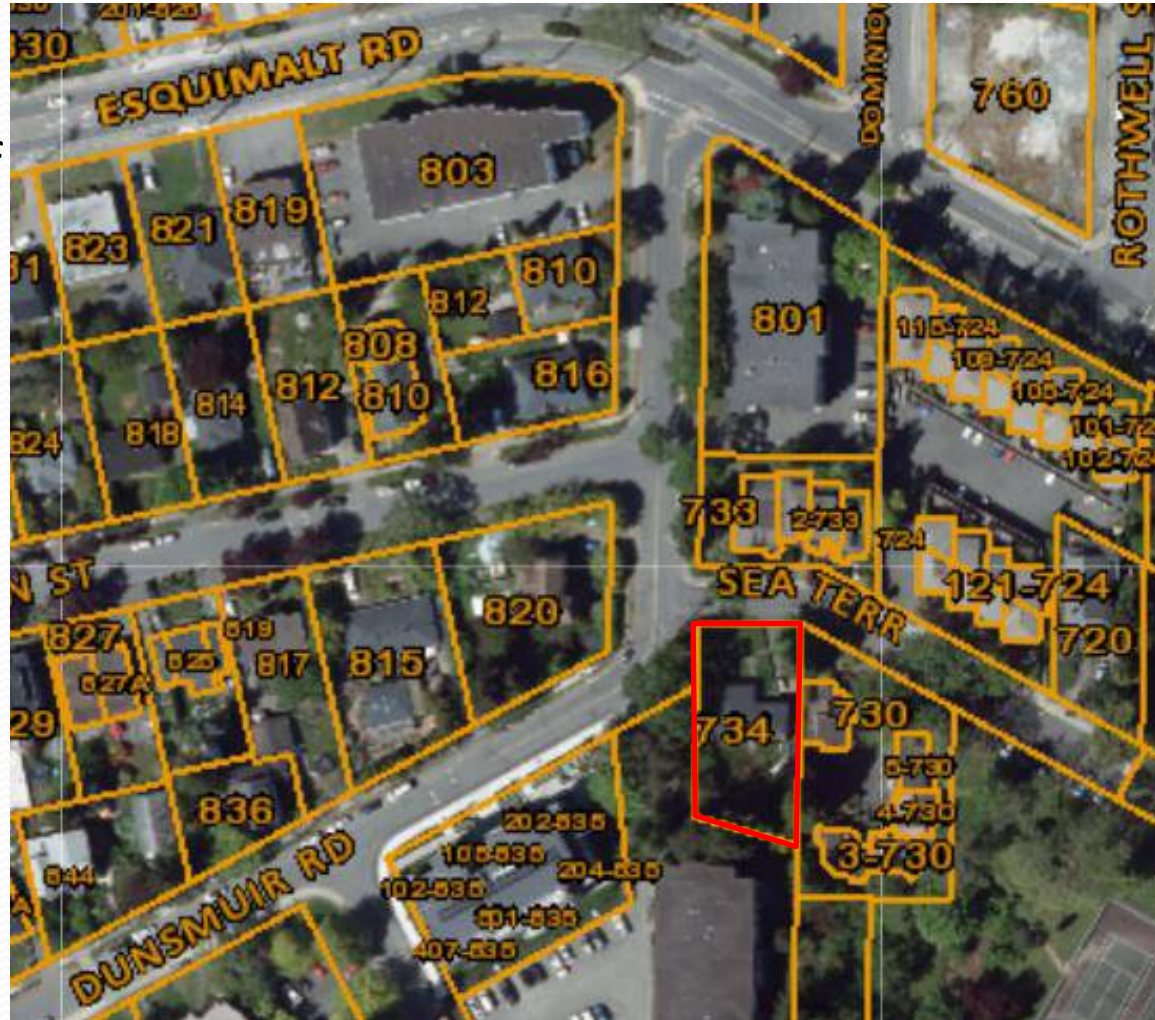


# 734 Sea Terrace

**Bylaw No. 3079 – Zoning Amendment**  
**1<sup>st</sup> and 2<sup>nd</sup> Reading**

# Site Location

- Southeast corner of of Dunsmuir Road and Sea Terrace
- 110 metres south of Esquimalt Road
- Neighbourhood of mixed residential housing types



# Proposal

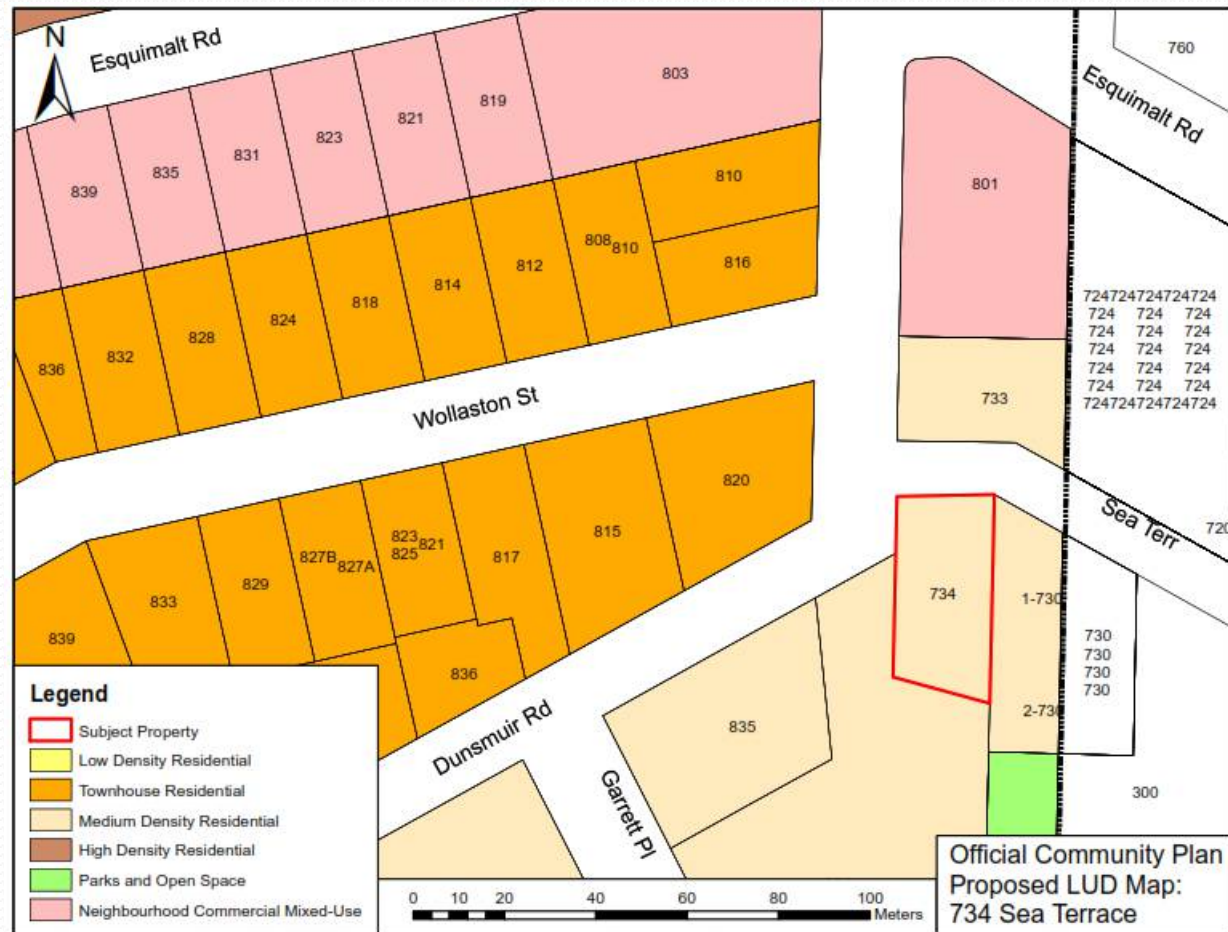
- To replace a single family house with 18 strata apartment units
- Mix of unit sizes from 1 to 3-bedroom units





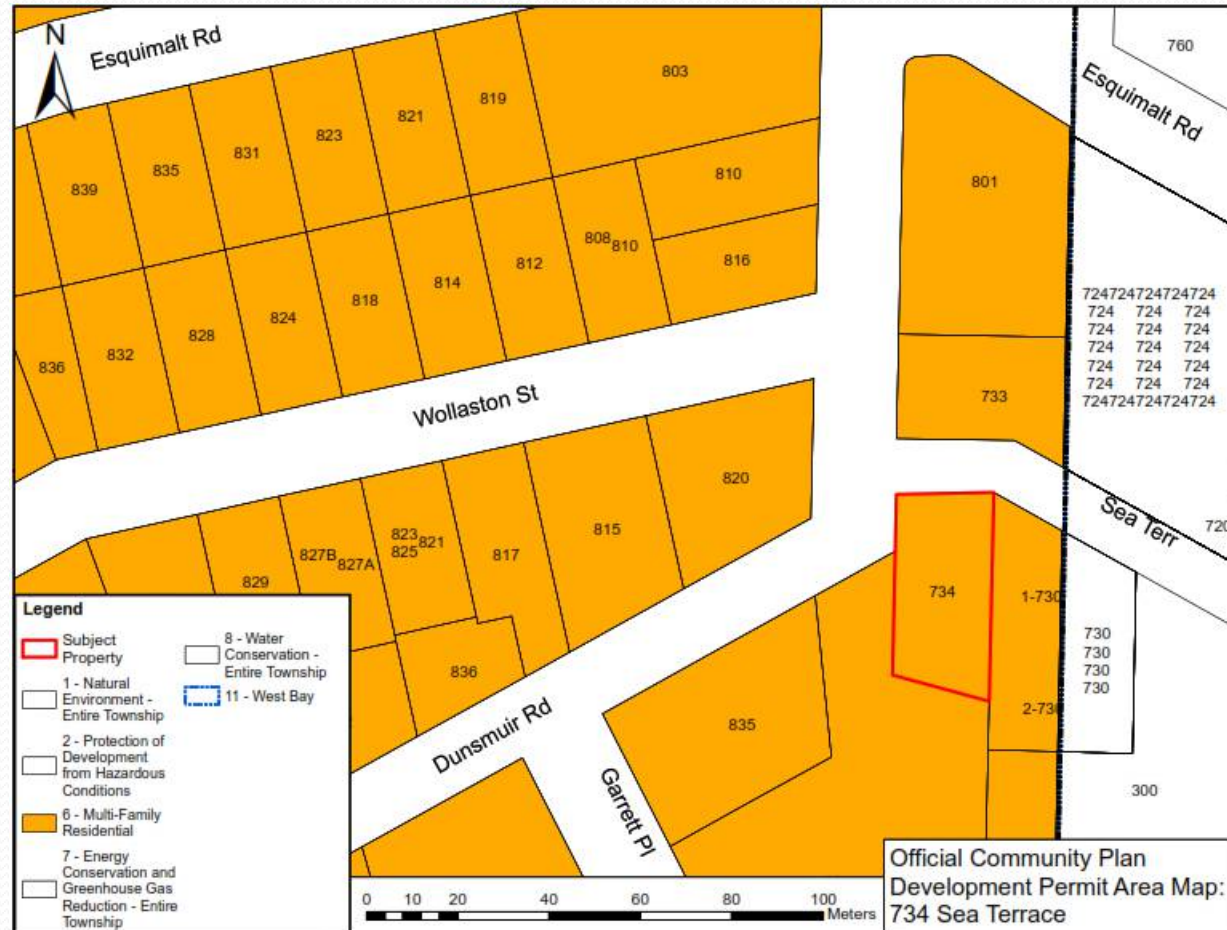
# Official Community Plan

- Complies with Proposed Designation = Medium Density Residential



# OCP

- Development Permit Area Multi-Family Residential



# Zoning Amendment Bylaw No. 3079

- Zoning Amendment Bylaw No. 3079 would create Comprehensive Development District zone No. 159.
- Designed for the proposed concept plan
- Permitted Uses allowed include:
  - 19 Residential units –in a Multiple Family Dwelling
  - Home occupations

# CD No. 159

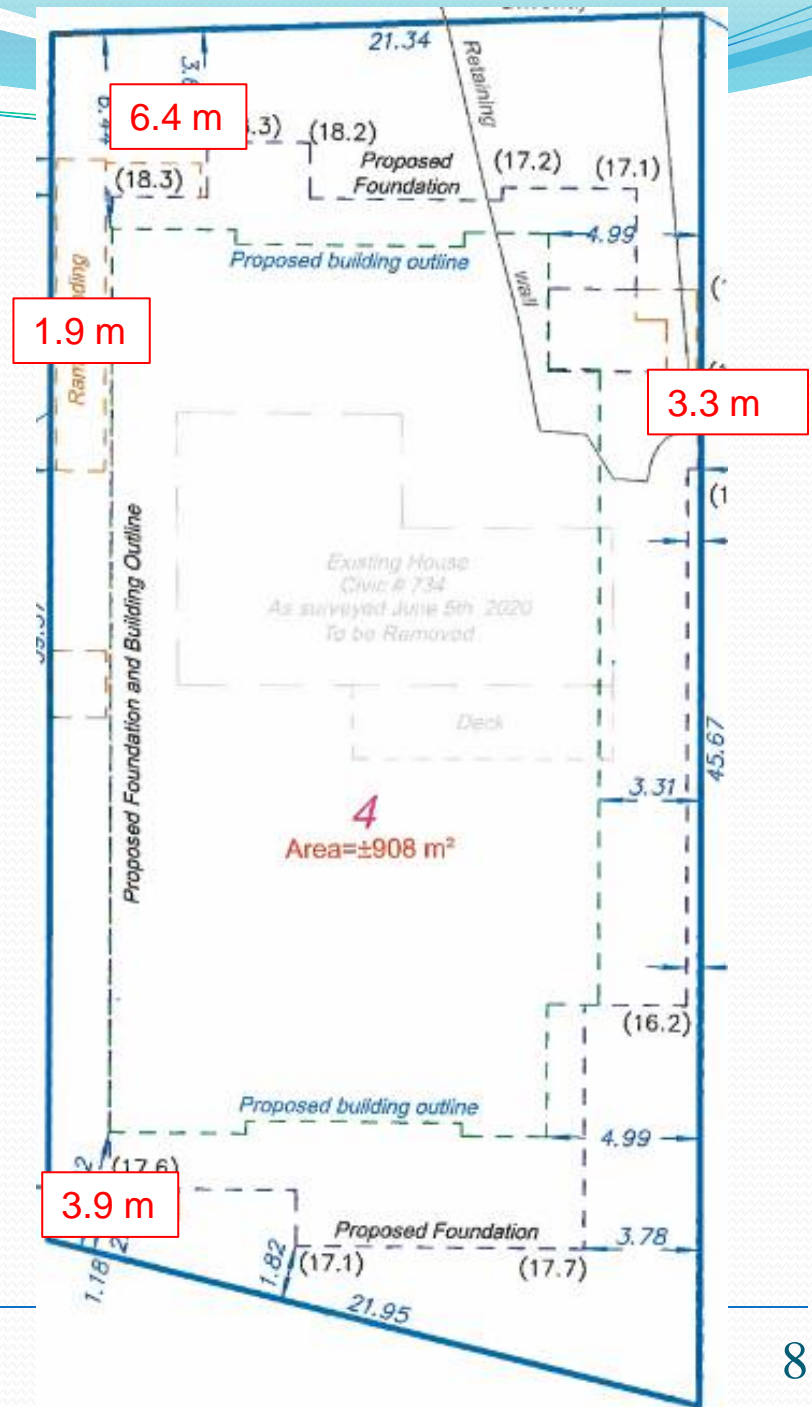
- Floor Area Ratio < 1.79
- Lot Coverage
  - up to 87% (including parking structure)
  - 56 % at or above the 1<sup>st</sup> storey



# CD No. 133

## ● Siting – setbacks

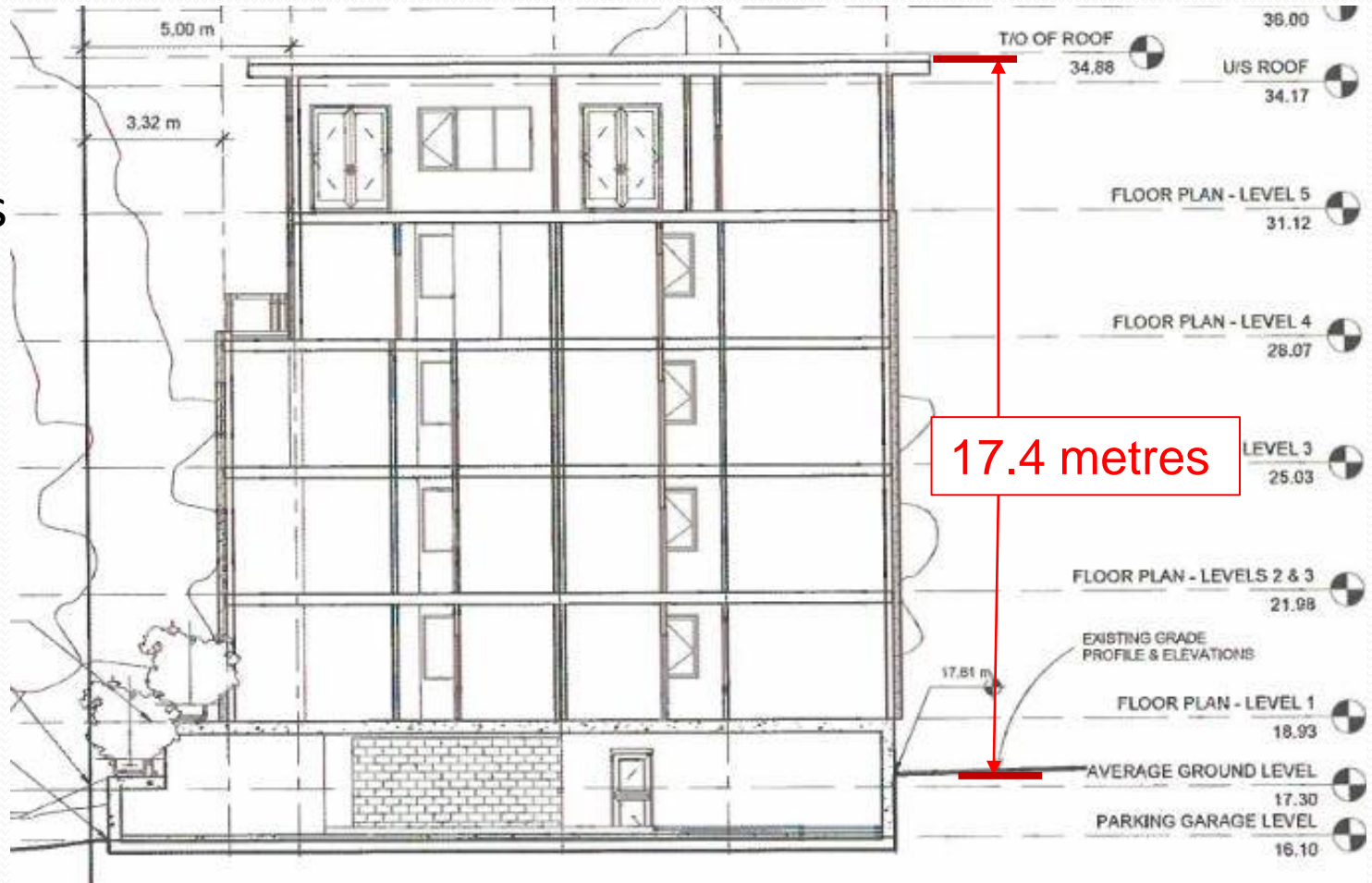
- 6.4 m Sea Terrace
- 1.9 m Dunsmuir Road and the western interior lot line
- 3.3 m eastern most interior lot line
- 3.9 m rear lot line
- Step back further at 4<sup>th</sup> and 5<sup>th</sup> storeys
- Siting Exceptions
  - For parking structure
  - Front stairs and accessibility ramp
  - Staircase above the 4<sup>th</sup> storey
  - Guards around patios





# CD No. 159

Height =  
Less than  
17.4 metres



# Parking



- 0.89 spaces per dwelling unit (17 spaces / 19 units)
- 2 dedicated “Visitor”
- 1 dedicated for “ Car Share Vehicle”

# Section 219 Covenant items

- No more than 19 dwelling units
- No less than two (2) – 3-bedroom units
- No restriction allowed on long-term on rentals with no short-term rental permitted
- 15 parking stalls within a covered parking garage - with 2 spaces dedicated for visitors and 13 resident spaces
- 1 car share vehicle, with its own onsite parking space, with an electric vehicle charger, and car share memberships for every residential unit of the building
- 29 secure bike stalls, including 2 secure cargo bike stalls (with electric charging provided at all stalls), and an exterior rack(s) with short term stalls for 6 bikes
- Build to BC Energy Step Code Level 3
- Stormwater - 31 mm of each rainstorm from roof and patios being retained on-site through a rain garden planter system
- Burying of the Hydro and utility lines along the building's frontages.

# Questions ?