



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES**  
**HELD**  
**OCTOBER 12, 2016**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Jill Singleton, Richard Iredale  
Wendy Kay, Paul De Greeff  
Ally Dewji, Cst. Franco Bruschetta

**REGRETS:** Roger Wheelock, Robert Schindelka

**STAFF LIAISON:** Bill Brown, Director, Development Services

**STAFF:** Karen Hay, Planner

**SECRETARY:** Pearl Barnard

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**I. CALL TO ORDER**

The Chair called the meeting to order at 3:04 p.m.

**II. LATE ITEMS**

No late items

**III. ADOPTION OF AGENDA**

Moved by Wendy Kay, seconded by Paul De Greeff: That the agenda be adopted as distributed. **Carried Unanimously**

**IV. ADOPTION OF MINUTES – July 20, 2016 Meeting**

Moved by Paul De Greeff, seconded by Wendy Kay: That the minutes of July 20, 2016 be adopted as distributed. **Carried Unanimously.**

**V. STAFF REPORTS**

**DEVELOPMENT PERMIT**

**616 and 620 Lampson Street**

PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618

PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618

**PURPOSE OF APPLICATION:**

Karen Hay, Planner outlined that the applicant is proposing to build twelve new townhouse units, which will be constructed as a single row house style building. The existing two houses would be demolished and the twelve new dwelling units would be constructed. The Design Review Committee had previously seen this application at the rezoning stage. Staff are requesting that the Committee Members provide comments on the five points listed in the Staff Report (form and character, landscaping, parking layout and driveway materials, outdoor lighting and exterior façade of building).

John Keay and Nicole Baker from Keay Cecco Architecture Ltd., Keith Grant, Landscape Architect and the property owner were in attendance.

John Keay gave an overview of the project outlining the building design and materials for the proposed development. Mr. Keay outlined some of the features; each unit would have a covered parking space/garage, a roof top patio and a rear yard. The building will be constructed to a Built Green Standard and there will be electric charging station in each unit. A colour board and samples of façade materials were passed around.

Keith Grant, Landscape Architect gave a brief overview of how the landscape design had evolved in response to comments received from meeting with the neighbours, the Design Review Committee and Advisory Planning Commission. Mr. Grant outlined some of the changes. To give the project a more residential feel, the entry to the end unit was moved around to the eastern side facing Lampson Street. To buffer the garbage and recycling area, the planting area on the southern side of the driveway was increased. To break up the surface parking, a planting island has been introduced. To provide a buffer for the adjacent neighbours, a 1.8 metre wood fence has been added, as well as six larger trees along the southern property line. All planting areas will be irrigated with water efficient irrigation systems. For stormwater management, permeable pavers will be used in the surface parking area on the southern portion of the site.

Mr. Grant then summarized the Tree Resources report prepared by Talbot Mackenzie & Associates. He explained that the trees that are indicated for removal are primarily ornamental species, and are either in the building footprint, driveway or parking area. The one Garry Oak tree that has to be removed will be replaced with three Garry Oak trees as indicated on the landscape plan. Some of the shared amenities for the site include a community garden, a small play area / structure and patio spaces for the Townhouse units.

The Chair thanked the applicant for their presentation.

Committee Members had the following questions and comments:

- A member asked if the project had taken anything from the surrounding community in terms of materiality in its design cues. Mr. Keay explained that they see this as a stepping down between the high-density corridor along Esquimalt Road and single family housing in terms of an architectural cue. He then explained that they wanted a contemporary building and took some of the design elements from buildings like the Town Hall and more modern structures in the area. He feels the area is in transition and they are setting context as much as responding to it.
- What changes have been made since the last time the application was presented to the DRC? Mr. Keay advised that very little has changed. Lighting has been addressed.
- A Member commented on the massing and colour palate chosen for the project. The north side is broken up with different materials and the south side is very uniform. The more exposed side is the more bland side and it doesn't have any change in its materiality. Was there a design approach for that? Mr. Keay advised that the building on the north side is buried into the hill, so the rear of the building is 2 ½ storey rather than 3 so that affected the use of materials. The north side has a much more solid wall for energy reasons. The intent was to use more colour to break up the space. The south facing elevation features extensive glazing, therefore, there was less need for a diversity of materials.
- A concern was expressed about the sidewalk on Lampson Street; the utility pole in the middle of it can sometimes be a barrier for wheeled devices.

- A member complimented the effort that was put forward to increase the modulation, would have been nice if it was two buildings, nice job with the front, facing the street is a nice piece of architecture. Doesn't fit the surrounding gable houses but maybe there will be a new modern building to the south in the future.
- A question was asked about the water source for the community gardens? Mr. Grant advised that the community gardens will be watered through an irrigation system, with a spigot provided by the gardens. A member expressed concerns that the protected trees could be negatively impacted by too much water.
- A member asked if the pavers in front of the garages were permeable. Mr. Grant advised that permeable pavers are in the surface parking area and regular pavers in the pedestrian delineation.
- A member asked if the finished grade on the south end of the site would be raised more than it is now. Mr. Keay advised there is an existing retaining wall there now and their Civil Engineer is currently working on the site grades.
- It was suggested to consider using landscaping instead of a fence along the southern property line. Mr. Keay advised that it is his understanding that the owner had spoken with the neighbours and they had requested a fence.

#### RECOMMENDATION:

Moved by Paul De Greeff, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] recommends to Council that the Development Permit for twelve (12) townhouse dwelling units built as a single row house style building; as sited on the survey plans prepared by Bradley Cunnin Land Surveyor stamped "Received September 20, 2016" and consistent with the architectural plans provided by Keay Cecco Architecture Ltd., stamped "Received September 20, 2016", to be located at PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618 and PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618 [616 and 620 Lampson Street]; be forwarded to Council with a recommendation **to approve the application for the following reasons:**

1. The proposed development is complimentary to the emerging architecture of the neighbourhood; and
2. The landscaping plan is well presented and provides a good density of trees for the site. **The Motion Carried Unanimously**

#### VI. STAFF LIASON STATUS REPORT

1. The Development Permit Application for the Esquimalt Town Square will be presented to the DRC Committee at either the November or December meeting;
2. The new Liquor store (on the old Tudor House site, 533 Admirals Road) is currently under construction;
3. A building permit application has been received for the Red Barn Market;
4. The Triangle Lands project is moving forward, there maybe a Development Permit Application submitted soon;
5. Lance Berelowitz from Urban Forum Associates in Vancouver has been hired to lead the Esquimalt Road Urban Design Guidelines, so there will be an opportunity for the Committee to be involved at some point;
6. Continuing with the Official Community Plan Review, the Design Guidelines will be presented to the Committee in early 2017.

A Member asked if there was any word on the Legion site (622 Admirals Road). Mr. Brown advised he hasn't heard anything.

**VII. NEW BUSINESS**

No new business.

**VIII. NEXT REGULAR MEETING**

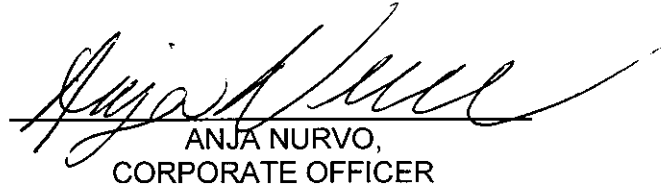
Wednesday, November 9, 2016

**IX. ADJOURNMENT**

On motion the meeting adjourned at 3:40 p.m.

CERTIFIED CORRECT:

  
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CHAIR, DESIGN REVIEW COMMITTEE

  
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ANJA NURVO,  
CORPORATE OFFICER

THIS 9th DAY OF NOVEMBER 2016