



06 April 2016

Mayor and Council  
c/o Trevor Parkes, Senior Planner  
Development Services  
Township of Esquimalt



101 1831 Oak Bay Avenue  
Victoria BC V8R 1C3  
phone 250.592.9198  
fax 250.592.9178

**RE: Westbay Triangle Redevelopment,  
Westbay, Esquimalt, BC**

Rezoning Application: Incorporation of Planning and DRC Commentary

Mayor and Council, through Trevor Parkes,

Please find enclosed with this letter, a full sized copy of our proposed Rezoning proposal for the lands known as the Westbay Triangle and including the following property titles:

- 468 Head Street [Triangle Estates];*
- PID 001-843-991 Lot 8, Block H, Section 11, Esquimalt District, Plan 292 [468 Head Street];*
- PID 006-720-439, Lot 5, Block H, Section 11, Esquimalt District, Plan 292 [470 Head Street];*
- PID 000-036- 722, Lot 4, Block H, Section 11, Esquimalt District, Plan 292 [472 Head Street];*
- PID 009-175-024, Lot 1, Block H, Section 11, Esquimalt District, Plan 292 [515 Gore Street];*
- PID 009-175-016, Lot 2, Block H, Section 11, Esquimalt District, Plan 292 [509 Gore Street];*
- PID 000-704-580, Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [922 Lyall Street];*
- PID 000-704-598, Strata Lot 2, Section 11, Esquimalt District, Strata Plan 509, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 [920 Lyall Street];*
- PID 009- 175-008, Lot 6, Block H, Section 11, Esquimalt District, Plan 292 [918 Lyall Street];*
- and PID 009-174-885, Lot 7, Block H, Section 11, Esquimalt District, Plan 292 [912 Lyall Street].*

**Enclosures**

- 24x36" copy of The Triangle at Westbay
- 11x17" copy of The Triangle at Westbay
- digital copies of same

**Response to of Commentary**

1. Drawings have been amended to clarify the central property location that contains an opening down through to grade level. It is now labelled as being "open to below".
2. A pathway extending across 464 Head Street will be removed from this RZ submission, and placed on a subsequent RZ submission. The intent of the project remains the same, but this voluntary mid block pathway will be completed, its continuation installed, under a future project.
3. This midblock pedestrian route advocated by the consulting team, and supported by planning and the neighbourhood, will be completed as planned, with portions built as their respective properties are redeveloped.
4. Drawing package clarity has been improved by differentiating perimeter site improvements from phase one, and those remaining to be undertaken in a later phase two.

5. In response to DRC commentary, revisions have been made to the property corner at the intersection of Gore and Lyall Streets. It was requested that this area feature additional trees in locations coming from the removal of some surface parking, and that these trees be large and statuesque in scale, by species. The revision has included removing two surface parking stalls to permit two feature trees of a species known to grow to substantial proportions. These will serve as a back drop to the central feature tree being protected in this special corner park, which is the oldest living surviving tree from the original farm orchard.
6. Parking stalls throughout the proposed development have been colour coded on drawing sheet A2.0 to assign their roles, which include long term private resident use, long term resident guest use, short term resident guest use, commercial public use and commercial leaseholder use.
7. Drawing A2.0 locates the security enclosure location to the private parking as requested. The colour coding above, and this security gate enclosure notations have not changed that additional parking features remain in the project above bylaw requirements, which now includes 10 stalls, two of which are designated a electric vehicle recharging locations shared by all residents, motorcycle parking, scooter parking, electric bike and their respective recharging locations. The drawings flag street side parallel parking stalls installed under this contract, and that these too also feature integrated motorcycle / scooter parking locations.
8. Under this development proposal, sidewalk features installed in the public realm, cross over private property by default of its triangular shape. These pathways will be noted in an SRW to ensure actual legal public right of passage in these locations.
9. Pathways leading to parallel streetside parking proposed under this property redevelopment have been amended to ensure hard surfacing to access to each vehicle location.
10. A side entry canopy extending from the residential short term parking to a side entry of the multi-family building had been obscured partially with drawing renderings of landscaping elements. This has been amended in multiple drawing elevation locations.

The above commentary also addresses some items discussed by and with the DRC. In preparation for an appearance before DRC, portions of these drawings are submitted under separate correspondence as submission materials to that committee.

Regards 

Peter Hardcastle  
Hillel Architecture Inc.

Web Site built for the Westbay Triangle: <http://www.westbaytriangle.ca/#/we-heard-you>