



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY DESIGN REVIEW COMMITTEE
MEETING MINUTES
HELD
NOVEMBER 8, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Roger Wheelock (Chair) Robert Schindelka
Graeme Verhulst Jill Singleton
Bev Windjack Wendy Kay
Cst. Franco Bruschetta (Non-Voting)

REGRETS: Ally Dewji (Vice Chair)

STAFF LIAISON: Bill Brown, Director of Development Services

STAFF: Trevor Parkes, Senior Planner

COUNCIL LIAISON: Councillor Olga Liberchuk

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The Chair called the meeting to order at 3:03 p.m.

II. LATE ITEM

Revised plans stamped "Received Nov 08, 2017" for **Item V. Staff Report 2) REZONING APPLICATION**

669 Constance Avenue

[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]

658 Admirals Road

[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]

662 Admirals Road

[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]

III. ADOPTION OF AGENDA

Moved by Jill Singleton and seconded by Robert Schindelka that the agenda be adopted as amended. **The Motion Carried Unanimously.**

IV. ADOPTION OF MINUTES – October 17, 2017

Moved by Bev Windjack, seconded by Jill Singleton that the minutes of October 17, 2017 be adopted as distributed. **The Motion Carried Unanimously**

Bev Windjack, Principal, LADR Landscape Architects recused herself due to conflict of interest.

V. STAFF REPORT

1) OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION

1052 Tillicum Road

[Lot C Section 10 Esquimalt District Plan VIP11683]

The applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to

a Comprehensive Development zone [CD]. These changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

David Yamamoto, Zebra Design and Megan Walker and Bev Windjack, LADR Landscape Architects were in attendance.

David Yamamoto gave a PowerPoint presentation and outlined the changes that Zebra Design had made as a result of the recommendation and comments made by the Design Review Committee members at the meeting held on October 11, 2017. Mr. Yamamoto advised some of the changes are, the site has been lowered by 0.5 metres, the maneuvering aisle has been increased in width, the grade of the ramp has been reduced to a 11% gradient, the wall at the sidewalk has been reduced to 2 feet in height and a designated pedestrian path with differentiated pavers has been added to the driveway. The garbage service has also been relocated to the north. Bicycle storage has been created within the garages and single bicycle lock-ups have also been added. The applicant amended the plans in allocating in more floor area for the garage; thus the floor area ratio was reduced to 0.70.

Committee Members comments and questions:

- Member thanked the application for the great presentation. The changes are very elegant solutions.
- Appreciate the streetscape elevation rendering, it shows the rhythm along Tillicum Road. Having the rhythm of the gateway and the lower stonewall is much more elegant.
- A member liked the idea of bringing the paving in front of the units out; acts as a bit of a traffic-calming device and also helps to signify the entrance.
- In relation to the project to the north this development will be a nice fit.
- The enlarged garages will provide people with more storage space.
- Member suggested that a future planting be consider to provide some privacy between the decks in the back.

RECOMMENDATION:

Moved by Robert Schindelka, seconded by Graeme Verhulst: That the Esquimalt Design Review Committee [DRC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped "Received October 31, 2017" be forwarded to Council with a recommendation to approve as the applicant has addressed all the concerns that were raised at the October 17, 2017 meeting.
The Motion Carried Unanimously

Bev Windjack returned to the meeting at 3:25 p.m.

Bill Brown, Director of Development Services recused himself as he resides in the neighborhood.

2) REZONING APPLICATION

669 Constance Avenue

[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]

658 Admirals Road

[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]

662 Admirals Road

[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]

PURPOSE OF APPLICATION:

The applicant is requesting a change in zoning from the current mix of Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1] zones to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 12 storey, 83 unit, multiple family prefabricated residential building

Oliver Lang, Architect LWPAC, Troy Grant and Casey O'Byrne, Standing Stone Developments and Jim Partlow, Lombard North Group Inc. presented the application.

Oliver Lang gave a PowerPoint presentation detailing the site plan and an overview of the building design, elevations and material and colour for the project. Mr. Lang explained that the proposal will provide 83 market affordable homes and the building will be Passive House Certified. On site parking will include 83 vehicle parking spaces and 125 bicycle parking stalls.

Jim Partlow gave an overview of the landscape features for the project.

Committee Members comments and questions: (Presenters response in *italics*)

- The building is lovely but the size seems really big for what's currently in the neighbourhood. A 12 storey building is going to be pretty shocking for the adjacent small houses. The proposal is a great urban core development, but this is not in the urban core.
- The setbacks are pushing right to the edges of the property line. It is hard to support something that doesn't fit within setbacks and massing. Consider increasing the setbacks.
- Members liked the idea of a passive house. A member asked if a 12 storey building was developed on the adjacent lot to the south would that affect this building. *From a passive house perspective it won't because we are counting on some degree of solar gain in the winter; we hope that the next building would be somewhat responsive to this building*
- The green initiatives are quite exciting.
- The proposal should be more consistent with the Design Guidelines and the Official Community Plan.
- A concern was expressed that the shadowing will significantly affect one of the adjacent homes in the spring.
- A member commented that the height of the building will shadow the trees that are being retained to the north of the property and expressed concerns that the trees will not survive.
- Consider the water views for the neighbours on the east side of Admirals Road.
- Are the roof top terraces common spaces? *The terrace on Constance Avenue is common space and the other six belong to the family suites. Another member thought that the roof top terraces should be public amenities for everyone on that floor.*
- A member commented that there are no amenities for the Esquimalt community; the amenities are all hidden in side.

- A member asked if there was one parking space per unit. *The family units, one bedroom and up will have a parking space and the studio and smaller units that are 350 – 400 sq ft will not have a parking space.*
- Will the road be narrowed to get the extra parking spaces in? *The current unmaintained green space would be narrowed to accommodate the extra parking spaces.*
- Concerns with the increase in traffic in the area and how it will impact the side streets. *A traffic study has been done.*
- A member asked if security cameras had been considered for the site. *Security cameras would be considered; to be addressed at the building permit stage of the project.*
- Members commented on the exterior stairwells and a concern was raised that the stairwells could become cluttered with bicycles and other household items.
- What is affordability based on? *It is based on a number of things. A Passive House has much lower energy costs and the method of construction offers a premium product at a much lower price. The developer's definition of affordability it is not dollars per sq ft; rather, that you can buy what you desire with the budget that you have. The problem with the market is that the kind of things that one typically desires doesn't exist at the price point of a budget.*
- Like the idea of the drop off area on Admirals Road.
- Concerns were raised with regards to the solid walls along the streetscape on Admirals Road.
- A Member asked the applicants to comment on their neighbourhood engagement process. *An Open House was held in August. As this will have a significant impact on the local area, we went to over 150 homes in the area and spoke with nearly all the residents. Residents had mixed opinions; some were ambivalent and unhappy while others gave their support. Since there have been some changes, there will be another Public Open House.*
- A member commented that this proposal is not the most gracious entrance to the Dockyard and asked if the Navy was expecting a 12 storey building to be its entrance. *The project was discussed with Navy personnel and they are supportive of the project going forward. The Navy's long term goal is to densify, so they see this as supporting growth consistent with what they are planning in the next 10 – 15 years.*

RECOMMENDATION:

Moved by Wendy Kay, seconded by Robert Schindelka: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for rezoning to facilitate consolidation of three properties located between the northernmost end of Constance Avenue and Admirals Road, and authorizing a 36 metre [12 storey], 83 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services Ltd., stamped "Received October 26, 2017", and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped "Received October 27, 2017" and including updated renderings and elevations stamped "Received November 8, 2017" be amended and presented again to the Design Review Committee with a focus on addressing the following:

1. Consider increasing setbacks;
2. Consider reducing lot coverage;
3. Consider reducing the proximity to adjacent neighbouring properties; and
4. Consider reducing the proximity to the public realm.

The Motion Carried Unanimously The reason: The proposal as presented raises a number of concerns as identified in the motion.

VI. STAFF LIASON STATUS REPORT

- Staff are anticipating lots of project coming in. There is a lot of interest from various Developers and property acquisitions are underway on a number of sites in the Community.
- 899 Esquimalt Road (12 Storey Building) – Staff are waiting for revised drawings.
- The West Bay Project – Is moving forward
- 101 Island Highway (conversion of the existing motel use into 96 residential units) – The Development Permit for the external cladding will be presented to the DRC in the future.
- English Inn (429 Lampson Street) - Is moving forward
- The Legion Project (622 Admirals Road) – Another application could be coming in.
- 856/858 Esquimalt Road - The Zoning is in place and there is an approved Development Permit - An amended application could be coming in.

Members discussed the possibility of holding a training session in the near future. Mr. Parkes advised he would review the Bylaw and have a discussion with the Director of Development Services.

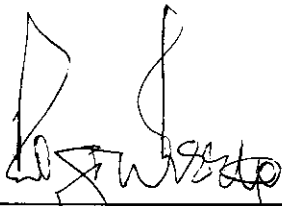
VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Wednesday, December 13, 2017

IX. ADJOURNMENT

On motion the meeting adjourned at 5:10 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 13th DAY OF DECEMBER 2017

CERTIFIED CORRECT



ANJA NURVO,
CORPORATE OFFICER