



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES
HELD
NOVEMBER 9, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Jill Singleton, Richard Iredale
Wendy Kay, Robert Schindelka
Roger Wheelock, Cst. Franco Bruschetta

REGRETS: Paul De Greeff and Ally Dewji

STAFF LIAISON: Bill Brown, Director, Development Services

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The Chair called the meeting to order at 3:10 p.m.

II. LATE ITEMS

No late items

III. ADOPTION OF AGENDA

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

IV. ADOPTION OF MINUTES – October 12, 2016 Meeting

Moved by Wendy Kay, seconded by Richard Ireland: That the minutes of October 12, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS

DEVELOPMENT PERMIT APPLICATION

“Esquimalt Town Square Project”

1235 Esquimalt Road

Lot 1, Section 11, Plan EPP32782

PURPOSE OF APPLICATION:

The proposed development is for the Esquimalt Town Square, a 13,109.0 m² mixed-use project located in the heart of the Township of Esquimalt adjacent to the existing Municipal Hall. The Esquimalt Town Square Project is envisioned as a model example of exemplary mixed-use design that will be the catalyst for the rejuvenation of Esquimalt's core.

Franco D'Ambrosio and Erica Sangster, from D'Ambrosio Architecture + Urbanism, and Scott Murdoch, from Murdoch de Greeff Inc. were in attendance.

Franc D'Ambrosio gave a PowerPoint presentation outlining the master plan for the Esquimalt Town Square Project.

Erica Sangster then gave a detailed description of the buildings design, façade, material and colour palate chosen for the project. A colour board was passed around.

Scott Murdoch, Landscape Architect gave an overview of the proposed landscaping and storm water management plan for the site. Mr. Murdoch explained that they are proposing rain water management landscaping throughout the site. The two Garry Oak trees will be retained and some of the other trees will be salvaged and replanted on the site. He then gave a brief overview of the plant materials, site furnishings and proposed lighting for the site.

The 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; wonderful project, beautiful design, like the variety of materials, facades and choice of colours, like the walk through, thrilled that the parking space could also be used for the market or other public events. The Landscape plan with the raised planters is well thought out, great plant materials and the storm water management for the site is really good.
- What is the style and direction of the art that is proposed for the ends of the building? Mr. D'Ambrosio advised it could be commissioned artwork, to be discussed with the owner.
- A Member asked about the commercial signage in the central block. Mr. D'Ambrosio advised that there are traditional sign bands under the overhang, signage will be surface lit rather than back lit, so the square doesn't feel commercialized. For visibility and to add a little texture to scale, the signs will be perpendicular to the façade. A member then asked if any of the signage would be above the second storey. Mr. D'Ambrosio advised the signage would all be below.
- A Member asked if there was one parking spot per unit. Ms. Sangster advised that a detailed parking and traffic study had been done. Building D (the rental units) would have less than one stall per unit. She went on to explain that the parking study looked at sharing of parking spaces. Most of the stalls in the underground parking are not assigned and will be shared accordingly to different patterns of use. The proposed development meets the requirements of the parking study.
- What provision is there for the library to expand in the next five to ten years? Mr. D'Ambrosio advised they could easily expand into the commercial office space above.
- Are there any plans to install video cameras on the public square area? Mr. D'Ambrosio advised that they haven't addressed that yet. A member then commented that it is a lot easier to have the systems install at the time of construction.
- A member inquired about a banner program and asked if there was going to be banners on the light fixtures? Mr. Murdoch advised the detailed design of the lighting is to be determined. Mr. D'Ambrosio also advised that a banner program hadn't been discussed, but thought it was a good point. Member then commented that it is really hard to add banners to fixtures that are not designed for them.

- Members had the following comments on the north façade of Building D elevation facing Esquimalt Road; seems a bit stark and plain, could be a bit fancier, the columns are nice. The other buildings on the back of the site are so interesting and really beautifully done and almost resort like, and in comparison this building doesn't seem as special. Another Member asked about the lighting on the north façade of Building D. Mr. D'Ambrosio advised there will be frame lights at the base of the columns in between the beam and the wood soffit. Another member asked if the lights in the balconies you see at night would be in soffits or wall fixtures. Mr. D'Ambrosio advised there would be wall fixtures on the balconies; otherwise you would be looking up at light sources all the time.
- A Member commented on the paving pattern for the Fraser Street entrance and asked if there was any special pavement treatment on the other entrances. Mr. Murdoch advised that there will be something like it. Member then commented that they liked the idea that each entrance has a slightly different material.
- Members thought the project was integrated and well thought through; a good addition to Esquimalt.
- A member commented that at the last meeting a question was asked about how disabled users would access the main entrance to the library from the internal parking lot, concern that people would have to go around obstacles. Has this been addressed? Mr. D'Ambrosio advised that there will be an accessibility ramp similar to the existing ramp and also a drop off area right on Park Place.
- Members thought the fenestration had been carefully thought out and congratulated the applicant.

Richard Irelsdale left the meeting at 4:20pm

RECOMMENDATION:

Moved by Wendy Kay, seconded by Roger Wheelock: That the Esquimalt Design Review Committee recommends that the development permit application for the Esquimalt Town Square Project be forwarded to Council with a recommendation to **approve the application for the following reasons:**

- 1) The design is beautiful, the colours and materials are appropriate;
- 2) The development provides good social space for public gatherings;
- 3) The parking area can be used as a public space as well;
- 4) Storm water will be managed through the landscape architecture;
- 5) The Art Walkway is a valuable addition; and
- 6) The proposal is in compliance with the Design Guidelines.

The Motion Carried Unanimously

VI. STAFF LIASON STATUS REPORT

1. On Monday, November 7th, Council approved the Development Permit for a 12 unit townhouse development at 616 & 620 Lampson Street.
2. In early 2017, we might have a Development Permit Application for the Sewage Treatment Plant.

VII. NEW BUSINESS

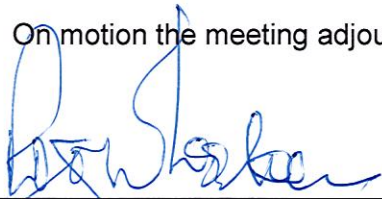
Bill Brown advised that the British Columbia Government has a Stop of Interest Program and Council has asked staff to forward this to every Committee to see if any members have any ideas for a Stop of Interest for Esquimalt. A member asked if there are any Stops of Interest currently in Esquimalt. Mr. Brown advised he is not aware of any. Another member advised that there are some at the Department of National Defence. The Esquimalt Village Project was suggested.

VIII. NEXT REGULAR MEETING

Wednesday, December 14, 2016

IX. ADJOURNMENT

On motion the meeting adjourned at 4:40 p.m.



CHAIR, DESIGN REVIEW COMMITTEE

THIS 11th DAY OF JANUARY 2017



ANJA NURVO,
CORPORATE OFFICER