



# Vanguard Projects Inc.

**820 Esquimalt Road  
Esquimalt, BC**

April 29, 2016

Development Services  
Township of Esquimalt

**Re: Development Permit 826 Esquimalt Road**

In response to your letter of April 18, 2016 please see the attached amended architectural plans for the consideration of the Design Review Committee at its next meeting of May 11, 2016.

I believe that the architectural work performed by Kristin Schulberg of Praxis Architects is excellent and the form and character of the proposed building met with tremendous support from residents and council members.

Contrary to the views of the DRC, I have lived or worked in Esquimalt for over 30 years and believe that this building will provide a positive impact on redevelopment to the entry corridor to Esquimalt. A company I operate also owns the property at 820 Esquimalt Road and it is important for this property's future development success that neighbouring buildings be attractive and successful.

That being said the views of the DRC led Kristin to examine what she could do to reduce the height of the parking structure and the results of that examination is what is being presented.

When the Design Review Committee reviews these amendments I would ask that they make comment on the form and character of the building in consideration of the zoning that has been approved for the site.

The main area of discussion seemed to relate to the parking structure and podium. The amendments to the plan are all focussed on these areas. Please note the following changes:

1. East and West Podium Planters have been recessed entirely into the parking structure and the above slab concrete retaining wall/railing has been replaced with a railing along each elevation. Replacing concrete with railings has reduced the "apparent" height of the parking structure by 25% from the east and west elevations and provides a better opportunity for plants to cascade over the side of the parking structure.

2. The expansion of the East Parking Grill has provided for a greater amount of planting area from within the parking structure that will allow more greening of the East Parking area. (The final amount of grill expansion will be dependent on structural engineering requirements)
3. The southeast grill area that separates the visitor surface parking from the below slab visitor parking has been increased in size to incorporate the entire available area that is not required for structural concrete posts

The above changes can be incorporated into the design within the limits imposed by the approved zoning. We hope that these changes meet with the approval of the Design Review Committee.

Regards

Mark Eraut  
Vice President  
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