



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES
HELD
JULY 20, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Richard Iredale Robert Schindelka
Paul De Greeff Roger Wheelock
Ally Dewji

REGRETS: Jill Singleton, Wendy Kay, Cst. Franco Bruschetta

STAFF LIAISON: Bill Brown, Director, Development Services

STAFF: Karen Hay, Planner

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The Vice Chair called the meeting to order at 4:37 p.m.

II. INTRODUCTION OF NEW MEMBER

Bill Brown, Staff Liaison welcomed new member Ally Dewji, and thanked outgoing member Paul Newcombe.

III. LATE ITEMS

No late items

IV. ADOPTION OF AGENDA

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

IV. ADOPTION OF MINUTES – June 15, 2016 Meeting

Moved by Robert Schindelka, seconded by Roger Wheelock: That the minutes of June 15, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS

DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
429 Lampson Street
[PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]

PURPOSE OF APPLICATION:

Karen Hay, Planner outlined that the property owner is proposing a multi-phased commercial and residential development. The property is located within Development Permit Area No. 7 – English Inn; therefore a Development Permit is required for the construction of any new buildings, alteration of the land or landscaping. The property is

governed by Comprehensive Development District No. 84 of Esquimalt Zoning Bylaw 1992 No. 2050, which divides the property into Site A and Site B. Staff request that the DRC Members primarily look at form and character and the environmental features outlined in the Development Permit Guidelines and also provide comments on the points outlined in the Staff Report.

Lenny Moy, Aragon (Lampson) Properties Ltd., Inc., Graham Fligg, Merrick Architecture Jessica Yaris, Project Manager Merrick Architecture and Tim Judge, Project Architect Merrick Architecture were in attendance.

Graham Fligg presented the application. Mr. Fligg gave an overview of the site plan, parking layout, and landscaping plan for the site. He gave a brief history of the property and outlined the proposed changes to the grounds and existing Inn. Site A, the English Inn, would be altered to reinstate a full service restaurant and expanded bar lounge, with an event space in the basement. The existing wing would be demolished and replaced with a new hotel wing, which would include additional hotel rooms and a spa. On Site B, the existing buildings would be demolished and replaced with a two level subgrade parking garage with wood frame multi-unit residential buildings above. Seven townhomes are proposed for the southwest portion of the site. A colour board was passed around.

The Vice Chair thanked the applicant for their presentation.

Committee Members had the following questions and comments:

- Members were positive about the project and had the following comments; like the design, forty suites types is very impressive, the north, middle and south phasing is very nice, unbelievable density on the site considering all the trees, the work done to establish the picturesque roof lines and the general form and character is well done. The upgrades to the heritage house are going to be really impressive when done; the big grand stairs up from the gardens is a nice feature.
- A Member asked for clarification on the variances required. Mr. Fligg advised that variances are required for setbacks on north and south property lines and also for the roof overhangs that protrude slightly into the setbacks. Another member inquired if the 4ft setback from the north property line was also a variance. Ms. Hay advised that the zoning has been written very specifically for the footprint of the current building, so to expand the footprint out to the north property line would require a variance. Another member commented that the 4ft setback to the north would be hard on the neighbours and thought 6 or 8ft would be better. Mr. Fligg advised they would be putting 2 storey high trellis screens on that side. If they pulled the building south it would greatly impact some of the trees that are there.
- Concern raised about where children are going to play, a member commented that the gardens are manicured and there is not much space for children to gather. He also asked the applicant how many of the units do they expect to be occupied by families. Mr. Fligg advised that of the 187 units; 7 are very large 2400 square foot townhomes, with 4 bedrooms, 3 bathrooms and a double garage, and they anticipate these units will be most appealing to families.
- Is there an outdoor lighting plan for the site? Mr. Fligg advised it is too early to give specifics on lighting. Too be determined.
- A Member asked if there were any amenities on the perimeter walkway around the eastern portion of the property. Mr. Fligg advised that there are some water features, some gazebo pergolas, a variety of paving and seating areas.
- What is the hard and softscape for the Hither Green Park? Mr. Fligg advised they are working with the Fire & Parks Departments, and the details are being worked out.

- A member inquired about access for the fire and emergency response vehicles. Mr. Fligg outlined the proposed emergency response route.
- A Member inquired about a social gathering point, a community centre space in the main courtyard or a coffee shop, something to bring people together. Mr. Fligg advised that zoning doesn't permit any commercial on the site, but the Inn will have a full service restaurant as well as a bar. The Inn itself is intended to be the common neighbourhood gathering place.
- What was the rationale behind the design of the exterior corridors on the north side of the project? Mr. Fligg advised there are a number of rationales; they didn't like the notion of walking down double loaded corridors for great lengths, the units can be accessed from the outside, there is less area to heat and it allows for additional windows for cross ventilation of the suites. A Member also commented that he feels that it is going to come down to the lighting and how intrusive it is going to be, concerned with light spillage to the adjacent properties.
- Mr. Fligg gave an overview of the water conservation / stormwater management plan for the site. Members didn't express any concerns.
- Members asked for clarification on the traffic flow for the site. Concerns with arrival, access, drop off zones, short-term parking and general circulation to the east portion of the property. Another member inquired about non-vehicle access to the property from Lampson Street. Mr. Fligg gave a brief overview of the traffic flow for the site and advised that an in-depth traffic report had been done.
- A member expressed concerns about the landscape plan; it is non-committal on new tree plantings, only 10 trees are listed. Concerns with the big overgrown Cypress trees, if they cannot be pruned and have to come down; it is going to be a really dramatic change for the neighbours. Need some clarification on how that change is going to be managed. The 100 salvage trees that are shown, there needs to be a commitment of a one to one replacement for any of the salvaged trees that fail.
- Concern that deer are going to be an issue. Recommend a deer management plan.

RECOMMENDATION:

Moved by Paul De Greeff, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the Development Permit for the new development proposed for 429 Lampson Street as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received July 15, 2016", for the property at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street] and **make a recommendation for approval with the following conditions:**

That the applicant:

1. Include on the landscape plan a one to one replacement tree for any failed salvaged trees
2. Include a replacement plan for overgrown Cypress trees that cannot be retained (various hedges and screens)
3. Include a deer management plan
4. Provide clarification on the management of light spillage to the adjacent properties
5. Provide clarification on hard and softscape treatment for the Hither Green Park
6. Provide additional details on the exterior corridor treatment; such as railings and lighting

7. Provide clarification on approaches; drop off zones and general circulation to the east portion of the site. **The Motion Carried Unanimously**

VI. STAFF LIASON STATUS REPORT

1. Council approved the Development Permit for the proposed 30-unit multifamily development at 826 Esquimalt.
2. Request for Proposal for the Esquimalt Road Design Guidelines is on BC Bid, closing date is August 15th.
3. Working hard on the Esquimalt Town Square Project, the Development Permit Application will be coming this fall.

VII. NEW BUSINESS

No new business.

VIII. NEXT REGULAR MEETING

Wednesday, August 10, 2016

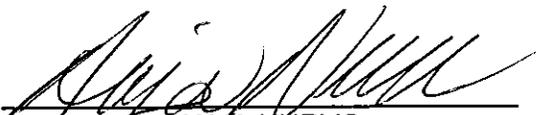
IX. ADJOURNMENT

On motion the meeting adjourned at 5:03 p.m.

CERTIFIED CORRECT:



CHAIR, DESIGN REVIEW COMMITTEE



ANJA NURVO,
CORPORATE OFFICER

THIS 12 DAY OF OCTOBER 2016