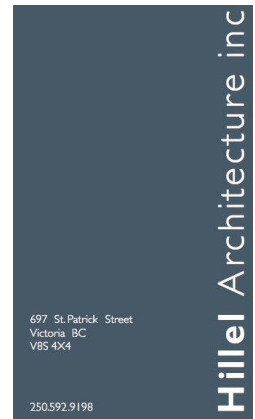


26 September 2018

Mayor and Council  
c/o  
**Bill brown**  
Director of Economic Development  
Esquimalt BC

**RE: DP proposal for Marinaview,  
Phase II of the Westbay Triangle**



Mayor and Council,

Hillel Architecture has been asked to prepare an outline of the DP application for Marinaview, Phase II of the Westbay Triangle to establish if this project conforms to the new criteria developed for, and now within, the new Official Community Plan.

We are pleased to state that the total composition, including the initial phase of the Westbay Triangle, and its second phase II; Marinaview, do reflect the priorities and design intents of the new OCP. The outline below addresses the more specific sections applicable to the project, and as outlined by Bill Brown, Director of Economic Development.

18.5 Guidelines	
18.5.1 Land free of Development	Not applicable / Developed property at this time
18.5.2 Natural features	Not applicable / Developed property at this time
18.5.3 Biodiversity	The development of the Westbay Triangle is intended to create substantive in size, and diversified landscape environments. Offering places of differing experiences for people and creation of a diverse environments for our natural world. This encourages diversity from bird species through to the smallest of insects.
18.5.4 Natural Environment	<p>The Westbay Triangle as a whole respects the natural environment both offering substantive greenspaces on the property but also attenuating its influences on the environments outside of the property such as the clean water policy of attenuating storm water contaminants prior to their release into the harbour at Westbay.</p> <p>Within the properties, lighting is carefully considered throughout the building's perimeter and also throughout the resident's park like landscaped areas; both those that are elevated on roof tops and those surrounding the</p>

	<p>composition in the very substantial setbacks and green spaces that surround the development.</p> <p>Marinaview and the Westbay Triangle conform to the principals of the protection of, and diversification of, our natural world.</p>
18.5.5 Drainage and Erosion	<p>The Westbay Triangle and Marinaview conform to the intent of the guidelines stated to minimize the impact of storm water on properties, their surrounding municipal infrastructure and neighbours. The Westbay Triangle is a steward of its stormwater by providing extensive grounds for natural soil absorption through roof top greenspaces, perimeter setbacks, permeable pavers and planters both raised as furnishings and flush with grade as surface water absorbing areas.</p>
18.5.6 Protect and restore Shorelines	Not applicable.
18.5.7 Native Bird Biodiversity	<p>The Westbay Triangle as a whole, and Marinaview and its extension as phase II, provide a wealth of diverse plantings, and diverse environments from dry and exposed, to lush and shaded, in order to attract and allow to thrive a diverse bird community.</p>
<b>21.5 Commercial Development Guidelines</b>	<p>The Westbay Triangle Development followed an extensive period of time and interaction with neighbours providing a comprehensive solution that conforms to the guidelines stated within the new official community plans.</p>
<b>24.5 Energy Conservation Guidelines</b>	
24.5.1 Siting of buildings and structures	<p>The Westbay development conforms to the intent of the official community plan in its approach to building orientation, the variances planned in its building form, minimizing impact on neighbouring properties, and intuitive approaches to pedestrian shopping experiences protected from vehicles and encouraging a relaxed, safe shopping environment.</p> <p>Councillors are encouraged to read the Westbay Triangle Development Guidelines which contain extensive examples of this careful planning to create a purpose built new town core for the west bay residents, and suitable to attract shoppers from the greater surrounding community.</p>
24.5.2 Form and Exterior Design	<p>The Westbay Triangle, and its extension; Marinaview, provide a continuous dynamic village experience for retailers and the pedestrian shopper with a series of diverse environments, covered and uncovered outdoor retail experiences, commercial interiors flooded with natural light, a range of materials suitable to the marine environment close by, while not impacting the residents residing above.</p>

24.5.3 Landscaping	<p>The commercial portion of the Westbay Triangle village provide high plantings for shade development and protection from the sun, low colourful plantings for a dynamic and seasonally changing environment while ensuring that sightlines from vehicles and pedestrians towards the commercial spaces are clear to permit safe and visually informed shopping.</p> <p>In the residential portions, generous 6m setbacks provide landscaping buffers between homes and vehicles, provide protection, privacy, and an abundance of wildlife at one's threshold. Numerous pathways and distinctly differing landscape settings occur throughout the composition permitting residents to each find an area to enjoy be that privately or in the social company of friends and family.</p>
24.5.4 External Building Systems	<p>The Westbay Triangle composition has considered each of its frontyards a prime street face and moves its secondary spaces internal to the development. Areas dedicated to the service of the commuter cyclist are at grade and have exterior doors direct to those spaces. Areas dedicated to waste storage for later removal are away from the public eye, and interference with the enjoyment of the residents and local patrons alike. As identified in the drawing documents, electric charging stations are provided in high traffic areas at Marinaview to encourage electrical car use in the community.</p> <p>In general the Westbay Triangle respects each of the guidelines in principle and they are applied where able.</p>
24.5.5 Special Features	<p>The development in general is a purpose built village center and diverse residential community, offering residents of various sizes and features, commercial tenancies of a variety and size to suit the establishment of a successful village core, and has enveloped them both in a unique composition that provides appreciated features in quite some abundance. The features, materials, natural environments, and building form and character all contribute to create a village core that should generate pride.</p>
25.5.1 Building and Landscape Design	<p>As stated in the Westbay Triangle Development Guidelines and demonstrated throughout the total composition in the drawing submissions, the development meets and exceeds the building and landscape design guidelines of the OCP.</p>
28.5 Commercial and Mixed Use Buildings	<p>This extensive section of the OCP demonstrates Esquimalt's commitment to inform building designers of the community's priorities in building design to enhance the community when new buildings are contributed. We are proud to state that our composition complies with the intent of the design guidelines.</p>

	<p>Each of the guidelines stated, and the examples demonstrated are consistent with, and exceptionally similar to our own Westbay Triangle Design Development Guidelines. Over 23 presentation made, some of over 1 hour in length, Hillel Architecture walked the audience through design principals, sample photos of the built environment demonstrating working solutions, and followed with examples of these principals applied to the Westbay Triangle.</p> <p>A condensed version of this design guideline reflecting these principals is attached.</p>
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Throughout the process of interviewing the local residents, developing our own Westbay Triangle Development Design Guidelines, the participation in the development of the Greater Westbay Community Development Guidelines, and the ongoing dialogue with Esquimalt staff and councillors, it has been a pleasure to define a composition with such wide community support. To watch it evolve to respect that input, yet each time know that it was refinement that was gained, enrichment of detail and thought, layers of meaning and purpose, yet the “Triangle” concept remained unchanged in principal as it truly reflected the community for which it was drawn.

Regards

Peter Hardcastle  
Hillel Architecture Inc.