

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2876

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 NO. 2876*".
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 Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development No. 99 (Esquimalt Village Square) CD No. 99"

- (2) by adding the following text as Section 67.86 (or as other appropriately numbered subsection within Section 67):

67.86 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 99 [CD NO. 99]

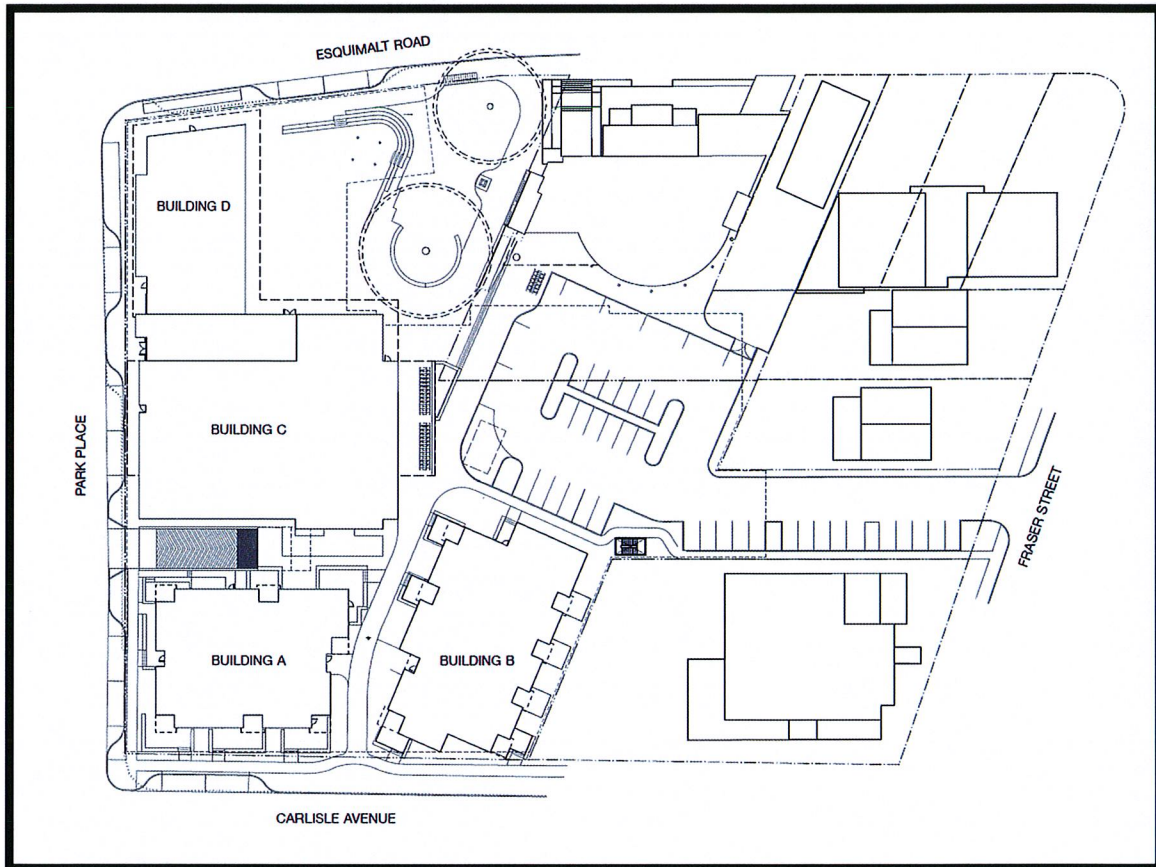
In that Zone designated as CD No. 99 [Comprehensive Development District No. 99] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

1) **Permitted Uses**

- a. Art Gallery
- b. Arts and Craft Studios excluding Wood and Metal working
- c. Business and Professional Office
- d. Catering Service
- e. Commercial Parking Facility
- f. Conference or Convention Centre
- g. Day Nursery
- h. Dwelling – Multiple Family
- i. Educational Institution
- j. Financial Institution (excluding pay day loan offices)
- k. Group Children's Day Care Centre
- l. Home Occupation
- m. Laboratory
- n. Library
- o. Licensed Liquor Establishment including Brew Pub

- p. Liquor Store
- q. Personal Service Establishment
- r. Printing Establishment
- s. Retail Store
- t. Restaurant
- u. Veterinary Service

2) Key Map



3) **Maximum Floor Areas for Buildings**

Building "A"

Floor	Maximum Floor Area (m ²)
Level 1	490
Level 2	505
Level 3	505
Level 4	505
Level 5	375
Level 6	375
Roof	45
Total	2800

Building "B"

Floor	Maximum Floor Area (m ²)
Level 1	570
Level 2	605
Level 3	605
Level 4	605
Level 5	445
Level 6	445
Roof	40
Total	3315

Building "C"

Floor	Maximum Floor Area (m ²)
Level 1 (Library and Office)	1145
Level 1 (Community Meeting Space)	145
Level 2	890
Level 3	890
Level 4	890
Level 5	890
Total	4850

Building "D"

Floor	Maximum Floor Area (m ²)
Level 1	475
Level 2	525
Level 3	525
Level 4	525
Level 5	525
Level 6	375
Roof	050
Total	3000

Parkade	Maximum Floor Area (m ²)
Level 1	1,100

4) **Floor Area Ratio**

The Floor Area Ratio for the site shall not exceed 1.9.

5) **Minimum Dwelling Unit Size**

Building	Minimum Dwelling Unit Size (m ²)
A	40
B	40
C	40
D	40

6) **Maximum Number of Dwelling Units**

Building	Maximum Number of Dwelling Units
A	32
B	37
C	0
D	34
Total	103

7) **Minimum Commercial Floor Area**

(a) The minimum Floor Area dedicated to Commercial Uses in Building D shall not be less than 390 square metres located on the first storey.

8) **Maximum Building Height**

Building	Height From Grade
A	25.5 m
B	25.5 m
C	26.5 m
D	26.8 m

9) **Maximum Lot Coverage**

All principal structures except the parkade shall have a maximum site coverage of 50%.

10) **Siting Requirements**

Building	Esquimalt Road	Park Place	Carlisle Avenue	Internal Lot Lines
A Level 1	N/A	2.5	2.5	N/A
A Level 2	N/A	4.0	2.5	N/A
A Level 3	N/A	4.0	2.5	N/A
A Level 4	N/A	4.0	2.5	N/A
A Level 5	N/A	4.0	2.5 (5.0 building face)	N/A
A Level 6	N/A	5.0	2.5 (5.0 building face)	N/A
A Roof	N/A	5.0	5.0	N/A
B Level 1	N/A	N/A	0.0	2.5
B Level 2	N/A	N/A	0.0	2.5
B Level 3	N/A	N/A	0.0	2.5
B Level 4	N/A	N/A	0.0	2.5
B Level 5	N/A	N/A	0.0	2.5
B Level 6	N/A	N/A	2.5	2.5
B Roof	N/A	N/A	3.5	5.0
C Level 1	N/A	0.5	N/A	0.0

Building	Esquimalt Road	Park Place	Carlisle Avenue	Internal Lot Lines
C Level 2	N/A	0.0	N/A	0.0
C Level 3	N/A	0.0	N/A	0.0
C Level 4	N/A	0.0	N/A	0.0
C Level 5	N/A	0.0	N/A	0.0
D Level 1	0.5	0.5	N/A	N/A
D Level 2	0.5	0.5	N/A	N/A
D Level 3	0.5	0.5	N/A	N/A
D Level 4	0.5	0.5	N/A	N/A
D Level 5	0.5	0.5	N/A	N/A
D Level 6	0.5	0.5	N/A	N/A
D Roof	2.0	2.0		
Parkade	0.0 m	0.0 m	0.0 m	0.0 m

11) **Accessory Buildings**

No accessory building shall be located within 10.0 m of a highway.

12) **Useable Open Space**

The minimum usable open space as defined by the area delineated by Building "D" on the west, Building "C" on the south, the Municipal Hall on the east, and Esquimalt Road to the north shall be 1300 m².

13) **Fencing**

The maximum height of fencing shall be 1.3 m

14) **Off-Street Parking**

Location	Motor Vehicles	Bicycles
Underground	176	182
Surface	39	24
Sub Total	215	206
For the use of the Municipal Hall	15	0
Total available to the project	200	206

- (3) by changing the zoning designation of the following parcel, shown cross-hatched on Schedule 'A', attached hereto, from Town Centre [TC] and Parks and Open Space [P-2] to CD No. 99 [Comprehensive Development District No. 99]:

a) PID 029 – 349 - 311; Lot 1, Section 11, Suburban Lot 40, Esquimalt

District, Plan EPP32782

- (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 30 day of May, 2016.

READ a second time by the Municipal Council on the 30 day of May, 2016.

AMENDED and read a second time as amended by the Municipal Council on the 13th day of June, 2016.

A Public Hearing was held pursuant to Sections 464, 465, 466, and 468 of the *Local Government Act* on the 27th day of June, 2016.

READ a third time by the Municipal Council on the 27th day of June, 2016.

ADOPTED by the Municipal Council on the 11th day of July, 2016.


BARBARA DESJARDINS
MAYOR


ANJA NURVO
CORPORATE OFFICER

