



INTRACORP
Building the Extraordinary

BELMONT
PROPERTIES

ARCADIS

1340 SUSSEX & 1337 SAUNDERS ST.
TOWNSHIP OF ESQUIMALT, BC

ADVISORY PLANNING COMMISSION PRESENTATION
NOVEMBER 2024

PROJECT OVERVIEW

Intracorp and Belmont Properties are proposing redevelopment of two rental buildings nearing the end of their useful life with a total of 67 existing units. An Official Community Plan Amendment to a “Commercial Mixed-Use” designation, Rezoning and Development Permit are proposed in order to accommodate:

- **335** new homes (45% family-sized)
- **18,500** landmark community park
- **2,500sf** neighbourhood serving-retail
- **4,000sf** indoor amenity

The site is well-situated near transit, commercial services and amenities. As one of the last to-be-developed parcels, the project consolidates the proposed density onto less than half of the block in a higher form to allow for a new high-quality public park.



COMMUNITY ENGAGEMENT



On Tuesday October 29th 2024 Intracorp hosted a **Community Open House** at the Esquimalt Rec Centre from 4:00pm to 8:00pm.

- Approximately 1,900 invitations mailed
- Approximately 45 Attendees
- 14 comment forms submitted
- 11 generally supportive of increased housing, provision of public green space and retail uses
- 3 comment forms opposed

A group of residents gathered to express opposition to the proposed project but did not share their concerns in writing.

A **virtual presentation and Q&A** was held on Tuesday November 5th. 1 person attended.

A **website and email address** have been created for the public to review information and submit questions or feedback.

 sussexandsaunders.com
 hello@sussexandsaunders.com

COMMUNITY OPEN HOUSE



Join us for a Community Open House to learn more about the Rezoning Application and OCP Amendment for 1340 Sussex St & 1337 Saunders St

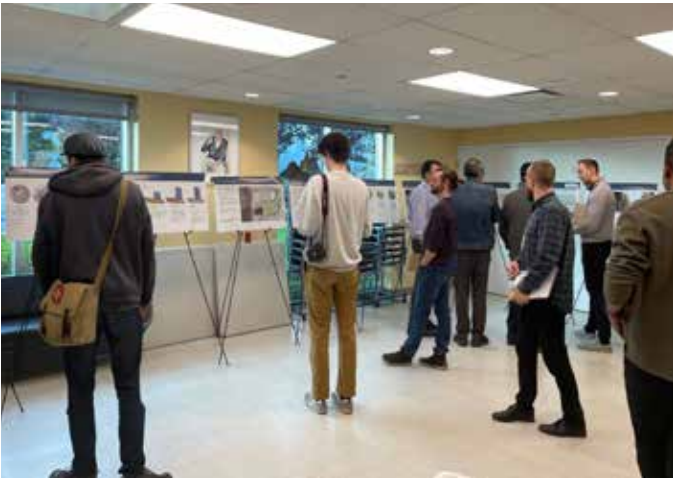
Intracorp Homes has submitted an application to redevelop 1340 Sussex St & 1337 Saunders St to include 335 new homes, a neighbourhood retail node, and a new park with playground, flexible open space and learning garden. We will be hosting an Open House to introduce the proposed development and listen to community feedback.

Please drop in on October 29th between 4pm and 8pm to review information about the concept, ask questions and share your thoughts with the project team.

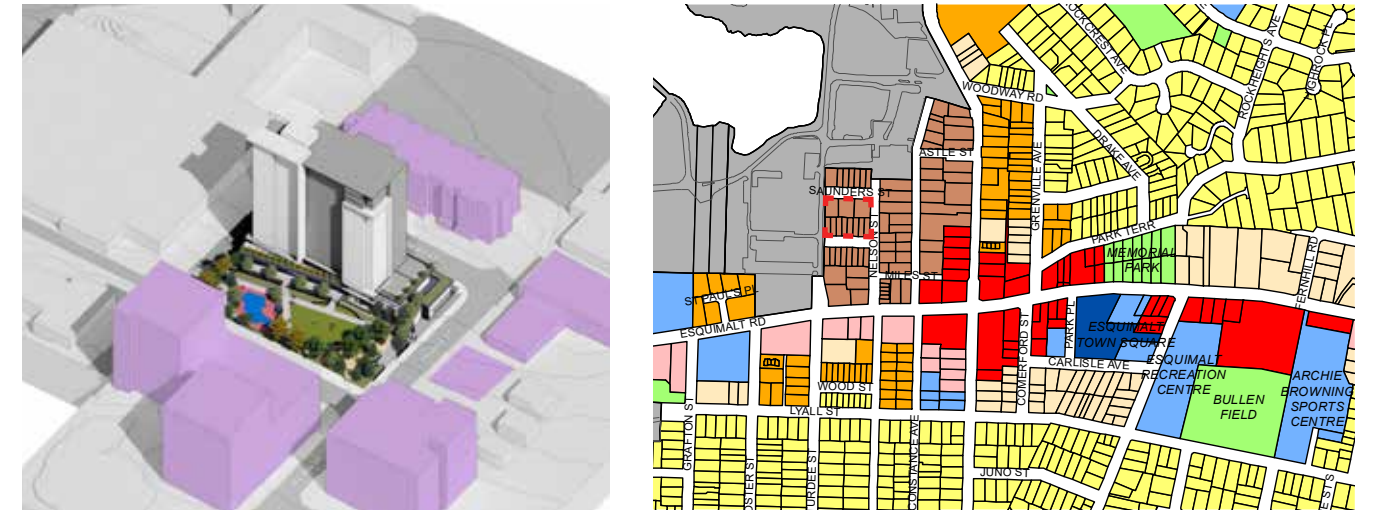
Project Contact:
Name: Mark Holland
Phone: 250-713-9789

If you can't join us in person, a virtual open house will be held on November 5th with a presentation and Q&A at 7pm and 8pm. Please contact us for an invitation to the virtual open house at:
Email: hello@sussexandsaunders.com
Website: sussexandsaunders.com

IN-PERSON OPEN HOUSE			VIRTUAL OPEN HOUSE	
Date	Time	Location	Date	Time
October 29th	4pm to 8pm	Esquimalt Recreation Centre 527 Fraser Street	November 5th	7pm to 9pm



PROJECT CONTEXT



POLICY AND NEIGHBOURHOOD CONTEXT:

- The OCP land use map allows for high density residential development in this neighbourhood.
- Currently over a 10-minute walk to the nearest park space.
- Neighboring high-density land use parcels are either under construction or have applied for redevelopment. The site offers a key opportunity to provide valuable open space.
- As one of the last to-be-developed parcels, the project consolidates the proposed density onto less than half of the block in a higher form, to allow for a new high-quality public park.

DESIGN PRINCIPLES



Site Analysis and Context

Geographically central amenity in a growing community

- Central location
- Strengthens parks network
- Topography influenced design



Massing and Materiality

Reduce apparent massing through:

- Building articulation
- Varied textures
- Contrasting materials



Programming and Planning

Plan spaces to:

- Promote Social Interaction
- Extend users' space beyond their unit
- ~ 4,000sf of indoor amenity
- ~ 5,500sf of outdoor amenity



Complete Community

Encourage Community and Neighbourhood Vibrancy:







- Address all edges of the public realm
- Retail node
- Park space

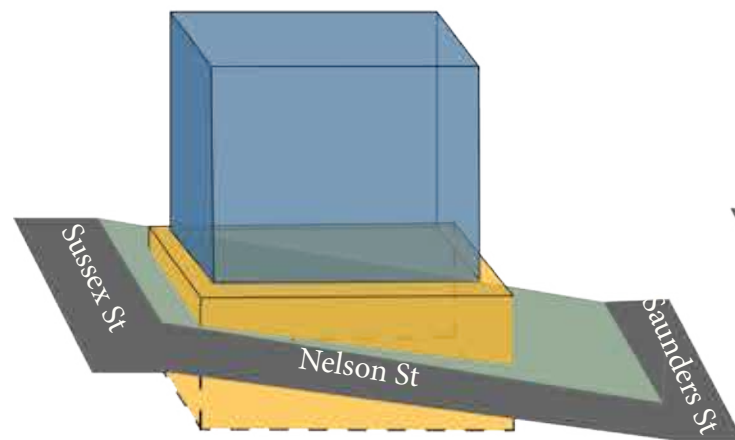


Sustainability and Green Spaces

- Extensive landscaping in the park
- Green Roofs
- Communal Outdoor

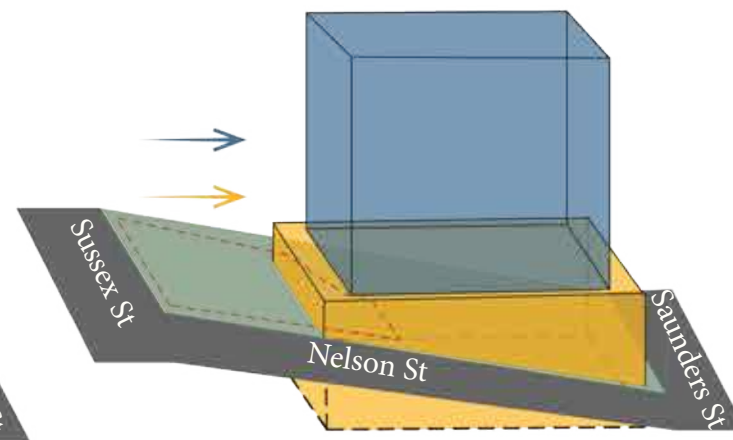
DESIGN MOVES

LEGEND	
	RESIDENTIAL
	COMMERCIAL
	PARKADE
	PARK SRW
	RESIDENTIAL TOWER MOVES
	PARKADE PODIUM MOVES



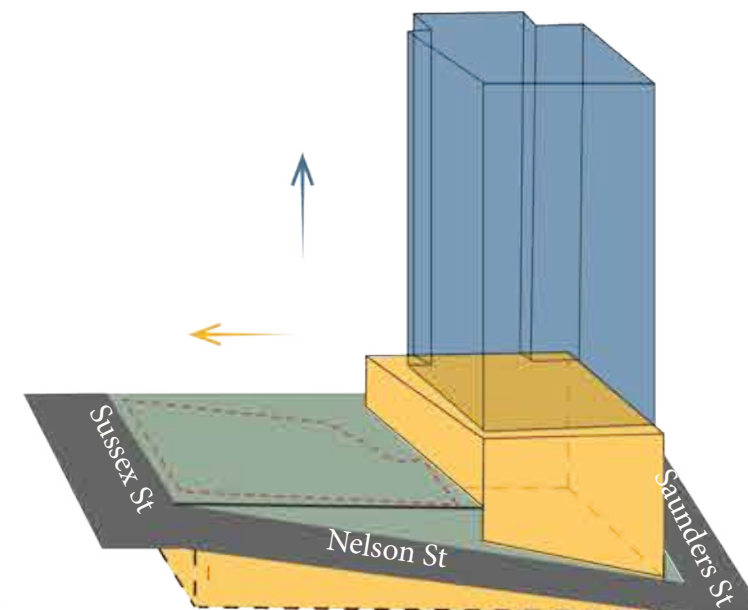
STAGE 1:

- 12 storey tower
- Lobby on Sussex
- Above & below grade parking podium
- Open space on Saunders shadowed and sloped



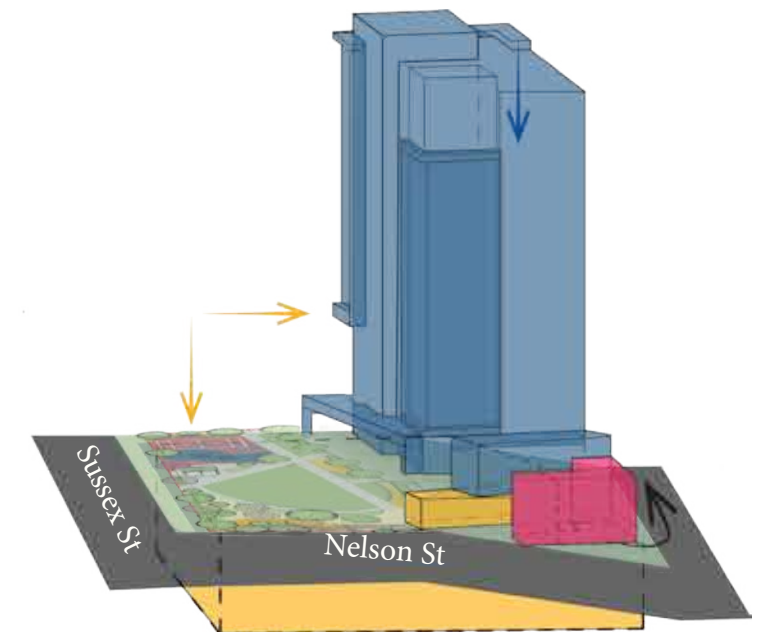
STAGE 2:

- Push building and parking podium north to make space for a new public park on Sussex Street



STAGE 3:

- Consolidate proposed density into less than half the block in a higher form
- Allow for a new public park with ample sunlight exposure



STAGE 4:

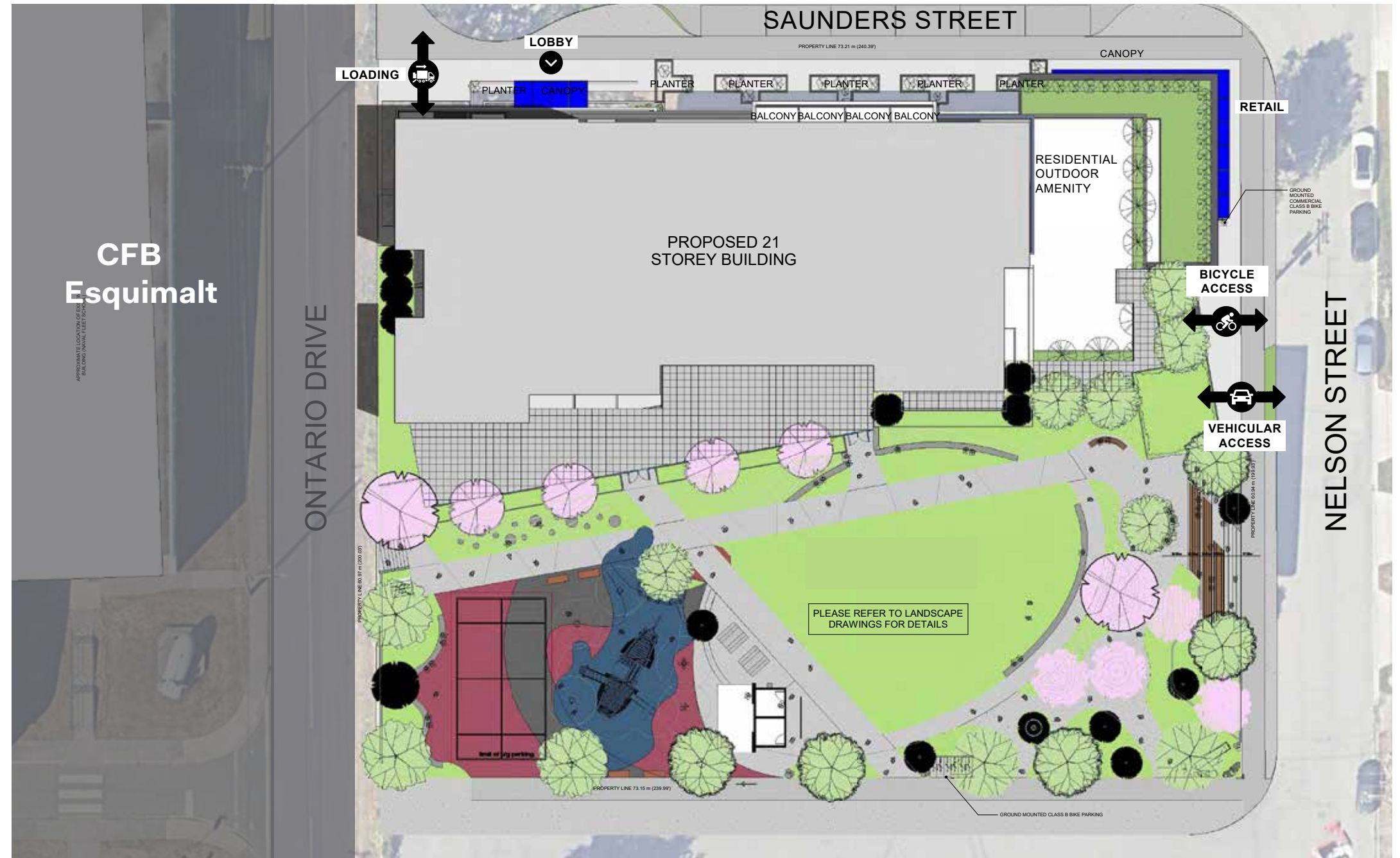
- Articulate building mass to reduce apparent height and add interest
- Wrap parking wall with retail and residential uses to animate Nelson and Saunders corner

SITE CONCEPT

By concentrating density in a tower form, the project is able to balance:

- 335 new housing units
- New public park for the neighbourhood - 18,500sf
- Neighbourhood-serving retail node with enhanced public realm
- Ground level residential units frame Saunders Street and activate the public realm

Lot Coverage (Building): 42%
Open Space: 58%



COMMUNITY PARK

The application allows for a significant contribution to the community's park network.

The proposed park features three main components:

1. Pirate-Ship themed playground and sport court for multi-generational play
2. Central grass lounging lawn
3. Interpretive learning garden which provides seating and resting opportunities amongst a cluster of trees



NEIGHBOURHOOD-SERVING RETAIL

A neighbourhood retail node conceals the parkade edge and activates the corner.

Two local-serving retail units at the corner of Nelson and Saunders Streets provide a streetscape characterized by large storefront windows.

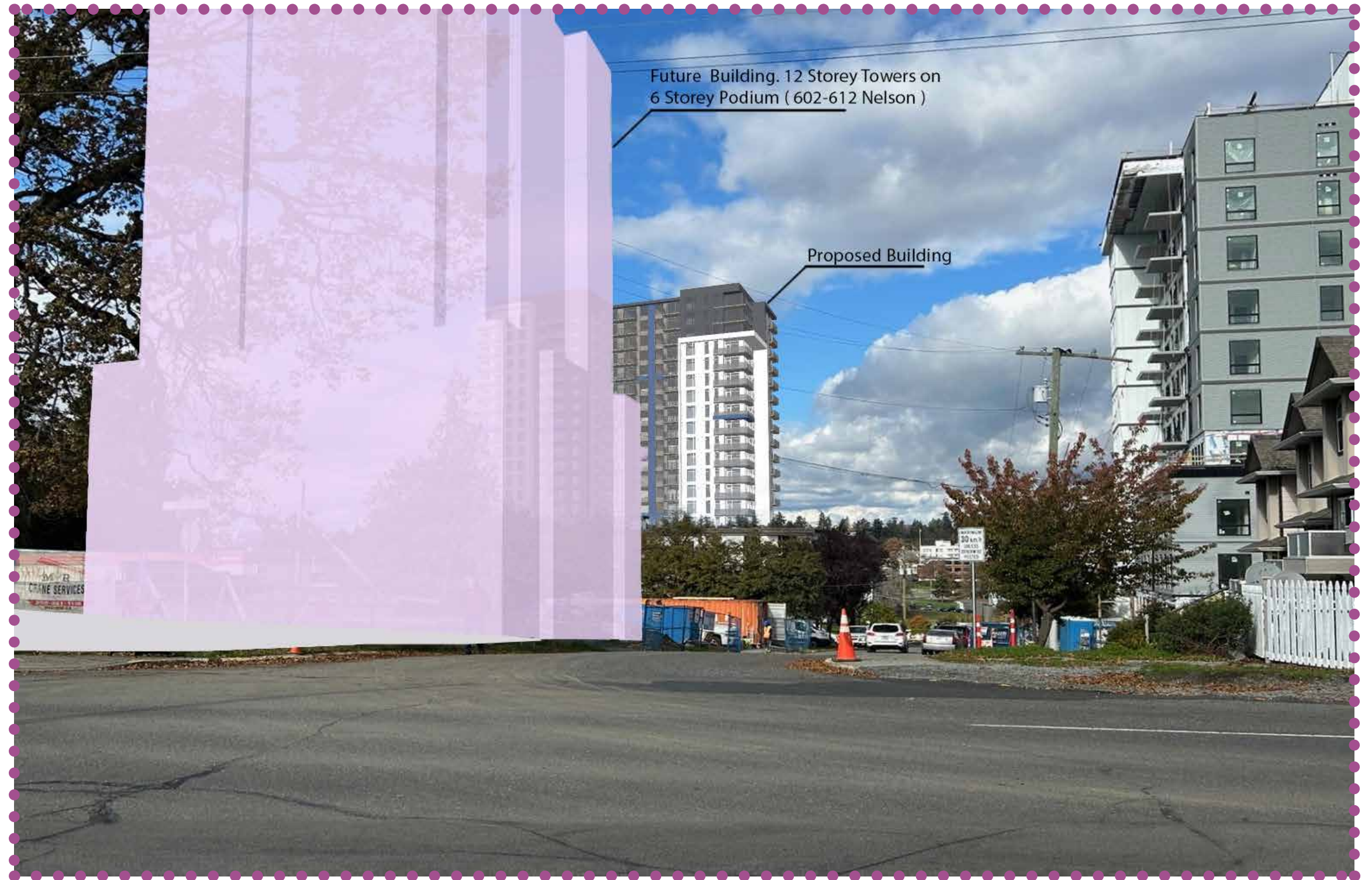
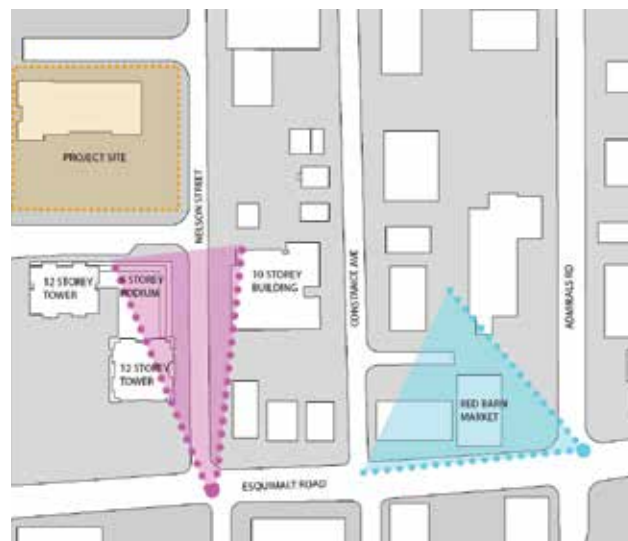
Patio seating will provide inviting, active uses along the sidewalk.

Unit Sizes:

- **Unit 1:** ~1,200sqft
- **Unit 2:** ~1,200sqft

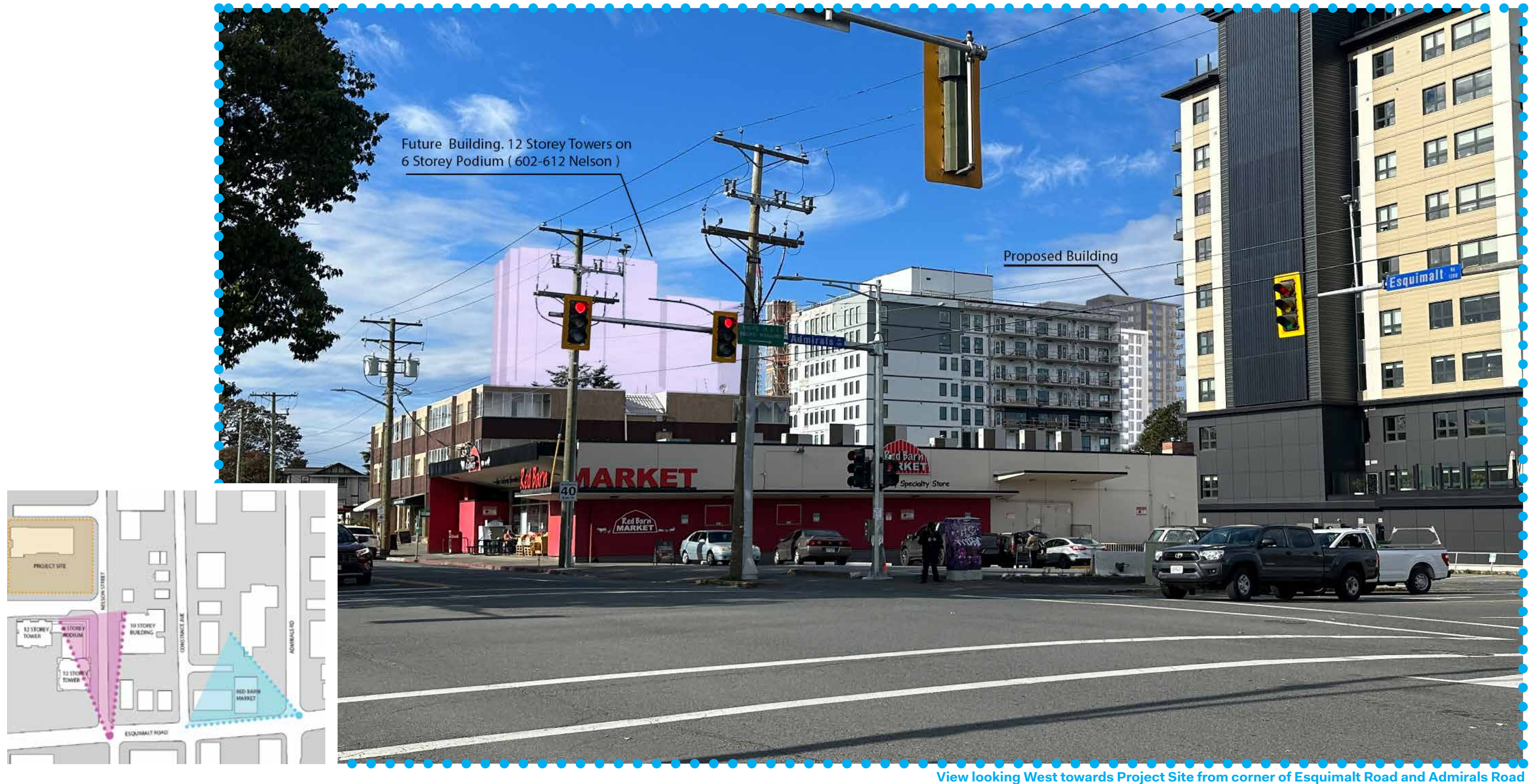


MASSING CONTEXT



View looking North towards Project Site from Corner of Esquimalt Road at Nelson Street

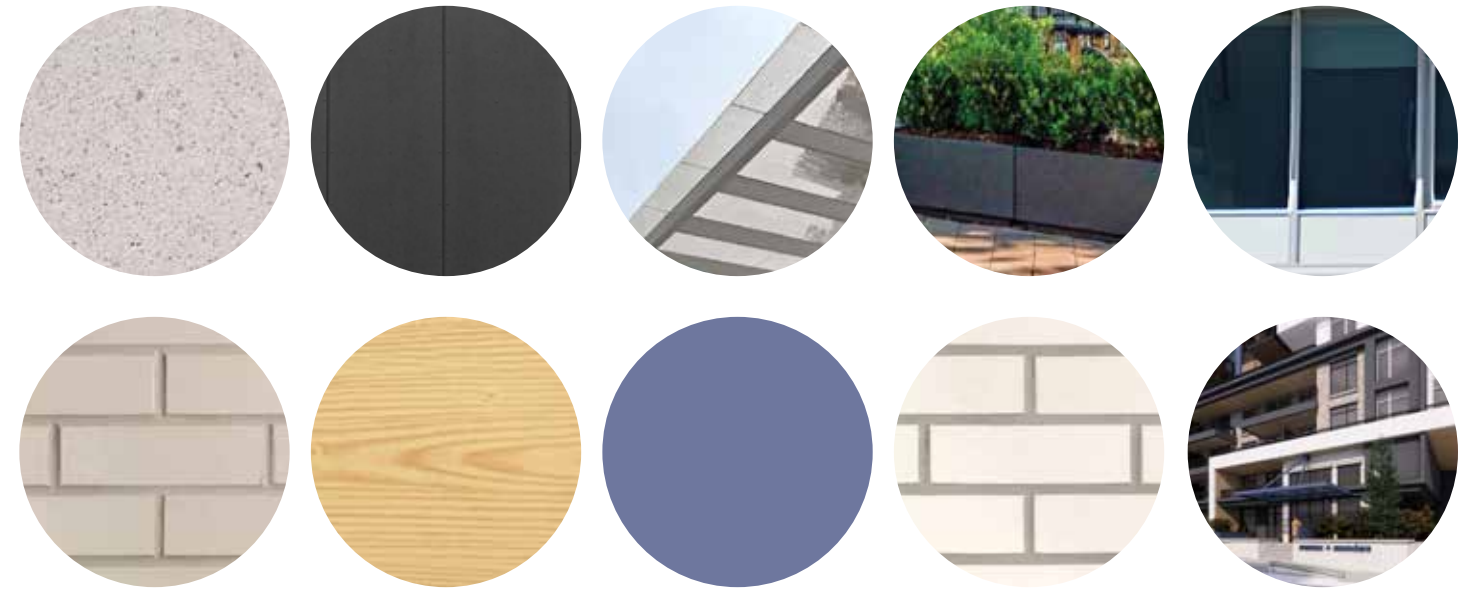
MASSING CONTEXT



CHARACTER & MATERIALITY

ARCHITECTURAL CHARACTER

- The architectural character is defined by contrasting elements, varied materials, and clean lines.
- Street level brick podium accentuates its residential nature.
- Building mass has been broken down and articulated with contrasting white box elements.



MATERIAL PALETTE

- For a clean, contemporary look the exterior utilizes a window wall system with reflective metal and glass panels.
- Wood-type metal soffits and brick materials are used on the podium level to add visual interest and texture.
- High contrast between different color fields helps break up the overall massing of the tower.
- Both picket and glass guardrails are incorporated into the design to add visual interest.

NORTH & SOUTH ELEVATION



EAST & WEST ELEVATION



LANDSCAPE DESIGN PRINCIPLES



Integrate the Site within the Greater Public Realm

The park space is flush with Sussex Street allowing for easy accessibility, and connects to Nelson Street via a feature staircase that provides for additional gathering and seating space.



Promote Economic and Sustainability Benefits

Create a new public hub for events and recreation to support increased foot traffic to nearby businesses while providing additional green space and habitat in this under-served neighbourhood.



Create Pollinator Supporting Gardens

Landscapes will use a mix of pollinator-supporting native & adaptive plant garden.



Enable Human Connection and Well-Being

Create a new green hub where the community can gather to recreate, celebrate, and engage.

LANDSCAPE CHARACTER



LANDSCAPE PLAN

The Landscape Plan introduces a new public park that is directly accessible from Sussex Street. It includes five key features and zones of activity:

1. Children's play area with pirate-ship themed playground
2. Central grass lounging lawn
3. Interpretive learning garden, with pollinator garden and fruit-bearing and adaptive plants
4. Multi-purpose sports court
5. Bathrooms and water fountain

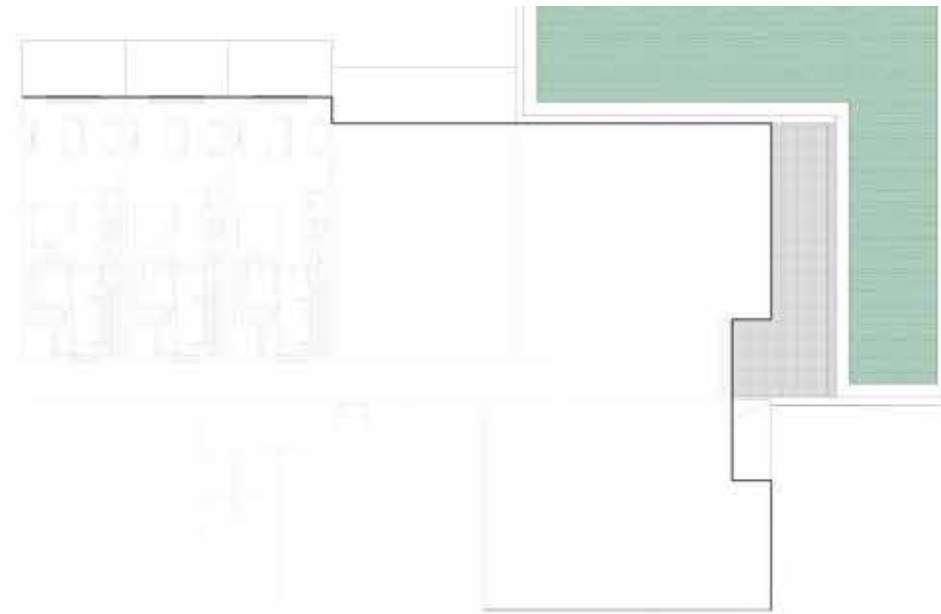
The landscape and architectural design will incorporate Crime Prevention Through Environmental Design (CPTED) principles to deter crime and build a sense of community.



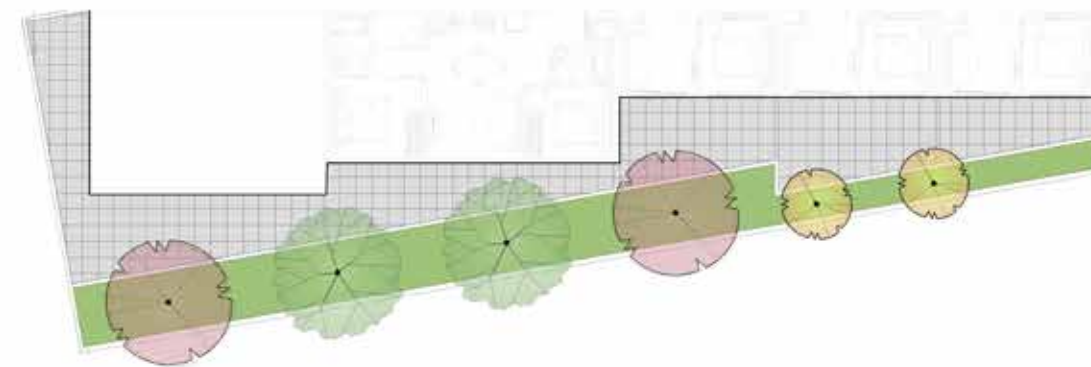
LANDSCAPE PLAN

Additional green spaces are proposed within the building landscape areas for resident-use.

- Green roofs and roof planters on Level 3 and Level 4
- Level 5 rooftop garden includes garden plots, potting tables, and garden storage
- Level 5 rooftop provide outdoor BBQ and dining/lounging areas



ROOFTOP PLANTING - LEVEL 3



ROOFTOP PLANTING - LEVEL 4



ROOFTOP PLANTING - LEVEL 5



THANK YOU