

# Esquimalt Village Cohousing

**Advisory  
Planning  
Commission**



## The Site

The site was chosen for its location close to shopping, recreation parks and the waterfront.

It is also cited in the OCP for six storey residential use at 2.0 FSR.



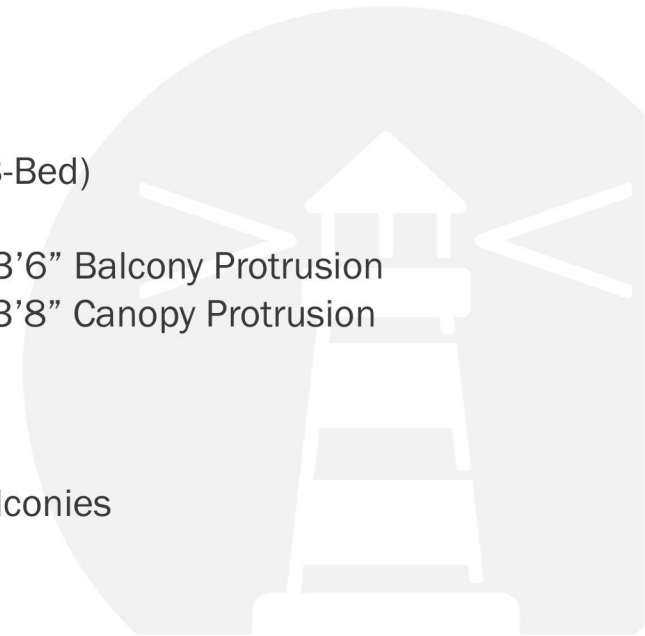
# The Stats

	Current	Proposed
Lot Size:	15797 sf	14343 sf (NET)
Zoning:	RD-1	CD
OCP Land Use Designation:	Low Density Res.	Medium Density Res
Land Use:	Two family Residential	Multiple Family Res. (6-storey Apartment, 2.0 FSR)

Surrounding Land Uses:	North:	Multiple Family Res. (3-storey Apartment)
	South:	Shopping Centre
	East:	Multiple Family Res. (4-storey Apartment)
	West:	Multiple Family Res. (4-storey Apartment)

## Project Statistics

- FSR: 2.0
- Height: 6 Storeys
- Units: 34 Units ( seven 1-Bed, twenty-two 2-Bed, five x 3-Bed)
- Setbacks:
  - Esquimalt Rd: 3.5m (+ 2.5m Road Widening Dedication = 6m), 3'6" Balcony Protrusion
  - Fernhill Rd.: 3.8m (+ 1m Road Widening Dedication = 4.8m), 3'8" Canopy Protrusion
  - North: 3.8m, 1'6" Balcony Protrusion
  - East: 3.3m
- Site Coverage: 60%
- Usable open Space: 7.8% of site with 1.4% being covered at 14' by balconies



# Esquimalt Village Cohousing



# Esquimalt Village Cohousing

Esquimalt Village Cohousing is a new neighbourhood rooted in connection, collaboration, and belonging – designed by the people who will call it home.

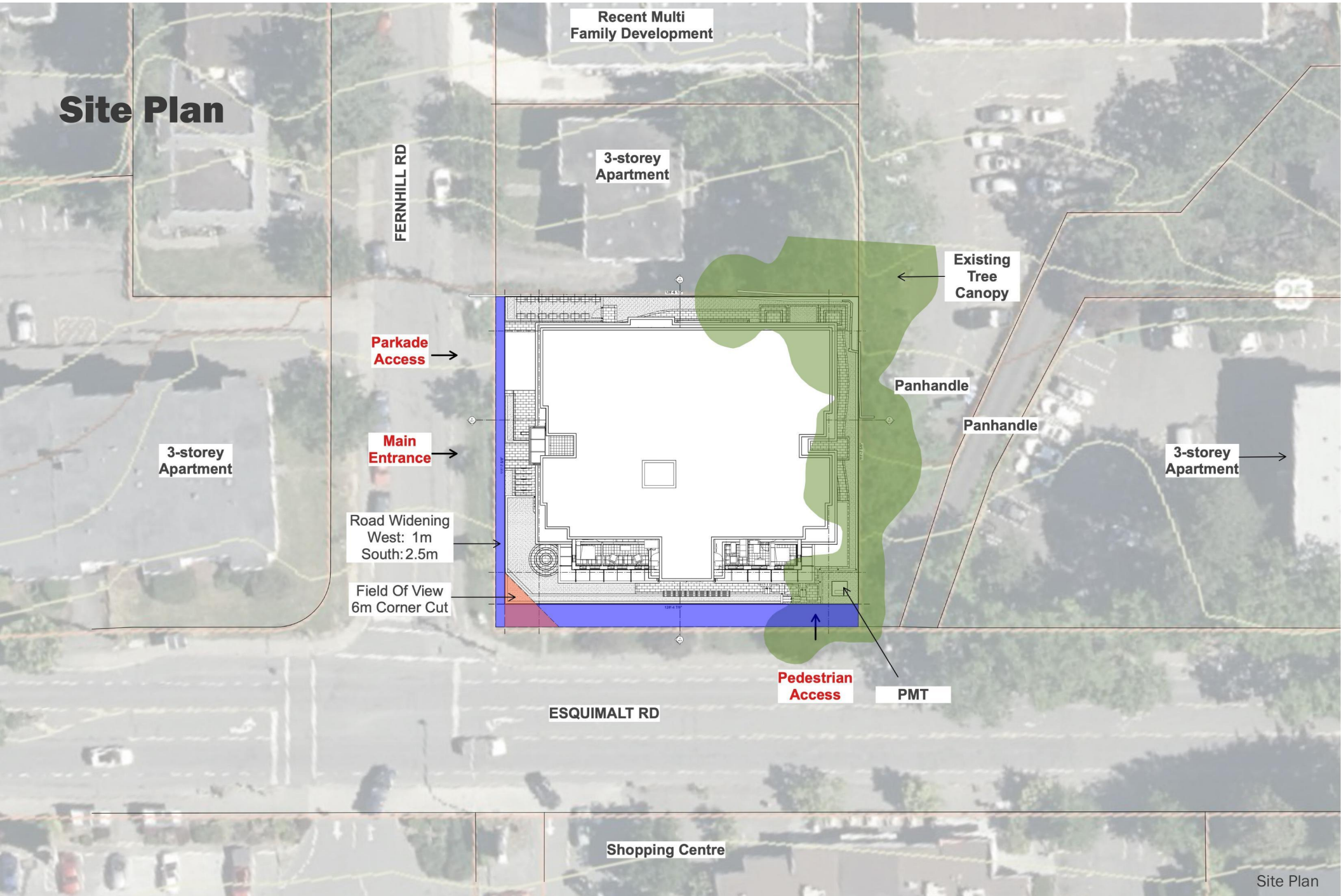


Cohousing Group (Photo: Rick Robinson)



Workshop Photos

# Site Plan



# Little Mountain Cohousing



Exterior View



Exterior Common Spaces



Interior Common Spaces

# The Project

This is a 6-story building on parkade with 34 residential units.

The ground level facilities are the cornerstone of the cohousing community and the connection to Esquimalt's greater community.

The chosen massing allows southern exposure and views from most of the unit balconies. The design creates multiple pockets of outdoor space for variety of uses.

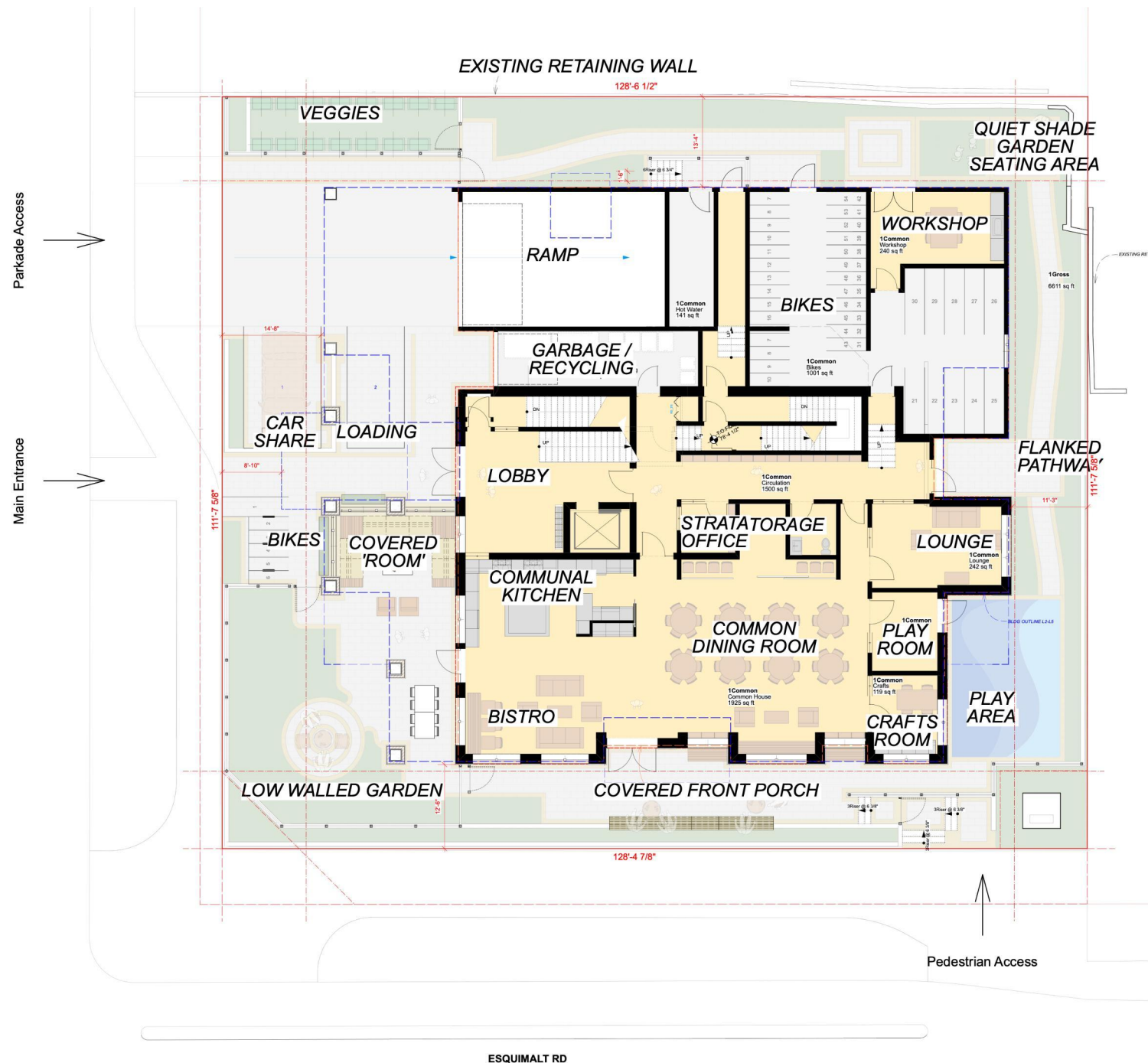
Level 6 is stepped back to reduce the scale along Esquimalt Road & provide a southern outdoor common space to enjoy the distant water view.



Streetview Esquimalt Rd.

# Main Floor

The ground floor is reserved for the common house. Its shared spaces are designed to encourage interaction within the group and by invitation to the neighbourhood beyond. Shared meals are central to cohousing with a large communal kitchen with easy access to a smaller daily coffee space, the covered outdoor room and the larger community multi-purpose hall. Other facilities include a workshop, TV lounge, children's playroom crafts room and bike storage. A covered "Front Porch" is provided along Esquimalt Rd. about 3' above the street to reach out to the neighbourhood.



# Level 3 - 5

The typical floor plan features 7 suites, a one bedroom, five two bedroom and one three bedroom to support, individuals, families and co-living arrangements. The main stair has been widened beyond minimum to encourage daily exercise and visits between floors.

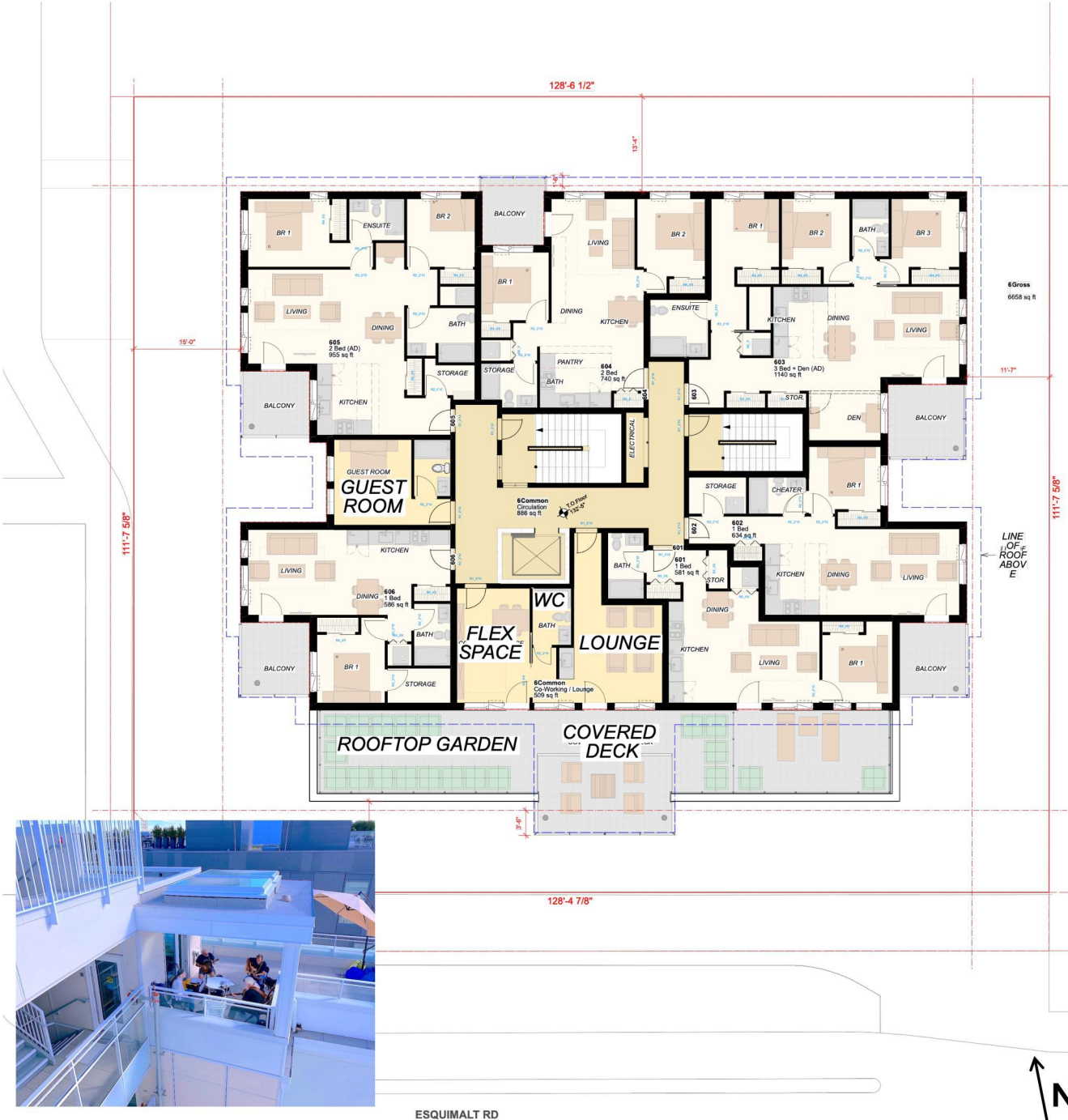
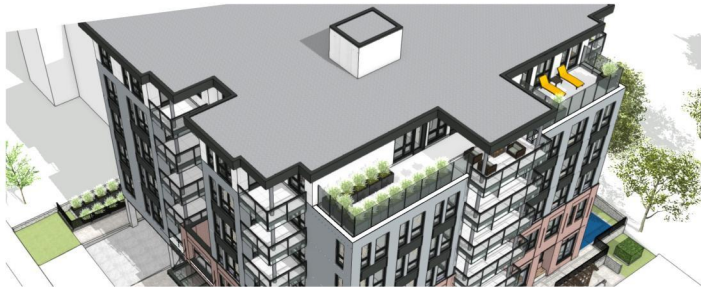
The stair and the elevator open into a communal communal area curated by each floor to be be a library, or kids play, yoga nook, or workspace.

Level 2 - 5 are stacked to simplify the massing, improve thermal performance and reduce construction cost.

The unit mix supports long-term living and neighbourhood stability.



# Level 6



ESQUIMALT RD

# Building Design



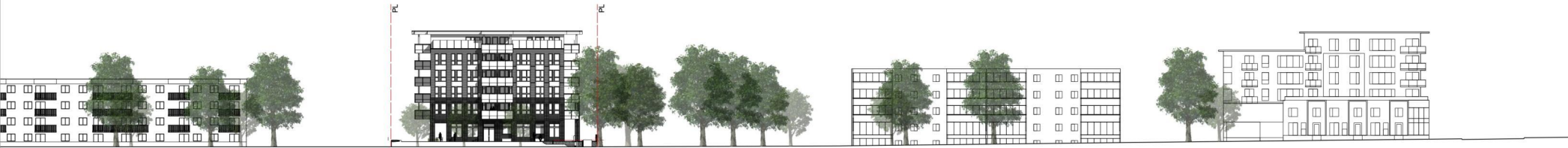
Streetview Fernhill Rd.



Streetview Corner Fernhill Rd. + Esquimalt Rd.

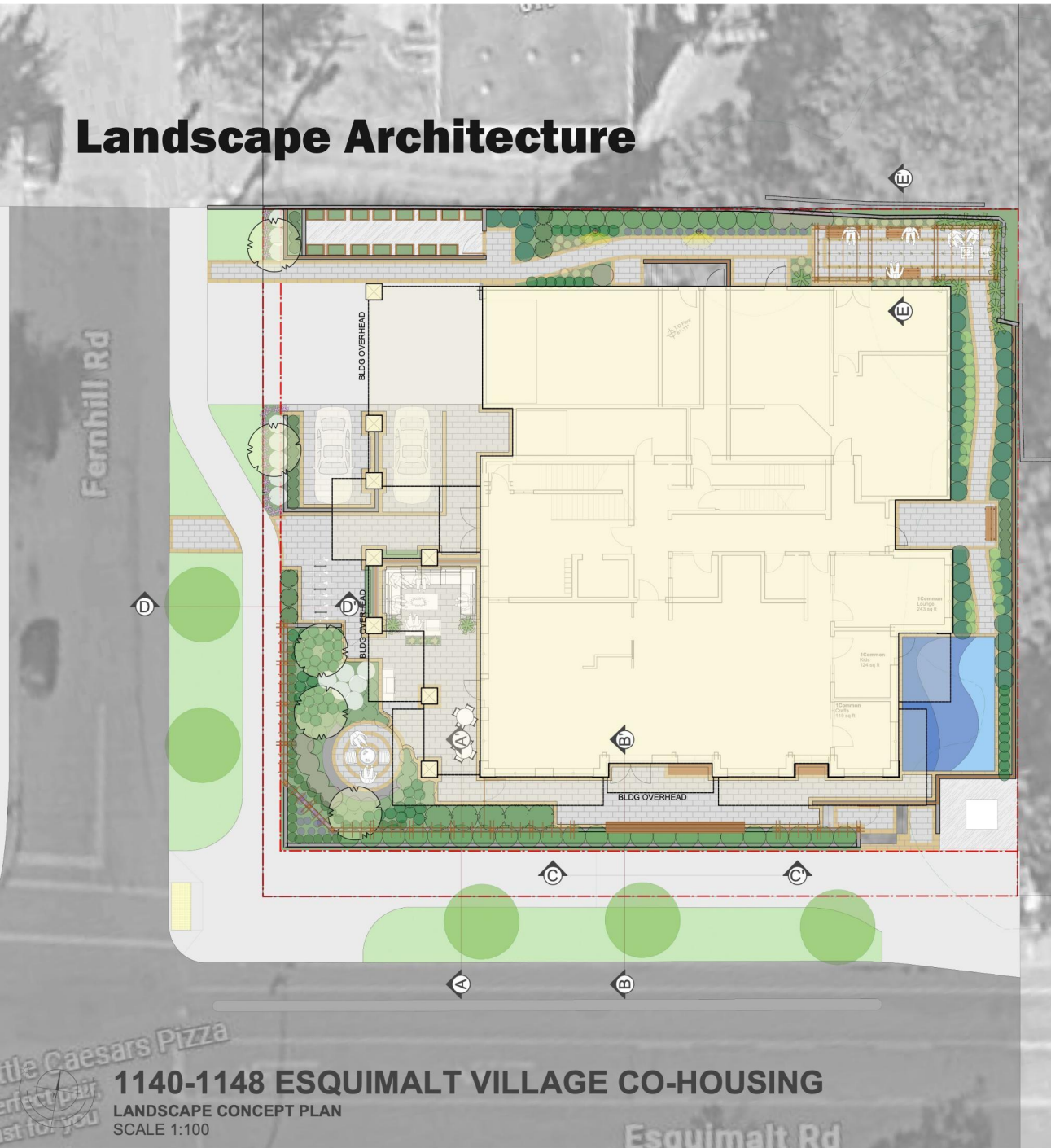


Streetview Esquimalt Rd.

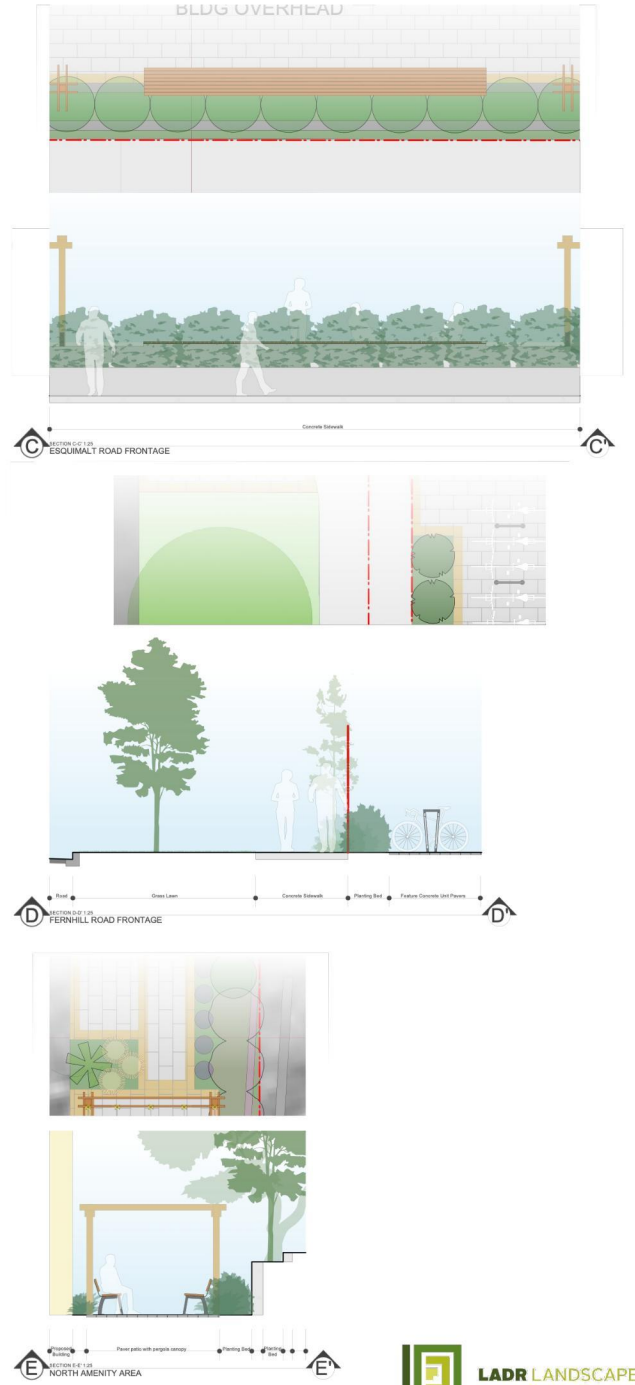


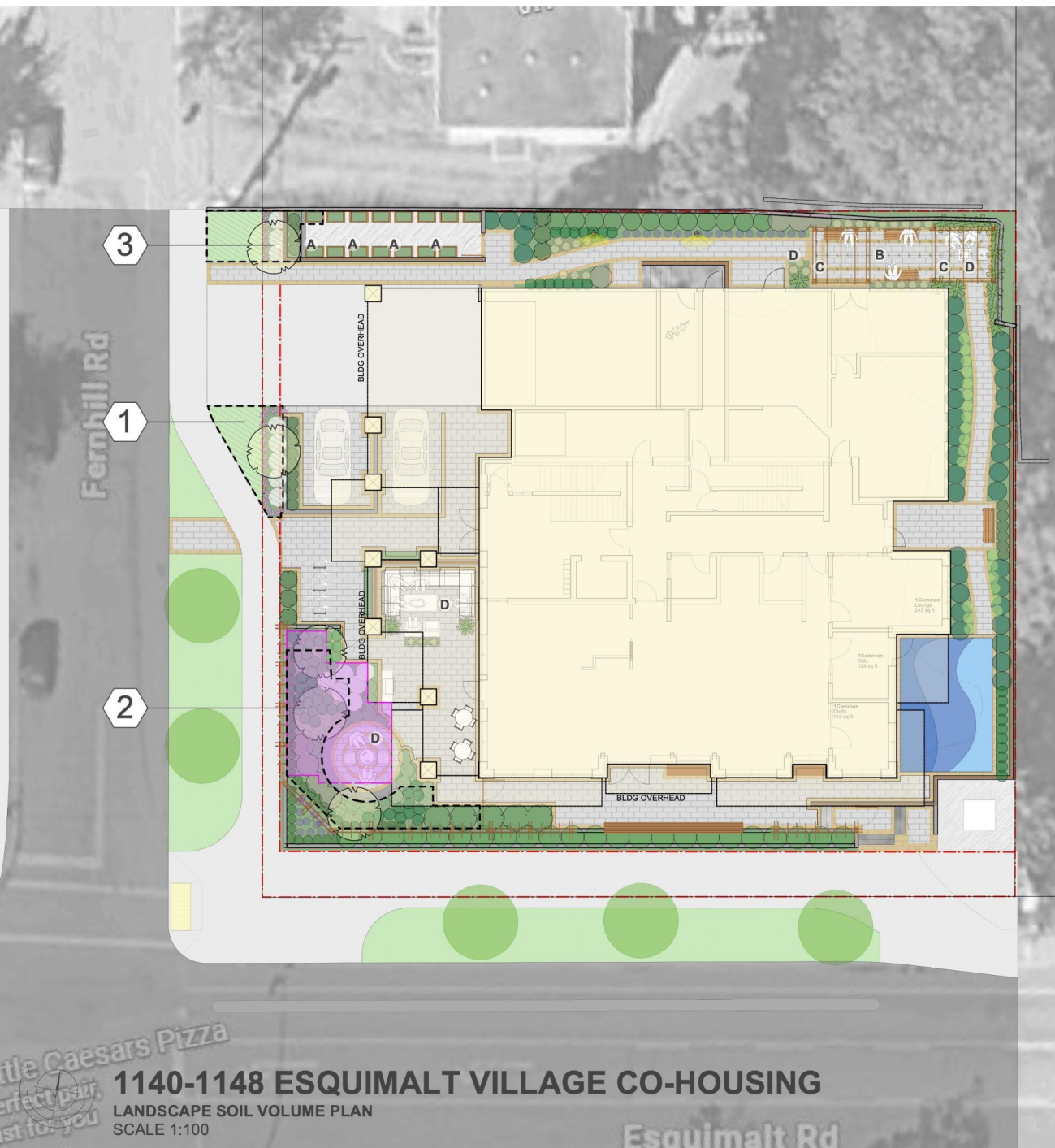
Streetview Esquimalt Rd.

# Landscape Architecture

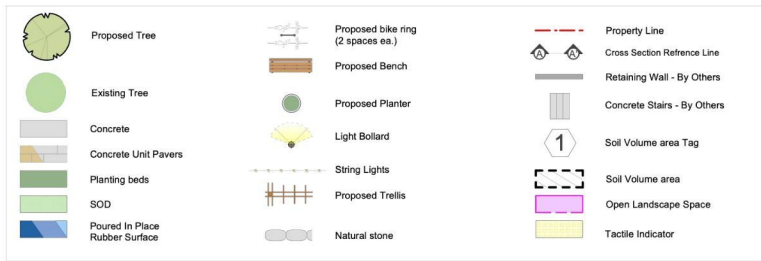


**1140-1148 ESQUIMALT VILLAGE CO-HOUSING**  
 LANDSCAPE CONCEPT PLAN  
 SCALE 1:100





**MATERIALS LEGEND**



**Recommended Nursery Stock**

Trees	Botanical Name	Common Name
TOTAL: 5	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
Large Shrubs		
TOTAL: 43	<i>Cornus stolonifera</i>	Redtwig Dogwood
	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron
	<i>Taxus x media 'Hicksii'</i>	Hicks' Yew
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry
Medium Shrubs		
TOTAL: 63	<i>Cistus x hybridus</i>	White Rockrose
	<i>Hydrangea macrophylla 'Lanarth White'</i>	Lanarth White Hydrangea
	<i>Vaccinium corymbosum</i>	Draper Blueberry
Small Shrubs		
TOTAL: 137	<i>Azalea 'Snowbird'</i>	Snowbird Azalea
	<i>Gaultheria shallon</i>	Saleal
	<i>Lavandula officinalis</i>	English Lavender
	<i>Mahonia nervosa</i>	Low Oregon Grape
Perennials, Annuals and Ferns		
TOTAL: 86	<i>Deschampsia caespitosa</i>	Tufted Hair Grass
	<i>Echinacea purpurea 'Magnus'</i>	Purple Coneflower
	<i>Fragaria chiloensis</i>	Coastal Strawberry
	<i>Polystichum murinum</i>	Sword Fern
	<i>Slipa tenuissima</i>	Mexican Feather Grass
Groundcovers		
TOTAL: 39	<i>Arctostaphylos uva-ursi 'Vancouver Jade'</i>	Vancouver Jade Kinnickinnick

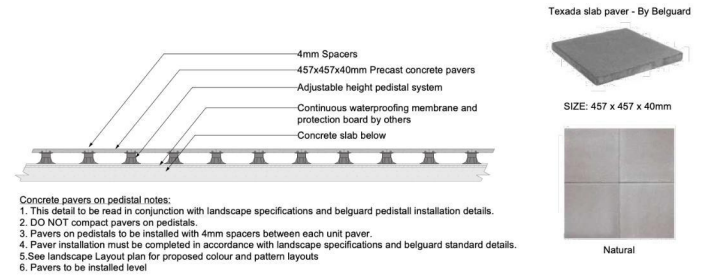
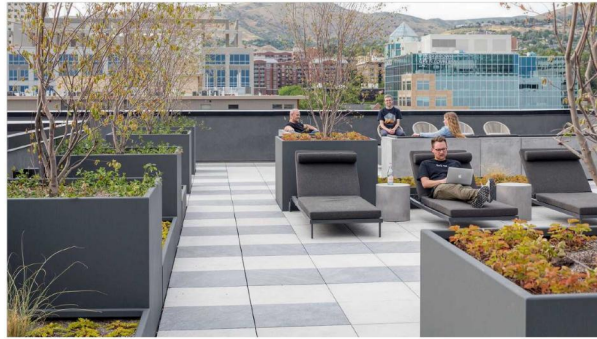
1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

**Soil Volume Chart**

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	Replacement Tree Proposed			Soil Volume Required (M3)			
				#Small	#Medium	#Large	Small	Medium	Large	Total
Onsite										
1	14.5	1	14.5	1			8	0	0	8
2	32.6	1	32.6	3			24			24
3	14.3	1	14.3	1			8	0	0	8



**1140-1148 ESQUIMALT VILLAGE CO-HOUSING**  
 LANDSCAPE SOIL VOLUME PLAN  
 SCALE 1:100

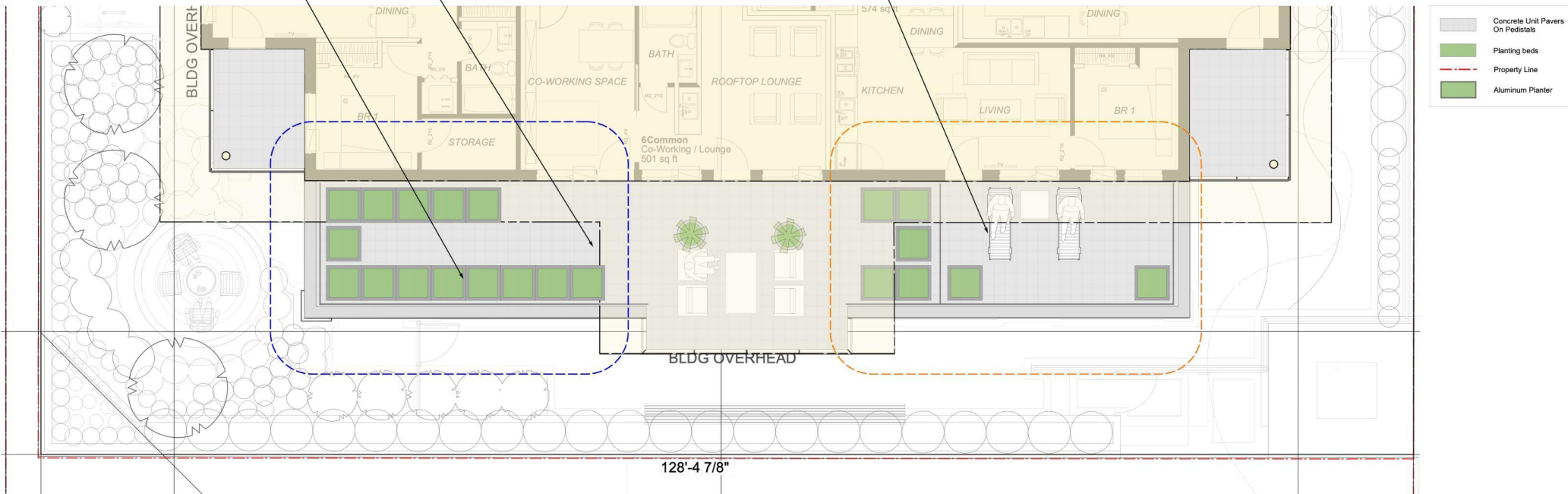


7 D1 Concrete unit pavers on pedestal standard detail  
1:50

Concrete pavers on pedestal system  
(Typical for rooftop patios)

Rooftop community vegetable garden planter

Private Patio



**MATERIALS LEGEND**

- Concrete Unit Pavers On Pedestals
- Planting beds
- Property Line
- Aluminum Planter



**1140-1148 ESQUIMALT VILLAGE CO-HOUSING**  
ROOFTOP AMENITY AREA PLAN  
SCALE 1:50

# Usable Open Space

## Zoning Bylaw:

“Usable Open Space” means a compact, level unobstructed area available for safe and convenient Use by all the Building's occupants, having no dimension less than 6.0 metres and no slope greater than 10%, providing for greenery, recreational space and leisure activities normally carried on outdoors. Usable Open Space shall exclude areas used for off street parking, off street loading, service driveways and required Front Yards, and roof Areas unless otherwise permitted in this Bylaw.



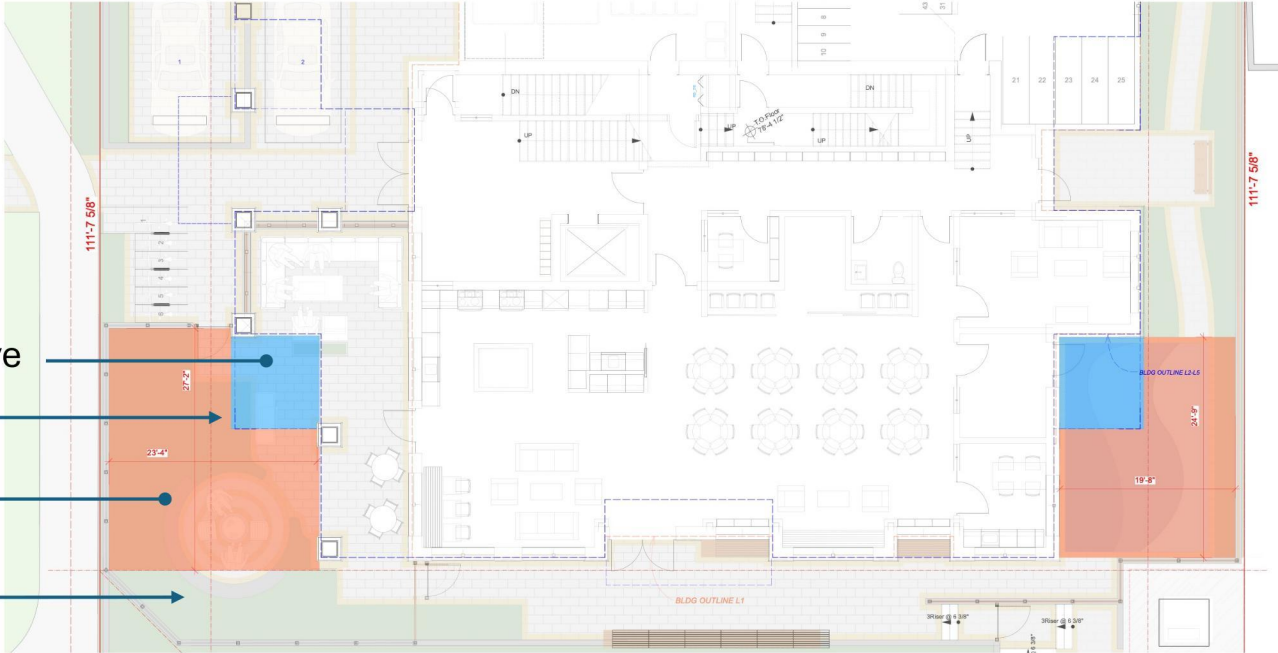
# Usable Open Space

	Area	%/Site
Site (NET)	14343 sf	
Provided		
• Covered	201 sf	1.4%
• Uncovered	920 sf	6.4%
• Total	1121 sf	7.8%
• Outdoor Room	457 sf	3.2%
• Front Porch	742 sf	5.2%



Aerial View Common House

- Usable Open Space under balconies above
- Column eliminated
- Uncovered Usable Open Space
- Parkade reduced for significant planting



Usable Open Space Overlay

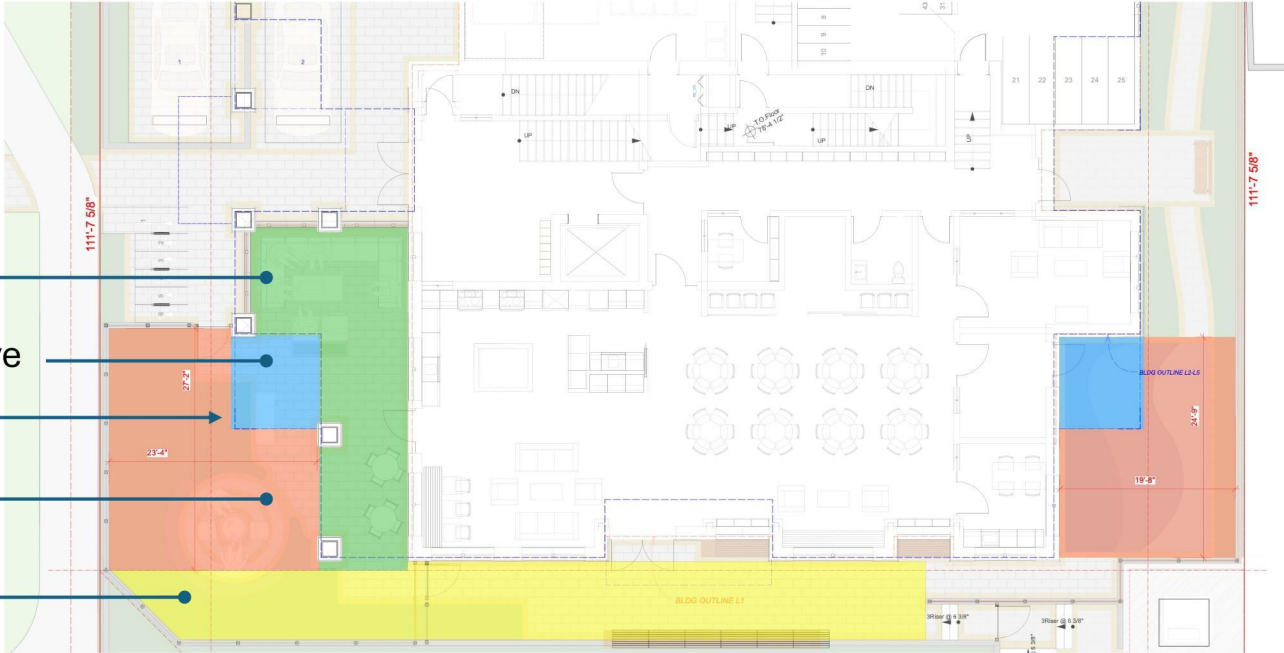
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Aerial View Common House

- Covered Outdoor 'Room' —————
- Usable Open Space under balconies above —————
- Column eliminated —————
- Uncovered Usable Open Space —————
- Usable Outdoor Area in Front Setback —————



Usable Open Space Overlay

# Conclusion

This is a self financed, non-profit, multigenerational development, designed to support residents socially, financially and sustainably.

We request that you recommend approval of the project, generally as presented and direct the Planning Department to craft a CD bylaw that supports the inclusion of outdoor areas under balconies or canopies as contributing to “useable outdoor space”.



View from Corner of Esquimalt Rd and Fernhill Rd



The Group



Aerial View Common House