

# 602-612 Nelson Street Rezoning

Project Presentation for Council – July 4, 2022



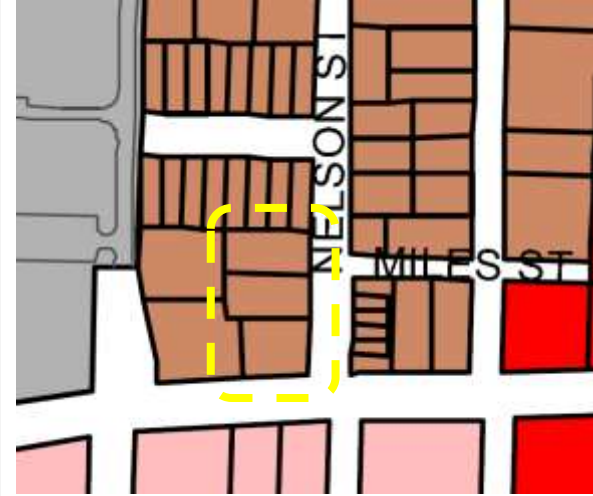
# ABOUT THE SITE



**Land assembly of small older residential lots – 602, 608, and 612 Nelson St.**

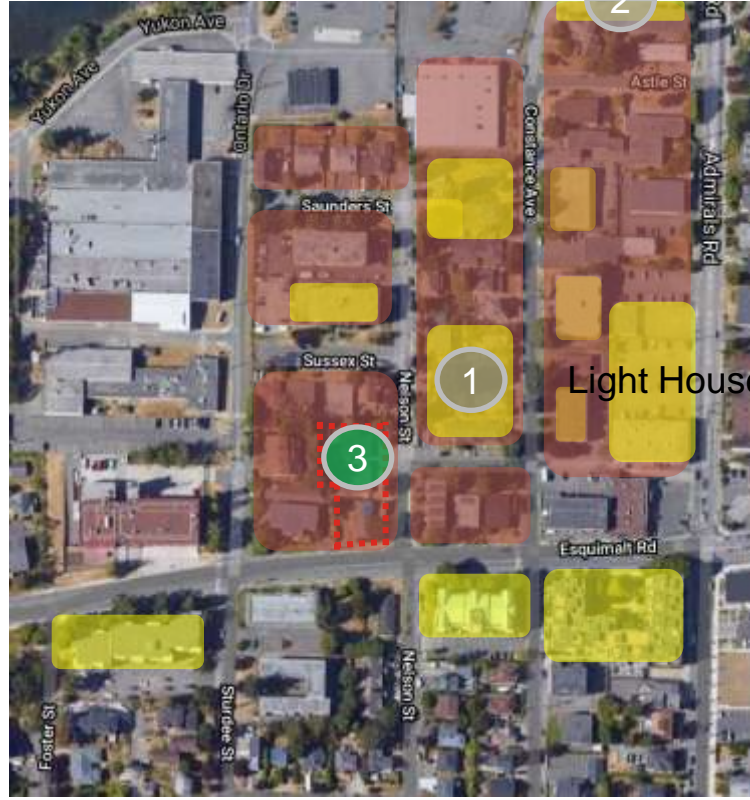


**Intersection of Esquimalt and Nelson Street**





**Site OCP designation – High Density Residential**

# SITE CONTEXT



Constance House

Light House

- 3  -High Density Residential Land Use
-  - Other Aquila Projects

# SITE PLAN



# Principles

- **To provide multi-family ownership opportunities**
  - Add to existing single family / ground-oriented opportunities in area
  - Provide more affordable type of housing ownership
- **A progressive building**
  - Social and environmental goals
- **Create a hub of social vitality in this new high-density neighbourhood**
  - Café
  - Parkette space
  - Social community within building





# BUILDING ELEMENTS

## Building density

- Height – 12 storeys / 39.7m
- FAR – 3.39
- Lot coverage – 49%

## 109 Units

- 10 Below Market
- 99 Market

## 110 parking spaces on 2.5 levels

- 15 visitor + commercial shared stalls
- 109 bike parking stalls



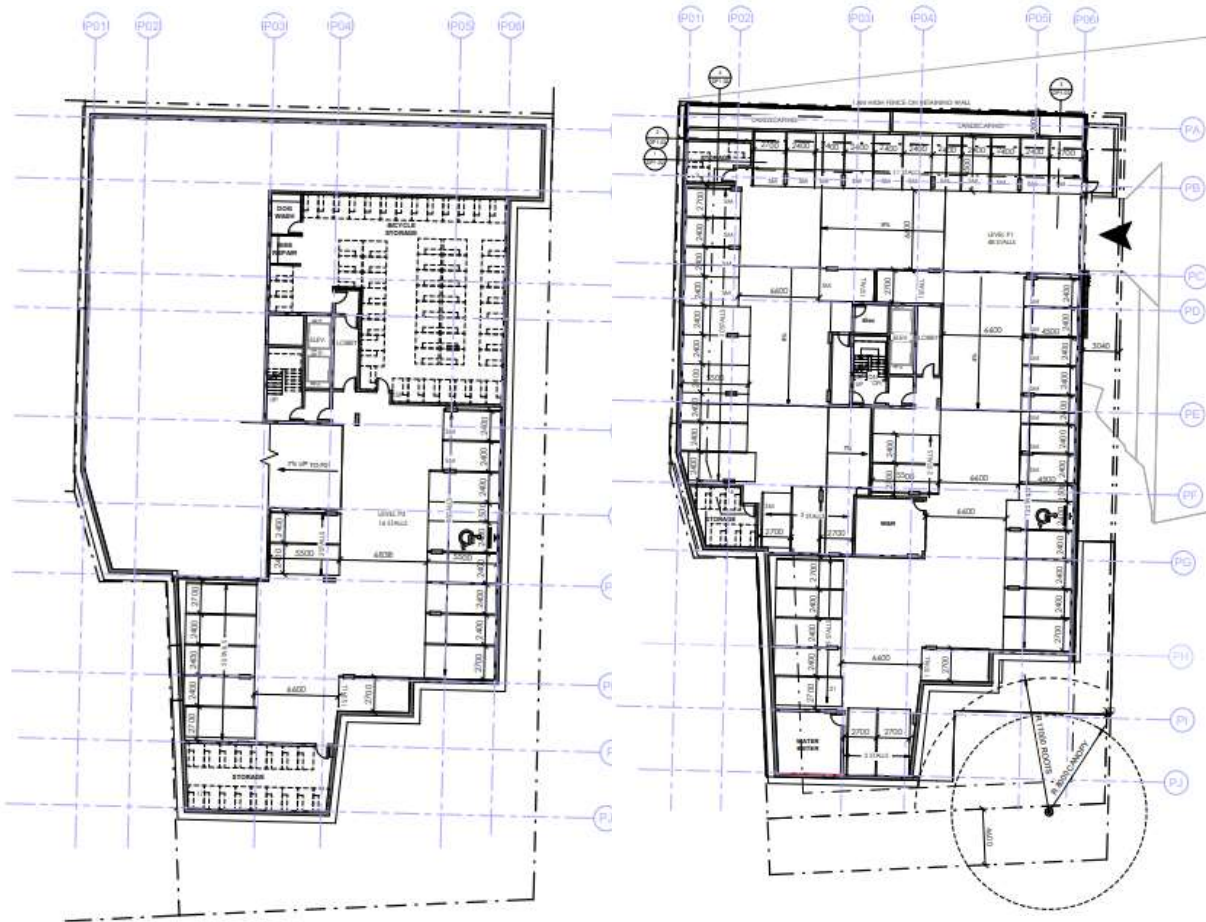
# BUILDING ELEVATIONS



East Elevation – Nelson St

# BUILDING ELEVATIONS





## Parking layout



**Table 1.1: Vehicle Parking Requirement & Supply**

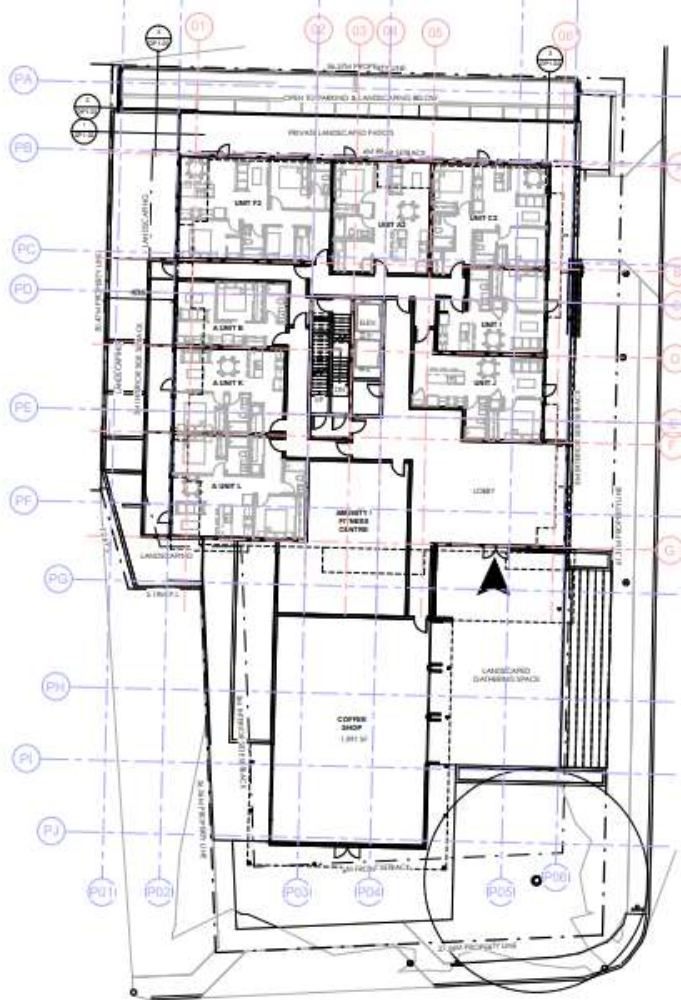
USE	DENSITY	VEHICLE PARKING STALLS		
		Bylaw	Supply	Difference
Resident (Market)	99 units	107	95	-12
Resident (Affordable)	10 units			
Visitor	109 units	35	15	-34
Restaurant (Coffee Shop)	185 m <sup>2</sup> GFA	14		
<b>TOTAL</b>		<b>156</b>	<b>110</b>	<b>-46</b>

**Table 1.2: Findings & Recommendations**

SECTION		FINDINGS
Trip Generation		A Transportation Impact Assessment (TIA) is not required as the site will generate 43 new peak hour trips, which is below the industry standard 100 hourly trip threshold for a TIA.
Parking	Visitor + Coffee Shop	<p>A visitor parking supply ratio of 0.10 spaces per units (10.6 spaces) is appropriate as:</p> <ul style="list-style-type: none"> <li>- <i>Municipal Requirements:</i> Esquimalt's requirement of 0.325 spaces per unit exceeds all other Vancouver Island municipalities (18 communities).</li> <li>- <i>Observed Demand:</i> Ratios of 0.04 to 0.08 spaces per unit have been observed.</li> <li>- <i>Comparable Sites:</i> The ratio is consistent with other study recommendations.</li> </ul> <p>Shared parking analysis confirms a combined supply of 15 stalls will accommodate visitor/coffee shop demand. These uses have alternate peak periods (visitor in the evening; coffee shop in the morning).</p>
	Resident	<p>The resident parking supply ratio of 0.90 spaces per unit is supportable as:</p> <ul style="list-style-type: none"> <li>- <i>Observed Demand:</i> Observed auto ownership is 0.65 to 0.80 spaces per unit.</li> <li>- <i>Transportation Demand Management (TDM):</i> The following are recommended to support the minor resident parking variance:                             <ul style="list-style-type: none"> <li>o <b>Cycling</b> - Class A bike parking at 1 space per unit + repair facility.</li> <li>o <b>Transit</b> - One year of transit passes for all units without parking.</li> </ul> </li> </ul>

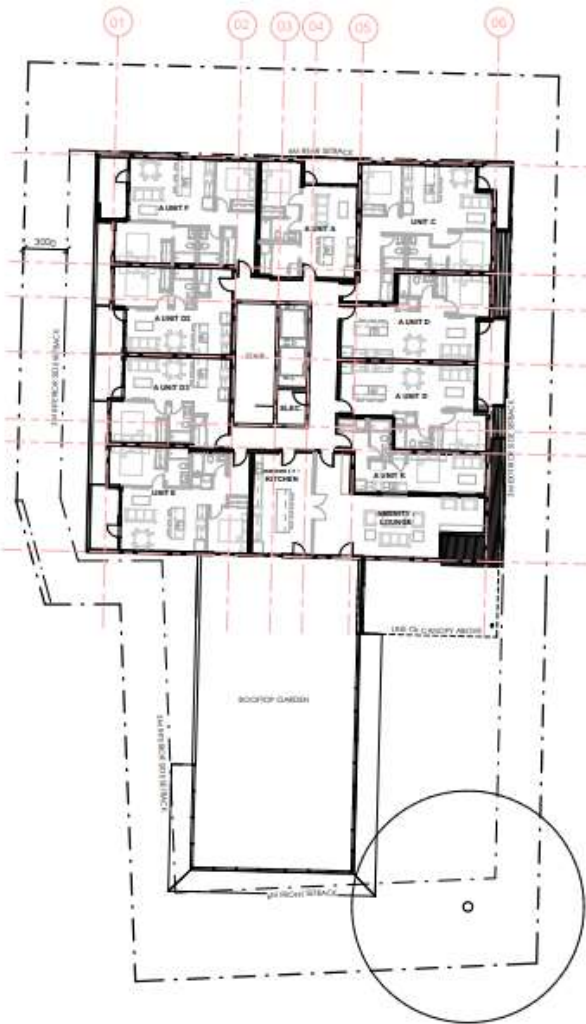


## Parking study

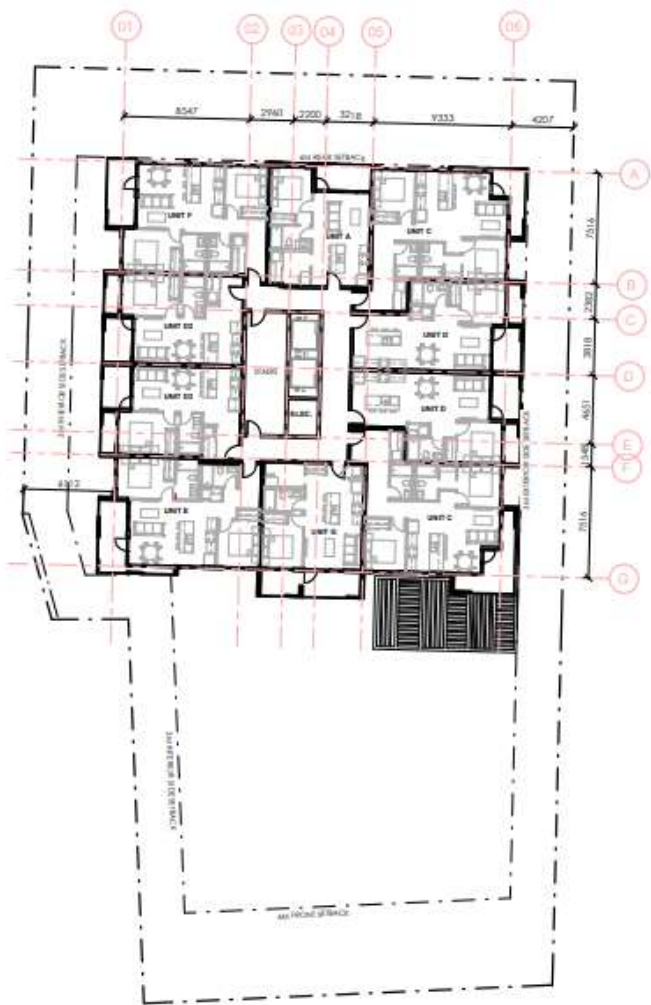


**Ground floor**



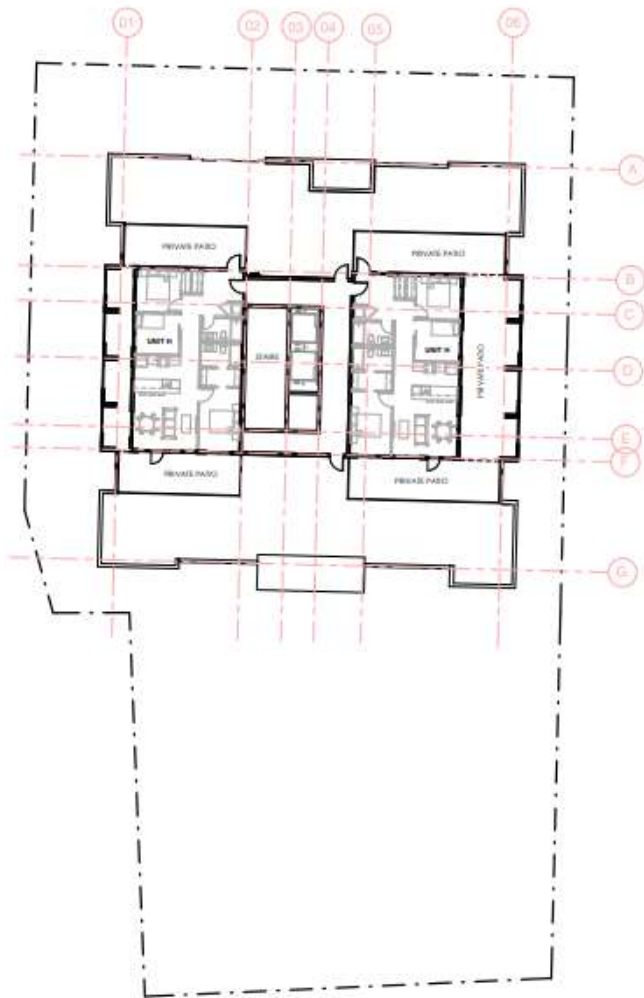


## Second floor



## Upper floors





## Rooftop Penthouse

# A PROGRESSIVE BUILDING



- **Stepcode 3 – ~20% more efficient than bldg. code.**
- **Solar ready**
- **EV charging system**
- **Ground floor amenity / fitness area**
- **Private bike storage and public bike locking facilities.**
- **Bike repair room**
- **Dog wash**
- **Resident social amenities**
- **Outdoor landscaped patio on second level over cafe**
- **A lounge, kitchen, and a dining area**

# BUILDING ELEMENTS



## Human scale street edge

- The building steps back after the first floor to allow for light at the pedestrian street level and create human-scale street frontage .



## Views

- All units are provided balconies and windows to take advantage of the beautiful views of the city.
- The building is not obstructing any view corridors for its surroundings.

# BUILDING ELEMENTS

## Materials

- The design and materials proposed for the building meet to be confirmed during DP – including:



## Walls

- Parts of the building that have walls and non-active uses have been covered with trellises and vines, landscaping or building cladding including:
  - The parkade wall along Nelson;
  - The north and west edges of the parkade.





# LANDSCAPE DESIGN

**Planters screen parkade and act as a privacy screen on west and north sides of property**

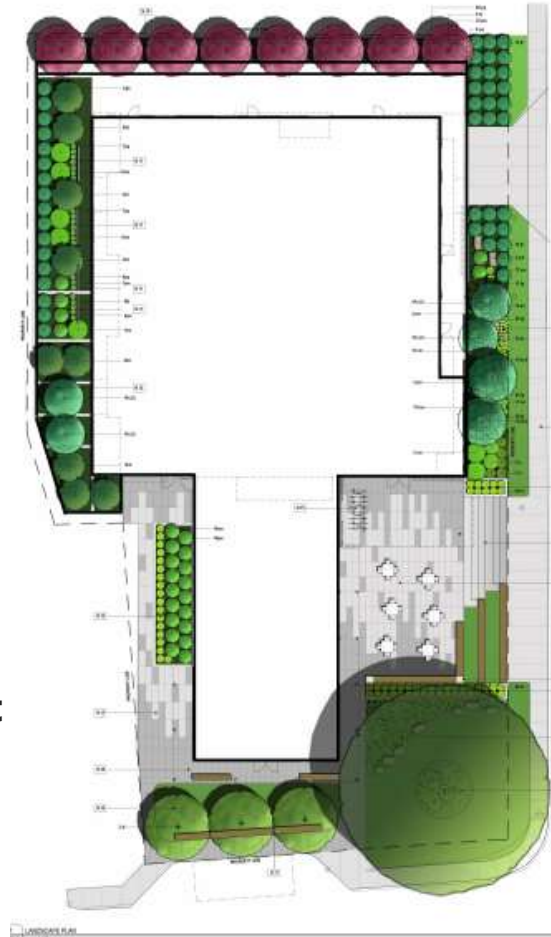
**Plant choice: native, songbird and pollinator habitat.**

**Improved sidewalks on Esquimalt Rd and Nelson St**

**Generous public realm on Nelson and Esquimalt  
- *Both public and private space with cafe***

**Bike parking**

**Preserved Oak Tree in the southeast corner of the site.**



# SUPPORTING SOCIAL COMMUNITY



## Home ownership

- A smaller more affordable step for home ownership (1st time / seniors)
- Below market opportunity – managed with CRD Housing Authority

## Community social space

- Parkette and seating areas along Esquimalt and Nelson St
- Upgraded sidewalks and public realm
- Café and patio
- Social space under the oak tree – shade, songbirds, character

## Resident social space

- Indoor and outdoor amenity spaces – kitchen, lounge, meeting room, roof deck
- Social “bump into” space - Entrance, bike storage, dog wash, etc..



## Many conversations

- A project website
- Knocking on doors – talking to neighbors.
- Mail-drop in full postal code surrounding the site
- Public Open House
- Phone calls / emails with many folks
- Sponsorships of local initiatives

## Results:

- Support for housing esp affordable ownership
- Support for the café and social centre
- Support for saving the tree and the parkette
- Concern for parking

# COMMUNITY ENGAGEMENT

# CONCLUSION

- A new socially vibrant place in the neighbourhood

- **Housing ownership**

- 99 market units
- 10 below market ownership units
- Diversity of unit size
- Many resident amenities

- **Active transportation**

- Excellent bike storage + repair
- Parking for market units
- Transit passes
- Generous café / visitor parking

- **Energy forward**

- Solar ready bldg
- Stepcode 3
- EV chargers

- **Comfortable form**

- Within height limits of OCP
- “Human” street frontage character
- Public parkette spaces + café
- Sun and shade under the Garry Oak tree
- Landscape of good screening and local / habitat species

