



P R A X I S
architects inc.

838 – 842 Admirals Redevelopment

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Township of Esquimalt
1229 Esquimalt Road
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December 15, 2017

RE: 838 – 842 ADMIRALS ROAD



Dear Mayor and Council,

The proposed project at 838 – 842 Admirals Road will be a new purpose-built rental multiple residential building, with 4 storeys of wood-frame construction. According to the current Official Community Plan, Schedule A - Land Use Designation, these properties are identified as Townhouse Residential which means up to 3 storeys are permitted and a maximum floor area ratio (FAR) of up to 0.70 is permitted. An amendment to the OCP would be required to permit 4 storeys and allow for increased density. We understand from informal conversations with Esquimalt Planning Department that the new OCP may change the land use designation for these sites to Multi-Unit Low-Rise Residential (MULRR). Staff may also be recommending to council that MULRR designated properties be considered for up to 6 storeys in height in most cases.

838 / 839 Admirals is currently zoned CD-75 (Comprehensive Development) and 842 Admirals is currently zoned RD-3 (Two Family / Single Family Residential). 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 4, 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.