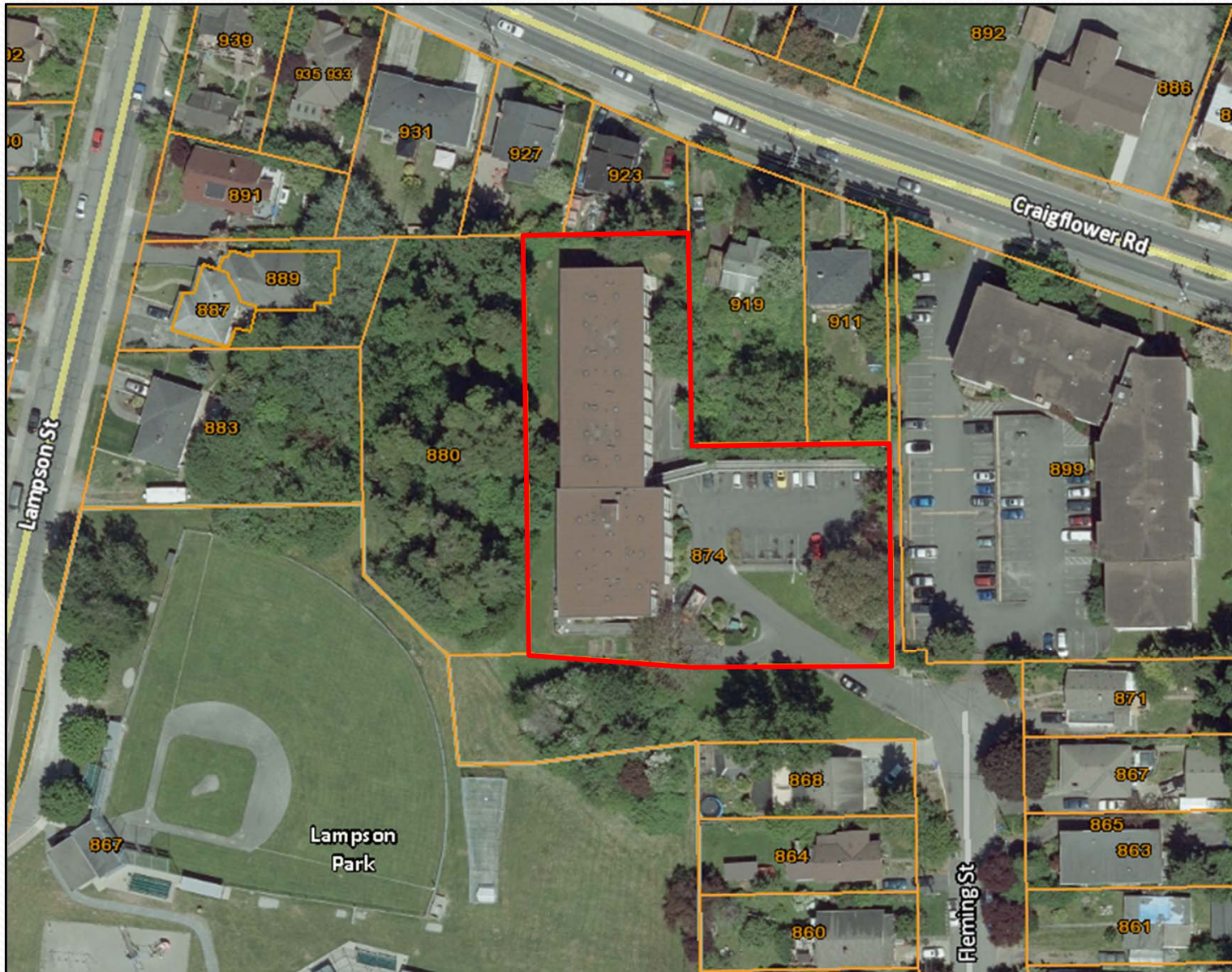


# 874 Fleming Street

## Rezoning Application



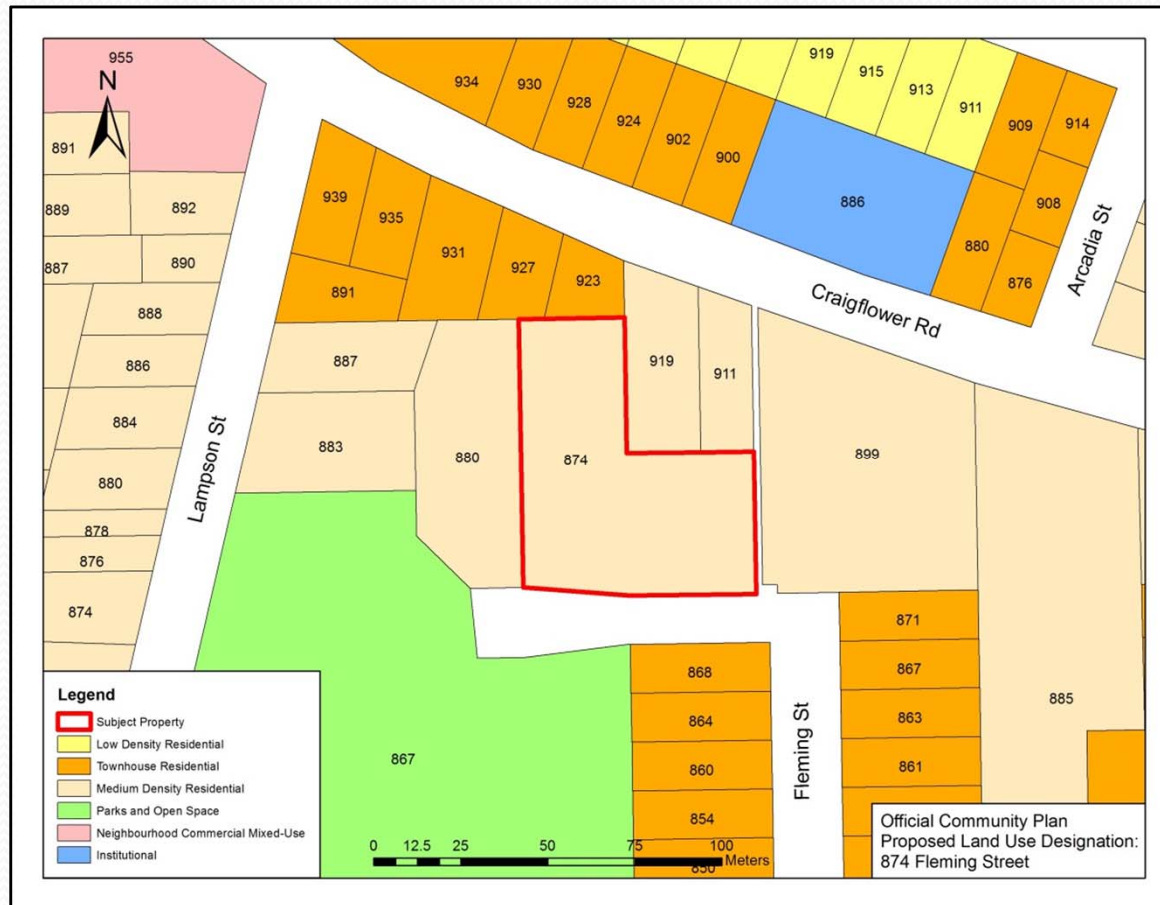
# Site Location



Development Services



# OCP Land Use Designation



## **Proposed Land Use Designation:**

Medium Density Residential  
Floor Area Ratio of up to 2.0  
Height up to 6 storeys

## **Proposed Height:**

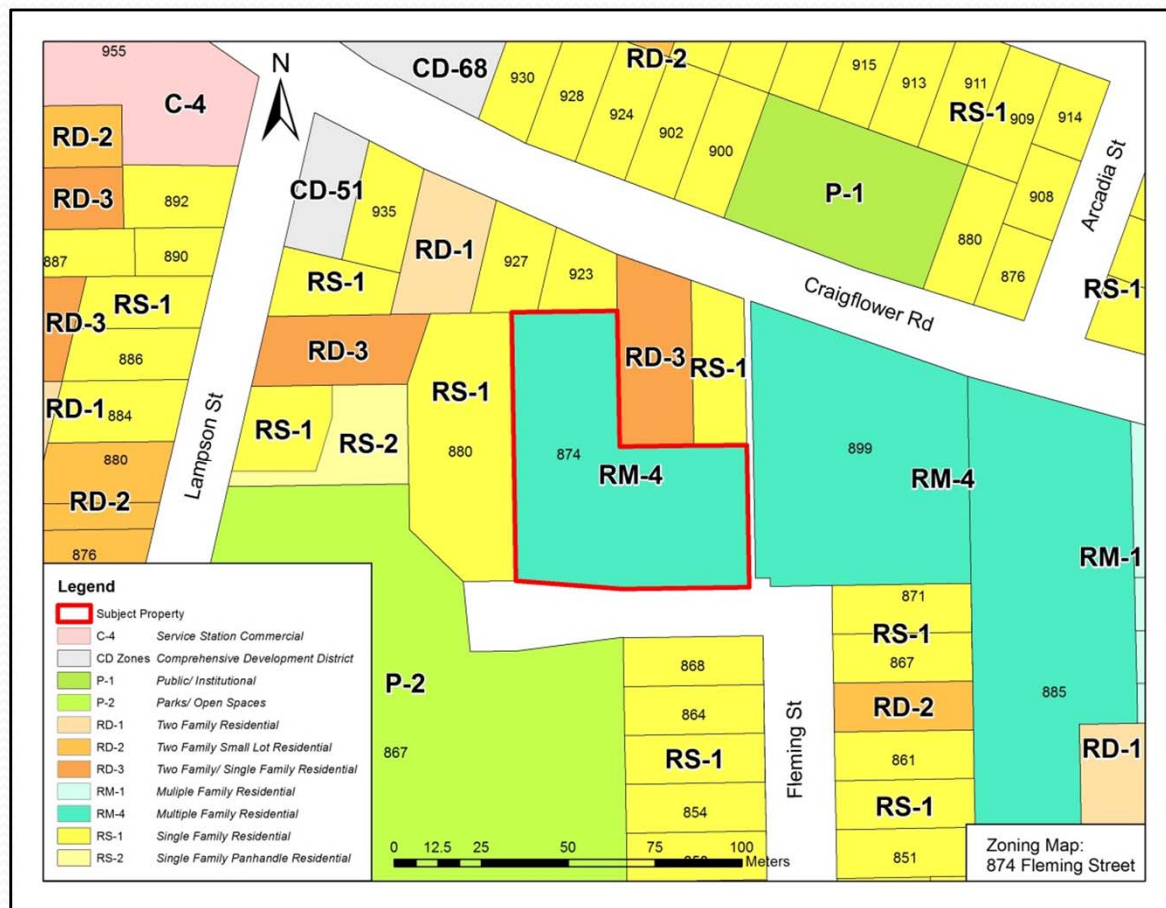
6 Storeys

## **Proposed FAR:**

2.1 (Density Bonus)



# Rezoning to CD No. 130



**Existing Zoning:**

RM-4

**Proposed Zoning:**

CD No. 130

Township of  
**ESQUIMALT**



# Zoning Regulations-Height





# Zoning Regulations

## Lot Coverage:

50% for Building at or above the First Storey

70% for Parking Structure





# Zoning Regulations

## Setbacks (Closest above Parkade):

Front: 5.5 m

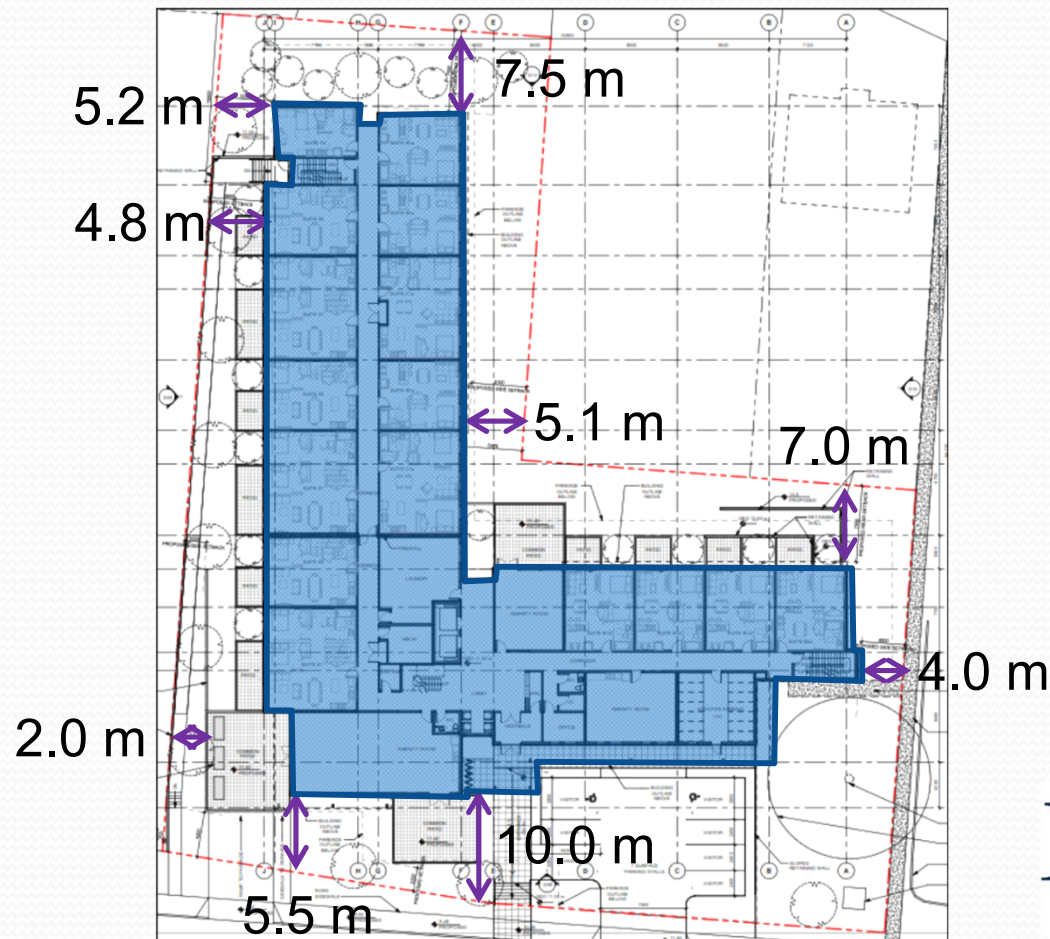
Eastern Interior Side: 5.1 m

East Side: 4.0 m

Rear: 7.5 m

North Side: 7.0 m

West Side: 2.0 m



# Zoning Regulations

## Usable Open Space:

Provided in the amount of not less than 235 m<sup>2</sup> (6.0% of the parcel)



Township of  
**ESQUIMALT**



# Zoning Regulations-Density

**Floor Area Ratio: 2.1**

**Units: 137**



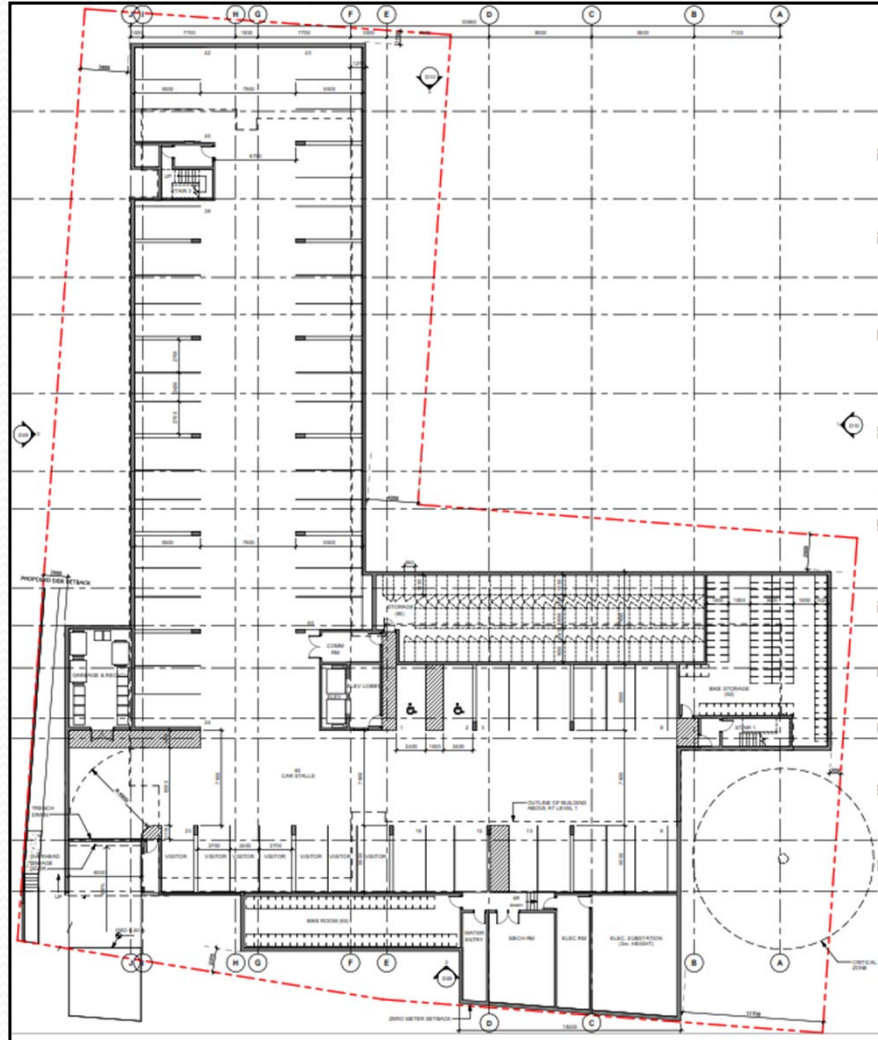
VIEW FROM FLEMING STREET

# Zoning Regulations

## Parking:

67 Parking Spaces (0.48 space unit)

137 Bicycle Parking Spaces (1.0 spaces/unit)



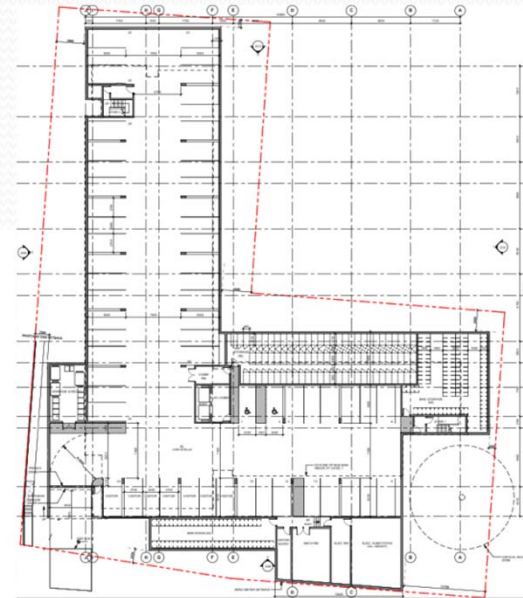
Township of  
**ESQUIMALT**

## Development Services



# Section 219 Covenant Items

- 13 Visitor Parking spaces and one Loading Space secured for intended uses.
- 7 parking stalls to have electric vehicle charging stations



# Section 219 Covenant Items

- Secure provision of:
  - 5 Three-Bedrooms dwellings
  - 6 Four-Bedrooms dwellings
- No subdivision clause to ensure that all the units are maintained as long-term residential rentals





# Section 219 Covenant Items

- Construction to achieve BC Energy Step Code Level 4
- Tree Protection provisions to retain the protected, mature Arbutus tree



# Affordable Housing

- Housing Agreement Bylaw to be presented to Council.
- 137 affordable dwelling units
  - 35 Studio
  - 67 One-Bedroom
  - 24 Two-Bedrooms
  - 5 Three-Bedrooms
  - 6 Four-Bedrooms
- Permanent Affordable Housing
- Affordable rent defined as no more than 30% of gross household income





