



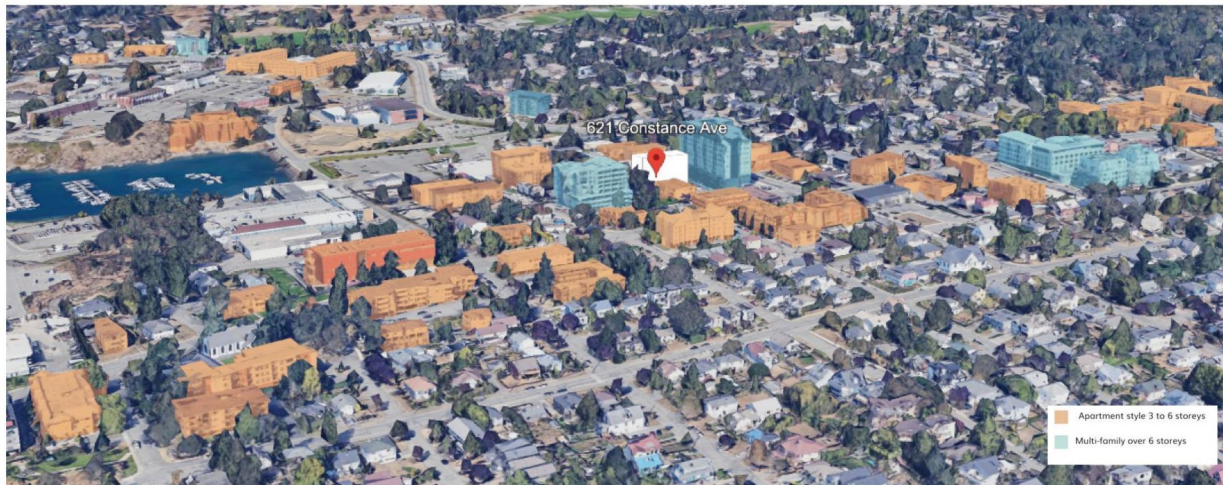
621
Constance

Presentation to Council

July 21, 2025



Site Context



OCP Context

621 Constance



- Esquimalt- Strategic Directions**
- Low Density Residential
 - Townhouse Residential
 - Medium Density Residential
 - Parks and Open Space
 - Neighbourhood Commercial Mixed-Use
 - Commercial/Commercial Mixed-Use
 - Esquimalt Town Square
 - Institutional
 - Bus Route
 - Bike lane
 - Bus Stop
 - Restaurant
 - Car-sharing Co-op

OCP Policy Objectives Advanced By This Proposal

5.1 Single detached houses decreased by 1.7 percent while apartments in buildings that have five or more stories increased by 23.1 percent.



5.3 "Encourage new Medium Density and High Density residential development with high quality design standards for building and landscaping and which enhance existing neighbourhoods."



5.3 "Consider new medium density residential development proposals with a Floor Area Ratio of up to 2.0, and up to six storeys in height, in areas designated on the "Proposed Land Use Designation Map."



5.3 "A mix of dwelling unit sizes should be provided in medium density and high-density residential land use designated areas in order to meet the varying housing needs of Esquimalt residents."



5.5 "Support and facilitate development of multi-generational housing, including in medium and high density residential developments."



Site Context

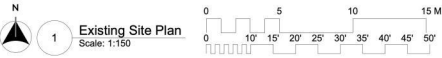


Constance Ave: from Esquimalt Rd looking North



Constance Ave: project site

Existing Site



Project Numbers

Unit Count:

1 bedroom:	6
2 bedroom:	6
3 bedroom:	5
TOTAL:	17

FSR:	1.74
Site Coverage:	82%
Building height:	21.6 m

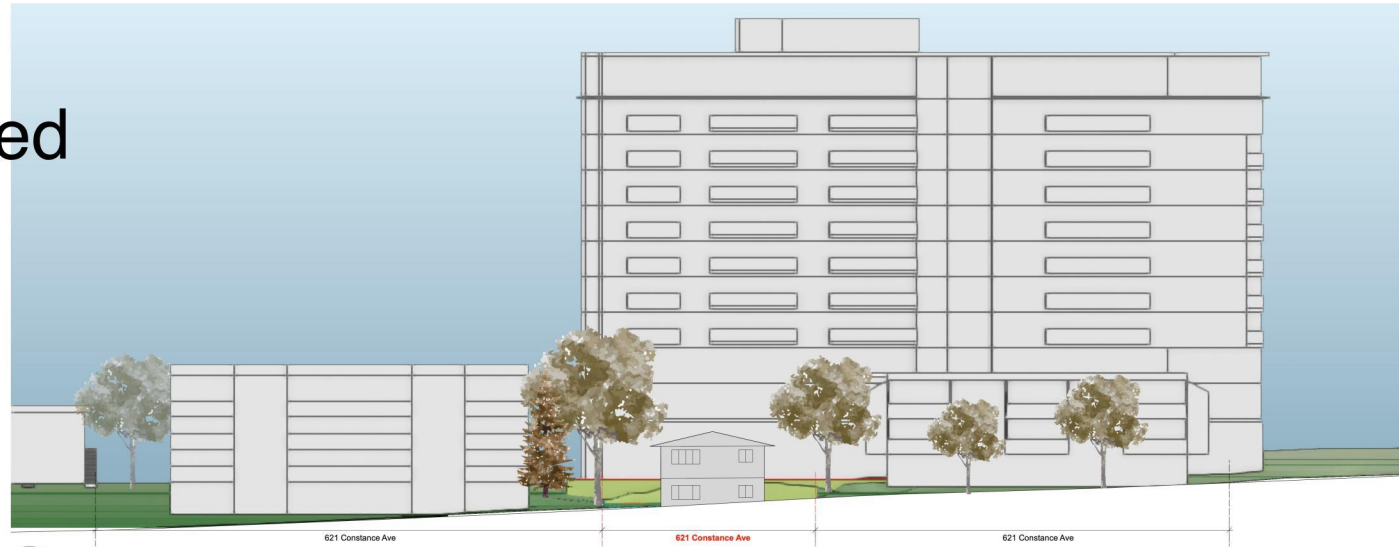
Parking:

Cargo bikes:	6
Regular bikes:	12
Wall-mount:	9

TOTAL Bikes: 27

Cars: 12
(including Modo carshare,
accessible stall, and loading stall)

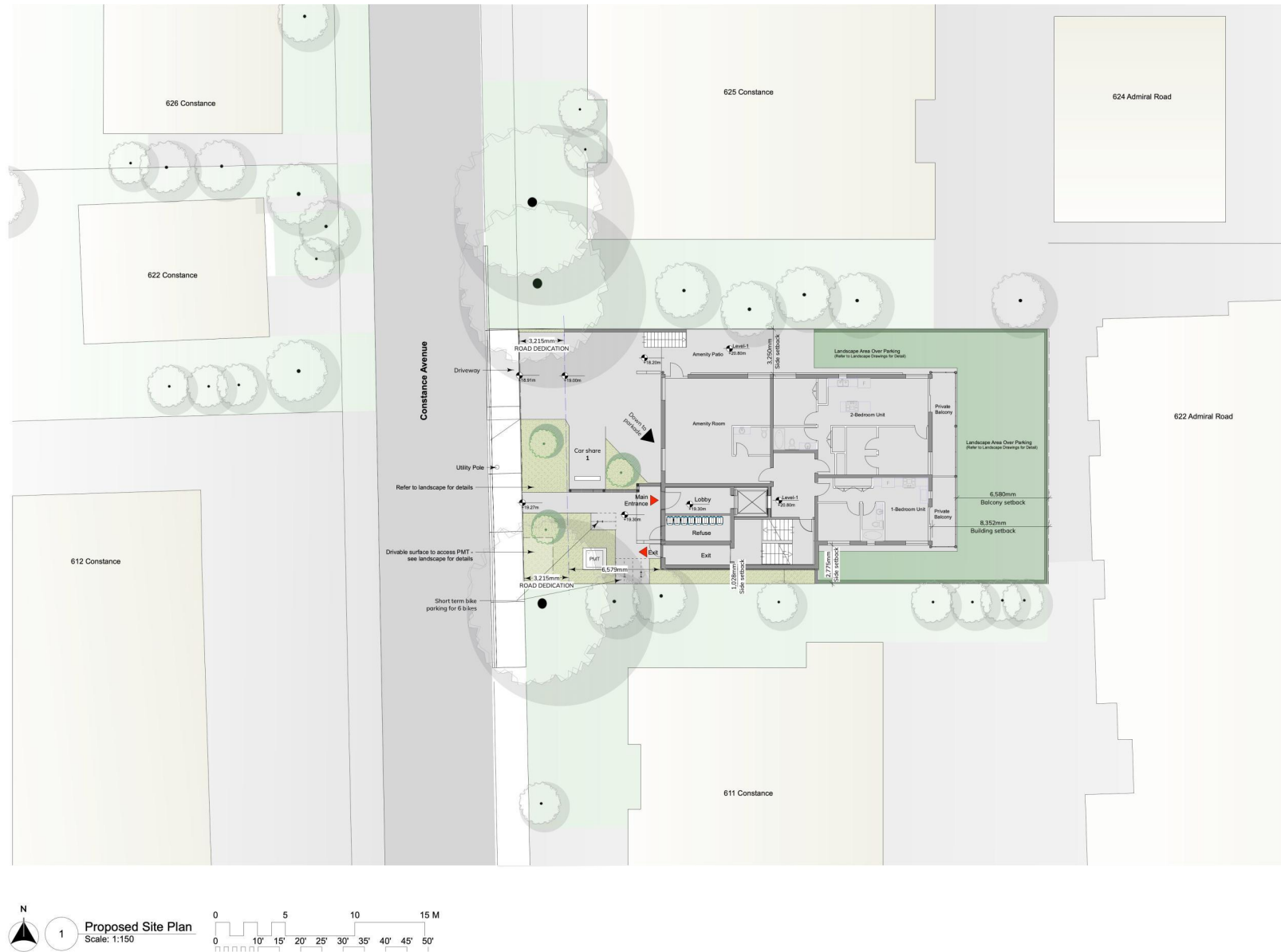
Existing and proposed street elevation



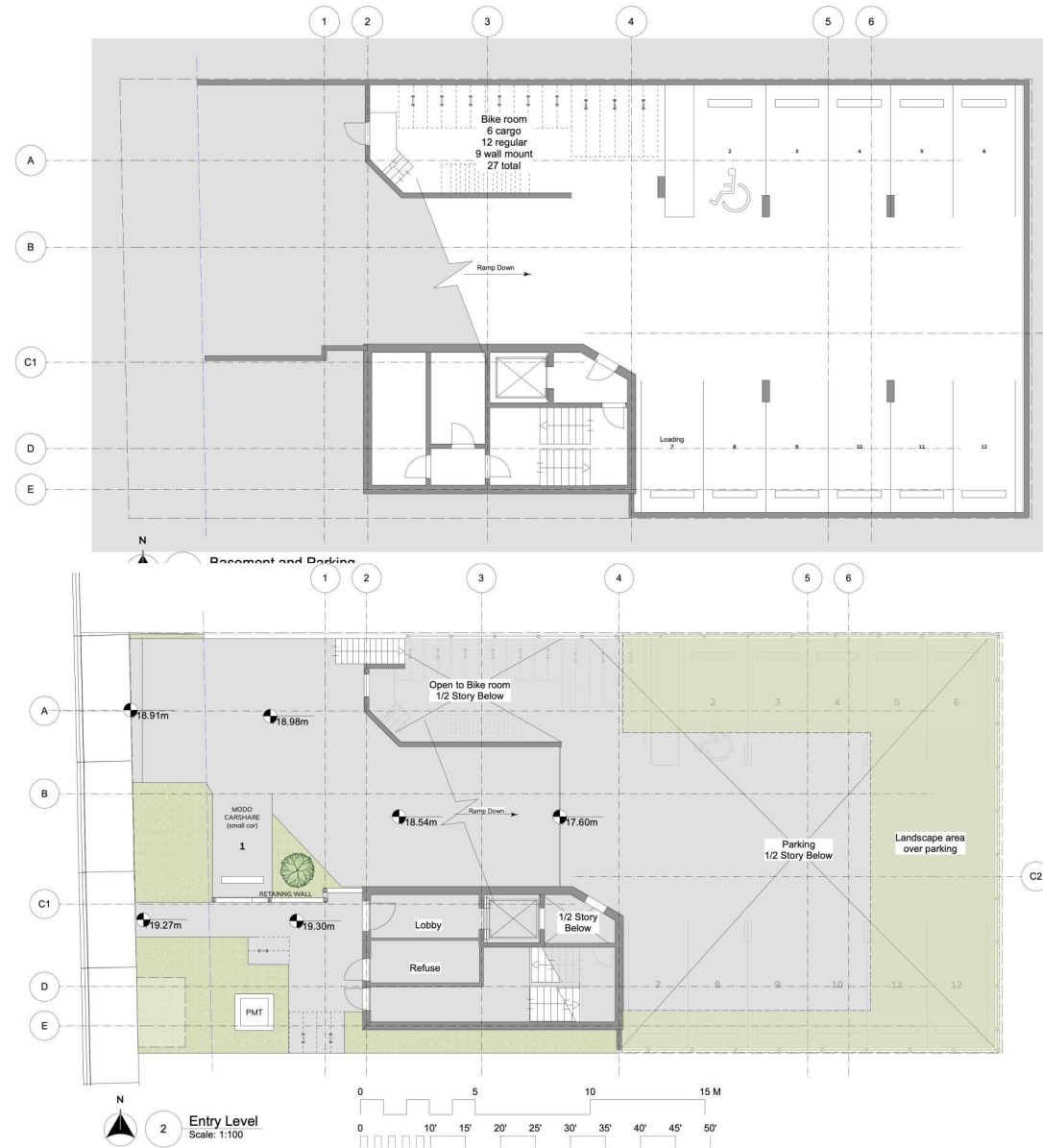
1 Street Elevation - Existing
Scale: 1:200



2 Street Elevation - Proposed
Scale: 1:200



Plans



Plans



Elevations



1 South Elevation (Side)
Scale: 1:200



2 West Elevation (Front)
Scale: 1:200

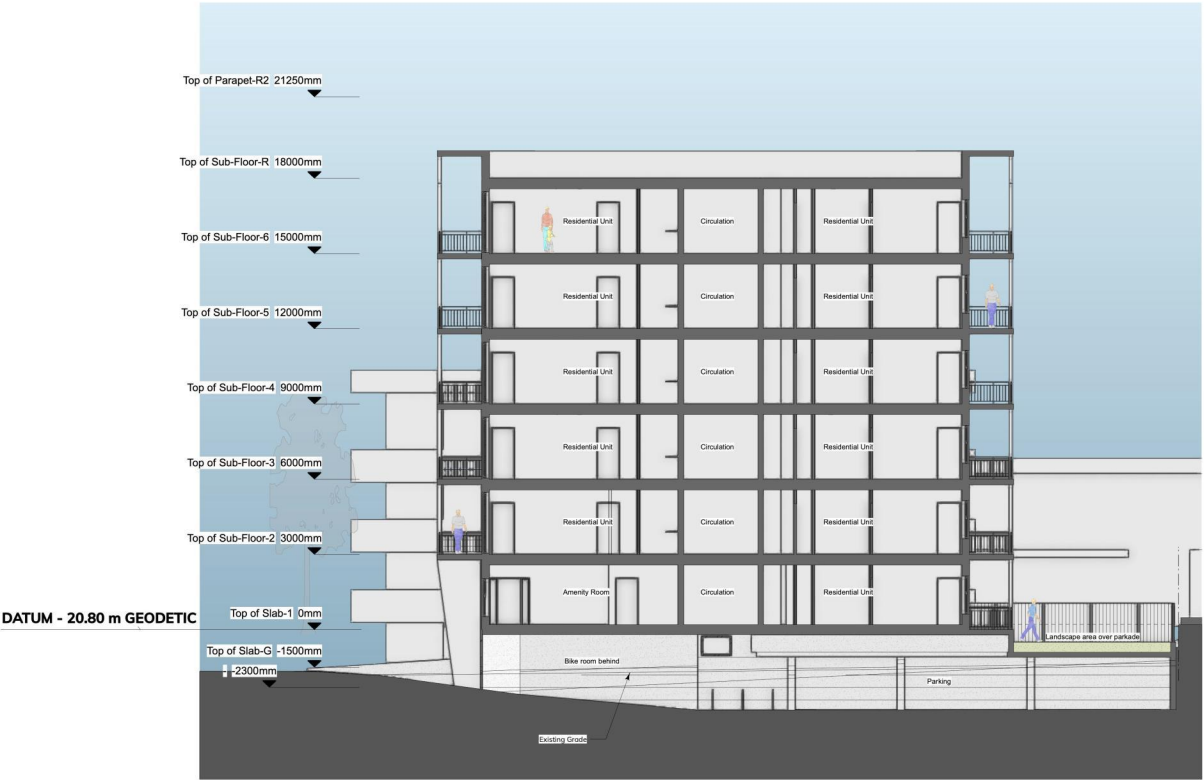


3 North Elevation (Side)
Scale: 1:200



4 East Elevation (Rear)
Scale: 1:200

Sections

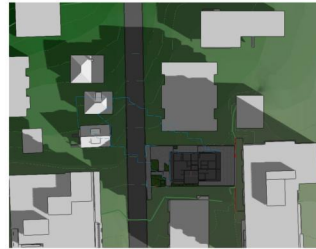
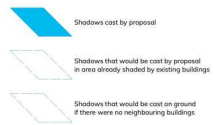


1 Building Section
Scale: 1:100

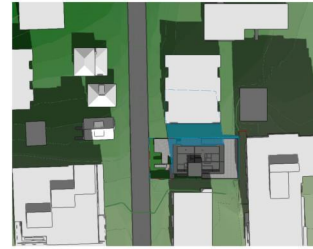


2 Building Section
Scale: 1:100

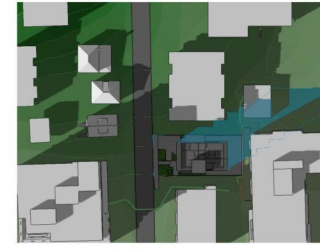
Shadow Studies



1 Equinox @ 9:00 AM
Scale: 1:850



2 Equinox @ 12:00 PM
Scale: 1:850



3 Equinox @ 4:00 PM
Scale: 1:850



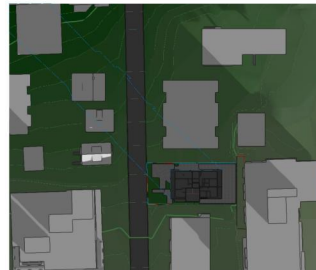
4 Summer Solstice @ 9:00 AM
Scale: 1:850



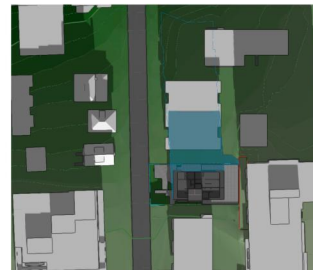
5 Summer Solstice @ 12:00 PM
Scale: 1:850



6 Summer Solstice @ 4:00 PM
Scale: 1:850



7 Winter Solstice @ 9:00 AM
Scale: 1:850



8 Winter Solstice @ 12:00 PM
Scale: 1:850



9 Winter Solstice @ 3:30 PM
Scale: 1:850

3D views



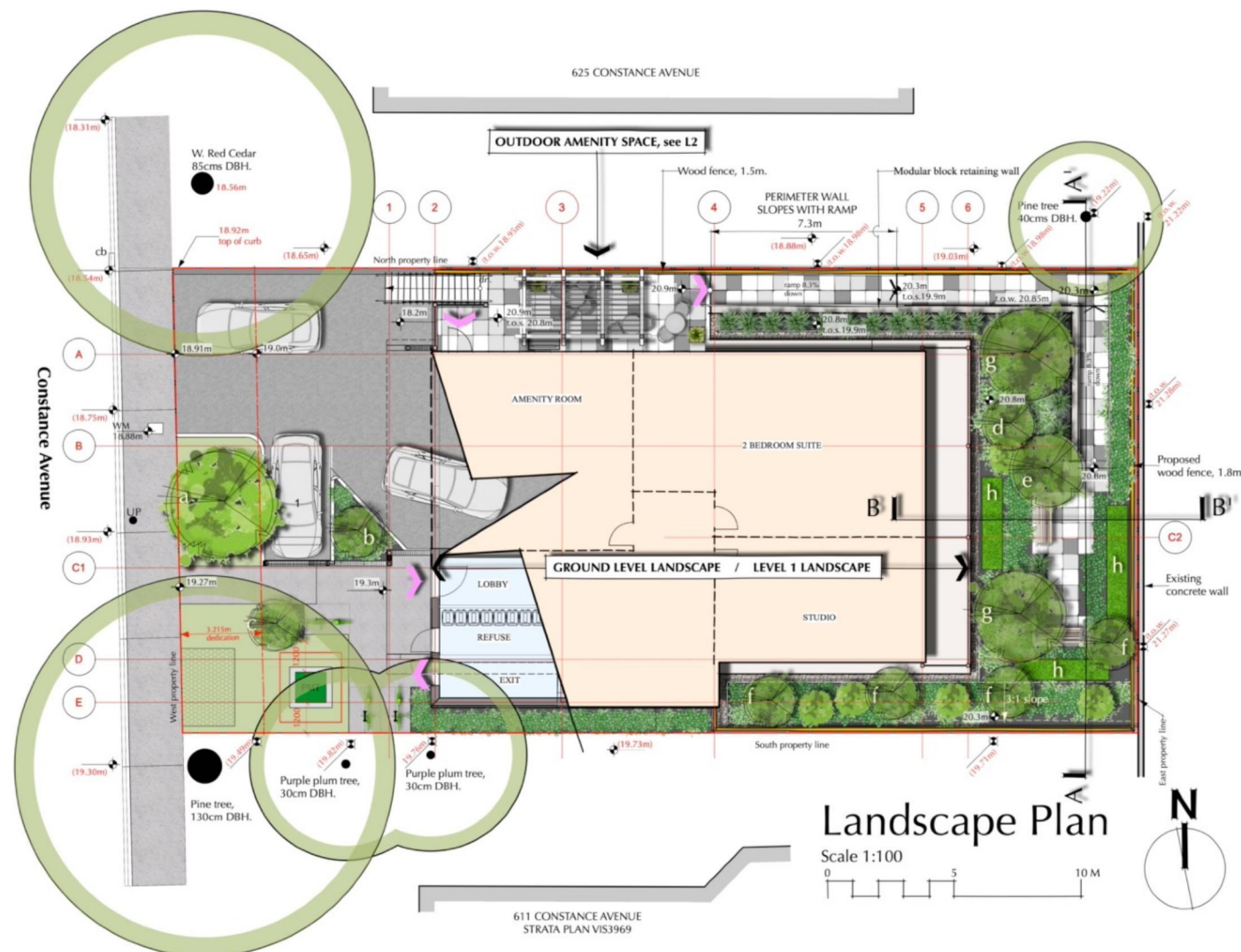
3D views



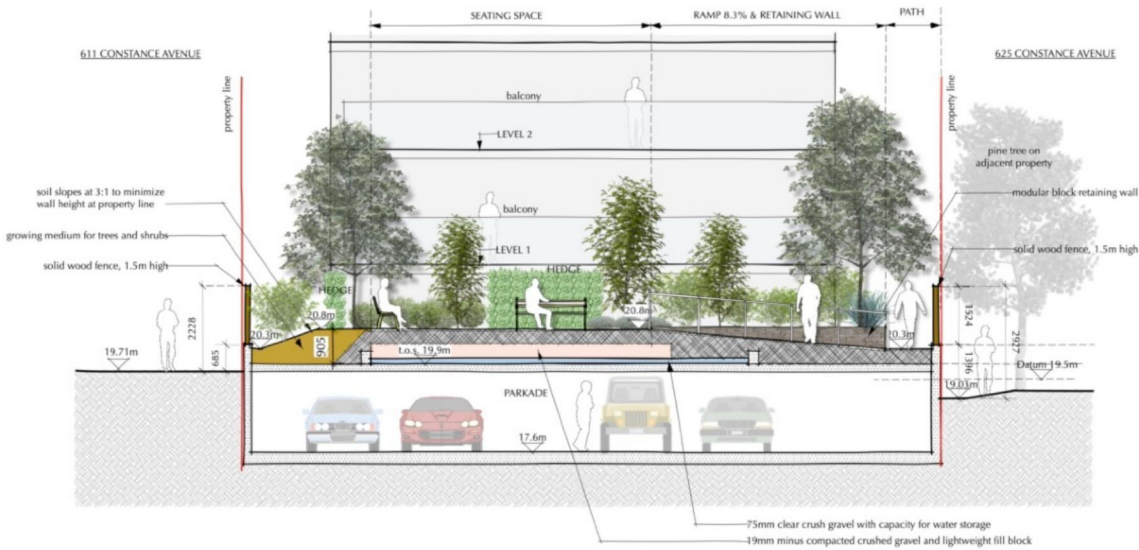
3D views



Landscape



Landscape





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