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DIALOG

23 November 2018

Alex Tang, Planning Officer
Township of Esquimalt
Development Services
1229 Esquimalt Road
Esquimalt BC
V9A 3P1



Re: 'Shoaling Heights'; Rezoning Application for 616-620 Constance, 619-623 Nelson and 1326 Miles

Dear Alex,

We are pleased to submit the enclosed initial Rezoning application for the above noted site(s). This application represents a request to amend the current RM-1 zoning to a CD Zone for the purposes of establishing a twelve-storey mixed-use residential development complete with one hundred and three apartment units (ten of which will address supportive housing needs), six family-sized walk-up townhomes, daycare space and professional office/commercial space.

The site's proximity to the junction of Esquimalt Road and Admirals Road, its nearness to CFB Esquimalt, and its immediate access to multiple transit modes, retail and natural amenities establishes it as an important gateway into the Township's envisioned 'High Density Residential' zone. The assembly of five smaller lots collectively bounded by Nelson, Miles and Constance afforded an opportunity to create a well-considered urban project that both effectively anchors the block and enlivens the street edge(s). Key design drivers to this end included a respect for topography, a keen consideration of views to and from the project, a passive responsiveness to solar aspect/shading, a desire to temper how the building meets the property line, and an approach to designing the ground plane that anticipates incorporation of a culturally significant naval monument.

Shoaling Heights is targeted at middle-income earning families/individuals in Esquimalt with a mix of unit sizes ranging from studios to three-bedroom and den layouts. While these units have been distributed around a central elevator core, the floorplates have been staggered to break down the building massing. This latter move has the added advantage of maximizing the number of corner units and number of units with views to the northwest, creating distinct and separate podium rooftop amenity spaces, emitting natural light into the common corridors, and reducing the overall building's exposure to late afternoon heat. The structure itself is being designed as mass-timber and will contribute to the growing acceptance of sustainable and regional building practices in the residential development industry.

We are excited by how this project might contribute to the Township of Esquimalt's vision as captured in your Official Community Plan and look forward to engaging with you over the coming months.

Yours truly,

DIALOG® BC Architecture Engineering Interior Design Planning Inc.

Per:

Vance Harris Architect AIBC AAA MRAIC LEED® AP
Principal

PRINCIPALS

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