

Hythe Pointe

819-823 Esquimalt Road

Affordable Senior Apartments
by Avenir Senior Living

Avenir Senior Living

- Canadian, family business
- 25 years experience:
 - *Low & high-rise development*
 - *Independent living, assisted living & memory care communities*
 - *Behavioural hospitals*
- Currently building The Vista (622 Admirals Rd.)

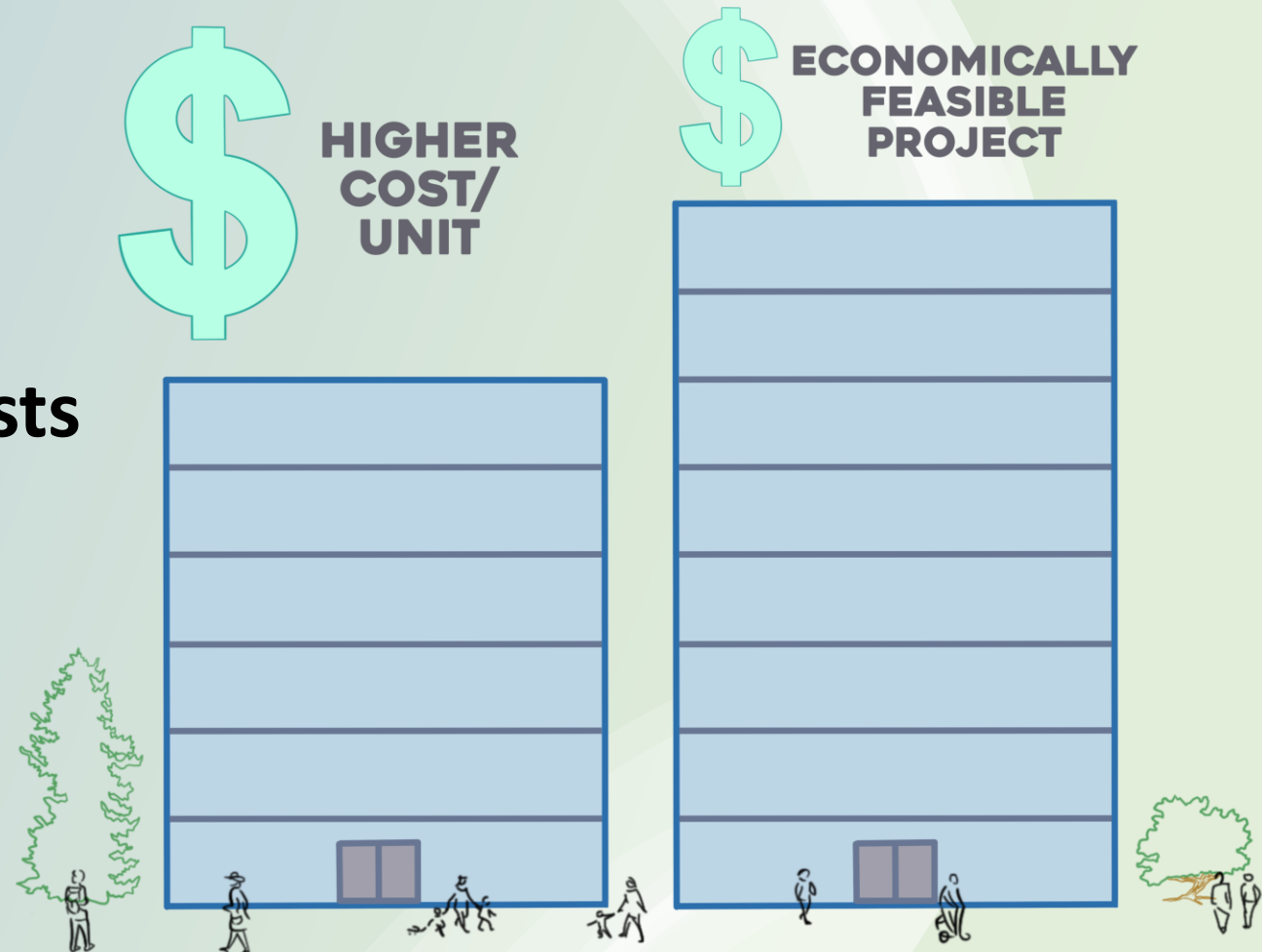


Hythe Pointe - 'a landing place or small port'

- Affordable independent living
- Designed for '**forgotten 40%**' – middle income seniors
- **High demand** for this model
- Affordability:
 - ***1/2 - 2/3 cost of The Vista, etc.***
 - *Social model*
 - ***Small staff support residents to run programs***
 - *Residents highly involved*

Economics of Construction

- Housing **affordability**:
 - *Land cost*
 - *Higher density*
- Site dictates **construction costs**
- More units in a building **distributes costs** & keeps home prices within reach of community members



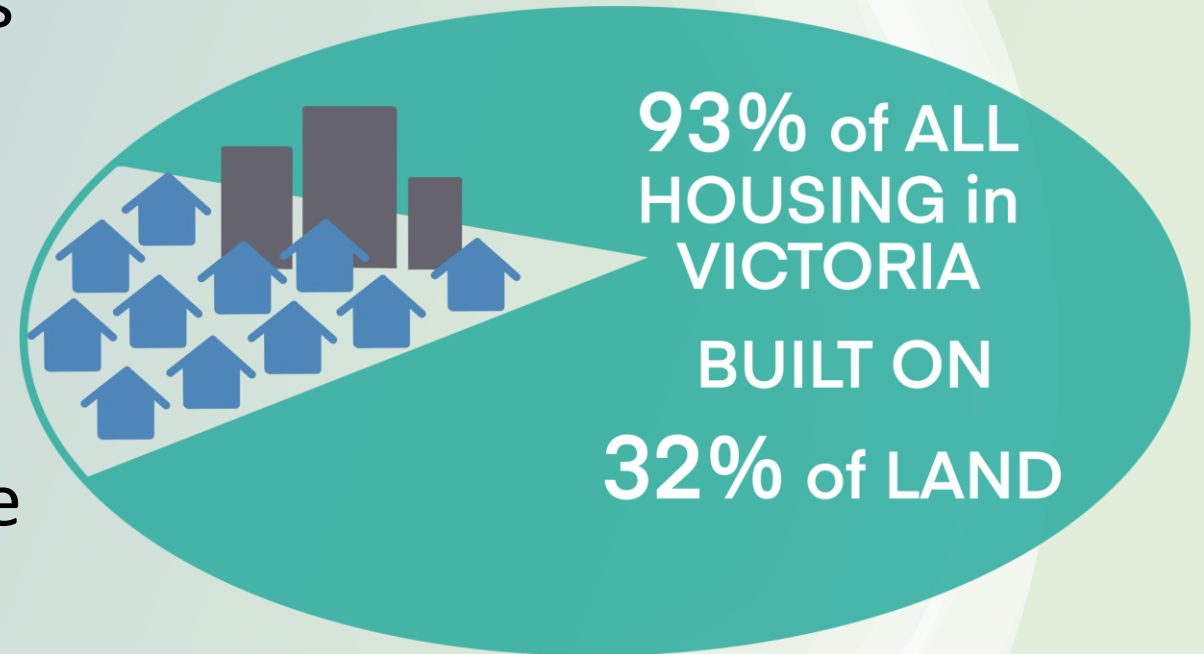
Designing Density – Social Connectedness in Multi-Family Housing

- Township of Esquimalt & Island Health study:
 - **Higher density housing for social health**
 - **Encourages developers to design for social connectedness**
 - **Building amenities & resident volunteerism create community**
- Hythe Pointe exceeds these recommendations



Housing Supply

- **OCPs** need to be **amended** more often in response to housing crisis
- **Increased supply** of homes keeps housing costs down
- Homes in **multi-family** buildings remain more **affordable** over time
- 60% of Greater Victorians **rent**, primarily in **multi-family buildings**

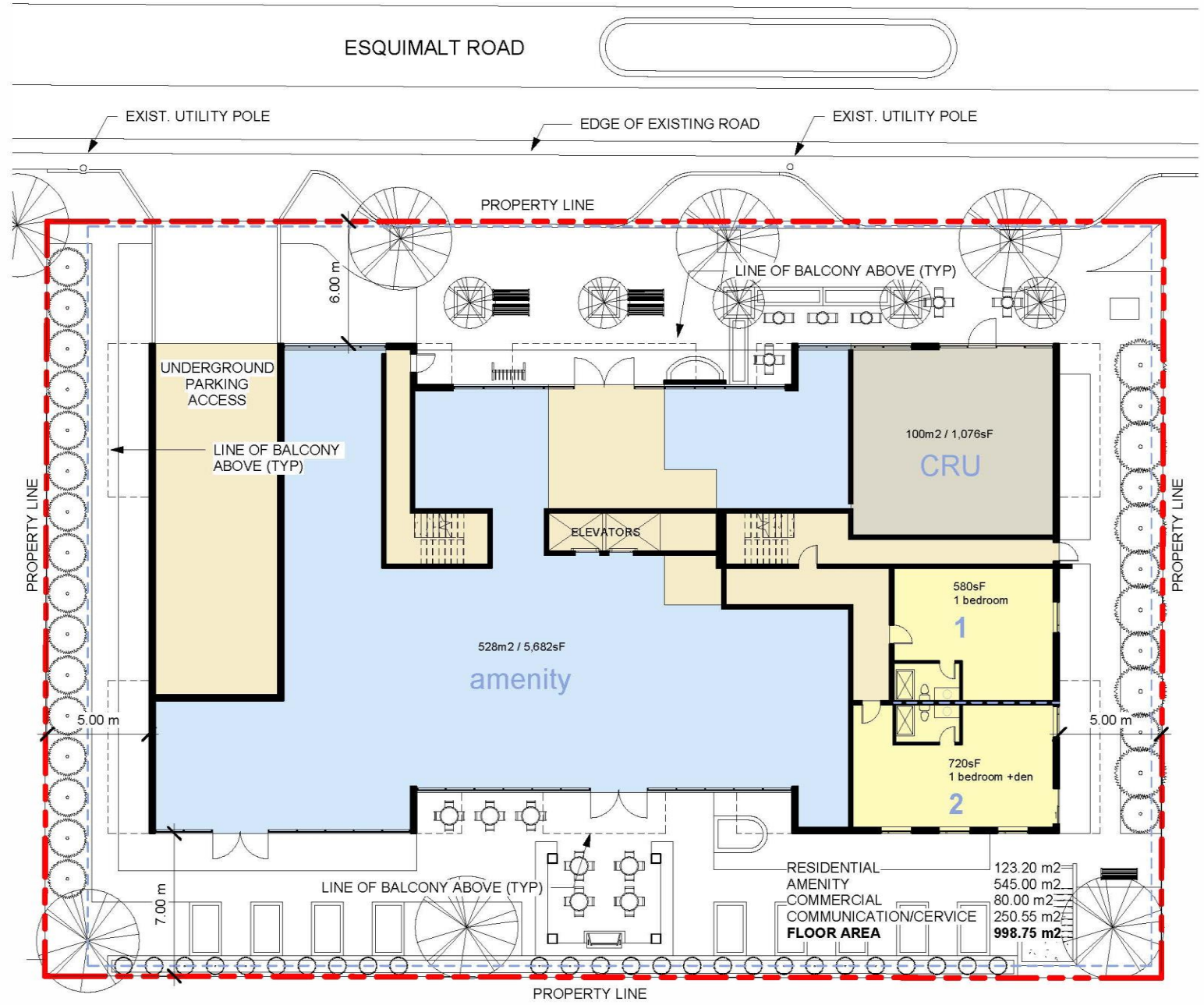


Hythe Pointe – Part of the Solution

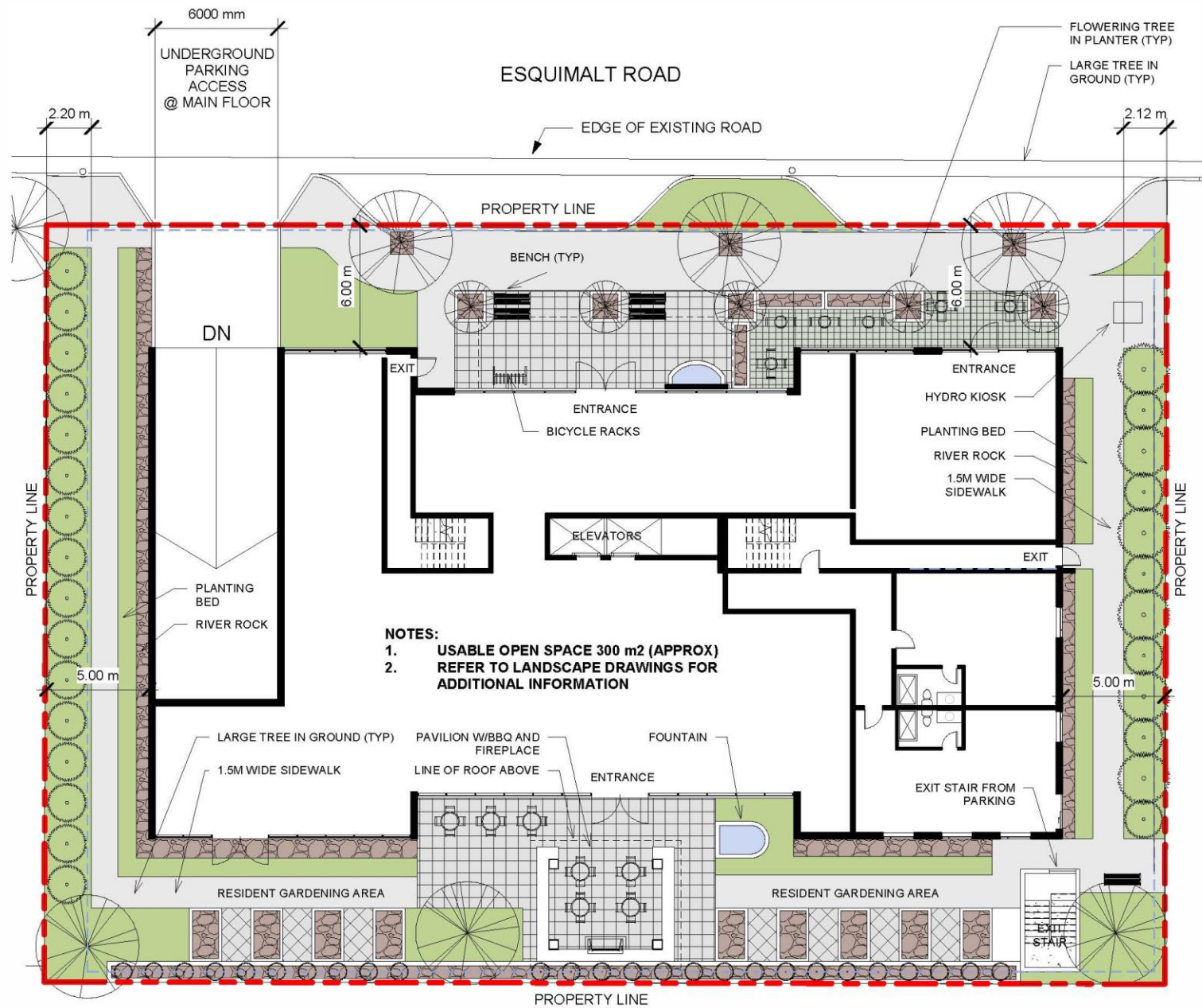
- Esquimalt prides itself on being an **age in place** community
- Aging in place creates social diversity and **allows seniors to remain in their community**
- It keeps seniors and the entire community **socially, mentally and physically healthy**
- **Hythe Pointe** will provide an environment that fully **supports this philosophy**





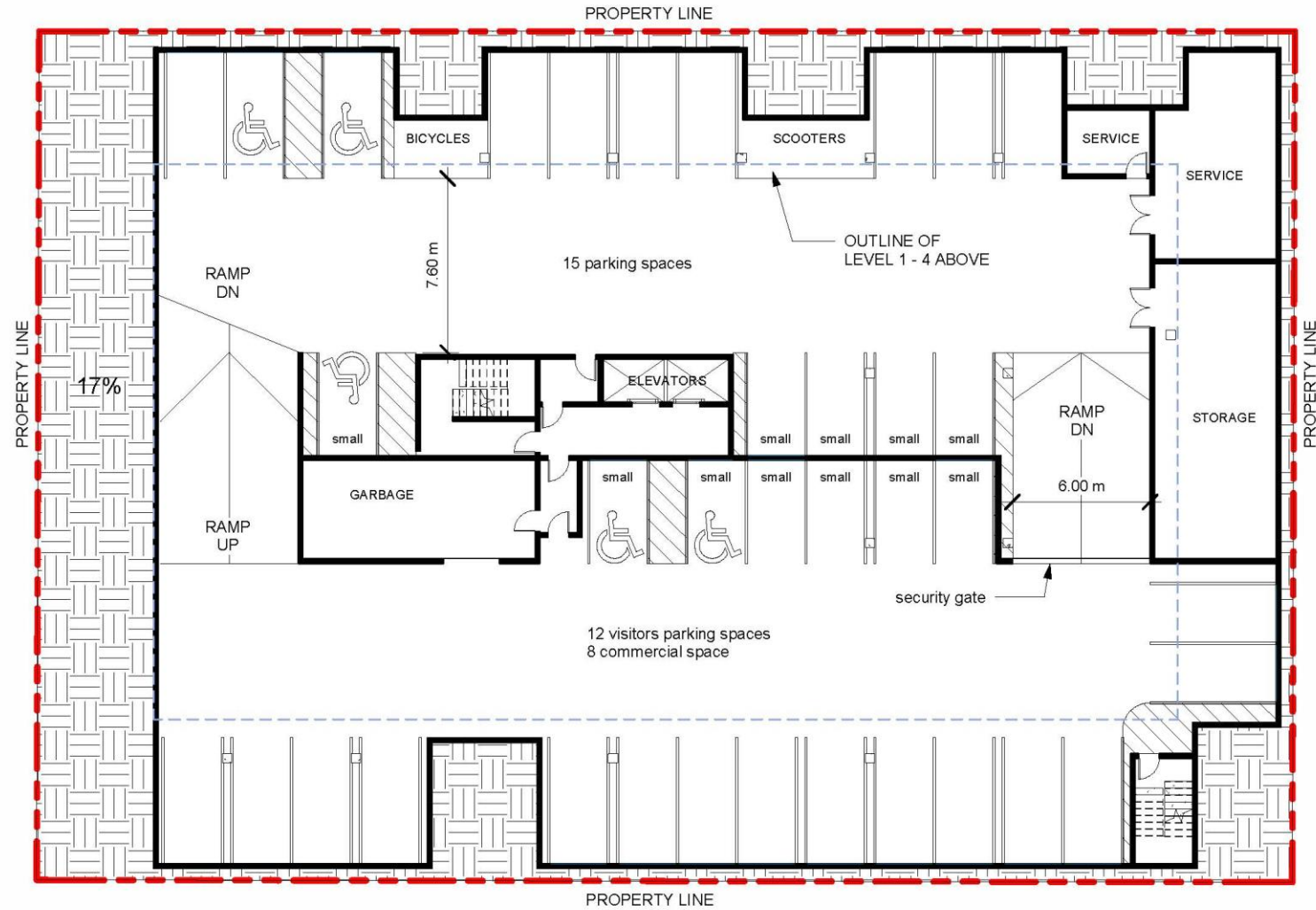


② Level 1
1 : 200

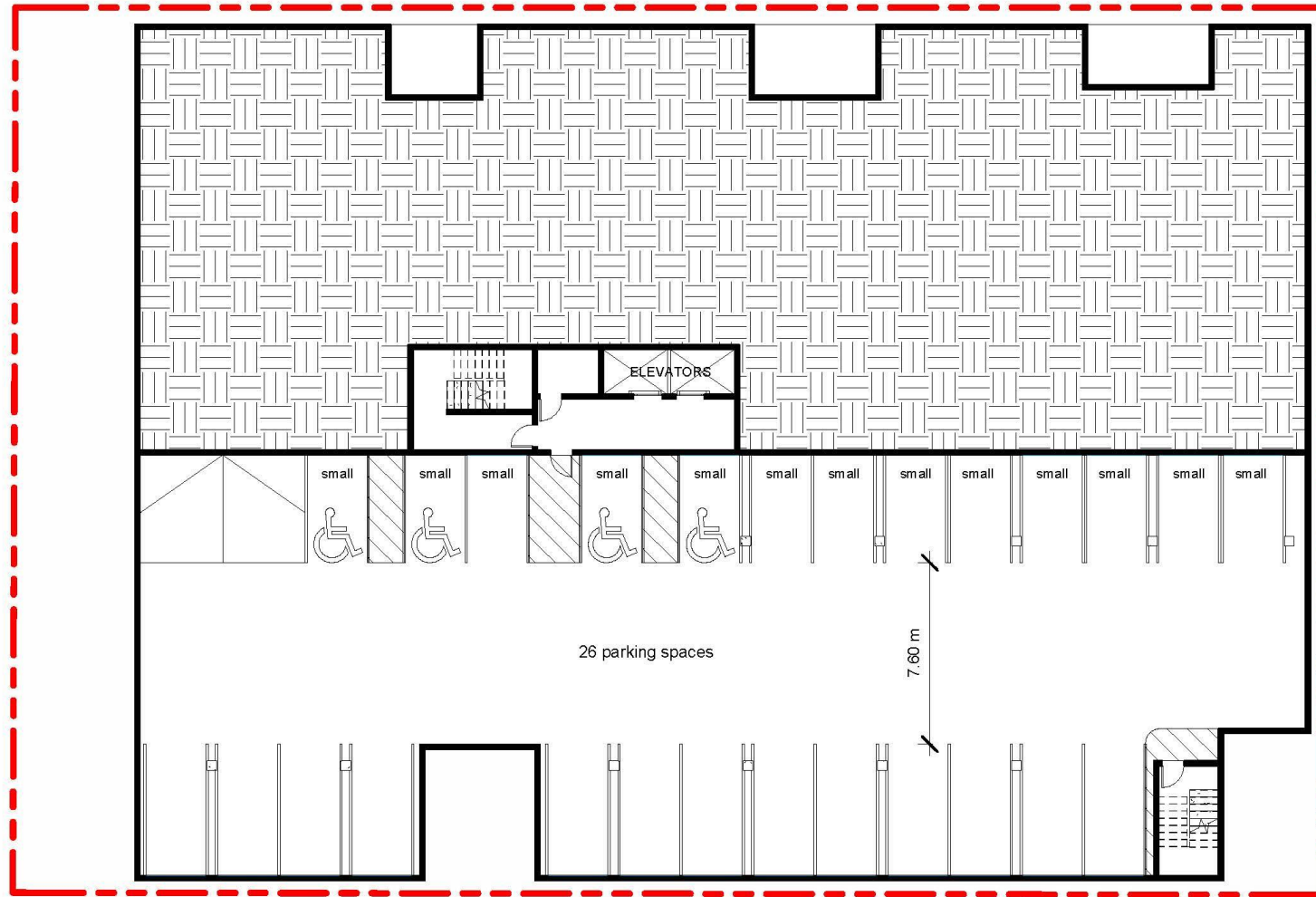


① Level 1 / Site
1 : 200

ESQUIMALT ROAD



① PARKING 1
1 : 200



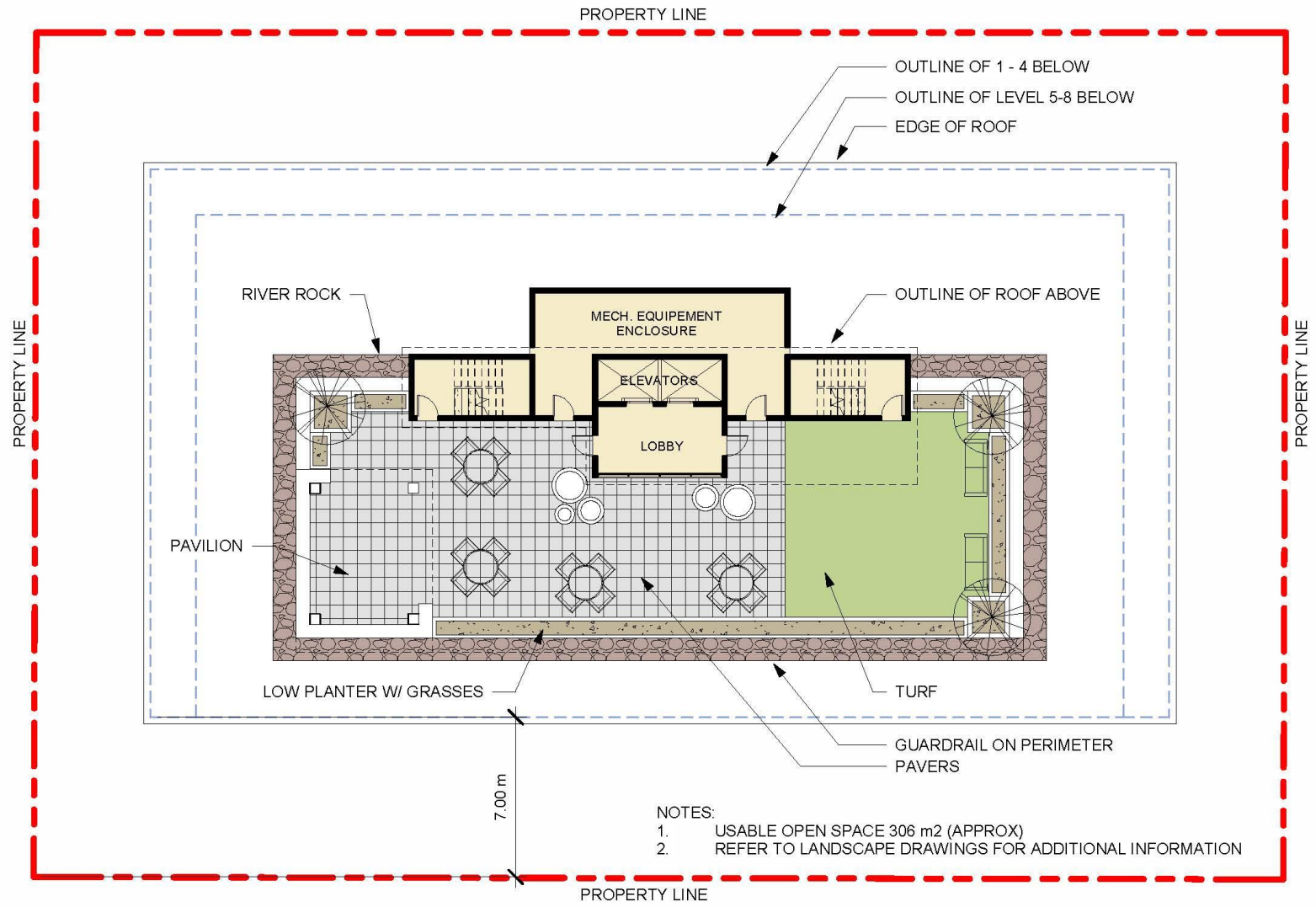
③ PARKING 2
1 : 200

ESQUIMALT ROAD

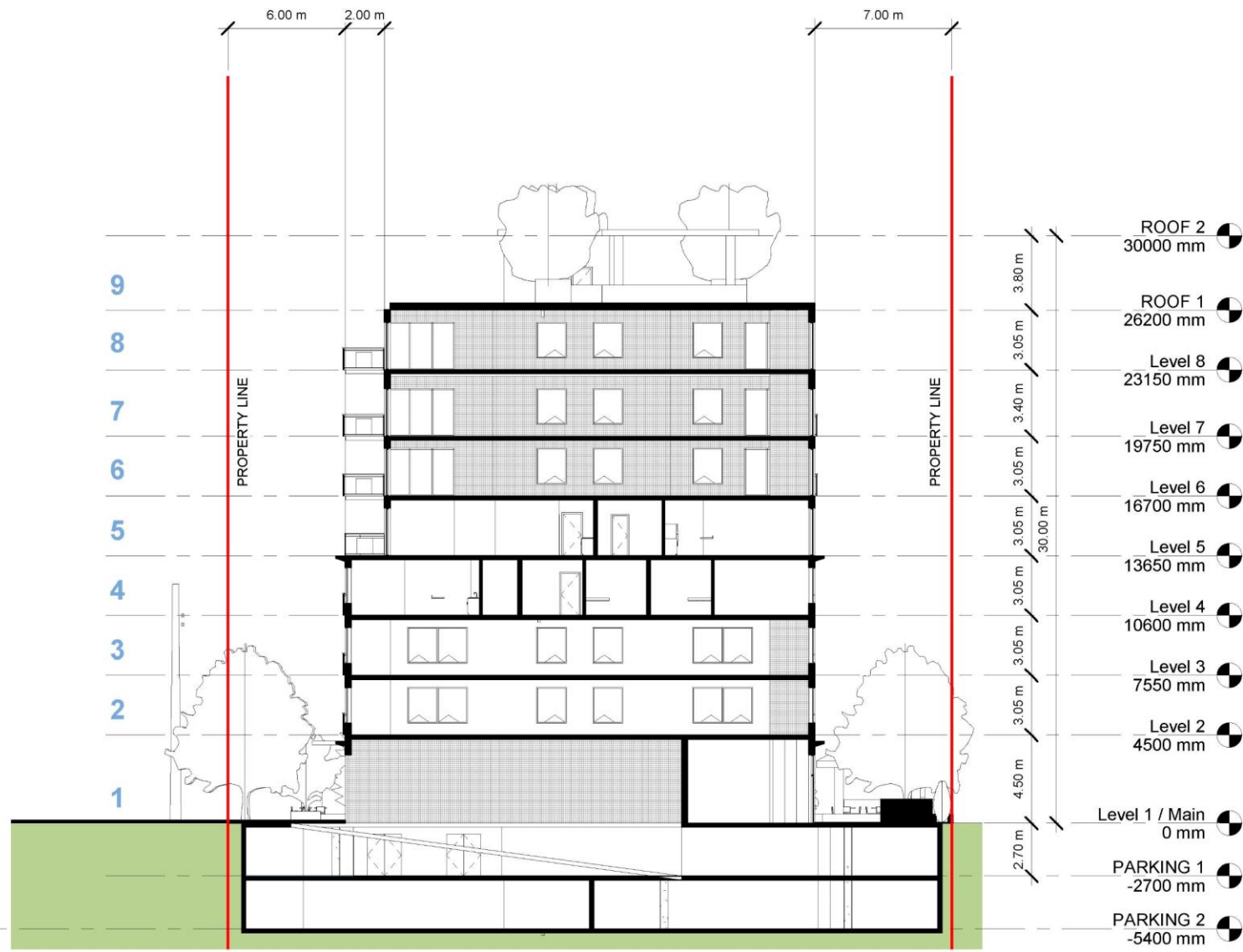


③ Level 2-4
1 : 200

ESQUIMALT ROAD



② Level 9 (ROOF)
1 : 200



① Section 1
1 : 200



means a landing place or small port

epic mountains

the Vale Golf Club

mountain Views

in historic Esquimalt

Building Exterior Ideas

MAIN FLOOR EXTERIOR - "Silky Flow" ceraclad cladding used horizontally (Find Accent Area on front of Building, looks like beach sand)

OVERHANGS & UNDER BALCONIES wood look metal siding, also accent vertically on the main building (see inspiration photo)

Cement Board or Metal used vertically (Main Building) Light Grey

Blue Metal wrap Accents (Perhaps over Main Entry)

Courtesy JBG and EYA



- ROOF 2 30000 mm
- ROOF 1 26200 mm
- Level 8 23150 mm
- Level 7 19750 mm
- Level 6 16700 mm
- Level 5 13650 mm
- Level 4 10600 mm
- Level 3 7550 mm
- Level 2 4500 mm
- Level 1 / Main 0 mm
- PARKING 1 -2700 mm
- PARKING 2 -5400 mm

West
1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



- CEMENT BOARD PANELS COLOUR 4
- GLASS PANELS IN METAL FRAME
- COMPOSITE METAL PANELS COLOUR 3
- COMPOSITE METAL PANELS COLOUR 2
- MASONRY FINISH COLOUR 1

East
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



- ROOF 2 30000 mm
- ROOF 1 26200 mm
- Level 8 23150 mm
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West
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- CEMENT BOARD PANELS COLOUR 4
- GLASS PANELS IN METAL FRAME
- COMPOSITE METAL PANELS COLOUR 3
- COMPOSITE METAL PANELS COLOUR 2
- MASONRY FINISH COLOUR 1
- STOREFRONT GLAZING

East
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY





courtesy www.gardeners.com and www.artisticlandscapes.com



Thank you