

ESQUIMALT AFFORDABLE RENTAL HOUSING

PUBLIC HEARING PRESENTATION

December 7, 2020



PROJECT TEAM:

GREATER VICTORIA HOUSING SOCIETY
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GREATER VICTORIA HOUSING SOCIETY

WHO WE ARE

- Operating since 1956
- Non-Profit Organization and Registered Charity
- GVHS owns and operates 17 buildings, a total of **830 homes** (168 in the Township of Esquimalt)
- Serving seniors, families, working adults and adults with disabilities
- ***Mission: Providing low to moderate income households with affordable, secure rental housing, contributing to healthy, thriving and livable communities.***

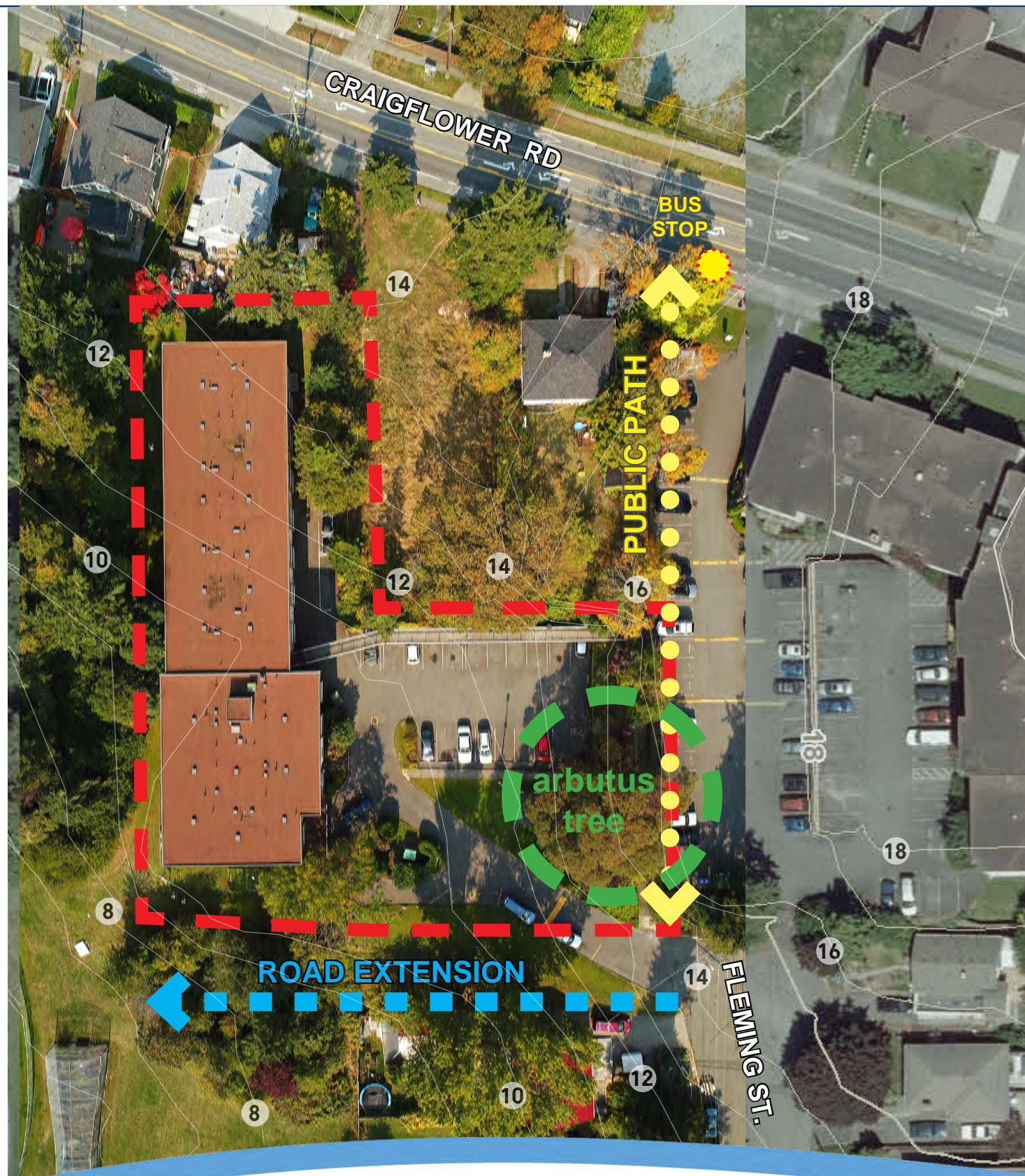


LOCATION & CONTEXT

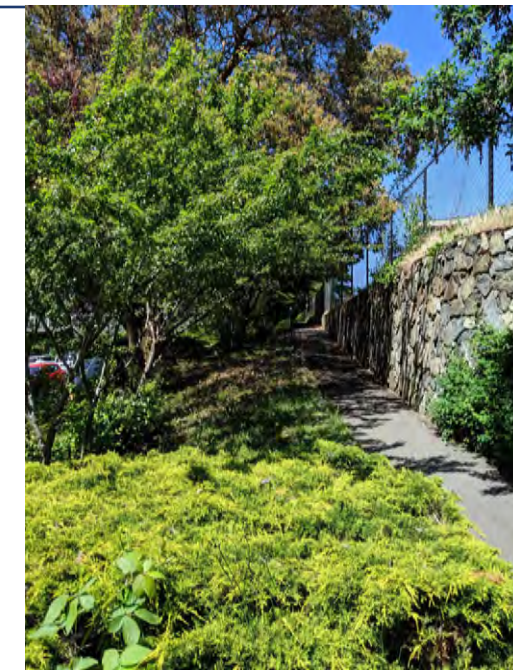
PROJECT SITE



SITE ANALYSIS



EXISTING BRIDGE TO PUBLIC PATH



PUBLIC PATH



EXISTING BUILDING

THE SITE FEATURES A MATURE ARBUTUS TREE AT THE SOUTHEAST CORNER. **SPECIAL EFFORTS ARE BEING MADE TO RETAIN THIS SIGNIFICANT ARBUTUS TREE.**

EXISTING TREE



OUR PROPOSAL

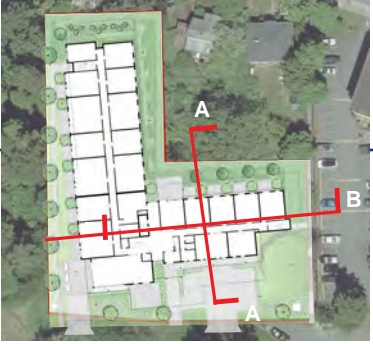
SITE PLAN

FEATURES:

- 137 affordable rental suites over six storeys
- building form retains existing arbutus tree
- building orientation takes advantage of sun angles
- building maintains connection to path @ east
- building form maintains generous setbacks at north

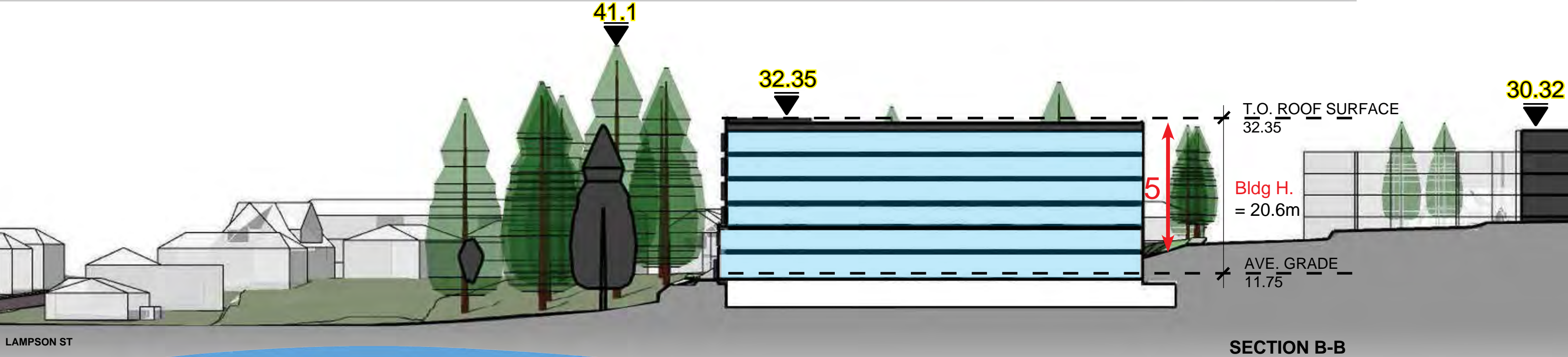
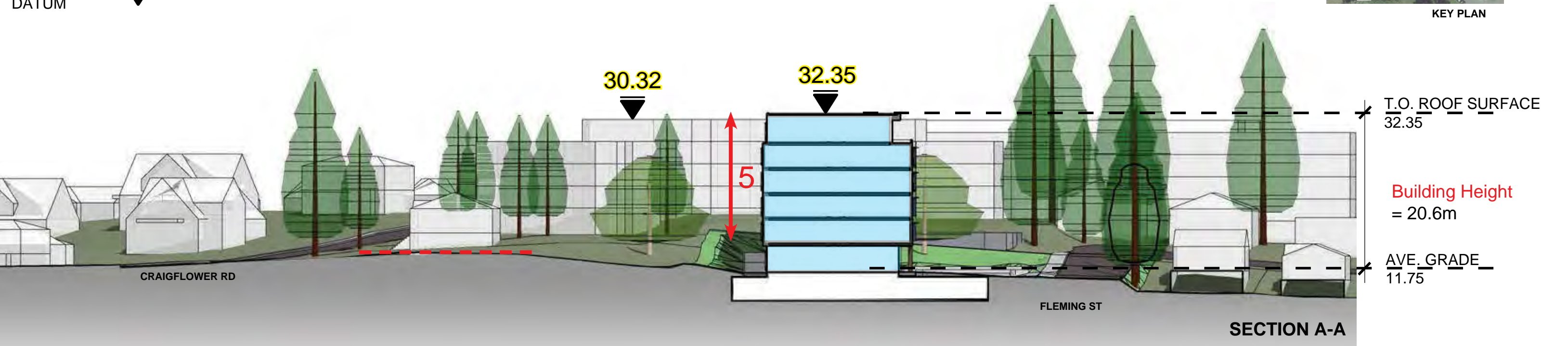


SECTIONS



KEY PLAN

GEODETIC DATUM ▼





View From Fleming St

FORM + MASSING



View From South-West

BUILDING PROGRAM + AMENITIES

- 3 amenity rooms with large outdoor patios @ level 1
- common laundry room
- scooter parking for senior residents @ east wing
- well lit corridors
- 2 storey family housing units on the west facade, adjacent to the public park



SUITE TYPES

Studio	28	20%
Accessible Studio	7	5%
1 Bedroom	67	49%
2 Bedroom	24	18%
3 Bedroom	5	4%
4 Bedroom	6	4%
TOTAL:	137	

**35
family
units
(26%)**

PARKING

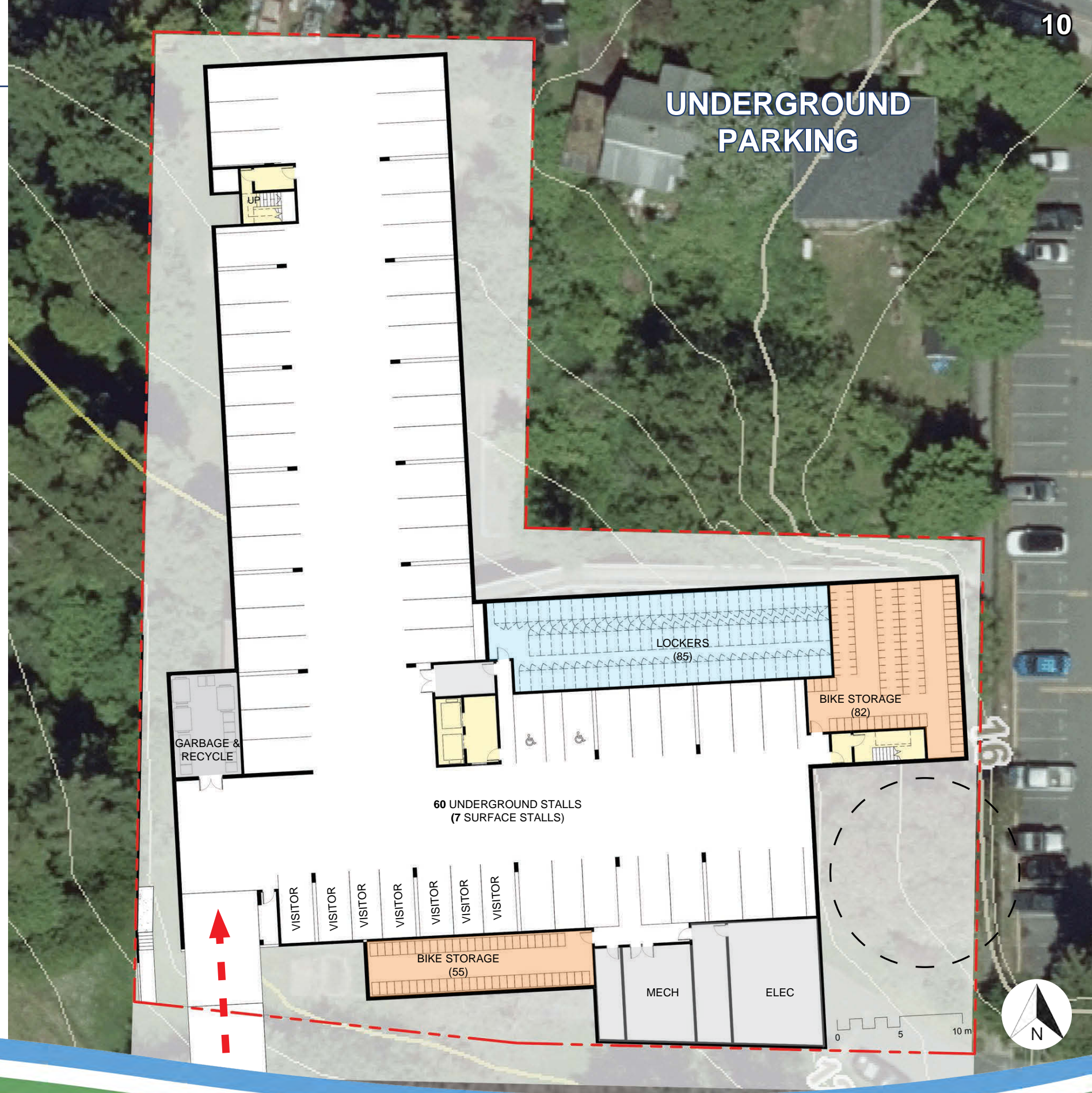
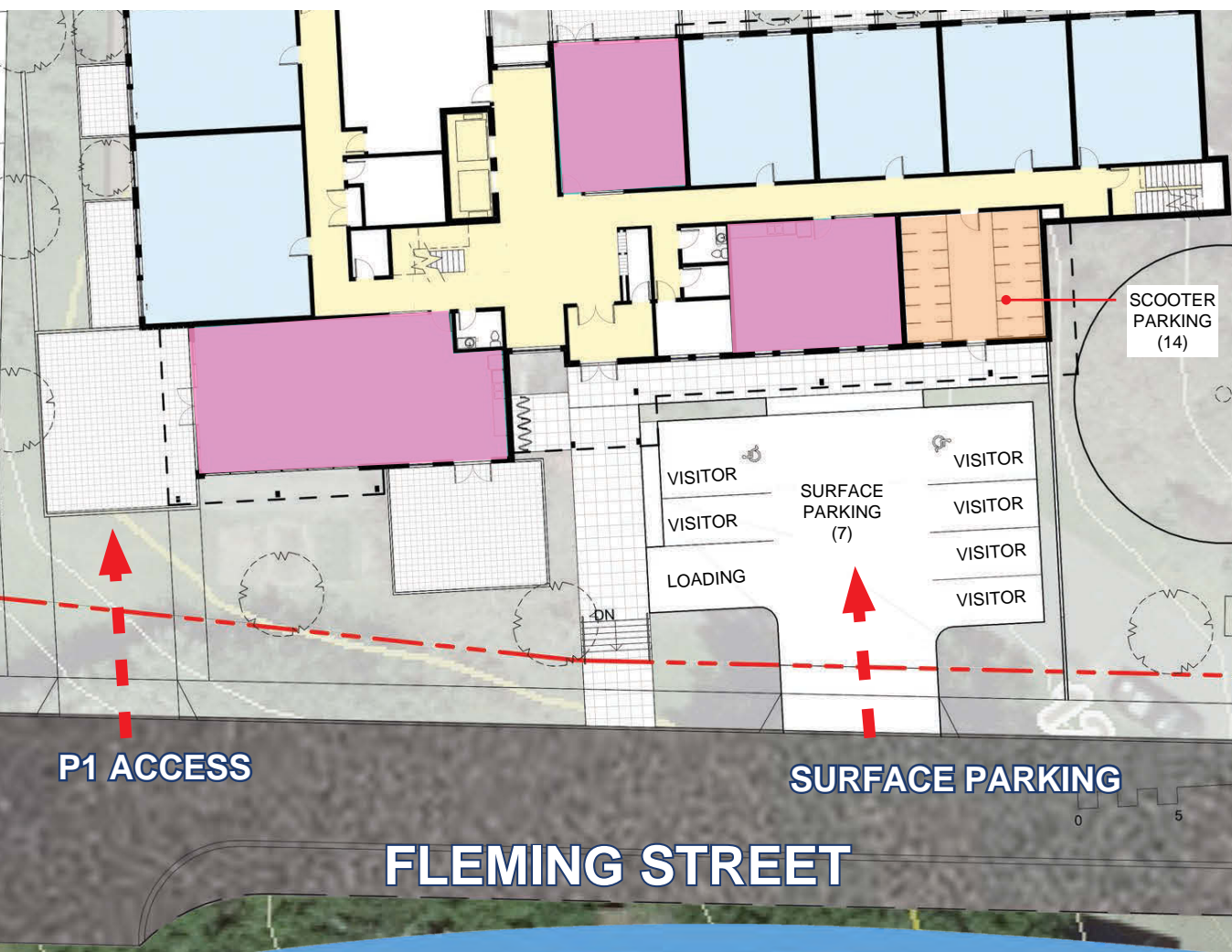
Car Parking: 67 stalls (49%)
supported by Traffic Study
includes 13 visitor stalls
+ 7 EV charging stalls (10%)

Bicycle Storage: 137 stalls (100%)

Scooter Storage: 14 spaces

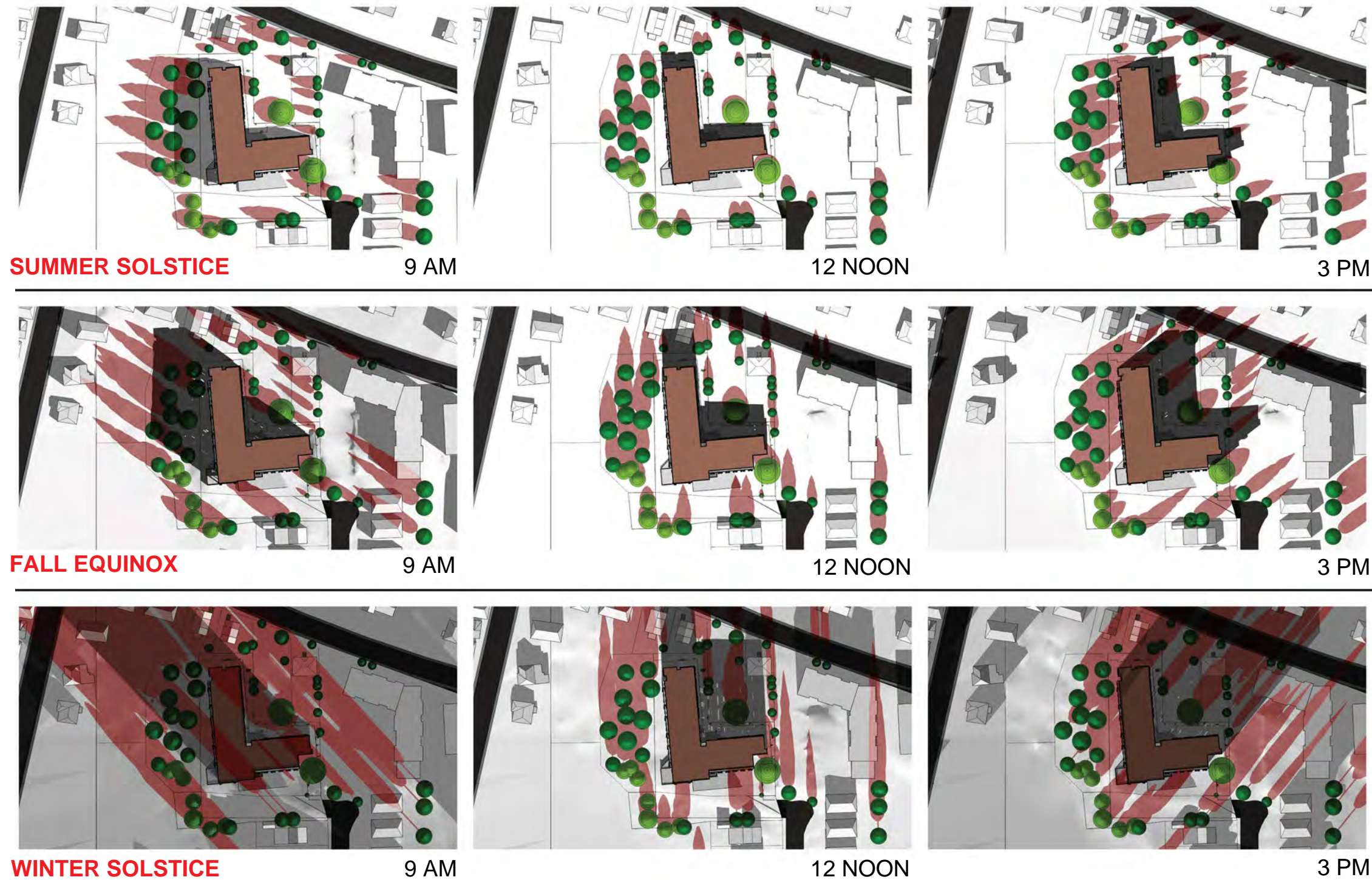
Tenant Lockers: 86 lockers

GROUND FLOOR



SHADOW ANALYSIS

- Proposed building has minimal impact on neighbouring buildings
- Existing tree shadows indicated in red



FORM + MASSING

Aerial View from South-East



View From Craigflower Rd



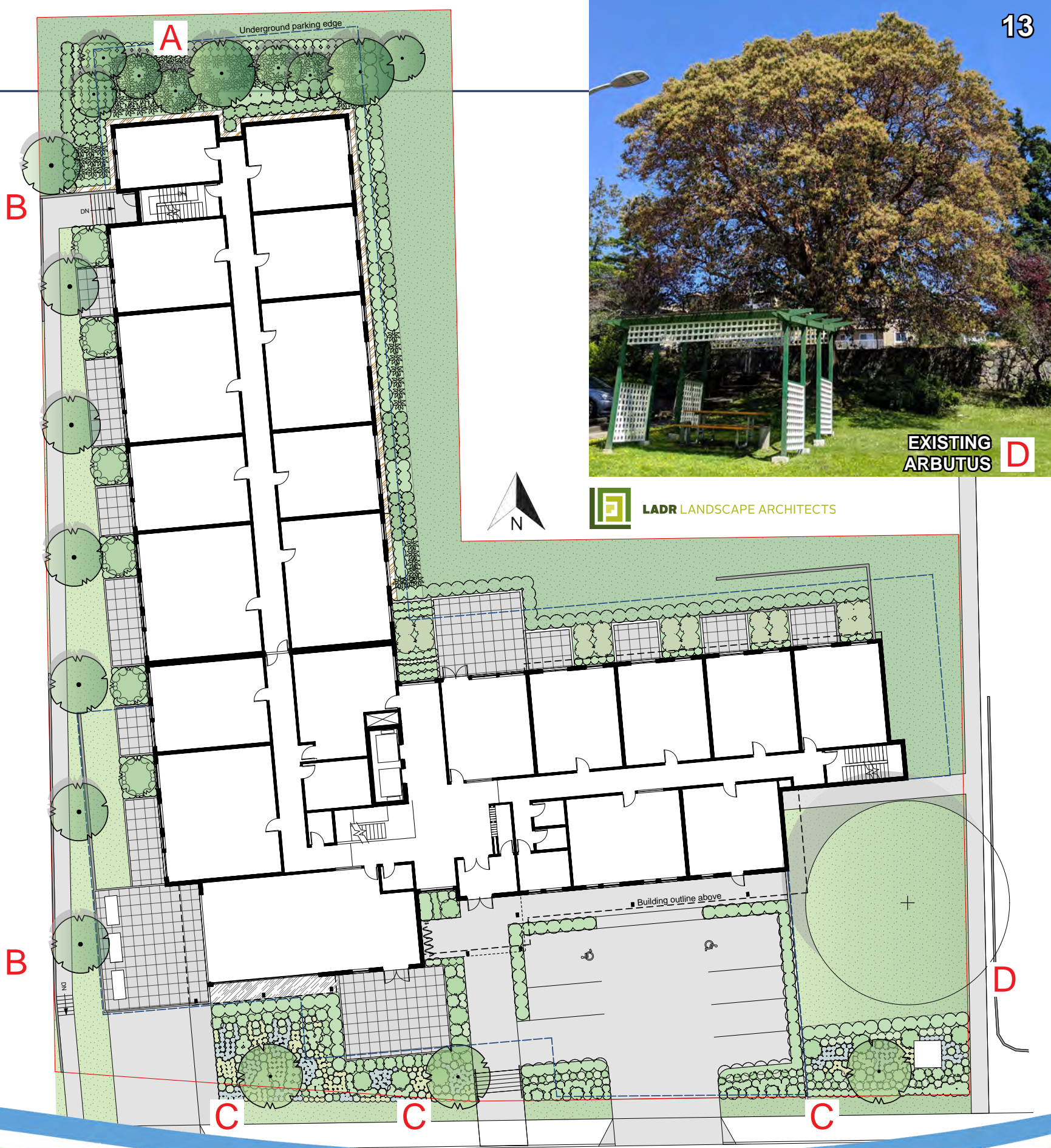
Aerial View from North-East



View From Lampson St



LANDSCAPE DESIGN



LADR LANDSCAPE ARCHITECTS



THANK YOU