

1552 Esquimalt Avenue



Council Meeting

May 26, 2025

Location & Neighbourhood Context



Surrounding Building Heights:

- Esquimalt Ave: 7 to 10 storeys
- Duchess Ave: 9 storeys
- 15th Street: 9 to 13 storeys
- 16th Street: 6 to 17 storeys

Proposed:

- Lot 1: Existing 20 storey rental
- Lot 2: Infill 19 storey building

The Proposal

- **Subdivide the site into 2 lots:**
 - Lot 1: Existing Rental Building (secured as rental in perpetuity)
 - Lot 2: Proposed 19 Storey Building, strata titled (secured as rental for 6 years)
- **Floor Area Ratio: 3.0**
- **Units:**
 - 139 new units (185 existing units)
 - Total Units: 324
- **Parking:**
 - Existing: 185 spaces
 - Proposed: 205 spaces (including 7 car share)
 - Net New: 20 spaces
- **Bikes:**
 - Existing: None
 - Proposed: 488 bike storage
- **Tower Separation:**
 - Proposed Tower to Westshore (west): 20.83 m (68.3 ft)
 - Proposed Tower to Existing Rental (east): 38.5 m (126.3 ft)

Ambleside LAP Policy

BF-B4.4.5(d):

Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total of site 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

Analysis: *Proposal does not comply as the proposed strata-titled building is proposed at 3.0 FAR*

Recommendation

THAT the Preliminary Development Proposal be revised to comply with the Official Community Plan before advancing to a Public Information Meeting.

Thank You!
Questions?