



22 February 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: Record of Neighbourhood Consultation

Mayor and Council, through Trevor Parkes,

Please find enclosed a record of Neighbourhood Consultation, consistent with the requirements of Schedule A, enclosed herein, for properties titled as:

- 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

- Record of Neighbourhood Map of local properties receiving public notifications / invitations to attend the presentation.
- Record of Four presentation panels developed for the Neighbourhood Consultation meeting
- Record of attendance forms / and the attendance record.
- Record of comments form / record copies of comments received.
- Record of Powerpoint presentation made / print out of slide show contents.
- The meeting had two full print copies of Development permit drawings available for review.
- The meeting had two copies of the Westbay Triangle Development Guidelines produced by Hillel Architecture

Record of Commentary

Throughout the evening, from initial presentation board review with early attendees, and also following the powerpoint presentation, the audience was attentive and appreciative of the new direction. General acceptance of, and appreciation of; proposal scale, design, green features, park like features for residents of the project, positive impact on community, and encouragement of further investment in community. No objection to height of residential building was noted. No objection to shadows demonstrated were noted.

The presentations are usually equal parts educational as to why we design the way we do, and an equal part disclosing of the design for the Westbay Triangle. A hardcopy printout of the actual slide presentation is enclosed (similar to that already on file with Esquimalt for APC, DRP). The audience appreciated the images of existing dynamic main streets that we use as samples of various aspects of shopping environments which, in our opinion, are universally successful. The audience was shown similar examples of West Coast contemporary working marine industry buildings that were examples of our inspirations.

One individual, Carol Witter, requested "winter" shadow patterns. We have advised that we will not show December shadows, but may show further shadows in the fall if it seems necessary. We did explain to the audience at large that December shadow studies would reveal that each of "our" homes would shadow each other, and no value would come from those projections, which also occur only once per year, during an often cloudy period of time. It was noted further shadows diagrams could be prepared. One other request was noted in a comment form, not requesting further diagrams but stating a disappointment that fall shadows were not disclosed. Most importantly, the owners of 560 Gore Street, which is the residence illustrated to actually receive shadows in the morning hours, attended the evening. Their many questions were answered, and their resultant comment sheet, submitted at a later date, testifies to their support.

In all the evening was pleasant conversation with a community. The neighbours stated regularly their need to get it underway. Often expressed as "how soon can this start". "If we approve this can we be assured that it starts quickly".

Written comments enclosed in this package do not disclose the number of content neighbours present that evening. Contentment does not usually lead to written compliments as often as a concern clearly generates letters and submissions of objection. We can therefore submit with pride the several comment sheets enclosed which list compliments, and few concerns. No changes were proposed to improve the project. The audience felt that there were layers of overlapping design considerations, each piece being a contribution to the whole. Each piece being intentional.

We did mention the Design panels recommendation for landscaping of significant sized tree species in the Lyall Street residential surface parking. This was supported. Design panel would not have known, nor the neighbours, that the circular pedestrian walkway at the intersection of Lyall and Gore surrounds a mature tree in place now, with portions of this tree being protected during Construction. In conversation with others, we did mention Design Panels discussions regarding twin buildings. Persons commenting stated a preference for one shadow, that once gone was gone, and that the issue seemed mute as no objectionable shadows were shown.

44 persons attended.

37 persons signed in

8 written comment sheets received / all 8 enclosed herein.

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

Regards

Peter Hardcastle
Hillel Architecture Inc.



THE WESTBAY TRIANGLE

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Neighbourhood Presentation and Consultation

Invitation card delivered with correspondence



An invitation to the residents and businesses surrounding the Westbay Triangle

To view the new outcome for the
Westbay Triangle Lands

Join us for an evening presentation.

Coffee and conversation.
Meet the designers. Tell us what you think.



All residents and local businesses encouraged to visit web site built for community consultation.



St. Peter's Parish Hall
Wednesday February 17th 7 to 9PM
1379 Esquimalt Rd, Victoria, BC

Web site has been on line since June 19th 2015. Web site fully discloses proposal, and presents much of the information presented in powerpoint presentations.



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Neighbourhood Presentation and Consultation

Name	Resident Address or Business Name	Phone Number or email address
1 Rob LINTERN	502 Gore St	rlintern@gmail.com
GEORGE SIMMONS	203-526 HEAD ST	geosimmons@shaw.ca 250-385-3817
Mireel Duman	1193 Old Esquimalt Rd	250 383 7436
Arlene Richards	917 Wollaston St.	250 385 0016
5 Sue Sharock	518 Gore St	250-384-6298
Bruce Sharock	518 Gore St	250-384-6298
Spencer Ticknor	506 Gore St	250-589-0111
Tara Nelson	512 Gore St	250-588-6068
LORI McAULEY	920 DUNSMUIR RD	250-381-7191
10 MARILYN DAY	206 GRAFTON ST	250-818-1646
PETER + LAURENE DANIELS	524 PARADISE STREET	250-383-8893
RON JOHNSON	485 HEAD ST	
H Behave	485 Head	778 553 2442
ERIK LINDHOLM	526 HEAD	250-818-2570
5 G Mung	Dunsmuir Rd.	
Sherry Johnson	572 Paradise St.	250-382-3557
Charles Pine	559 Proctor St	250-883-9030
Christie Eng	Dunsmuir Rd.	
Robert Turner	513 PARADISE	250-384-4534
10 F. GNYSELINCKS	453 HEAD ST, VICTORIA	250-383-0565
Carole & Jim Witter	507 Head St.	
Drew & Marie Fildes	1185 Old SSa.	madehumor.com@telus.net



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Neighbourhood Presentation and Consultation

Name	Resident Address or Business Name	Phone Number or email address
Meagan Brame	442 Grafton	250 381 6848
Jim STEPHEN	817 INTERVALE	250 580 6670
25 MIKE	ESQUIMALT	
Don	239	
Eve Gordon	ESQUIMALT	
Karen Milken	Westbay marina	250 592 5901
Doug Milien	Westbay Marina	250.592.5901
JAMES + KATHERIN LITTLE	WEST BAY	250.385.1304
Carol + Lance McMichol	Westbay Marina	250-896-4028
GORDON MINN	510 GORE	250 370 1806
Rosemary Murray	940 DUNSMUIR RD	
CHAS Moore	553 Paradise st	250-388-7707
5 CURTIS KIRKPATRICK	792 MAPLE JON PL	250.888-8330
EMMY LABONTE	873 DUNSMUIR RD	
YVON LABONTE	873 DUNSMUIR RD	



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Neighbourhood Presentation and Consultation

Map of Hand Delivered Notifications

