

## Executive Summary

The proposed Corvette Landing project is located within the Township of Esquimalt. Within the Esquimalt Harbour neighbourhood in immediate proximity to the Naval Base and the Dockyards the future Corvette Landing is situated at the corner of Admirals Road and Naden Way. We believe that it is a very significant urban development site. The site spans the length of the block of Naden Way along a green space towards Constance Avenue. The proposed building is, in accordance with the municipal land use zoning, planned to be a high-density residential construction. As the plan is today, it will offer 83 market affordable homes consisting of a broad range of types and floor plans ranging from 316sf 1BR/studios to 1281sf 3BR family homes. Designed as a high-quality building, it will serve as an urban development catalyst for the community of Esquimalt. The new building will advance the creation of a vibrant, diverse and prosperous community, as a new paradigm, through its unique combination of affordability, livability and sustainability.

The building will be a certified Passiv Haus standard, one of the globally leading standards for sustainability and energy efficiency. The project is proposed to be built using engineered BC produced mass-timber technology, providing a low carbon footprint and highly durable construction. Built through off-site prefabrication, utilizing the most modern technologies, the project will not only minimize site construction-related noise, and traffic, it will ultimately reduce construction waste while substantially reducing the length of the construction time itself.

The location provides excellent connectivity to public transit and shopping in walkable distance. It is expected that some future tenants will work in close proximity, being able to walk to work. The site is also located on both the commuter and recreational bicycle pathways, facilitating biking as a viable alternative to automotive transport.

Please refer to the Architects Letter to Mayor and Council for the detailed project rationale.

## For Development Permit – Corvette Landing ALL DIMENSIONS ARE IN SQM (unless otherwise specified)

### CORVETTE LANDING – 669 Constance Ave (all dimension in sqm unless otherwise noted)

Storeys	FSR AREA	GROSS RESIDENTIAL AREA	WALKWAY AREA
12	119.01	137.87	31.68
11	162.58	185.99	47.10
10	216.28	247.12	41.99
9	310.39	351.82	47.75
8	454.30	509.39	85.10
7	547.48	614.18	105.26
6	594.30	668.72	109.35
5	698.82	784.75	120.96
4	709.22	796.18	128.48
3	483.47	546.83	105.07
(Ground) 2	451.51	509.67	49.42
1	247.49	276.11	0.00
Total	4,995	5,629	872

### Parking Area and Count (sqm)

(parking) -1	1,442	Regular	34
(parking) -2	1,609	HC	2
(parking) -3	1,223	Small	47
		Total (incl. Vis.)	83
		Visitors	4
Total	4,274	Grand Total	83

### Lockers and Bike Storage

Unit Storage	83	
Bike Stalls	125	
Plaza Bike Stalls	6	

Site Area	1,936	
FSR	2.58	
Lot Coverage area (enclosed)	880	
Lot Coverage (not including walkways and stairs)%	45.4%	
Walkways and Stairs Lot Coverage	8.0%	

Building Height (above Admirals) (m)	33.76
Building Height (above Grade) (m)	35.94

### Vertical Circulation

	per floor	# of floors	total
front	28	10	283
back	10	6	62
Overall total			345

### Wall Area

	full wall	half wall
total	634	317

Sellable Area (to mid wall)	5,312
Amenity	218
Mezzanine	1,007
Above Ground Gross Area	7,064
Total Gross Area	10,115

MIX	Type of Home	Number of Homes
	studio	7
	1 BR	19
	1 BR + tech	8
	2 BR	43
	3BR	6
Total		83



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Not for Construction  
All dimensions to be verified on-site

#	Date	Issued / Revision
10	Jul 24, 2018	DEVELOPMENT PERMIT APPLICATION
9	Jan 31, 2018	REZONING APPLICATION
7		ADDITIONAL MATERIAL
8	Dec 22, 2017	REZONING APPLICATION
6		ADDITIONAL MATERIAL

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## Project: CORVETTE LANDING

669 Constance Avenue, Constance Avenue,  
655, 665, 672 Admirals Road,  
Esquimalt (BC), V8N 4N9  
Legal Lot Description:  
P.I.D. 00457451  
Lot 1  
Plan V1P1353

## A00.02

Title:  
Project Data +  
Rationale

Scale:	File: CL_00
Date: 2018-07-24	DWG:
Drawn: Author	
Reviewed: OL	Revision:





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Not for Construction  
All dimensions to be verified on site

#	Date	Issued / Revision
10	Jul 24, 2018	1 - DEVELOPMENT PERMIT APPLICATION
9	Jan 31, 2018	2 - REZONING APPLICATION 7 - ADDITIONAL MATERIAL
8	Dec 22, 2017	3 - REZONING APPLICATION 6 - ADDITIONAL MATERIAL

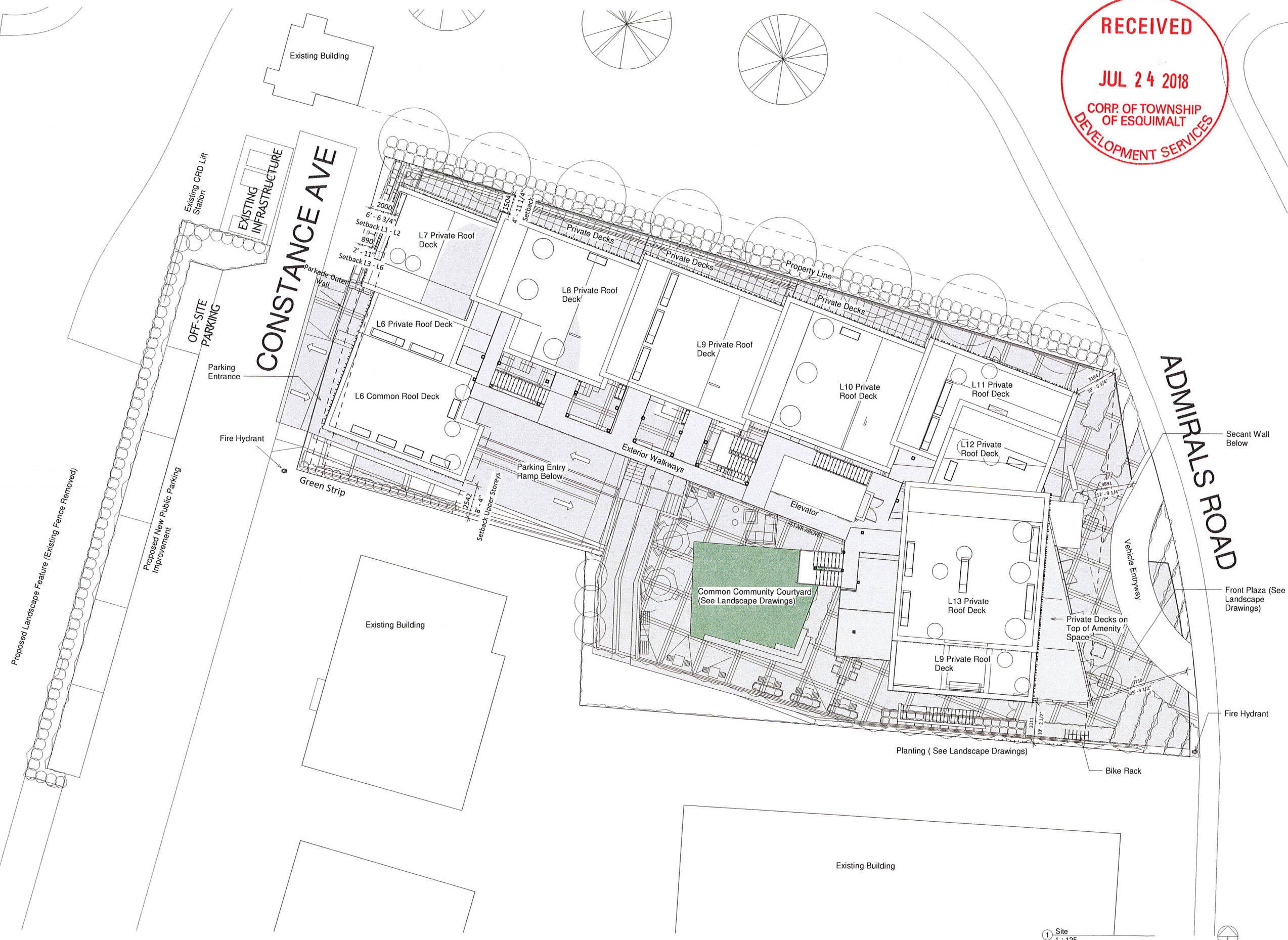
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Project:  
**CORVETTE LANDING**  
899 Constance Avenue, Constance Avenue,  
V6P 1N5, 832 Admirals Road,  
Esquimalt (BC), V8B 6N9  
Legal Lot Description:  
P.L.D. 00457451  
Lot 1  
Plan VLP13563

**A00.08**

Title:  
**Site Plan**

Scale: 1 : 125	File: CL_00
Date: 2018-07-24	DWG#: 1
Drawn: Author	Revision:
Reviewed: GL	



1 Site  
1 : 125



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Not for Construction  
All dimensions to be verified on-site.

#	Date	Issued / Revision
10	Jul 24, 2018	DEVELOPMENT PERMIT APPLICATION
9	Jan 31, 2018	REDONING APPLICATION 7 - ADDITIONAL MATERIAL
8	Dec 22, 2017	REDONING APPLICATION 6 - ADDITIONAL MATERIAL

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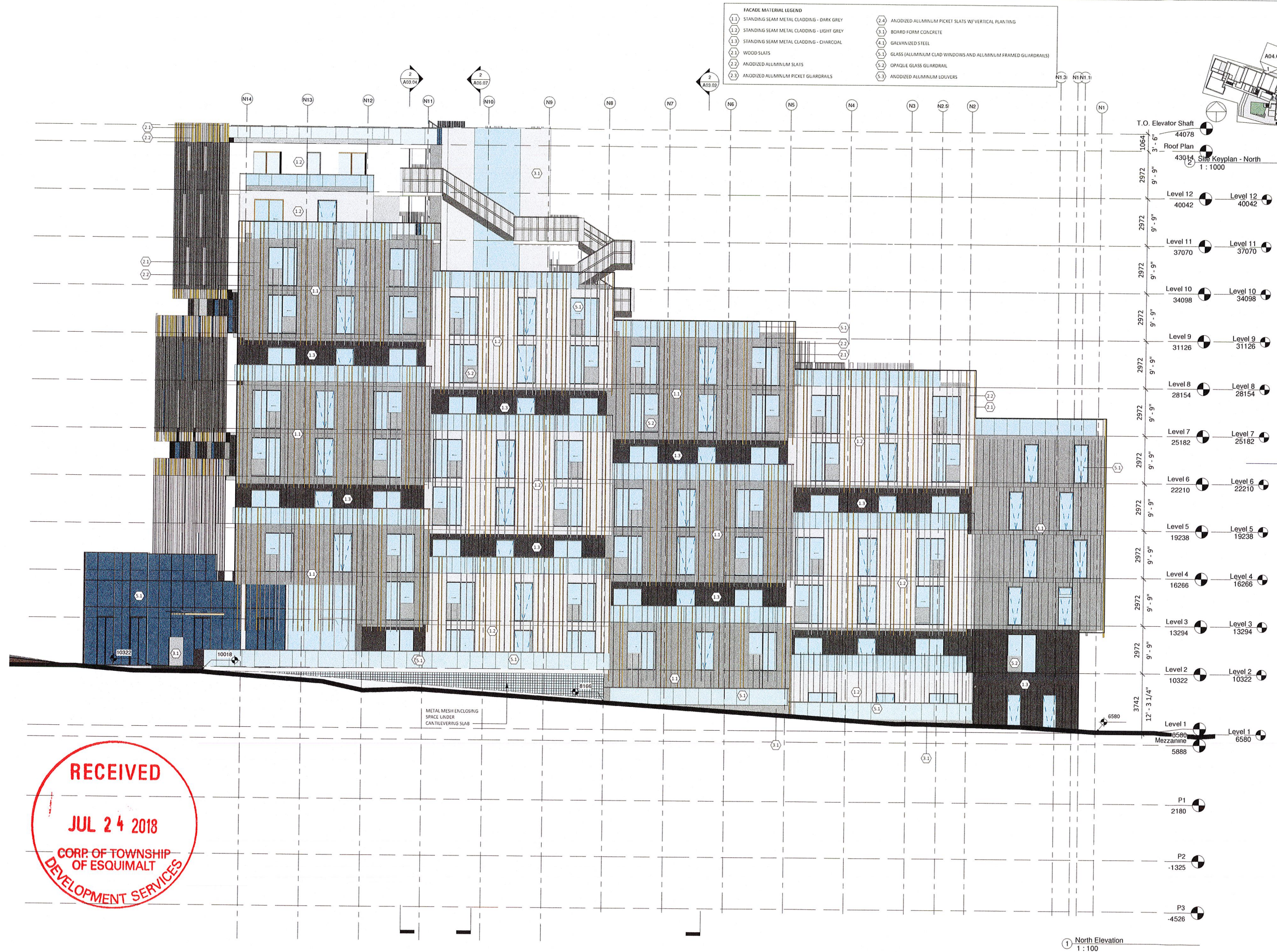
Project:  
**CORVETTE LANDING**  
699 Constance Avenue, Constance Avenue,  
630, 660, 622 Admirals Road,  
Esquimalt (B.C.), V8A 6W9  
Legal Lot Description:  
P.I.D. 00478451  
Lot 1  
Plan V1013563

**A04.02**

Title:  
**North Elevation**

Scale: As Indicated	File: CL_02
Date: 2018-07-24 2:50:00 PM	Drawn:
Drawn: Author	Revised:
Reviewed: CL	Revised:

- FACADE MATERIAL LEGEND**
- |   |  |
|---|--|
| (1.1) STANDING SEAM METAL CLADDING - DARK GREY  | (2.4) ANODIZED ALUMINUM PICKET SLATS W/ VERTICAL PLANTING          |
| (1.2) STANDING SEAM METAL CLADDING - LIGHT GREY | (3.1) BOARD FORM CONCRETE  |
| (1.3) STANDING SEAM METAL CLADDING - CHARCOAL   | (4.1) GALVANIZED STEEL   |
| (2.1) WOOD SLATS                                | (5.1) GLASS (ALUMINUM CLAD WINDOWS AND ALUMINUM FRAMED GUARDRAILS) |
| (2.2) ANODIZED ALUMINUM SLATS                   | (5.2) OPAQUE GLASS GUARDRAIL                                       |
| (2.3) ANODIZED ALUMINUM PICKET GUARDRAILS       | (5.3) ANODIZED ALUMINUM LOUVERS                                    |



1 North Elevation  
1 : 100



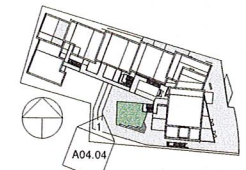




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JUL 24 2018  
CORP. OF TOWNSHIP OF ESQUIMALT  
DEVELOPMENT SERVICES

NOTE:  
NOT ALL COURTYARD ELEVATIONS  
SHOWN, SEE PLANS

FACADE MATERIAL LEGEND			
(1.1)	STANDING SEAM METAL CLADDING - DARK GREY	(2.4)	ANODIZED ALUMINUM PICKET SLATS W/ VERTICAL PLANTING
(1.2)	STANDING SEAM METAL CLADDING - LIGHT GREY	(3.1)	BOARD FORM CONCRETE
(1.3)	STANDING SEAM METAL CLADDING - CHARCOAL	(4.1)	GALVANIZED STEEL
(2.1)	WOOD SLATS	(5.1)	GLASS (ALUMINUM CLAD WINDOWS AND ALUMINUM FRAMED GUARDRAILS)
(2.2)	ANODIZED ALUMINUM SLATS	(5.2)	OPAQUE GLASS GUARDRAIL
(2.3)	ANODIZED ALUMINUM PICKET GUARDRAILS	(5.3)	ANODIZED ALUMINUM LOUVERS



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Not for Construction All Dimensions to be verified on-site		
10	Jul 24, 2018	DEVELOPMENT PERMIT APPLICATION
9	Jan 31, 2018	REZONING APPLICATION / 7- ADDITIONAL MATERIAL
8	Dec 22, 2017	REZONING APPLICATION / 6- ADDITIONAL MATERIAL
#	Date	Issued / Revision

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Project:  
**CORVETTE  
LANDING**  
499 Constance Avenue, Constance Avenue,  
456, 460, 462 Admirals Road,  
Esquimalt (BC), V8A 4H9  
Legal Lot Description:  
P.J.O. 004574451  
Lot 1  
Plan VPP13563

A04.04	
South Elevation	
Title:	
Scale: As Indicated	File: CL_00
Date: 2018.07.24	DN Gr:
Drawn: Author	Revision:
Reviewed: CL	

1 South Elevation  
1:100