



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES HELD

DECEMBER 13, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Roger Wheelock (Chair)	Ally Dewji (Vice Chair)
	Graeme Verhulst	Jill Singleton
	Bev Windjack	Wendy Kay
REGRETS:	Robert Schindelka	
	Cst. Franco Bruschetta (non-voting)	
STAFF LIAISON:	Karen Hay, Planner	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

The Chair called the meeting to order at 3:05 p.m.

II. LATE ITEM

No late items

III. ADOPTION OF AGENDA

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

IV. ADOPTION OF MINUTES – October 17, 2017

Moved by Jill Singleton, seconded by Bev Windjack that the minutes of November 8, 2017 be adopted as distributed. **The Motion Carried Unanimously**

V. STAFF REPORT

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 thanked the Committee Members for their great comments made at the Design Review Committee meeting held on November 8, 2017. Mr. Lang then gave a PowerPoint presentation detailing the site plan and an overview of the building design, elevations and materials for the project. Mr. Lang explained that the proposal would provide 83 market affordable homes and the building would be Passive House Certified.

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

Committee Members comments and questions:

- The changes that were made since the last meeting are great and have improved the project significantly. However, the project is still a tall, large mass building with minimal setbacks.
- The smart building technology and green building initiatives are really great.
- Members expressed concerns that the design does not comply with the Official Community Plan policy that buildings with shallow setbacks must step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.
- Members raised concerns about the fit of the development for the current community. The proposal is not responding to the character of the existing neighbourhood.
- Concerns were raised regarding the building wall on Admirals Road. The building turns its back on the community. A member suggested the building be reoriented to face the other way to embrace the community. If the building was reoriented it would change the height profile by having the highest component at the low end of the slope and the shorter component at the high end of the slope.
- A member stated that the design is appropriate as the building was designed as a gateway element and it does exactly that.
- A member asked for clarification on the future ownership. *Mr. O'Byrne advised it would be strata titled.*
- A concern was raised about the future strata maintenance costs. At what point would the residence no longer be affordable based on these costs?
- The building seems adult oriented and the courtyard isn't age friendly; there is nothing for small children.
- A member expressed concerns about the size of the parking spaces, they are either small or medium and don't appear to be disability friendly. *Mr. Lang clarified that there will be disability parking; as it is required, in addition to a mix of small and large parking spaces.*
- A member asked about the community amenities for the site and commented that if it is a community amenity space, then it has to be for all the community and not just the people living there. *Mr. Lang advised that the spaces will be designed so that a future strata could empower itself to create its own community.*
- There are no community benefits that you would find in other tower type buildings such as washrooms or a coffee shop. *Mr. Lang advised that there would be washrooms, meeting rooms and multi purpose spaces for various activities. A coffee shop would be great; however the zoning bylaw doesn't allow for any commercial activity on the subject property.*
- A member commented that 'market affordability' is an oxymoron, as there is no such thing as market affordable housing; rather, this is market housing for Esquimalt. The member then stated that the City of Victoria is not allowing proponents to use the word affordable unless they attach an income dollar value to it. Another member asked what income dollar amount was used to determine market affordability with this project. *Mr. Grant advised they looked at the pay rates for various military personnel and the pay*

grade that they are targeting are the people who earn \$68,000.00 to \$72,000.00 per year. These people will be able to afford a home in this project.

- A concern was expressed with the south elevation, the large staircase and the exposed walkways. A 12 storey building will look extremely hard and uncomfortable in terms of its fit and design esthetics. *Mr. Lang mentioned that they had considered hiding the exposed stairways. This would be cleaner visually; however, this would also result in residents riding in the elevators.* The member then asked for further details about the materials used. *Mr. Lang gave a brief overview of the materials. The railings would be a perforated metal mesh and the stair itself would be made out of galvanized metal.* A member then expressed concerns that there is not enough information provided regarding the materials and its transparency.
- A member inquired about the floor area ratio of the stairways. *Mr. Lang responded that stairways and hallways are not counted as part of the floor area ratio calculations in Esquimalt.*
- A member commented that the downtown core is under construction and the tallest building would be 6 or 7 storeys; a 12 storey building is going to set a precedent for the Township of Esquimalt. Members asked if the project would be feasible as a 6 storey building instead of the proposed 12 storey building. *Mr. Lang advised that to achieve the same unit count the building would have more mass and maybe a couple of floors less. He then advised that he is not the right person to address the economic feasibility of the project.*
- A member commented that the landscape plan presented is different than the landscape plan provided in the DRC agenda package. *Mr. Grant clarified that an updated landscape plan was submitted to staff late; therefore, it was not included in the DRC agenda package.*
- Members commented on the landscape treatment on the north property line. *Mr. Lang clarified that the green space shown on the drawings is actually DND property. A member outlined that one of the drawings shows private decks on that side and there are no railings, barriers or fences on the outside edge of the northern property line. Another member asked if there was access in and out of the units on that side. Mr. Lang advised that the homes on the ground floor level do have access in and out of their homes; however beyond the subject property lot line he is not in a position to suggest that people can use that area as their own backyard. Mr. Partlow clarified that all the plantings shown are on DND land except for the vines on the wall.*

RECOMMENDATION:

Moved by Ally Dewji seconded by Bev Windjack: 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, and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped "Received December 7, 2017", **be forwarded to Council for approval** with the condition that the project comply with the Official Community Plan step back guidelines. **The Motion was defeated unanimously.** (Note: A member had indicated that this recommendation as proposed rejected the project.)

RECOMMENDATION:

Moved by Bev Windjack seconded by Ally Dewji: 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, and incorporating height and massing consistent with the architectural plans

provided by Lang Wilson Practice in Architecture Culture, stamped "Received December 7, 2017", **be forwarded to Council for consideration** with the understanding that the Design Review Committee wants to bring to Council's attention that the project does not comply with the Official Community Plan step back guidelines. The Reason: The design as presented has a street wall on Admirals Road that is too high. **The Motion Carried** (1 opposed).

VI. STAFF LIASON STATUS REPORT

- Karen Hay on behalf of Staff thanked the Committee Members for their work on the committee this year.
- Cst. Franco Bruschetta will be leaving the Design Review Committee; his replacement will be Cst. Rae Robirtis.

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Wednesday, January 10, 2017

IX. ADJOURNMENT

On motion the meeting adjourned at 5:05 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 14th DAY OF FEBRUARY 2018

CERTIFIED CORRECT



ANJA NURVO,
CORPORATE OFFICER