

# PRESENTATION TO COUNCIL

24 February 2020



# GREATER VICTORIA HOUSING SOCIETY

WHO WE ARE

- OPERATING SINCE 1956
- NON-PROFIT ORGANIZATION AND REGISTERED CHARITY
- MISSION: TO PROVIDE AFFORDABLE RENTAL HOUSING
- OWNS AND OPERATES 15 BUILDINGS, A TOTAL OF 766 HOMES - 168 IN THE TOWNSHIP OF ESQUIMALT
- SERVING SENIORS, FAMILIES, WORKING ADULTS, AND ADULTS WITH DISABILITIES





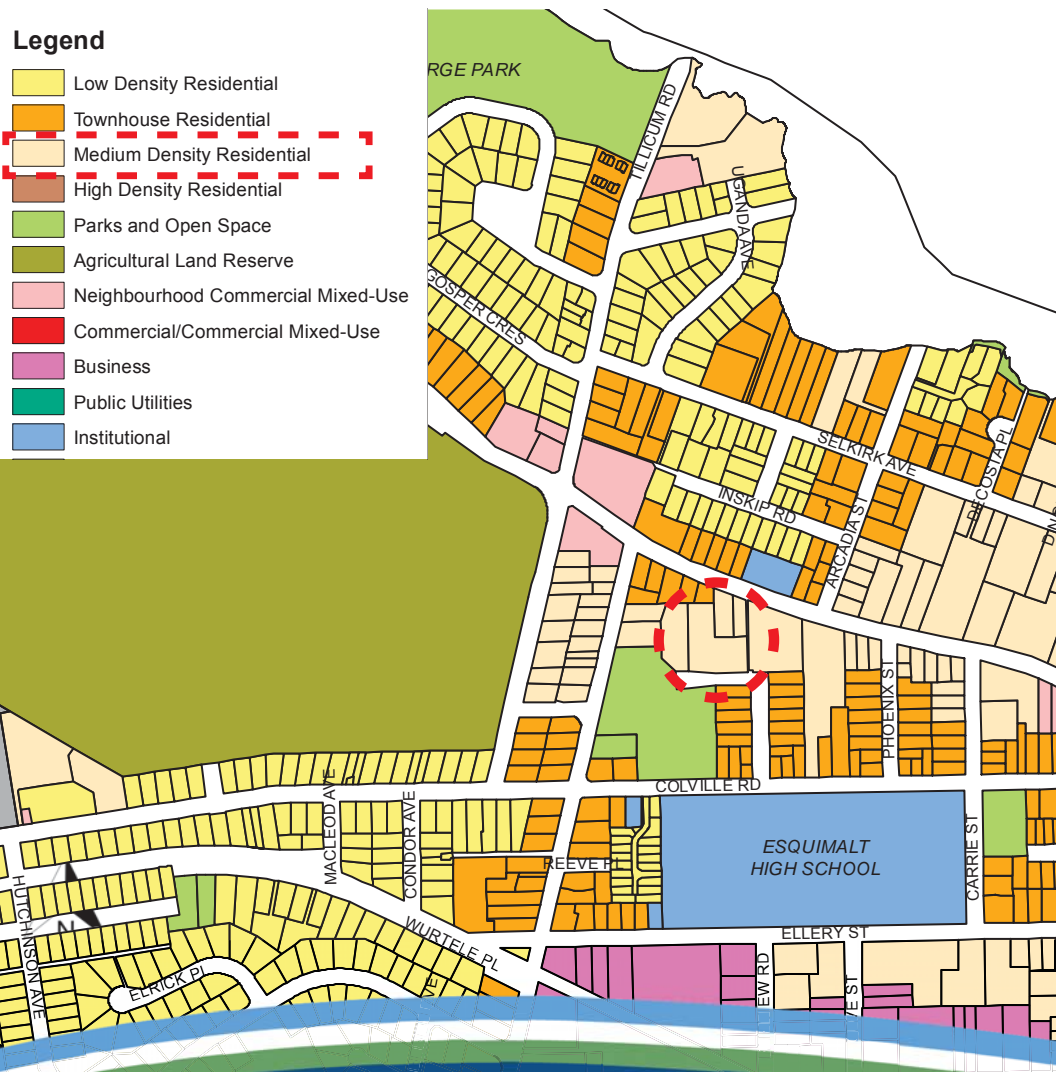
# LOCATION & CONTEXT

PROJECT SITE





# OCP - LAND USE DESIGNATIONS



## DESIGN PRINCIPLES REFLECTING OBJECTIVES OF OFFICIAL COMMUNITY PLAN (OCP):

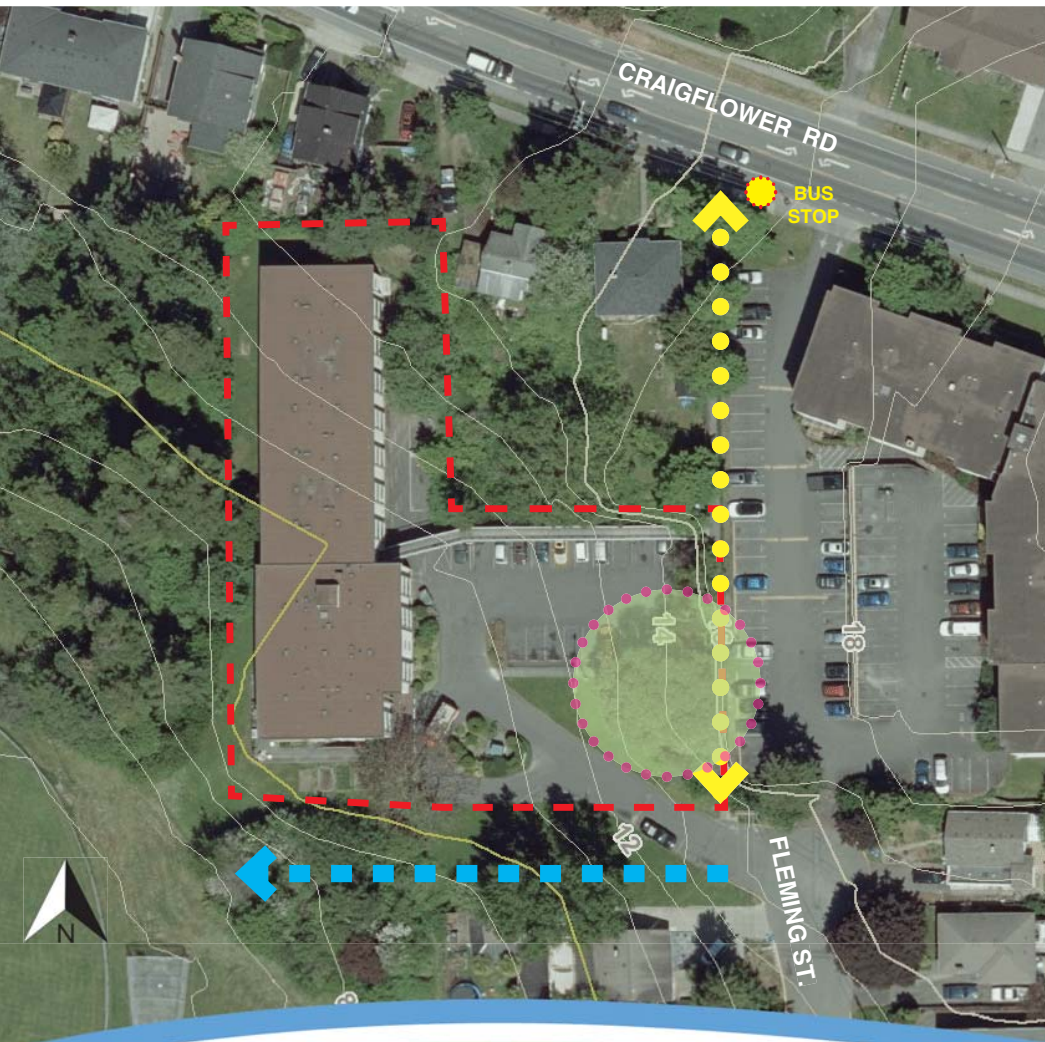
- Thoughtfully integrate **higher residential density**.
- Enhance existing neighbourhood through high quality design standards.
- Incorporate **CPTED** principles; Crime Prevention Through Environmental Design.
- Consider 'amenities' such as **Affordable Housing**
- Accommodate **Families and Seniors**.
- Provide a mix of dwelling unit types & sizes.
- Incorporate spaces that encourage **social interaction**.
- Provide Electric Vehicle Charging.
- Incorporate enhanced **landscaping and visual privacy**
- Retention and protection of trees and natural habitat

## DEVELOPMENT PARAMETERS REFLECTING OBJECTIVES OF OFFICIAL COMMUNITY PLAN (OCP):

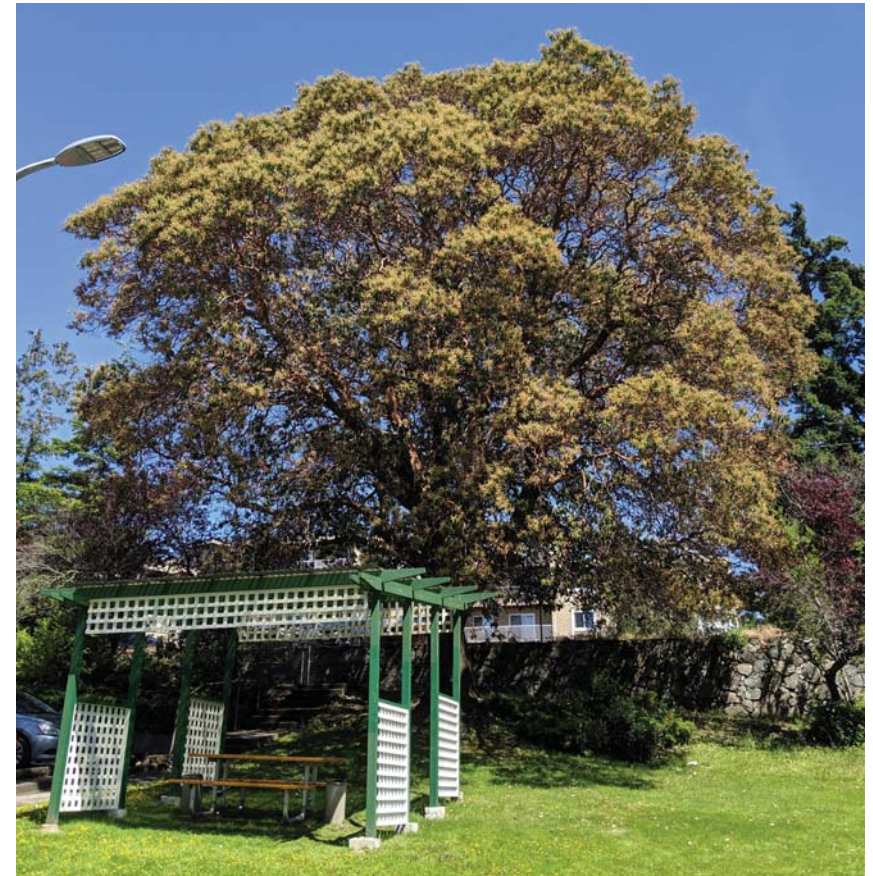
- |             |                              |
|-------------|------------------------------|
| • DENSITY   | 2.10 : 1                     |
| • HEIGHT    | 6 Storeys                    |
| • STEP CODE | Target BC Energy Step Code 4 |
| • PARKING   | Underground                  |



## SITE ANALYSIS



### EXISTING TREE

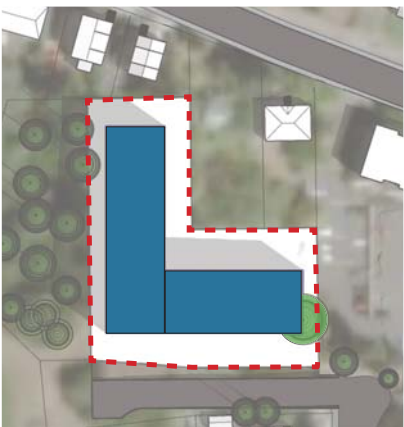


THE SITE **FEATURES A MATURE ARBUTUS TREE** AT THE SOUTH EAST CORNER. SPECIAL EFFORTS ARE BEING MADE TO RETAIN THIS SIGNIFICANT ARBUTUS TREE.

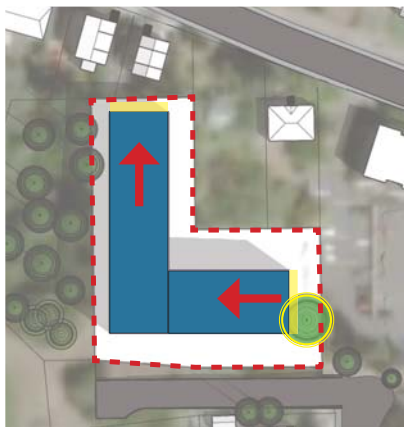


# DESIGN ANALYSIS

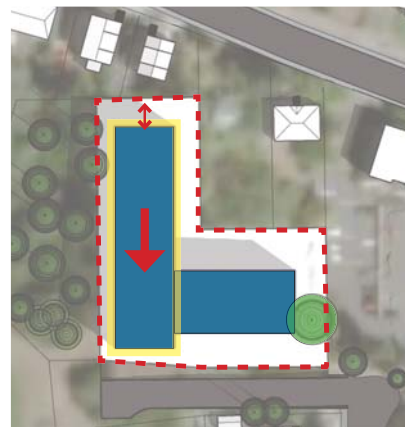
## BUILDING MASSING



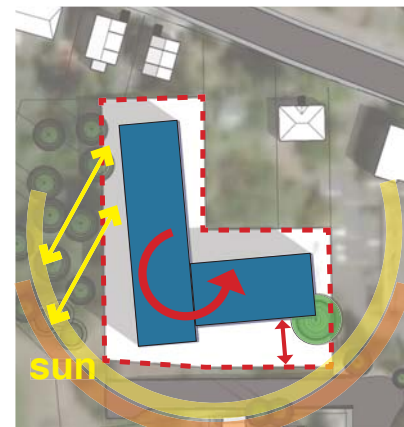
massing 01



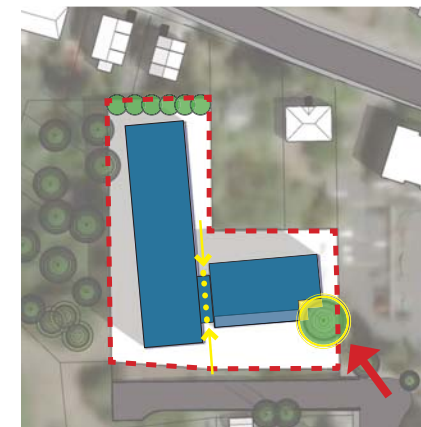
push 02



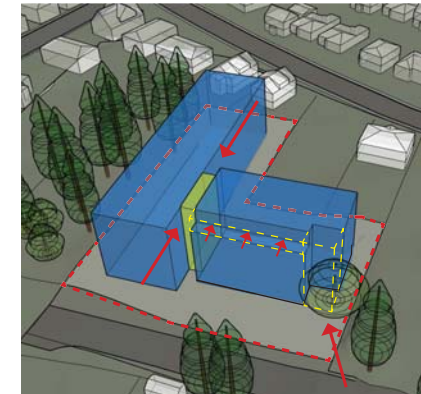
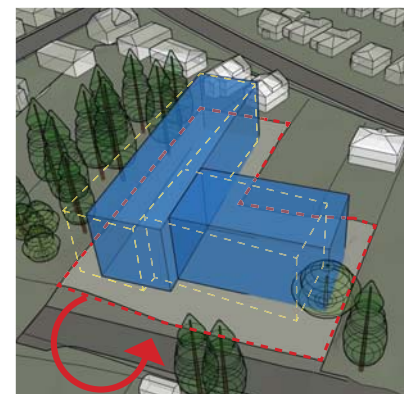
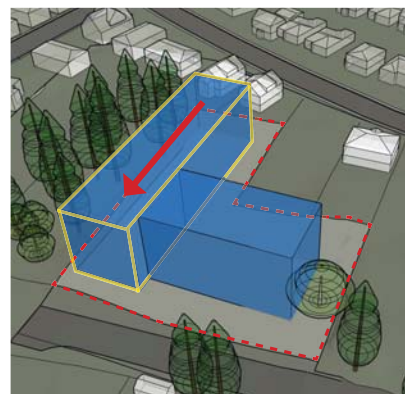
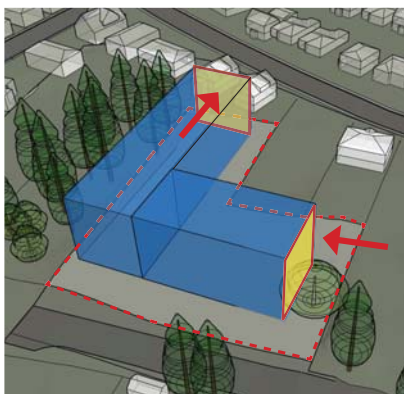
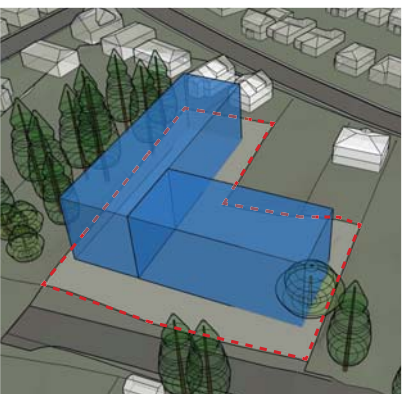
shift 03



rotate 04



step 05





## SITE PLAN

**Lot Coverage:** 49%  
**Density:** 2.10  
**Height:** 6 Storey





## LEVEL 2 FLOOR PLAN

### SUITES

Studio	28	20%
Accessible Studio	7	5%
1 Bedroom	67	49%
2 Bedroom	24	18%
3 Bedroom	5	4%
4 Bedroom	6	4%
<b>TOTAL:</b>	<b>137</b>	

**35  
family  
units  
(26%)**





<b>Car Parking:</b>	67 stalls (49%) (includes 13 visitor stalls)
<b>Bicycle Storage:</b>	137 (100%)
<b>Scooter Storage:</b>	14
<b>Tenant Lockers:</b>	86





# PARKING PLAN

## Transportation and Parking Study

by Bunt & Associates.

Current GVHS Buildings:

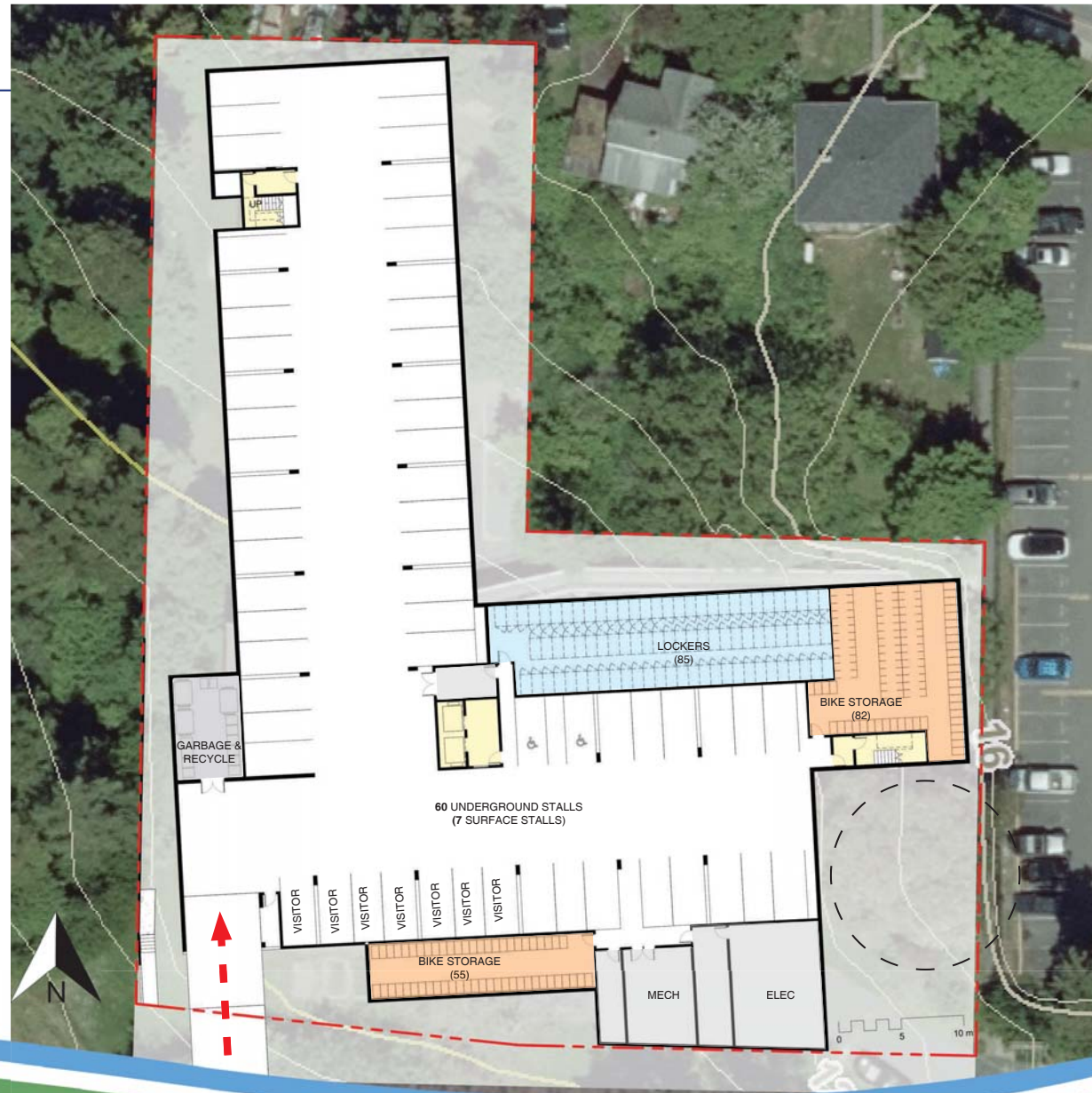
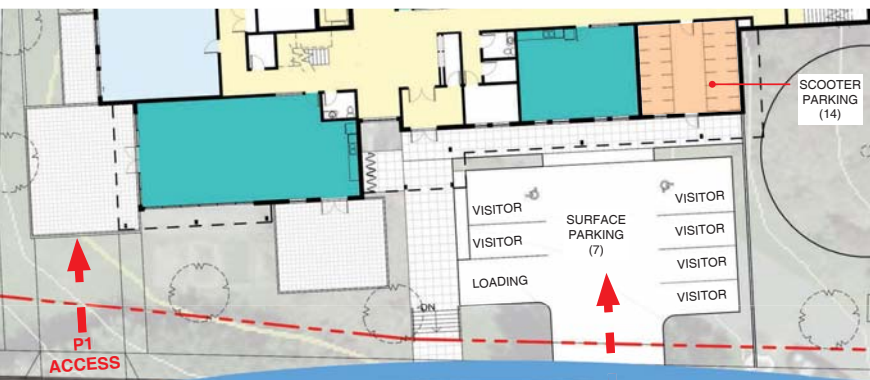
- Average Parking Demand Rate  
0.37% per Unit
- Current Parking Allocation  
23 Stalls | 0.27% per Unit

Recommendations by Bunt & Assoc.

64 Stalls | 0.47% per Unit

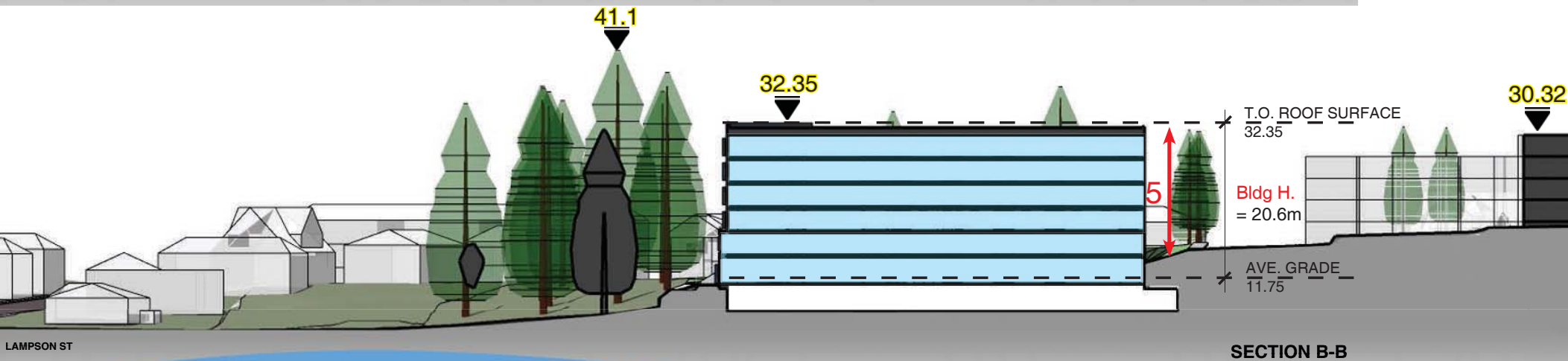
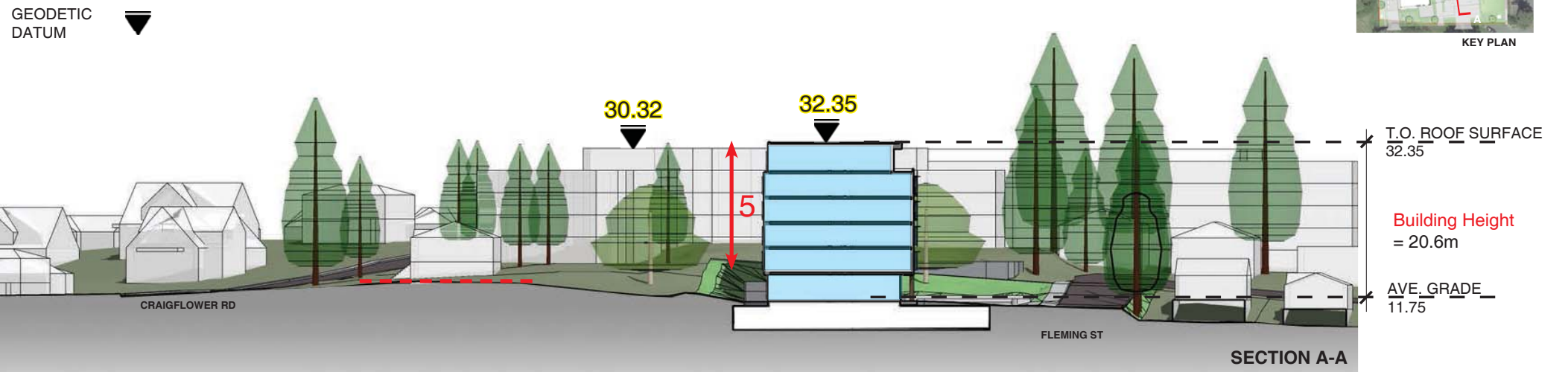
Proposed Parking Allocation

67 Stalls | 0.49% per Unit





# CONTEXT SECTIONS





## ENERGY EFFICIENCY TARGETS



- Targeting Step 4 of the BC Building Code



- Zero Carbon Emissions



- Electric Vehicle Charging Stations (10%)



- Passive House methodologies

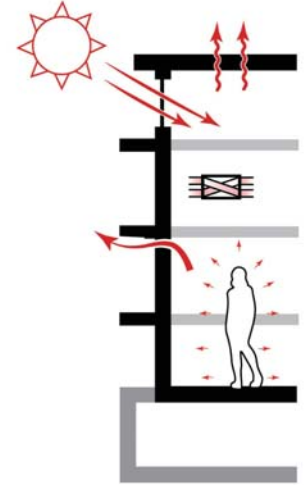


➔ Airtight construction

➔ Exterior insulated thermal envelope & reduced thermal bridging

➔ High efficiency Windows & Doors

➔ Building Orientation & Sunshading





## PERSPECTIVE VIEWS



View From Fleming St



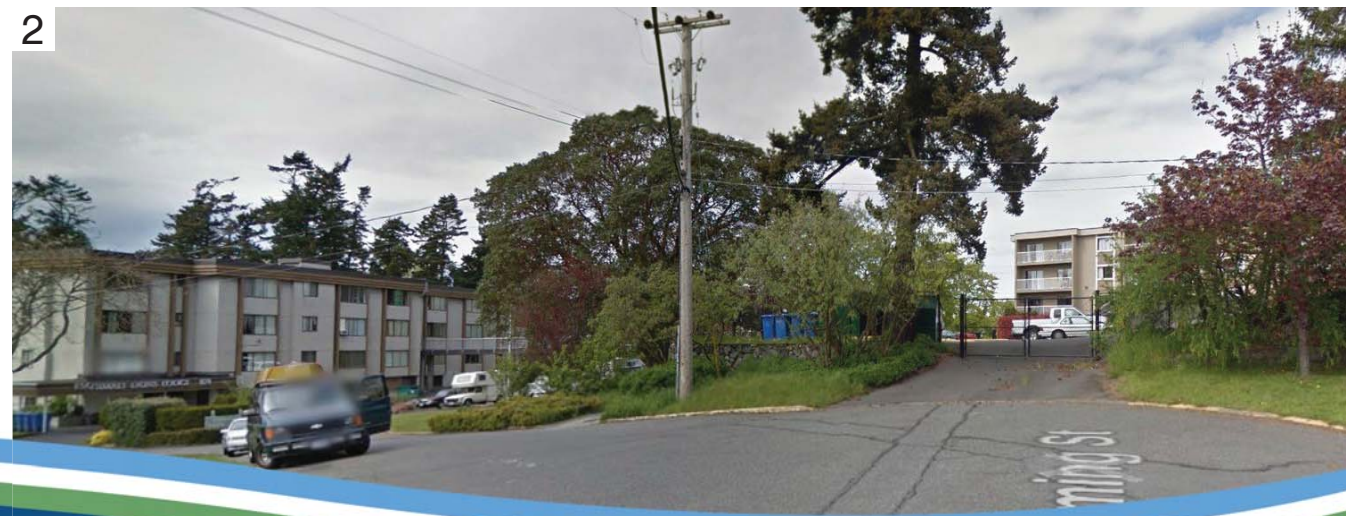
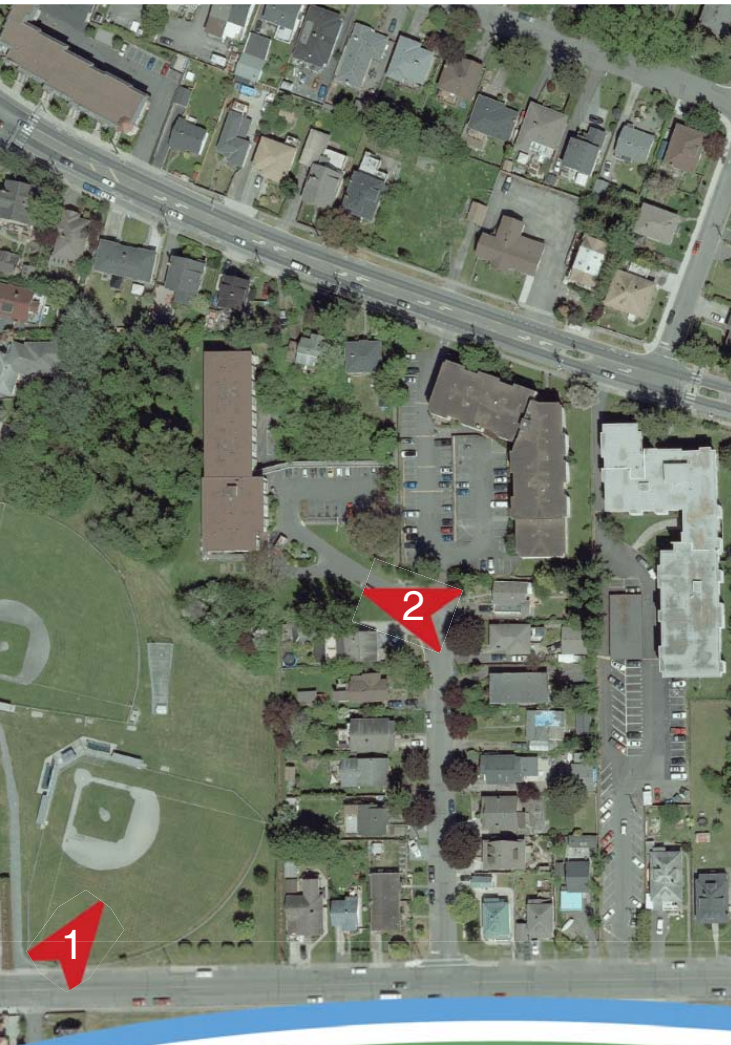
## PERSPECTIVE VIEWS





# LOCATION & CONTEXT

## CONTEXT PHOTOS





## PERPECTIVE VIEWS

Aerial View from South-East



View From Craigflower Rd



Aerial View from North-East



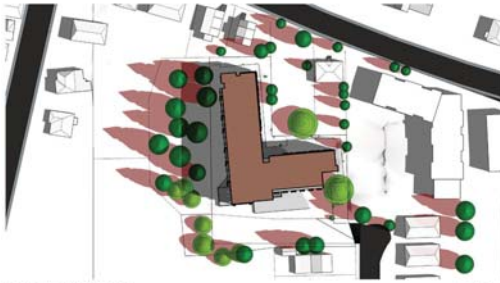
View From Lampson St





# SHADOW STUDY - EXISTING TREES

PROPOSED



SUMMER SOLSTICE

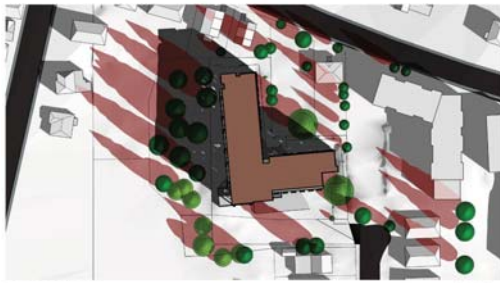
9 AM



12 NOON



3 PM

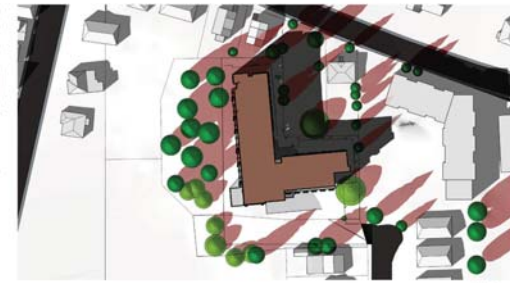


FALL EQUINOX

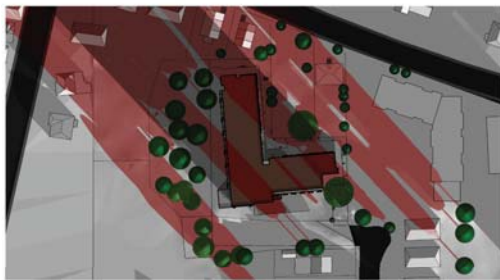
9 AM



12 NOON

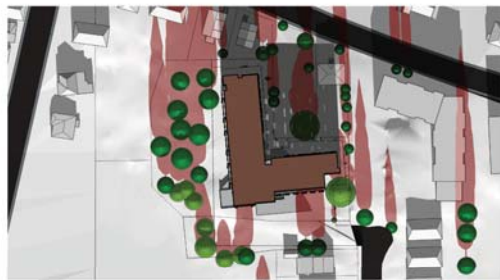


3 PM

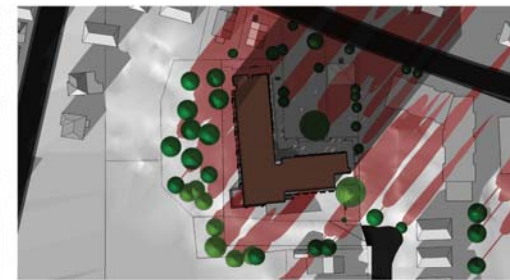


WINTER SOLSTICE

9 AM



12 NOON



3 PM



# LANDSCAPE DESIGN

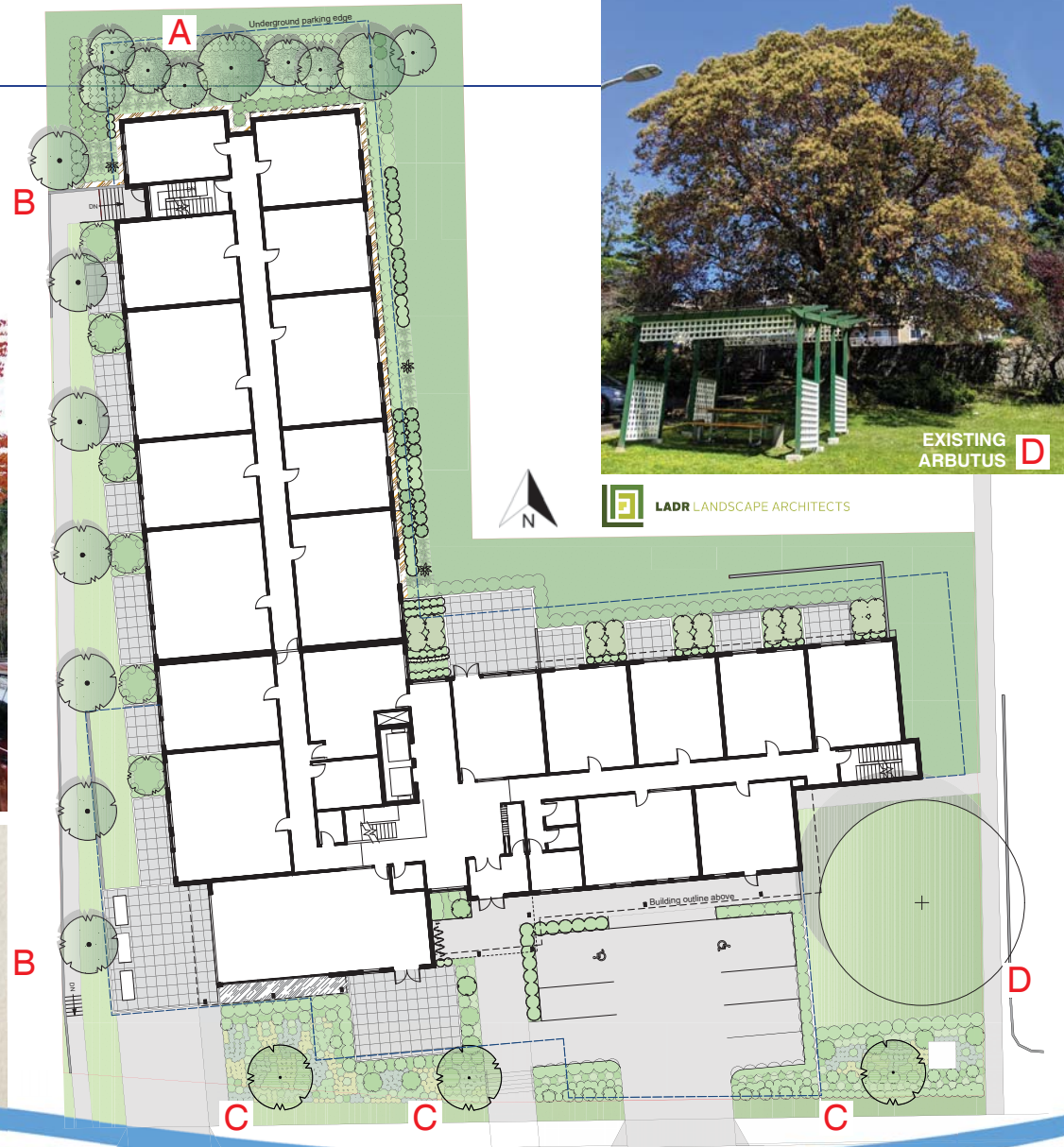
**A** DOUGLAS FIR  
& BLACK PINE



**B** MAGNOLIA  
TREE



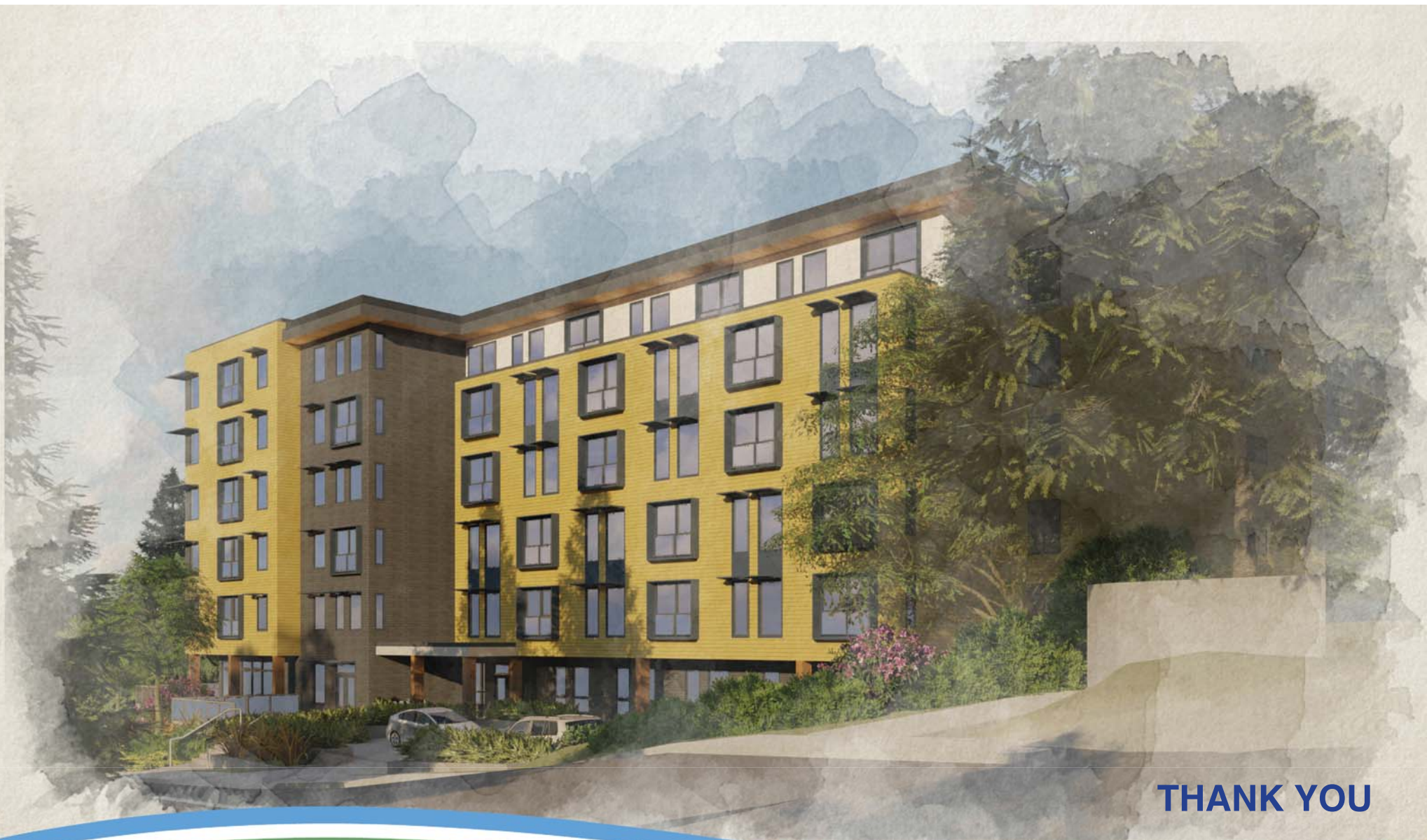
**C** KATSURA  
TREE



EXISTING  
ARBUTUS **D**

**LADR** LANDSCAPE ARCHITECTS





THANK YOU