

# 485 South Joffre Street

**Bylaw No. 3071 – OCP Amendment**

**Bylaw No. 3072 – Zoning Amendment**



# The Parcel

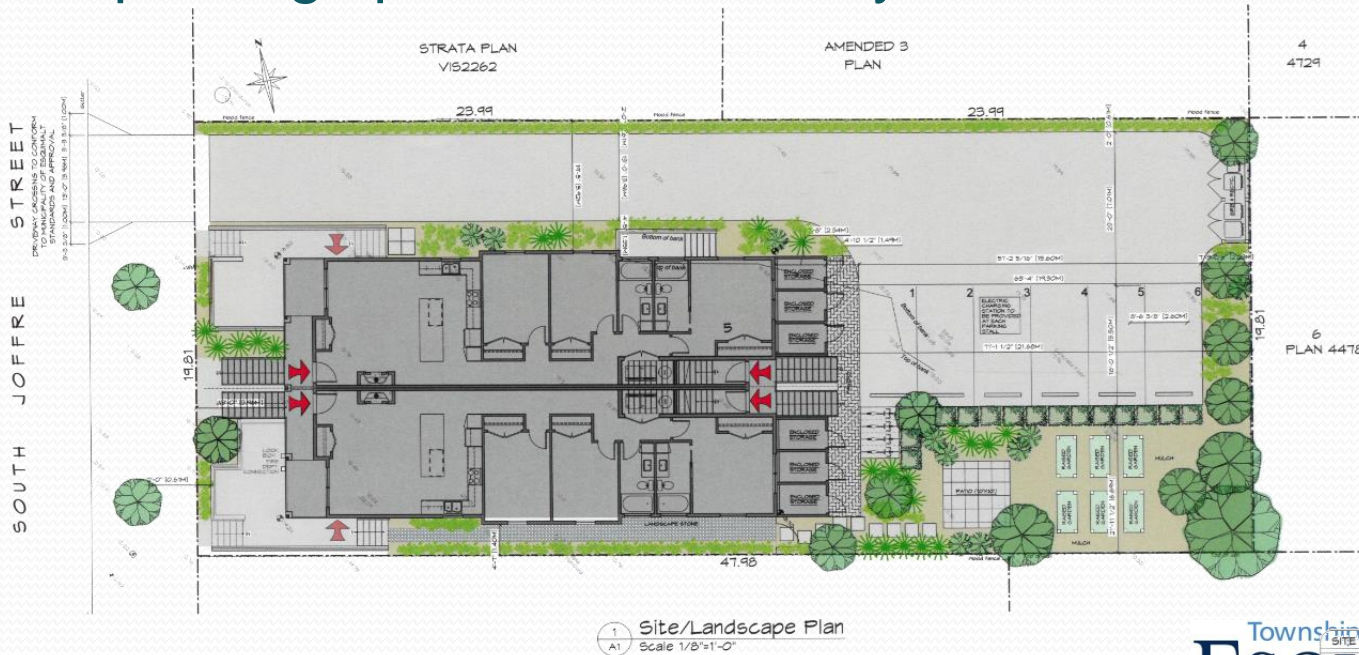
- 60 metres south of Lyall Street
- < 400 metres from Plaza shopping centre, Recreation Centre, and Esquimalt Road transit stop





# The Proposal

- Proposal for 6 stacked townhouse dwelling units
- Each with 3 bedrooms, private entrances,
- 6 parking spaces in the backyard and 6 bike storage units



# Bylaw No. 3071 – Official Community Plan Amendment

Change

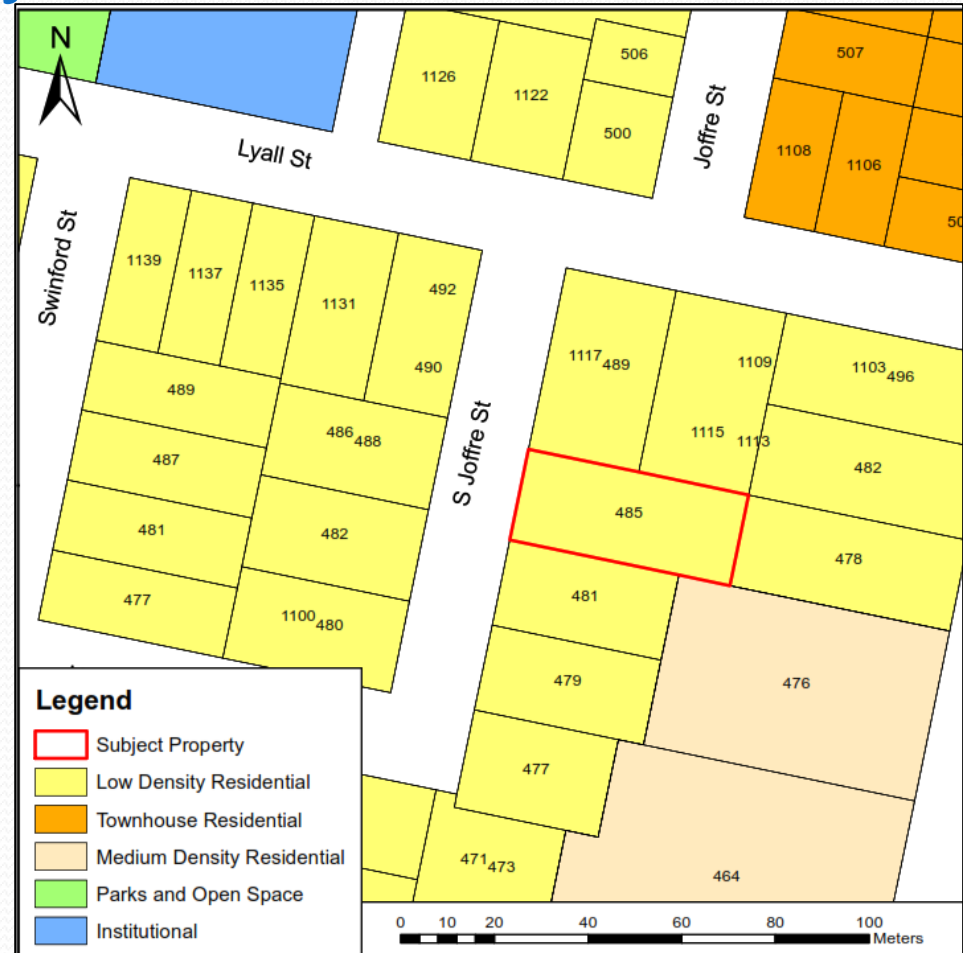
Proposed Land use  
Designation

From

- Low Density Residential

To

- Townhouse Residential



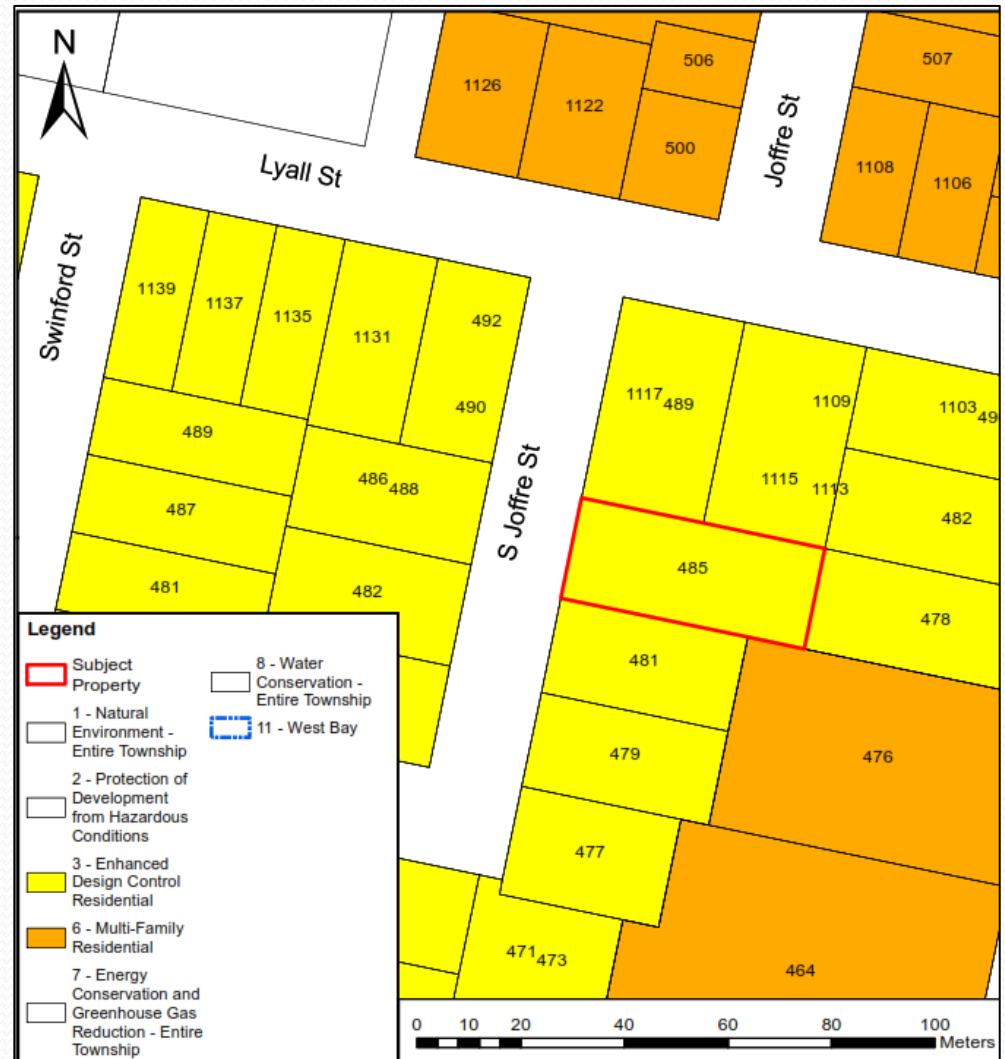
# Bylaw No. 3071 - OCP Amendment

Change  
Development Permit  
Area  
From

- DPA No. 3:  
Enhanced Design  
Control Residential

To

- DPA No. 6:  
Multi-Family Residential



# Bylaw No. 3072 – Zoning – CD 154

- Zoning Amendment Bylaw No. 3072 would create Comprehensive Development District zone No. 154
- Designed for the proposal before you: a single townhouse residential building
- Not more than 6 dwelling units
- Allows for uses:
  - Townhouse Residential and
  - Home Occupation
- Floor Area Ratio up to 0.51
- Height not to exceed 11.5 metres



# Bylaw No. 3072 - CD 154

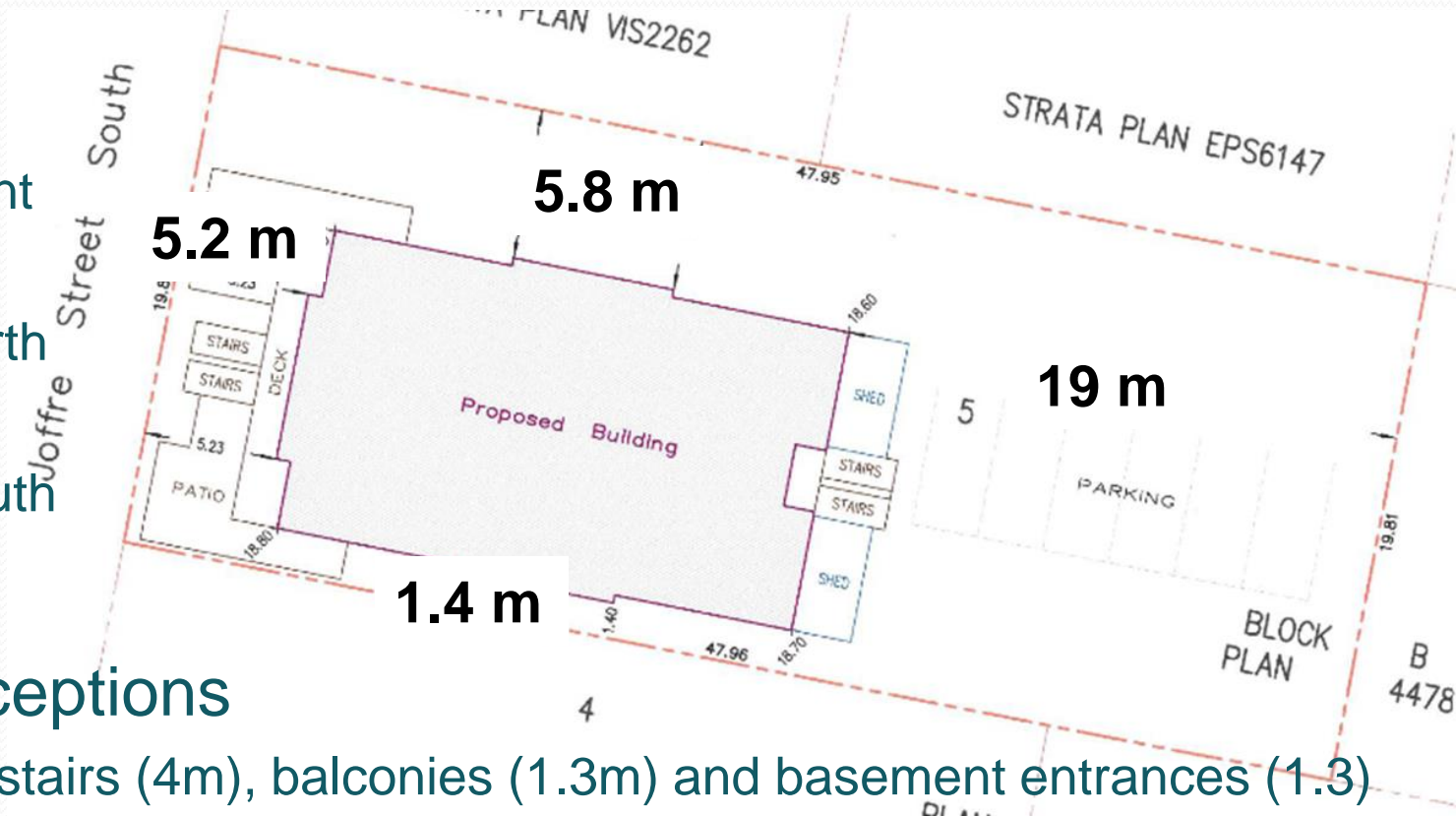
- Siting -

## Setbacks

- 5.2 m front
- 19m rear
- 5.8 m north side
- 1.4 m south side

- Siting Exceptions

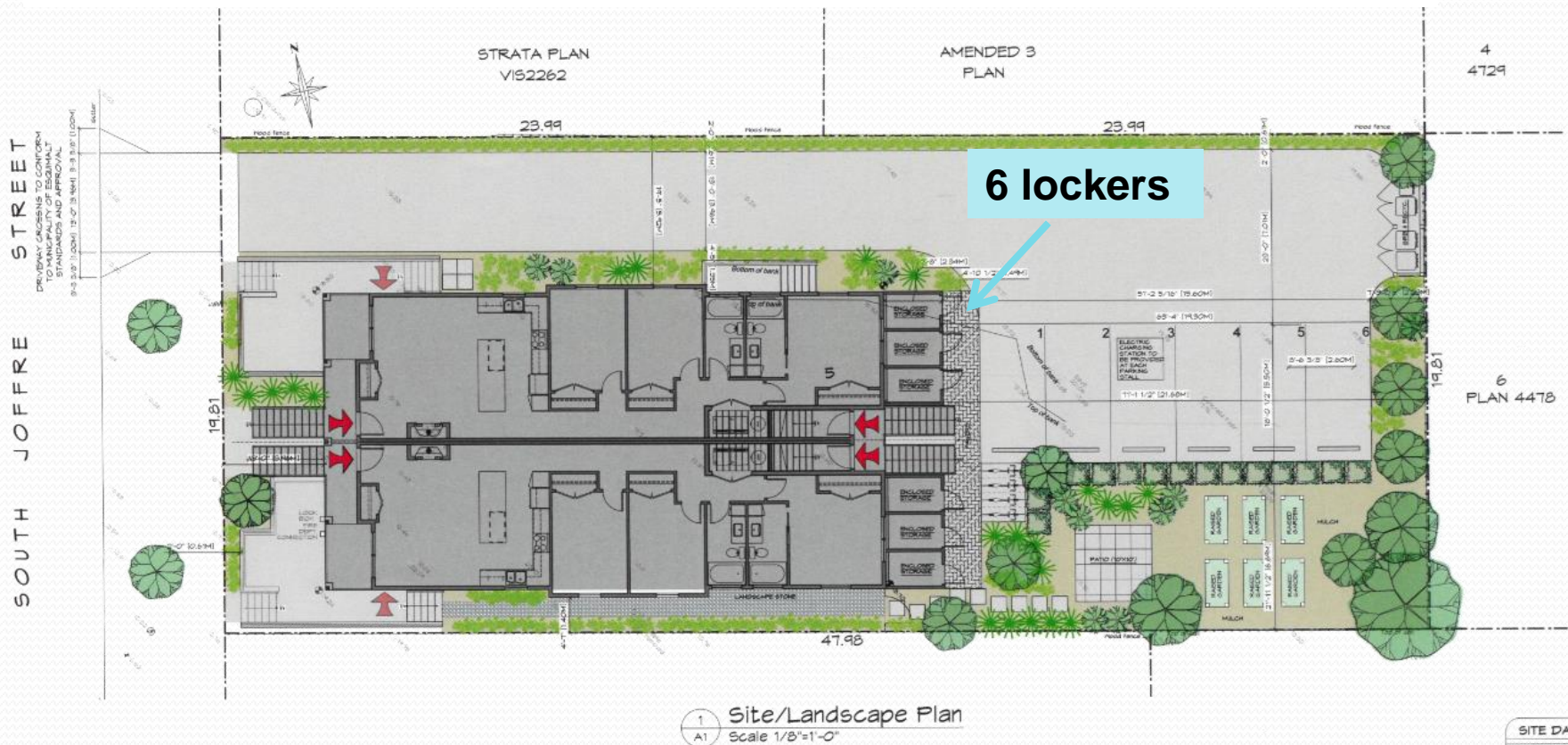
- For front stairs (4m), balconies (1.3m) and basement entrances (1.3) and patios (4.5m)
- North (1.2m) and South (1.7m) side setbacks for basement patios
- Rear setback for stairs (3m) and the 6 bicycle storage facilities (2.5m)





# CD 154 - Parking

- 6 parking spaces for residents
- No visitor spaces
- 6 bicycle storage lockers provided and a guest rack





# Section 219 Covenant

- Build to BC Energy Step Code 3
- Electric heating and no gas connection
- No more or less than 6 parking spaces, one for each unit
- Each unit has 1 secure exterior bicycle storage facility (locker)
- Exterior bike rack(s) to hold at least 4 guest bikes
- Minimum 2 boulevard trees with species to be approved by the Parks Department, supplied with drip irrigation
- Each parking stall will have an electric vehicle charger installed