

# 636 and 640 Drake Avenue

**Bylaw No. 2950 – OCP Amendment**

**Bylaw No. 2951 – Zoning Amendment**



# The Parcels



- Was 8 townhouse units in 3 buildings now 7 townhouse units in 3 buildings

- BC LAND SURVEYORS SITE PLAN OF:**
- 640 Drake Avenue**  
Legal: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565  
Parcel Identifier: 002-923-157 in the Municipality of Esquimalt  
The following non-financial charges are shown on the current title and may affect the property.  
A84872 - Right of Way  
A79868 - Right of Way  
C4872 - Easement
- 636 Drake Avenue**  
Legal: Lot 3, Suburban Lot 41, Esquimalt District, Plan 25565  
Parcel Identifier: 002-923-211 in the Municipality of Esquimalt  
The following non-financial charges are shown on the current title and may affect the property.  
A84872 - Right of Way
- LEGEND**  
Elevations are to geodetic datum.  
+ - denotes - geodetic elevation  
III - denotes - tree & tag number
- RECEIVED**  
FEB 28 2020  
CORP OF TOWNSHIP OF ESQUIMALT  
DEVELOPMENT SERVICES
- Scale - 1:200** Distances are in metres  
0 2 10 20  
The intended print size is 11" by 17".
- James Worton**  
B.C. Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855
- James Worton, B.C.L.S.**



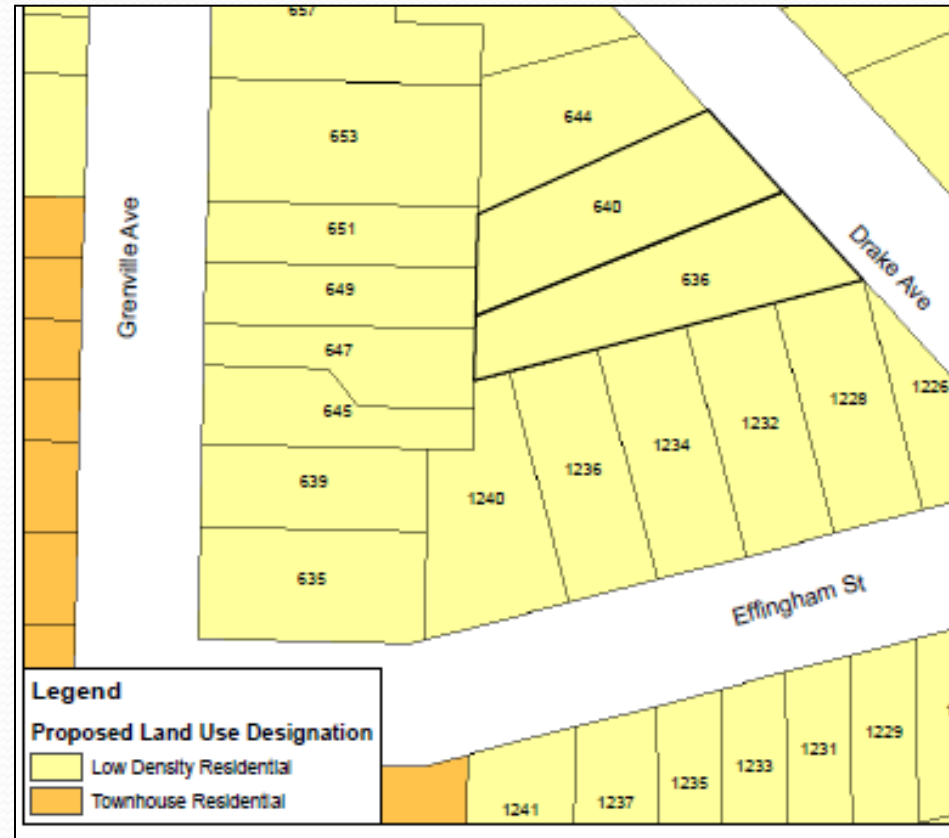
# Bylaw No. 2950

## Official Community Plan Amendment

- Current Designation  
'Low Density Residential'
- Amend to  
'Townhouse Residential'

## Change Development Permit Area

- DPA No. 3: Enhanced Design  
Control Residential to
- DPA No. 6: Multi-Family  
Residential

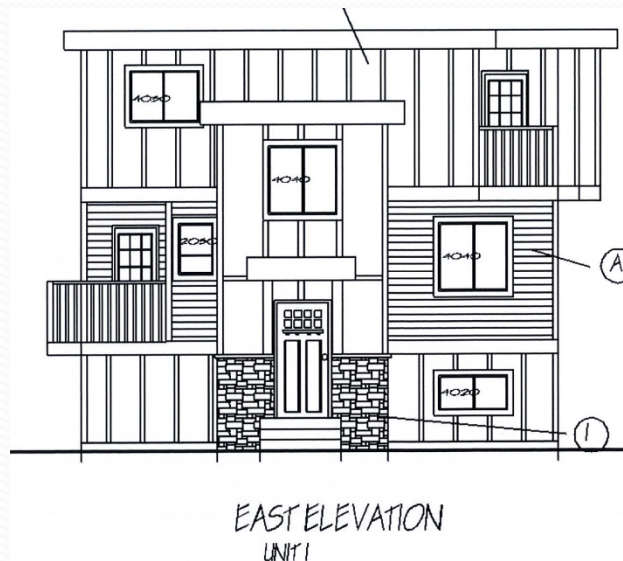


# Bylaw No. 2951

- Zoning Amendment Bylaw No. 2951 would create Comprehensive Development District zone No. 116
- Designed for the proposal before you
- Allows for both a townhouse residential building and two family (duplex) residential buildings, on a single parcel
- Not more than 7 dwelling units

# Bylaw No. 2951

- Floor Area Ratio was up to 0.63 now reduced to 0.52
- 3 storeys
- Height not to exceed 9.0 metres



# Bylaw No. 2951

- Lot Coverage < 27 %

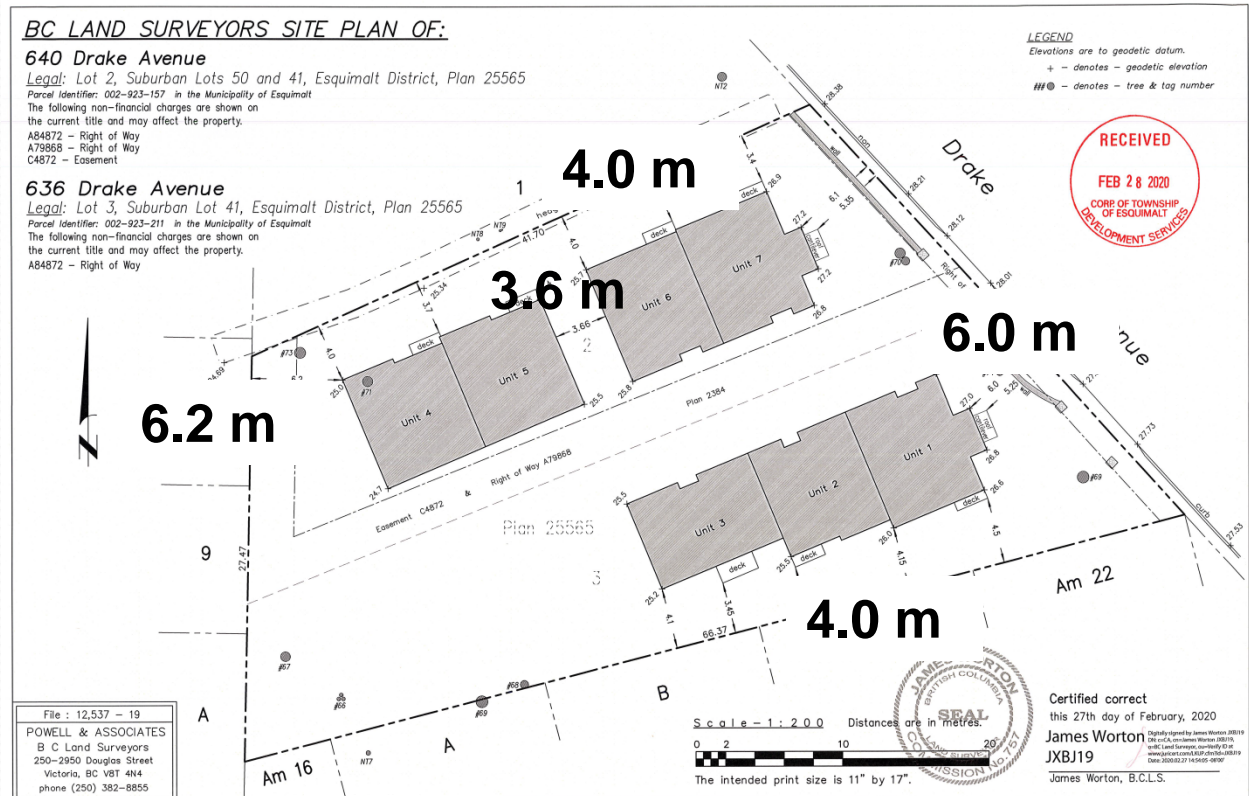
26 % for principal buildings

- Siting

- 6.0 m front setback
- 6.2 m rear setback
- 4.0 m north side
- 4.0 m south side
- 3.6 m minimum separation

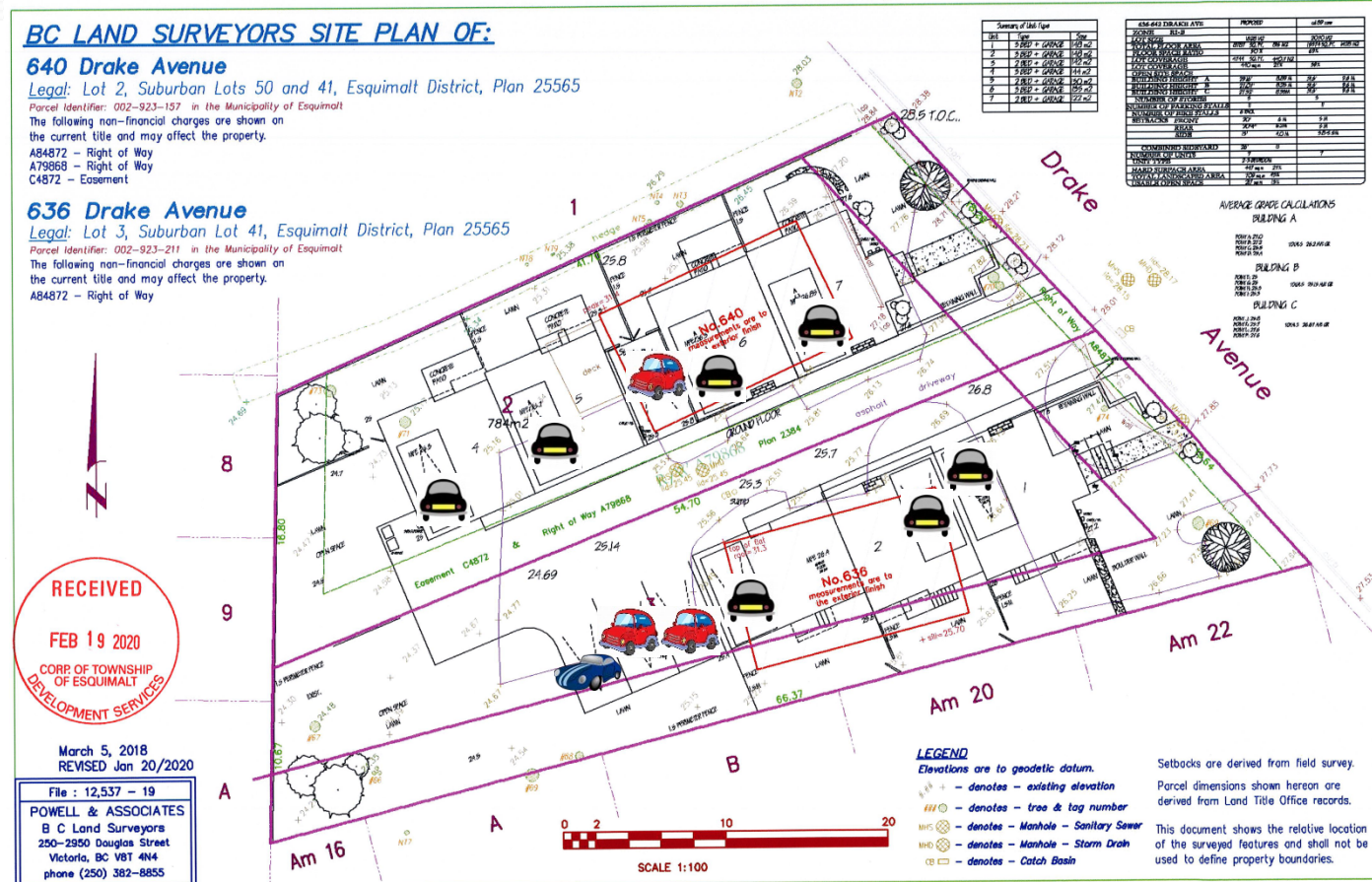
- Siting Exceptions

- Covered front entrances = 1.2 metres
- Balconies = 0.8 metres



# Parking

- 11 parking spaces
- Exceeds the Parking Bylaw requirement for Parking
- 1 space per unit, in garages
- 1 visitor parking spaces
- 3 spaces to be controlled by a future strata





# Section 219 Covenant

- Buildings to meet a minimum BC Building Code Step 3
- Consolidation of the two lots prior to issuance of a development permit
- An electric vehicle charging station in each garage
- One visitor parking space, and 3 flexible strata controlled spaces
- A visitor bike rack
- Outdoor social area with a wood arbour and benches
- Screened garbage area
- A drainage field area with overflow (provides some stormwater retention on site)
- Restriction on the creation of additional suites within the units
- Restriction on a future strata corporation from limiting future rentals

# Thank you

