

Hythe

Pointe

Senior Living



Location

- Located along Esquimalt Road
- Gateway to the West Bay Neighbourhood.
- Hythe Pointe will provide the Esquimalt and the West Bay Community, a much-needed option for aging in place.

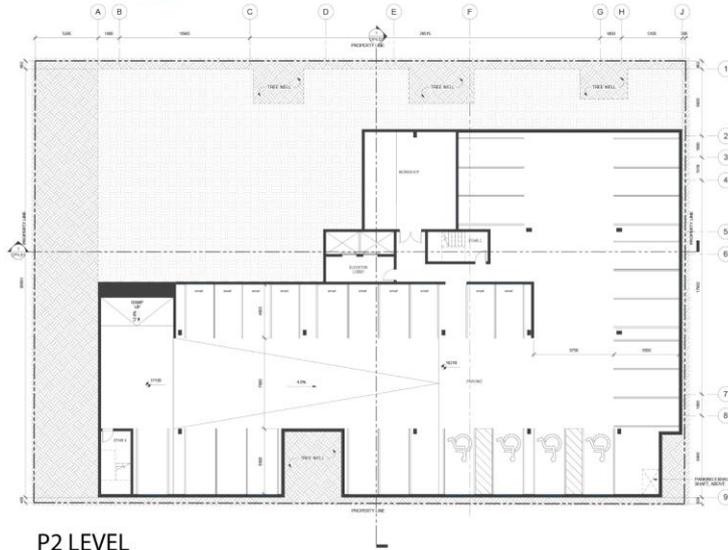


Zoning

- Site Specific Zoning
- Township of Esquimalt Zoning Bylaw, 1992, No. 2050 and No. 2050
- Township of Esquimalt Parking Bylaw, 1992, No. 2050 and No. 2011
- 2031 m² Total Site Area
- 30.0m height
- 8 storeys
- 92 rental units
- 1 Retail Suite at street level
- 2.80 FAR (2.95 FAR max.)
- Site Coverage: 47.4% (50% max.)

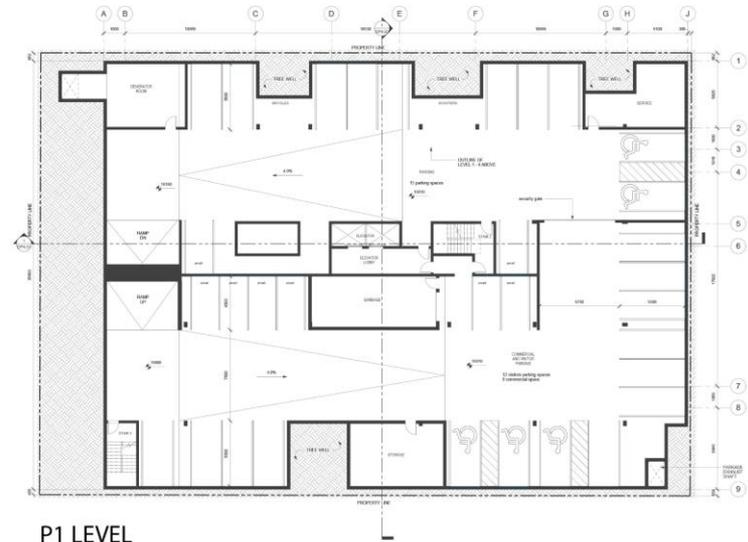
MUNICIPAL ADDRESS:	819 - 821 - 823 ESQUIMALT ROAD, VICTORIA B.C.						
LEGAL DESCRIPTION:	LOTS 18-20, SECTION 11, ESQUIMALT DISTRICT, PLAN 265						
TOTAL SITE AREA:	2,031 m ² (21,862 ft ²) (0.50 Acres) (0.203 ha)						
ZONING LAND USE BYLAW:	TOWNSHIP OF ESQUIMALT ZONING BYLAW, 1992, NO. 2050 TOWNSHIP OF ESQUIMALT PARKING BYLAW, 1992, NO. 2011						
ZONING:	SITE SPECIFIC ZONING						
MAXIMUM BUILDING HEIGHT:	30.0m						
MAX No OF STOREYS	8						
MAX. F.A.R.:	2.95						
MAX No OF RESIDENTIAL UNITS	92						
No OF COMMERCIAL UNITS	1						
MAX. SITE COVERAGE:	50%						
PROJECT DATA AS PER CURRENT DESIGN							
	RESIDENTIAL - NO. OF UNITS	RESIDENTIAL AREA	COMMERCIAL AREA	INDOOR AMENITY	CIRCULATION & SERVICE AREA	BUILDING FLOOR AREA	OUTDOOR AMENITY
ROOF LEVEL					112.0 m ²		293.6 m ²
LEVEL 8	12	732.4 m ²			100.1 m ²	832.5 m ²	
LEVEL 7	12	732.4 m ²			100.1 m ²	832.5 m ²	
LEVEL 6	12	732.4 m ²			100.1 m ²	832.5 m ²	
LEVEL 5	12	732.4 m ²			100.1 m ²	832.5 m ²	
LEVEL 4	14	847.3 m ²			114.9 m ²	962.2 m ²	
LEVEL 3	14	847.3 m ²			114.9 m ²	962.2 m ²	
LEVEL 2	14	847.3 m ²			114.9 m ²	962.2 m ²	
LEVEL 1	2	114.4 m ²	97.0 m ²	405.0 m ²	345.8 m ²	962.2 m ²	
TOTAL	92	5585.9 m²	97.0 m²	405.0 m²	1202.9 m²	7178.8 m²	293.6 m²
SITE AREA							2031.0 m ²
FLOOR AREA RATIO (RESIDENTIAL AREA + COMMERCIAL AREA)							2.80
SITE COVERAGE							47.4%
PARKING:							
REQUIRED OFF-STREET PARKING SPACES:	0.5 STALLS / DWELLING UNIT (SENIOR CITIZENS APARTMENTS) = 0.5 x 92 DWELLING UNITS = 46 PARKING SPACES REQUIRED COMMERCIAL SPACE = 100m ² / 14m ² = 7.2 SPACES = TOTAL 54 PARKING SPACES REQUIRED = 64 PARKING PROVIDED IN UNDERGROUND PARKING						
UNDERGROUND PARKING AREA	1,675m ² / 82.5 % OF SITE AREA						
BUILDING SETBACKS:	FRONT: 6.0m SIDE: 5.0m (TO FACE OF BUILDING) SIDE: 3.0m (TO FACE OF BALCONIES @ FLOORS 2-4) REAR: 7.0m						
USABLE OPEN SPACE:	= 313m ² (REAR YARD PATIO) = 15.4% OF SITE AREA						

Parking



P2 LEVEL

- 19 regular stalls
- 10 small car stalls
- 4 accessible stalls
- Workshop



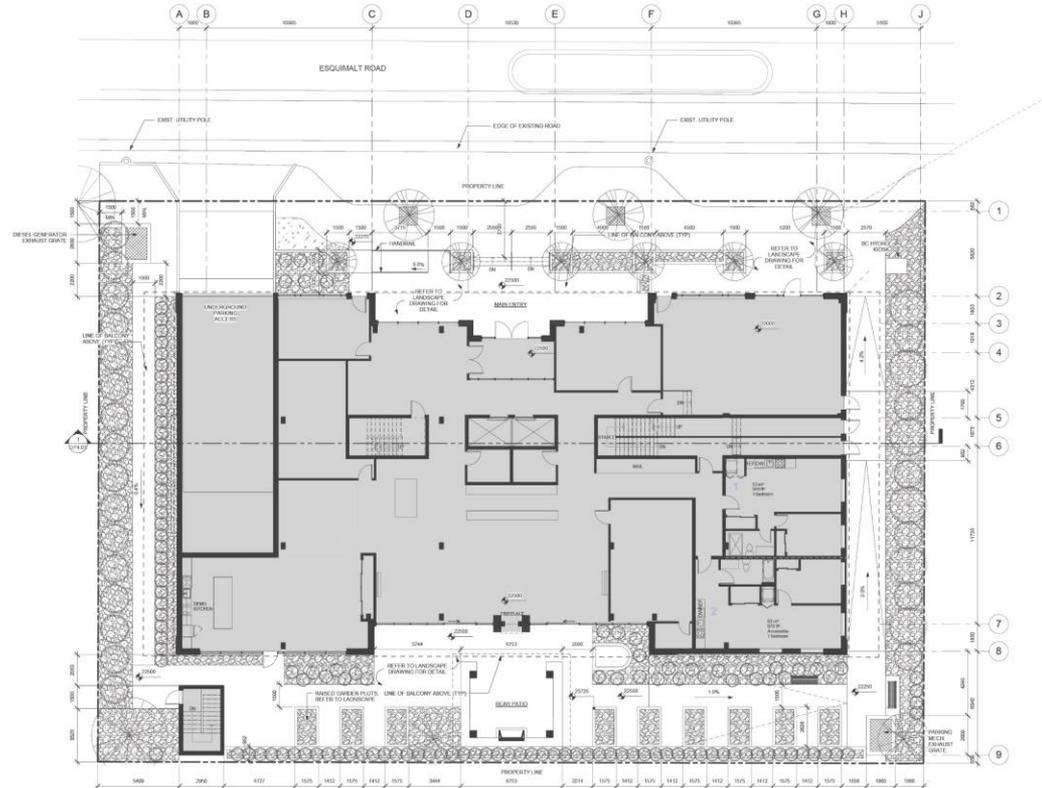
P1 LEVEL

- 19 regular parking stalls
- 8 small car stalls
- 5 accessible stalls
- Scooter stalls
- Bike parking
- Visitor Parking
- Service Room
- Garbage Room
- Storage

Site Plan

Project Stats

- Lush landscaping
- Onsite indoor and outdoor amenities at a price point that is targeting the portion of the population that is currently underserved
- A café at the northeast corner of the site
- 92 rental units
- Underground Parking (2 Levels)

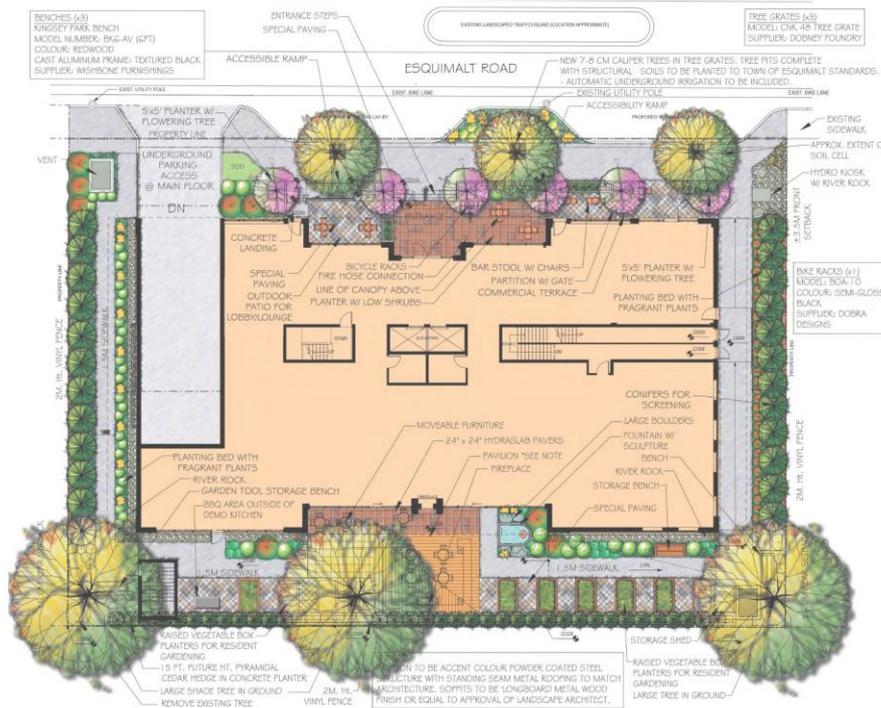


Landscape

Rear yard landscape:
9 raised vegetable box planters for gardening

Covered outdoor seating space for residents to enjoy regardless of the weather.

A roughly 150m walking loop with a minimal slope that will provide an additional onsite option for exercise



Plan: Level 1

Commercial/ Retail Suite

Resident Amenities:

Resident's Lounge and Bar

Craft room,

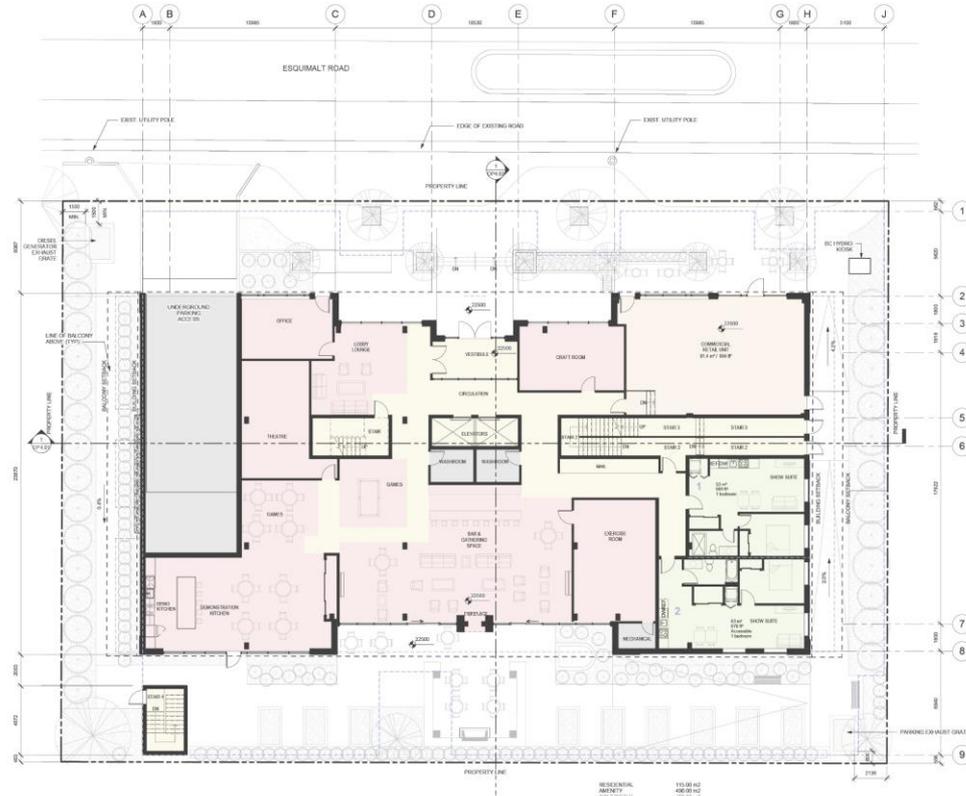
Exercise room

Theatre room

Demonstration kitchen

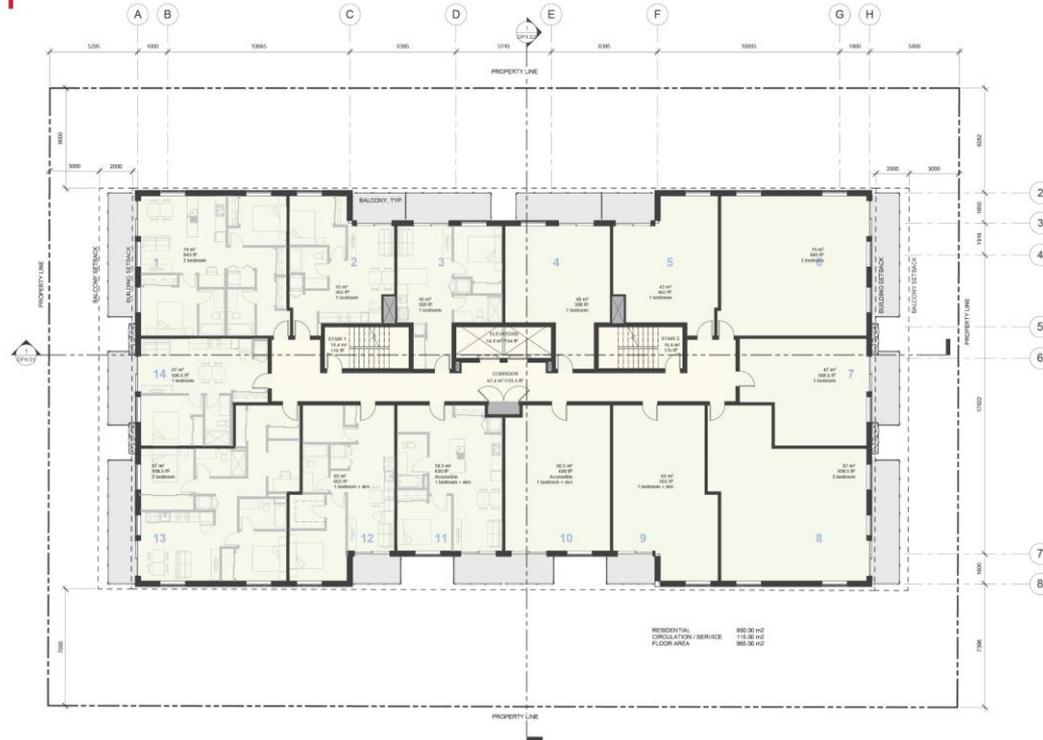
Outdoor cooking area with barbeques

Access to Underground Parking



Plan: Level 2-4

- 2 bedroom units:
12 total
- 1 bedroom units:
18 total
- 1 bedroom + den:
12 total



Plan: Level 5-8

- 2 bedroom units:
24 total
- 1 bedroom units:
16 total
- 1 bedroom + den:
16 total



Northwest View



Northeast View



Elevations



- ELEVATION MATERIALS**
- 1A. PREFINISHED ALUMINUM PANELS - LIGHT GRAY
 - 1B. PREFINISHED ALUMINUM PANELS - MEDIUM GRAY
 - 1C. BRICK - RED
 - 1D. BRICK - DARK GRAY
 - 1E. BRICK - LIGHT GRAY
 - 1F. BRICK - DARK GRAY
 - 1G. BRICK - LIGHT GRAY
 - 1H. BRICK - DARK GRAY
 - 1I. BRICK - LIGHT GRAY
 - 1J. BRICK - DARK GRAY
 - 1K. BRICK - LIGHT GRAY
 - 1L. BRICK - DARK GRAY
 - 1M. BRICK - LIGHT GRAY
 - 1N. BRICK - DARK GRAY
 - 1O. BRICK - LIGHT GRAY
 - 1P. BRICK - DARK GRAY
 - 1Q. BRICK - LIGHT GRAY
 - 1R. BRICK - DARK GRAY
 - 1S. BRICK - LIGHT GRAY
 - 1T. BRICK - DARK GRAY
 - 1U. BRICK - LIGHT GRAY
 - 1V. BRICK - DARK GRAY
 - 1W. BRICK - LIGHT GRAY
 - 1X. BRICK - DARK GRAY
 - 1Y. BRICK - LIGHT GRAY
 - 1Z. BRICK - DARK GRAY

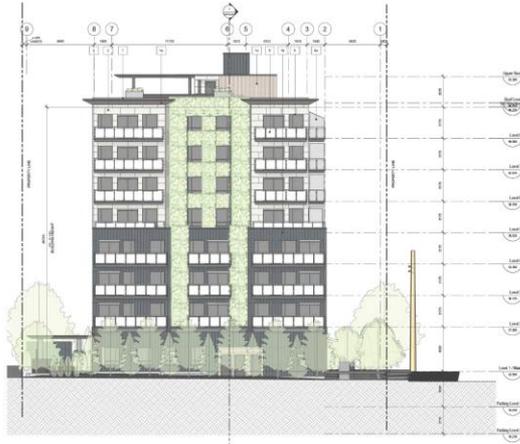
North Elevation



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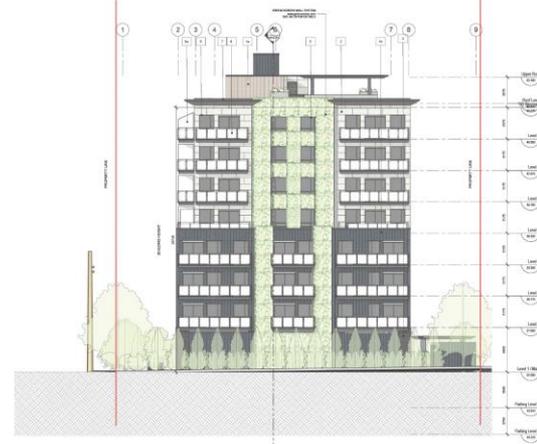
South Elevation

Elevations



- ELEVATION MATERIALS**
- 1A. PRIME FINISH (1) B&C: TAN FRAME - LIGHT FIB
 - 1B. PRIME FINISH (2) B&C: TAN FRAME - LIGHT FIB
 - 1C. PRIME FINISH (3) B&C: TAN FRAME - LIGHT FIB
 2. BRICK - BLACK GRAY & BROWN
 3. CLAY BRICK - RED
 4. CLAY BRICK - RED
 5. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 6. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 7. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 8. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 9. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 10. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 11. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 12. BALCONY - BLACK METAL WITH WOOD TOP RAIL

East Elevation



- ELEVATION MATERIALS**
- 1A. PRIME FINISH (1) B&C: TAN FRAME - LIGHT FIB
 - 1B. PRIME FINISH (2) B&C: TAN FRAME - LIGHT FIB
 - 1C. PRIME FINISH (3) B&C: TAN FRAME - LIGHT FIB
 2. BRICK - BLACK GRAY & BROWN
 3. CLAY BRICK - RED
 4. CLAY BRICK - RED
 5. BALCONY - BLACK METAL WITH WOOD TOP RAIL
 6. BALCONY - BLACK METAL WITH WOOD TOP RAIL
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 12. BALCONY - BLACK METAL WITH WOOD TOP RAIL

West Elevation

Materials

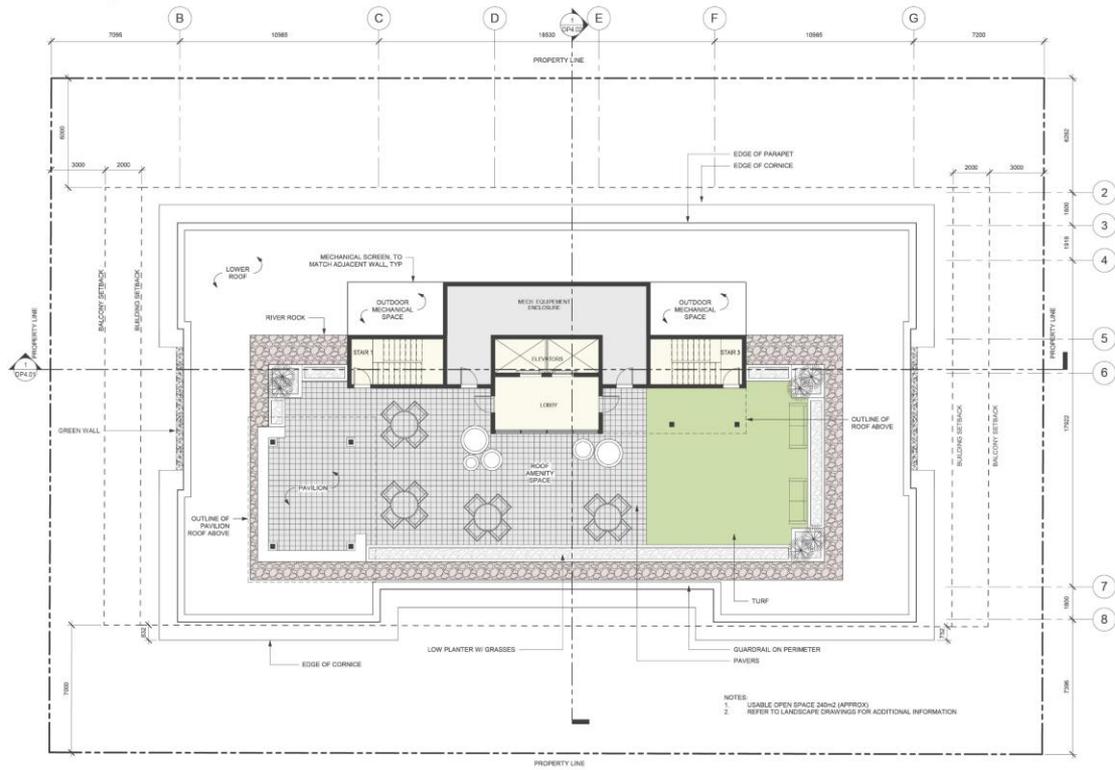
The main level cladding will be treated with brick for its aesthetics and durability, with levels two to eight being a combination of metal panel and fiber cement panels.

A key architectural feature will be the green walls on the East and West sides of the building, providing a beautiful planting feature running from the ground level to roof that will evolve over time and be visible from quite a distance.

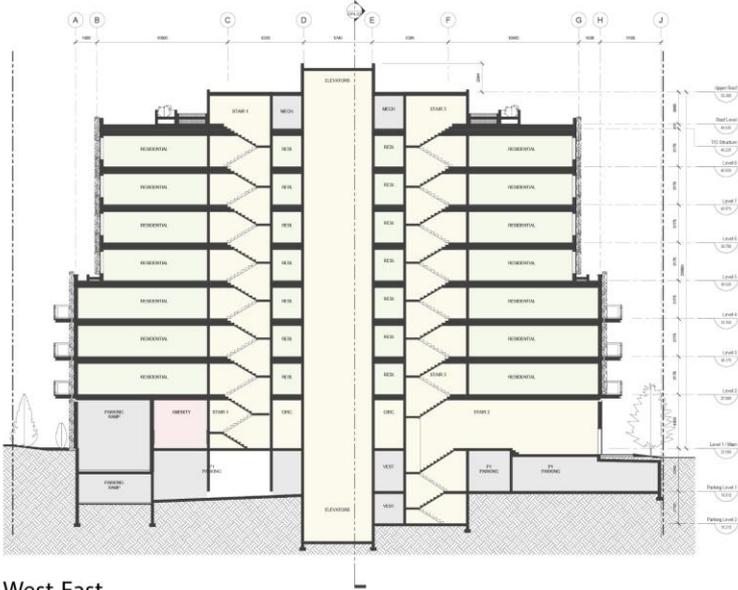


Roof Top Amenity

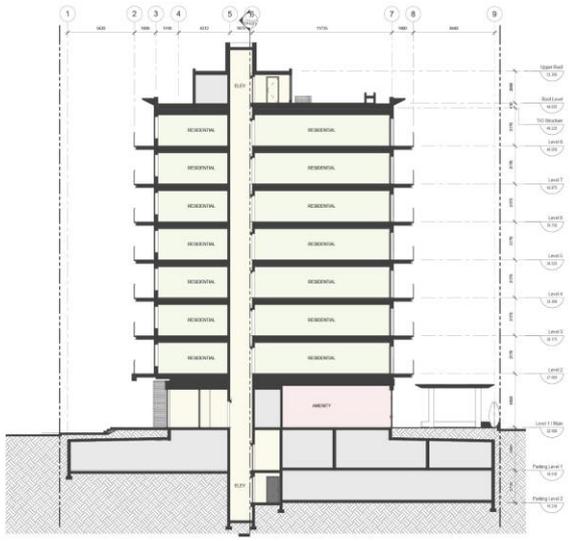
- Pavillion
- Sitting/dinning area
- Turf
- Lobby



Sections



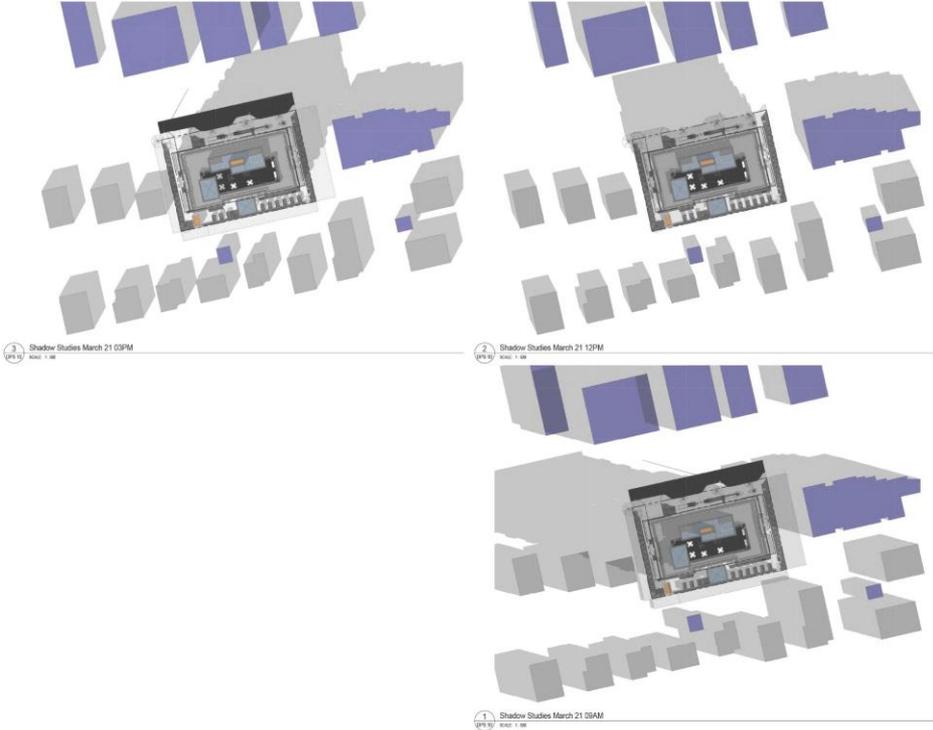
West-East



North-South

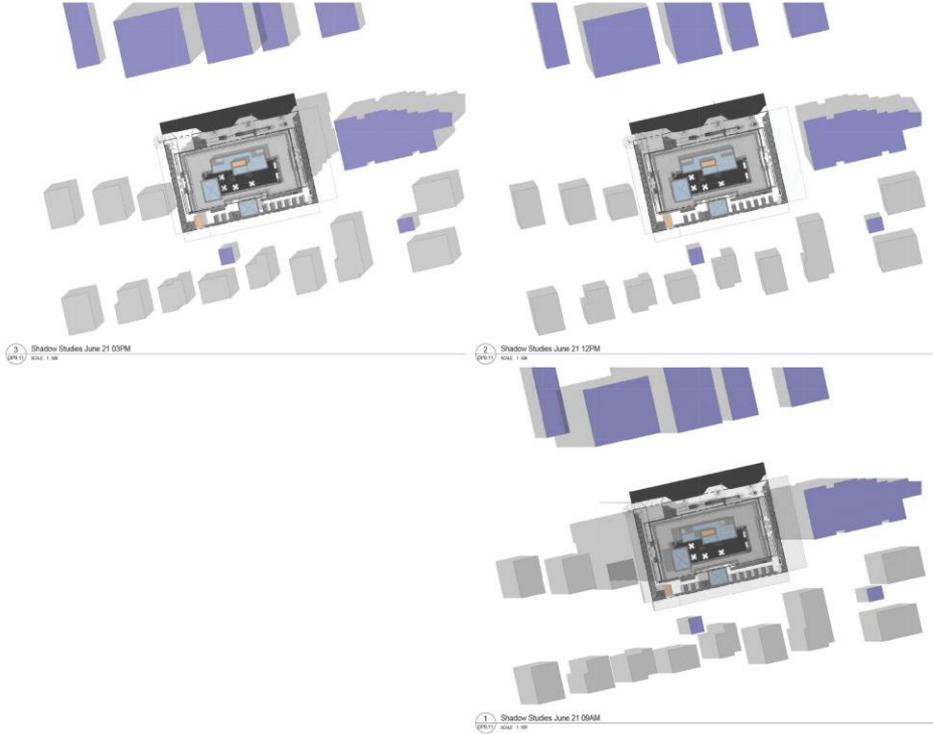
Shadow Study

- Spring Equinox



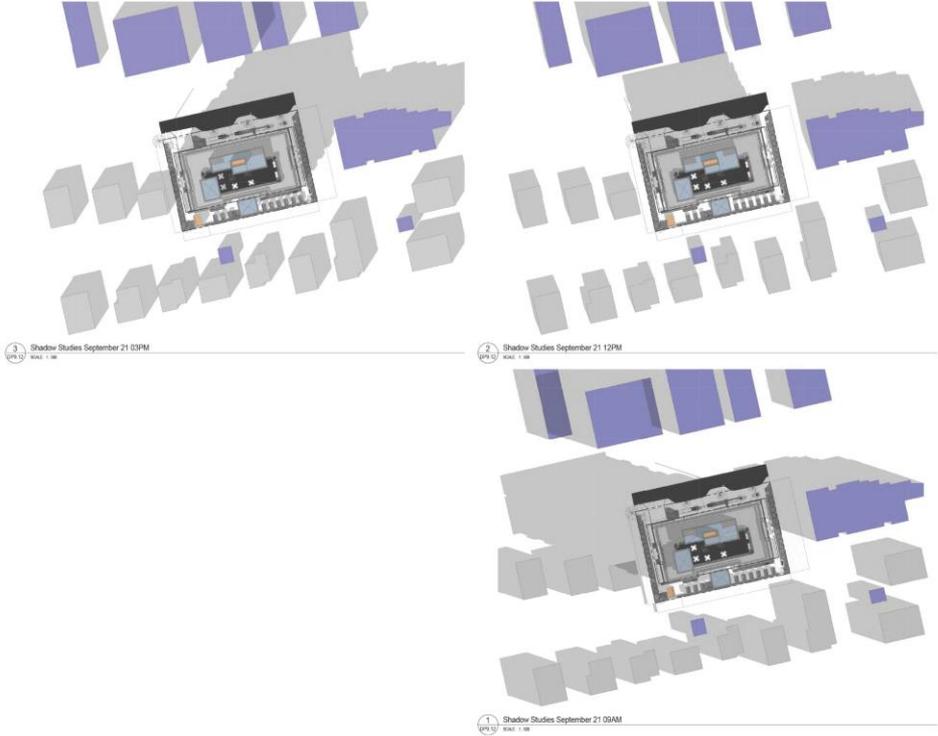
Shadow Study

- Summer Solstice



Shadow Study

- Autumn Equinox



Shadow Study

- Winter Solstice

