

1552 Esquimalt Avenue

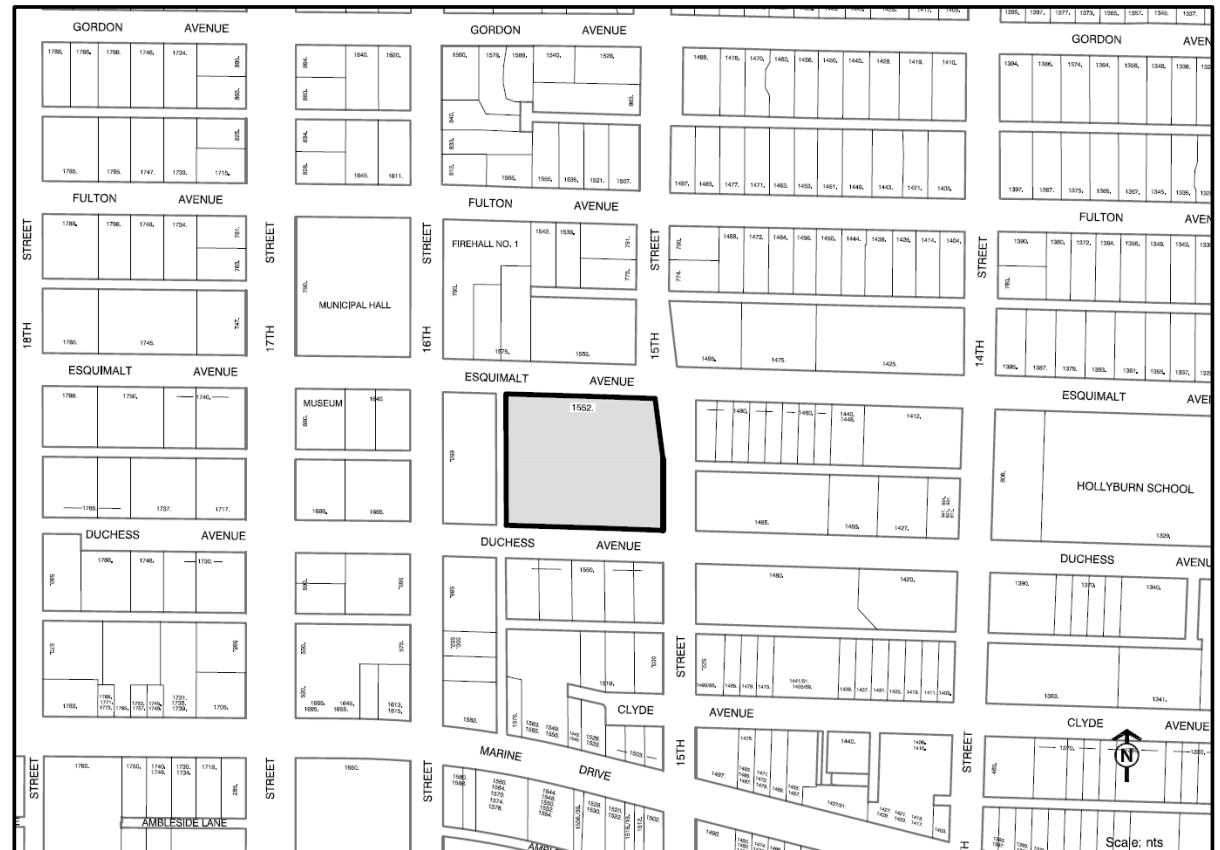


Council Meeting

June 8, 2025

Site Context

- 82,505 SF (7,665 m²)
- Bounded by:
 - Esquimalt Ave (North)
 - Duchess Ave (South)
 - 15th St (East)
 - Lane (West)
- Slopes from north to south
- Existing 20-storey rental building to east of site
- Underground parking on 4 split levels accessed from lane and Duchess Ave
- 7 surface parking spaces accessed from Esquimalt



- Surrounding blocks developed under same RM2 zoning, ranging between 6 to 17 storeys

The Proposal

- 19 storey strata infill building
- FAR 3.0 (site wide)
- 126 units (311 site wide)
- Total 336 parking spaces (at completion):
 - 155 parking spaces for rental building
 - 174 parking spaces for infill building
 - 7 shared surface parking spaces
- Secure bike parking (new building)
- New landscaping and boulevard upgrades
- CAC \$9,000,000



Construction Parking Strategy

PHASE 1

- 59 spaces constructed on top of first two levels of existing parkade
- Provide 155 total spaces for rental building during construction.
- Demolish two lower levels of parkade to construct new parking for rental building.

PHASE 2

- 155 spaces complete for rental building, residents transition to it.
- Demolish first to levels of parkade.
- Construct new parkade for strata building

Upon Completion:

- 155 parking spaces for rental building
- 174 spaces for strata building
- 7 surface spaces (shared) for visitor, drop-off & service use

OCP Policy

Policy BF-B 4.4.5(d):

Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total density based on the tenure of the infill:

- i. Strata up to 2.5 FAR
 - ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR
 - iii. Rental or co-op housing up to 3.0 FAR,
- with appropriate heights to be determined through contextual review of the proposal.

OCP amendment required for proposed Strata at FAR 3.0

Planning Committee

The proposal was considered by the Planning Committee at its meeting on March 11, 2026, and the Committee passed the following motion:

THAT the Planning Committee support the application at 1552 Esquimalt Avenue.

Public Information Meetings

July 3, 2025: On Preliminary Proposal (prior to formal application)

April 16, 2026: On Formal Application

- Approx. 64 attendees + 84 unique website visits
- Feedback: 29 comment sheets
- Supportive:
 - Acknowledgement for additional housing in Ambleside
 - Value of retaining existing rental tower
 - Close to transit, services and amenities
 - Improved design, landscaping and publicly accessible outdoor space
- Concerns:
 - Building height and density
 - Neighbourhood fit
 - Impacts related to traffic, parking, construction activity and infrastructure capacity
 - Tree retention, environmental impacts, and experience for residents during construction

Recommendation

Council give the proposed bylaws first reading and set the date for the public hearing on June 29, 2026.

Staff assessment is that the proposal is appropriate and supportable based on:

- Advances key housing objectives by adding 126 new homes and securing the 185-unit rental tower in perpetuity
- Delivers public benefits including a cash CAC and off-site boulevard upgrades
- Site proximity to public transit, services and amenities in Ambleside

Thank You!
Questions?

This page intentionally left blank

This page intentionally left blank