

MULTIFAMILY RESIDENTIAL PROPOSAL



COUNCIL PRESENTATION JUNE 2023 – RESPONSE TO FIRST READING COMMENTS

820 ESQUIMALT ROAD &
833, 837 OLD ESQUIMALT ROAD



INTRODUCTION



Development Highlights:

- ✓ **Multifamily housing**
- ✓ **Aligns with Official Community & Active Transportation Plans**
- ✓ **On Frequent Transit Network**
- ✓ Integrates with emerging and future land uses
- ✓ Walkable to community amenities
- ✓ Live-work premises for the Esquimalt Road frontage

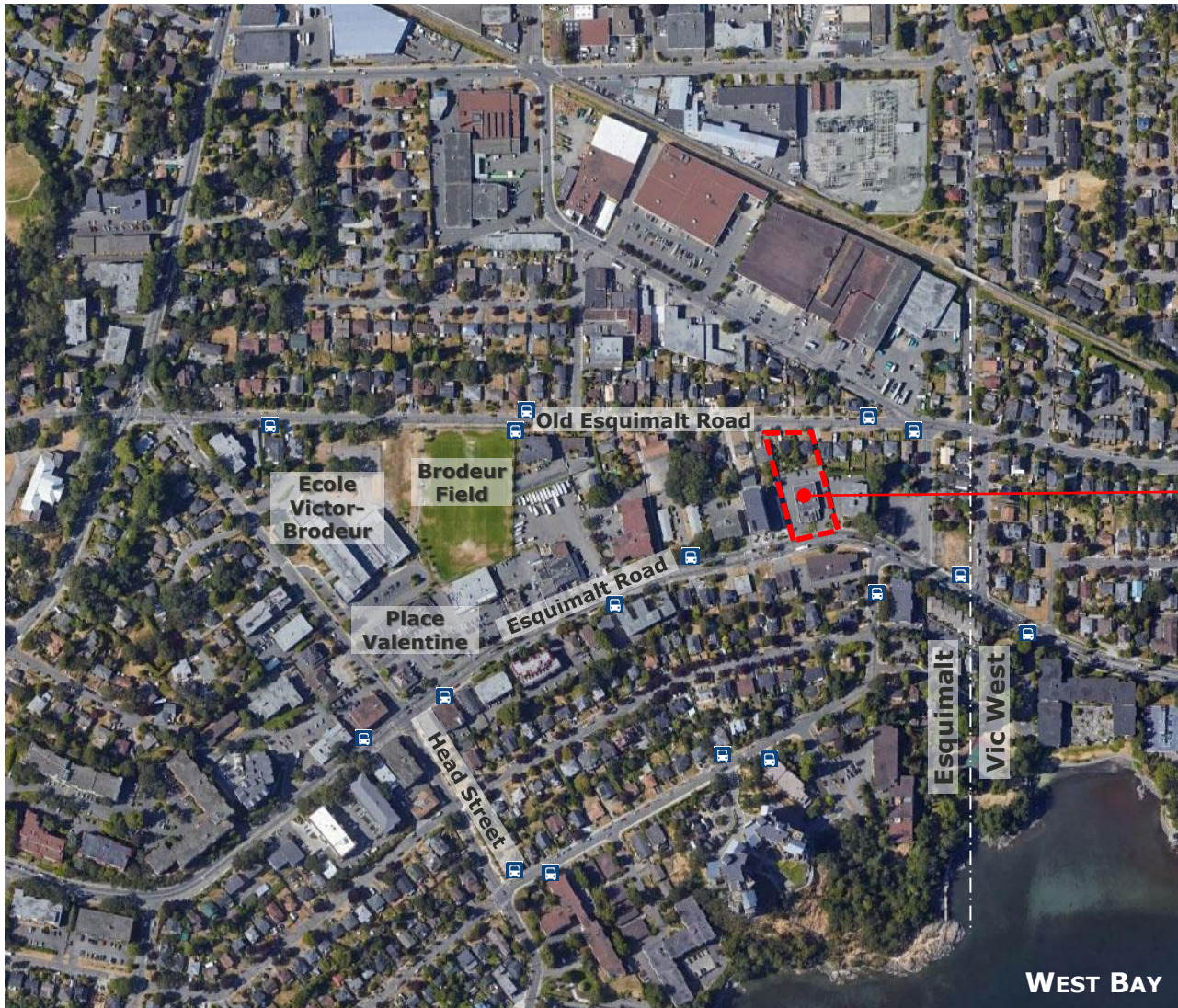
INTRODUCTION



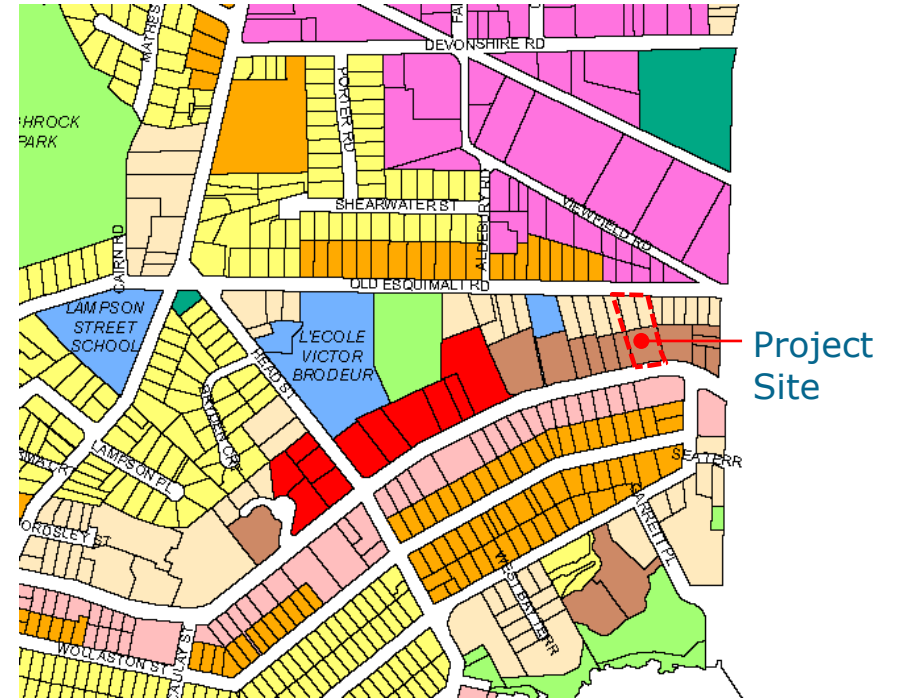
Response to First Reading Comments:

- 1. Rental**
- 2. Step Code & green building features**
- 3. Massing**
- 4. Commercial live-work space**
- 5. Parking access & traffic**

LOCATION, COMMUNITY CONTEXT & OCP



OCP Land Use Map



- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- High Density Residential

Site Designation



RENTAL HOUSING

Item 1

What form of housing is being proposed?



Market rental apartment:

- ✓ **135 new apartments**
- ✓ Secured by **10-year covenant**
- ✓ Mix of 1, 2, & 3 bedroom units
- ✓ Introduction of ground floor **live-work** units
- ✓ Frequent transit network
- ✓ Proximity to established commercial node
- ✓ Compliments variety of housing

STEP CODE AND GREEN BUILDING FEATURES

Item 2

Building construction proposed to Energy Step Code 2



Building construction to Energy Step Code 3:

- ✓ **Low Carbon Energy Systems**
- ✓ **Proximity to Frequent Transit Network**
- ✓ **EV infrastructure**
- ✓ **Enhanced bike facilities**
- ✓ **Native & adaptive trees & plants**
- ✓ **Urban Infill & Densification**
- ✓ **Efficient building design & construction**
- ✓ **Building responds to site topography**
- ✓ **Water conserving fixtures**
- ✓ **Energy efficient lighting & appliances**
- ✓ **Stormwater management measures**

MASSING

Item 3 Building massing



View entering Esquimalt – **BEFORE**

MASSING

Item 3 Building massing



View entering Esquimalt – **AFTER**

MASSING

Item 3 Building massing



View from across the street – **AFTER**

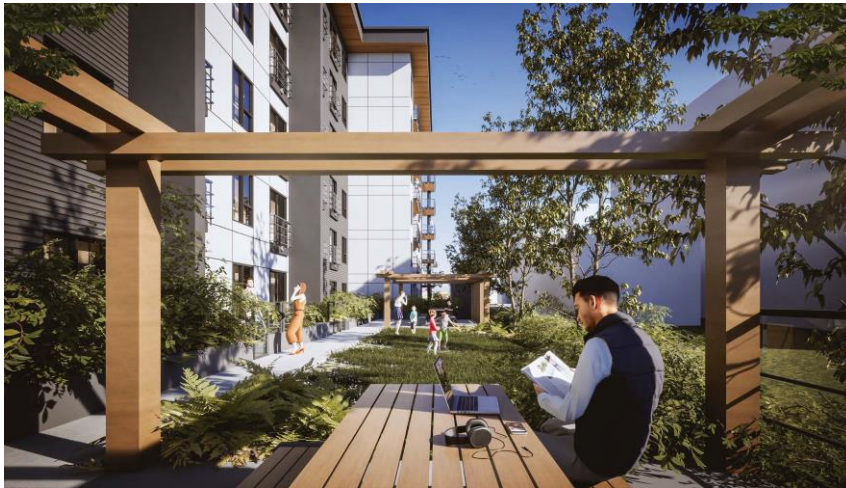
BUILDING RENDERINGS



Esquimalt Road (Southwest)



Old Esquimalt Road (Northwest)



Shared Amenity Area

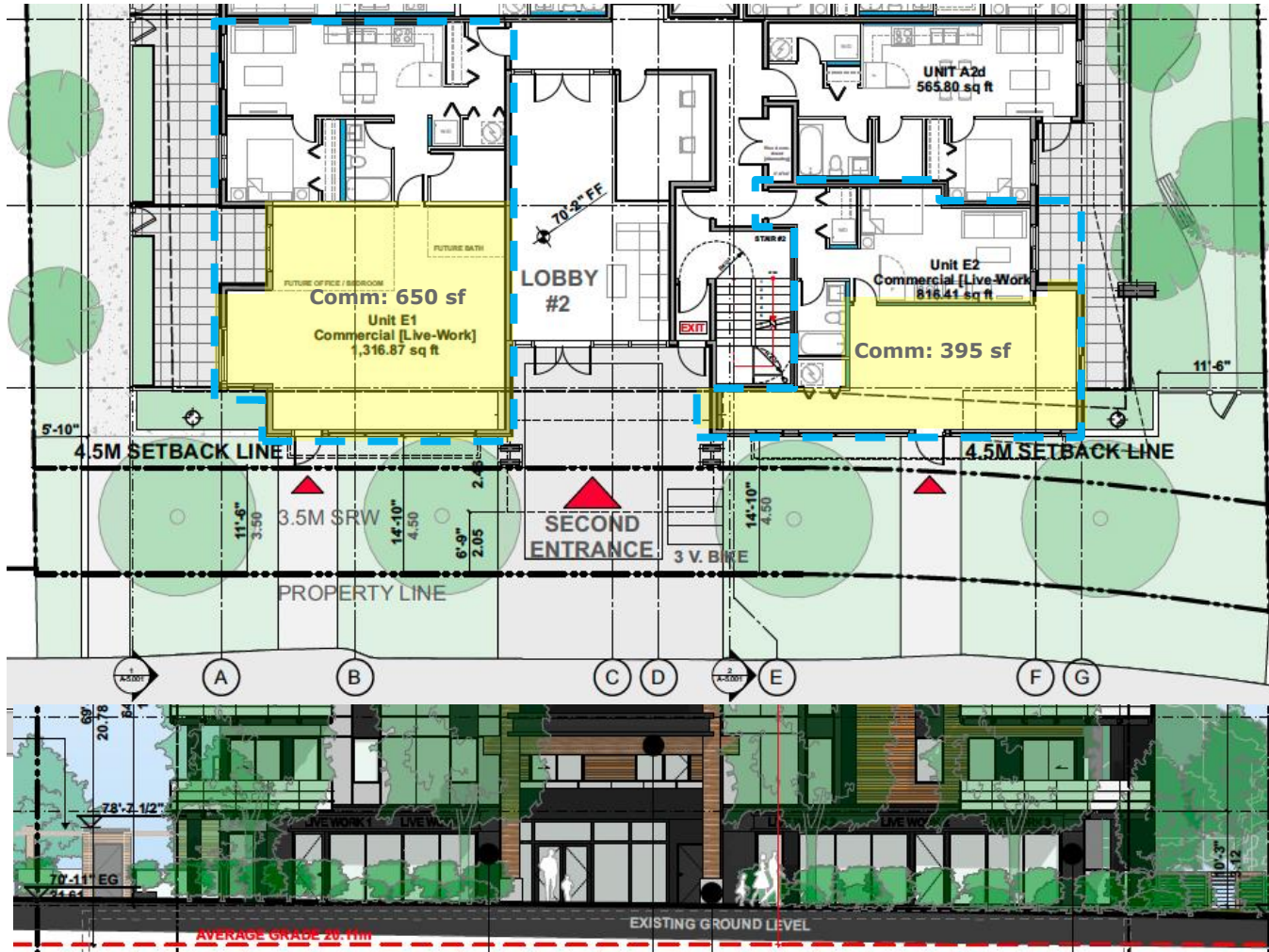


Old Esquimalt Road (Northeast)

COMMERCIAL SPACE – LIVE WORK UNITS

Item 4

Can commercial space be incorporated to this property?



Commercial live-work units on Esquimalt Road:

- ✓ Flexible space for small businesses
- ✓ Accessible and visible from the street
- ✓ Animates the street edge
- ✓ Maintains the street trees & setback requirements
- ✓ Suitable for personal services:
 - Artist
 - Hairdresser
 - Notary
 - Personal trainer
 - Photographer
 - Therapist

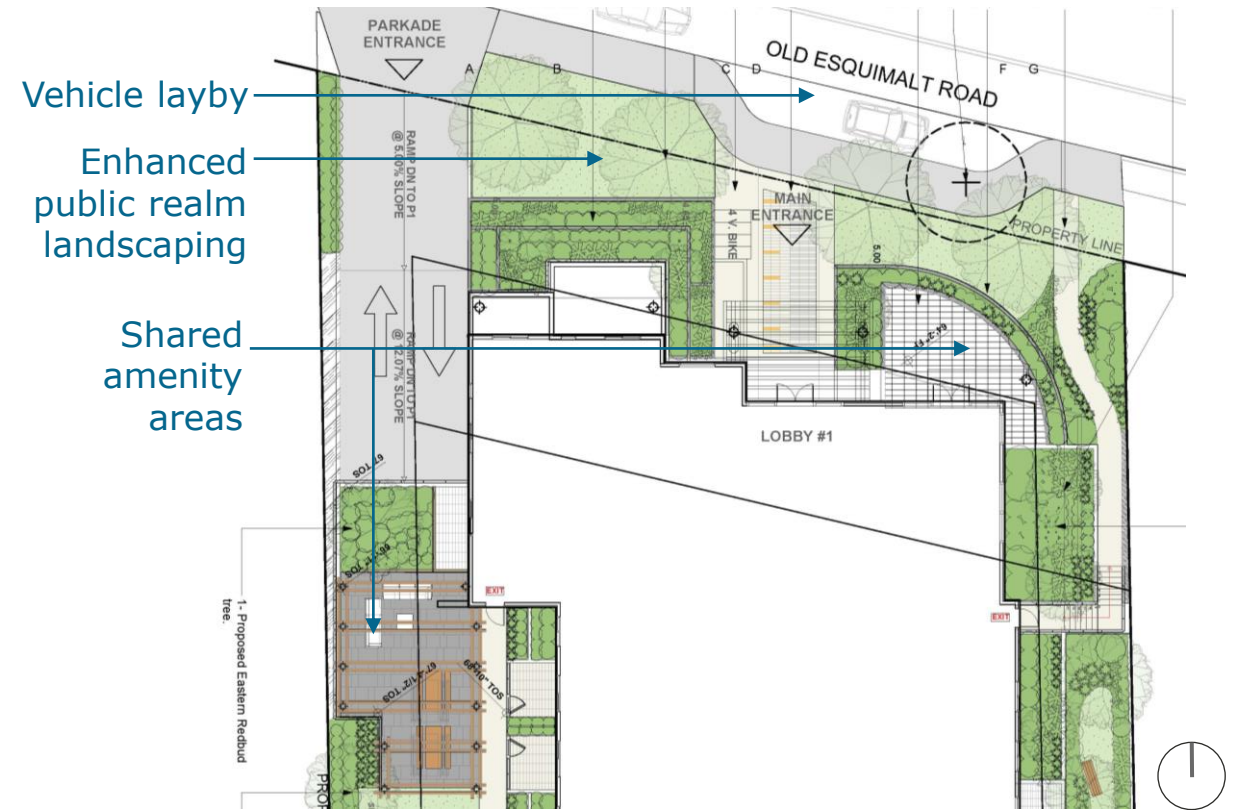
PUBLIC REALM & URBAN EDGE



Old Esquimalt Road



Esquimalt Road



Animated street edge

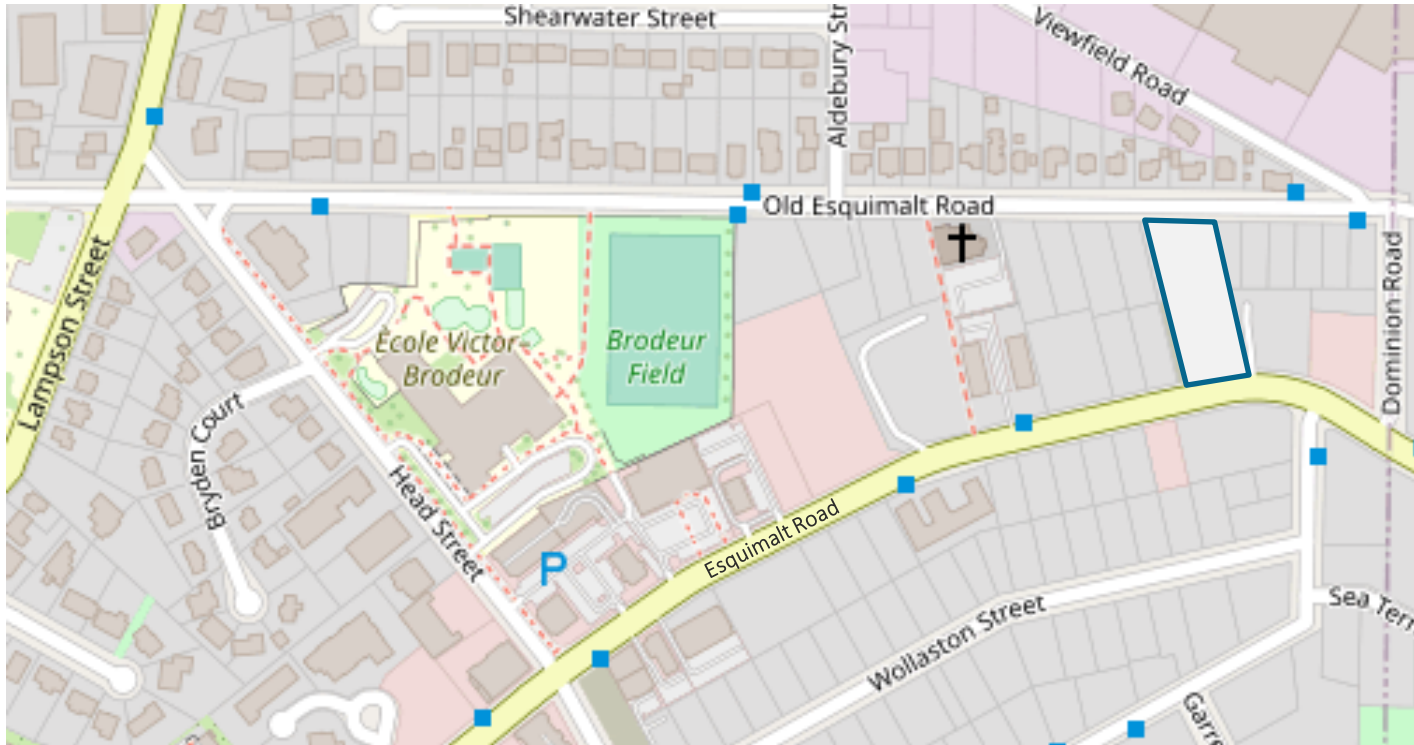
Enhanced public realm landscaping



PARKING ACCESS & TRAFFIC

Item 5

Parking access from Old Esquimalt Road & increased traffic



Walk Score
79
Very Walkable
Most errands can be accomplished on foot.

Transit Score
61
Good Transit
Many nearby public transportation options.

Bike Score
92
Biker's Paradise
Daily errands can be accomplished on a bike.

PARKING ACCESS & TRAFFIC

Item 5

Parking access from Old Esquimalt Road & increased traffic



AM Peak Hour – 7-9 am

- Background volume 237
- Proposal: 37 outbound (14% of background)

PM Peak Hour – 4-6 pm

- Background volume: 199
- Proposal: 31 inbound (15% of background)

Old Esquimalt Road Access Benefits:

- Ample capacity to absorb traffic
- Straight road
- Aligns with 2021 traffic study
- Maintains traffic flow on Township's busiest street

THANK YOU