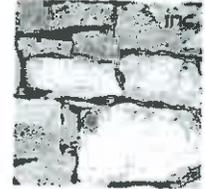


08 December 2015

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

Hillel
architecture



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

Rezoning Application: Project Description

Mayor and Council,

Please find enclosed a redevelopment proposal for the Westbay Triangle Lands prepared by Hillel Architecture Inc. as a revision to, and continuation of the Rezoning Application process for the following residential lots being amalgamated into a single land holding:

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].

Development History

Earlier development proposals, prepared by others, were presented at public hearing June 23rd, 2014 for public commentary and council discussion. The conclusion of that public hearing was a suspension of the rezoning process, and a request that the design direction presented that evening was revised to a development direction more in keeping with comments received from both the public and the councillors.

Hillel Architecture Inc. was retained to prepare that revised Development Proposal. Hillel Architecture Inc. reviewed all written commentary, public input from that public hearing, and councillor commentary. Hillel Architecture engaged in a public consultation with the Westbay Neighbourhood residents and local business members. Following those earlier engagement meetings a potential design direction emerged. As those meetings continued the project modelling continued to adjust as commentary was recorded. The consultation process expanded to Esquimalt Planners, the Director of Economic Development, Esquimalt Engineering staff for both civil services and transportation. Meetings were held with representatives of the Westbay Residents Association and the Esquimalt Chamber of Commerce.

The public consultation process has involved over a dozen meetings one on one with key individuals, Esquimalt staff, presentations to several audiences, and each time the project evolved and benefited. The public consultation process concluded with records in both powerpoint presentations and written materials which formed the basis of the booklet submitted herein as a part of this submission package and titled "The Westbay Triangle Development Guidelines". *As copies have already been made available for each councillor, and planning staff – one record copy is submitted herein.*

At this same time, Esquimalt initiated the documentation of the Westbay Neighbourhood Development Guidelines to reflect the current neighbourhood's opinions and concerns to shape their future throughout the larger Westbay Neighbourhood. This too had a distinct focus on these triangle lands. The Director of Economic Development assembled a broad based Stakeholders Committee of residents and local businesses, and a consulting team to independently document the greater Westbay Neighbourhood Design Guidelines. Hillel Architecture was a participant as a member of that Stakeholder Committee.

Description of Development

The Triangle Lands redevelopment proposal enclosed herein offers a comprehensive design solution that incorporates;

- a village for hosting local business to create a dynamic central gathering place in Westbay;
- a dynamic engaging setting for residents, businesses and patrons to engage, share, and socialize;
- a community that would also include multiple housing options, suiting many lifestyles, income levels, and aspirations;
- in a manor that would also demonstrate community leadership in extent of, and variations of green spaces available;
- advanced methods for gathering and harvesting rainwater for later irrigation on site;
- roof systems configured to take advantage of solar orientation for potential solar power generation and domestic water preheating
- advanced methods for gathering and harvesting rainwater for later irrigation on site;
- advanced modelling for shadow development and community impact assessment;
- multiple public social spaces, at 3 distinctly different corner settings;
- multiple park like settings for residents and leaseholders offering both raised ocean view park areas, wind protected conversation parks, sun protected shade gardens for hot weather respite for people, but year round environments suitable to many indigenous coastal plant and animal species;
- designed in a manor that creates a focus to a community, and encourages its growth and development by others.

Most importantly however, is that the design grew out of consultation. The solution evolved after many conversations, and over numerous contributions from a neighbourhood that cares deeply about its character today. Members of the neighbourhood clearly stated they were ready for a new center of Westbay, but that they clearly needed it to be designed carefully by those prepared to listen. We hope in the coming presentations that everyone can see a piece of their personal contributions in this proposal.

Description of Building Proposal

The proposed design offers a two storey commercial streetscape on Head Street designed to create a main street like village focus of activities, yet with architecture and building volumes designed to protect residents of Gore Street around the corner and residents above from the noise and busyness of that dynamic environment. This "main street" composition offers 6 commercial tenant spaces, sized specifically for this neighbourhood, and when combined with existing businesses in the vicinity will create a shopping and socializing destination.

Raised above this village center is a park like central courtyard setting reflecting the shape of the triangle lands, and creating a private enclave of six townhouses overlooking the park while the park itself provides privacy for those dwellings from each other and the residents of the multi-family building completing the Triangle.

Along Lyall Street, this residential building shares a similar footprint and personality with the larger volumes of the multi-family and multi-use buildings of the Pacific Fleet base. The residential building is six stories, offering the lower floors with generous outdoor terraces,

private entries. Interim floor levels with park like views, ocean and marina views, and culminating with the upper most floors offering panoramic ocean views in almost all directions.

Each Streetscape is respected as a front yard. Each streetscape developed to suit its current scale and massing, and in many ways the personalities of each street. In addition, no street is unfairly burdened with being a rear yard. All typical "back of house" activities are handled entirely internally – out of sight – and out of mind - of surrounding residents.

Further layers of purposeful and meaningful design response to the needs of a Main Street as is intended on Head Street, a Village setting like Gore Street , or an Avenue like setting along Lyall Street, are contained in the enclosed Westbay Triangle Development Guidelines. Even with this booklet, where many pages can describe some of the design intent, the design team knows even more layers of design and thought are still not yet expressed. We encourage people to look deeper and to ask questions. Our considerations for lighting, plantings, materials, signage, and many others have simply not had the space for expression, and time or page space does not permit.

In addition to the drawing package, and in exchange for what a massing model can provide, this submission package includes a computer modelled 3D massing that has been recorded in two distinctly different flight paths circling the building; one providing the viewpoint of a pedestrian both in front of some buildings and behind others, and secondly; a flight path just above the neighbouring buildings to ensure an unbroken view and understanding of the proposal. These included videos are viewable in all media, and can be played in public settings, be viewable on multiple screens, for staff councillors and the public equally.

Zoning

The proposal is submitted with the request for a spot zone to be created to respect the unique nature of this location, its role in the neighbourhood's future development, similar to proposals that predate this design direction. This correspondence therefore does not to compare this design proposal with the current land use bylaws of existing Lots, as these differ even in their own zoning. The general Project Data covering the required categories of data disclosure is located on Drawing Sheet A1.1.

Site Size: 4075m ²	
Site Coverage: 63%	<i>as measured by Amendment Bylaw 2861 to current Esquimalt Zoning Bylaw 2050</i>
Floor Space Ratio: 1.39 : 1	<i>as measured by Amendment Bylaw 2861 to current Esquimalt Zoning Bylaw 2050</i>
Building Height:	Bldg 1: 7.6m above average grade. Bldg 2: 21.75m above average grade. <i>Bldg 1: 15.0m geodetic to top of low sloped assembly.</i> <i>Bldg 2: 29.150m geodetic to top of low sloped assembly</i>
Number of Stories:	Building 1: 2 storeys. Building 2: 6 stories.
Setbacks:	5.8m @ Head Street (bldg wall finishes, not including canopies) 3.2m (stair only) and 5.8m main bldg @ Gore Street (bldg wall finishes, not including canopies),and 6.8m @ Lyall Street (bldg wall finishes, not including canopies).
Parking:	121 stalls where 114 are required.

In addition, as new definitions and clarifications are proposed under Bylaw 2861 for the Esquimalt Zoning Bylaw 2050, this project has been prepared based on those new definitions, and Sheet A1.2 graphically provides a data summary for key calculations such as floor area, FSR, and total site coverage. This same sheet demonstrates shadow studies at various recommended times as requested in the new Westbay Community Design Guidelines and those advocated by this office, or those offering an explanation for our building orientation.

Parking

The enclosed development proposal honours the Esquimalt Parking Bylaw without request for variances. In addition, the proposal goes on to provide additional motorcycle and scooter parking. In a demonstration of environmental concern, the design provides for alternative transportation forms with electric charging stations for both cars, and motorcycles and internally to the bike rooms, for electric bicycles.

Climate Change Considerations

The green building checklist is enclosed in this project package. In general a wide range of designed features have been incorporated into this project that reflect contemporary concerns for the environment. Hillel Architecture has also participated in several green buildings and counts some of its clients as outstanding corporate citizens such as the Mountain Equipment Coop. The project contains;

- roof top orientation and angles, designed to aid the potential of main roof planes to serve for solar power generation;
- roof top orientation and angles, designed to aid the potential of main roof planes to serve for domestic hot water preheating;
- the harvesting of portions of the rain fall within these property boundaries;
- the thermal inertial and energy savings effect from planted green roofs;
- the general increase in green space and plant coverage over typical buildings of this form or role;
- extensive use of materials considered for their lesser environmental impacts;
- the use of appliances and equipment known for their lesser energy needs; and
- building orientation known to lessen the affects of overheating.

We hope that the enclosed drawing package and submission documents describe the proposal for these Triangle Lands adequately for the rezoning purposes of this submission. We also hope that they inspire. We wish that everyone imagine a new dynamic center of Westbay.

Regards

Peter Hardcastle
Hillel Architecture Inc.