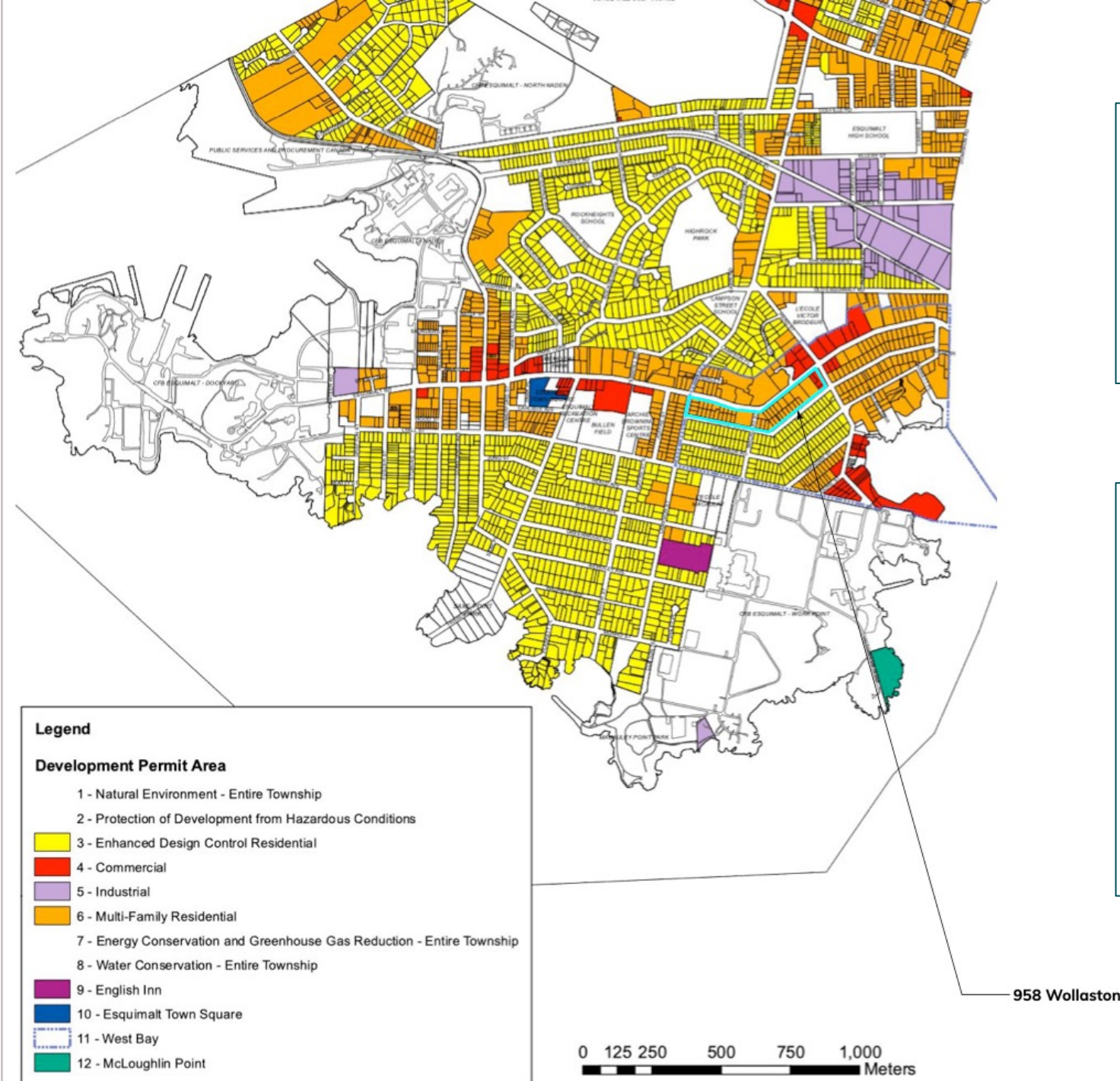




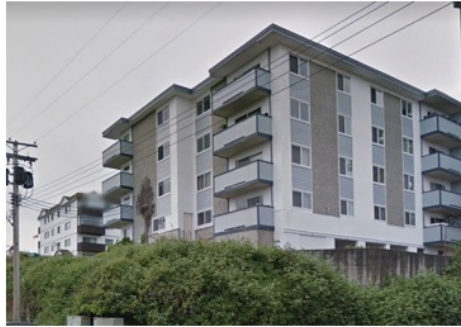
Wollaston Passive House 4-Plex



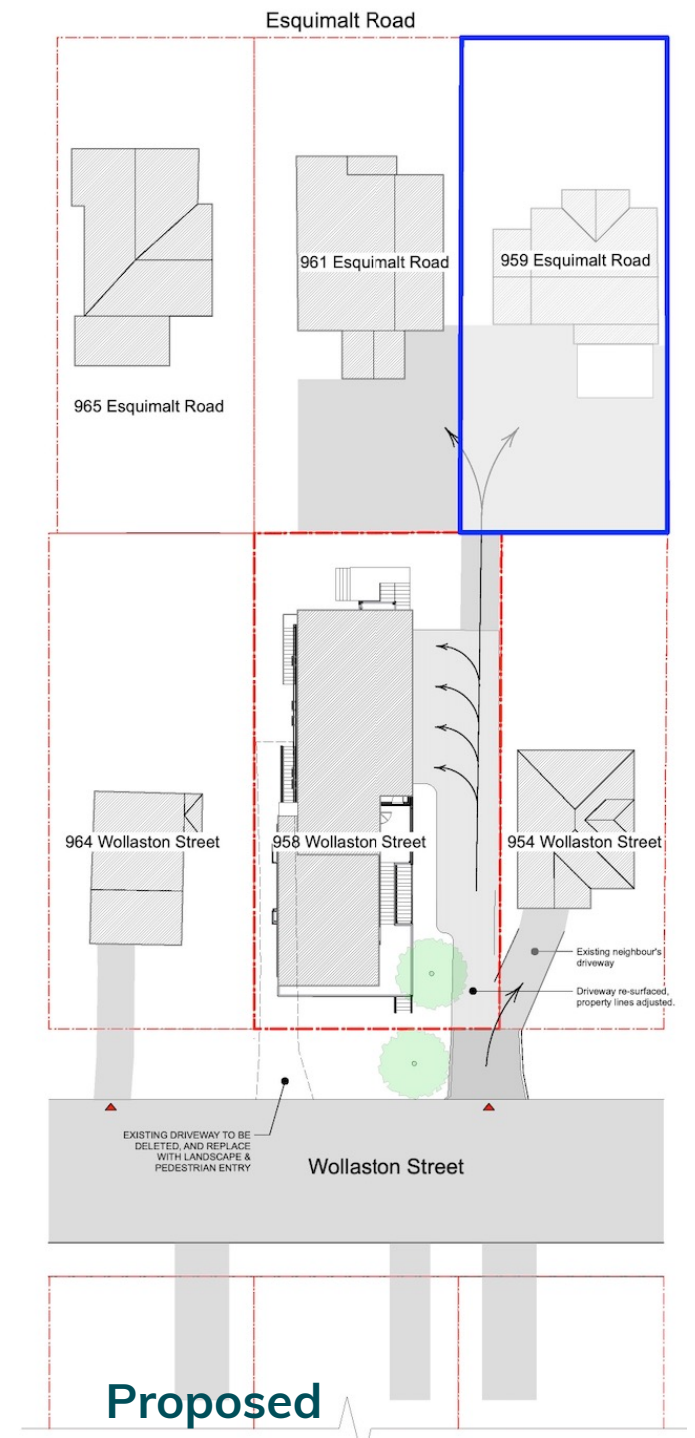
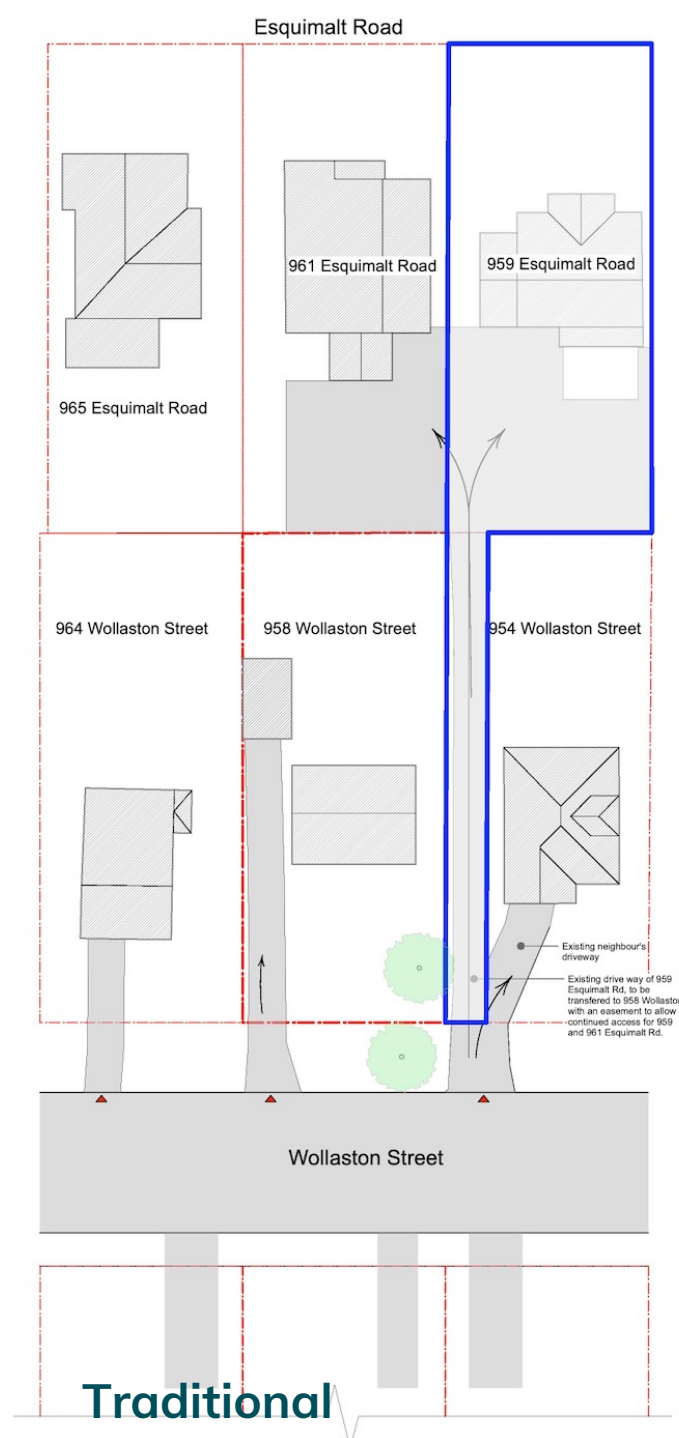
OBJECTIVE: Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

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.

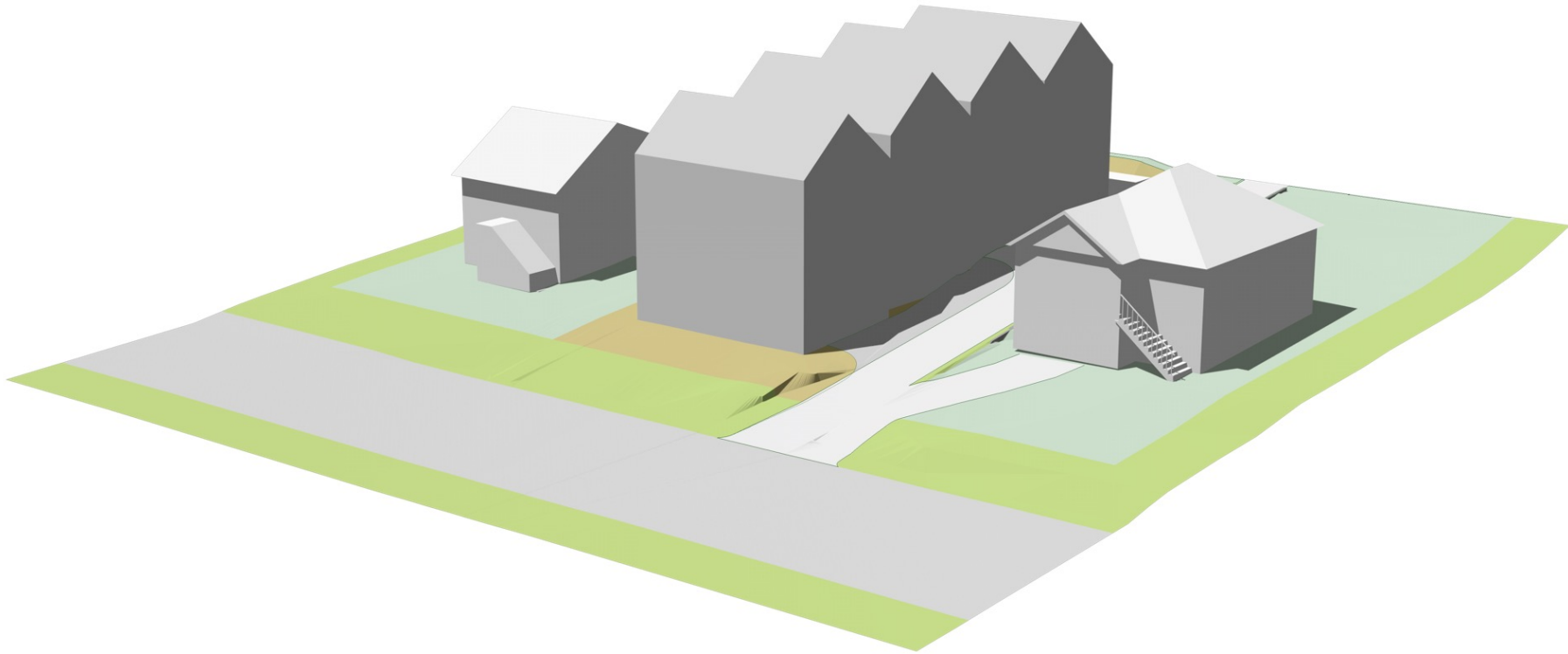
Site Location



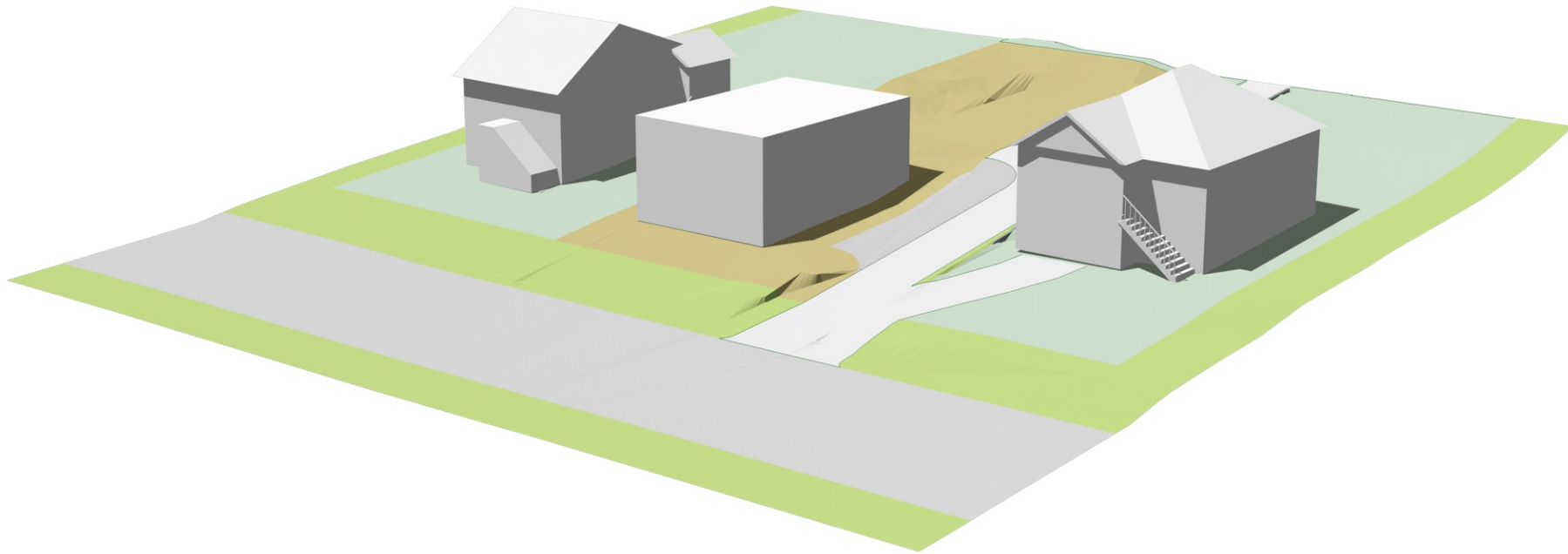
Site Plan Access



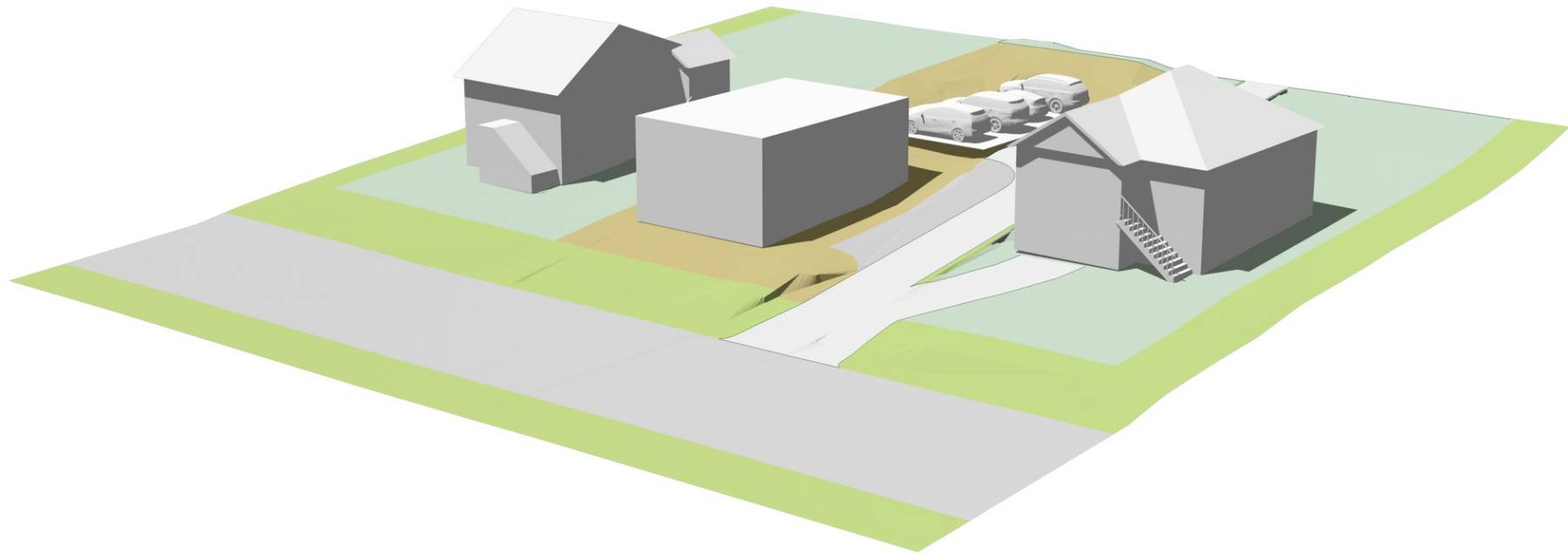
Traditional Massing



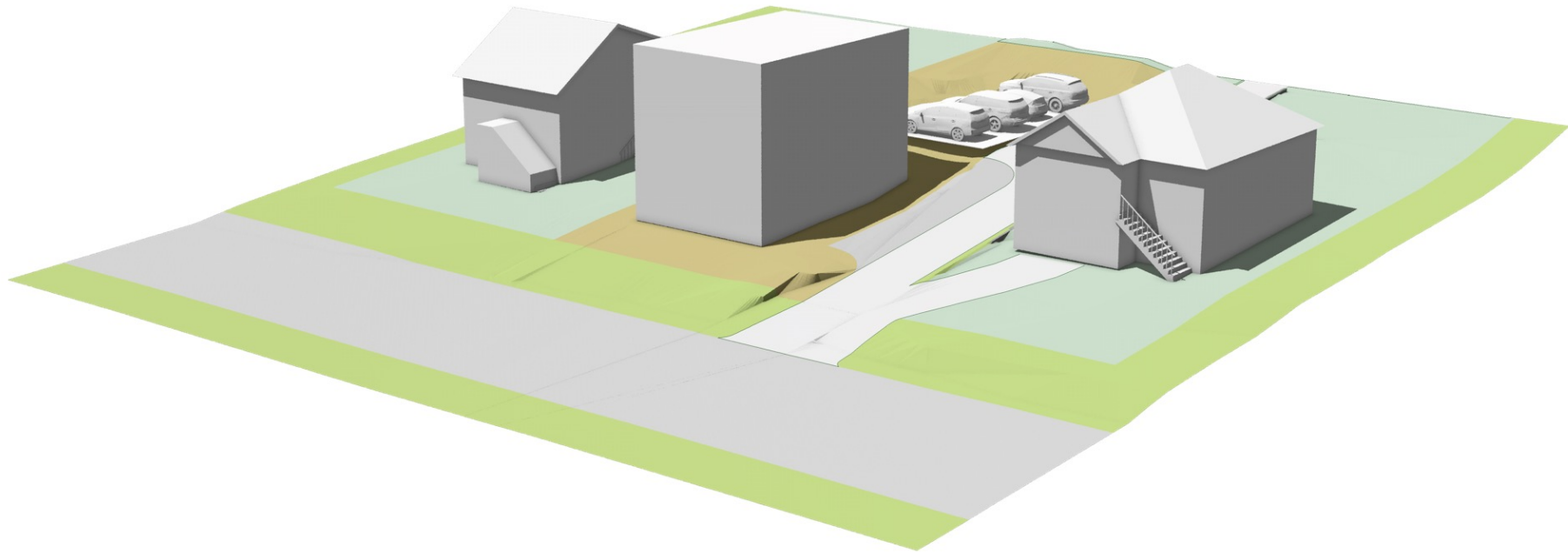
Proposed Massing



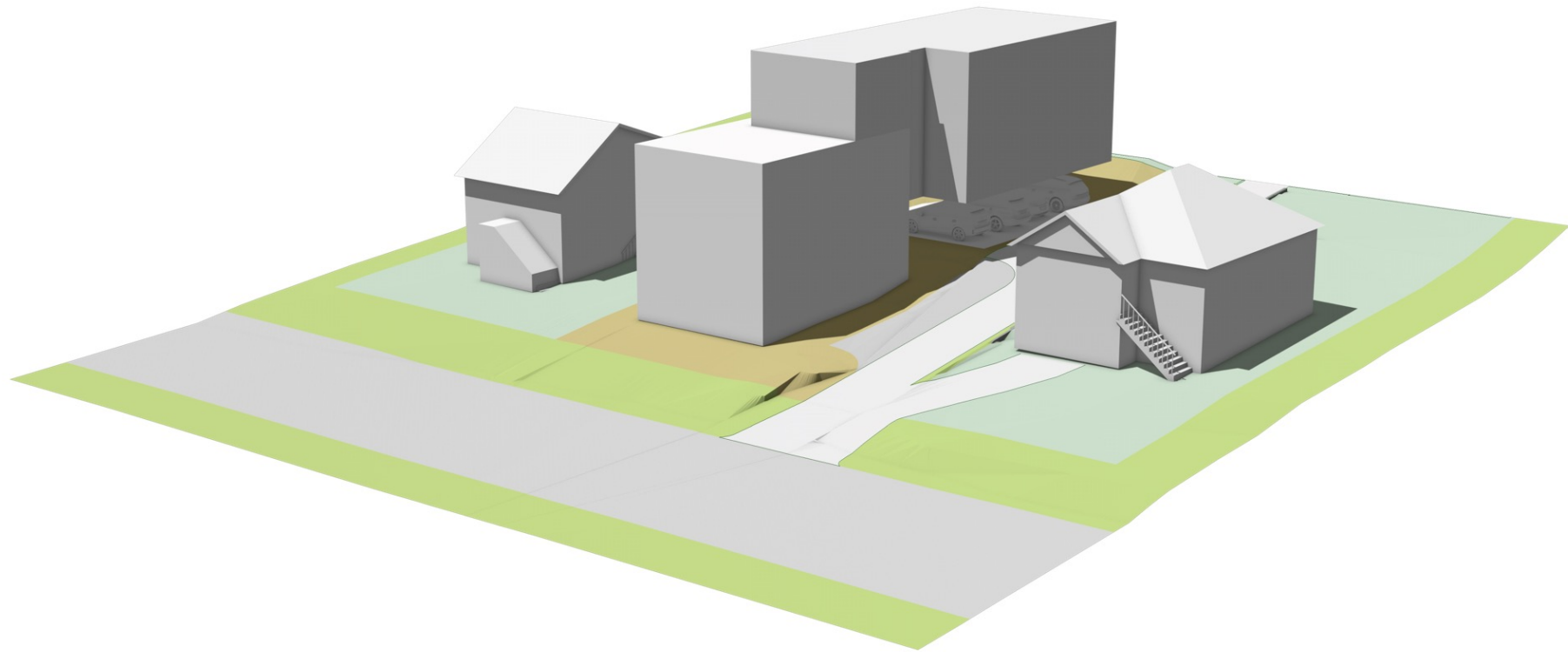
Proposed Massing



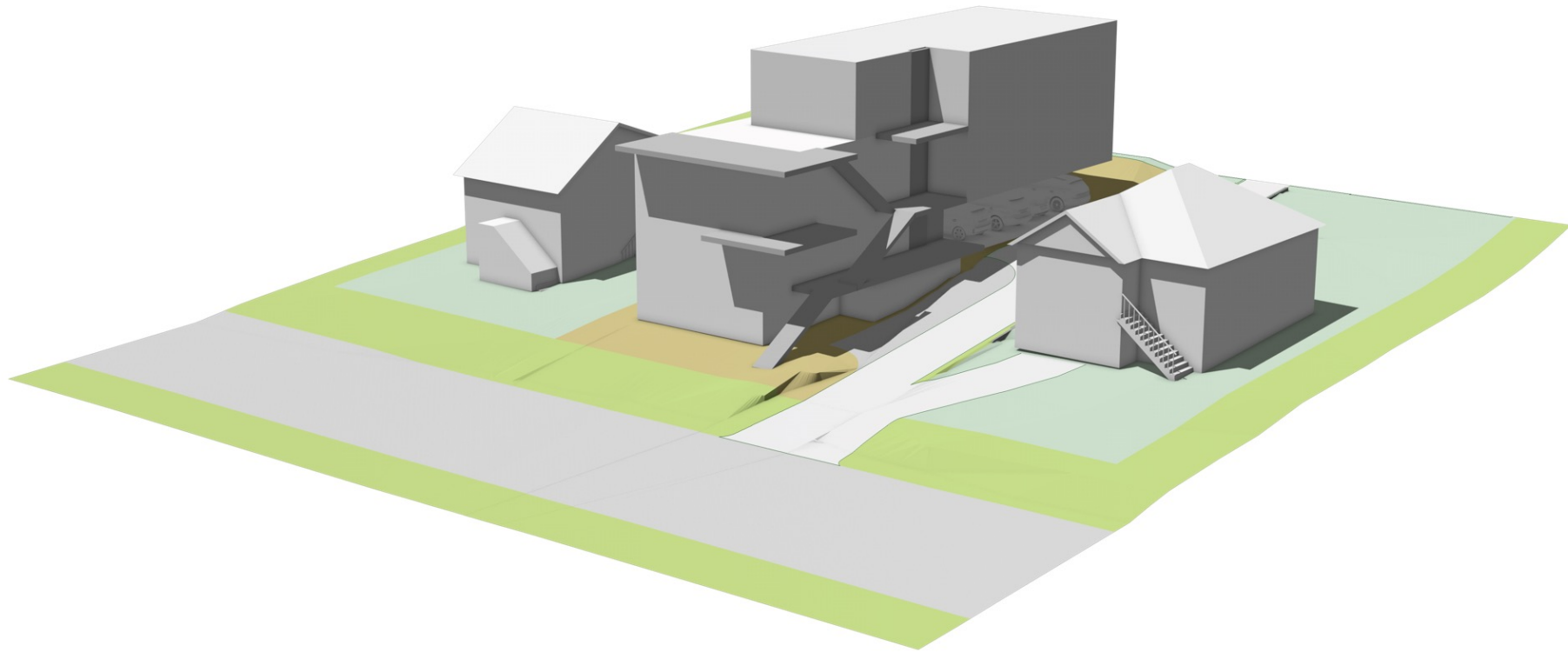
Proposed Massing



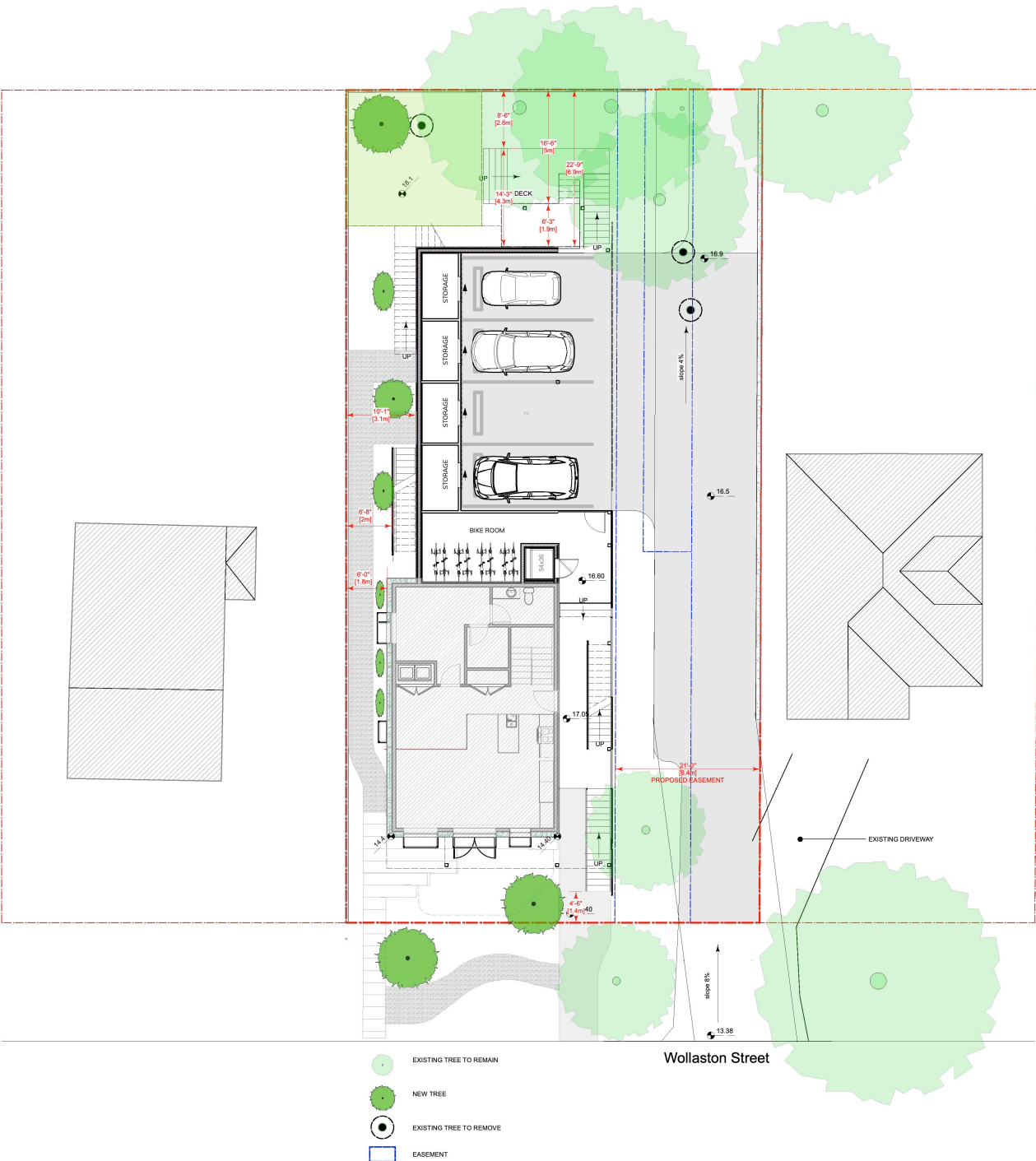
Proposed Massing



Proposed Massing

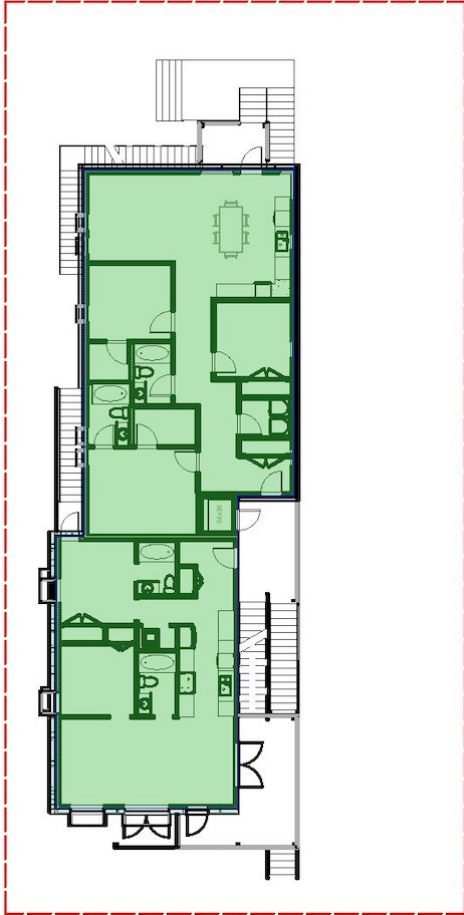


Site Plan



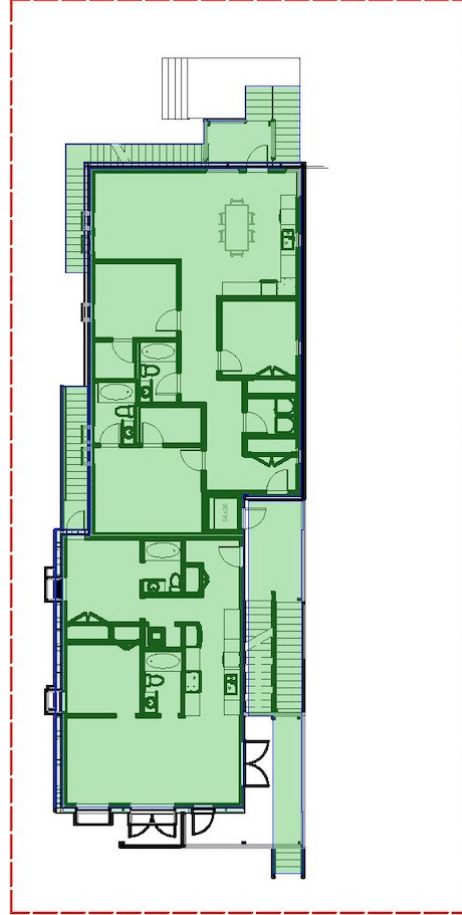
Site Coverage

To outside of structure



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

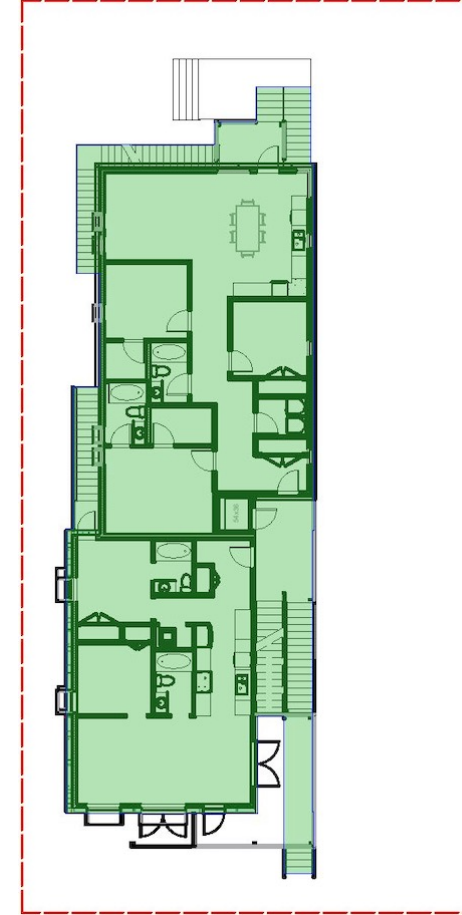
Add circulation



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

+7.5%

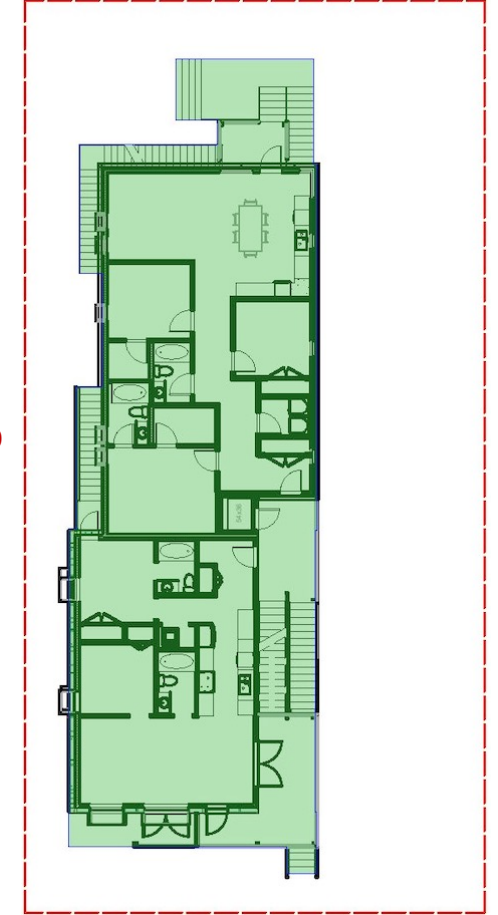
Add PH insulation



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

+1.9%

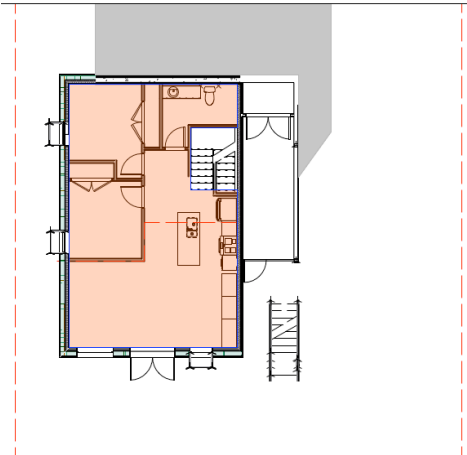
Add decks



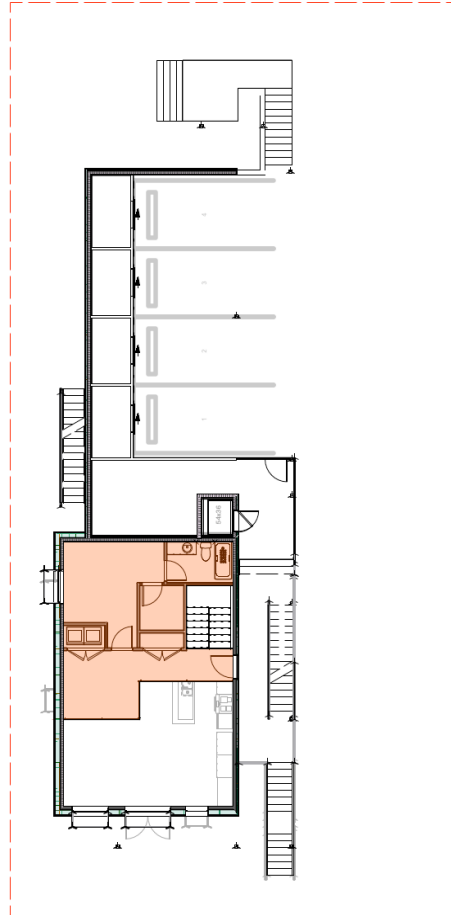
Building area = 291.4 m²
Site area = 674 m²
Site coverage = 43.2%

+3.9%

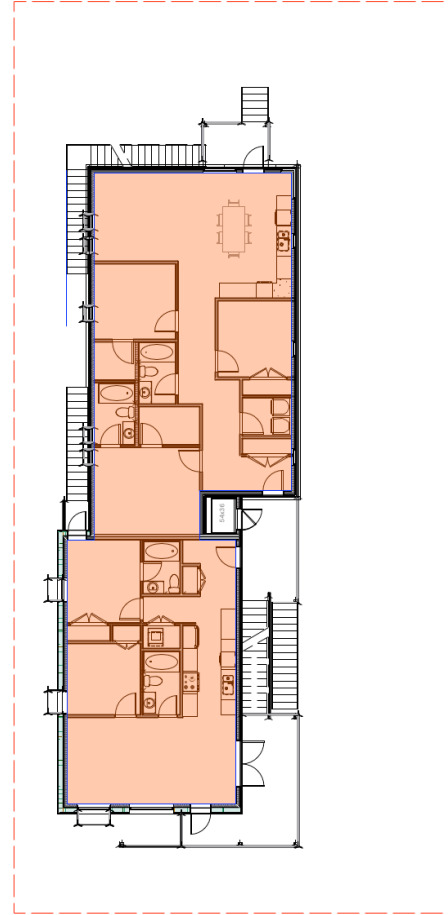
Floor Plans



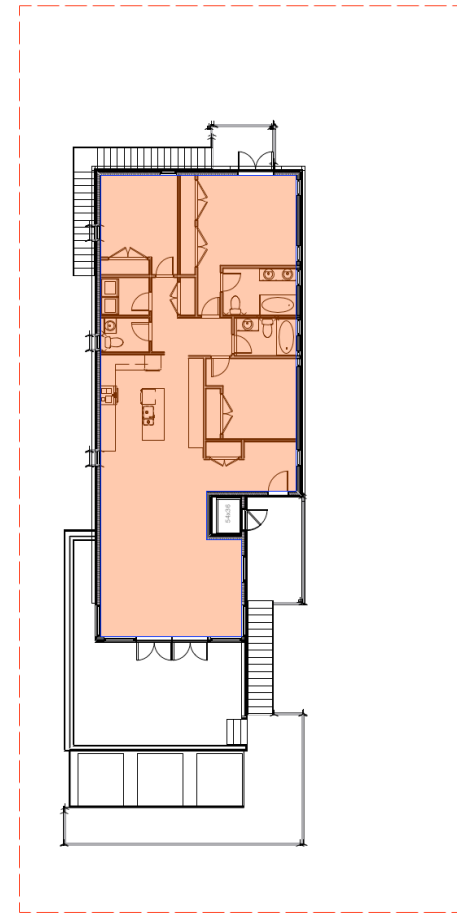
Ground Floor



Level 1



Level 2



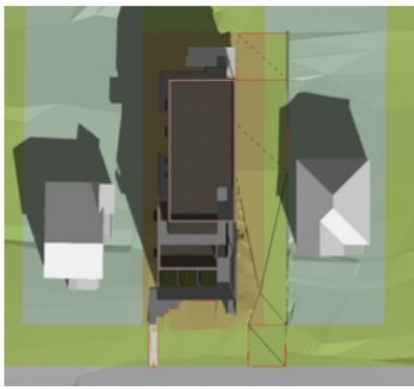
Level 3

Proposed Streetscape



View from the Street

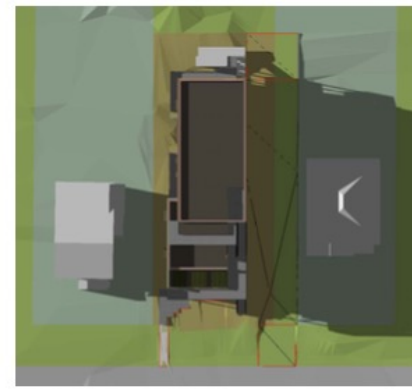




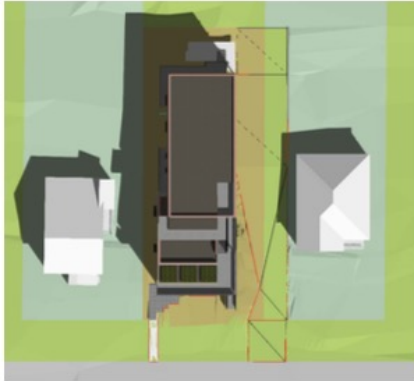
1 Shadow Study, Equinox - 9:00 am
Scale: 1:350



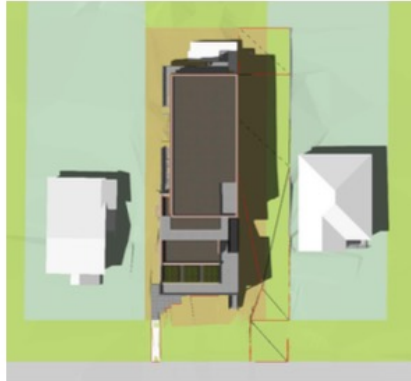
2 Shadow Study, Equinox - 12:00 pm
Scale: 1:350



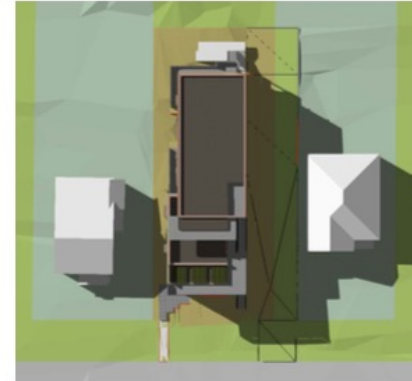
3 Shadow Study, Equinox - 4:00 pm
Scale: 1:350



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



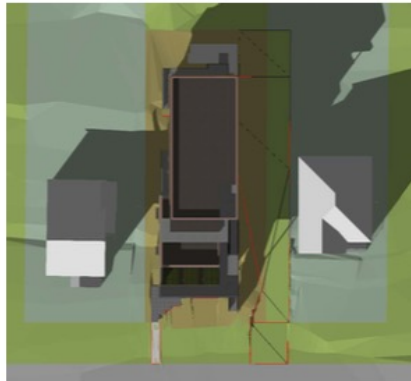
5 Shadow Study, June 21 - 12:00 pm
Scale: 1:350



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



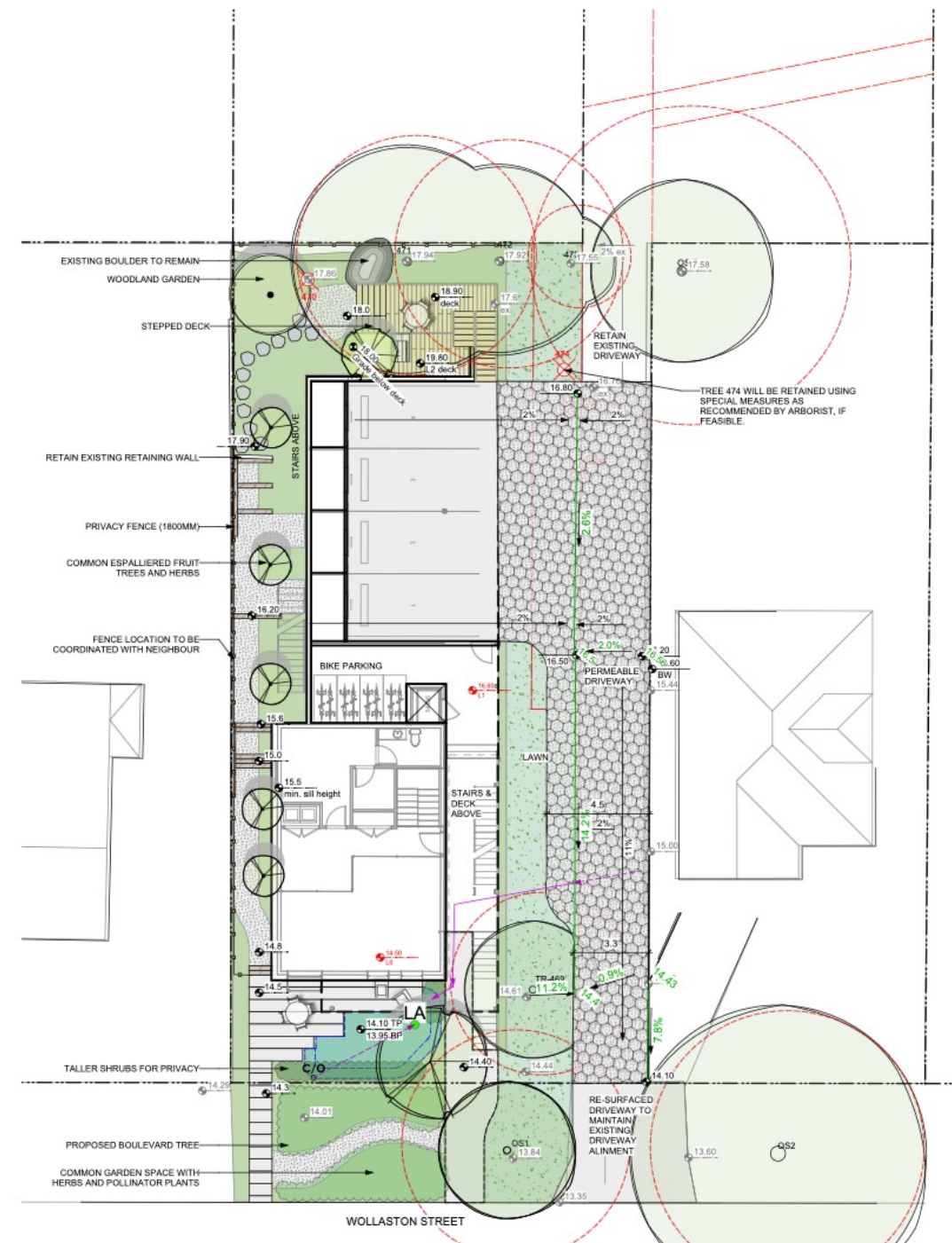
7 Shadow Study, December 21 - 9:00 am
Scale: 1:350



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



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





Wollaston Passive House 4-Plex