

# 530 West Bay Terrace



## Project Summary

Description	6 Storey Rental Housing
OCP Designation	Medium Density Residential (up to 2.0 FSR and 6 Storeys)
Total Units	105
Existing Zone	RM-4
Site Area	3,344.51 m <sup>2</sup> (36,000 s.f.)
FSR	1.88
Site Coverage	50%
Parking	87 cars (0.83 ratio)/132 bikes



# OCP: New Rental Housing in the Right Place



OCP Policy, page 26:

Prioritize medium density residential development in proposed land use designated areas that:

- ✓ Reduce single occupancy vehicle use.
- ✓ Support transit service.
- ✓ Are located within close proximity to employment centres.
- ✓ Accommodate young families.



# Planning Process & Design Iteration



*December 2020*

125 units                      .72 parking ratio

## Planning Comments:

- Reduce excavated area.
- Increase architectural articulation.
- Increase setbacks.
- Increase upper floor stepback.
- Design should step down to water.
- Engage Dunsmuir Road.
- More family friendly homes.



# Planning Process & Design Iteration

*April 2021*

↓ 110 units      ↑ .79 parking ratio

## DRC Comments:

- Lack of quality indoor living space.
- Building doesn't celebrate uniqueness of West Bay.
- Doesn't address Dunsmuir streetscape.
- Increase private and public outdoor amenity space.





# Planning Process & Design Iteration

*July 2021*

↓ 105 units      ↑ .83 parking ratio

## Design Response:

- ✓ 20% permeable landscaping.
- ✓ Stepped back upper two storeys.
- ✓ Comprehensive landscaping on Dunsmuir Road with exterior unit access.
- ✓ Reduction of units to provide additional large 2 and 3 bedroom homes.
- ✓ Revised courtyard to introduce corner plaza.



# A Balanced Solution



## Summary

105 Homes

87 Vehicle Stalls

132 Bike Stalls

## Average Home Size:

3 Bed: 1023 SF

2 Bed: 874 SF

1 Bed: 540 SF

Studio: 437 SF

## Home Mix:

3 Bed: 12 (11%)

2 Bed: 19 (18%)

1 Bed: 64 (60%)

Studio: 10 (10%)



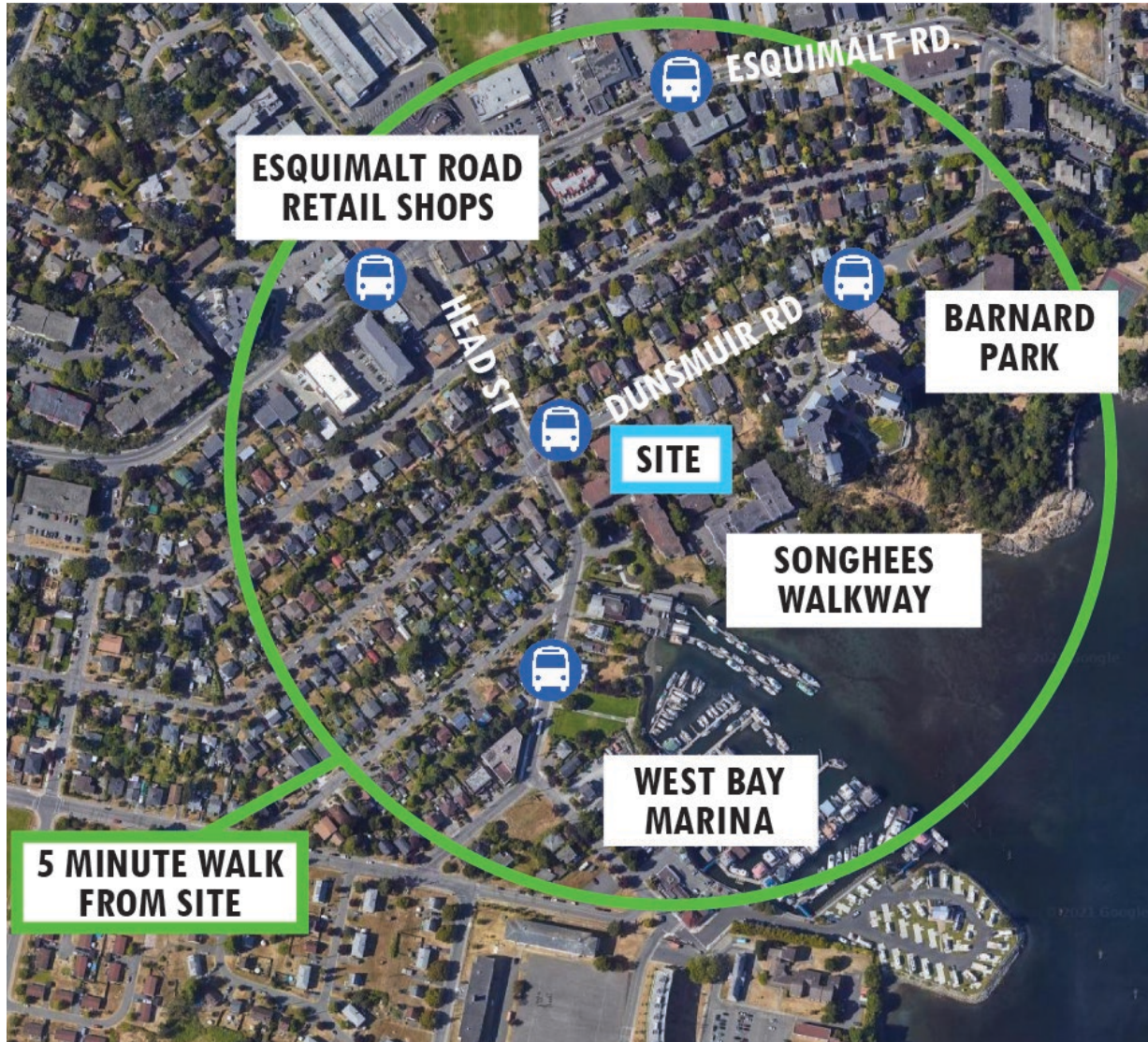
# Sustainable Urban Development



- ✓ Achieving climate and housing goals by optimizing allowances and implementing the OCP.
- ✓ Providing the path forward to mitigate climate change.
- ✓ Ensuring efficient use of a limited land resource.
- ✓ Reducing sprawl.
- ✓ Promoting walking, transit use, and cycling.
- ✓ Focusing on landscaping and green space.



# A Walkable Neighbourhood



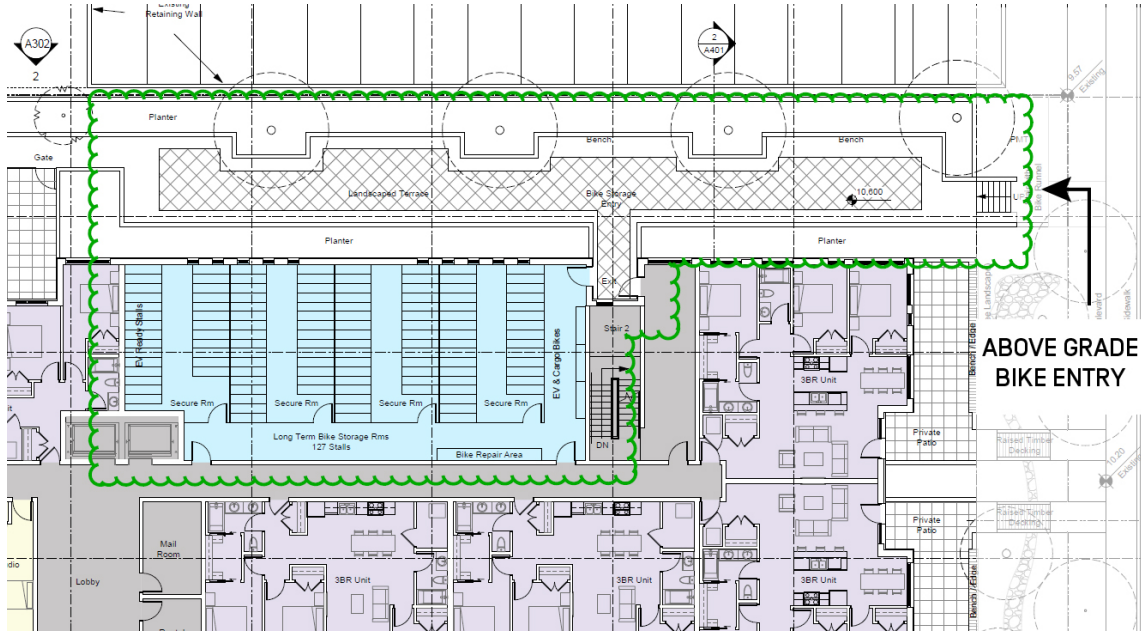
- ✓ Access to Songhees Walkway and waterfront.
- ✓ Close proximity to Esquimalt retail amenities.
- ✓ Public transit to local and regional destinations.

*“Prioritize walking, cycling and public transit as preferred modes of transportation in infrastructure improvements.”*

*– OCP (page 26)*



# Bike First Amenities



- ✓ Secure storage.
- ✓ Prominent main level bike room.
- ✓ Bike wash and repair station.
- ✓ E-bike charging stations.
- ✓ Cargo bike amenity and storage.
- ✓ Rebate to tenants to encourage cycling.
- ✓ Ease of access to local bike paths.



# Mode Shift Strategies



- ✓ Proposed parking (.83 /home) exceeds recommendation of parking study (.70/home).
- ✓ Free bus pass for the 1<sup>st</sup> year.
- ✓ Free Modo car share for the 1<sup>st</sup> year.
- ✓ Exceeds bicycle parking requirements.
- ✓ Above grade secure bicycle amenity.

*“New developments should meet the needs of the land use designation and bylaws to achieve onsite parking or have variances supported by a parking study.”*

*-OCP, page 52*



# Family Friendly Housing Options

*“Encourage the development of rental accommodation designed for a variety of demographic household types, including young families.” – OCP, page 26*

- Variety of rental home options with in-suite storage.
- Family friendly.
- Pet friendly.
- Large 3 bedrooms with external access and private amenity space.





# Architectural Articulation



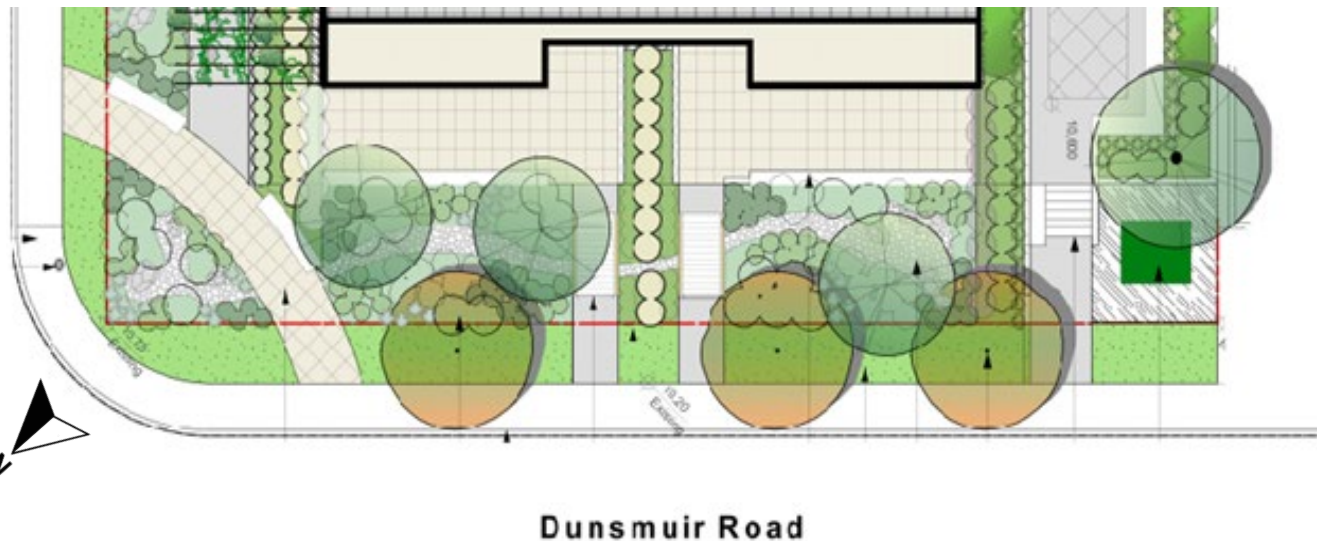
- ✓ Horizontal and vertical architectural articulation.
- ✓ Character design.
- ✓ Ground level townhome feel.
- ✓ Upper storey stepback.
- ✓ Building steps down towards water.
- ✓ 50% site coverage.
- ✓ Distinctive main entrance.





# Landscape and Public Realm

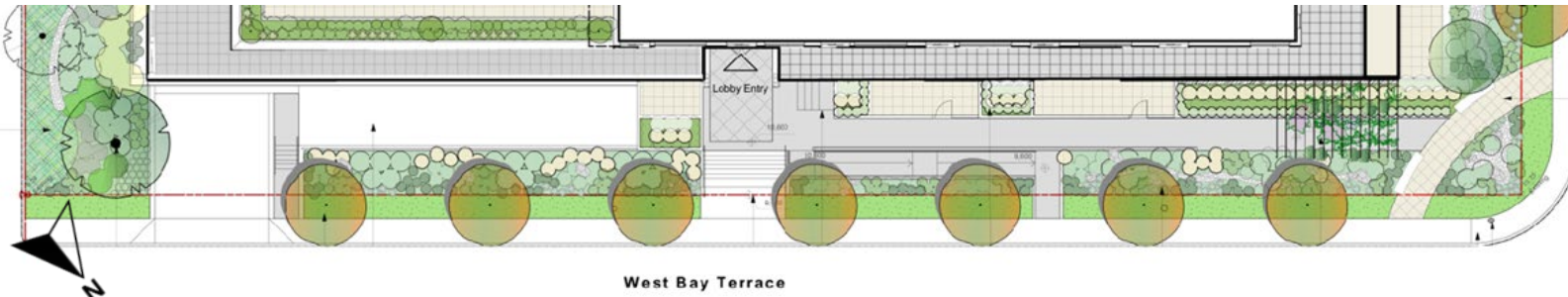
- Significant planting on Dunsmuir Road.
- Burying powerlines.
- Accessible walk-up entries from the street.
- Large balconies.
- Decreased site coverage for more permeable landscaping.
- Corner plaza for community use and gathering.





# Landscape and Public Realm

- New sidewalk, boulevard, and plantings along West Bay Terrace.
- Additional landscaping and rain gardens for stormwater management.





# Amenities & Urban Liveability

- Flexible indoor amenity room.
- Landscaped rooftop terrace.
- WBRA and community use.
- Planted corner plaza with community seating.
- Transportation Demand Management program to support mode shift.





Thank you for your support.

