



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MEETING HELD FEBRUARY 10, 2016 ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Paul De Greeff Wendy Kay
Richard Iredale Jill Singleton

REGRETS: Michael Philips, Paul Newcombe, Carl Rupp, Cst. Franco Bruschetta

STAFF LIAISON: Bill Brown, Director, Development Services

STAFF: Trevor Parkes, Senior Planner

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:31 p.m.

II. LATE ITEMS

No late items presented.

III. ADOPTION OF AGENDA

Moved by Wendy Kay, seconded by Richard Iredale: That the agenda be adopted as distributed. **Carried Unanimously**

ADOPTION OF MINUTES – December 9, 2015 Meeting

Moved by Paul De Greeff, seconded by Wendy Kay: That the minutes of December 9, 2015 be adopted as distributed. **Carried Unanimously.**

IV. STAFF REPORTS
REZONING APPLICATION

“West Bay Triangle”

468 Head Street [Lot 8, Block H, Section 11, Esquimalt District, Plan 292]
470 Head Street [Lot 5, Block H, Section 11, Esquimalt District, Plan 292]
472 Head Street [Lot 4, Block H, Section 11, Esquimalt District, Plan 292]
515 Gore Street [Lot 1, Block H, Section 11, Esquimalt District, Plan 292]
509 Gore Street [Lot 2, Block H, Section 11, Esquimalt District, Plan 292]
922 Lyall Street [Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509]
920 Lyall Street [Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509]
918 Lyall Street [Lot 6, Block H, Section 11, Esquimalt District, Plan 292]
912 Lyall Street [Lot 7, Block H, Section 11, Esquimalt District, Plan 292]

Trevor Parkes, Senior Planner gave a brief overview of the project. He explained that the proposed rezoning application is for 9 properties located in the West Bay area, on the land bound by Gore, Head and Lyall Street. This proposal accommodates 9 of the 11 titles in the area; the 2 titles to the south are not part of this proposal. The applicant is requesting a change in zoning from the current mix of RS-1 (Single Family Residential), RD-2 (Two Family Small Lot Residential) and C-7 (West Bay Commercial) zoning to a Comprehensive Development Zone (CD). This rezoning would facilitate the consolidation of the 9 subject properties and authorize a new 6 storey, commercial mixed use building containing ground

floor commercial space, oriented toward Head and Gore Street, combined with a residential component facing onto Lyall Street. 73 residential with 6 commercial units have been proposed. The overall floor area ratio is consistent with the existing Official Community Plan designation and the proposed building height is also consistent with the recently adopted West Bay Neighbourhood Design Guidelines

Mark Lindholm, Owner/Applicant, Peter Hardcastle, Hillel Architecture and Jeff Shaw, Realtor were in attendance.

Peter Hardcastle, Hillel Architecture Inc. gave a PowerPoint presentation detailing the site plan and a brief overview of the building design, elevations, setbacks and parking for the proposed development. Mr. Hardcastle gave a brief history of the project and design process. He explained that they started working on this project in 2014, at the conclusion of the previous public hearing process for an earlier development proposal prepared by others. They hosted a lot of community consultation, reviewed all written comments that were previously expressed by the residents, local business, Mayor and Council, established a series of one on one interviews with the key stakeholders in the Community and slowly a concept developed that lead to a series of PowerPoint presentations.

The Design Review Committee Members thanked the applicant for their presentation. DRC Members had the following questions and comments:

- Beautiful design, love the store front along Head Street would be a fun place to shop. Great presentation can't wait till it starts. Previous tower design caused concerns. Size of building is going to feel a bit shocking initially but, living in the community, change is welcome and needed. Going to fit in the neighbourhood nicely and create a template for further expansion.
- Orientation, siting and massing of the building was discussed. Concerns that a 6 storey building might block the view of the uphill properties. One big building has a tough time co-existing with all the other small buildings in that neighbourhood. Basically, a bunch of smaller houses with a big wedge apartment building coming up through it. To address the massing suggestion was to divide it into 2 building, would be less of a box. Applicant commented that 2 buildings had been proposed earlier and Council moved not to consider the proposal any further, shadowing was an issue. A detailed shadow analysis was provided showing that the proposed design is superior in mitigating shadowing.
- Concerns with lack of setback on the southeast corner. Since the adjacent property is owned by the same owner, it was felt that if someone else owned that property they would be here today complaining about the project. Maybe a covenant could be put on the property? What is the siting and massing for the adjacent future development to the southeast corner? Should both projects be looked at as one project? Applicant advised that these are two separate developments. Members requested a siting and massing model for the adjacent future development to the south east corner.
- Wheelchair accessibility was discussed.
- Crime prevention needs to be addressed in the master plan, i.e. lighting, surveillance cameras, things in place to keep people from loitering on the property, if there are benches and planters, you don't want to encourage skateboarders. To be addressed.
- Surface parking was discussed. Was surface parking required to meet the parking requirements? Mr. Hardcastle advised they are in excessive of the Bylaw requirements for parking; it is the number of residential guest parking spaces they require for the residential units. He explained that the parking could have been put

anywhere along that side of the road, but putting it there was purposeful due to the sanity trunk below. It is also the quiet end of the building and it keeps a large volume of the multi-family building away from the single family homes of Gore Street; protecting them from its size and shadows. There is also parallel street parking along the front of the building.

- The wall was discussed. The wall was put behind to hide the parking, but it is a lost opportunity for a beautiful public outdoor space there. Mr. Hadcastle commented the purpose of the sculptural wall is to obscure the view of the surface parking and make it look animated from the streetscape. Member commented the wall is an intervention that's fighting a bad adjacency issue; a park beside a parking lot. If the parking lot is necessary, then consider altering the design to end up with a better solution.
- Stormwater management, rain gardens and rain planters. Comment was that it is really difficult to get water into a raised planter, considered a lost opportunity.

Mark Lindholm, owner of West Bay Marina and the Triangle Lands commented on the transition of the neighbourhood. He advised that they purchased the subject property in 1991 thinking it was going to be a massive transformation of West Bay in 5 years. It is now 2016 and they are still working on it. He commented that building height and effects on the neighbours are currently legitimate today, but he believes that once the proposed building is constructed it would transform the West Bay area. The new guidelines allow 3 storey townhouses on Gore Street and 3 storey building in the West Bay Marina area, 3 storeys against a 6 storey building is not that significant. He also commented that there are a lot of houses in the West Bay area that are old and tired; therefore it is likely that the area will change.

Overall the DRC Members liked the building design but felt that the siting and massing of the 6 storey residential building needed to be revised. It was suggested that parking be reduced and park space enhanced on the west corner of Gore and Lyall Street. The lack of setback on the southeast corner needs to be addressed and the members requested that the applicant provide a siting and massing model for the adjacent future development.

RECOMMENDATION:

MOVED by Richard Iredale, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application for rezoning to facilitate consolidation of nine properties located between Head Street, Gore Street and Lyall Street to permit a new 6 storey, commercial mixed use building containing ground floor commercial space oriented toward Head Street and 73 residential units, sited in accordance with the survey plan prepared by McIlvaney Riley Land Surveying Inc., stamped "Received December 29, 2015", and incorporating height and massing consistent with architectural plans prepared by Hillel Architecture, stamped "Received December 8, 2015" be presented again to the Esquimalt Design Review Committee with revised plans that address the following:

1. Consider altering the siting and reducing the mass of the 6 storey residential building.
2. Address lack of setback on southeast corner.
3. Reduce parking and enhance park space at the west corner of the site at Gore Street and Lyall Street.
4. Provide a siting and massing model for the adjacent future development to the southeast.

V. STAFF LIASON STATUS REPORT

No reports

VI. NEW BUSINESS

No new business

VII. NEXT REGULAR MEETING

Wednesday, March 9, 2016

VIII. ADJOURNMENT

The meeting adjourned at 5:20 p.m.

CERTIFIED CORRECT:



CHAIR, DESIGN REVIEW COMMITTEE



ANJA NURVO, CORPORATE OFFICER

THIS 13th DAY OF APRIL, 2016