

1

Shoaling Heights 2nd Reading

Joint Works Inc.
Faissal Kassam
Benson Chiu
Troy Grant, CD



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Presentation: Troy D. Grant, BMASc(rmc), PLog, CD

2

Introduction

- Esquimalt = “place of shoaling waters”
- Project name = Shoaling Heights – The name is a combination of geography and history that acknowledges the first people of this region and our proximity to the waters.
- Ownership – Faisal Kassam, Benson Chiu, Troy Grant, CD – Joint Works Inc.
- Project Manager/Owner’s Representative – Troy D. Grant, CD



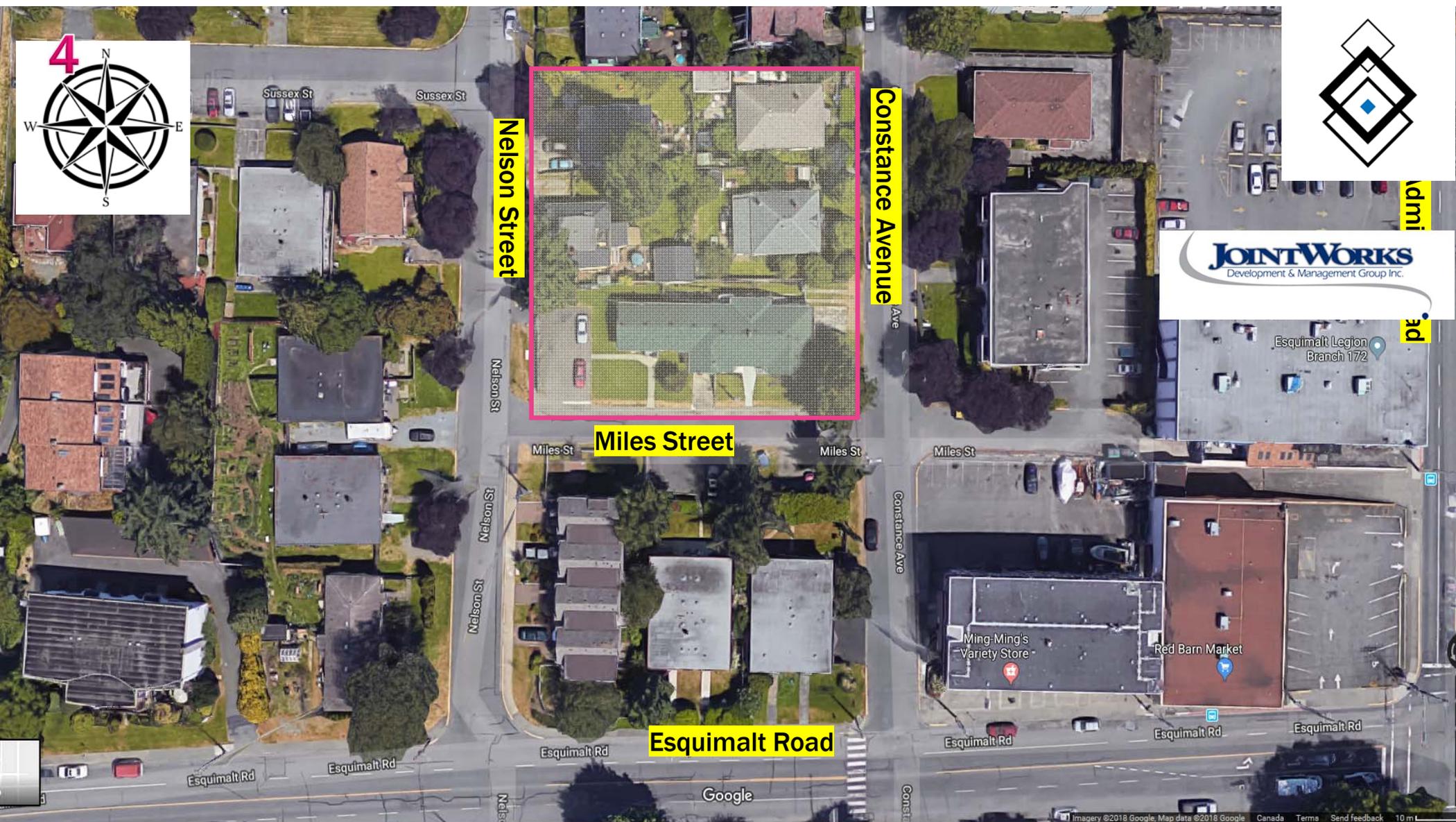
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3



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Esquimalt Legion
Branch 172

Vision, and Values Alignment



- We share the same Vision as the Township:
 - ❖ Caring and Welcoming Community
 - ❖ Strong and positive relationship with our neighbours
 - ❖ Creating a vibrant economy
 - ❖ Environmental stewardship
- Our Values are closely aligned with those of the Township:
 - ❖ Accountability – we will stand by our work and remain allied with the Town
 - ❖ Integrity – We believe in doing the right things when nobody is looking
 - ❖ Respect – Our team has a great deal of respect for process, and people
 - ❖ Collaboration – We believe that we must work in concert with the community

Market Sensitivities

- Missing Middle demographic
- Growing families need larger footprint
- Demand for local growth in available commercial space
- Market Housing that targets the local employment community
- Demand for larger homes to accommodate families
- Proximity for families to work and play in the same community
- Attractive new product supply
- Commitment to Esquimalt and the citizens of Esquimalt



Design Features

- 12 Storeys
- Privately owned Publicly occupied park space
- Rental Residential
- Professional (Doctor/Dentist/Pharmacy)
- Day Care
- High Energy Performance
- Compliant with the proposed land use for this region
- OCP amendment was passed
- 127 new homes
- 158 new parking spaces underground
- Day Care
- 3 new commercial bays
- 1.5:1 bike storage ratio
- Outdoor bike parking
- Car sharing
- 088:1 Parking ratio
- Close proximity to Bus Routes



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Amenities Package

- All homes designed for accessibility
- 8 Affordable homes
- 3 Special Needs homes
- Public Use Park – Privately Owned
- Car Share
- Increased Bicycle storage
- Enhanced Sidewalk
- Commitment to Daycare
- Commitment to professional retail space



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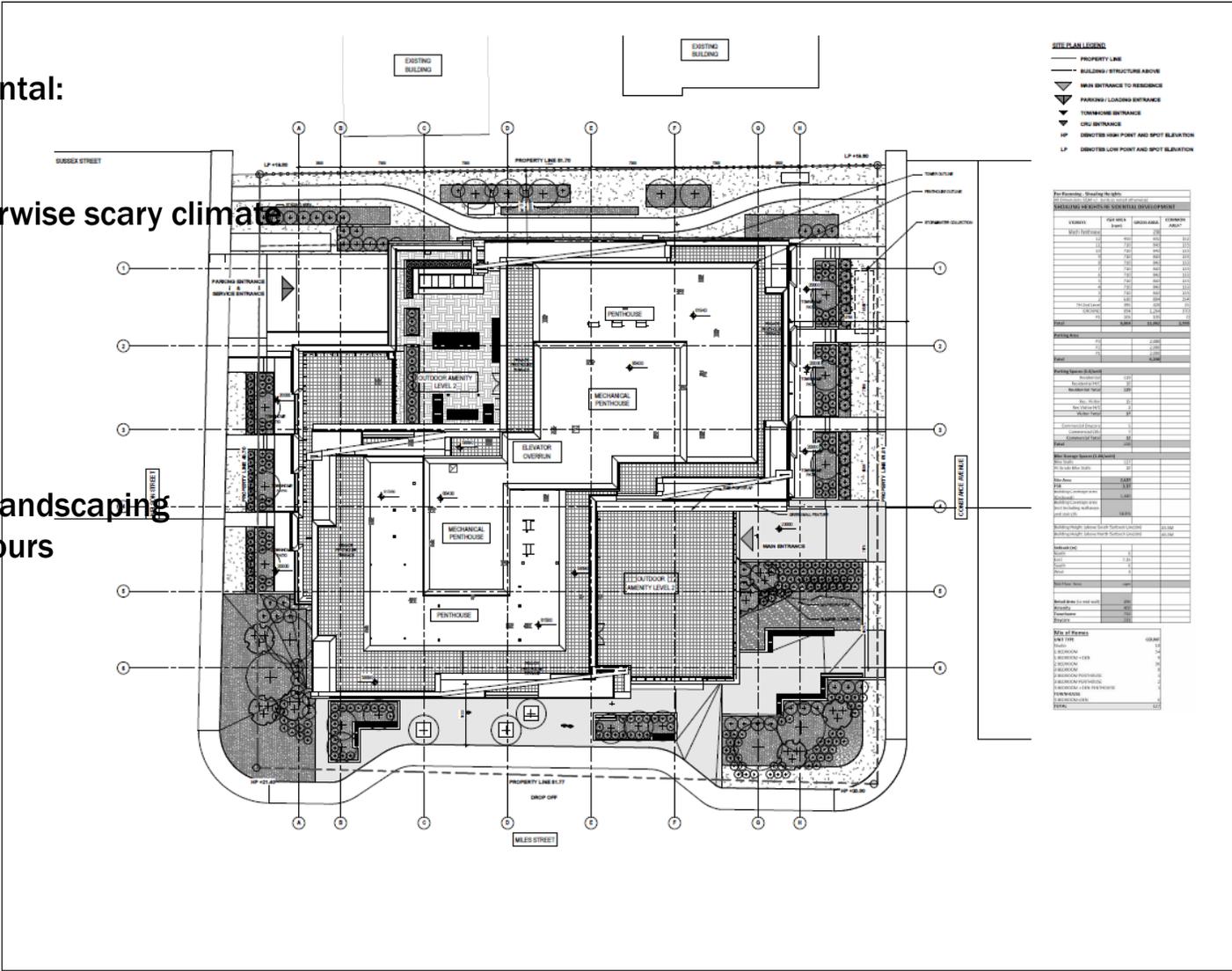
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Conversion from Condo to Rental:

- ✓ Construction Certainty
- ✓ Project Viability in an otherwise scary climate
- ✓ Team Tolerance
- ✓ Construction cost benefit

Commitment to Quality:

- ✓ High energy performance
- ✓ Beautiful and Functional Landscaping
- ✓ Collaboration with neighbours

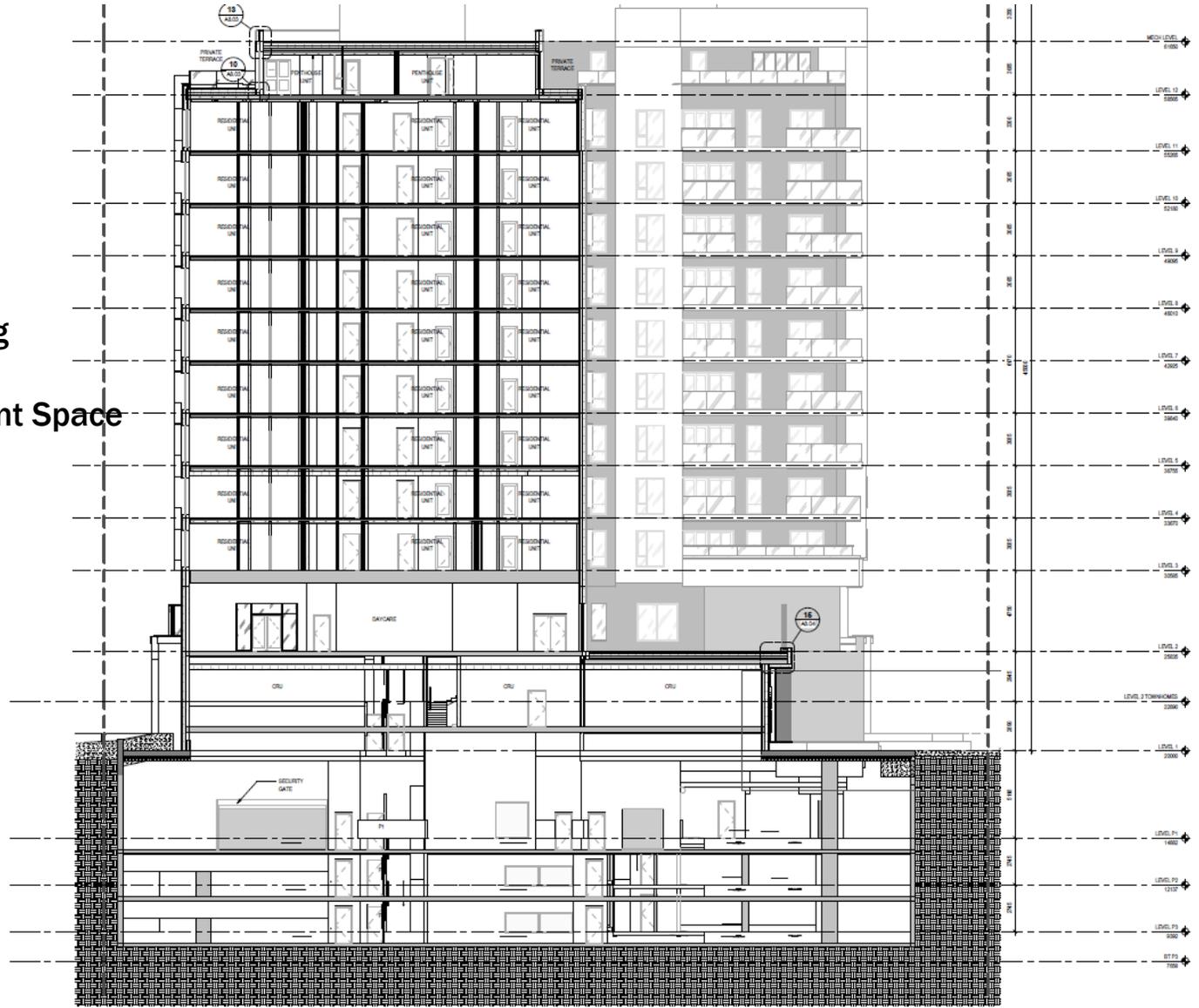


10

Commitment to Community

- ✓ POPO Space
- ✓ Enhanced Sidewalks
- ✓ Natural Landscaping
- ✓ Ample access to bike parking
- ✓ Provision of Daycare Space
- ✓ Commitment to Med and Dent Space
- ✓ Special Needs units

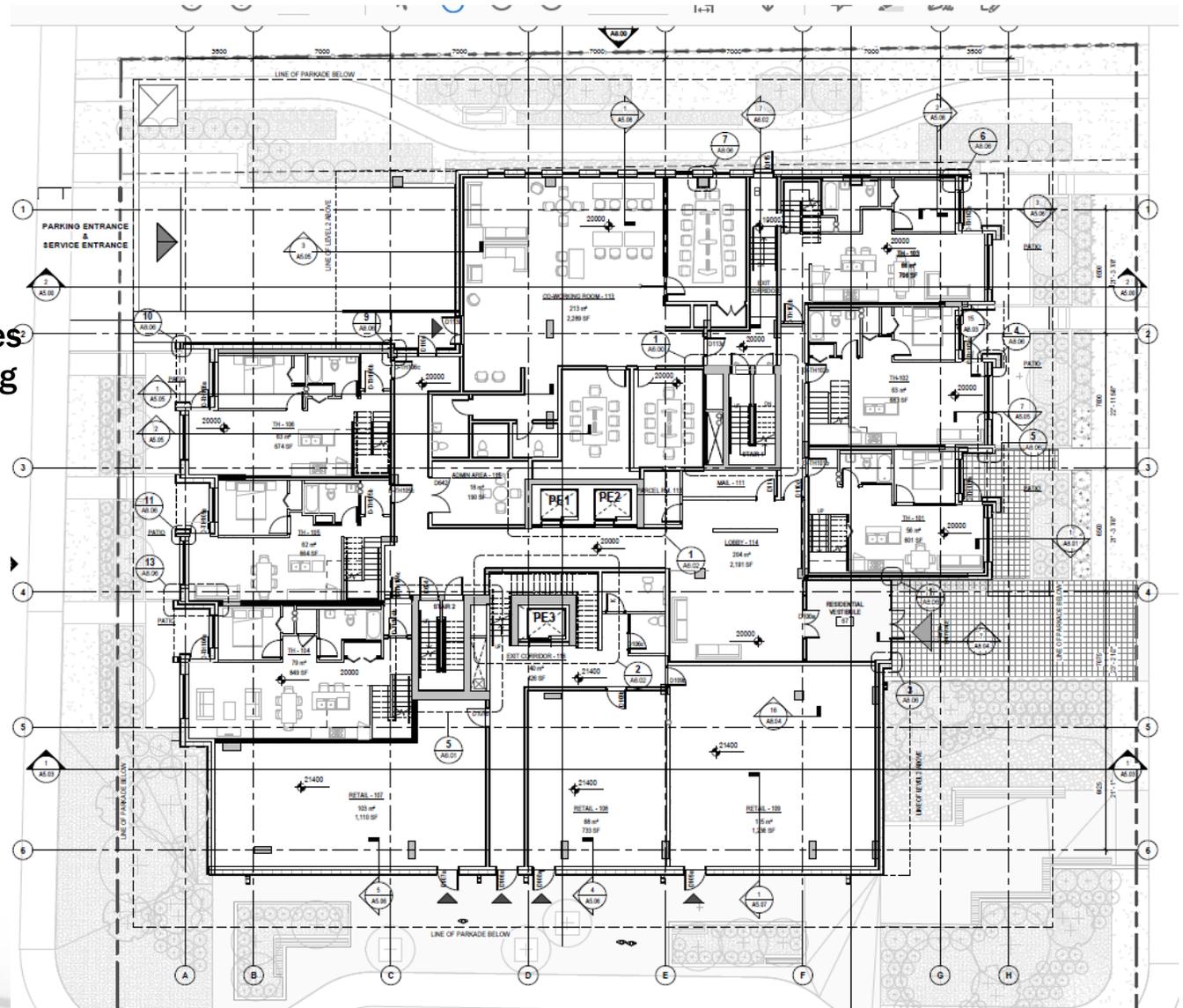
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11

1st Floor Plan

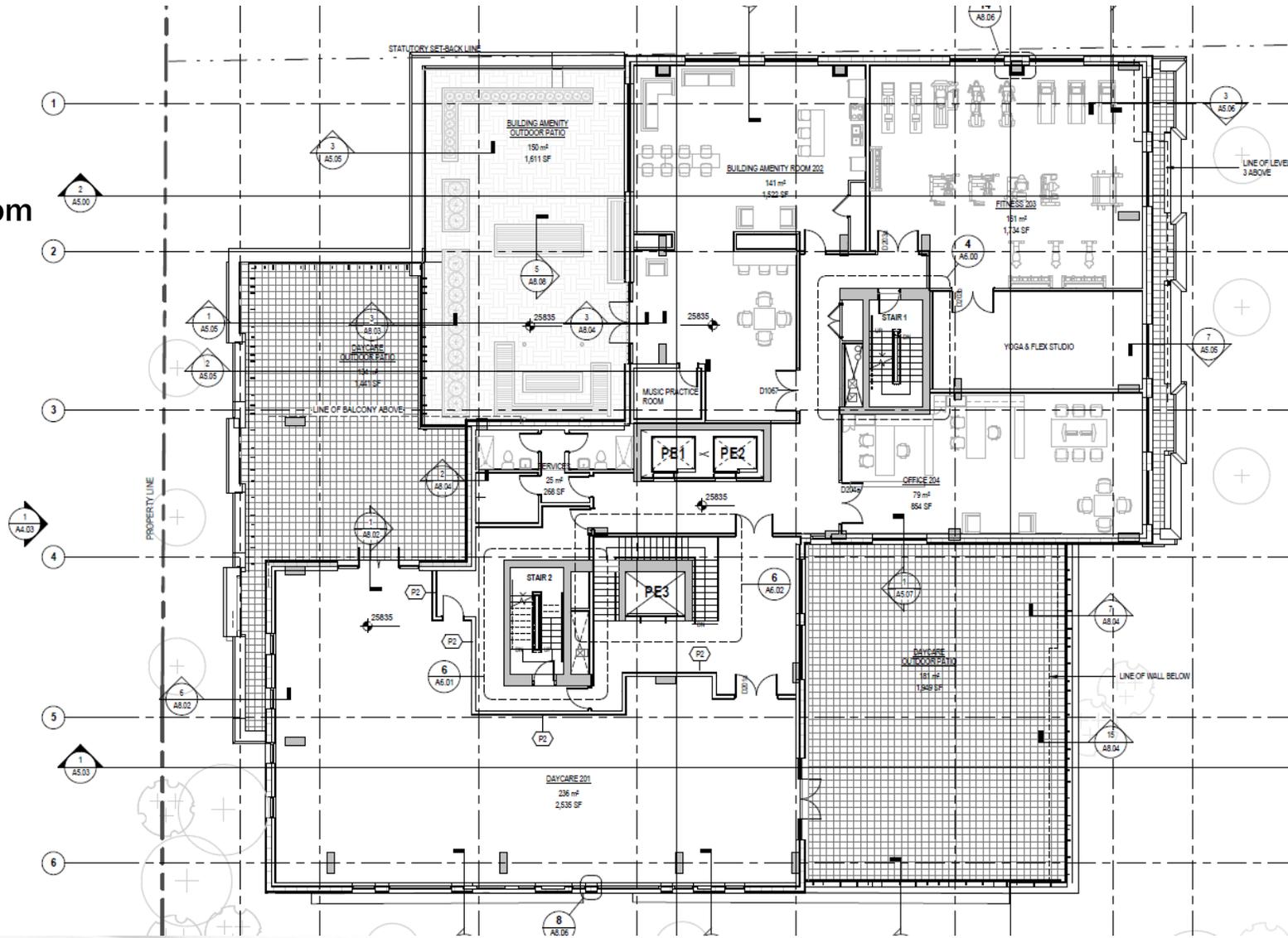
- ✓ 6 x 2 story townhomes
- ✓ 3 commercial bays
- ✓ Secure entry for day care
- ✓ Internal circulation for townhomes
- ✓ Underground entrance for parking
- ✓ Outline of landscape plan
- ✓ Rentable boardroom space
- ✓ Rentable breakout rooms
- ✓ Generous public space/lobby



12

2nd Floor Layout

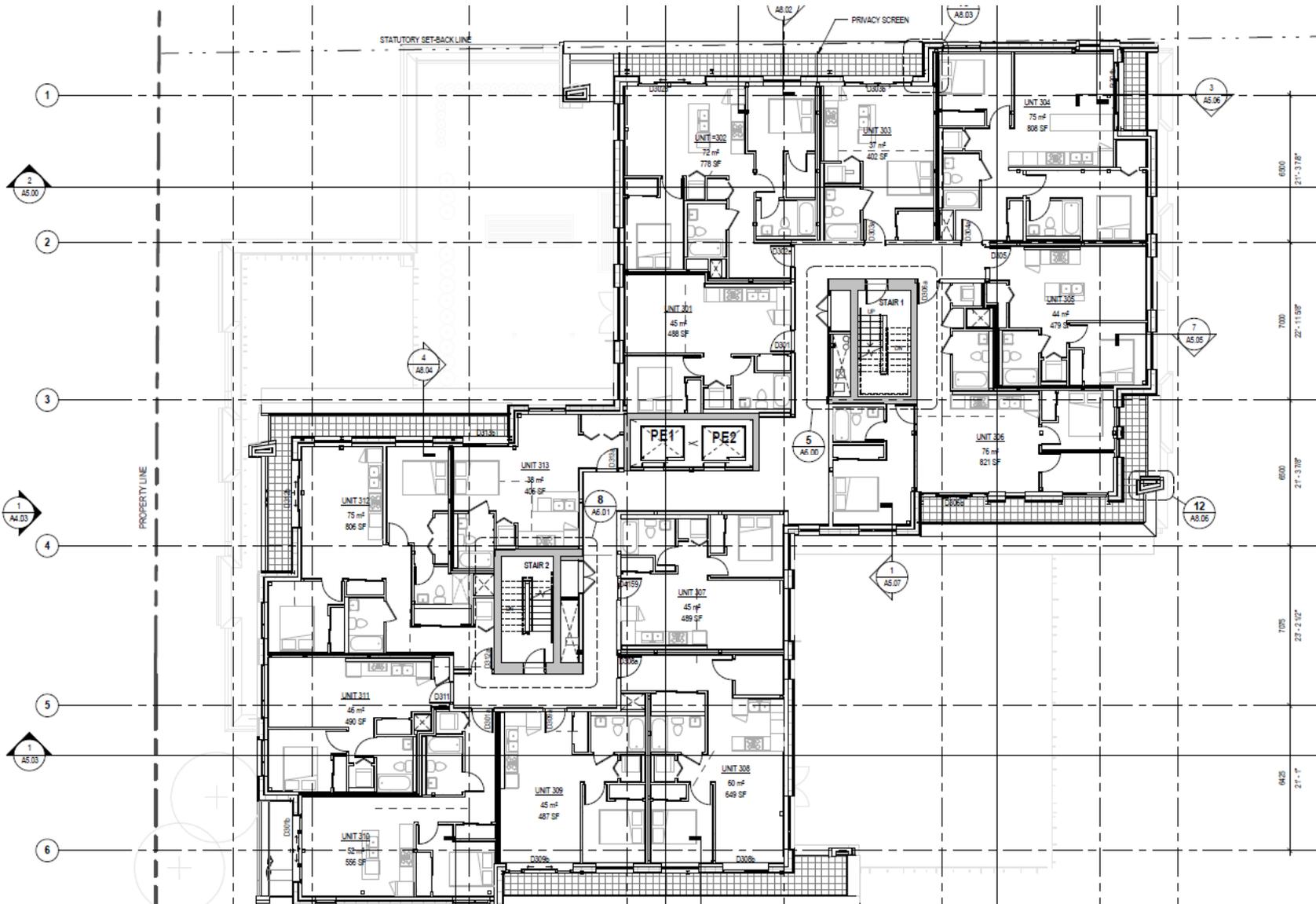
- ✓ Public outdoor space
- ✓ Building Amenity board room
- ✓ Fitness Center
- ✓ Music Studio
- ✓ Yoga/Flex room
- ✓ Day Care
- ✓ Office



13

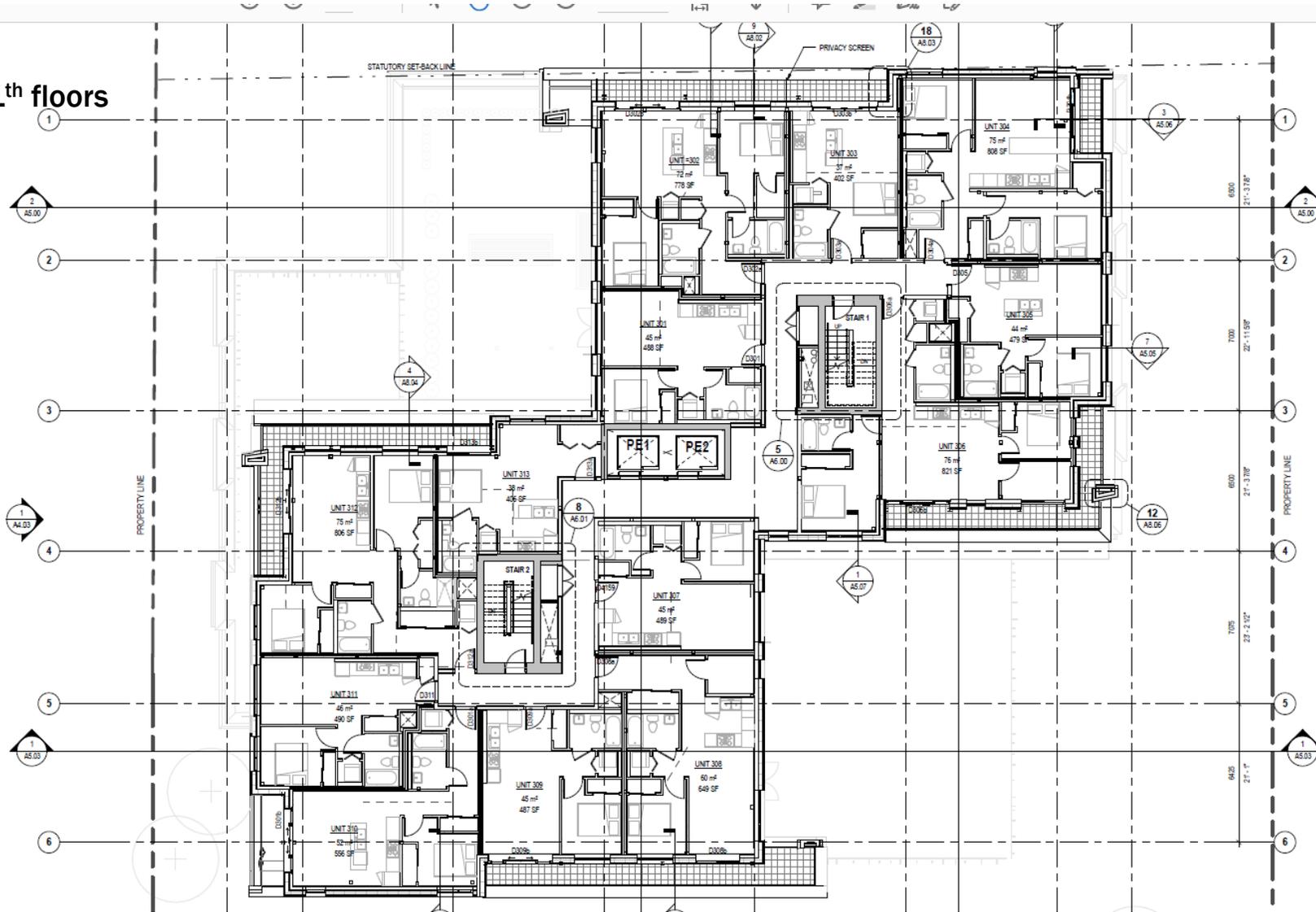
3rd Floor Layout

- ✓ Transition floor
- ✓ Studios
- ✓ 1 Bedroom units
- ✓ 2 Bedroom units



14

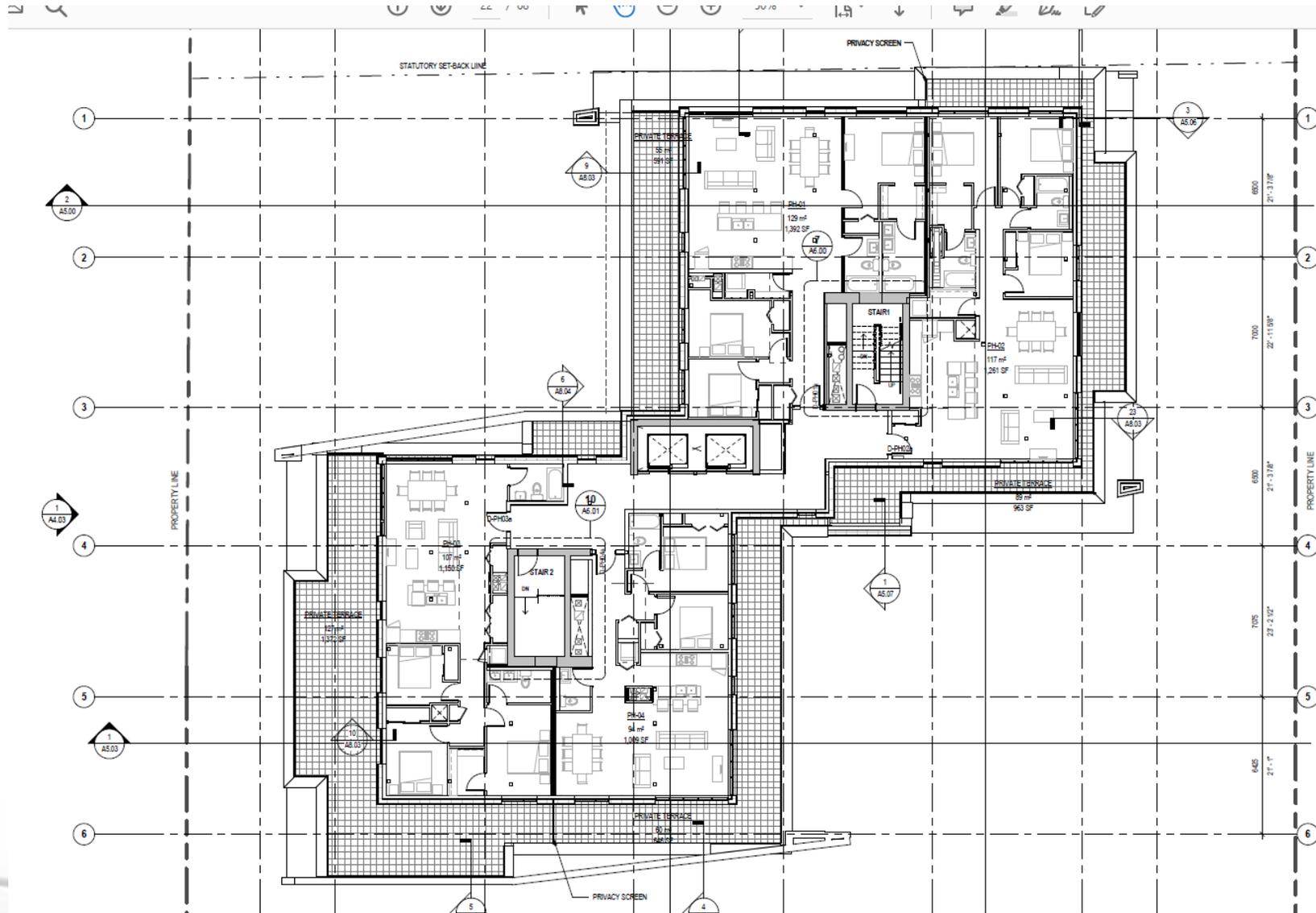
Standard layouts 4th – 11th floors

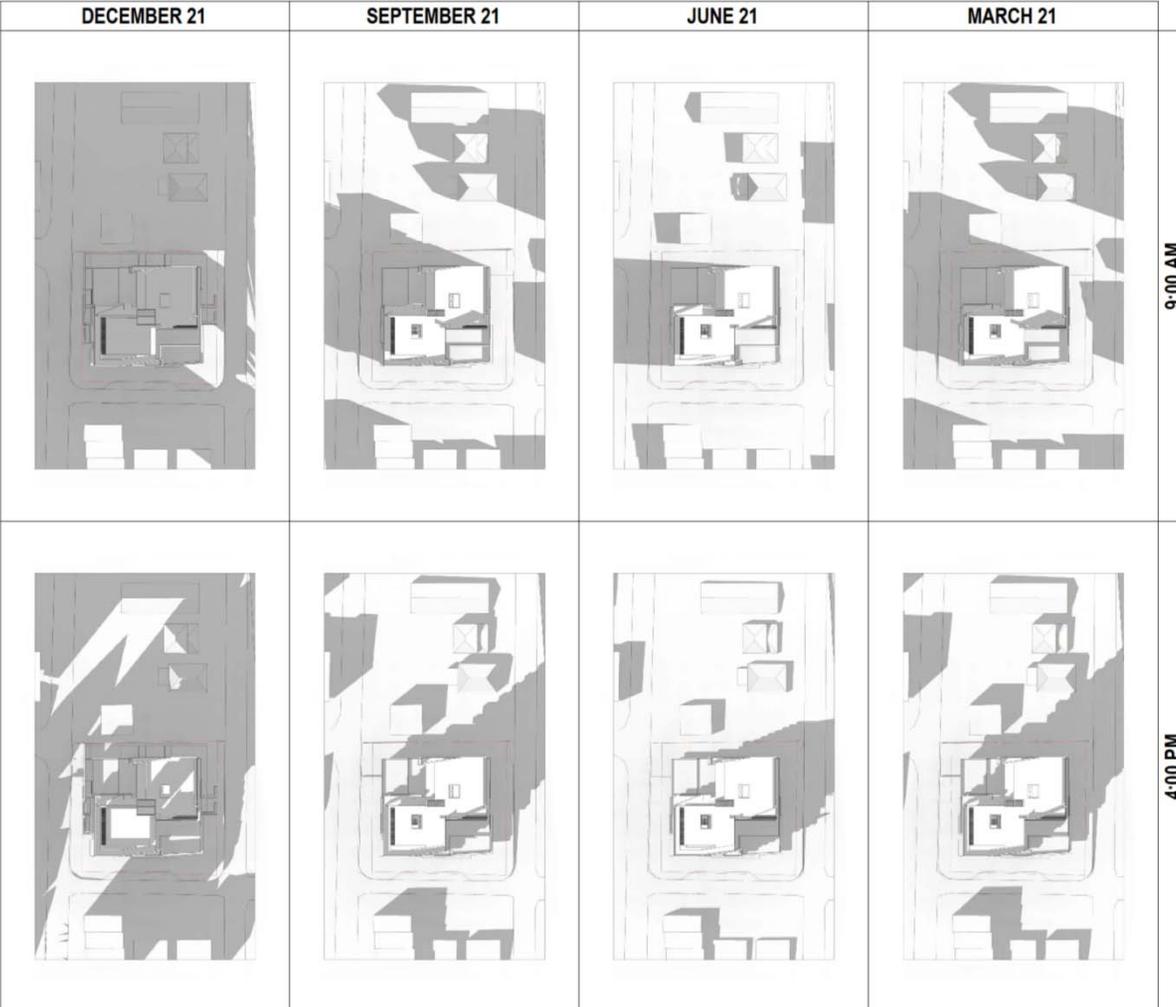


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12th Floor Layout

- ✓ 2 Bedroom Units
- ✓ Large rooms
- ✓ Grand Views
- ✓ Large private terraces





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4:00 PM

ISSUED FOR
1 2018-11-23 REZONING

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SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT
CONSTANCE AVENUE/NELOSON STABLES ST, EDGEMONT, BC
SUN AND SHADOW STUDY

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Building Characteristics

- 6 Town houses
- Market Rental
- Ideally situated near transportation
- Close to shopping
- New housing product close to workforce
- High energy efficiency building
- Attractive façade
- Not rectal lineal in design
- Exterior – Dark Skies Philosophy
- Wrap around sidewalk with enhanced features – benches, shrubs, trees
- Buried power lines
- Electric Vehicle Charging Stations
- Car Share space
- Situated within the key growth region of the Township
- Offer's service opportunities



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18

Product Material Board

- ✓ High performance windows
- ✓ Modern finishes
- ✓ Natural wood finishes
- ✓ Triple glazed windows
- ✓ Patterned glass exterior

MATERIAL LEGEND

1. Metal Cladding (Charcoal)
2. Metal Cladding (White)
- 3A. Beachwood Metal Panel
- 3B. Light Cherry Metal Panel
4. Fritted Glass Guard
5. Triple Glazed IGU
6. Performance Glazing System
7. Green Wall
8. Feature Wood Wall

MATERIAL PALETTE

SHOALING HEIGHTS

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The material board displays eight numbered items: 1. A dark charcoal metal cladding sample; 2. A white metal cladding sample; 3A. A vertical wood-grain metal panel; 3B. A horizontal wood-grain metal panel; 4. A grid of small, patterned glass samples; 5. A large, black-framed triple-glazed insulated glass unit (IGU); 6. A detailed cross-section of a performance glazing system; 7. A photograph of a green wall with plants; 8. A photograph of a feature wood wall with vertical slats.



19

Landscape View

- ✓ Enhanced Sidewalks
- ✓ Benches
- ✓ Trees
- ✓ Shrubs
- ✓ Native Grasses



