

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**BYLAW NO. 2757**

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. 197], 2011, NO. 2757*”.
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 5, Section 31 immediately following “Multiple Family Residential- Congregate Care RM-4-CP”

*“Esquimalt Village – Mixed Use Multiple Residential [RM-EVP]”*

- (2) by adding the following words and figures as Section 45.1 of Part 5

***“45.1 Esquimalt Village – Mixed Use Multiple Residential [RM-EVP]”***

*The intent of this Zone is to accommodate high density Mixed Use Apartment, Commercial and Institutional development.*

**(1) Permitted Uses**

*The following Uses and no others shall be permitted:*

- (a) *Apartment Residential*
- (b) *Townhouse Residential*
- (c) *Home occupation*
- (d) *Business and Professional Office*
- (e) *Financial institution*
- (f) *Personal Service Establishment*
- (g) *Retail Store*
- (h) *Restaurant*
- (i) *Entertainment and Theatre*
- (j) *Assembly Use*
- (k) *Library*
- (l) *Government office*
- (m) *Parks, Public Plaza and Children’s Playground*
- (n) *Archive*
- (o) *Museum*
- (p) *Charitable organization office*
- (q) *Schools (public and private)*

- (r) *Public Health Clinic or facility*
- (s) *Off street parking*

- (2) **Building Height**  
*No Building shall exceed a Height of 38 metres or 12 storeys to top of roof parapet.*
  - (3) **Floor Area Ratio**  
*The Floor Area Ratio shall not exceed 3.0.*
  - (4) **Lot Coverage**  
*The lot coverage shall not exceed 60%.*
  - (5) **Siting Requirements**
    - (a) *No new Building shall be located with 2.0 metres of Esquimalt Road*
    - (b) *No new Building shall be located within 2.0 metres of Park Place*
    - (c) *No new Building shall be located within 5.0 metres of Carlisle Avenue*
    - (d) *No new Building shall be located within 5.0 metres of a Side Lot Line.*
  - (6) **Off Street Parking**
    - (a) *Apartment Residential and Townhouse Residential Off Street parking shall be provided to a standard of 1 space for every unit.*
    - (b) *All other parking shall be in accordance with Table 1 of Parking Bylaw No. 2011.*
    - (c) *Parking stall dimensions and location shall be in accordance with Table 2 of Parking Bylaw No. 2011.*
- (3) by changing the zoning designation of Lot A, Section 11, Esquimalt District, Plan 18121 [1229 Esquimalt Road], Lot B, Section 11, Suburban Lot 40, Esquimalt District, Plan 18121 [1235 Esquimalt Road] and Lot 14, Section 11, Esquimalt District, Plan 1163 [1216 Carlisle Avenue] shown cross-hatched on Schedule "A" attached hereto from TC [Town Centre] to RM-EVP [Esquimalt Village – Mixed Use Multiple Residential]; and
  - (4) by changing the zoning designation of Lot 12, Section 11, Esquimalt District, Plan 1163 [534 Fraser Street] shown cross-hatched on Schedule "A" attached hereto from P-2 [Park and Open Space] to RM-EVP [Esquimalt Village – Mixed Use Multiple Residential]; and
  - (5) by amending Sheet A-5 of Schedule A to designate the lands within Phase 1 of the Esquimalt Village project, shown cross-hatched on Schedule "A" attached hereto, as Esquimalt Village – Mixed Use Multiple Residential [RM-EVP].

READ a first time by the Municipal Council on the 7<sup>th</sup> day of March, 2011.

READ a second time by the Municipal Council on the 7<sup>th</sup> day of March, 2011.

A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the 16<sup>th</sup> day of May, 2011.

READ a third time by the Municipal Council on the ---- day of ----, 2011.

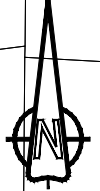
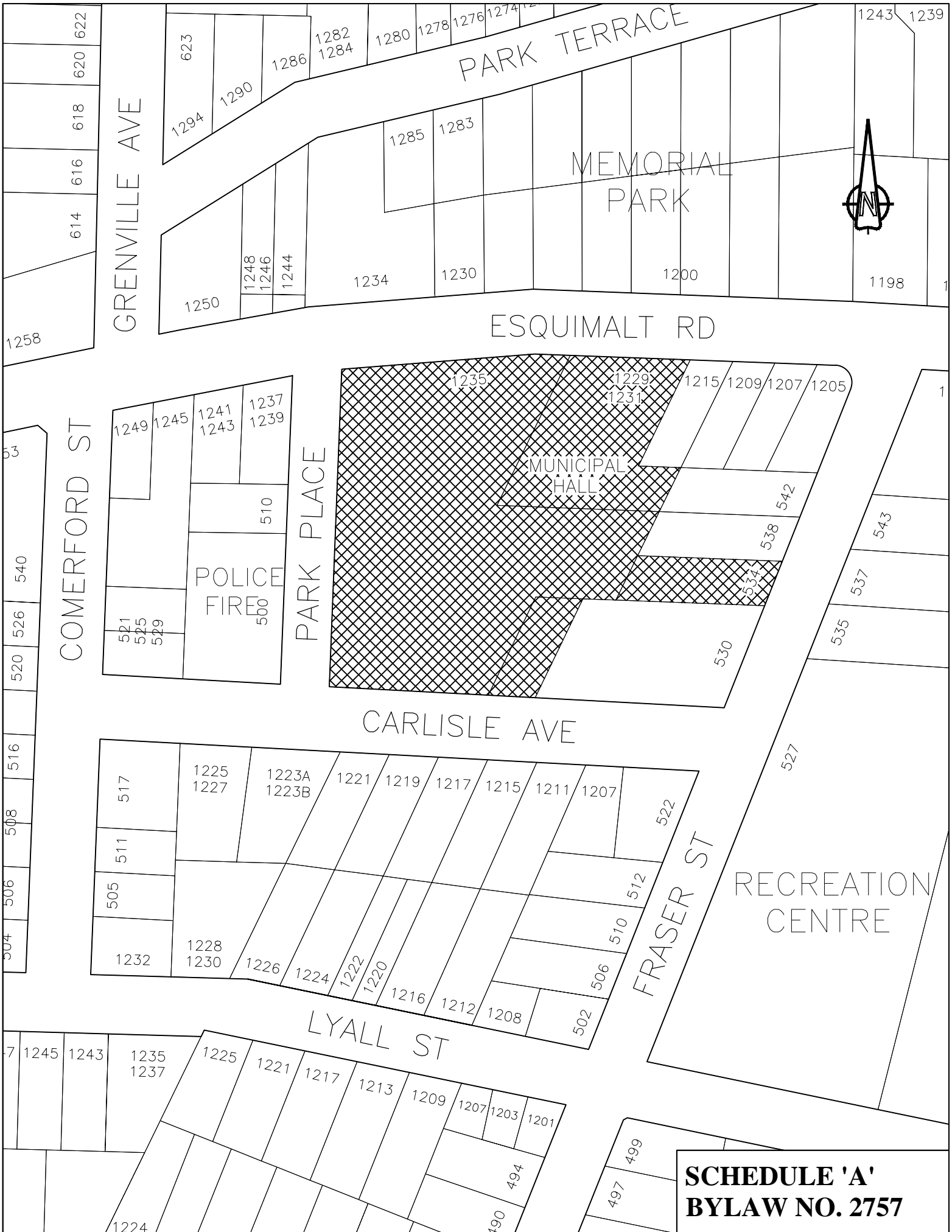
**ADOPTED** by the Municipal Council on the ---- day of ----, 2011.

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BARB DESJARDINS  
MAYOR

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LAURIE HURST  
DEPUTY CORPORATE ADMINISTRATOR



**SCHEDULE 'A'**  
**BYLAW NO. 2757**