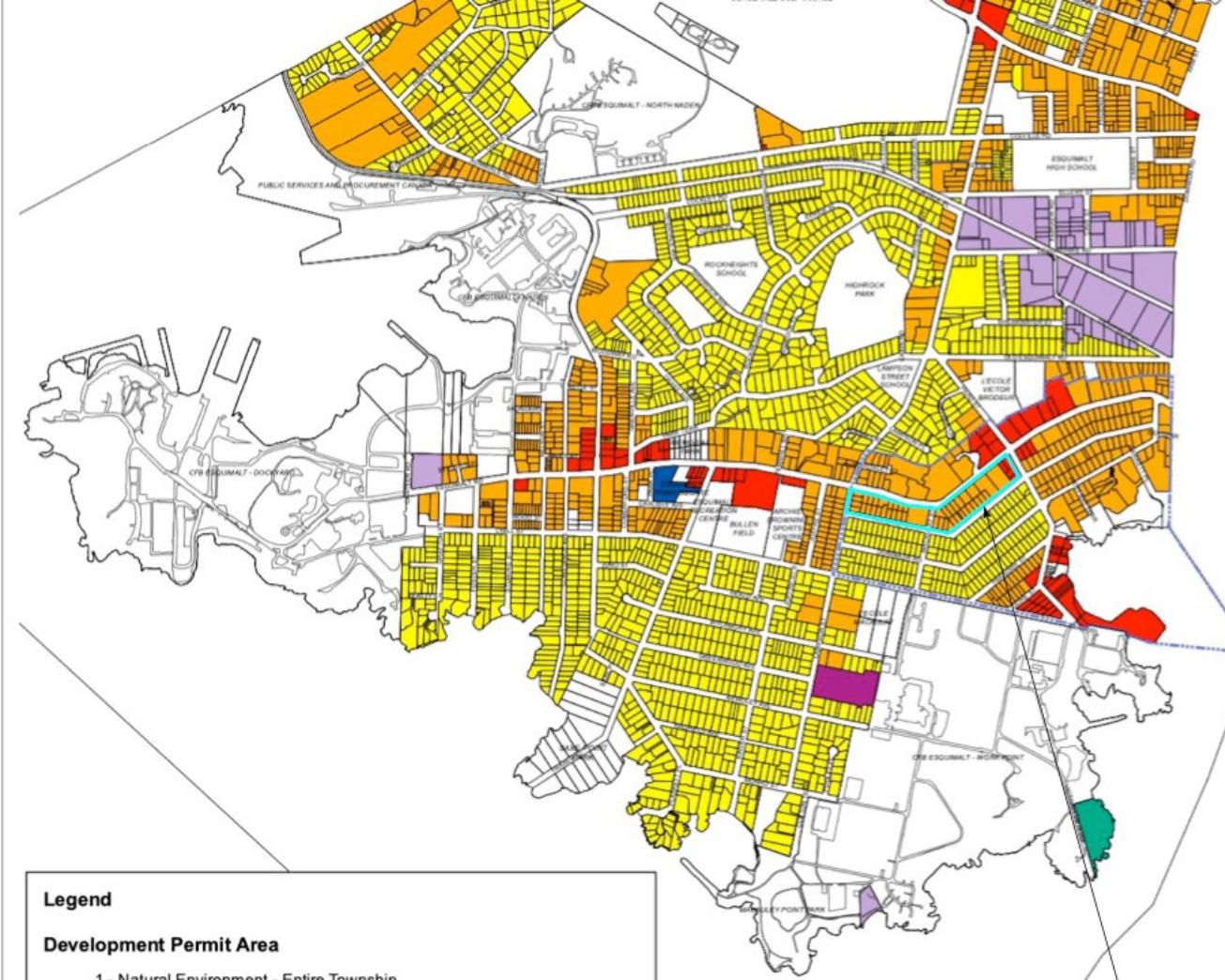




Wollaston Passive House 4-Plex



Legend

Development Permit Area

- 1 - Natural Environment - Entire Township
- 2 - Protection of Development from Hazardous Conditions
- 3 - Enhanced Design Control Residential
- 4 - Commercial
- 5 - Industrial
- 6 - Multi-Family Residential
- 7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township
- 8 - Water Conservation - Entire Township
- 9 - English Inn
- 10 - Esquimalt Town Square
- 11 - West Bay
- 12 - McLoughlin Point

0 125 250 500 750 1,000 Meters

958 Wollaston

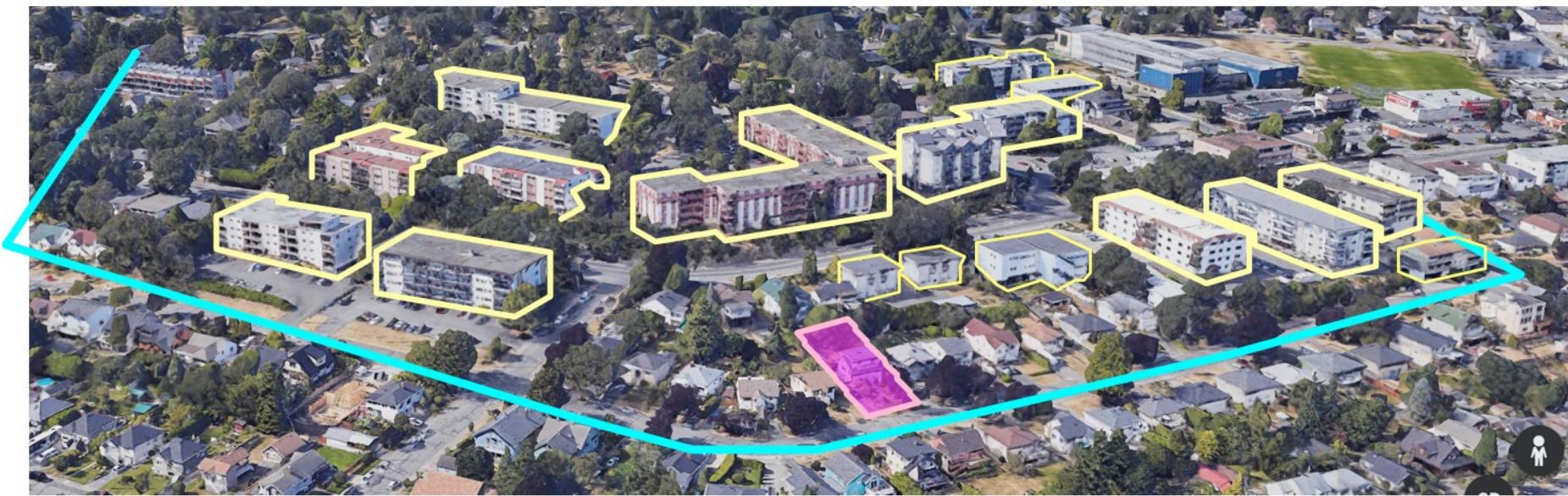
OBJECTIVE: Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

POLICY: Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high-income households.



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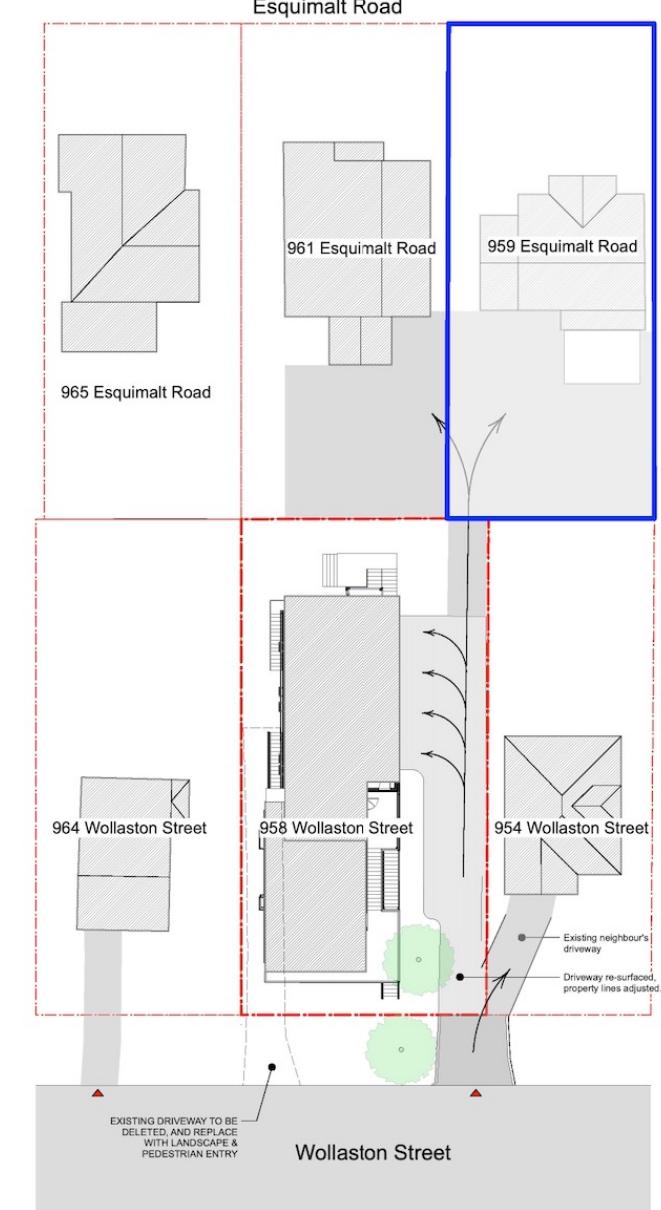
Site Location



Site Plan Access

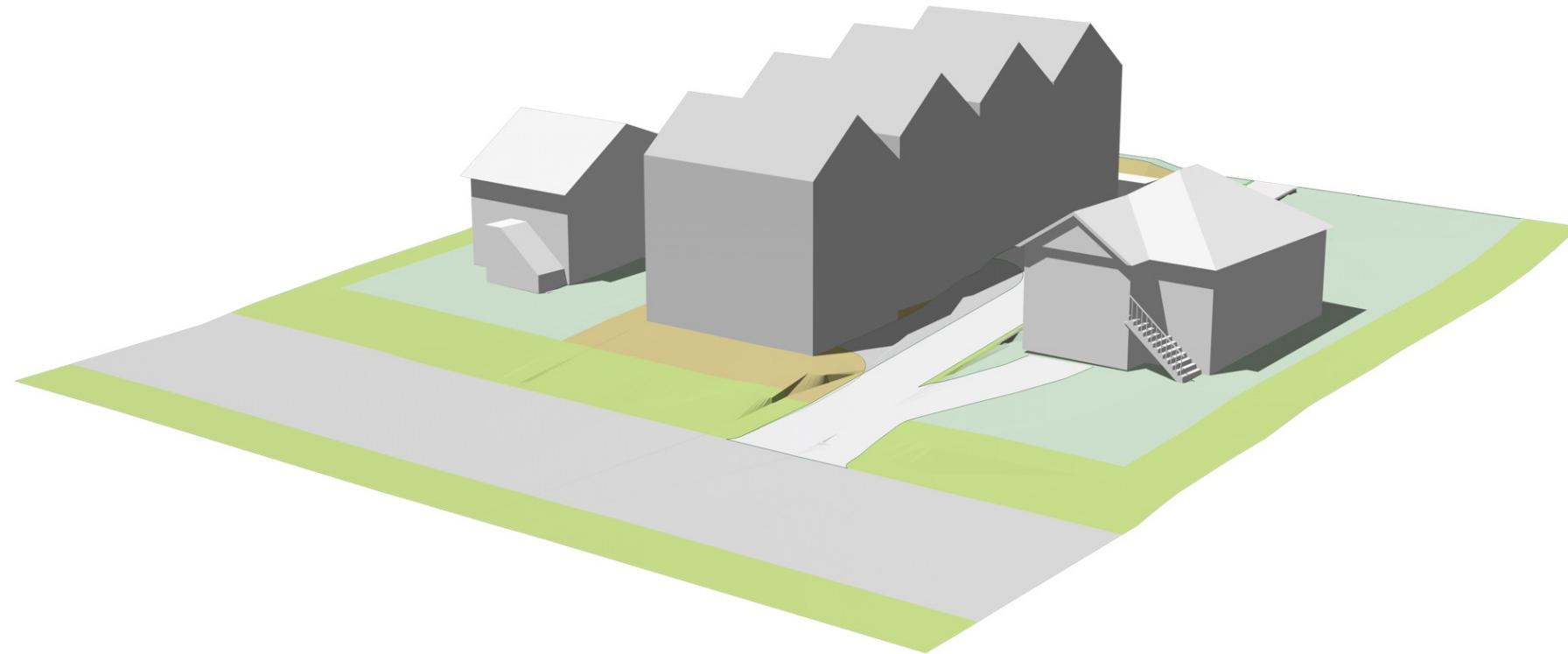


Traditional

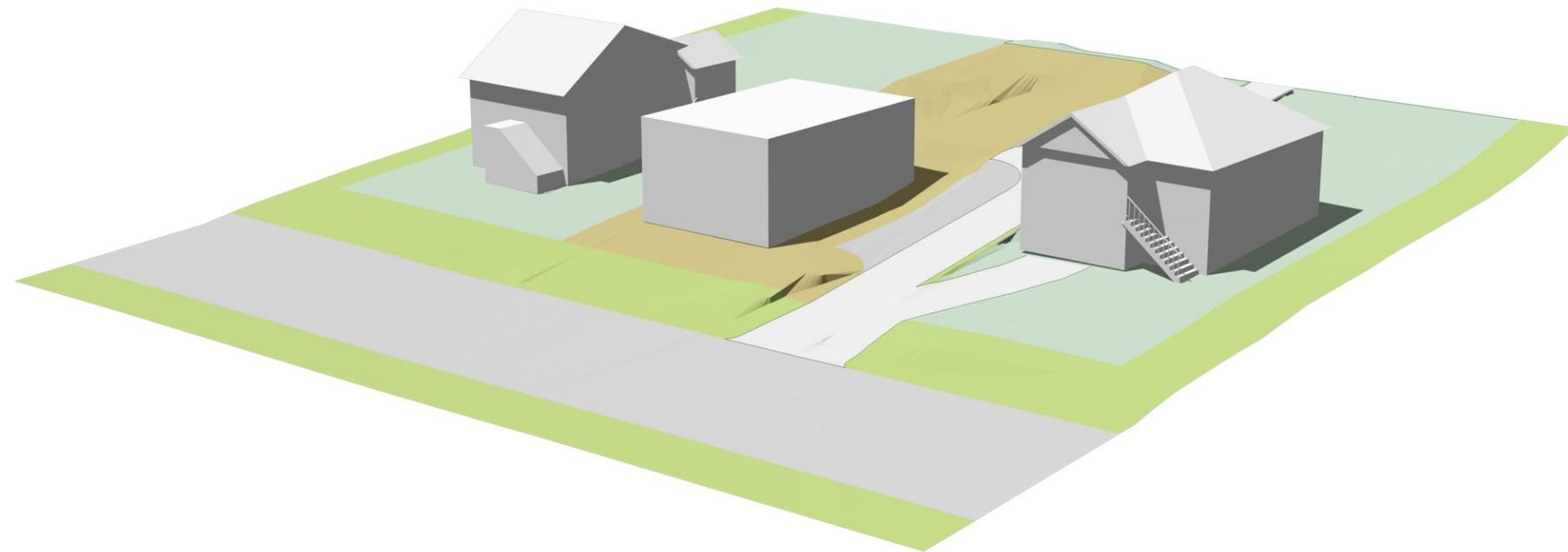


Proposed

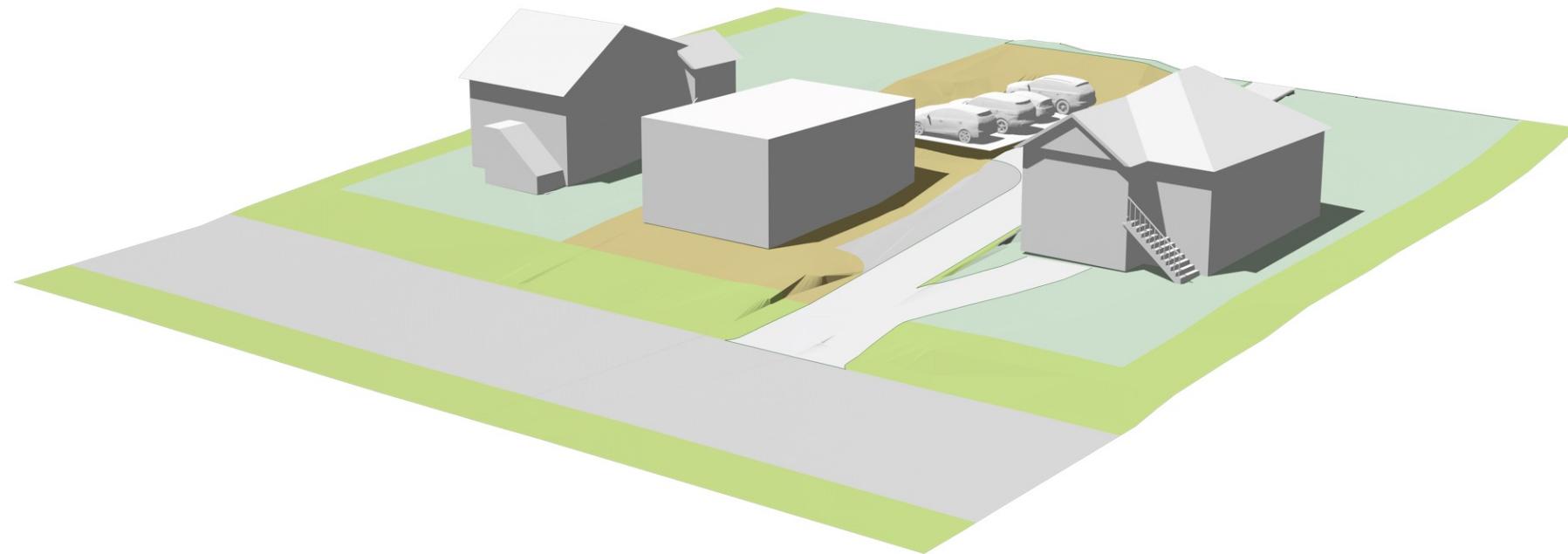
Traditional Massing



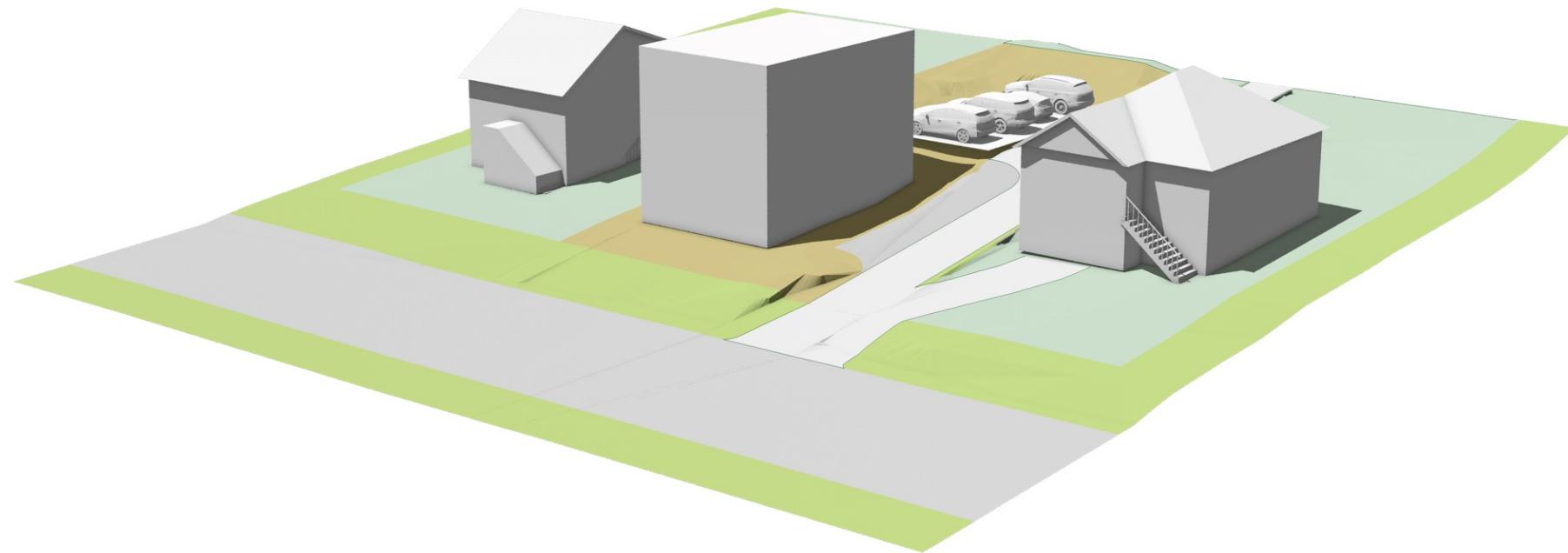
Proposed Massing



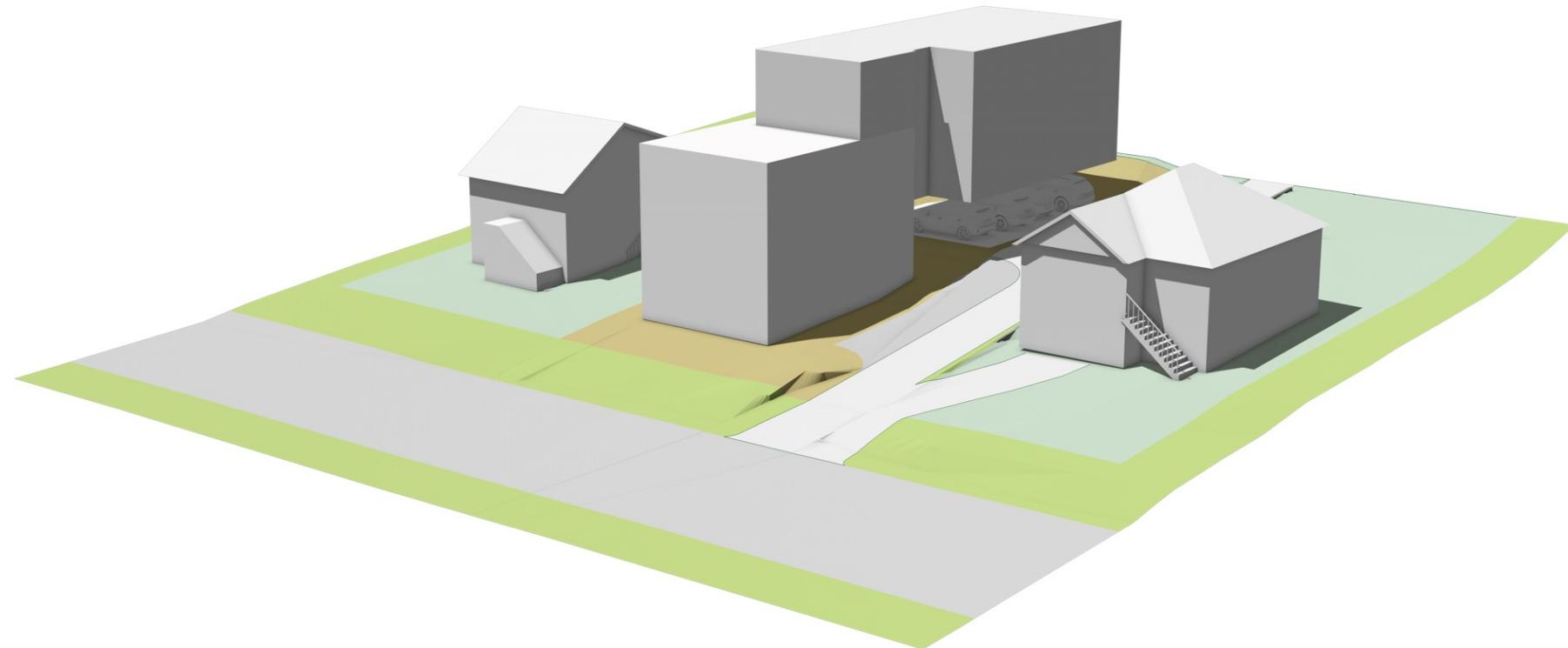
Proposed Massing



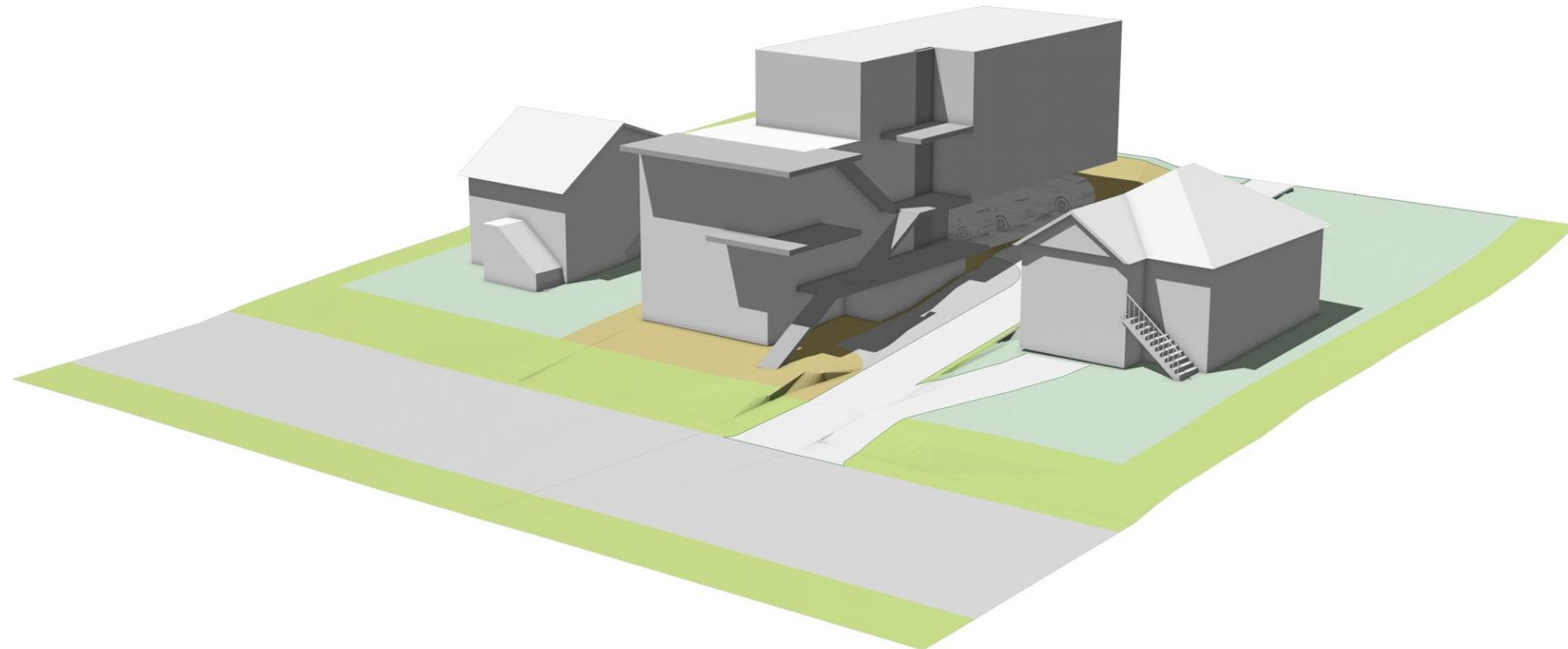
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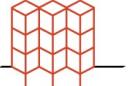
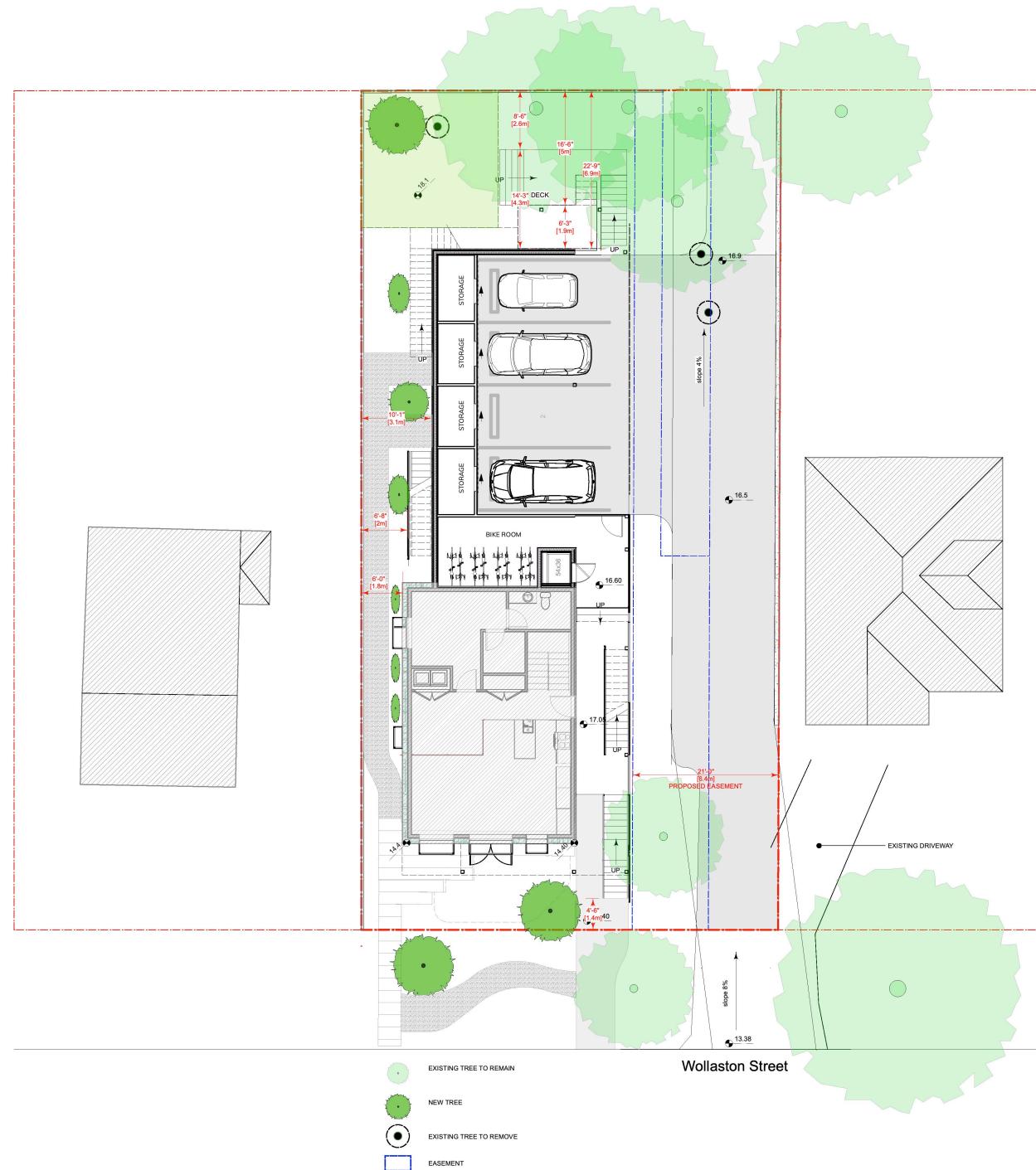
Proposed Massing



Proposed Massing



Site Plan



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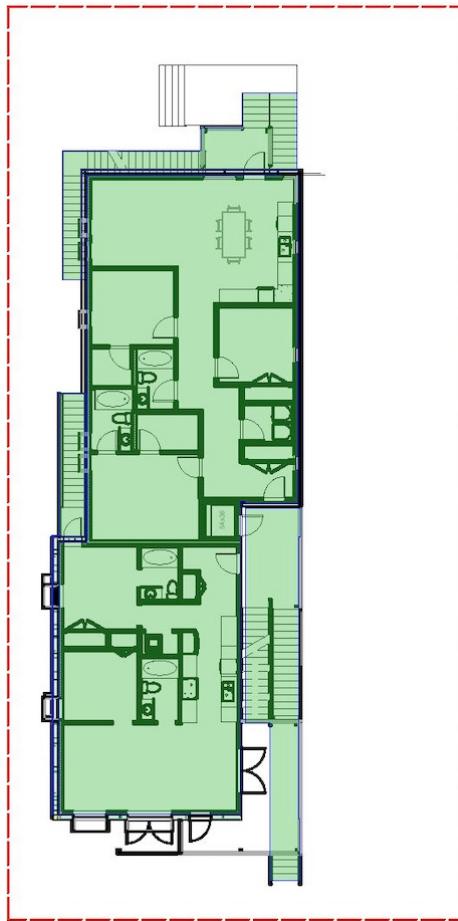
Site Coverage

To outside of structure



Building area = 201.9 m²
Site area = 674 m²
Site coverage = 29.9%

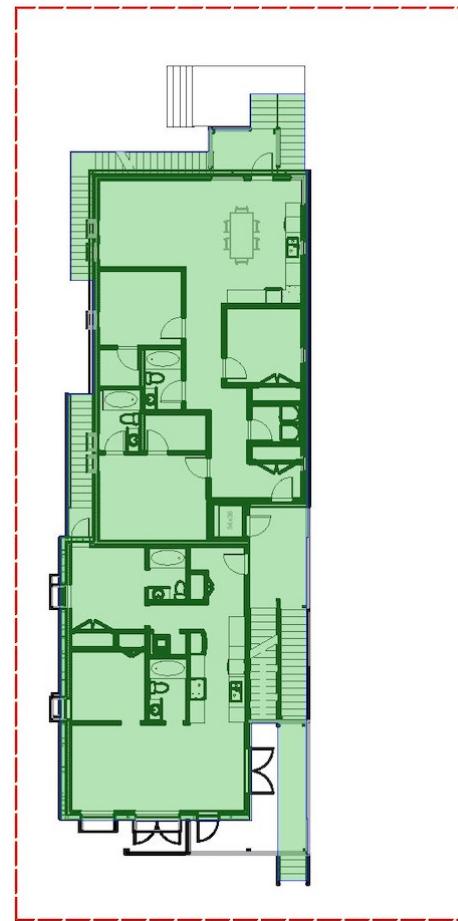
Add circulation



+7.5%

Building area = 252.2 m²
Site area = 674 m²
Site coverage = 37.4%

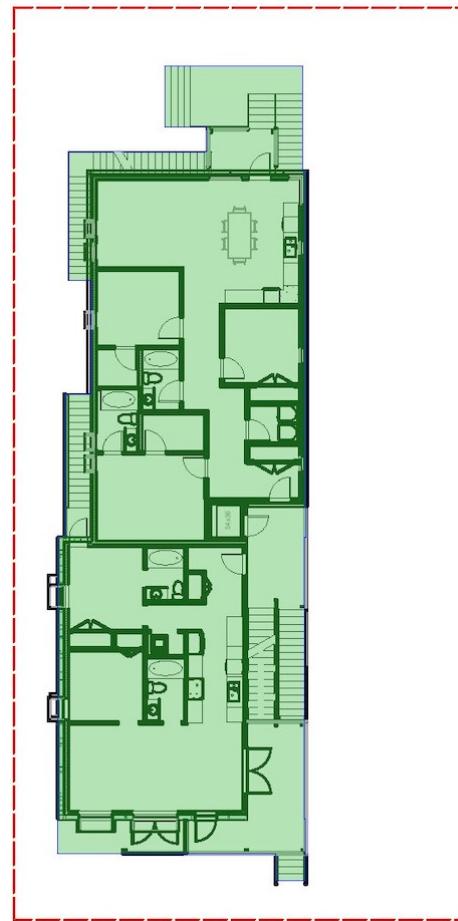
Add PH insulation



+1.9%

Building area = 264.6 m²
Site area = 674 m²
Site coverage = 39.3%

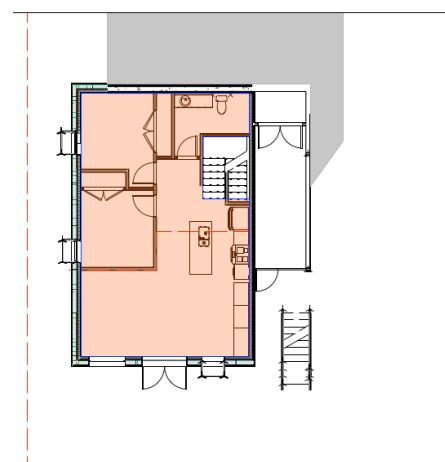
Add decks



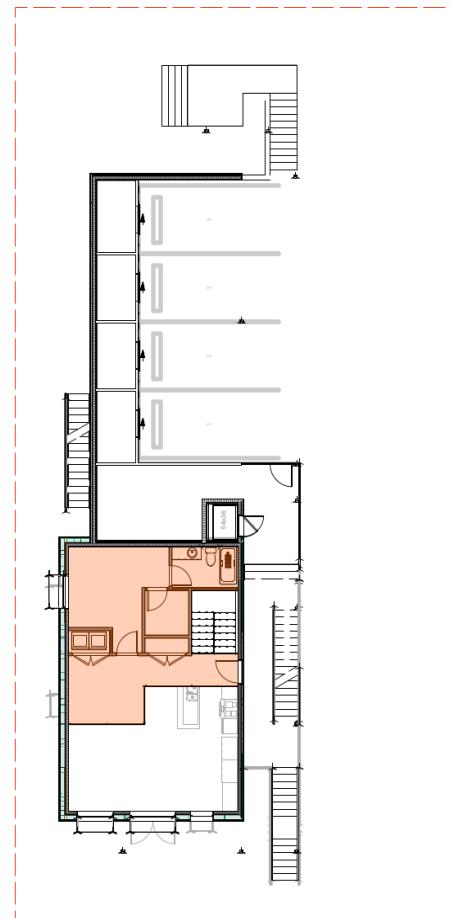
+3.9%

Building area = 291.4 m²
Site area = 674 m²
Site coverage = 43.2%

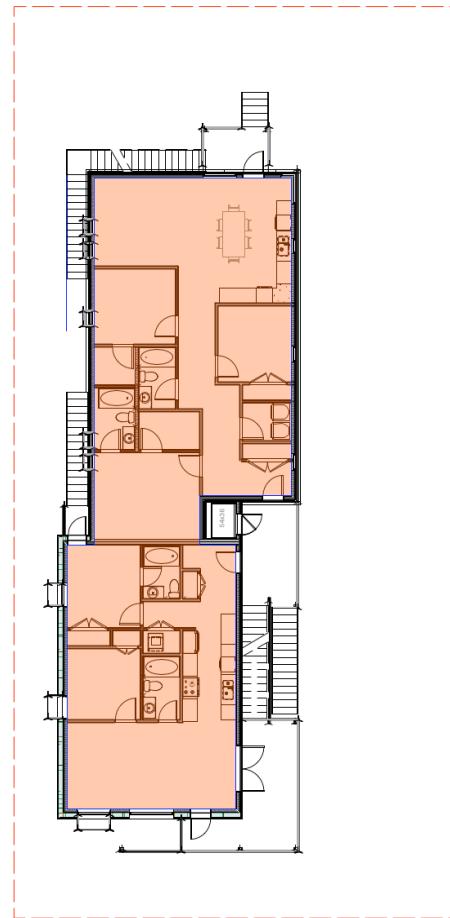
Floor Plans



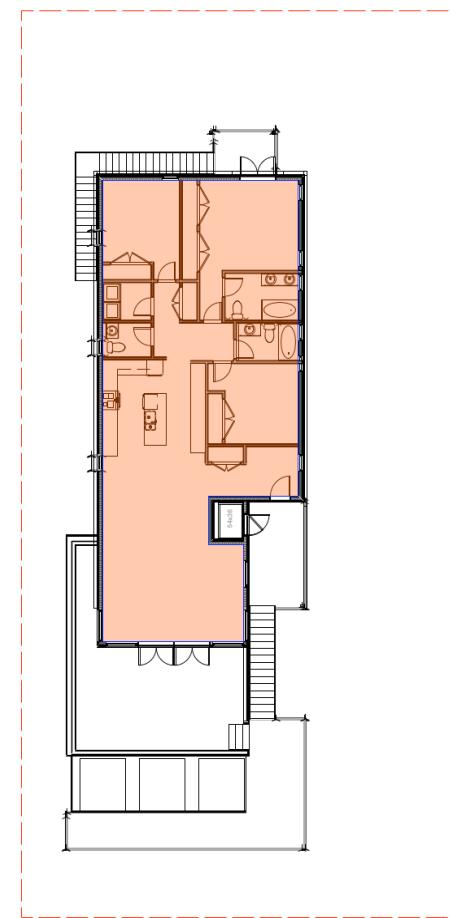
Ground Floor



Level 1

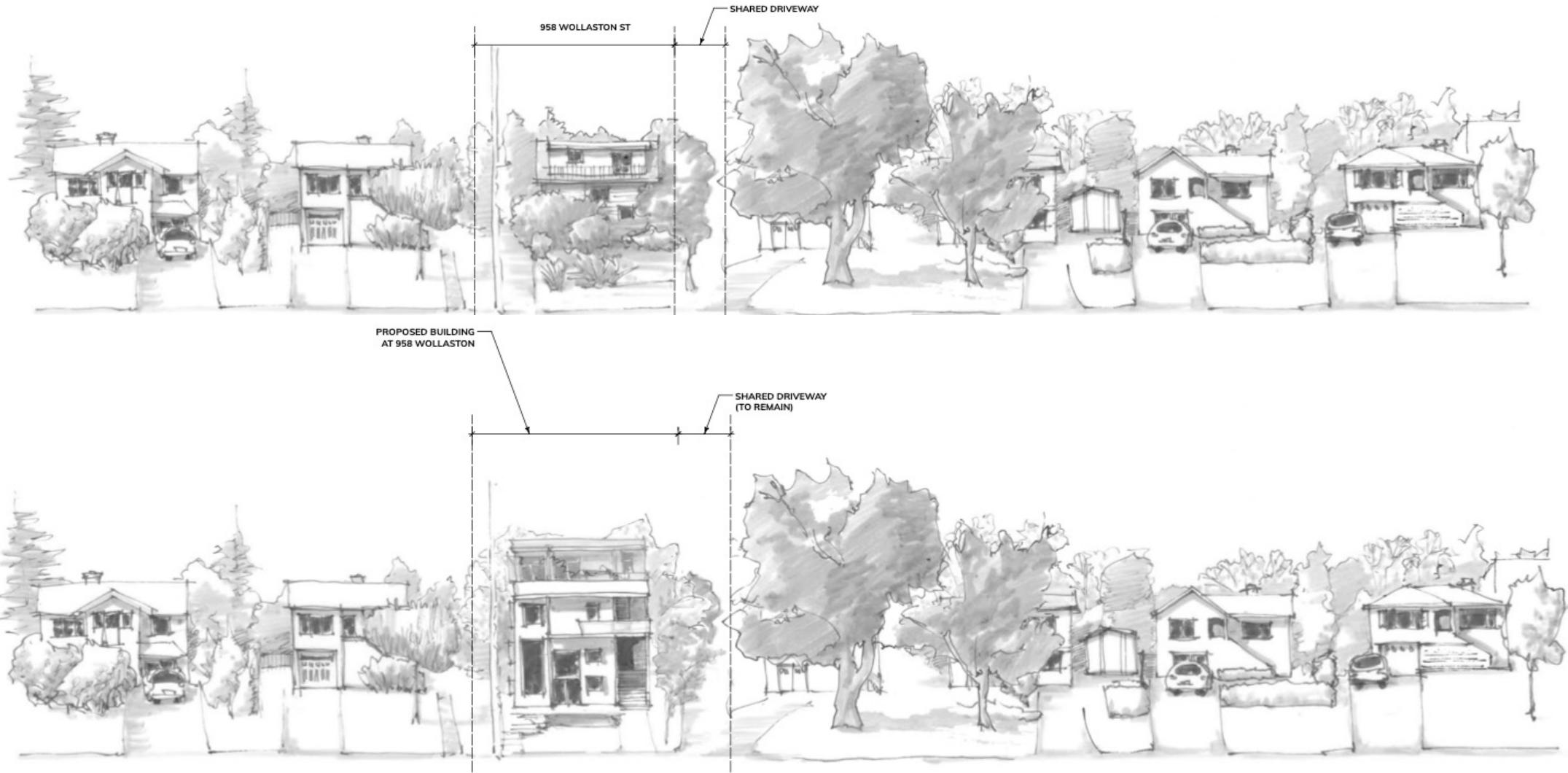


Level 2

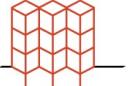


Level 3

Proposed Streetscape



View from the Street



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1 Shadow Study, Equinox - 9:00 am
Scale: 1:350



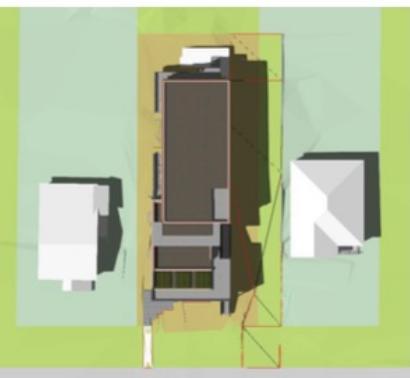
2 Shadow Study, Equinox - 12:00 pm
Scale: 1:350



3 Shadow Study, Equinox - 4:00 pm
Scale: 1:350



4 Shadow Study, June 21 - 9:00 am
Scale: 1:350



5 Shadow Study, June 21 - 12:00 pm
Scale: 1:350



6 Shadow Study, June 21 - 4:00 pm
Scale: 1:350



7 Shadow Study, December 21 - 9:00 am
Scale: 1:350



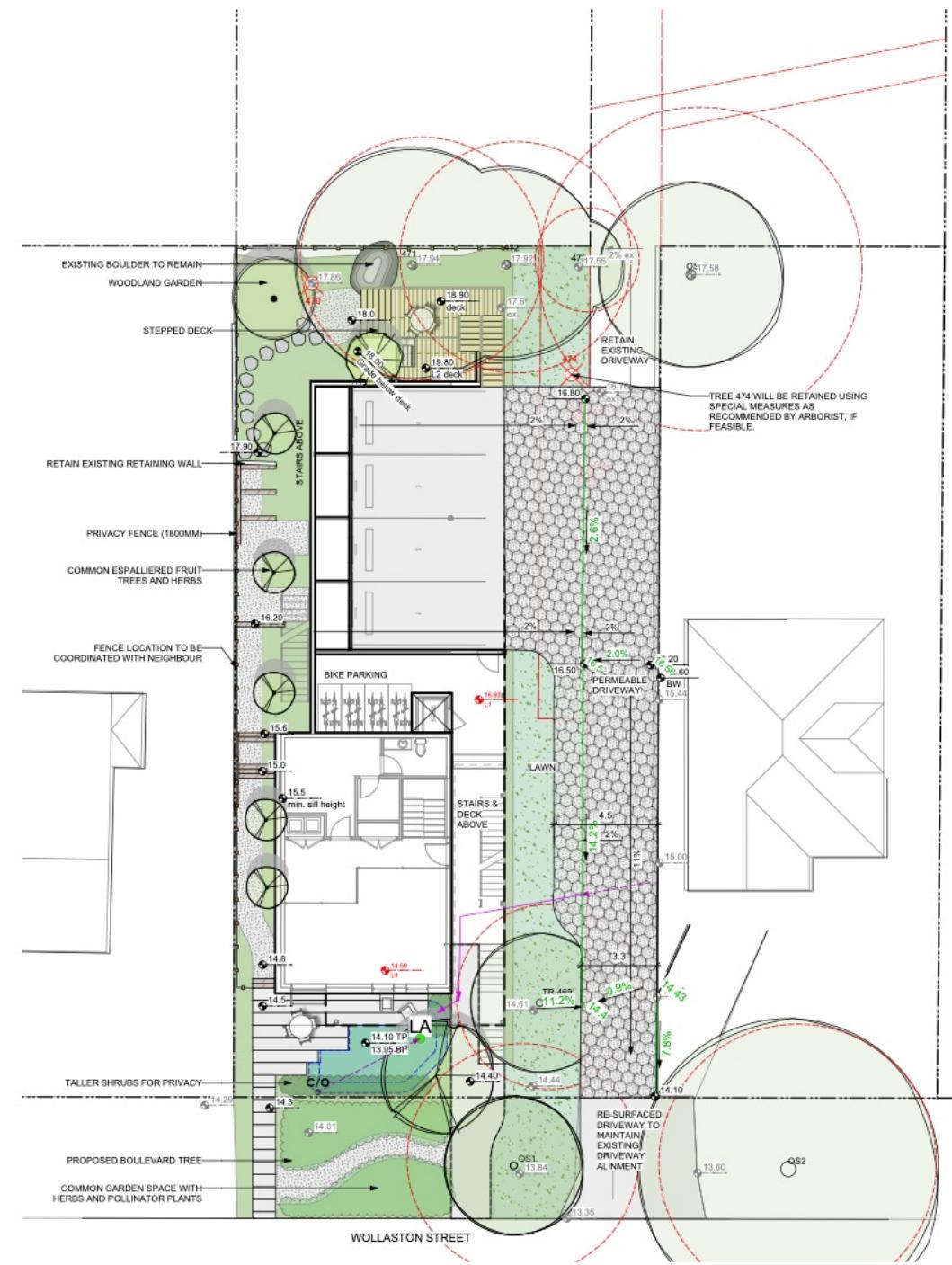
8 Shadow Study, December 21 - 12:00 pm
Scale: 1:350



9 Shadow Study, December 21 - 3:00 pm
Scale: 1:350



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Murdoch
de Greeff Inc.
Landscape Architects



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