

# 899 Esquimalt Road

**Development Permit Application**

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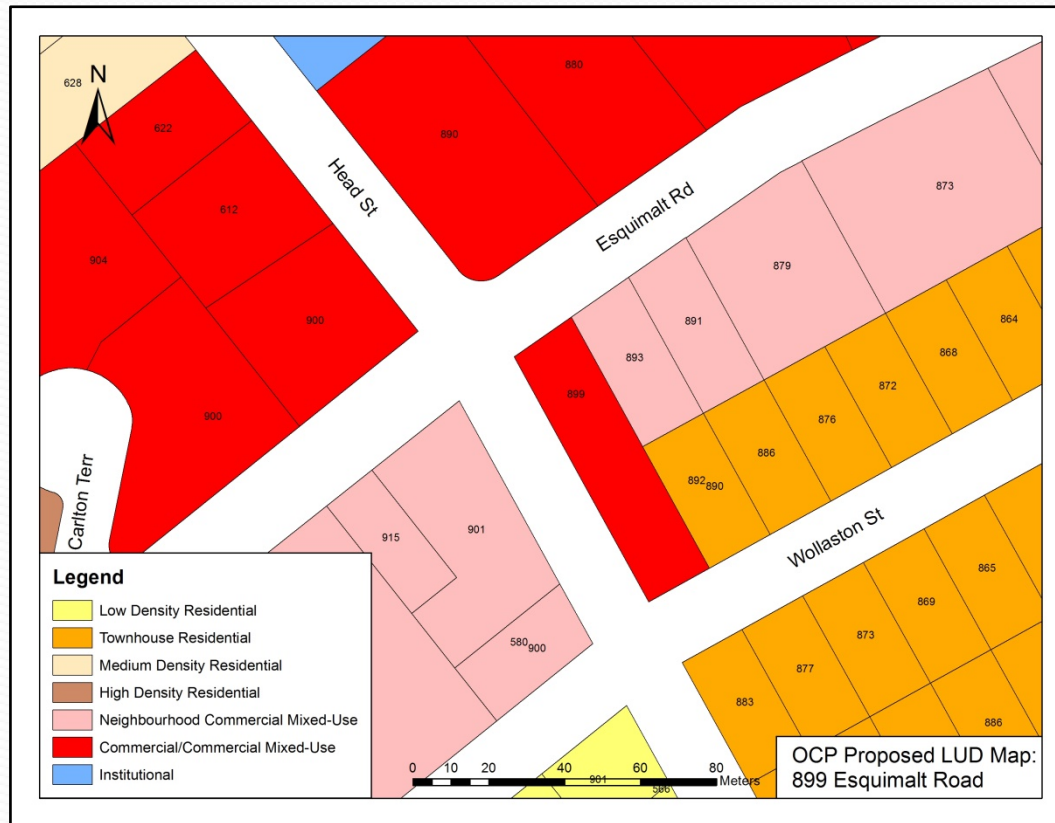
**DP000135**



# Site Location



# OCP Land Use Designation

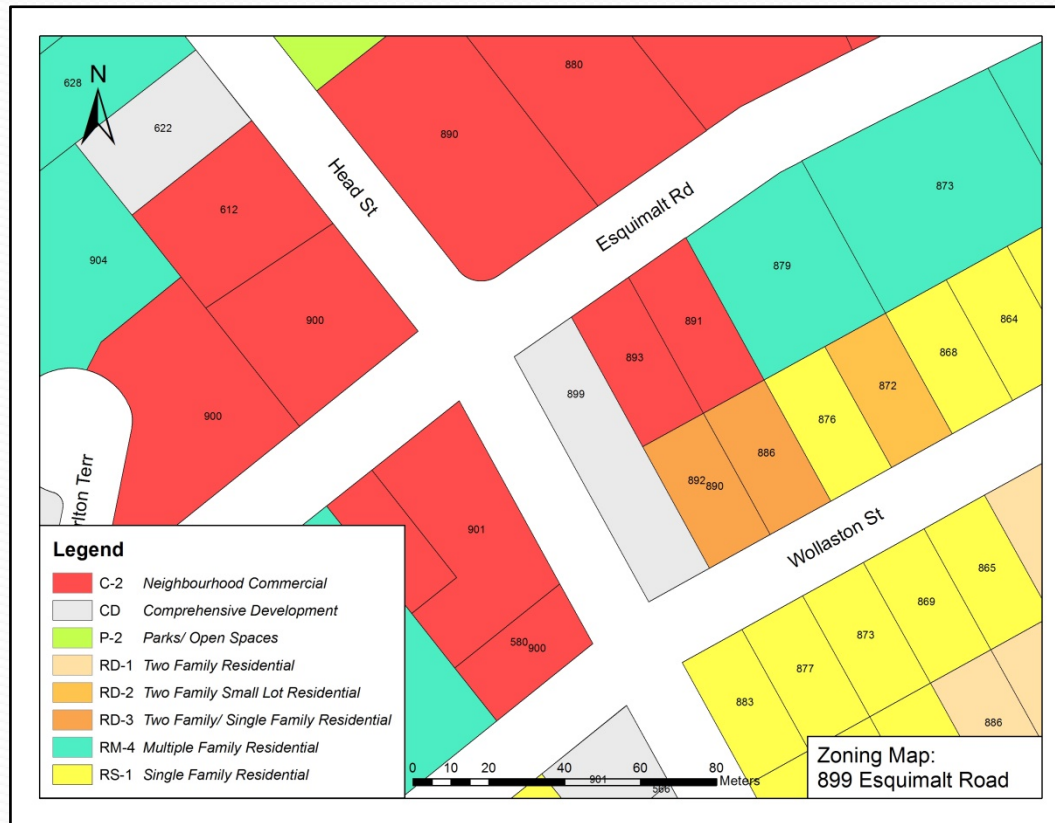


## Proposed Land Use Designation:

- Commercial/Commercial Mixed-Use
- Floor Area Ratio of up to 3.0
- Height up to 12 storeys
- FAR was increased through the provision of amenities
- Bylaw adopted January 20, 2020



# Rezoning to CD No. 120



## Zoning:

CD No. 120

Bylaw was adopted in  
January 20, 2020





# Development Permit Decisions

- Council to base their decision on whether or not they believe that the proposed development meets the relevant design guidelines.
- Applicant has provided a matrix indicating how they have met the relevant guidelines.
- If Council does not believe one or more guidelines has been met then they must let the applicant know how they could meet the guideline.

# Five Development Permit Areas

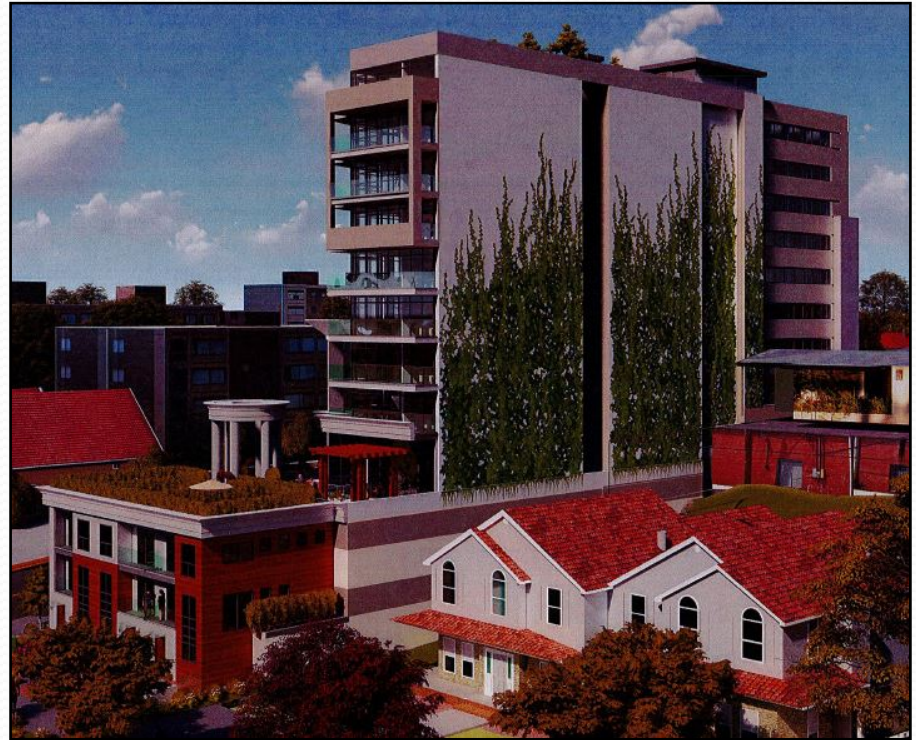
- Protection of the Natural Environment
- Form and Character of Commercial Development
- Energy Conservation and Greenhouse Gas Reduction
- Water Conservation
- West Bay



# Development Permit Guideline from CD 120 Zone

## **Design Guideline -**

East side of building shall incorporate artistic design to provide visual character and interest.



# What is not part of the Decision Making Process?

- Use
- Amenities
- Height
- Setbacks
- Lot Coverage
- Number of Dwelling Units
- Parking





