



P R A X I S
architects inc.

638 – 640 Constance + 637 Nelson Redevelopment

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Township of Esquimalt
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January 05, 2018

RE: 638 – 640 CONSTANCE AVENUE + 637 NELSON STREET

Dear Mayor and Council,

The proposed project at 638 – 640 Constance Avenue + 637 Nelson Street will be a new purpose-built rental multiple residential building, with 4 and 6 storeys of wood-frame construction. According to the current Official Community Plan, Schedule A - Land Use Designation, these properties are identified Multi-Unit, High-Rise Residential which means 5+ storeys are permitted and a maximum floor area ratio (FAR) of 3.0 is permitted.

The properties are currently zoned RM-1 which permit only townhouses, duplexes or single family dwellings. We understand from informal conversations with Esquimalt Planning Department that rezoning to a Comprehensive Development would be the appropriate approach for the redevelopment of these properties.

This proposal was presented at a neighbourhood meeting which was held December 11, 2017. Our impression from those who attended was that the proposal was generally well received. Attached with this letter please find a copy of the notification for the neighbourhood meeting as well as sign-in sheets from the meeting.

A parking study prepared by Watt Consulting Group provides supporting information for requested parking variance, and is included with this package.

Talbot Mackenzie and Associates Consulting Arborists have also been retained to provide a tree protection plan, which will be submitted separately.

Trusting this is sufficient for submission requirements,

Sincerely,

Heather Spinney, Architect AIBC
Praxis Architects Inc.

