Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), the minimum number of required off street parking spaces shall be provided as follows:*

- (a) Commercial Use = 46 spaces (plus 1 Loading Space).*
- (b) Dwelling Apartment Use (Southernmost Building) = 110 spaces including no less than 26 Visitor Spaces.*
- (c) Dwelling Townhouse Use (Southernmost Building) = 8 spaces.*
- (d) Dwelling Apartment Use (Northernmost Building) = 91 spaces including no less than Nineteen (19) Visitor Spaces (plus one [1] Loading Space).*
- (e) Dwelling Townhouse Use (Northernmost Building) = 22 spaces.”*

with the following:

#### **(10) Off Street Parking**

Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), the minimum number of required off street parking spaces shall be provided as follows:

- (a) Commercial Use = 29 spaces for 802 m<sup>2</sup> of commercial space (i.e., 1 space per 28 m<sup>2</sup> of commercial space).
- (b) Dwelling Apartment Use
  - (i) 211 spaces shall be provided,
  - (ii) with a minimum ratio of 1.065 spaces per dwelling unit,

- (iii) including a minimum of 6 persons with disabilities spaces, and
- (iv) including a minimum of 20 spaces designated for and marked "Visitor".
- (c) Two parking spaces shall be provided in the surface parking area having dimensions of not less than 3 metres in width and 7.5 metres in length, and shall be clearly designated as a "Loading" area.
- (d) Bicycle parking stalls for 253 bicycles with a minimum 247 long-term stalls inside the building, and a minimum 6 short-term stalls at the surface level.