



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

APC Design Review Committee

Wednesday, February 10, 2021

2:30 PM

Esquimalt Council Chambers

Present: 7 - Chair Roger Wheelock
Vice Chair Ally Dewji
Member Beverly Windjack
Member Tim Cottrell
Member Graeme Verhulst
Member Elizabeth Balderston
Member Xeniya Vins

Committee Members Beverly Windjack, Vice Chair Ally Dewji, Tim Cottrell and Elizabeth Balderston attended via conference call.

Council Liaisons: Councillor Hundleby (via conference call)

Non-Voting Member: Cst. Greg Shaw, Community Resource Officer Vic PD Esquimalt Division (Arrived 3:53 PM)

Staff: Bill Brown, Director of Development Services
Trevor Parkes, Senior Planner (via conference call)
Tricia deMacedo, Planner 2 (via conference call)
Alex Tang, Planner
Rachel Dumas, Corporate Officer
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

Chair Roger Wheelock called the Design Review Committee meeting to order at 2:30 PM.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Member Verhulst, seconded by Member Windjack: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [21-092](#) Minutes of the APC Design Review Committee, December 9, 2020

Moved by Member Vins, seconded by Member Balderston: That the

minutes of the APC Design Review Committee Meeting, December 9, 2020 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [21-068](#) Detached Accessory Dwelling Units Proposed Regulations and Guidelines - Staff Report DRC-21-002

Tricia deMacedo, Planner 2, attending via conference call, provided an overview of the report and responded to questions from the Committee.

Committee comments included:

- * A site example was referenced for discussion purposes.
- * On the selection of proposed Detached Accessory Dwelling Units (DADU) parcels: townhouses are excluded because of the Official Community Plan's (OCP) land use designation.
- * Mixed opinions on determining the prospective DADU parcels based on the OCP's land use designations.
- * Committee questioned why DADUs were not proposed along existing duplexes: staff responded this was in keeping with Council directive.
- * Concerns expressed on the potential loss of trees as it relates to both construction of DADUs and creation of corresponding parking space.
- * Acknowledging the declaration of a Climate Emergency: Recommendation for DADUs to have energy efficiency requirements, and possibly the same upgrades to apply to the principal dwelling.

Moved by Vice Chair Dewji, seconded by Member Vins: That the Esquimalt Design Review Committee (DRC) receive Staff Report DRC-21-002 for information and provide a recommendation of approval to Council on the proposed regulations and guidelines for the Detached Accessory Dwelling Units, with the following additional conditions:

- * To increase housing options for the Township to realize DADU developments: Lots with a minimum size of 530 m² be eligible, notwithstanding Comprehensive Development Districts and OCP proposed land use designations such as townhouse residential, medium density residential and high density residential. Defeated.

In Favour: 2 - Vice Chair Ally Dewji and Member Tim Cottrell

Opposed: 5 - Chair Roger Wheelock, Member Beverly Windjack, Member Graeme Verhulst, Member Elizabeth Balderston and Member Xeniya Vins

Moved by Member Windjack, seconded by Member Balderston: That the Esquimalt Design Review Committee receive Staff Report DRC-21-002 for information and provide a recommendation of approval to Council on the proposed regulations and guidelines for the Detached Accessory Dwelling Units based on the following rationale:

- * Solid approach based on DADU eligibility.

* Likes the amount of flexibility and control in the policy. Carried Unanimously.

Tricia deMacedo, Planner 2 disconnected from the conference call at 3:25 PM.

2) [21-035](#) Official Community Plan Amendment and Rezoning Application - 812 Craigflower Road, Staff Report No. DRC-21-001

Member Balderston recused herself from the meeting at 3:26 PM citing a conflict of interest with this item on the agenda, Official Community Plan Amendment and Rezoning Application - 812 Craigflower Road, Staff Report No. DRC-21-001 as she is employed by the company representing the applicant.

Ryan Jabs, Applicant, Owner, Lapis Homes, Christine Lintott, Lintott Architects and Bianca Bodley, Biophilia Design Collective connected to the conference call at 3:27 PM.

Trevor Parkes, Senior Planner, connected to the conference call at 3:27 PM.

Community Resource Officer VicPD Esquimalt Division Cst. Greg Shaw joined the meeting at 3:53 PM.

Ryan Jabs, Applicant, Owner, Lapis Homes, Christine Lintott, Lintott Architects and Bianca Bodley, Biophilia Design Collective, attending via conference call, provided an overview of the application and responded to questions from the Committee.

Committee comments included:

* Green Building guidelines: suggestion of a stormwater management system with appropriate filter system, total impervious surface area exceeds criteria (26% vs 20%).

* Landscaping elements: 5 fir trees are present, and none will be retained.

* Commercial viability on proposed coffee shop.

* Significant concern over the access into the building parking lot and its impact on neighbourhood: width of driveway is narrow at 3.4 meters, ratio of parking stalls to units is small, specifically 8 stalls for 12 units would present vehicle conflicts entering/exiting onto a busy street thoroughfare already in frequent use by visitors and cyclists.

* Lack of street parking along Craigflower Road: Concerns expressed how the project is reliant on existing street parking provided by the Township in order to fulfill parking requirements, therefore presenting a hardship to the neighbourhood.

* Design feedback: residents' entrance overshadowed by commercial space,

concerns about ambient noise, suitability of commercial space is targeted towards small operations.

Moved by Chair Wheelock, seconded by Member Cottrell: That the Design Review Committee recommend that Council not approve the application based on the following reasons:

- * Deficient parking access
- * Setbacks not sufficient
- * Reliance on designated street parking provided by Township of Esquimalt to satisfy parking requirements. Defeated.

In Favour: 3 - Chair Roger Wheelock, Vice Chair Ally Dewji and Member Tim Cottrell

Opposed: 3 - Member Beverly Windjack, Member Graeme Verhulst and Member Xeniya Vins

Absent: 1 - Member Elizabeth Balderston

Moved by Member Vins, seconded by Vice Chair Dewji: That the Esquimalt Design Review Committee [DRC] recommend that the application for an Official Community Plan amendment to change the Proposed Land Use Designation applied to 812 Craigflower Road from Medium Density Residential to Neighbourhood Commercial Mixed-Use and the associated Zoning amendment to authorize development of twelve (12) multi-family residential units and one commercial unit as sited on the survey plan prepared by Summit Land Surveying, stamped "Received January 20, 2021", and incorporating the height and massing consistent with the architectural plans provided by Christine Lintott Architects Inc., stamped "Received November 18, 2020", detailing the development proposed to be located at 812 Craigflower Road [PID 005-987-164; Lot 2, Section 10, Esquimalt District, Plan 5648], be forwarded to Council with a recommendation to approve with the following conditions:

- * The building to be reduced to 8 units in order to support a parking ratio of 1:1 (number of units equal to number of parking stalls). Carried.

In Favour: 4 - Chair Roger Wheelock, Vice Chair Ally Dewji, Member Tim Cottrell and Member Xeniya Vins

Opposed: 2 - Member Beverly Windjack and Member Graeme Verhulst

Absent: 1 - Member Elizabeth Balderston

Ryan Jabs, Christine Lintott, Bianca Bodley and Trevor Parkes, Senior Planner disconnected from the conference call at 4:40 PM.

Member Vins declared a conflict of interest with the next item on the agenda as she is the architect and applicant on the project, Development Permit Application - 633 Nelson Street, Staff Report No. DRC-21-003 and left the meeting at 4:41 PM.

Member Balderston returned to the meeting at 4:41 PM with all members of the committee present.

- 3) [21-084](#) Development Permit Application – 633 Nelson Street, Staff Report No. DRC-21-003

Janos Farkas, representing the architect Xeniya Vins provided an overview of the application.

Committee comments included:

- * Streetscape: Desire for boulevard trees and there are concerns of their proximity to hydro powerlines; strong desire for continuity of native plants and emphasis on biodiversity.
- * Backyard hard surface patio area: concerns on accessibility, in particular the central unit's patio is accessible only by garage. Separation of living space on the upper storey and basement storey by the ground storey garage.
- * Main storey unit size, usability and implications on vegetation health due to limited exposure to sun and surrounding built environment.
- * Appropriateness: Concerns over the surrounding development dwarfing the proposed development and that the site would be more appropriate for a land assembly.

Vice Chair Dewji disconnected from the meeting at 5:12 PM and re-connected to the meeting at 5:16 PM.

Moved by Member Windjack, seconded by Member Balderston: That the Esquimalt Design Review Committee recommends to Council that the application for a development permit for a new 3-unit townhouse, consistent with the architectural plan by Xquimalt, stamped "Received January 29, 2021", landscape plan provided by Lombard North Group, Inc., stamped "Received January 29, 2021", and the surveyor's site plan provided by Kenneth Ng, BCLS, stamped "Received February 3, 2021 to approve with conditions:

- * Street trees to be further examined with possible additions
- * Landscape to be reviewed due to heavy shade implications from the environment
- * Requirement for native plants to be realized
- * Commitment of an actual number of trees to be planted. Carried.

In Favour: 5 - Chair Roger Wheelock, Vice Chair Ally Dewji, Member Beverly Windjack, Member Tim Cottrell and Member Elizabeth Balderston

Opposed: 1 - Member Graeme Verhulst

Absent: 1 - Member Xeniya Vins

6. ADJOURNMENT

The Design Review Committee meeting adjourned at 5:20 PM.

ROGER WHEELOCK, CHAIR
DESIGN REVIEW COMMITTEE
THIS DAY OF , 2021

ANJA NURVO, INTERIM CORPORATE
OFFICER
CERTIFIED CORRECT