

PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT**7.68.1 Definition**

In this Zone, “live-work unit” means a self-contained dwelling unit that is combined with a commercial space which is limited to one of the following commercial uses:

- a. Bakery
- b. Limited light industry, including testing, servicing and repair, but excluding manufacturing, processing, or assembly
- c. Medical office
- d. Office
- e. Personal services
- f. Professional services
- g. Restaurant
- h. Retail
- i. School
- j. Studio

7.68.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Bakery
- b. Club
- c. Dry cleaner
- d. High tech
- e. Home occupation subject to the regulations in Schedule “D”
- f. Limited light industries, including testing, servicing and repair, but excluding manufacturing, processing, or assembly
- g. Live-work unit
- h. Mail order business
- i. Medical office
- j. Multiple dwelling
- k. Office
- l. Personal service
- m. Printing and publishing
- n. Professional service
- o. Restaurant
- p. Retail
- q. School
- r. Studio
- s. Veterinary hospital, provided that all runs are totally enclosed within a building

PART 7.68 – M2-E ZONE, EMPLOYMENT-RESIDENTIAL DISTRICT**7.68.3 Siting of Uses**

- a. Commercial uses, including commercial uses located within a live-work unit, must not be located above the first storey
- b. Residential uses or home occupation must not be located at or below the first storey

7.68.4 Lot Area

- a. Lot area (minimum) 2000m²
- b. Lot width (minimum) 40m

7.68.5 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 6590m²
- b. Floor space ratio (maximum) 3.0:1

7.68.6 Height, Storeys

- a. Principal building height (maximum) 23.20m
- b. Storeys (maximum) 6

7.68.7 Setbacks, Projections

- a. Front yard setback (minimum) 2.8m
- b. Rear yard setback (minimum) 3.0m
- c. Side yard setback from interior lot lines (minimum) 4.0m
- d. Side yard setback on a flanking street for a corner lot (minimum) 3.8m

7.68.8 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 65%
- b. Open site space (minimum) 35%

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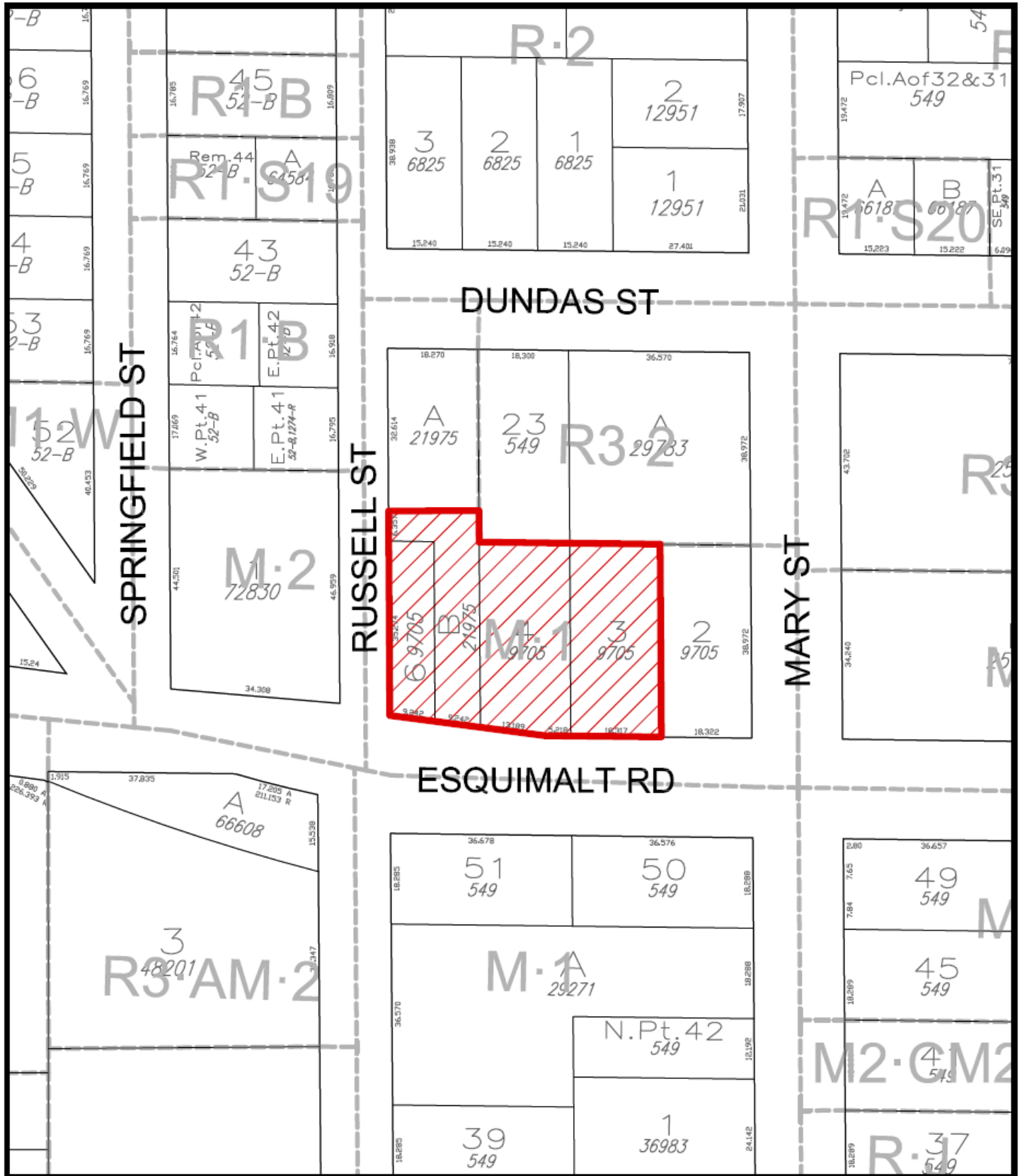
7.68.9 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum)

Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part

- b. Live-work unit (minimum)

Subject to the regulations in Schedule “C” except the number of vehicle spaces and bicycle parking spaces shall be calculated as per the multiple dwelling – apartment Class of Use in Schedule “C”



480 & 492 Esquimalt Road
Rezoning No.00794

