

Re-issued for: Rezoning
Date: February 26, 2025

Project Address

Civic Address
621 Constance Ave
Esquimalt V9A 6N8

Legal Address Description:
Property ID: 006-376-258
Lot 110, Suburban Lot 44, Esquimalt District, Plan 2854

Owner

1260170 BC Ltd. in Trust for 1258782 BC Ltd
307-2930 Cook Street,
Victoria, BC V8T3S7

Contact: Cheri Crause
Phone: 250-592-4422

Architect

Waymark Architecture
1826 Government Street
Victoria BC V8T 4N5

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Phone: 778-679-4466
Email: graeme@waymarkarchitecture.com

Landscape

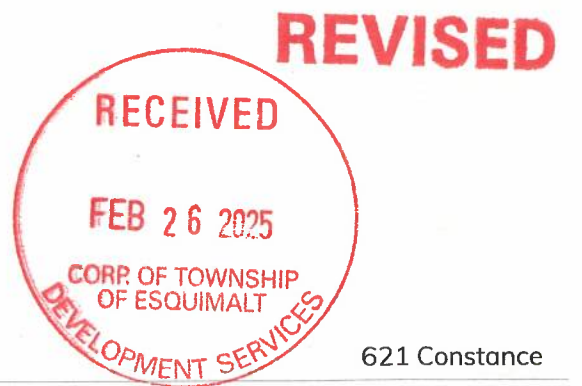
Small and Rossell Landscape Architects Inc
3012 Manzer Road
Sooke, BC

Contact: Carole Rossell
Phone: 250-642-6967
Email: carole@smallandrossell.com

Civil Engineer

Westbrook Consulting
866 Goldstream Ave #115
Victoria, B.C. V9B 0J3

Contact: Tracey Klatt
Phone: 250-391-8592
Email: TKlatt@wbrook.ca



Project ID: 2025-02

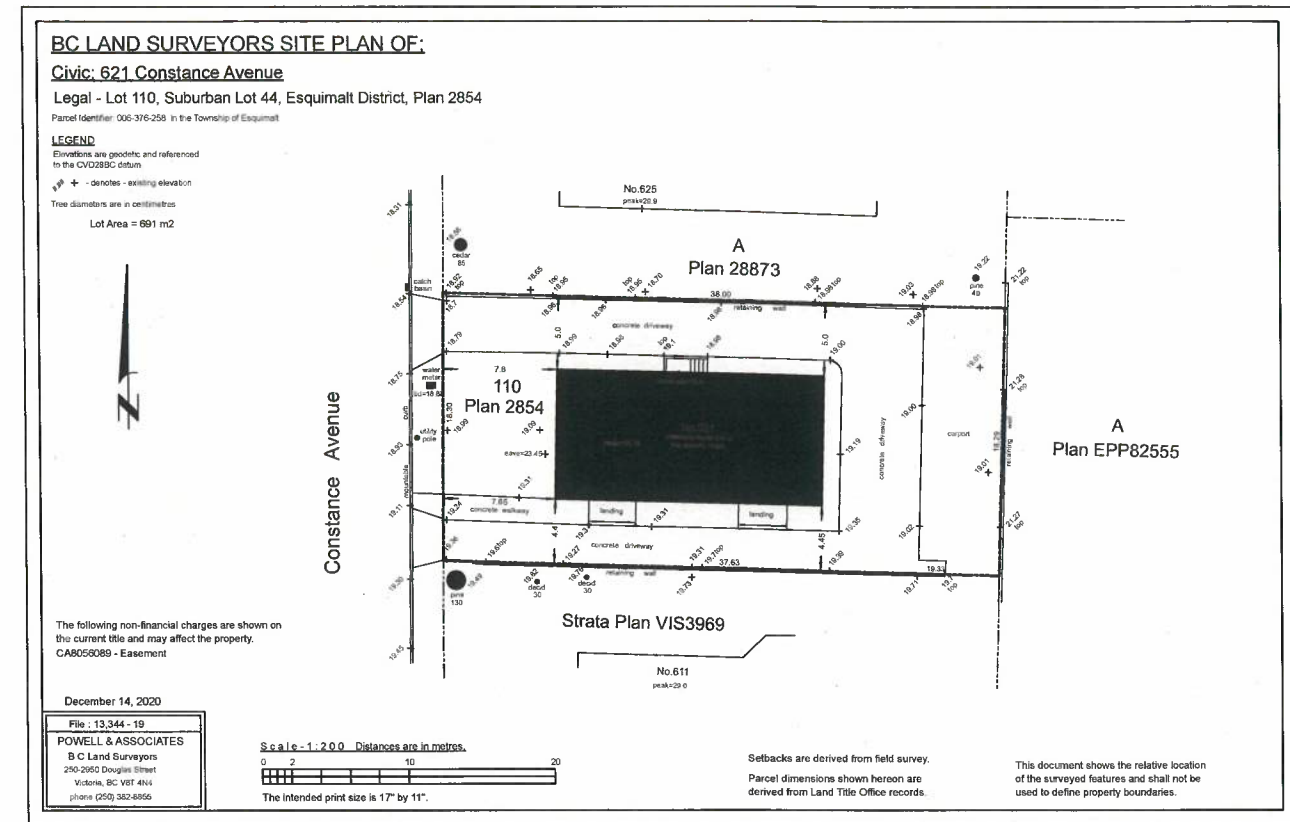


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621 Constance

DATE
RZ-000
Cover Sheet

DATA SHEET/ZONING ANALYSIS			
PARCEL IDENTIFIER:	006-376-258		
LEGAL DESCRIPTION:	Lot 110 Esquimalt Plan VIP2854 Subsidy Lot 44		
STREET ADDRESS:	621 Constance		
CURRENT ZONING:			
PROPOSED ZONING:	Site specific		
SITE AREA:	691 m ²		
BUILDING FOOTPRINT:			
Zoning Criteria	Proposal	Current zoning, RM-4	Envisioned by OCP Land Use designation (High-density Residential)
Site Area before road dedication (m2)	691	N/A	-
Site Area before after dedication (m2)	632	N/A	-
Lot width (m)	18.289	N/A	-
Floor Area (m2) see sheet RZ-008	1,220	N/A	-
Floor Space Ratio	1.74	shall not exceed 1.0	Up to 3.0
Unit floor area (m2) (min.)	3 Bedroom: 82 m2 2 Bedroom 76 m2 1 Bedroom 40 m2	N/A	-
Avg Grade see sheet RZ-008	19.13	N/A	-
Building Height (m) (max.)	21.6	11m	-
Storeys (max)	6 wood frame residential storeys over concrete podium	2	Up to 12
Building Setbacks (m) (min.)			
Front Setback - Street Boundary to new lot line after road dedication	6.5	7.5	-
Rear (E)	0.1 at parkade 5.6 at balconies 8.3 at main building	7.5	-
Side (N)	0.1 at parkade / bike room 3.3 at main building	6	-
Side (S)	0.1 at parkade 1.0 at stairs 2.8 at main building	6	-
Total Side Setback	4.1 for stairs at the south and main building at the north	9.4	-
Site Coverage	0.82 (including area covered by parkade)	30%	-
Open site space - lot (%) (min.)	18% 6.3m x 18.2m (over parkade)	8%	-



1 Survey Plan
 Scale: 1:250

Car Parking			
Unit type	unit count	Multiplier - rental	car stall count
Studio	0	0.5	0
1 bedroom	6	0.6	3.6
2 bedroom	6	0.8	4.8
3 bedroom	5	0.8	4
Total required by Table 1			12.4
Visitor Parking Required			1.24
Loading Spaces Required			1
Total required			14.64
Reduction for hosting Modo car			-1.24
Reduction for Modo memberships			-1.24
Reduction for 20% additional bikes			-0.62
Reduction for 20% Oversized bikes			-0.62
Reduction for Transit EcoPASS			-0.62
Adjusted total			11.54
Bicycle Parking - long term			
Unit type	unit count	Multiplier	bike stall count
Studio	0	1	0
1 bedroom	6	1	6
2 bedroom	6	1.5	9
3 bedroom	5	1.5	7.5
Total required spaces			22.5
Oversized bikes required (10%)			2.25
Spaces to qualify for reduction (20% additional)			27
Oversized stalls to qualify for reduction (20% Oversized)			4.5



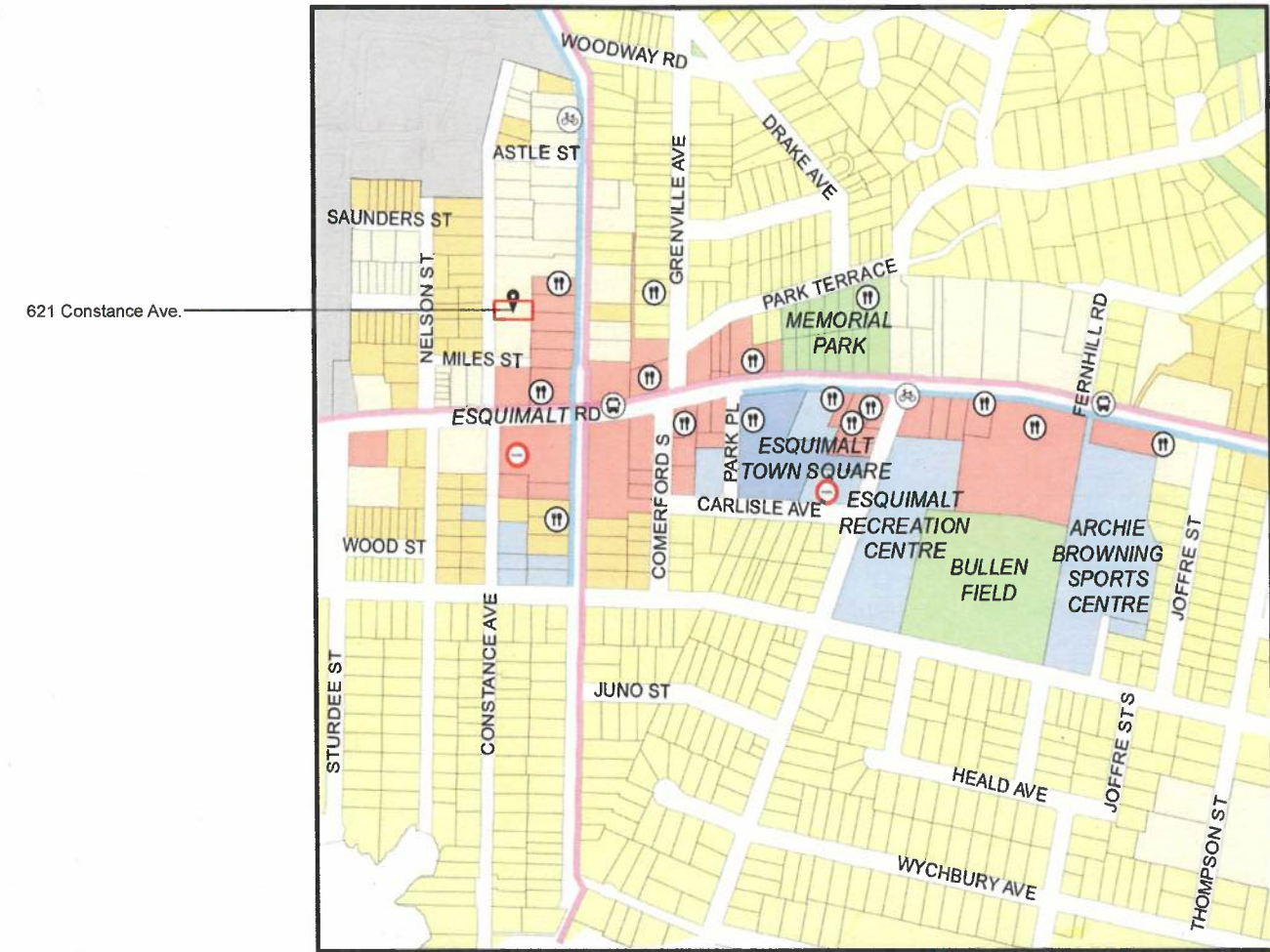
Project ID: 2006-XX



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621 Constance

DATE
 RZ-001
 Project Information



- Esquimalt- Strategic Directions**
- Low Density Residential
 - Townhouse Residential
 - Medium Density Residential
 - Parks and Open Space
 - Neighbourhood Commercial Mixed-Use
 - Commercial/Commercial Mixed-Use
 - Esquimalt Town Square
 - Institutional
 - Bus Route
 - Bike Lane
 - Bus Stop
 - Restaurant
 - Car-sharing Co-op

OCP Policy Objectives Advanced By This Proposal

5.1 Single detached houses decreased by 1.7 percent while apartments in buildings that have five or more stories increased by 23.1 percent.



5.3 "Encourage new Medium Density and High Density residential development with high quality design standards for building and landscaping and which enhance existing neighbourhoods."



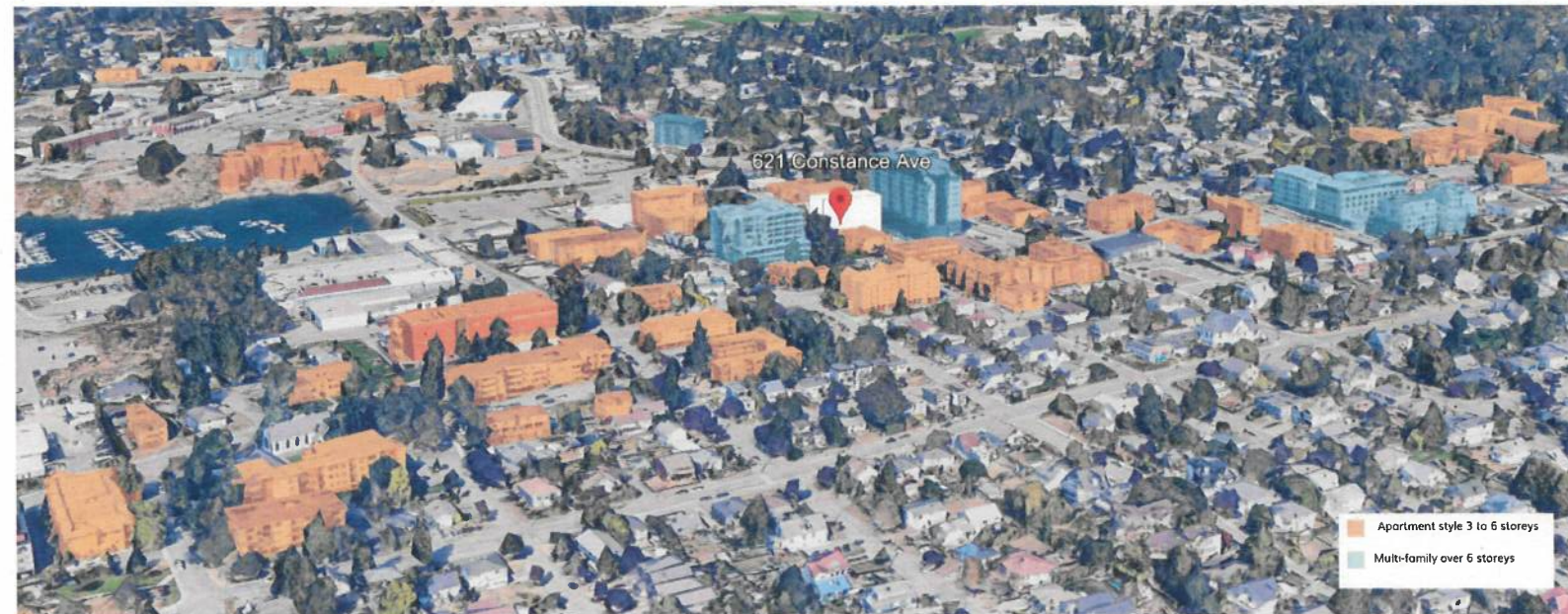
5.3 "Consider new medium density residential development proposals with a Floor Area Ratio of up to 2.0, and up to six storeys in height, in areas designated on the "Proposed Land Use Designation Map."



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



5.5 "Support and facilitate development of multi-generational housing, including in medium and high density residential developments."





Project ID: 2006-00



WAYMARK

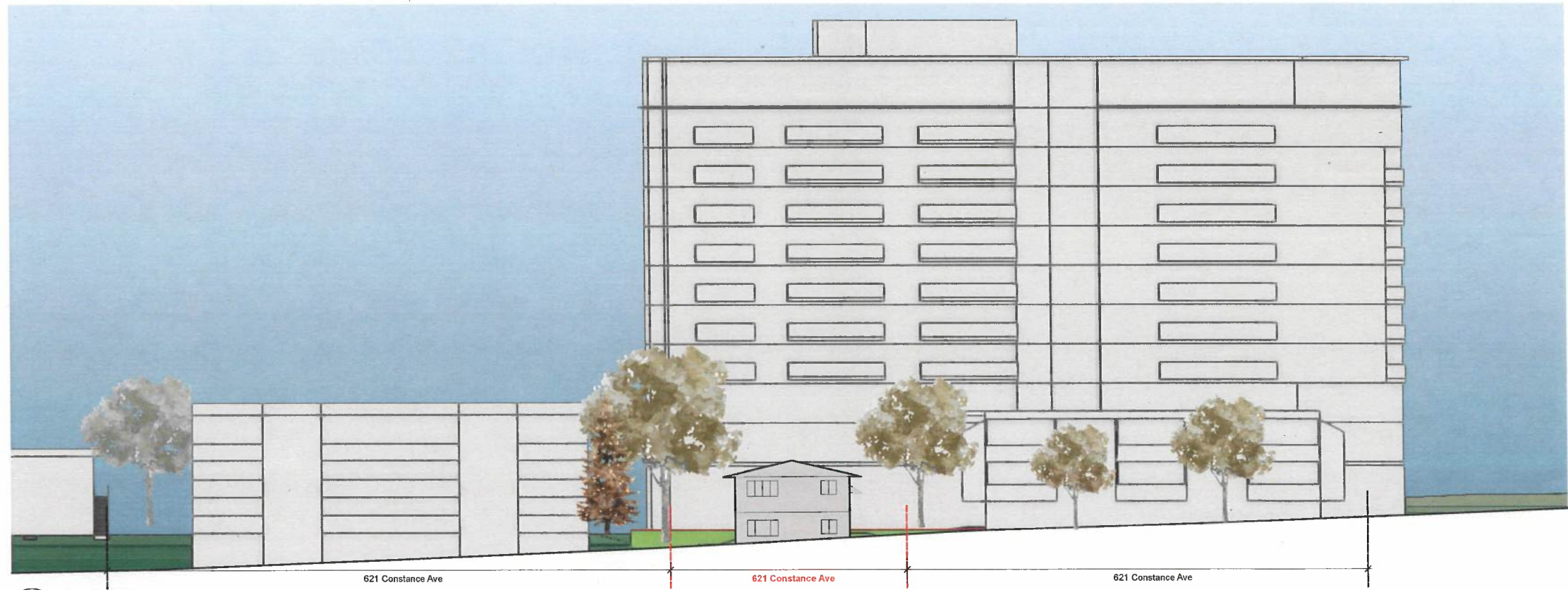
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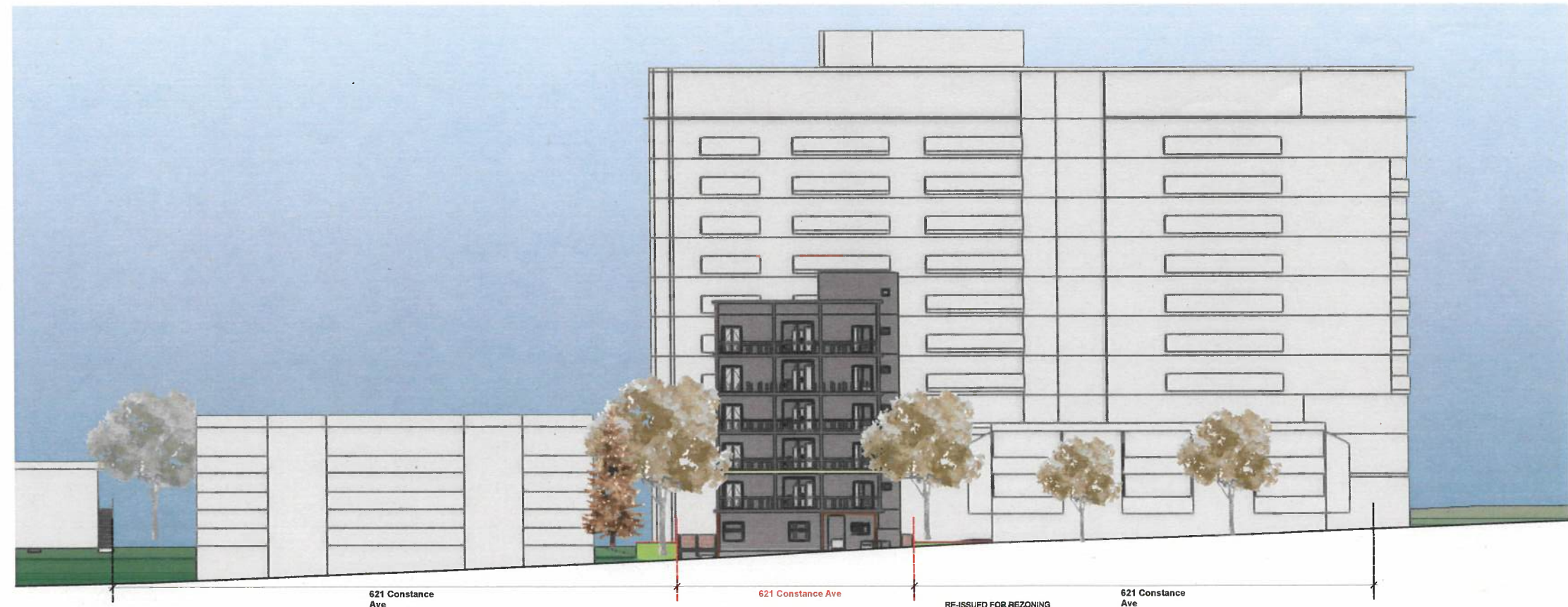


621 Constance

DATE
RZ-003
Perspectives



1 Street Elevation - Existing
Scale: 1:200



2 Street Elevation - Proposed
Scale: 1:200

Project ID: 2000-00






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DATE: RZ-004
Existing and Proposed Street Elevation

-  Shadows cast by proposal
-  Shadows that would be cast by proposal in area already shaded by existing buildings
-  Shadows that would be cast on ground if there were no neighbouring buildings



1 **Equinox @ 9:00 AM**
Scale: 1:850



2 **Equinox @ 12:00 PM**
Scale: 1:850



3 **Equinox @ 4:00 PM**
Scale: 1:850



4 **Summer Solstice @ 9:00 AM**
Scale: 1:850



5 **Summer Solstice @ 12:00 PM**
Scale: 1:850



6 **Summer Solstice @ 4:00 PM**
Scale: 1:850



7 **Winter Solstice @ 9:00 AM**
Scale: 1:850



8 **Winter Solstice @ 12:00 PM**
Scale: 1:850



9 **Winter Solstice @ 3:30 PM**
Scale: 1:850

Project ID: 2004-001

RE-ISSUED FOR REZONING





1

Existing Site Plan
Scale: 1:150



RE-ISSUED FOR REZONING



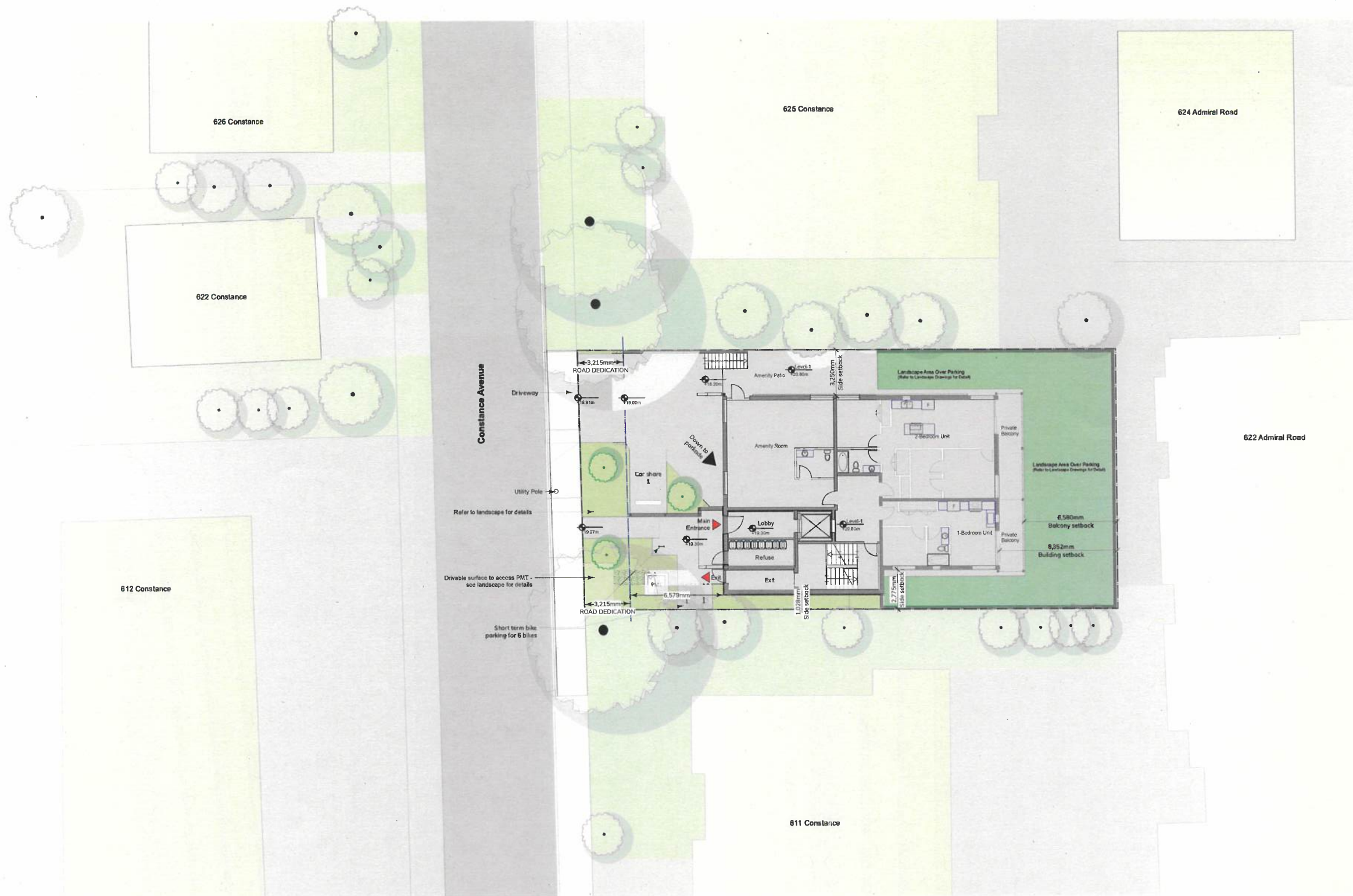
Project ID: 2023-001

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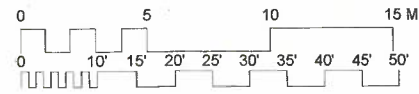
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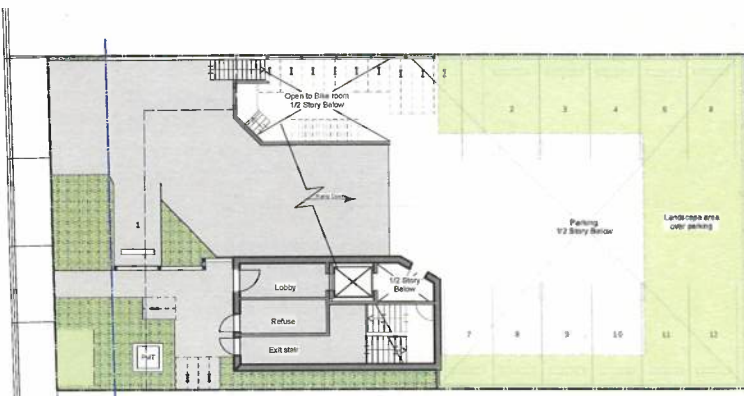
621 Constance

DATE
RZ-006
Existing Site Plan

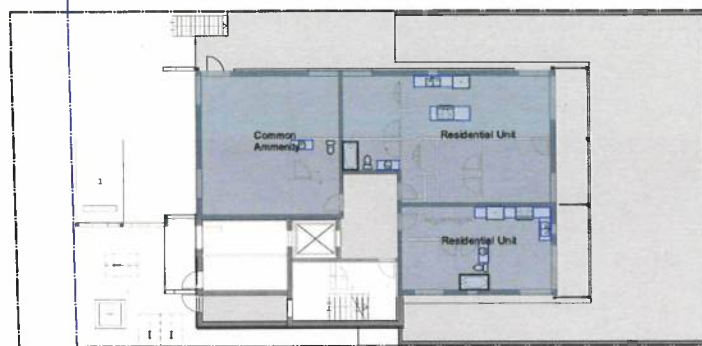



Proposed Site Plan
 Scale: 1:150





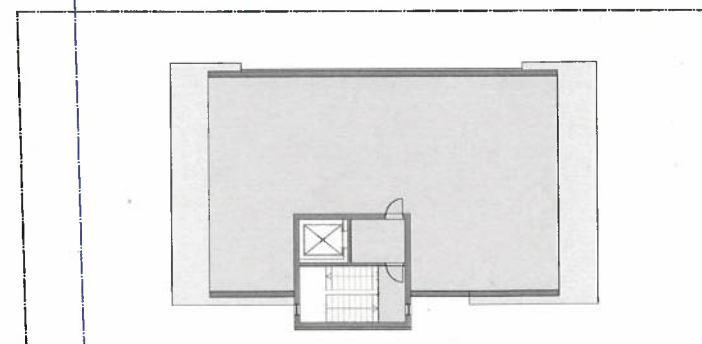
1 **Entry Level Area (FAR Calculation)**
Scale: 1:200
No Area included in FAR Calculation



2 **1st Floor Area (FAR Calculation)**
Scale: 1:200
Area: 185 m²



3 **Typical Floor Area x 5 (FAR Calculation)**
Scale: 1:200
Area: 207 m² x 5



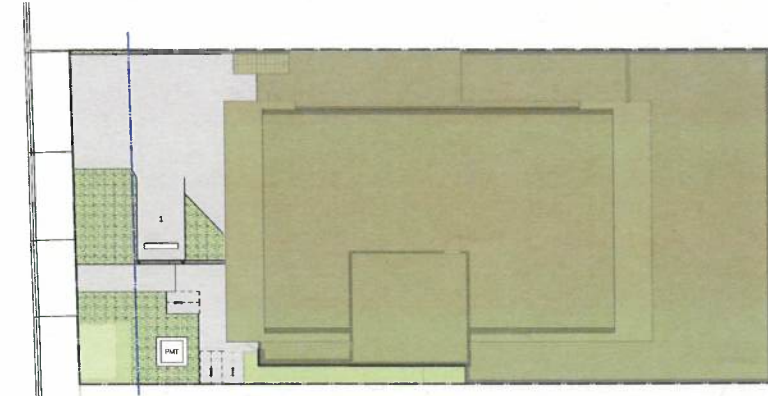
4 **Roof (FAR Calculation)**
Scale: 1:200
No Area included in FAR Calculation

Floor Area Ratio Calculation:

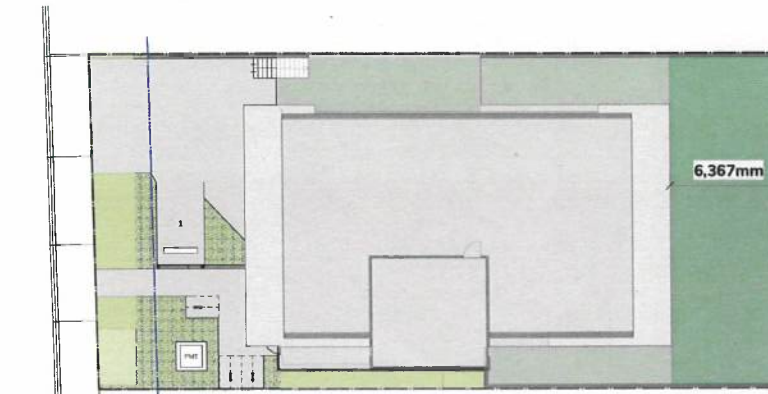
Ground Floor:	0
1st Floor area	185 m ²
2nd Floor area	207 m ²
3rd Floor area	207 m ²
4th Floor area	207 m ²
5th Floor area	207 m ²
6th Floor area	207 m ²

Total area included in FAR calculations: 1,220 m²

$1,220 / 632 = 1.9$

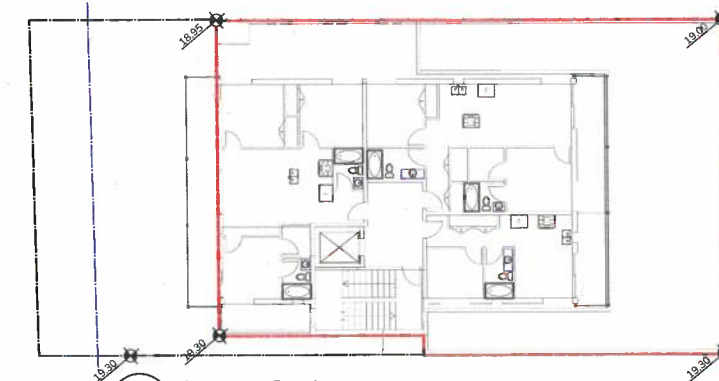


6 **Site Coverage**
Scale: 1:200
Site Area before road dedication = 691 m²
Site Area after road dedication = 632 m² (used)
Covered Area = 518 m² (includes landscaped area over parkade)
Site Coverage = 82%

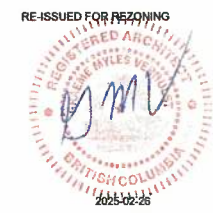


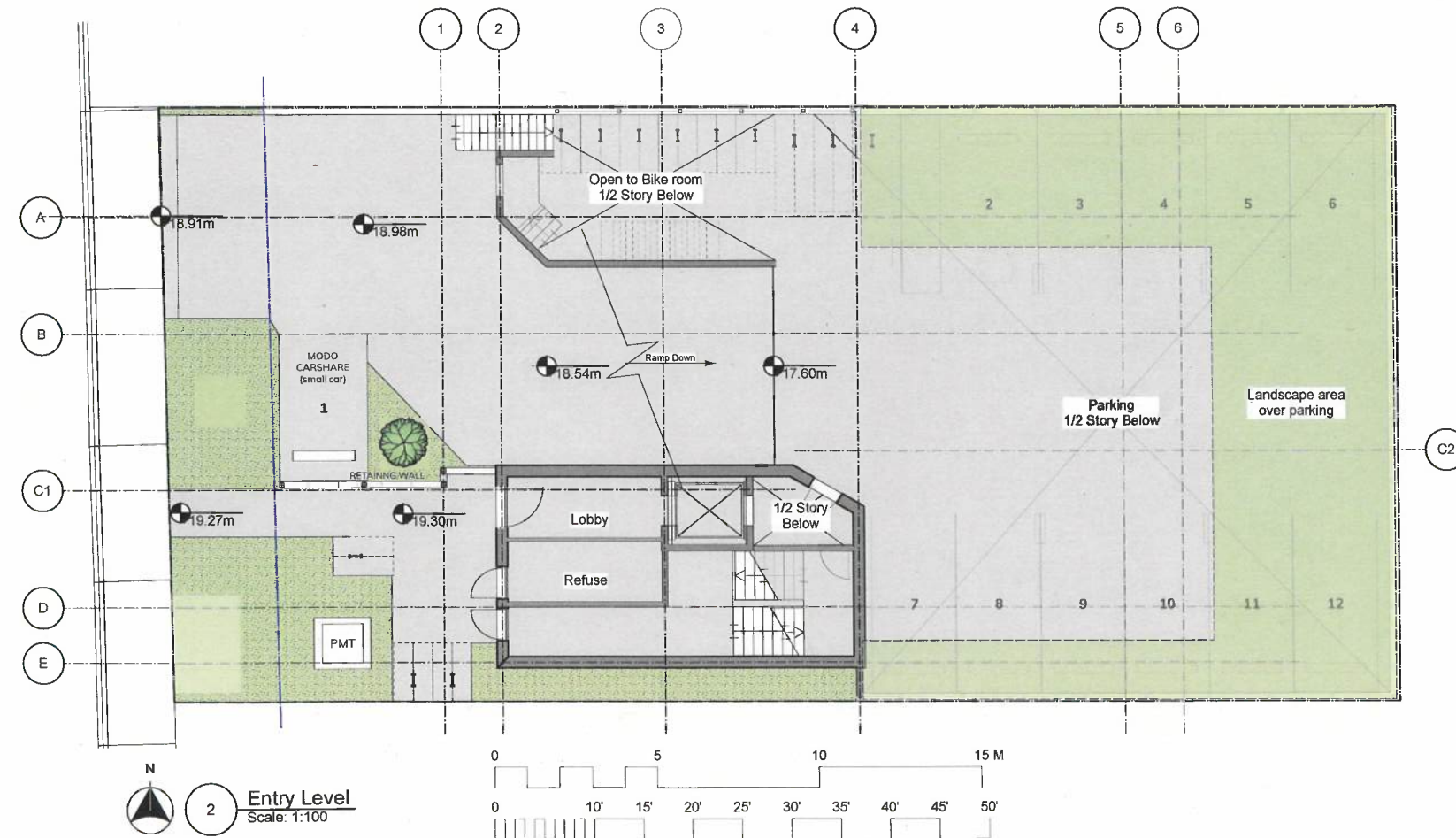
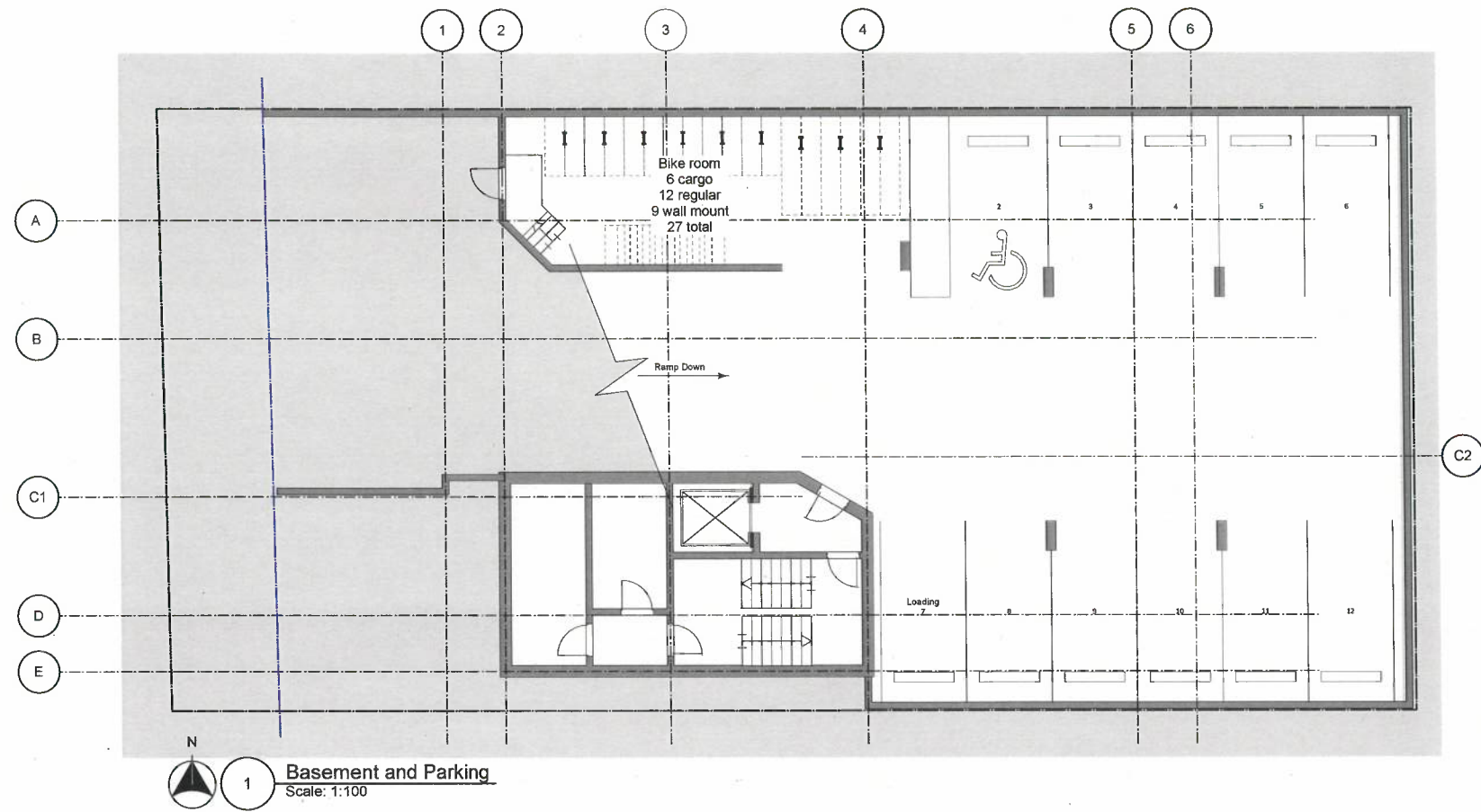
7 **Usable Open Space**
Scale: 1:200
Site Area before road dedication = 691 m²
Site Area after road dedication = 632 m² (used)
Usable open space = 115 m²
Usable open space = 18%

Average Grade Calculation:
 $(18.95 + 19.00 + 19.30 + 19.30) = 76.55$
 $76.55 / 4 = 19.13$ Average height



8 **Average Grade**
Scale: 1:200





Project ID: 2025-02-26

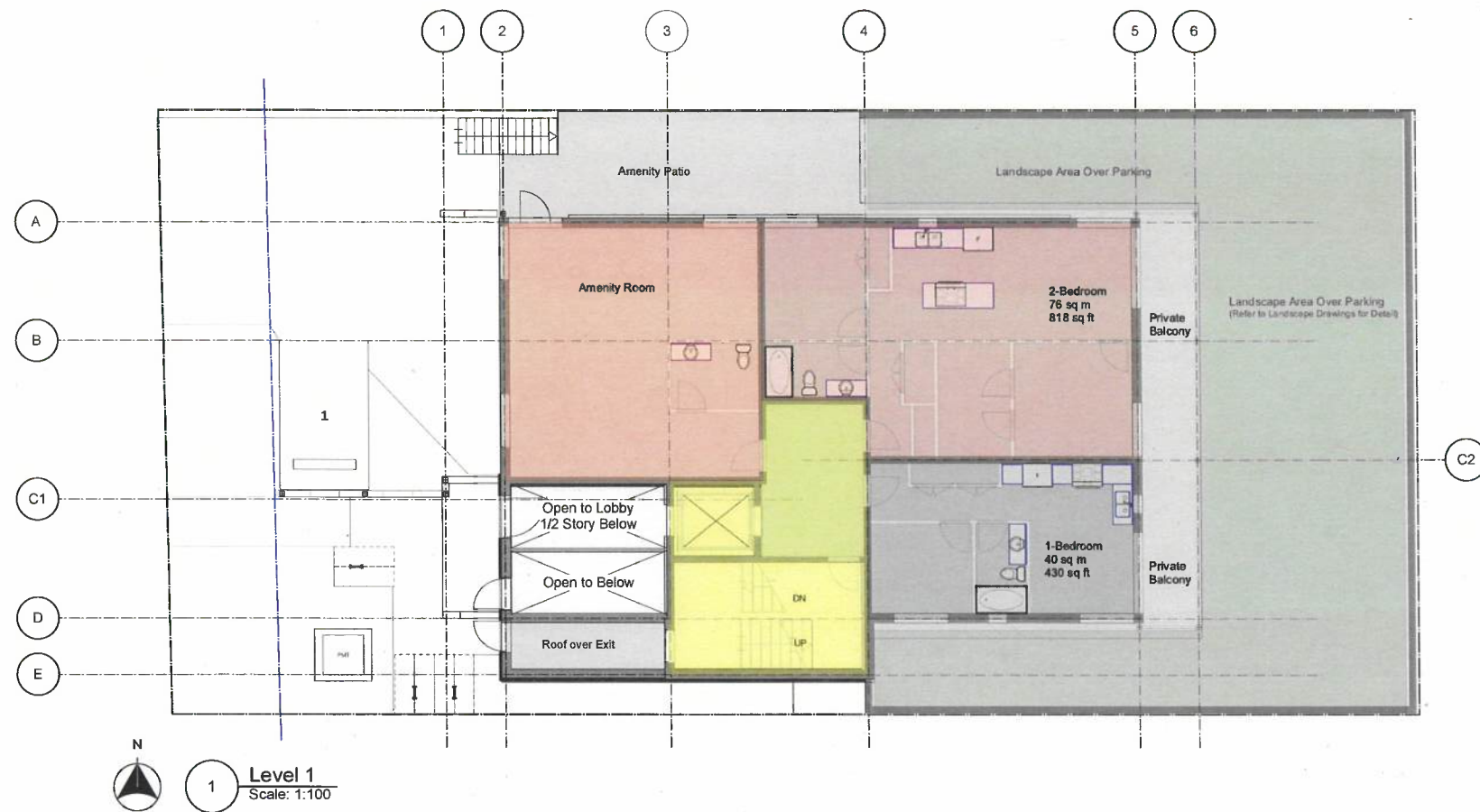
WAYMARK

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621 Constance

DATE
RZ-101

Floor Plans - Basement and Parking Level



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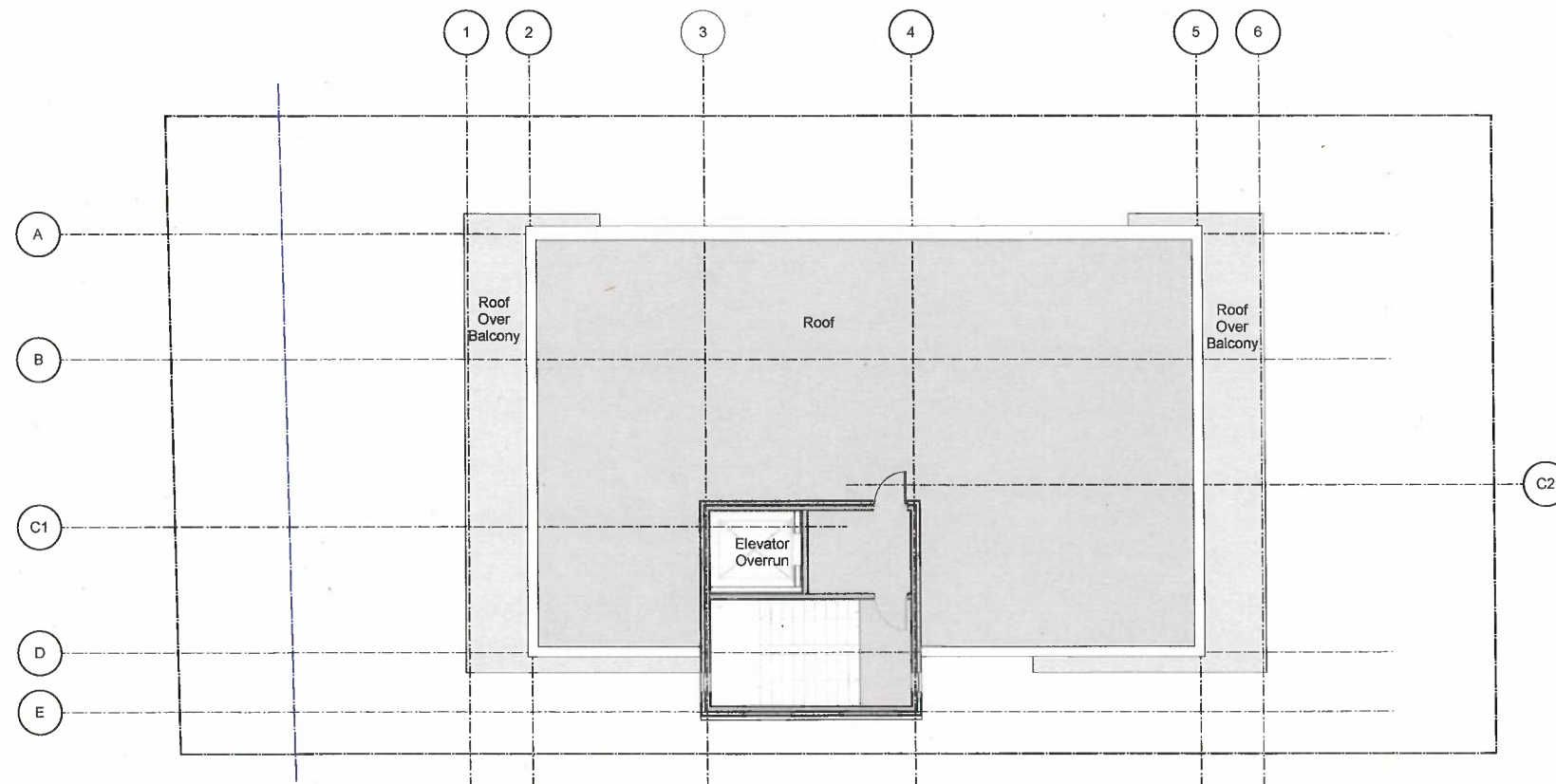
Project ID: 2000-00

WAYMARK

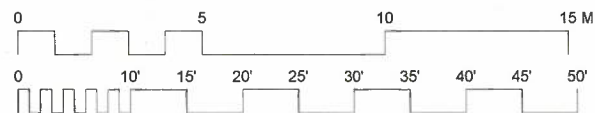
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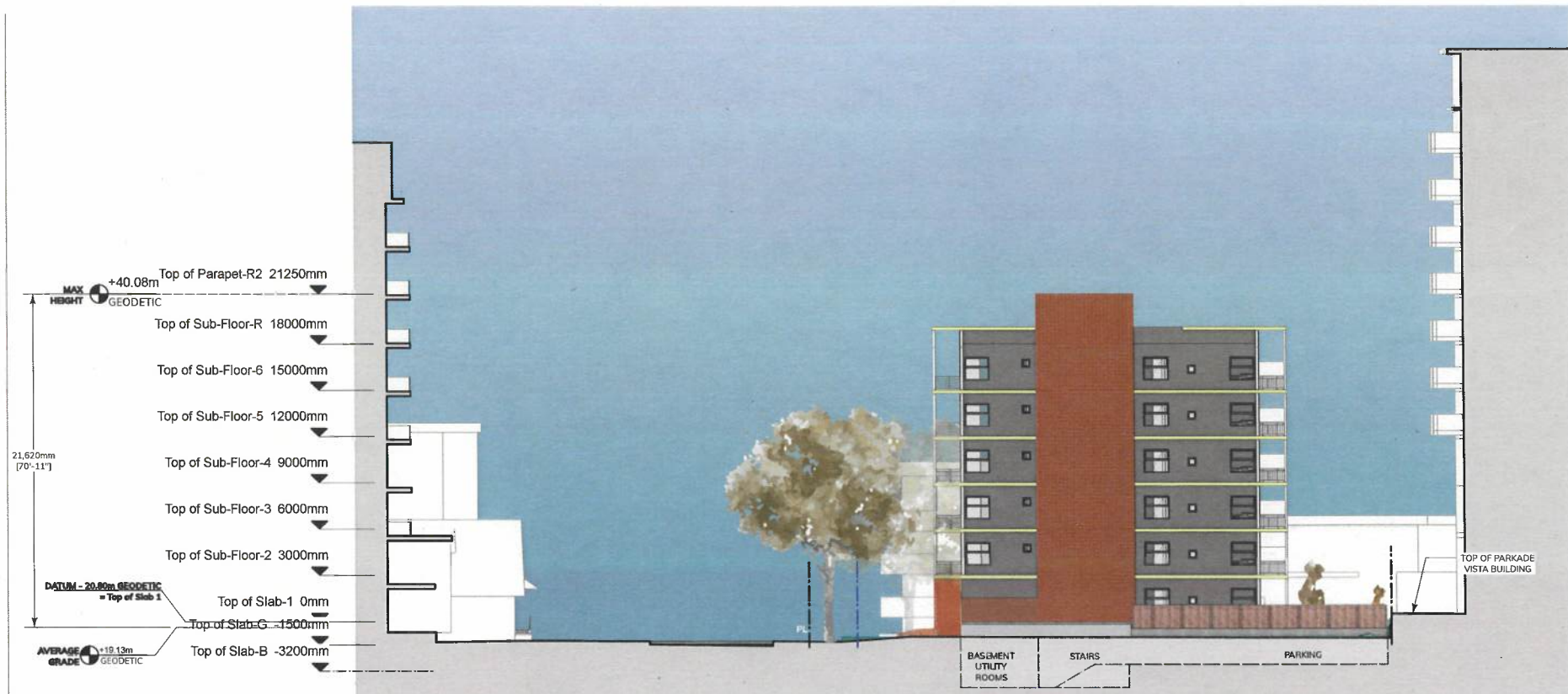
DATE
RZ-102
Floor Plans - Residential Levels 1-5



2 Roof Plan
Scale: 1:100



Project ID: 2006-00



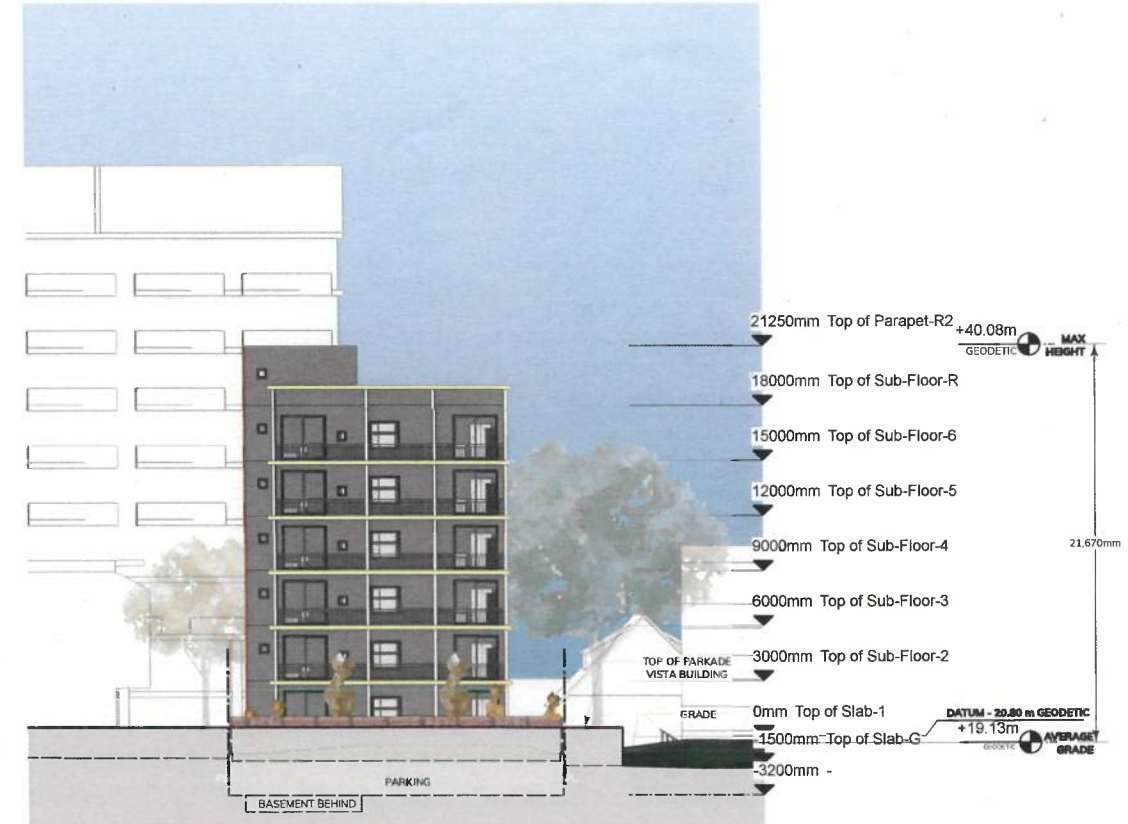
1 South Elevation (Side)
Scale: 1:200



2 West Elevation (Front)
Scale: 1:200

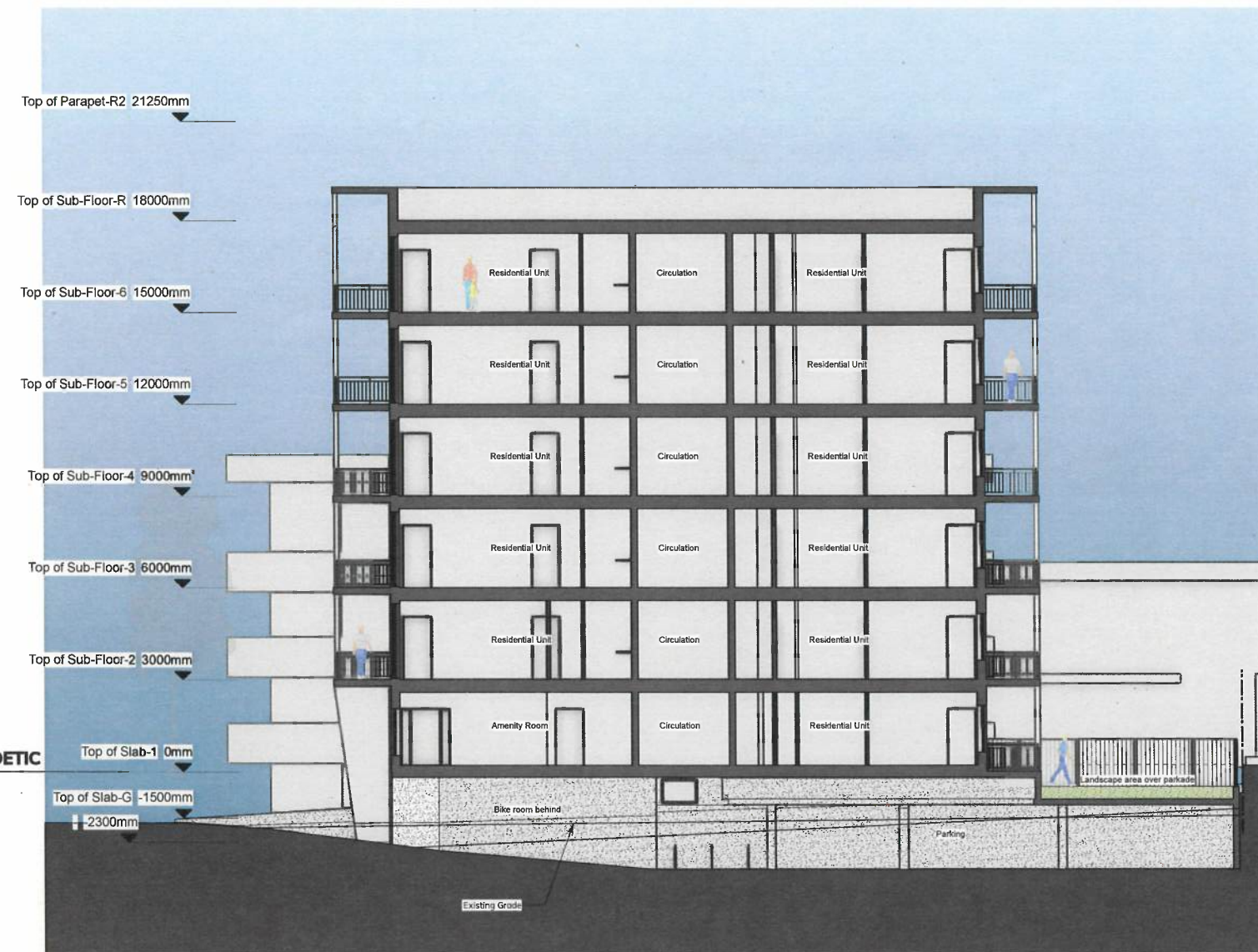
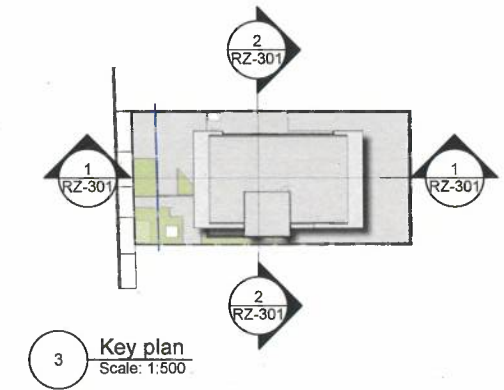


3 North Elevation (Side)
Scale: 1:200

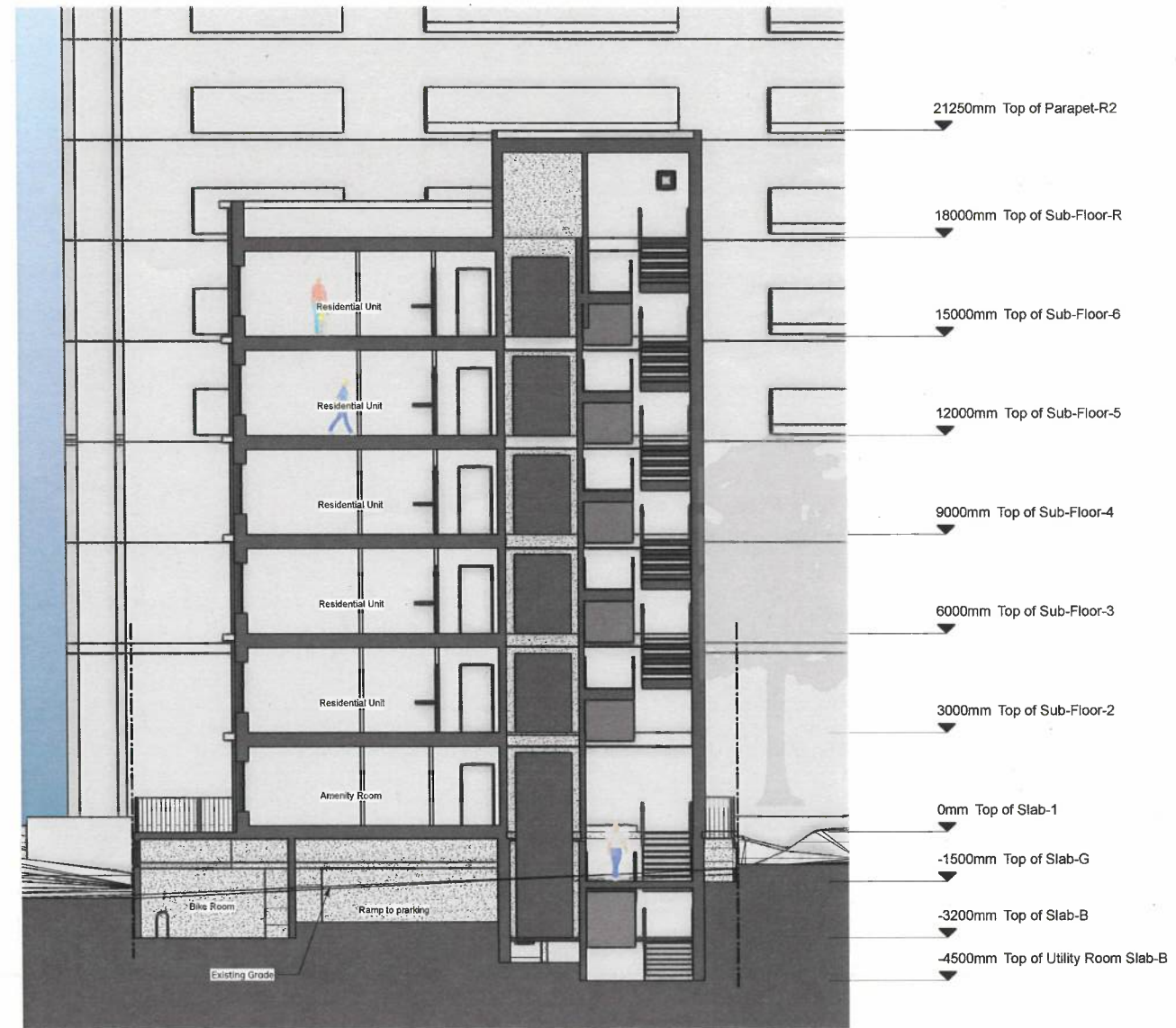


4 East Elevation (Rear)
Scale: 1:200





1 Building Section
Scale: 1:100



2 Building Section
Scale: 1:100

RE-ISSUED FOR REZONING



Project ID: 2020-00



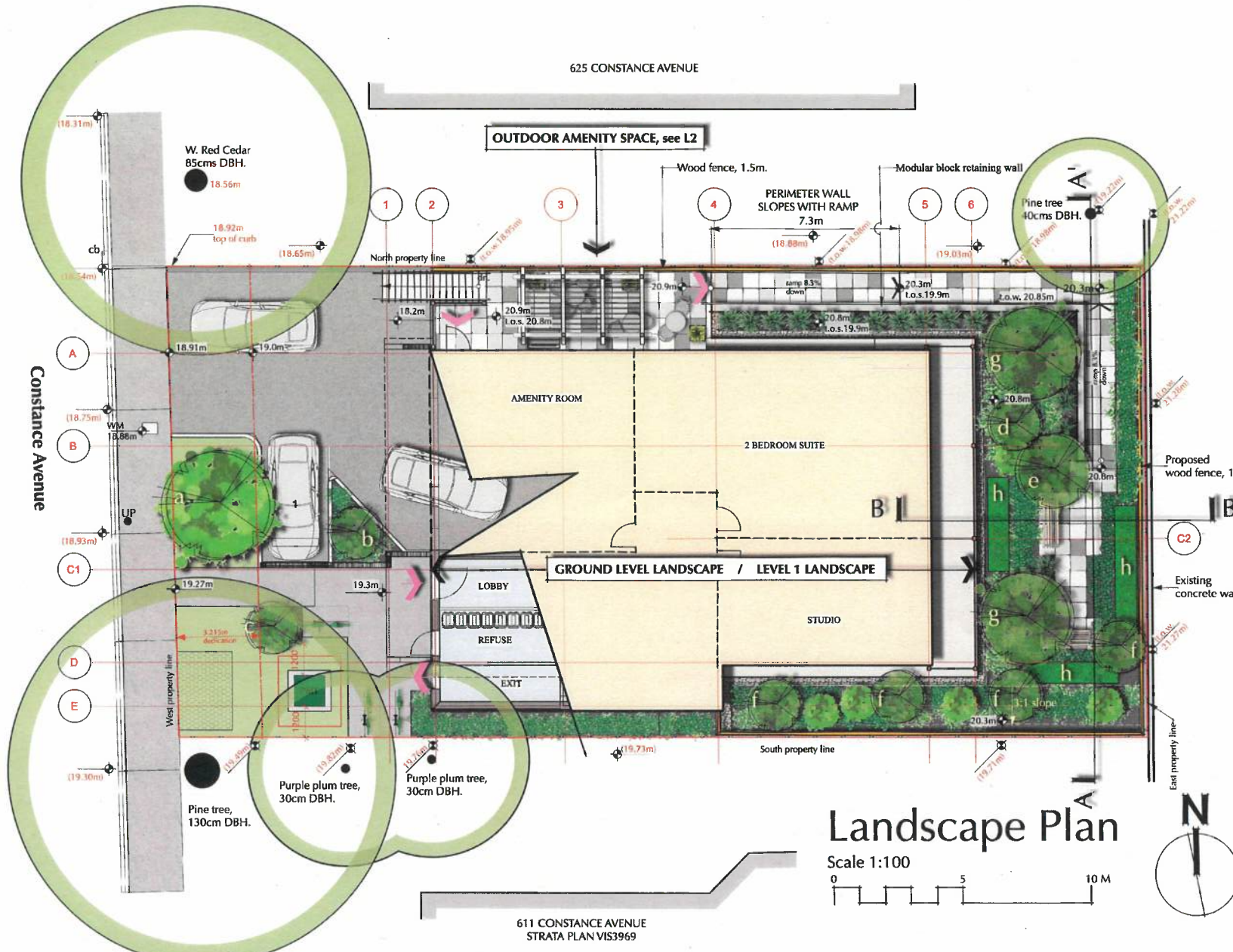
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621 Constance

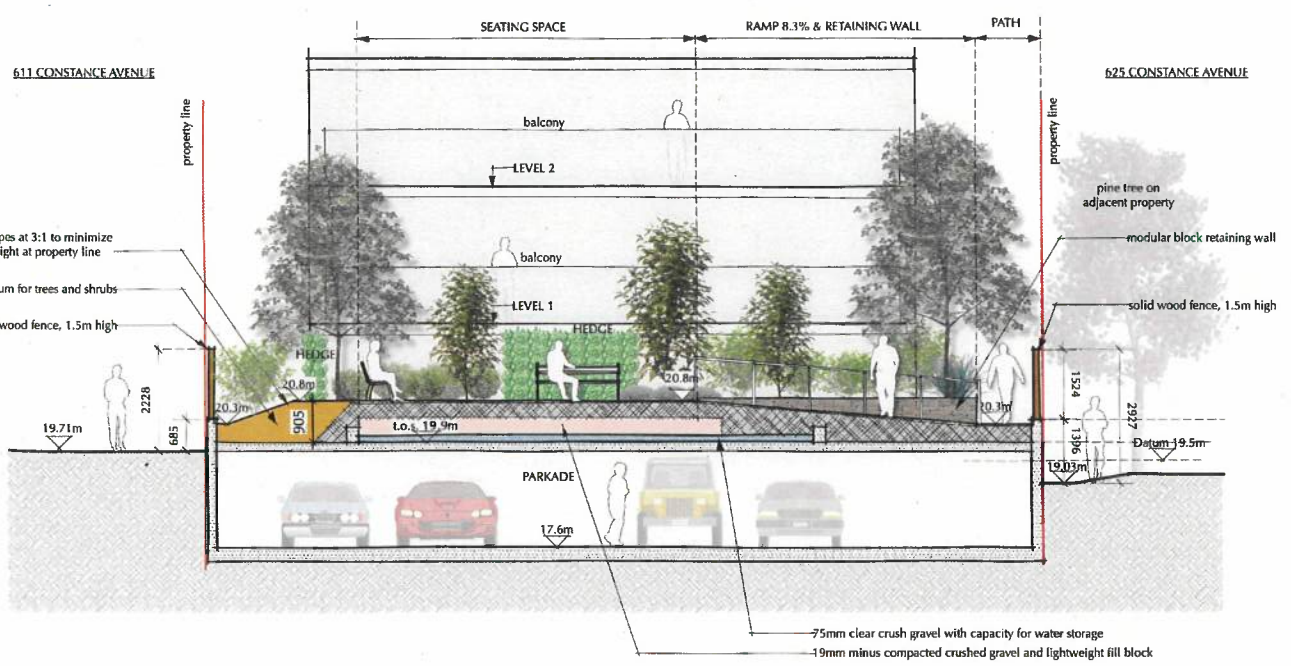
DATE
RZ-301
Sections

LEGEND

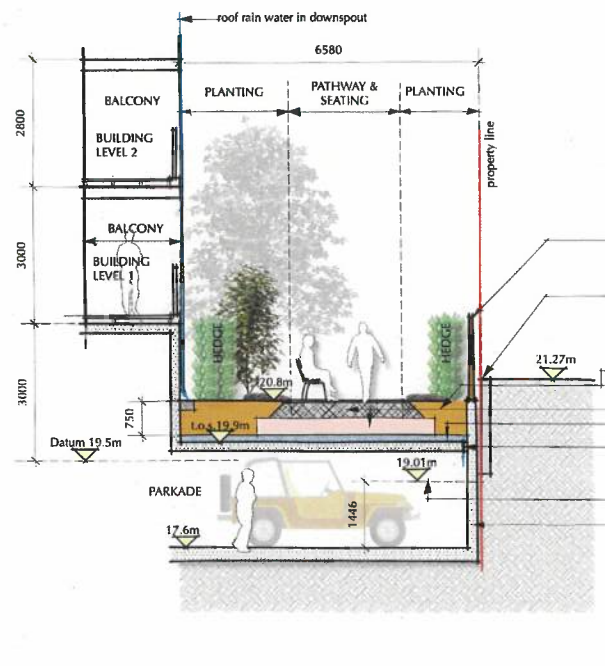
- Pedestrian hard surfaces
- Pre-cast concrete paver slabs
- Poured concrete surface, fine broom finish
- Existing off-site trees on neighbouring properties, there are no existing on-site trees.
- Proposed trees, refer to L2 for plant species
- Proposed small trees refer to L2 for plant species
- Grass
- Reinforced grass
- Hedges: Yew - 1.5m ht.
- Shrubs, ground covers & ornamental grasses, refer to L2 for plant species
- Bench seats, 6' long
- Bike parking, total 6 bikes
- Perimeter wood fence, see detail on L2
- Modular block retaining wall
- Existing grades
- Proposed grades
- Pedestrian entry / access



A-A' SECTION SOUTH / NORTH OVER PARKADE ROOF SLAB
Scale 1:75



B-B' SECTION WEST / EAST OVER PARKADE ROOF SLAB
Scale 1:75



Landscape Design Rationale.

There are 3 locations within the proposed development which have received landscape treatment.

- 1. Adjacent to Constance Avenue,** the building entrance pathway and bike parking are prominent, with soft landscape at each side. A 3.215m dedication is required by the municipality, a new municipal tree and grass surface is proposed.
- 2. An intensive green roof at the north, east and south sides of the building** to create a planted buffer. This provides breathing space between the proposed apartment building and the neighbouring apartments. Set within the green space is a pathway from the outdoor amenity space, leading to two bench seats for use by the residents. Trees and hedges obscure views between the residents in the units, and people using the green space to provide a sense of separation and privacy. The pathway would be surfaced with unit paver slabs providing an accessible surface. The plant selection includes a variety of tree and shrub species, native and adaptive species, which once established would have a low water demand, and would provide year round interest and habitat for pollinators and birds. To reduce the parkade wall heights at the north and south edges of the building, the soil will taper down from 20.8m to 20.3m and small shrubs and ornamental grasses would be planted to withstand the lesser soil depths. Above the parkade roof slab and beneath the soil and planting, a layer of clear crushed rock would be placed to function as a rock pit to temporarily detain roof rain water before it is slowly released into the municipal system. Micro organisms in the soil would help to cleanse the rain water on its way to the rock pit.
- 3. The 2nd level outdoor amenity space** would be furnished with a BBQ, patio chairs and tables and plants in containers, refer to L2.

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

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Revision No.	Description	Date
R1	Road dedication necessitated re-design.	25 February 2025

Issue	Issue Date
Razoning Application R1	25 February 2025
Razoning Application	11 September 2024

Project
621 Constance Avenue, Esquimalt, BC

Sheet Title
LANDSCAPE CONCEPT PLAN

Drawn By
CAR

Checked
SRLA

Scale
1:100 / 1:75

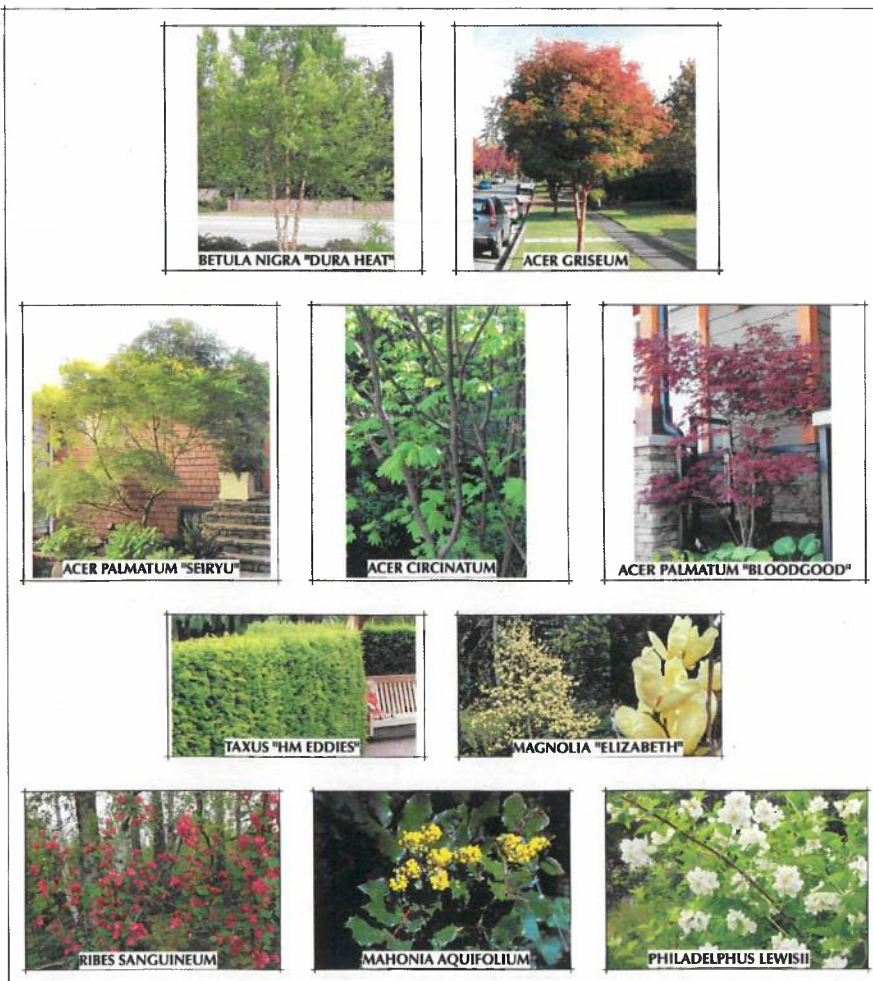
Revision
R1

Sheet Number
L1

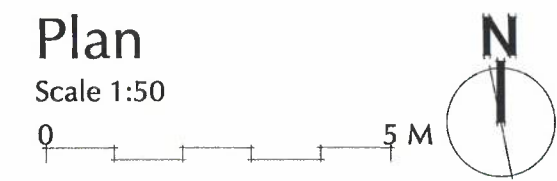
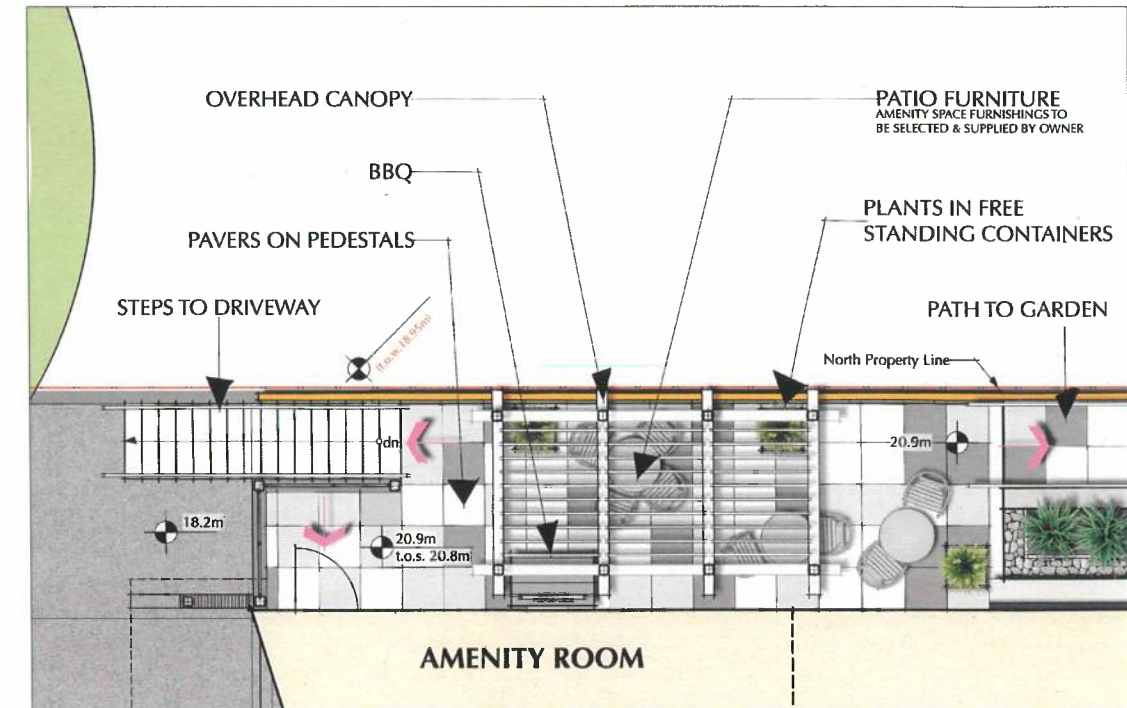
PLANT SCHEDULE & PALETTE

ALL PLANT MATERIAL TO BE No. 1 CNLA QUALITY						
REF #	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS, POLLINATOR / BIRD HABITAT	NATIVE / ADAPTIVE / DROUGHT TOLERANT
TREES						
a	ACER X FREEMANII	MAPLE	5 CM CALIPER	1	MEDIUM SIZE TREE, FALL COLOUR	ADAPTIVE/ DROUGHT TOLERANT
b	ACER CIRCINATUM	VINE MAPLE	#20 POT	1	SMALL TREE, MULTI-STEM, ATTRACTS BEES	NATIVE/ DROUGHT TOLERANT
c	ACER PALMATUM "BLOODGOOD"	JAPANESE MAPLE	#20 POT	1	SMALL TREE, MULTI-STEM, PURPLE LEAF	ADAPTIVE/ DROUGHT TOLERANT
d	ACER GRISEUM	PAPER BARK BIRCH	5 CM CALIPER	1	SMALL TREE, PEELING BARK	ADAPTIVE/ DROUGHT TOLERANT
e	MAGNOLIA "ELIZABETH"	STAR FLOWER MAGNOLIA	#20 POT	1	SMALL TREE, SPRING FLOWERS, POLLINATOR	ADAPTIVE/ DROUGHT TOLERANT
f	ACER PALMATUM "TWOMBLEY'S RED SENTINEL"	JAPANESE MAPLE	#20 POT	3	SMALL TREE, COLUMNAR, RED LEAF, ATTRACTS BEES	ADAPTIVE/ DROUGHT TOLERANT
g	BETULA NIGRA "DURA-HEAT"	RIVER BIRCH	5 CM CALIPER	2	MEDIUM SIZE TREE, MULTI-STEM, PEELING BARK	ADAPTIVE/ DROUGHT TOLERANT
HEDGES						
h	TAXUS "H.M. EDDIES"	YEW	#5 POT OR B+B	20	EVERGREEN HEDGE, TRIM TO 1.5m HEIGHT, NESTING HABITAT	ADAPTIVE/ DROUGHT TOLERANT
SHRUBS, 40% of the planted area, 52m², plants spaced at 1.0 o.c.				Approximate total, 52 plants		
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#1 POT		ATTRACTS POLLINATORS, HUMMINGBIRDS, BERRIES FOR BIRDS	NATIVE/ DROUGHT TOLERANT
	PIERIS "LITTLE HEATH"	DWARF PIERIS	#1 POT		COMPACT, EVERGREEN, VARIEGATED LEAF, ATTRACTS POLLINATORS	ADAPTIVE/ DROUGHT TOLERANT
	PHILADELPHUS LEWISII	MOCK ORANGE BLOSSOM	#5 POT		FRAGRANT, ATTRACTS POLLINATORS	NATIVE/ DROUGHT TOLERANT
	RIBES SANGUINEUM	FLOWERING RED CURRANT	#5 POT		ATTRACTS HUMMINGBIRDS, BERRIES FOR BIRDS	NATIVE/ DROUGHT TOLERANT
	CORNUS SERICEA "KELSEY"	DWARF RED TWIG DOGWOOD	#2 POT		COMPACT, RED STEMS IN WINTER, ATTRACTS BIRDS	NATIVE / DROUGHT TOLERANT
GROUND COVERS, 60% of the planted area, 77m², plants spaced at 2.5 o.c.				Approximate total, 195 plants		
	ARCTOSTAPHYLOS UVA-URSI	KINNINNIK	#1 POT		EVERGREEN, SPRING FLOWERING, LOW GROWING	NATIVE / DROUGHT TOLERANT
	CALLUNA VULGARIS "DARK BEAUTY"	HEATHER, RED FL.	#1 POT		EVERGREEN, SUMMER FLOWERING, LOW GROWING	ADAPTIVE/ DROUGHT TOLERANT
	ERICA CARNEA "KRAMER'S RED"	HEATHER, RED FL.	#1 POT		EVERGREEN, WINTER FLOWERING, LOW GROWING	ADAPTIVE/ DROUGHT TOLERANT
	HAKONECHLOA MACRA "AUREOLA"	JAPANESE FOREST GRASS	#1 POT		EVERGREEN, SHADE TOLERANT	ADAPTIVE/ DROUGHT TOLERANT
	MISCANTHUS SINENSIS "MORNING LIGHT"	VARIEGATED MAIDENHAIR GRASS	#2 POT		ATTRACTS BIRDS	ADAPTIVE/ DROUGHT TOLERANT
	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT		EVERGREEN	NATIVE/ DROUGHT TOLERANT

Notes:
 The landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.
 The plant species, sizes and quantities identified in the plant schedule are indicative of the planting concept. Detailed planting plans will be prepared for all planting areas for the Building Permit application, and will include plant species, sizes at the time of planting and quantities.
 All planted areas shall be provided with fully automated, low volume underground irrigation in accordance with the provisions of the Irrigation Industry Association of BC (IIABC).



LEVEL 2, OUTDOOR AMENITY SPACE



SMALL & ROSSELL
 LANDSCAPE ARCHITECTS INC.
 3012 manzer road, sooke, b.c., v9z 0c9
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 design@smallandrossell.com
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R1	Road dedication necessitated re-design.	25 February 2025

Issue	Issue Date
Rezoning Application R1	25 February 2025
Rezoning Application	11 September 2024

Project
 621 Constance Avenue,
 Esquimalt, BC

Sheet Title
**LEVEL 2
 OUTDOOR AMENITY
 SPACE &
 PLANT PALETTE**

Drawn By
 CAR

Checked
 SRLA

Scale
 1: 50 / 1:25

Revision
 R1

Sheet Number
 L2

PERIMETER WOOD FENCE SCALE 1:25

