





EXISTING CONTEXT



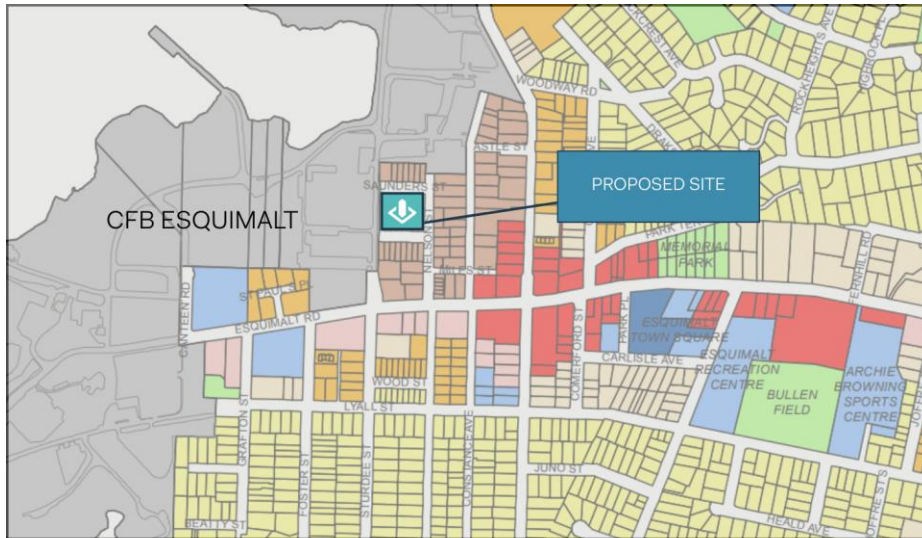
POLICY FRAMEWORK TOWNSHIP OF ESQUIMALT OCP

Township of Esquimalt

Official Community Plan

Adopted by Council June 25, 2018

Township of
ESQUIMALT



Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- High Density Residential

Policy

Consider new high density residential development proposals with a Floor Area Ratio of up to 3.0, and up to 12 storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy

Consider new medium density residential development proposals with a Floor Area Ratio of up to 2.0, and up to six storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy

Consider new high density residential development proposals with a Floor Area Ratio of up to 3.0, and up to 12 storeys in height, in areas designated on the "Proposed Land Use Designation Map."

Policy

Notwithstanding other policies set out in this OCP, maximum heights in medium density and high density residential land use designated areas in West Bay are limited to those parcel heights identified in the West Bay Development Permit Area.

Policy

Consider, where appropriate, development proposals with densities greater than those set out in the OCP through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.

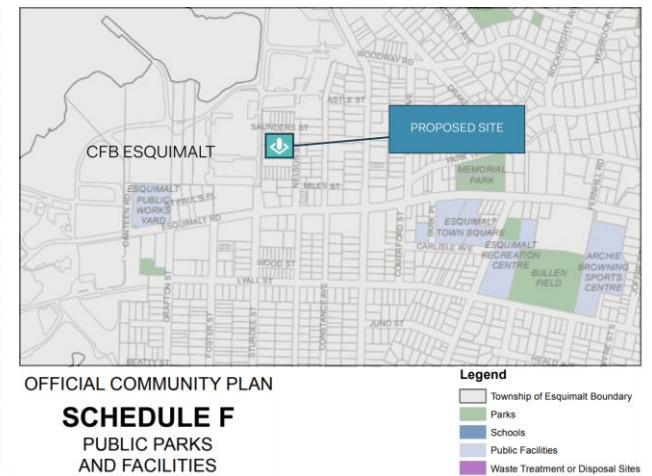
Policy

Recognize, for the purposes of density bonuses, "amenities" may include but are not limited to:

1. Privately-owned, publicly-accessible open space;
2. Public art;
3. Contributions towards the enhancement of public recreation facilities;
4. Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
5. Building to a higher step of the BC Energy Step Code than required under the Building Bylaw;
6. Group daycare and respite facilities for children and adults;
7. Preservation of heritage structures, features or assets;
8. Affordable housing units;
9. Special needs housing units;
10. Community gardens;
11. Enhanced green family play space for residents;
12. Public space improvement supporting and surrounding transit stations; and
13. Other as may be appropriate to the development proposal or surrounding community as deemed appropriate by Council.

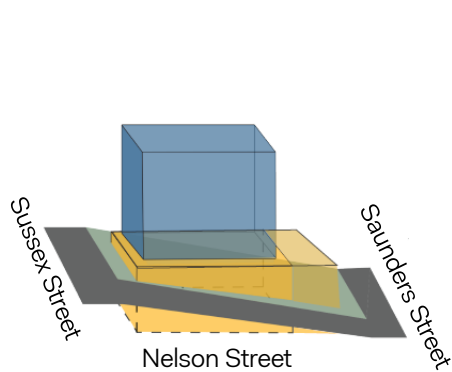


NEIGHBOURHOOD CONTEXT



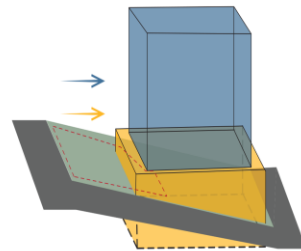


DESIGN EVOLUTION



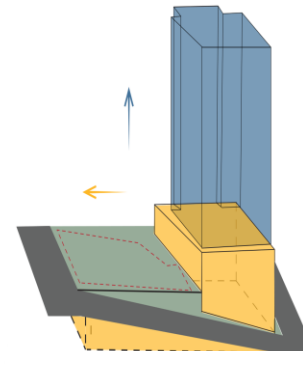
STAGE 1 Initial Proposal

- 12 storey tower
- Above & below grade parking podium
- 80% site coverage
- Open space on Saunders shadowed



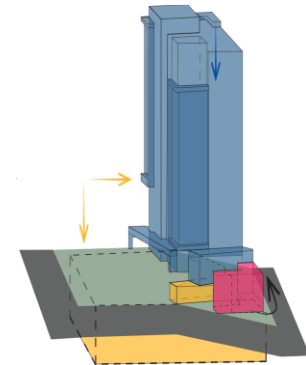
STAGE 2

- Push building and parking podium north
- Locate Public Park on Sussex
- Submerge parking partially below grade
- Maximize sun exposure



STAGE 3

- Public Park space maximized
- Consolidate density into less than half the block in a compact base
- Extrude height upwards
- Accessible entry to Park and Visibility on Nelson



STAGE 4 Revised Proposal

- Articulate building mass to reduce apparent height
- Added interest with stepped volumes
- Wrap parking wall with retail and residential uses to animate corner of Nelson and Saunders

LEGEND			
	RESIDENTIAL		PARK SRW
	COMMERCIAL		RESIDENTIAL TOWER MOVES
	PARKADE		PARKADE PODIUM MOVES



COMMUNITY PARK

PROPOSED PUBLIC PARK

- Large - 18,500 sq ft
- Wide - 230 ft of frontage
- High visibility and accessible entry
- On-going maintenance by Belmont

FEATURES

- Pirate ship themed playground
- Multi-purpose sport court
- Central grass lounging lawn
- Interpretive learning garden
- Bathroom & water fountain
- Picnic tables, seating, terracing
- Water Mister





COMMUNITY PARK



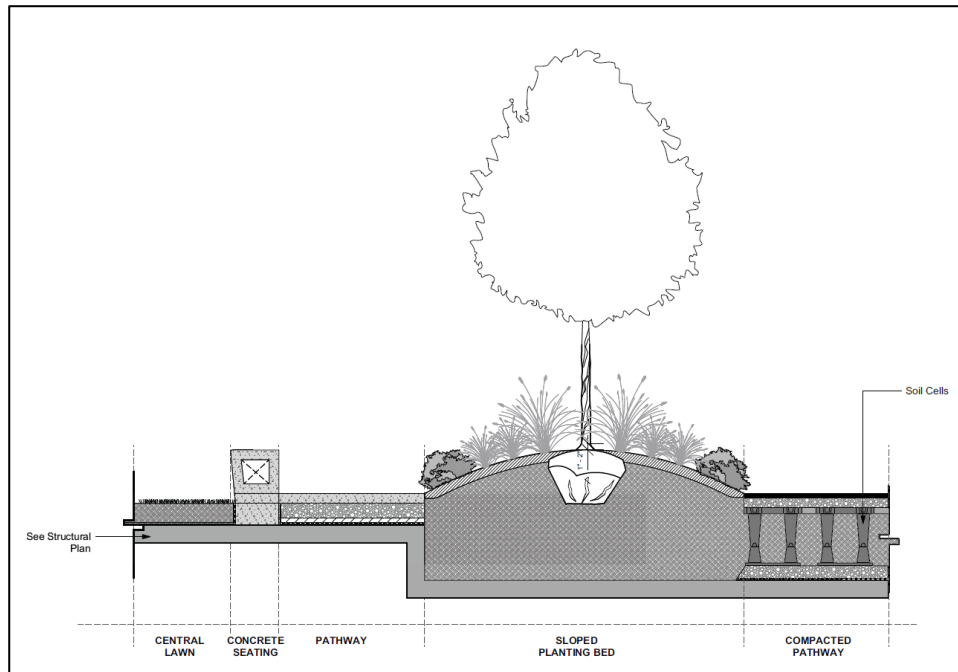
Soil Cell Installation



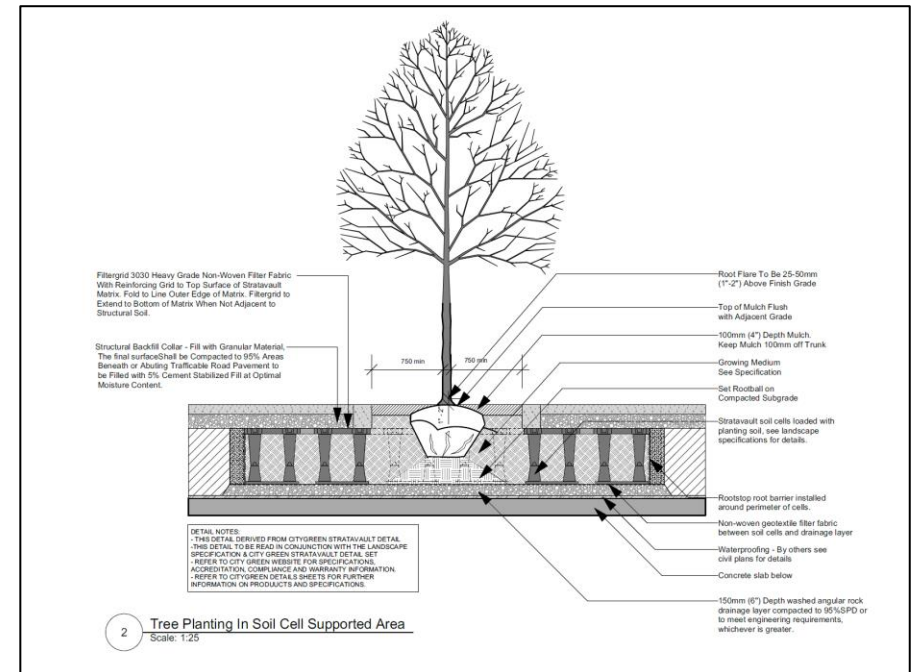
Misting Station



COMMUNITY PARK



Mounded Planting Medium on Slab



Planting in Soil Cell on Slab



RENTAL HOMES

HOMES

- Purpose-Built Rental
- 335 homes:

42	Studio	(12.5%)
141	1 Bed / Jr 1 Bed	(42.1%)
129	2 Bed / Jr 2 Bed	(38.5%)
23	3 Bed	(6.9%)

FEATURES

- 4,000 sq ft of in-building amenities
 - Fitness Centre
 - Coworking Lounge
 - Bookable Recreation Room
 - Outdoor BBQ Area
 - Urban Agriculture
- Air-Conditioned
- Pet friendly





NEIGHBOURHOOD-SERVING RETAIL

FEATURES

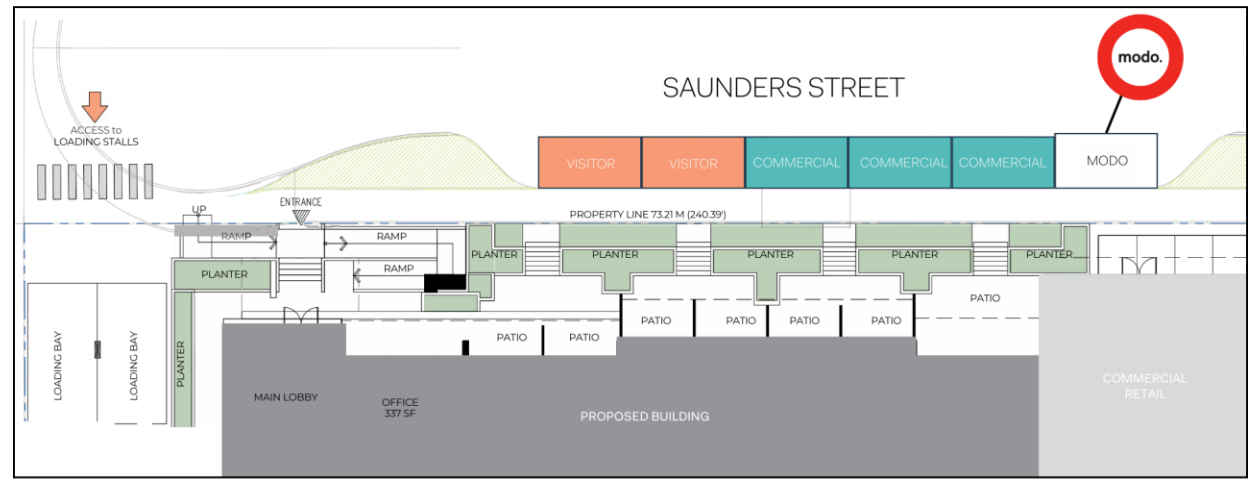
- 2,500 sq ft Retail Space
- Potential Uses:
 - Small Cafe
 - Service-based Offices
 - Other



PARKING & PUBLIC REALM IMPROVEMENTS

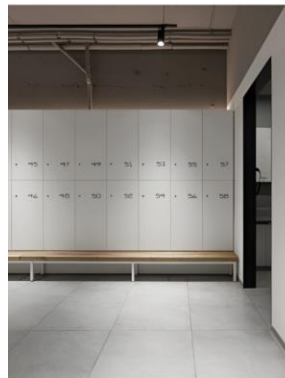
TRANSPORTATION

- 242 parking stalls
- 413 bicycle stalls
- Aligns with the Township's updated Parking Bylaw
- Robust Transportation Demand Management Plan
 - Dedicated Modo car share vehicle
 - Enhanced bike facility with direct access to street
 - Bike repair station
 - Storage for cargo and e-bikes



PUBLIC REALM

- Offsite public realm improvements include new sidewalks and offsite trees
- \$250k cash contribution to traffic and transportation improvements on Esquimalt & Nelson





COMMUNITY CONSULTATION

1,954



1,954 mailouts sent with
an expanded reach to
400m

42



approximate
attendees

18



sign-ins
(many preferred not
to sign-in)

14



Comment cards
completed (11
generally supportive
and 3 opposed)

50



door knocks on
home and
businesses

500+



500+ unique page visits
were recorded on the
purpose built
sussexandsaunders.com

1340 SUSSEX & 1337 SAUNDERS COMMUNITY OPEN HOUSE COMMENT CARD

Thank you for joining us for the 1340 Sussex & 1337 Saunders Community Open House.
Please complete this comment form and provide any additional thoughts below.

Would you like to be contacted with updates about the project? Email: _____

Please tell us a bit about yourself!

Home Postal Code: _____

- Describe your relationship to the project (select all that apply):
 - ☐ I am a current tenant
 - ☐ I live in Esquimalt
 - ☐ I work or own a business in Esquimalt
 - ☐ Other _____
- How did you hear about this Community Open House?
 - ☐ Notice in the mail
 - ☐ Social media (Facebook, Twitter, Instagram)
 - ☐ Community network/word of mouth
 - ☐ Other _____

Share your comments with us!

- Do you support the key elements of this project:
 - A large public park: ☐ Yes ☐ No
 - Local-serving commercial spaces: ☐ Yes ☐ No
 - 335 new homes: ☐ Yes ☐ No
 - Other elements: _____
- The developer is proposing to consolidate the proposed density onto less than half of the block to allow over half of the block to accommodate open space, including providing a high-quality public park.
 - Do you generally support this approach to have a higher build in exchange for a larger park to serve the neighbourhood?
☐ Yes ☐ No
- Do you support the key features of the community park?
 - Playground area: ☐ Yes ☐ No
 - Open green space: ☐ Yes ☐ No
 - Interpretive learning garden: ☐ Yes ☐ No
 - Multi sport court: ☐ Yes ☐ No
 - Washroom & drinking fountain: ☐ Yes ☐ No
 - Other elements: _____
- Thank you for your participation! Please rate your experience in today's event.
 - ☐ Excellent ☐ Very good ☐ Good ☐ Fair ☐ Poor

INTRACORP | BELMONT SERVICES | ARCADIS | hello@sussexandsaunders.com
hello@sussexandsaunders.com

COMMUNITY OPEN HOUSE



Join us for a Community Open House to learn more about the Rezoning Application and OCP Amendment for 1340 Sussex St & 1337 Saunders St

Intracorp Homes has submitted an application to redevelop 1340 Sussex St & 1337 Saunders St to include 335 new homes, a neighbourhood retail node, and a new park with playground, flexible open space and learning garden. We will be hosting an Open House to introduce the proposed development and listen to community feedback.

Please drop in on October 29th between 4pm and 8pm to review information about the concept, ask questions and share your thoughts with the project team.

Project Contact:

Name: **Mark Holland**
Phone: **250-713-9789**

If you can't join us in person, a virtual open house will be held on November 5th with a presentation and Q&A at 7pm and 8pm. Please contact us for an invitation to the virtual open house at:

Email: **hello@sussexandsaunders.com**
Website: **sussexandsaunders.com**

IN-PERSON OPEN HOUSE

Date	Time	Location
October 29th	4pm to 8pm	Esquimalt Recreation Centre 527 Fraser Street

VIRTUAL OPEN HOUSE

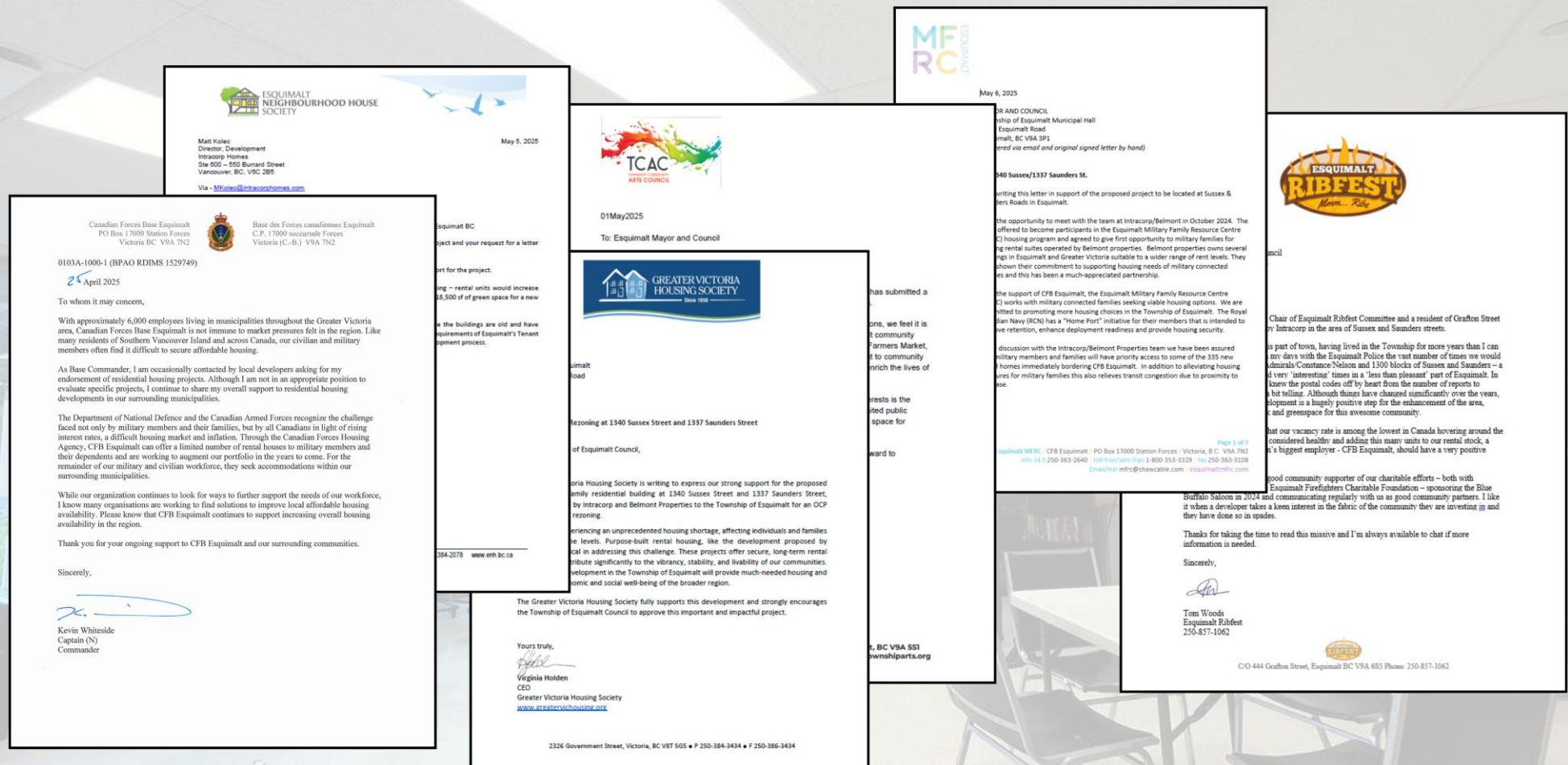
Date	Time
November 5th	7pm to 9pm

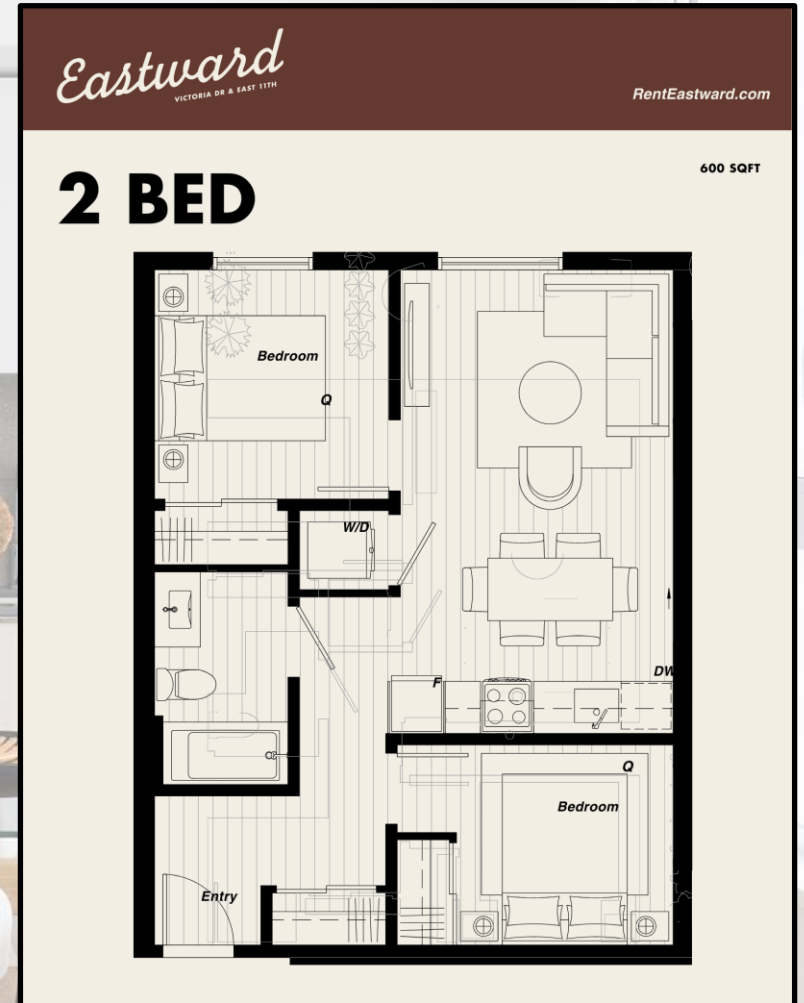
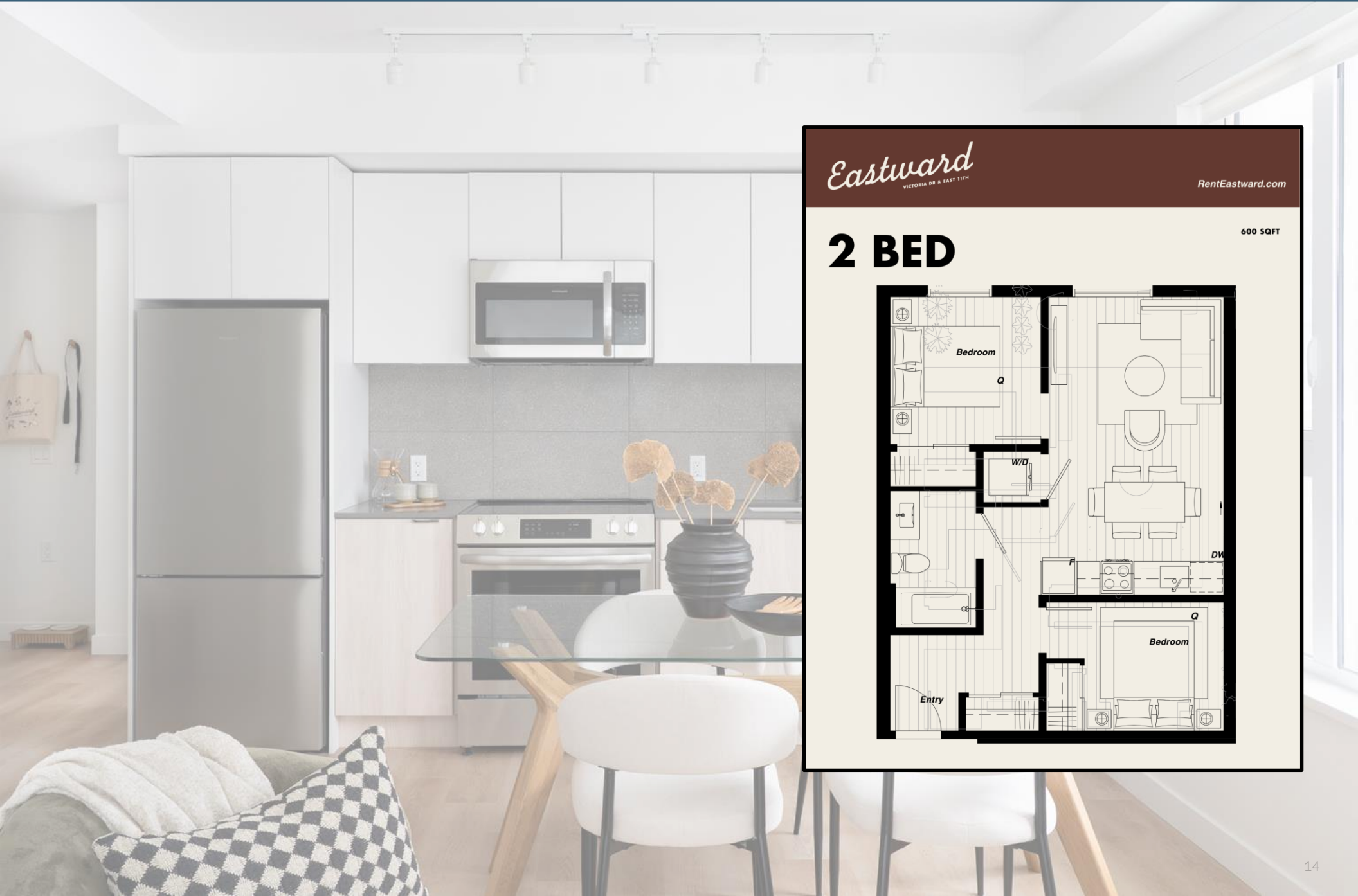
*Although this notice has been distributed by the Township of Esquimalt, the contents of this notice are those of the developer and do not represent the position of the Township on the application. The Township of Esquimalt makes no representation or warranties, expressed or implied with respect to the content, accuracy, truthfulness, or reliability of any information contained in this notice whether in full or in part.



COMMUNITY SUPPORT

30 unique touchpoints to community groups and stakeholders.









SIGNAL
at Marine Gateway

B2 1 Bed 1 Bath
INTERIOR 476 - 486 sq ft
EXTERIOR 53 - 240 sq ft
TOTAL 529 - 726 sq ft

Bedroom: 11' - 11" x 9' 5"

Living: 9' 7" x 8' 5"

Kitchen, Dining: 11' 5" x 15' 4"

Bathroom

W/D

ENTRY

AC

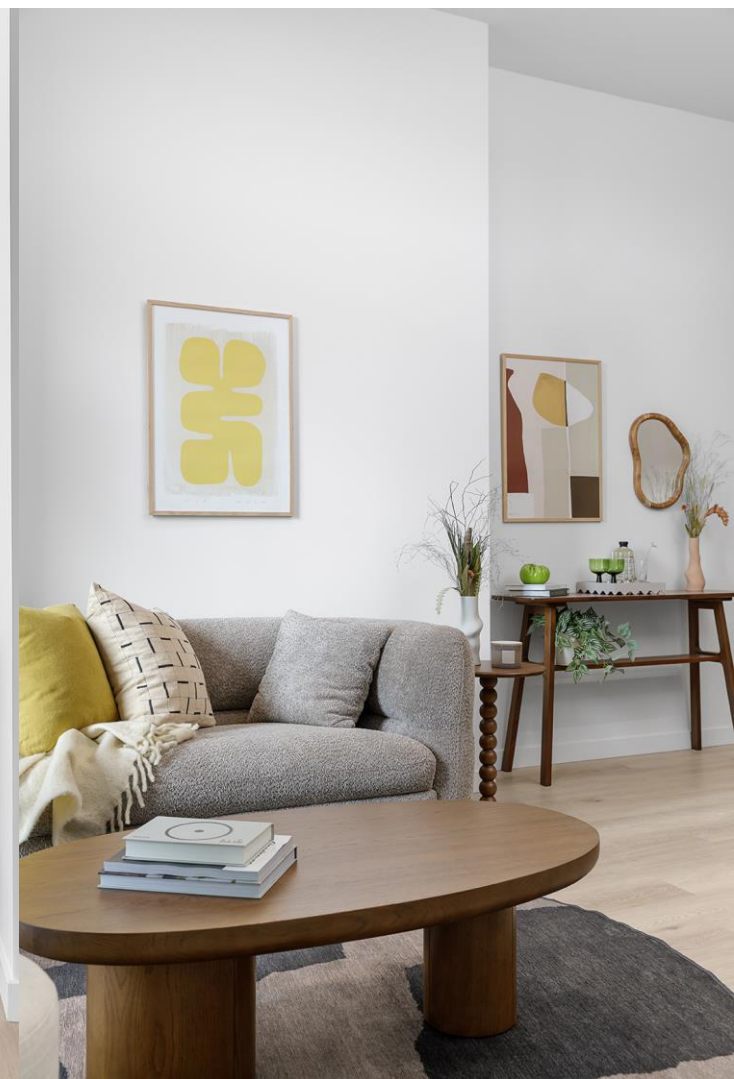
F

DY

APRIL STREET Level 01 Level 02 Level 03 Level 04

RentSignal.ca
Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice in. E.S.O.E.

oxiflorid INTRACORP Building the Community rennie





COMMUNITY FEEDBACK

MASSING CONTEXT (RED BARN – ESQUIMALT & ADMIRALS)

PROPOSED BUILDING



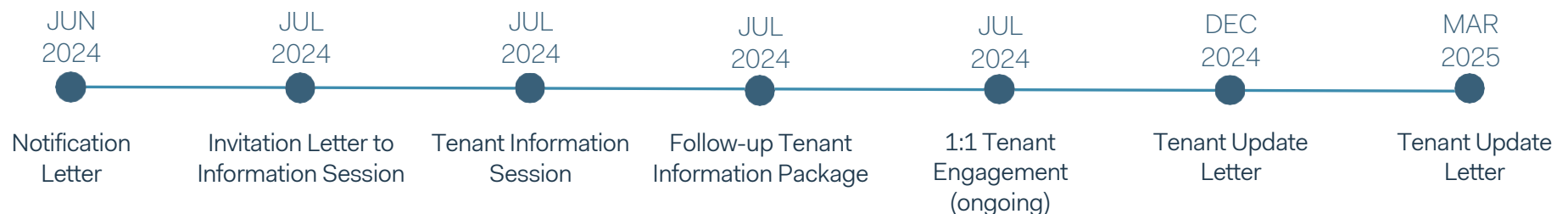
We are committed to meeting the requirements of Esquimalt's Tenant Assistance Policy to ensure tenants are supported throughout the redevelopment process.

TENANT ASSISTANCE PLAN

- Early and Ongoing Communication with Tenants - including regular updates related to the rezoning application.
- Financial Rental Compensation – based on length of tenancy (from move in to rezoning application date).
- Moving Compensation – flat rate based on unit size.
- Relocation Support– based on housing needs and relocation timing.
- Additional Support – upon assessment.
- 4 Months Written Notice to End Tenancy - once all required permits are in place.
- Right of First Refusal - Returning tenants will be offered rents at 20% below starting market rents for the new units, with the following considerations:

KEY TAKEAWAYS

- Dedicated Tenant Support Team available
- Unique assistance tailored to individual tenant needs.
- 31 / 64 eligible tenants (48%) voluntarily relocated to date
 - 7 units relocated to non-market subsidized housing
 - 4 units relocated to low-end of market housing
 - 20 unit relocated to market rental housing
 - All units relocated within Esquimalt / Victoria
- Continued engagement in conversations with most of all remaining tenants.
- Remaining tenants have indicated that they wish to stay until the 4 Months Notice to End Tenancy.





ECONOMIC OUTPUT

The project will generate significant positive economic and social impacts within the Esquimalt community.

SOCIAL BENEFITS

18,500



sq ft of public park space

2,500



sq ft of new retail

395



full-time jobs supported locally

560



new construction industry jobs in BC
(280 local)

335



purpose-built rental homes

ECONOMIC BENEFITS

\$145M



one time for BC GDP (1.5% of BC construction sector)

\$3.8M



annual spend from future residents and employees on local businesses

\$4.2M



investment in public park space

\$11M



in annual capital expenditures in public park space paid privately by developer

\$660K



in annual property taxes

\$1.25M



in offsite public realm improvement