

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 3072

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, 2022, No. 3072"*.
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 Section 31 Zone Designations, in the *appropriate alpha-numeric sequence*:  
  
*"Comprehensive Development No. 154 (485 South Joffre Street) CD No. 154"*
  - (2) by adding the following text as Section 67.141 (or as other appropriately numbered subsection within Section 67):

#### **67.141 COMPREHENSIVE DEVELOPMENT DISTRICT No. 154 [CD No. 154]**

In that Zone designated as CD No. 154 [Comprehensive Development District No. 154] 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) Townhouse Residential
- (b) Home Occupation

##### **(2) Number of Buildings and Dwelling Units**

Maximum One (1) Building containing not more than six (6) Townhouse Dwellings in total, with six (6) attached secure bicycle storage facilities.

##### **(3) Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.51

##### **(4) Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 100 square metres.

(5) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 945 square metres.

(6) **Building Height**

No Building shall exceed a Height of 11.5 metres.

(7) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 33% of the Area of a Parcel.

(8) **Siting Requirements**

(a) **Principal Building**

- (i) No Principal Building shall be located within 5.2 metres of the Front Lot Line.
- (ii) No Principal Building shall be located within 1.4 metres of the southern Interior Side Lot Line or within 5.8 metres of the northern Interior Side Lot Line. The total Setbacks of all side yards shall not be less than 7.2 metres.
- (iii) No Principal Building shall be located within 19.0 metres of the Rear Lot Line.

(b) **Accessory Buildings**

No Accessory Buildings or Structures shall be permitted.

(9) **Siting Exceptions**

- (a) Within the CD-154 zone, the minimum distance to the Front Lot Line may be reduced by:

- (i) 4.0 metres to accommodate exterior stairs attached to and forming part of a Principal Building,
- (ii) 1.3 metres to accommodate exterior balconies attached to and forming part of a Principal Building,
- (iii) 1.3 metres to accommodate a Basement, and
- (iv) 4.5 metres to accommodate a Basement level patio (plus the width of the supporting walls that are below ground level).

- (b) Within the CD-154 zone, the minimum distance to the southern interior Side Lot Line may be reduced by 1.7 metres to accommodate Basement level patio (plus the width of the supporting walls that are below ground level).

- (c) Within the CD-154 zone, the minimum distance to the northern interior Side Lot Line may be reduced by 1.2 metres to accommodate Basement level patio (plus the width of the supporting walls that are below ground level).
- (d) Within the CD-154 zone, the minimum distance to Rear Lot Line may be reduced by:
  - (i) 3.0 metres to accommodate exterior stairs attached to and forming part of a Principal Building, and
  - (ii) 2.5 metres to accommodate secure bicycle storage facilities attached to and forming part of Principal Building below the Second Storey.

(10) **Landscaping**

Landscaping shall be provided in an amount of not less than 34% of the area of the Rear Yard of the Parcel.

(11) **Fencing**

- (a) Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres within 5.2 metres of the Front Lot Line [South Joffre Street],
- (b) Subject to Part 4, Section 22 and the above [(11)(a)], no fence shall exceed a Height of 2.0 metres.

(12) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), off-street parking shall be provided in the ratio of 1 (one) space per dwelling unit.
  - (b) Notwithstanding Section 11(1) of Parking Bylaw, 1992, No. 2011 (as amended), (0) zero spaces need be marked "Visitor".
- (3) by changing the zoning designation of PID 006-104-80, Lot 5, Block B, Section 11, Esquimalt District, Plan 4478 [485 South Joffre Street] shown cross-hatched on Schedule "A" attached hereto, from RD-4 [Two Family DADU Residential] to CD No. 154 [Comprehensive Development District No. 154].
  - (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 19<sup>th</sup> day of December, 2022.

READ a second time by the Municipal Council on the 19<sup>th</sup> day of December, 2022.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

READ a third time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**ADOPTED** by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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BARBARA DESJARDINS  
MAYOR

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DEBRA HOPKINS  
CORPORATE OFFICER

