

1048 Tillicum Road

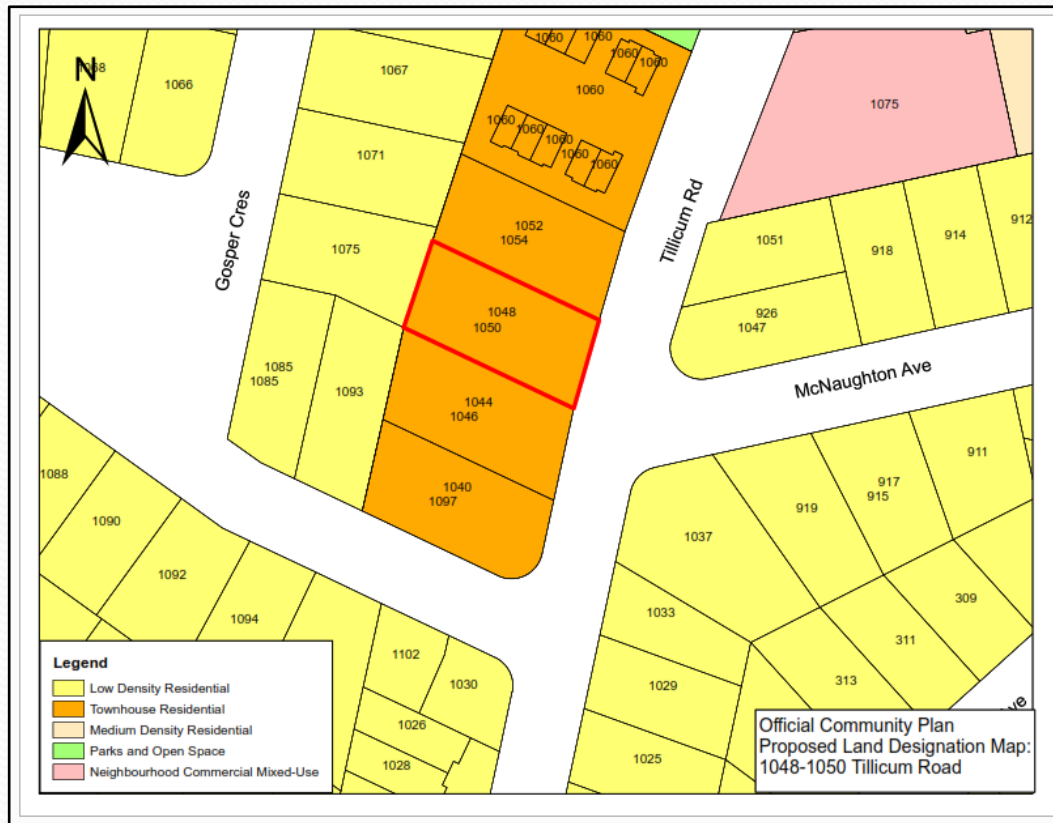
Rezoning Application



Development Services



OCP Land Use Designation



Proposed Land Use Designation:

Townhouse Residential
Floor Area Ratio of up to 0.70
Height up to 3 storeys

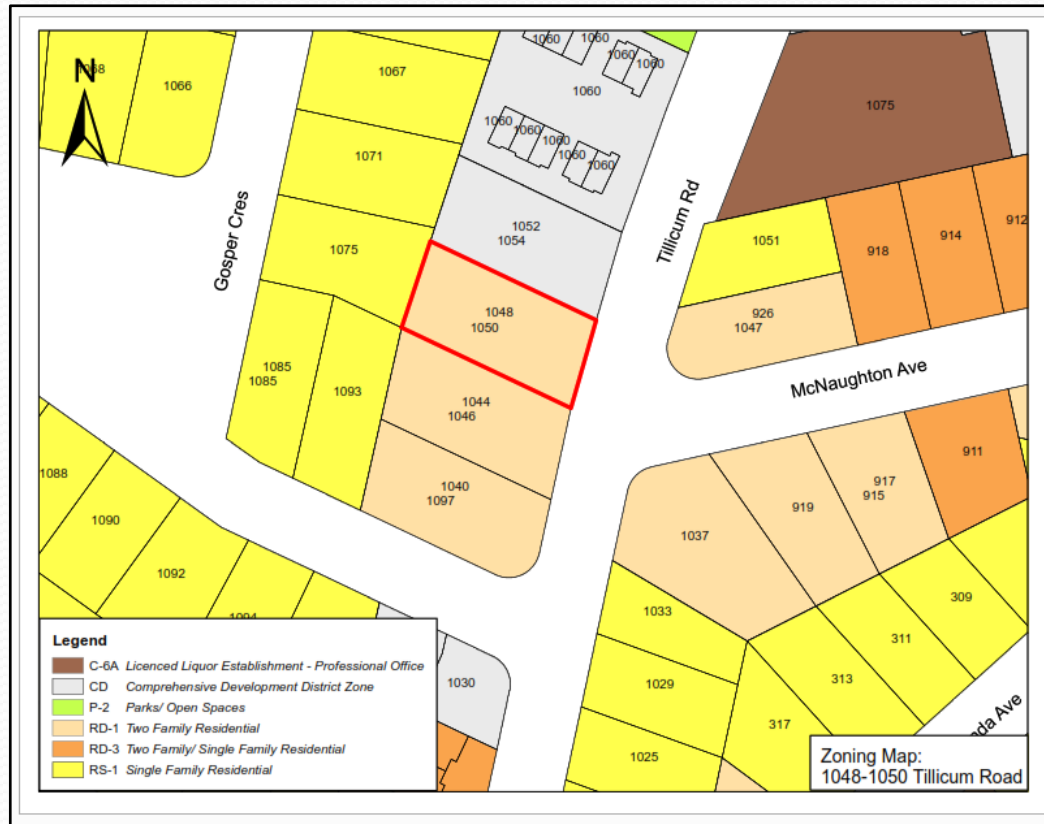
Proposed Height:

3 Storeys

Proposed FAR:

0.68

Rezoning to CD No. 132



Existing Zoning:

RD-1

Proposed Zoning:

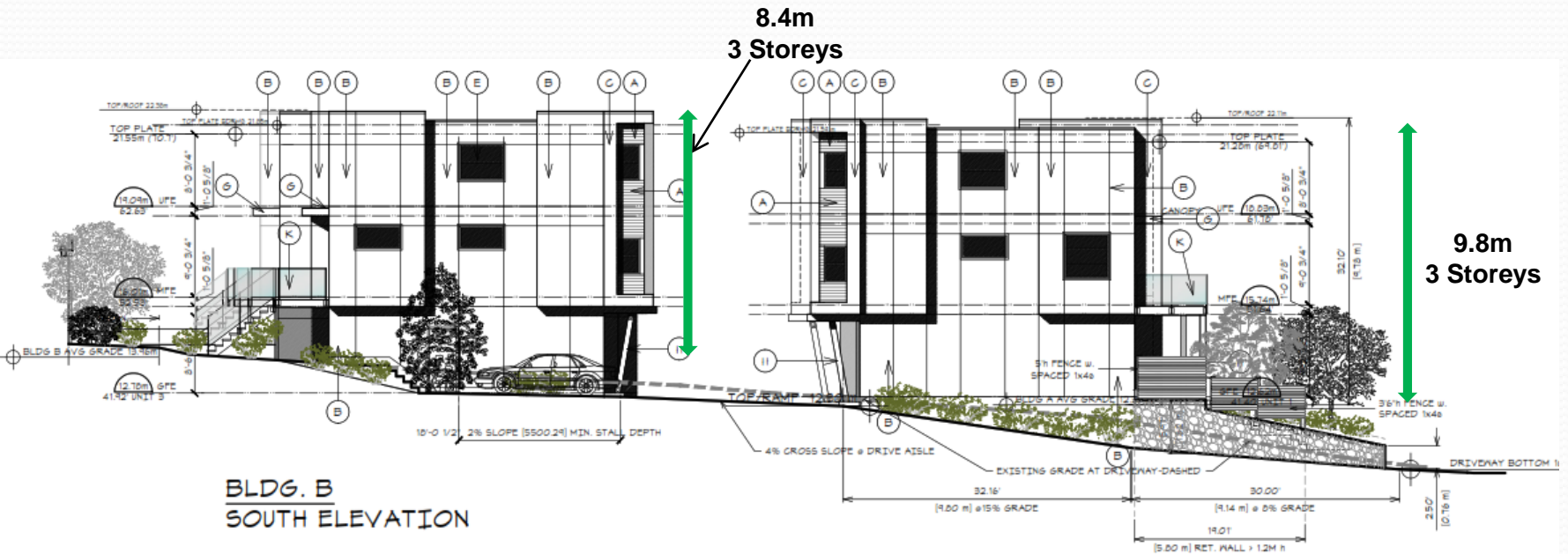
CD No. 132

Township of
ESQUIMALT

Site Context: Streetscape



Zoning Regulations-Height



Zoning Regulations

Lot Coverage:

35% representing
two buildings

Setbacks:

Front: 6.8m/4.7m

Southwestern Side: 2.9m/7.7m

Northeastern Side: 3.0m

Rear: 7.7m/4.7m

Building Separation: 7.6m

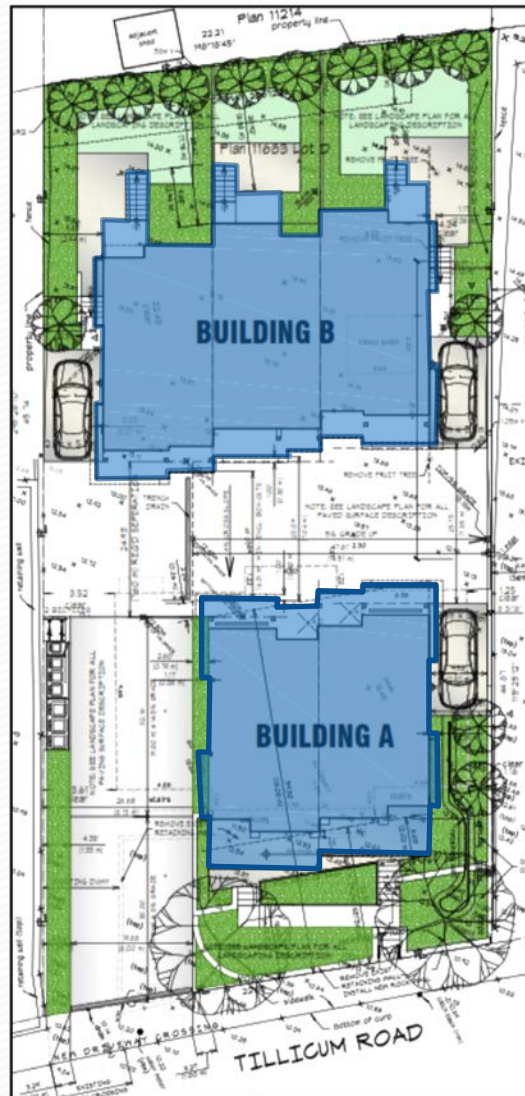
Parking:

5 spaces in garages

3 Visitor spaces

Number of Units:

Five (5) Townhouses



Township of
ESQUIMALT

Zoning Regulations

	RM-3 (Multiple Family Townhouse)	Proposed CD-132 Zone 1048 Tillicum Road (5 Townhouse Units)
Minimum Unit Size	75 m ²	130 m ²
Floor Area Ratio	0.60	0.68
Lot Coverage	25%	35%
Setbacks <ul style="list-style-type: none"> • Front • Rear • Side [Northeast] • Side [Southwest] • Building Separation 	7.5 m 7.5 m 4.5 m 4.5 m N/A	6.8 m [4.7 m to decks] 7.7 m [4.7 m to stairs] 3.0 m [2.65 m to cantilever] 2.9 m [2.55 m to cantilever] 7.6 m [6.2 m to cantilever]
Building Height	9.0 m	9.9 m/ 8.5 m
Off Street Parking	10 spaces	8 spaces [3 Visitor]

Section 219 Covenant Items

- 3 Visitor Parking spaces secured for intended uses.
- 8 parking stalls to have electric vehicle charging stations
- Only 5 Townhouse Units

