

LIGHTHOUSE - DP Presentation for Esquimalt Council June 14, 2021



OVERVIEW

01 INTRODUCTION

02 AQUILA PACIFIC

03 SITE

04 NEW BUILDING ELEMENTS
AND CONTEXT

05 COMMUNITY RELATIONS

06 CONCLUSION

Three projects in
Esquimalt's growing
downtown

PROJECT 1

Lighthouse

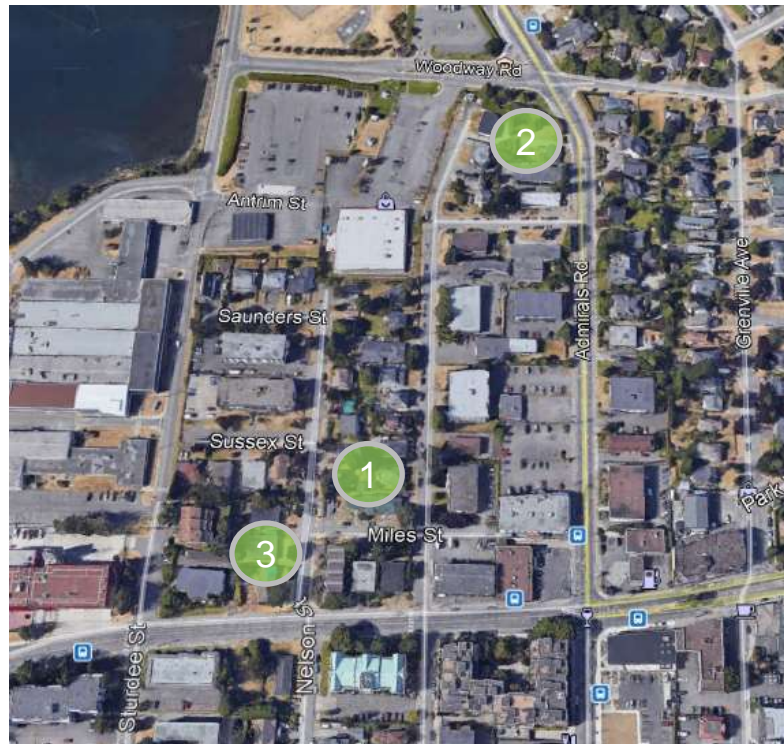
PROJECT 2

Constance House

PROJECT 3

602 Nelson St

AQUILA PACIFIC



ABOUT THE SITE



**Land assembly of
small older homes
in OCP's high
density precinct**



**Intersection of
Nelson, Miles and
Constance**

- 623 Nelson
- 1326 Miles
- 616-620 Constance



**Site OCP
designation**

NEW VS OLD

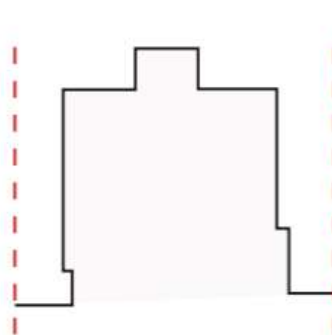
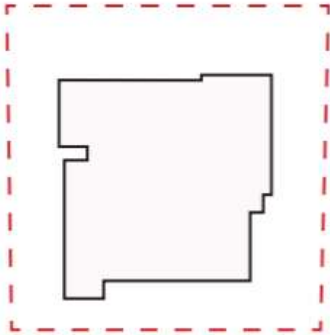
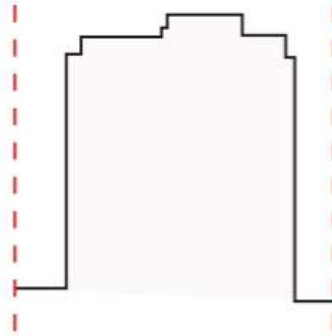
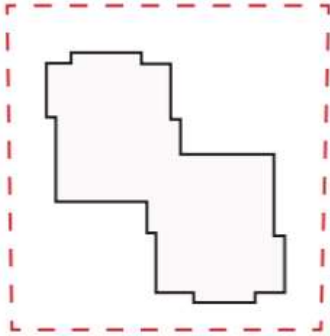
**Previously proposed
building**
(previous owner)

FSR 3.37
NET 8864 sqm
GROSS 11,062 sqm



**Currently
proposed
building**

FSR 3.23
NET 7820 sqm
GROSS 11,475 sqm



FLOOR PLATE

ELEVATION

RENDER

BUILDING ELEMENTS

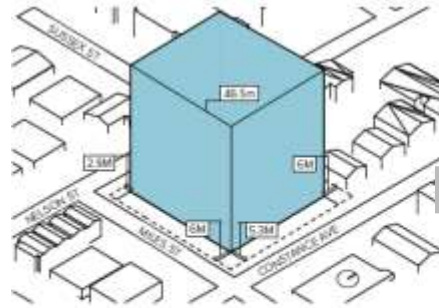
- **Building density**
 - Height – 10 storeys (36.1m)
 - FSR – 3.23
 - 49% lot coverage
- **129 Units**
 - 5 – studio
 - 22 - 1 bed
 - 68 - 1 bed + den
 - 28 - 2 bed
 - 3 - 3 bed
 - 3 – Townhouse
- **Daycare**
- **Commercial spaces**
- **131 parking spaces on 2 levels**



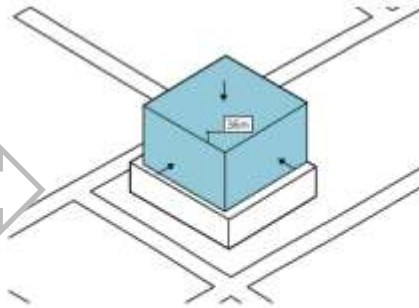
BUILDING IN CONTEXT



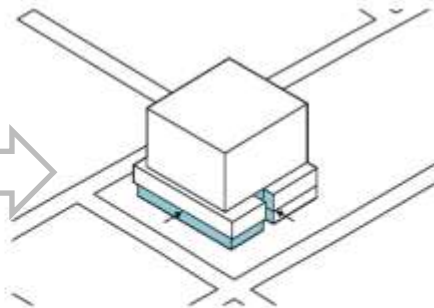
EVOLUTION OF FORM



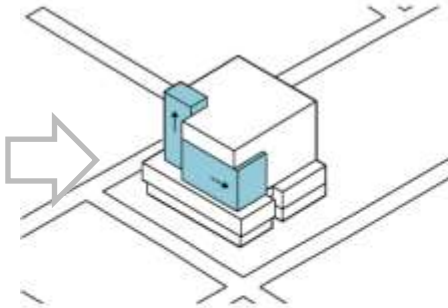
1
BUILDING MASS AS PER BYLAW ENVELOPE



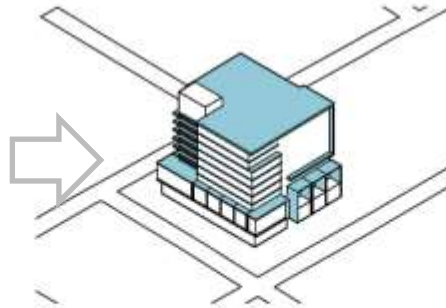
2
REDUCED BUILDING HEIGHT TO ALIGN WITH CONTEXT
PODIUM MASSING TO REDUCE MASS ON UPPER FLOORS



3
CARVE ENTRANCE FOR WAYFINDING
PUSH BACK COMMERCIAL TO ALLOW FOR GREATER PUBLIC SPHERE



4
DYNAMIC MASSING TO ENGAGE STREET



5
ARCHITECTURAL ARTICULATION TO CREATE ENGAGING ELEVATIONS



6
FURTHER ARCHITECTURAL ARTICULATION
PUBLIC AND PRIVATE SPACE ACTIVATED WITH LANDSCAPING

A PROGRESSIVE BUILDING



- **Energy Stepcode 4**
- **8 affordable units**
- **3 adaptable/accessible units**
- **MODO car and memberships**
- **Transit passes for residents**
- **Solar ready**
- **EV charging system**
- **Songbird and pollinator species in landscape**
- **Stormwater management**
- **Large rooftop amenity area**
- **New public open space (Miles/Constance)**



Communications with CFB Esquimalt Commander and Chief of Staff to connect housing and daycare to Base personnel needs

COMMUNITY RELATIONS

CONCLUSIONS

- **100% Rental housing with both affordable and accessible units.**
- **Many progressive measures**
- **Daycare**
- **A good relationship with the Base**
- **Ready to move forward on construction**



THANK YOU



FAAS

SCATLIFF + MILLER + MURRAY

