

67.67 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 80 [CD NO. 80]

In that Zone designated as CD No. 80 [Comprehensive Development District No. 80] 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 Part.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Dwelling – Apartment
- (b) Dwelling - Townhouse
- (c) Home Occupation
- (d) Business and Professional Office
- (e) Financial Institution
- (f) Personal Service Establishment
- (g) Retail Store
- (h) Restaurant
- (i) Entertainment
- (j) Video Store
- (k) Liquor Store
- (l) Group Children's Daycare

(2) Prohibited Uses

- (a) Adult Entertainment Uses
- (b) Adult Motion Picture Studio
- (c) Adult Theatre
- (d) Adult Video Store
- (e) Escort Services

(3) Floor Area Ratio

The Floor Area Ratio shall not exceed 2.0.

(4) Unit Size

The minimum Floor Area for each Dwelling Unit shall not be less than 35 square metres.

(5) Commercial Space

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

(6) Building Height

No Principal Building shall exceed a Height of 36 metres.

(7) Lot Coverage

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

(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.

(9) **Landscaping and Open Space**

Landscaping and Open Space shall be provided as shown on the landscape plan approved as part of the active Development Permit.

(10) **Off Street Parking**

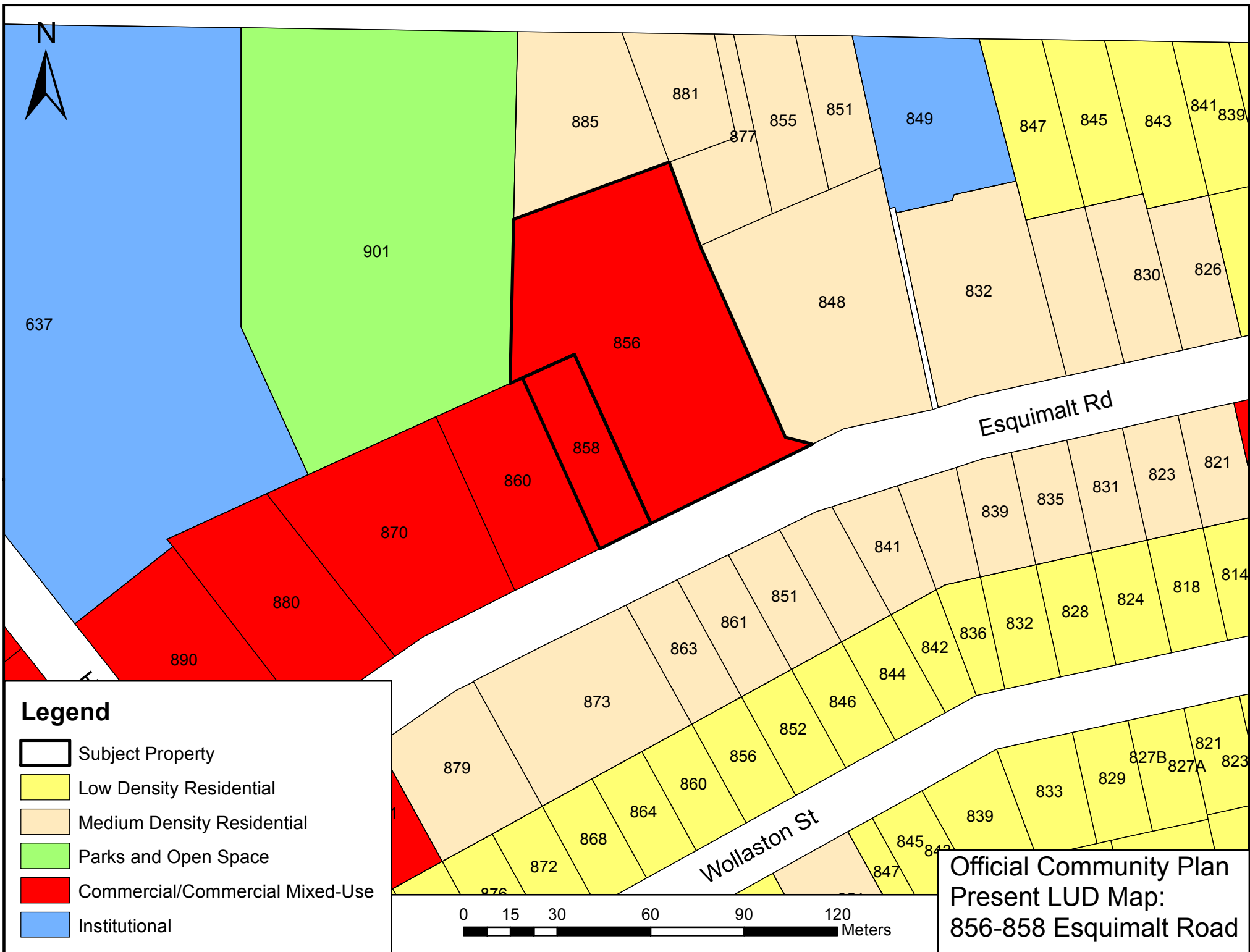
Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), the minimum number of required off street parking spaces shall be provided as follows:

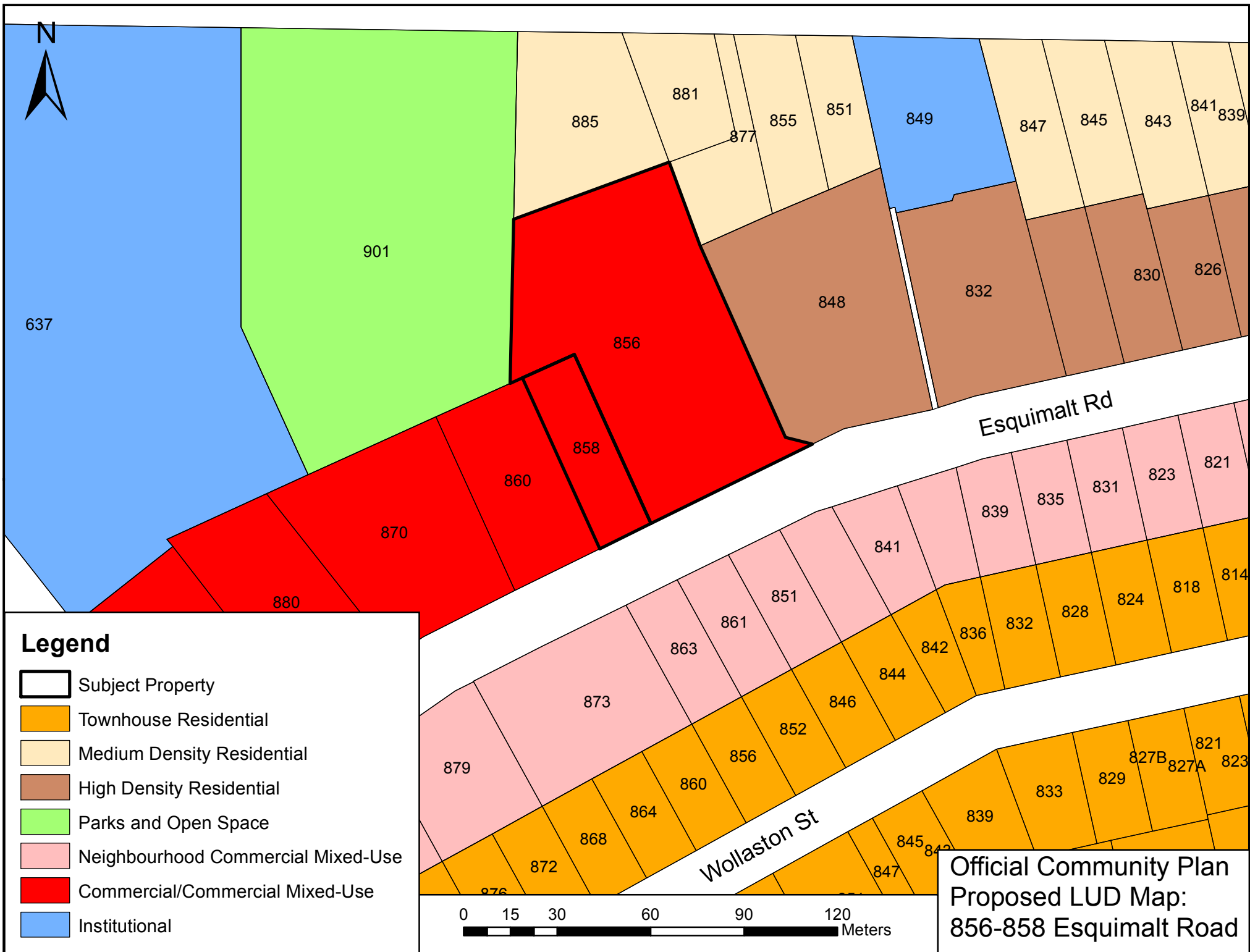
- (a) Commercial Use = 46 spaces (plus 1 Loading Space).
- (b) Dwelling – Apartment Use (Southernmost Building) = 110 spaces including no less than 26 Visitor Spaces.
- (c) Dwelling – Townhouse Use (Southernmost Building) = 8 spaces.
- (d) Dwelling – Apartment Use (Northernmost Building) = 91 spaces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

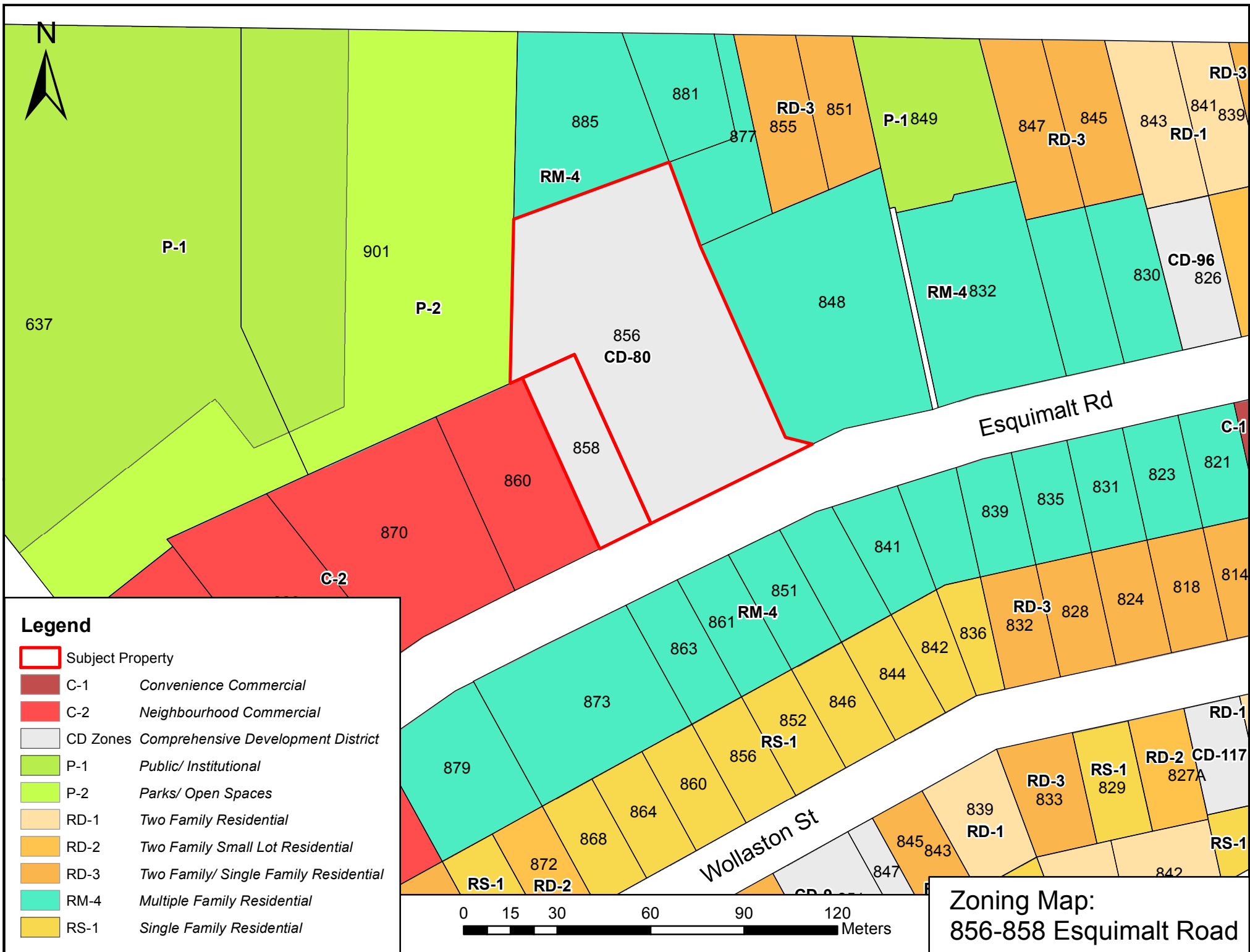
(e) Dwelling – Townhouse Use (Northernmost Building) = 22 spaces.



Subject Property Map:
856-858 Esquimalt Road









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Esquimalt Rd

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827B









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823

Wollaston St

Legend

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|--|---|---|--|
|  | Subject Property |  | 7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township |
|  | 1 - Natural Environment - Entire Township |  | 8 - Water Conservation - Entire Township |
|  | 2 - Protection of Development from Hazardous Conditions |  | 11 - West Bay |
|  | 4 - Commercial | | |
|  | 6 - Multi-Family Residential | | |

0 15 30 60 90 120 Meters

Official Community Plan
Development Permit Area Map:
856-858 Esquimalt Road