



DP/DVP Application

856-858 Esquimalt Road

Area Context



The Proposal

PROJECT STATISTICS

Site Area	75,643 sf (7,027.52 m2)
Gross Floor Area	160,936 sf (14,951.48 m2)
Height	6-storey
Density	1.70 FSR

UNIT BREAKDOWN

Number of Homes	198 Secured Market Rental
Studios	1 (1%)
1 Bedrooms	85 (43%)
2 Bedrooms	101 (51%)
3 Bedrooms	11 (6%)
<i>Total Family-Oriented Homes</i>	112 (57%)

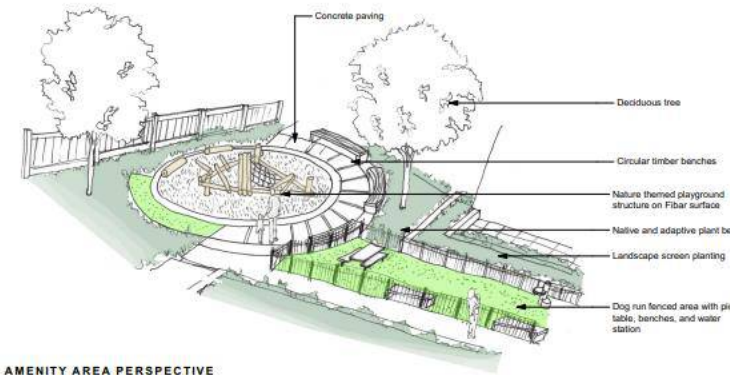
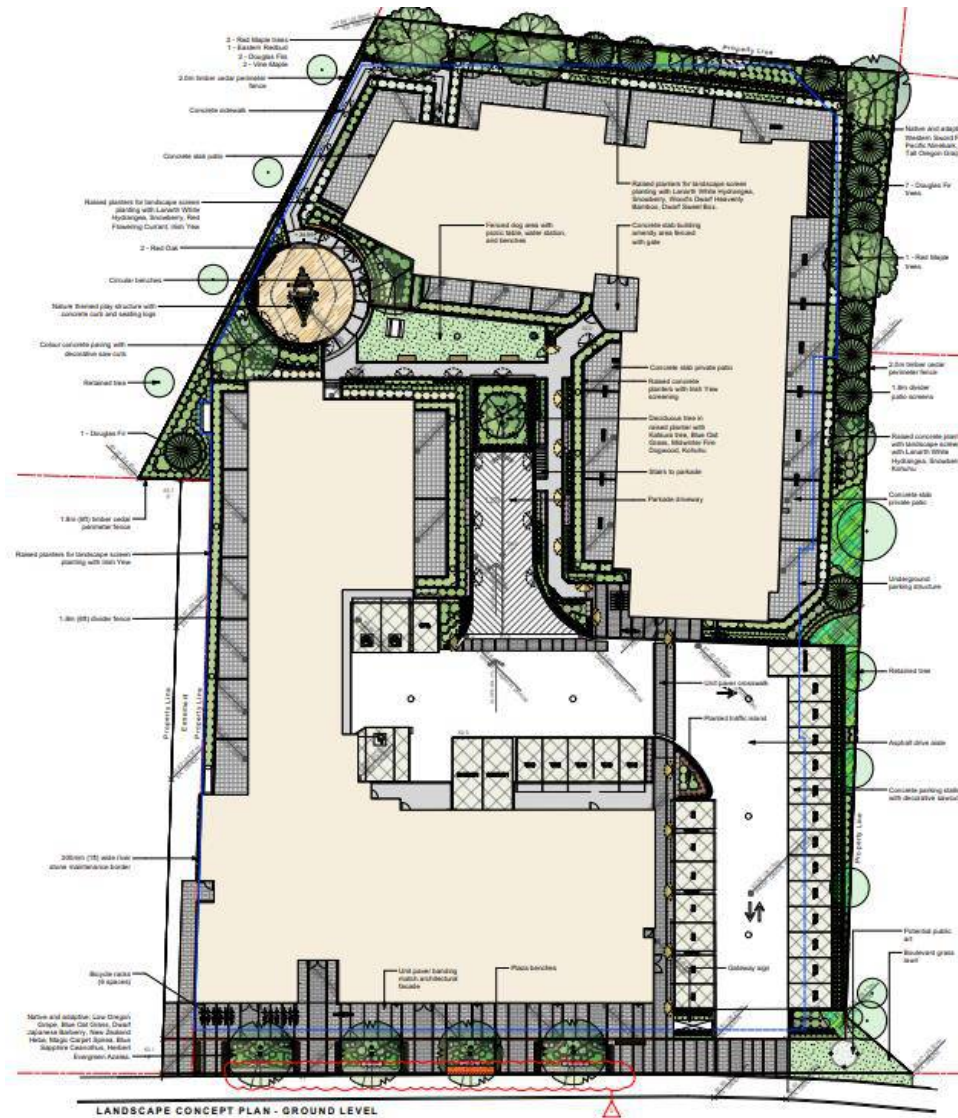
PARKING

Vehicle Parking	Residential – 192 proposed Visitor – 19 proposed Commercial – 29 proposed Modo Car Share – 2 proposed
Bicycle Parking (short term)	15 proposed
Bicycle Parking (long term)	234 proposed

We are applying for a Development Variance Permit to enable the development of two six-storey buildings to deliver 198 purpose-built rental homes



Landscape Plan



AMENITY AREA PERSPECTIVE



Building Form & Character



Building Form & Character



Building Form & Character



Building Form & Character



Variances – CD No. 80

#	Zoning Item	Met	Notes
1	Permitted Uses	Yes	Uses are “Dwelling – Apartment” & “Retail Store”
2	Prohibited Uses	Yes	None of the prohibited uses are proposed
3	Floor Area Ratio	Yes	FAR is 1.70; max allowed is 2.0
4	Unit Size	Yes	Smallest unit 39.11m ² ; minimum allowed is 35m ²
5	Commercial Space	No	783.64 m ² commercial provided; minimum is 934m ²
6	Building Height	Yes	19.83m and 18.87m proposed; 36m maximum allowed
7	Lot Coverage	No	48% lot coverage proposed; 39% maximum allowed (based on previous tower design which was not well suited for this location)
8	Siting Requirements	No	Siting based on previous tower design; consideration for context designed for
9	Landscaping and Open Space	No	Required landscaping per previous design; proposed design includes significant landscaping and open amenity space
10	Off Street Parking	No	Parking based on previous mixed-use condominium design; proposing 240 stalls for 100% purpose-built rental with excellent bicycle amenities and car-sharing available

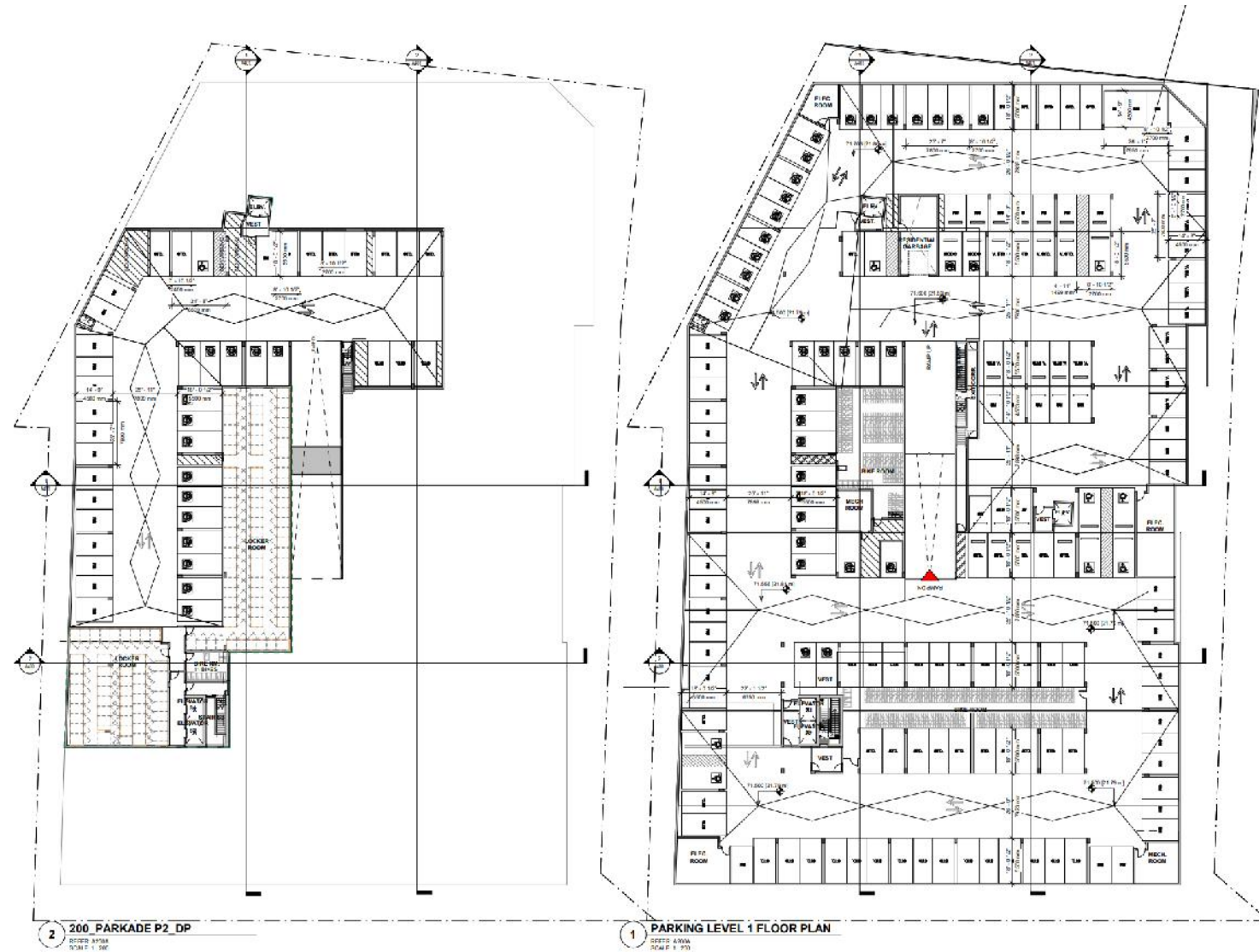
An aerial night photograph of a city skyline. The central focus is a tall, modern glass skyscraper with a unique, angular design. Its interior lights are on, revealing multiple floors of office space with desks and chairs. The building has a green rooftop terrace. To the left, there are other high-rise buildings, some with balconies. To the right, a street with cars and traffic lights is visible. The sky is a mix of orange and blue, suggesting dusk or dawn. The overall scene is a vibrant urban landscape.

Thank you!

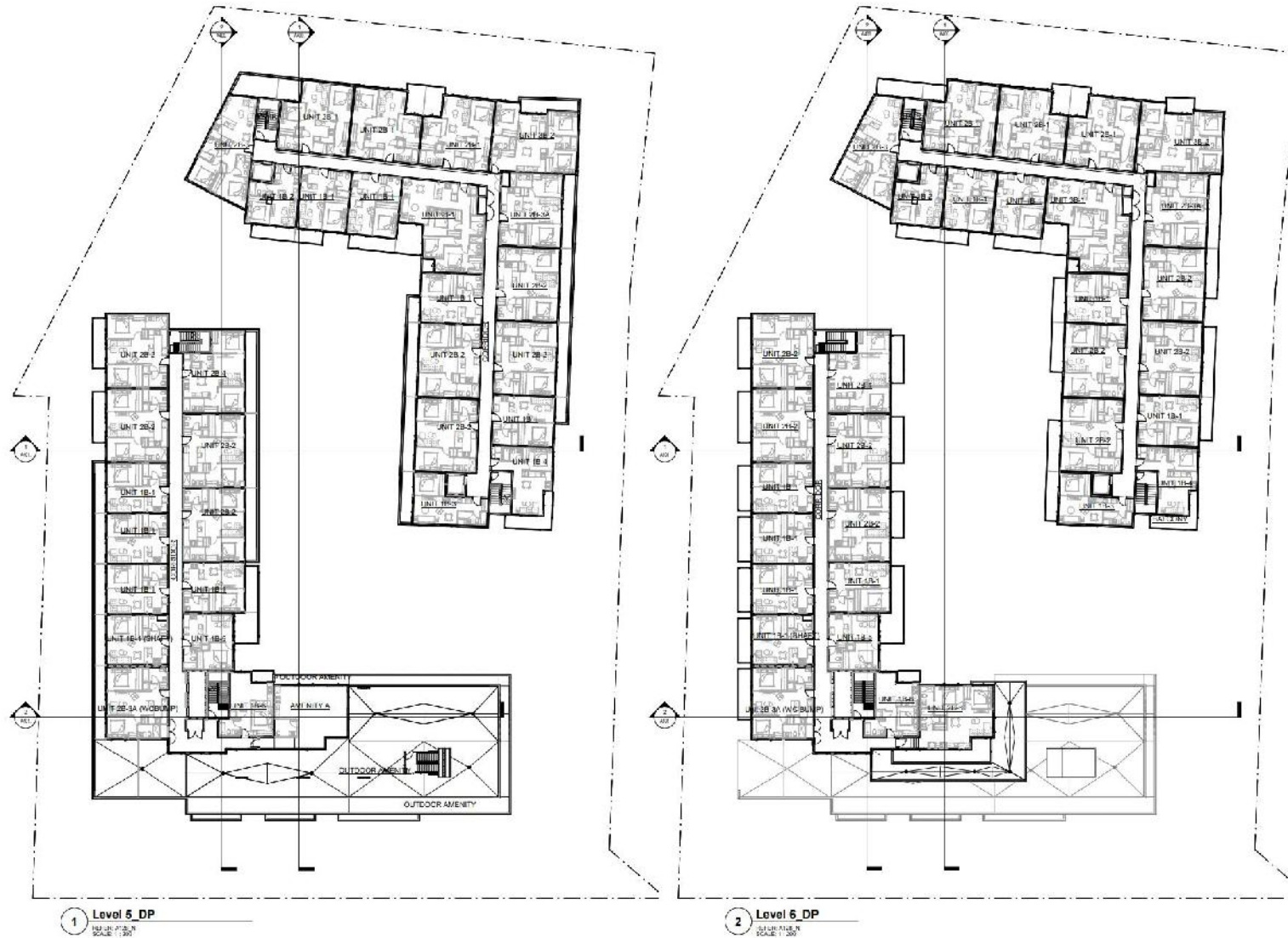
Material Board



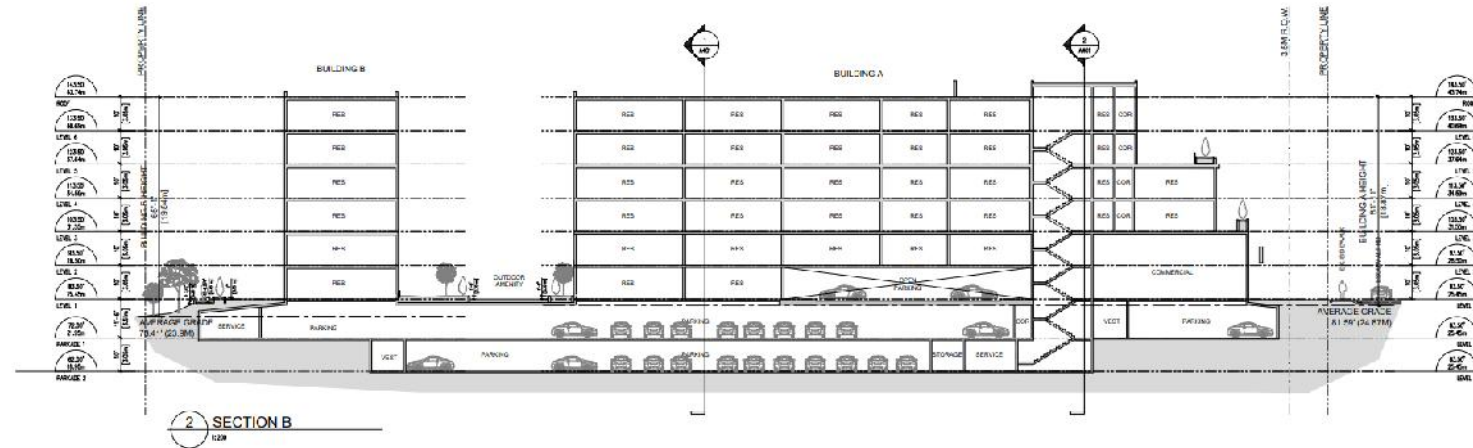
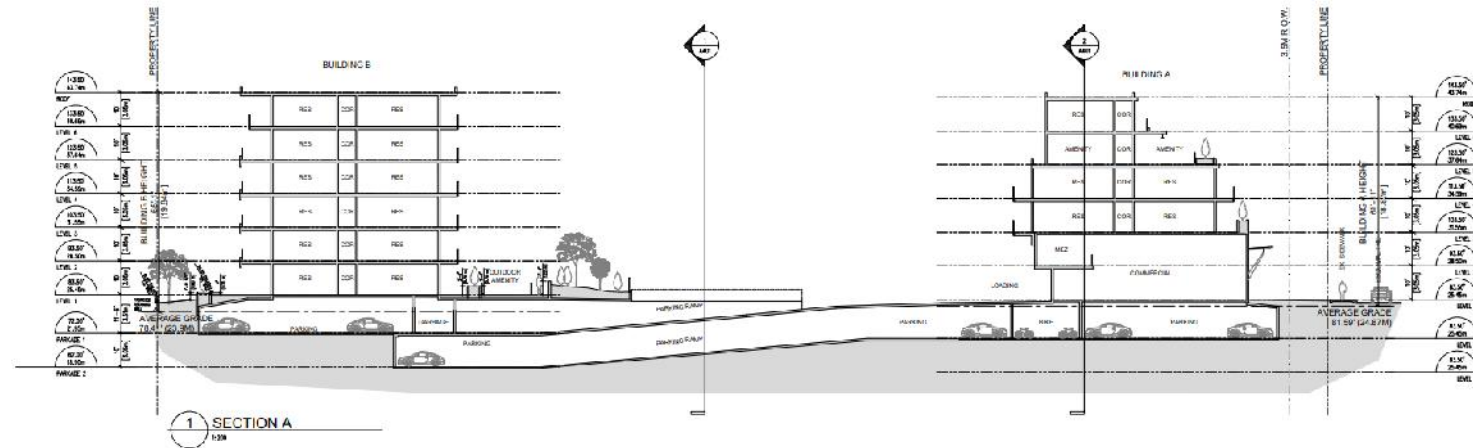
Parkade



L5 & L6



Sections



Shadow Study

