



1
A-0 PROPOSED PARKING PLAN
SCALE: 1:100

PROJECT INFORMATION:
CIVIC ADDRESS: 614 GRENVILLE AVENUE, ESQUIMALT, BC V9A 6L2
LEGAL ADDRESS: LOT 221, SUBURBAN KIT 42, PLAN 2854, ESQUIMALT DISTRICT DISTRICT, EXCEPT THAT PART INCLUDED IN PLAN 4668 AND EXCEPT THAT PART LYING NORTH OF THE SOUTHERLY OF LOT A, PLAN 19331
PARCEL IDENTIFIER: 000-756-962

ZONING INFORMATION:
C-3, CORE COMMERCIAL (PART OF SECTION 48 OF ZONING BYLAW, 1992, No. 2050)
PROPOSED T-I USE: RESTAURANT + CATERING USE (PART OF SECTION 48(1)(e) MIXED COMMERCIAL USE/RESIDENTIAL SUBJECT TO SECTION 48(7) REQUIREMENTS)
FLOOR AREA RATIO: NOT APPLICABLE TO C-3 ZONES
BUILDING HEIGHT (PART OF SECTION 48(3) OF ZONING BYLAW, 1992, No. 2050)
EXISTING: 10.38m MAXIMUM; 13m AS CALCULATED PER SECTION 15(2) PART OF 4 OF ZONING BYLAW, 1992, No. 2050
LOT AREA (PARCEL SIZE) 1,297.6m² (13,962 ft²)
LOT COVERAGE CALCULATION (PART OF SECTION 48(4) OF ZONING BYLAW, 1992, No. 2050)
PROPOSED: 22% (MAX. 80%) 280m² MAIN FLOOR INCLUDING PATIO
EXISTING: 16% (MAX. 80%) 199m² SECOND FLOOR - RESIDENTIAL
EXISTING: 16% (MAX. 80%) 199m² THIRD FLOOR - RESIDENTIAL
SITING REQUIREMENTS (PER SECTION 48(5) OF ZONING BYLAW, 1992, No. 2050)
SIDE (NORTH) SETBACK - EXISTING: 3.34m (MIN. 3m WHEN ABUTTING RESIDENTIAL USE IN A RS-1 ZONE)
FRONT (EAST) SETBACK - NOT REQUIRED FOR C-3 ZONE
SIDE (SOUTH) SETBACK - NOT REQUIRED WHEN ABUTTING COMMERCIAL USE IN A C-3 ZONE
REAR (WEST) SETBACK - PROPOSED: 3.09m (MIN. 3m WHEN ABUTTING RESIDENTIAL USE IN A RM-4 ZONE)
SCREENING AND LANDSCAPING (PART OF SECTION 23 OF ZONING BYLAW, 1992, No. 2050)
SCREENING ABUTTING RS-1 & RM-4: 2m HIGH PER SECTION 23 (1)
SCREENING FACING C-3 ZONE WITH UNDERGROUND PARKING ACCESS
LANE: 1.2m HIGH PER SECTION 23 (2)
OFF-STREET PARKING: PER TABLE 1 - SECTION 13 (PART 5 OF PARKING BYLAW, 1992, No. 2011)
4 RESIDENTIAL SPACES AS REQUIRED (1.3 PER DWELLING UNIT)
20 RESTAURANT SPACES AS REQUIRED (1 PER 14m² GROSS FLOOR AREA OF RESTAURANT)
TOTAL: 14 PARKING SPACES PROVIDED. DIMENSION OF PARKING SPACES PER TABLES 2 & 3 - SECTION 14 (PART 5 OF PARKING BYLAW, 1992, No. 2011)
PARKING VARIANCE REQUESTED: 10 PARKING SPACES
DISABLED PERSONS PARKING SPACES: NOT REQUIRED
OFF-STREET LOADING: NOT REQUIRED TABLE 4 - SECTION 16 (PART 6 OF PARKING BYLAW, 1992, No. 2011)

PROJECT: GUIDO'S CAFE ON GRENVILLE PARKING VARIANCE
PROJECT ADDRESS:

614 GRENVILLE AVE ESQUIMALT, BC

CLIENT: PAUL SILLETTA



20-22-2019 10:00 AM
614 GRENVILLE AVE
ESQUIMALT, BC
V9A 6L2

ISSUED FOR: DATE:

REVISION NO.: DATE:

SAC, PROJECT NO.: GRE-614-19

DRAWN BY: DJS

DATE: MAY, 2019

SCALE: 1:100

DRAWING TITLE: PROPOSED PARKING PLAN - PARKING VARIANCE

DRAWING NUMBER: AO