



# 1338 to 1350 Saunders Street – Rezoning Application

Council – January 24, 2022





# Developer Overview



## Vancouver Island Based

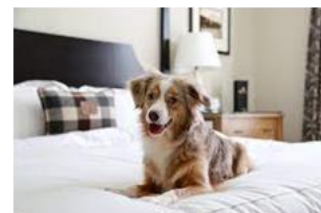
- Head office in Campbell River

## We plan, build and manage

- Land Development,  
Construction and Property  
Management Company

## Specialty

- Purpose-Built Rental
- Complex Developments Sites



# Site Context

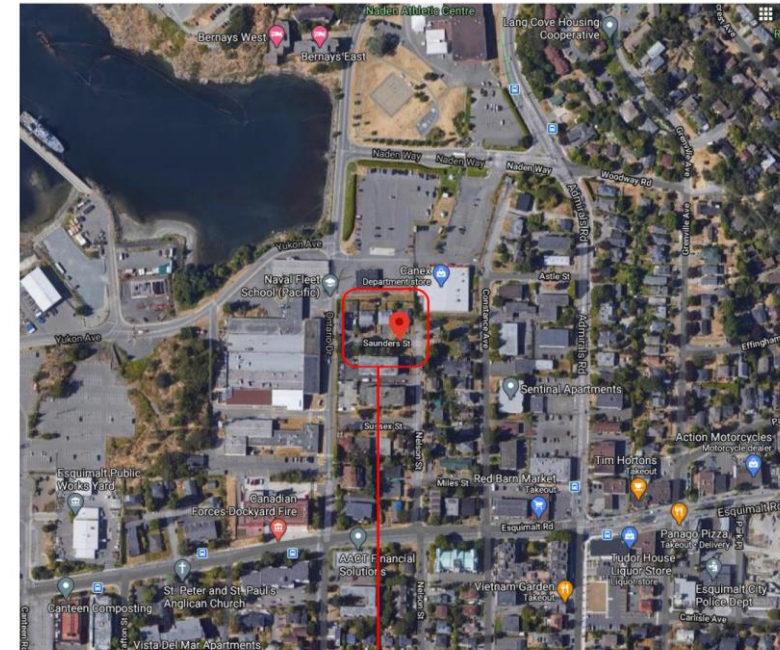
## OCP Policy

Prioritize medium density residential development in proposed land use designated in areas that:

1. reduce single occupancy vehicle use;
2. support transit service;
3. are located within close proximity to employment centres; and
4. accommodate young families.

## Proposal

1. Walking distance to:
  - Schools
  - Amenities: grocery stores, restaurants and commercial services
2. Transit stop within 350 metres
3. Adjacent to CFB Esquimalt-Naden
4. 3-bedroom units



**SITE LOCATION**

# Site Context

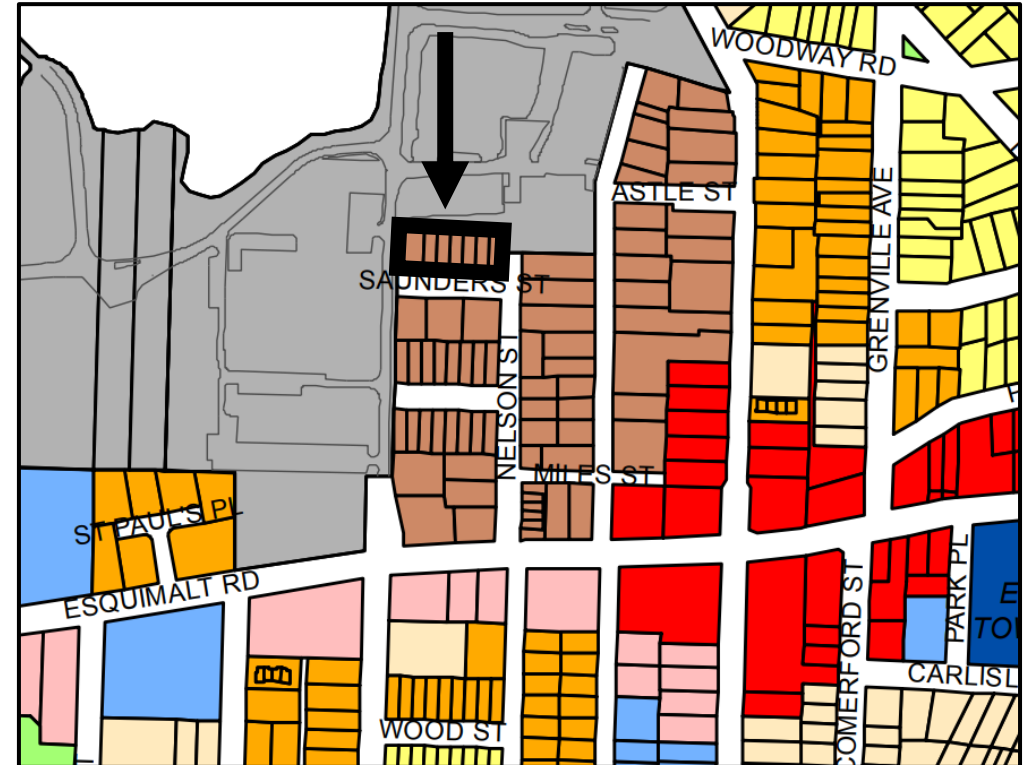
## OCP Policy

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.”

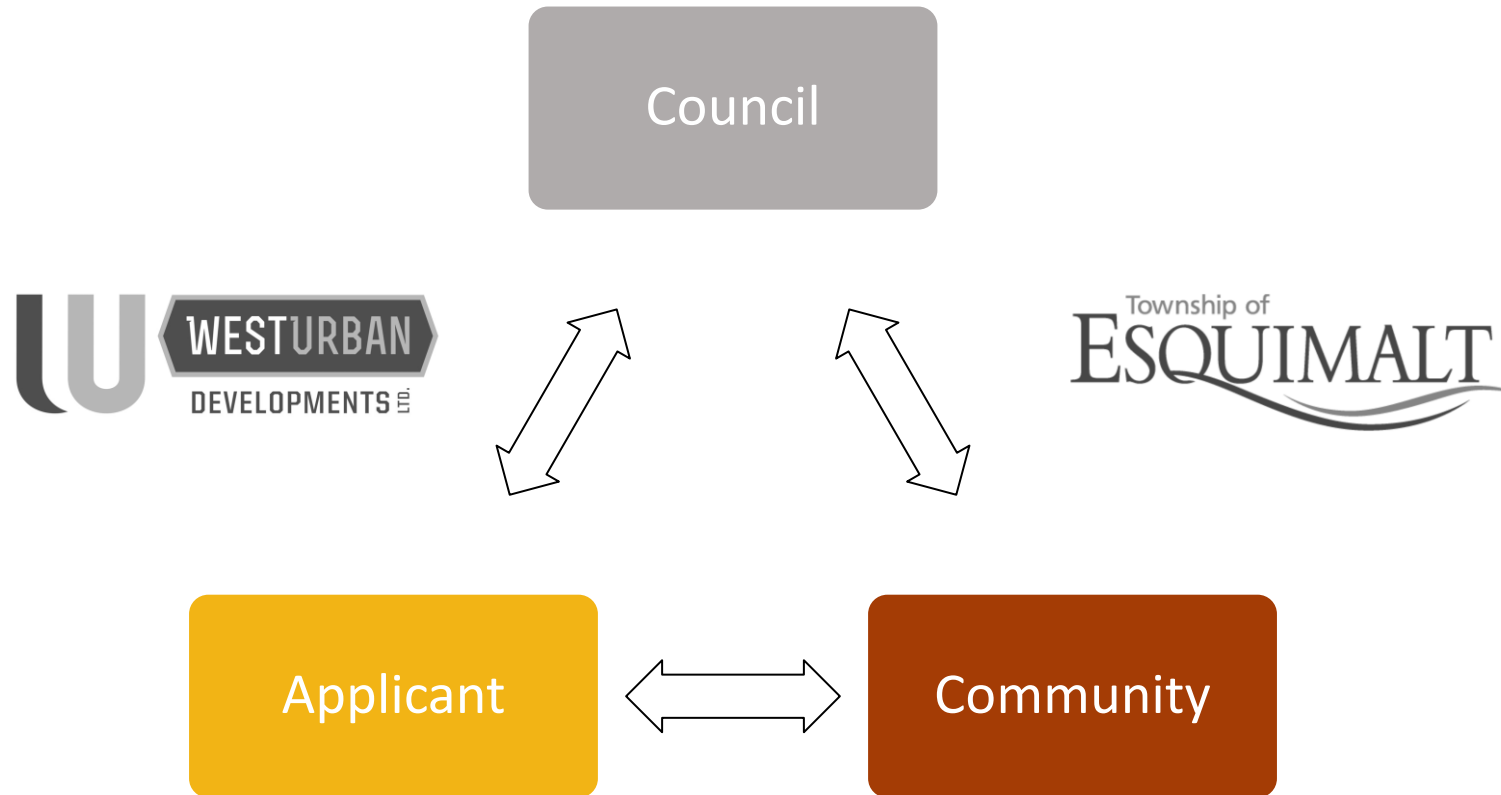
## Proposal

Medium Density Residential

- 6-storeys
- FAR 2.0

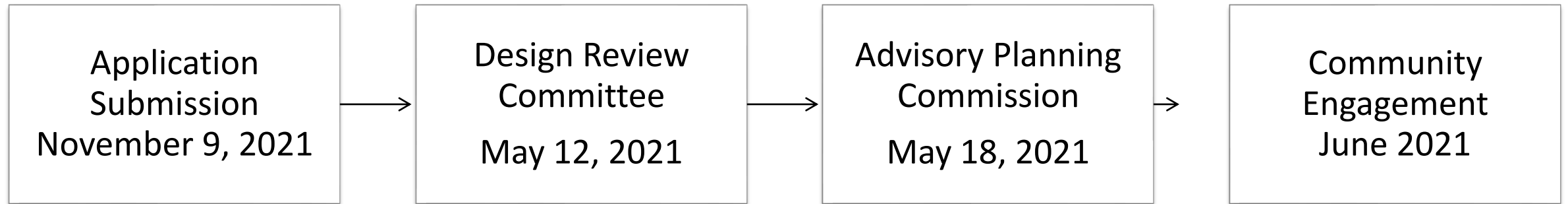


# Collaboration and Engagement





# Collaboration and Engagement

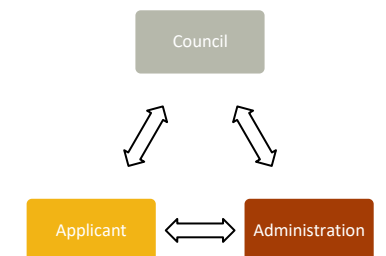


- The **proposed project on Saunders is conceptually on point**
- Reduce underground parking, add trees
- Provide affordable housing
- Move refuse bins
- Add surface parking

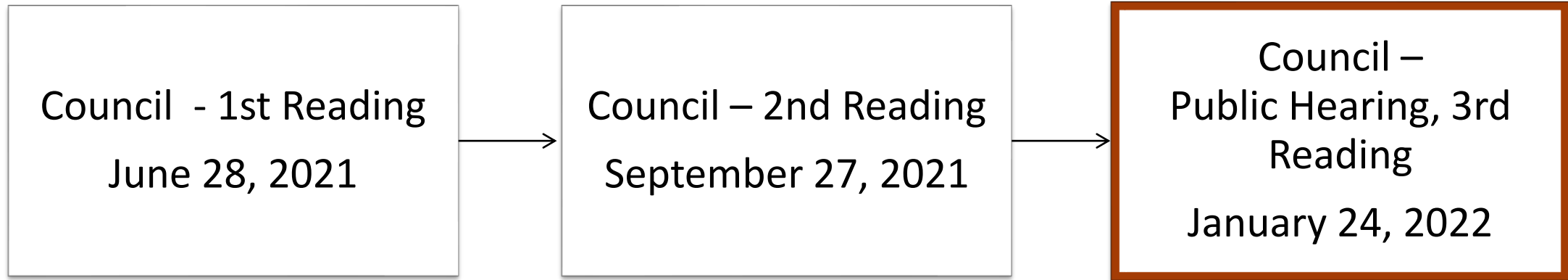
- **Townhouses and existing zoning preferable**
- Building very big, imposing, entire length of block; **concerned with height**, impact on neighbours, restricting views / open sky
- Recommendation to deny; the building **does not** relate to the neighbouring buildings, the ground plane nor **align with Esquimalt's intention for land use at this time.**

- **Positive reaction to the design and a significant improvement to the neighbourhood**
- Description of the amenity per floor
- **Strong desire for the Applicant to consider increasing the building height beyond the proposed 6-storeys and increasing density**
- Provision of designated vehicular parking stalls for visitors

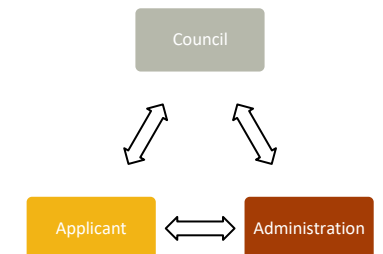
- **Thank you for building more housing in Esquimalt.**
- We need it.
- My suggesting is to **make it bigger, but you are probably not allowed to.**
- **I support the rezoning and your project.**



# Collaboration and Engagement



- Consideration of **entering into an agreement to secure housing for families.**
  - Increasing the **parking ratio to one to one** and increasing the number of **electric vehicle charging stations.**
  - **Massing concerns and consideration of stepping the building back above four stories to reduce the visual appearance of the massing.**
  - **Including an amenity space for residents.**
  - Options to **increase green space** including permeable pavers.
  - Concerns relating to the **unit sizes and consideration of reducing the number of units** to increase the parking ratio.
- **Lot consolidation** of 1338 Saunders Street, 1340 Saunders Street, 1344 Saunders Street, and 1350 Saunders Street prior to development
  - Provision of **6 affordable rental housing units**
  - **Undergrounding of the electric power lines** along Saunders Street adjacent to the subject property
  - The building be constructed to include a minimum of **five 3-bedroom dwelling units**
  - **4 visitor parking** spaces will be provided and remain
  - All the **parking stalls wired for, and including 4 Level 2 electric vehicle charging stations**
  - Membership for a **shared vehicle service** for all the units
  - Provision of **one-year BC Transit bus passes** for the Victoria Regional Transit System to all residents.



# Revised Proposal

Council Minutes		Revised Proposal
Parking, EV Chargers	Increasing the parking ratio to one to one. Increasing the number of electric vehicle charging stations.	<ul style="list-style-type: none"> <li>• 4 EV chargers provided</li> <li>• Development is close to transit</li> <li>• Secured bicycle facilities</li> <li>• 1:1 parking, 100% underground</li> </ul>
Green/Amenity Space	Options to increase green space including permeable pavers; including an amenity space for residents.	<ul style="list-style-type: none"> <li>• Indoor amenity spaces each floor</li> <li>• Added outdoor green amenity space for recreation or relaxation</li> <li>• Efficient building footprint maximizes green space</li> </ul>
Affordable Housing/3 bedroom units	Consideration of entering into an agreement to secure housing for families.	<ul style="list-style-type: none"> <li>• 5 3-bedroom units</li> <li>• Have agreed to provide 6 affordable units in a housing agreement</li> <li>• Transit passes and car share</li> </ul>
Massing	Consider stepping the building back.	<ul style="list-style-type: none"> <li>• Building has been stepped on floors 3 to 6</li> <li>• Building is set back from the property line to reduce massing, ensure maximum light penetration and increase greenspace</li> </ul>

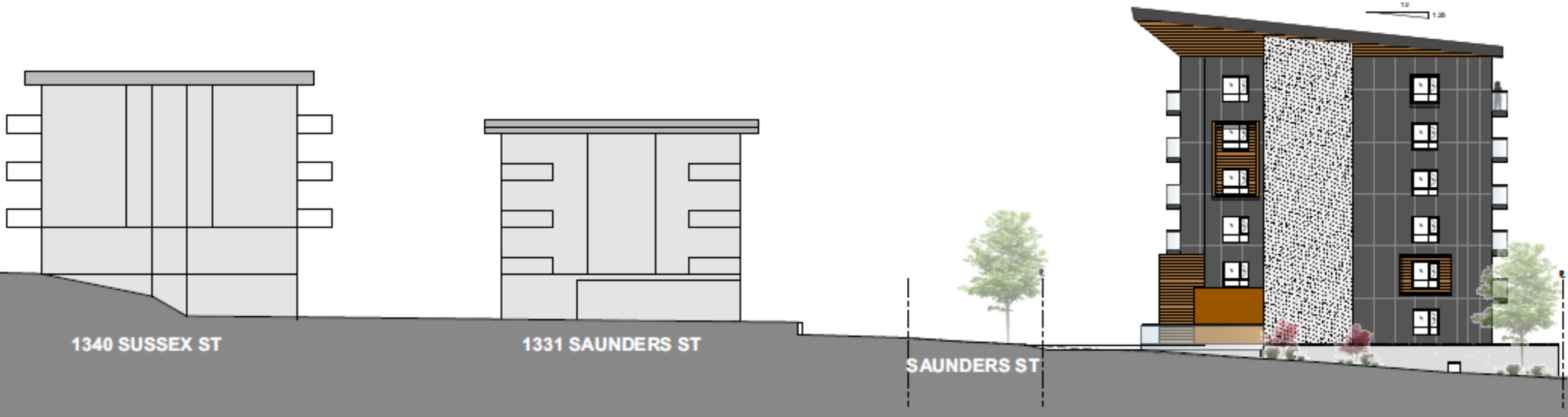








# Elevations – Nelson Street



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# Floor Plans

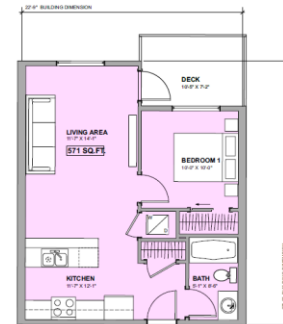
**Density:** FAR 2.0

**Floors:** 6

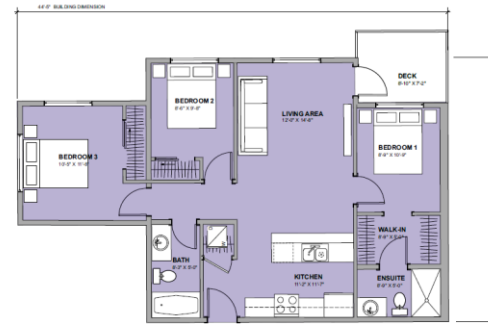
**Number of Units:** 72

**Unit Types:**

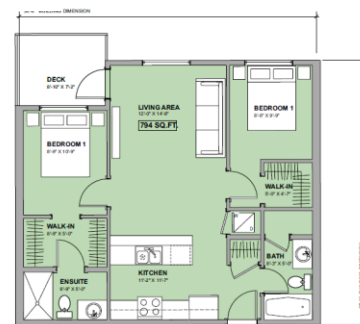
- One-bedroom: 30
- Two-bedroom: 37
- Three-bedroom: 5



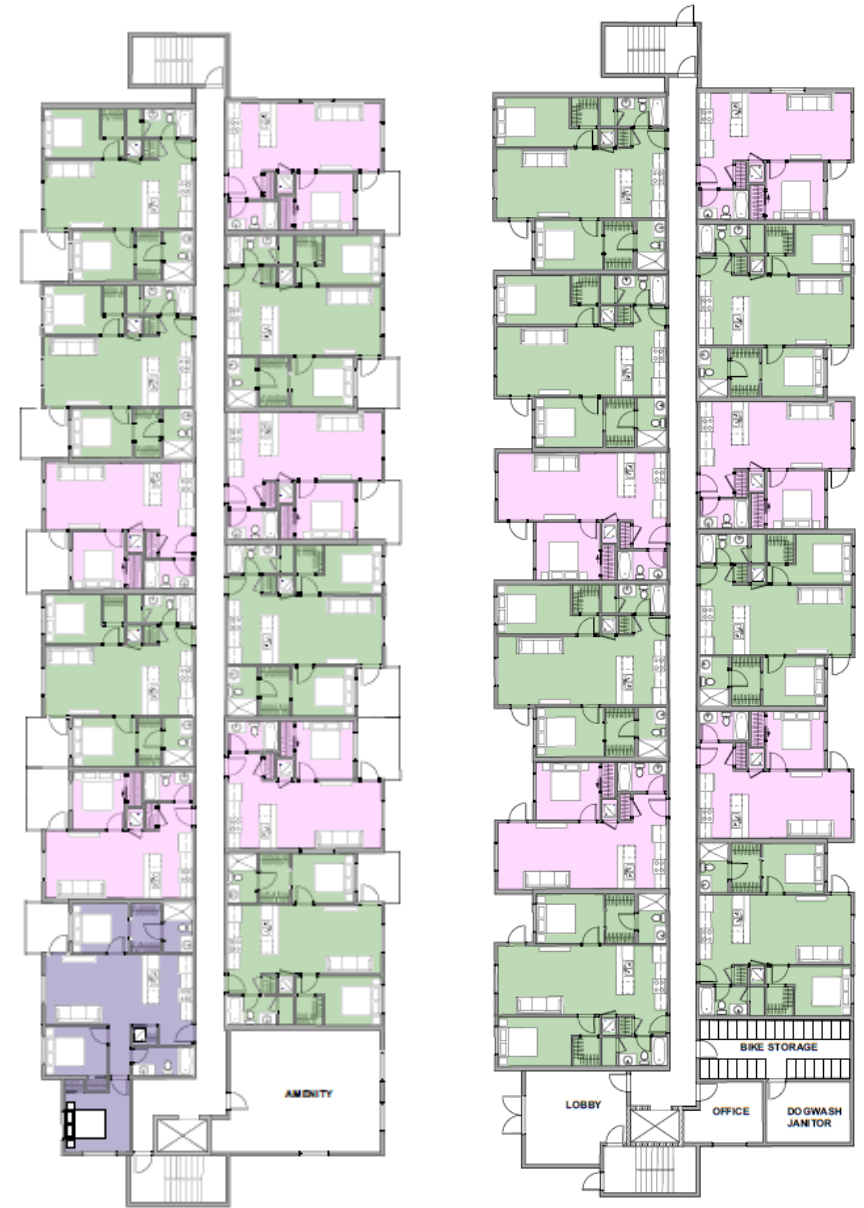
ONE BEDROOM - "A"



THREE BEDROOM - "B"



TWO BEDROOM - "B"



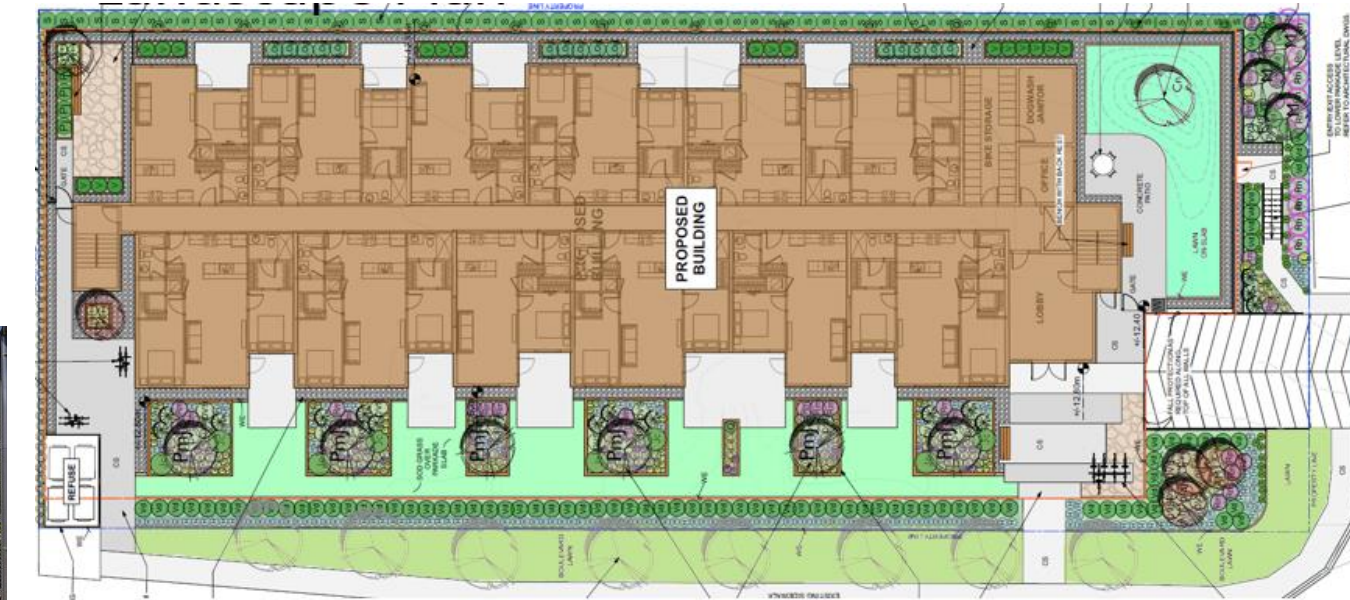
3RD-6TH FLOOR PLAN

MAIN FLOOR PLAN

## Policy

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

# Landscape Plan



WOOD SLAT STYLE BENCHES  
STYLE & STAIN TO MATCH  
ARCHITECTURAL DETAILS



BIKE RACK

## Policy

Encourage new medium density residential development with **high quality design standards for building and landscaping** and which enhance existing neighbourhoods.





# Site Plan, Parking

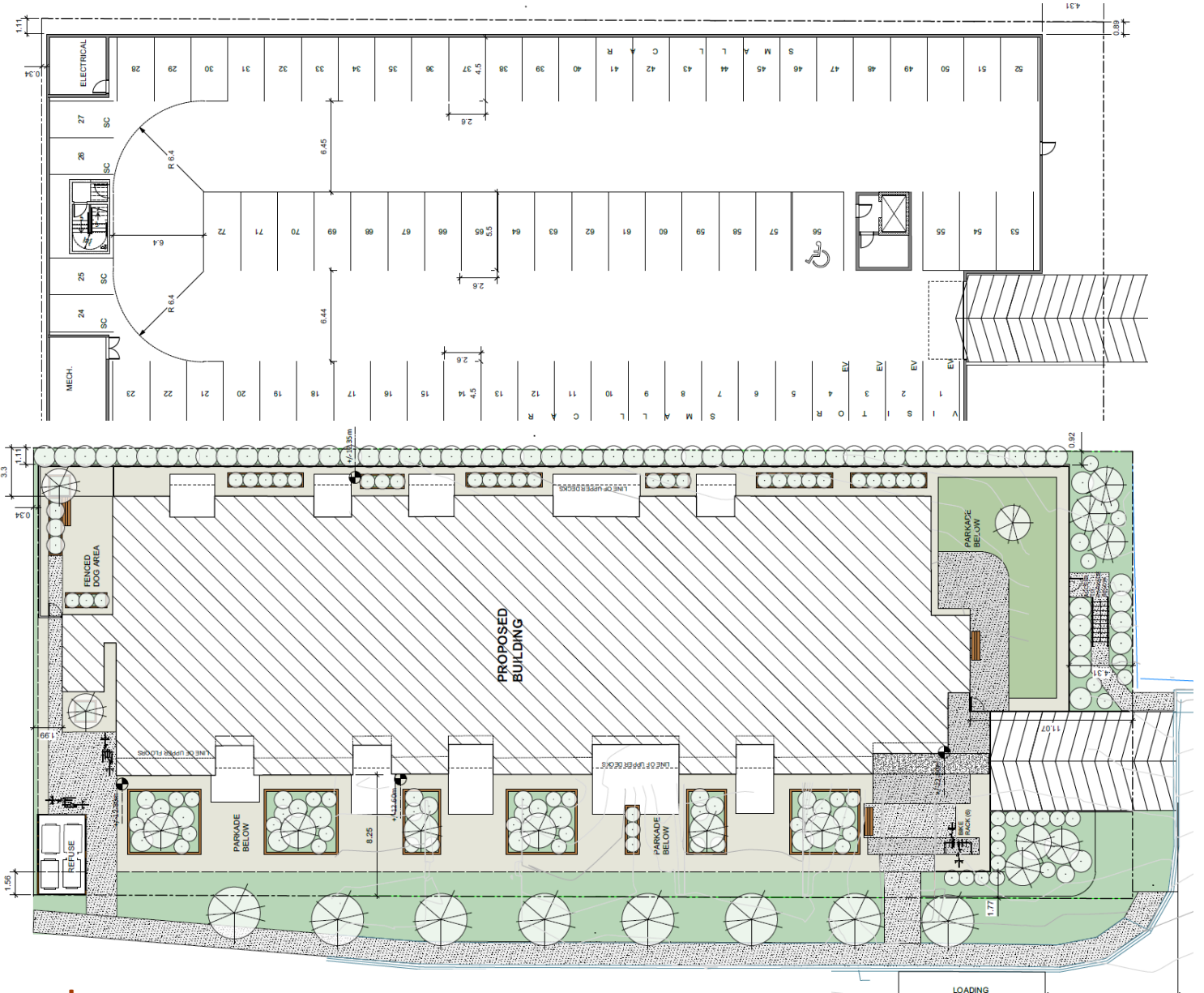
## Open Space

- Required: 10% = 229 sq.m.
- Provided: 19% = 436 sq.m.

Amenity Space: 270 sq.m.

## Parking

- 100% underground parking
- 1:1 parking ratio
- 4 EV Chargers

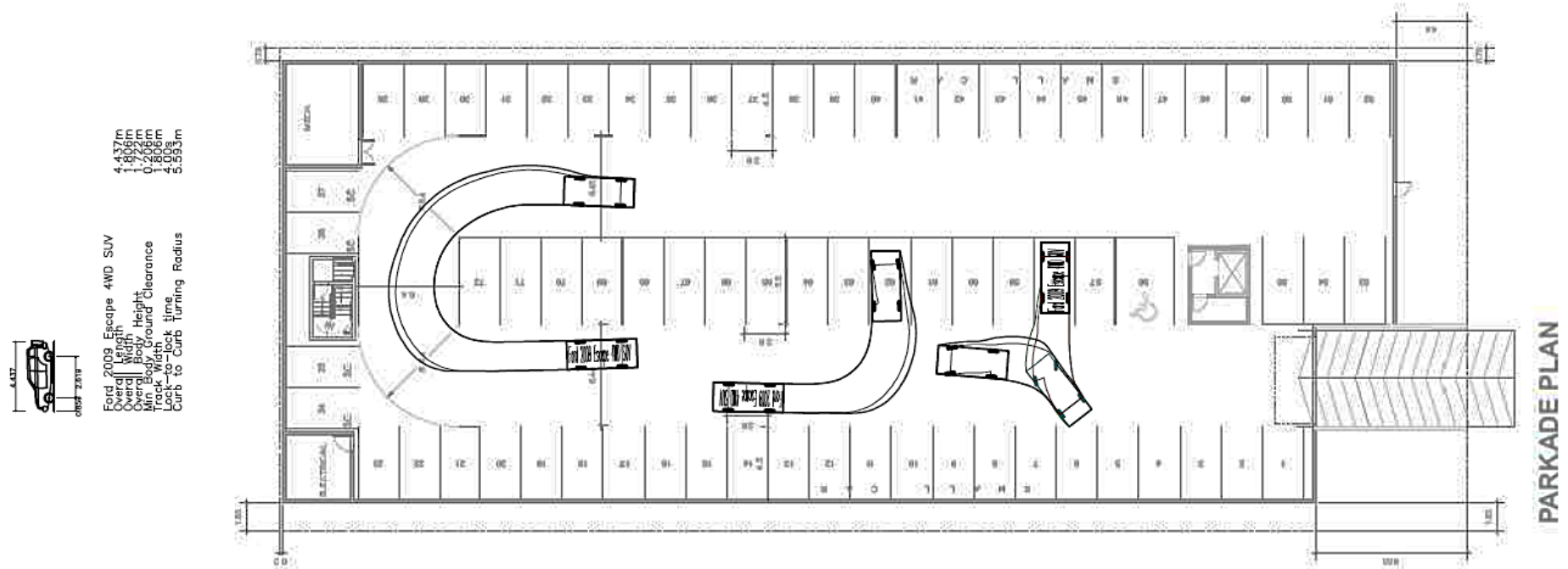


## 5.3 Medium/High Density Residential Development

OBJECTIVE: Support **compact, efficient** medium density residential development that integrates with existing and proposed adjacent uses.

# Site Plan, Parking

The parkade is designed to meet the needs of drivers with vehicles of various sizes.



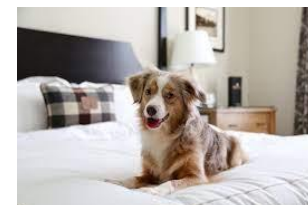
## 5.3 Medium/High Density Residential Development

OBJECTIVE: Support **compact, efficient** medium density residential development that integrates with existing and proposed adjacent uses.



# Project Benefits

- Implements OCP policy, affordable housing
- Purpose-built rental, mix of units for families
- Enables alternative transportation modes (walking, biking, transit, electric vehicles)
- Near large employer, commercial and community amenities
- Green/amenity space, pet friendly
- Secure vehicle and bicycle parking



# Thank You

