

CONSTANCE HOUSE

Covenant Presentation for Esquimalt public hearing – July 12, 2021



OVERVIEW

01 INTRODUCTION

02 AQUILA PACIFIC PROJECTS

03 SITE

04 NEW BUILDING ELEMENTS,
CONTEXT, FUNCTIONALITY
AND COMMITMENTS

05 COMMUNITY RELATIONS

06 CONCLUSION

Three projects in
Esquimalt's growing
downtown

PROJECT 1

Light House

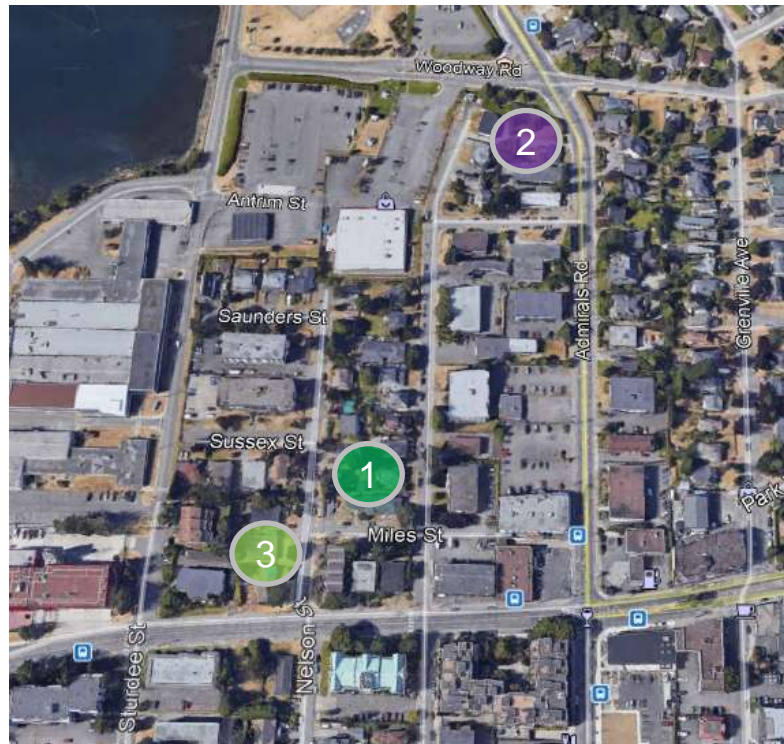
PROJECT 2

Constance House

PROJECT 3

602 Nelson St

AQUILA PACIFIC



ABOUT THE SITE



**Land assembly of
small older
buildings at north
end of OCP's high
density precinct**



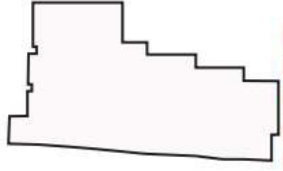
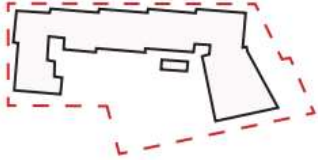
**Intersection of
Admirals, Woodway
and Constance**



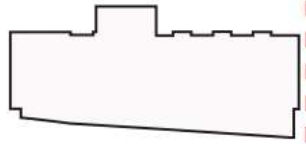
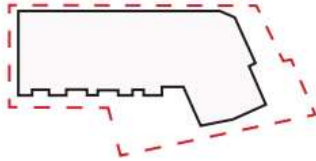
**OCP designation –
high density
residential**

NEW VS OLD

PREVIOUS DP



CURRENT DP



FLOOR PLATE

ELEVATION



FSR 2.58
NET 4,995 sqm
GROSS 5,629 sqm

**Previously
proposed
building**
(previous owner)



FSR 2.8
NET 5,371 sqm
GROSS 6,797 sqm

**Currently
proposed
building**
(more efficient)

RENDER

BUILDING ELEMENTS

- **Building density**
 - Height - 25.4
 - FSR - 2.8
 - Lot coverage – 62%
- **83 Units**
 - Studio - 7
 - 1 bed - 27
 - 2 bed - 43
 - 3 bed - 6
- **92 parking spaces on 2 levels**
= 1:1 + VISITORS
- **92 bike stalls**
- **83 storage lockers** (large enough for bikes)



BUILDING IN CONTEXT



- **Northerly end of high density area.**
- **Achieves high density but transitions in height = less impact on adjacent lower density neighbourhoods**
- **Public and private open space**

A PROGRESSIVE BUILDING

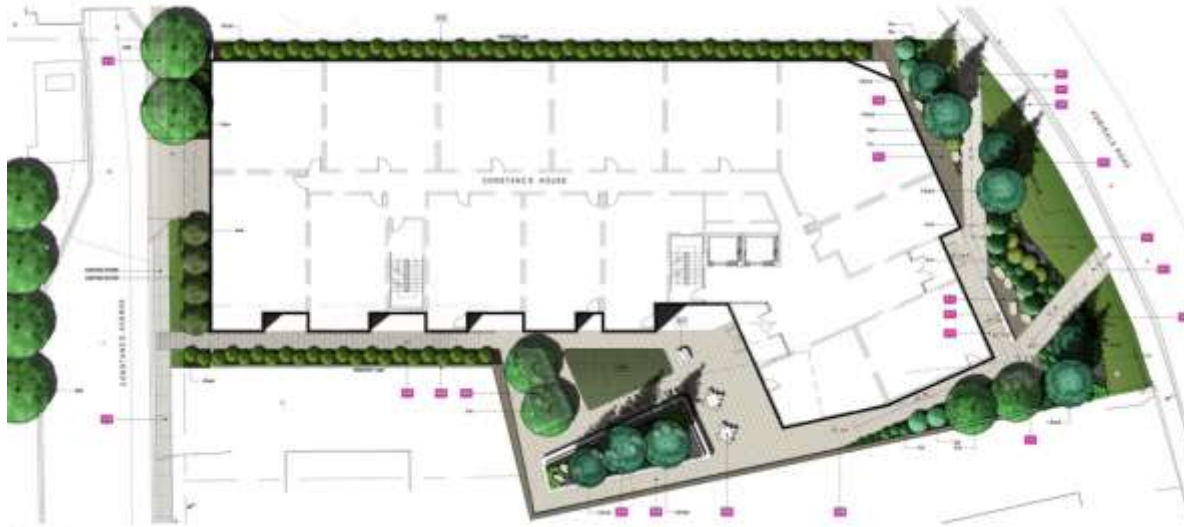


- **Energy Stepcode 4**
- **Transit passes for residents**
- **Solar ready**
- **EV charging system**
- **Large rooftop amenity area**

LANDSCAPE DESIGN

Enhanced
vegetation scale
around non-
active walls

New sidewalks
and street trees
along Constance
incl hedge /
vegetation along
fence line



Generous public
realm on Admirals

Plant choice:
native, songbird
and pollinator
habitat

New sidewalk /
underground
hydro on Admirals

Mix of multi-use surfaces and vegetation in plaza
(*recreation / habitat / cooling / play - incl
rubberized flexible area for safe play*)

COVENANT REFINEMENTS

A balanced approach to sustainability

Previously approved project covenant	New covenant terms and commitments
<ul style="list-style-type: none"> • 83 units – from studio to 3 bed 	<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • No affordable units 	<ul style="list-style-type: none"> • 6 affordable units added
<ul style="list-style-type: none"> • 10 accessible units with adaptable design 	<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • Glass façade along Admirals St with views to internal courtyard 	<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • \$75,000 contribution to public art fund 	<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • Transit passes for one year for all new residents 	<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • Hydro work on Constance/Admirals 	<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • Sidewalk and blvd improvements 	<ul style="list-style-type: none"> • Minor refinements to street tree locations
<ul style="list-style-type: none"> • Parking improvements on Constance 	<ul style="list-style-type: none"> • Minor refinements to street parking configuration
<ul style="list-style-type: none"> • No EV charging commitment 	<ul style="list-style-type: none"> • Commitment to : <ul style="list-style-type: none"> ○ 5 EV chargers to be installed. ○ Wiring to support EV chargers throughout underground parking for future chargers to be added. ○ High voltage plugs in lockable bike room for E-bikes.
<ul style="list-style-type: none"> • No scooter support commitment 	<ul style="list-style-type: none"> • A commitment to provide parking and charging access for scooters inside the accessible units.
<ul style="list-style-type: none"> • Commitment to prefabrication and Passive House (approx. Stepcode 5) 	<ul style="list-style-type: none"> • Commitment to Stepcode 4 (~40% more energy efficient than building code) and no prefabrication requirement



Notification mail-dropped in full postal code surrounding site (approx. 400) - positive responses to inquiries.

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

COMMUNITY RELATIONS

CONCLUSION

- **A more efficient and feasible new building with no loss of public benefits**
- **High density with reduced impact on neighbourhood**
- **100% rental housing with both affordable and accessible units.**
- **Many progressive measures**
- **A good relationship with CFB Esquimalt**
- **Ready to move forward to DP, BP and construction**



THANK YOU