



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF FEBRUARY 14, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Roger Wheelock, Chair Graeme Verhulst Bev Windjack Cst. Rae Robirtis	Ally Dewji Jill Singleton Robert Schindelka
ABSENT:	Wendy Kay	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Pearl Barnard, Recording Secretary	
COUNCIL LIAISONS:	Councillor Beth Burton-Krahn	

I. CALL TO ORDER

The Chair called the meeting to order at 3:01 p.m.

II. ELECTION OF CHAIR

Nominations were called for and Ally Dewji nominated Roger Wheelock. Roger Wheelock was elected by acclamation as Chair for the year 2018.

III. ELECTION OF VICE CHAIR

Nominations were called for and Roger Wheelock nominated Ally Dewji. Ally Dewji was elected by acclamation as Vice Chair for the year 2018.

IV. LATE ITEMS

There were no late items.

V. APPROVAL OF AGENDA

Moved by Graeme Verhulst and seconded by Robert Schindelka: That the agenda be approved as circulated. **Carried Unanimously.**

VI. ADOPTION OF MINUTES – December 13, 2017

Moved by Ally Dewji, seconded by Bev Windjack: That the minutes of December 13, 2017 be adopted as circulated. **Carried Unanimously.**

VII. STAFF REPORTS

1) OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION 833 Dunsmuir Road and 835 Dunsmuir Road

Staff outlined that the applicant is requesting a change in Official Community Plan Land Use Designation from the current designation of "Multi-Unit, Low-Rise Residential" to "Multi-Unit, High-Rise Residential" and a change in zoning from the current mix of RD-3 [Two Family/Single Family Residential] zone and RM-4 [Multiple Family Residential] to a Comprehensive Development District zone [CD], to accommodate the proposed 5 storey, 34 unit, multiple family residential building.

Heather Spinney, Praxis Architects Inc., Jordan Mann, Owner and Jim Partlow, Lombard North Group Inc. were in attendance. Heather Spinney gave a PowerPoint presentation detailing the site plan and an overview of the building design, elevations and materials for the project. Ms. Spinney outlined that the proposal is for a 34 unit market residential building with a mix of one and two bedroom units, and that there will be 35 parking spaces and 6 bike racks for the project. Jim Partlow gave an overview of the landscape features.

Committee comments included (*response in italics*):

- proposed development was appropriate for the site
- massing of the upper floor is appropriate
- Community Consultation held for the project? *Ms. Spinney advised that they had held a meeting in early December, with some concerns expressed about street parking.*
- usefulness of the amenity open space was questioned
- street parking is lost when layby space along Garrett Place is not being used
- colour selection is aesthetically appealing
- Future implications if the OCP amendment is approved to allow High-Rise Residential? *Staff advised that height in the OCP are guidelines and not regulations, and that an OCP amendment might not be required.*
- Why is vehicle access off Dunsmuir Road and not Garrett Road? *Ms. Spinney advised that having access off Garrett Road would have been undesirable due to elevation.*

RECOMMENDATION:

Moved by Graeme Verhulst seconded by Jill Singleton: That the Esquimalt Design Review Committee recommends that the application for Official Community Plan Amendment and Rezoning, authorizing a 18 metre [5 storeys], 34 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors-Engineers, stamped "Received January 18, 2018", and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received February 7, 2018", detailing the development proposed to be located at 833 Dunsmuir Road and 835 Dunsmuir Road **be forwarded to Council with a recommendation for approval as the proposed development is appropriate for the site. Carried Unanimously.**

**2) OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION
838 Admirals Road and 842 Admirals Road**

Staff outlined that the applicant is requesting a change in Official Community Plan Land Use Designation from the current designation of "Townhouse Residential" to "Multi-Unit, Low-Rise Residential" and a change in zoning from the current mix of CD-75 [Comprehensive Development District] zone and RD-3 [Two Family/Single Family Residential] to a Comprehensive Development District zone [CD], to accommodate the proposed 4 storey, 30 unit, multiple family residential building.

Heather Spinney, Praxis Architects Inc. gave a PowerPoint presentation detailing the site plan and an overview of the building design, elevations and materials for the project. Ms. Spinney outlined that the proposal is for a 30 unit residential rental building with a mix of 1bedroom, 1 bedroom + den and 2 bedroom units. On site parking will include 28 parking spaces and 34 spots for bike parking. The existing oak tree will be removed and improvements will be done to the streetscape. Jim Partlow, Lombard North Group Inc. gave an overview of the landscape features.

Committee comments included (*response in italics*):

- Why are the balconies so small they might not be useful? *Ms. Spinney advised that it was a conscious decision to keep them to a minimum so that they would not be used as storage.*
- Common space on the parking level might not get used since it is a busy intersection. *Ms. Spinney advised that there would be a landscape buffer that will help make sure it feels more enclosed than exposed.*
- pronounced corner design feature appreciated as it is on a main intersection
- proposed building is appropriate for the location, articulation of the massing is appropriate; it is not a box and has some articulation around it
- Concerns with the exposed parking wall being a place for graffiti in the future. *Ms. Spinney advised that some fairly tall shrubs will be planted so it won't be an exposed wall. Member then commented that it would be great to see something more than just blank concrete.*
- Consider moving entrance off Naden Street instead of Colville Road since that would be where people are being dropped off. *Ms. Spinney responded that from a circulation point of view, it would be very difficult for the entry to be on Naden Street.*
- Concern re removal of Garry Oak tree
- Star magnolias and dogwood are in the back and not as exposed, review landscape plan to add some brightness and cheerfulness
- Bike storage is quite far from the front door, consider relocating to make it convenient for the residents.

RECOMMENDATION:

Moved by Robert Schindelka seconded by Bev Windjack: That the Esquimalt Design Review Committee recommends that the application for Official Community Plan Amendment and Rezoning, authorizing a 15.4 metre [4 storeys], 30 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors-Engineers, stamped "Received January 18, 2018", and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received February 8, 2018", detailing the development proposed to be located at 838 Admirals Road and 842 Admirals Road **be forwarded to Council with a recommendation for approval as the proposed development conforms to the requirements and is compatible with the neighbourhood. Carried Unanimously.**

Bev Windjack declared a conflict of interest in the next two items since her firm is involved in the project.

3) DEVELOPMENT PERMIT APPLICATION

"REVIEW OF DESIGN REVISIONS FOR THE CORE AREA WASTEWATER TREATMENT PLANT AT MCLOUGHLIN POINT"
337 Victoria View Road

Staff outlined that the purpose of this application is to review the proposed amendments to DP000077 to ensure that the proposed changes will enhance the existing approved development.

In attendance for this portion of the meeting were:

Jim Mann, Peter Gawlick, Jeremy Klarenbach, Harbour Resource Partnership and Jacqueline Weston, Capital Regional District were in attendance. Jim Mann gave a PowerPoint presentation and outlined the proposed changes to the design of the Wastewater Treatment Plant, including:

- Dissolved Air Floatation (DAF) unit removed
- green roof expanded
- landscaped area under the extended green roof converted to bicycle parking
- second floor of Operations and Maintenance building raised to accommodate more clearance in the drive aisle
- translucent panels on the upper east elevation removed and translucent panels added to the odour control room
- cladding on top stairwell at tertiary treatment plant revised to a dark metal cladding

Committee comments included (*response in italics*):

- Will the piping be more visible with the removal of the DAF and whether the piping would be stainless or painted? *Proponents advised that the piping will be more visible and that all the processing piping above grade will be stainless steel.*
- changes are in line with the original design and intent
- Will the tsunami walls facing south have a coating implemented on the concrete to prevent graffiti? *Mr. Mann advised that there would be anti-graffiti coating on all the vertical surfaces.*
- removal of the DAF structure has improved the design
- there should be a public walkway along the waterfront

RECOMMENDATION:

Moved by Jill Singleton seconded by Robert Schindelka: That the Esquimalt Design Review Committee recommends that the application to amend Development Permit DP000077 for the Core Area Waste Water Treatment Plant be **forwarded to Council with a recommendation for approval as the proposed changes are refinements to the existing concept and are consistent with the aims of the project and the setting.** Carried.

**4) DEVELOPMENT PERMIT APPLICATION
“PROPOSED MACAULAY POINT PUMP STATION”
330 View Point Road**

Staff outlined that the application is for a sewage pump station at Macaulay Point and that the proposed pump station would replace the facility that is currently on the site.

Derek Steinke, Kenaidan Contracting Ltd. Stephane Laroye, Architect and Bev Windjack, LADR Landscape Architects and Don Fairbairn, Capital Regional District Wastewater Treatment (WWTP) Project Board, Elizabeth Scott, Ken Madill, Capital Regional District were in attendance. Stephane Laroye gave a PowerPoint presentation detailing the site plan and an overview of the building design, massing, elevations and materials for the project, green roof planting and screening from the public pathway with plantings. The green roof will drain to a rain garden before draining into the stormwater management system. Bev Windjack gave an overview of the landscape features and storm water management plan.

Committee comments included (*response in italics*):

- nice combination of formal architecture and organic landscape
- plantings add colour and vibrancy to the project and also respect the natural environment
- the building was being incorporated into the lesser utilized part of the pathway, to add an amenity for the Community in this location
- Vehicle parking screening? *Ms. Windjack advised the area would be screened with high vegetation; trees and higher shrubs would be planted to screen the vehicles as well as the pump station.*

- the project embraces almost every aspect of green design
- Is there anything of archaeological significance present on the site? *Ms. Windjack advised that they are not aware of any.*

Ally Dewji left the meeting at 4:45 pm.

RECOMMENDATION:

Moved by Robert Schindelka seconded by Jill Singleton: That the Esquimalt Design Review Committee recommends that the application for a development permit for the Macaulay Point Pump Station **be forwarded to Council with a recommendation for approval as the proposed site design is a fine example that will hopefully set a precedent for future projects.** Carried Unanimously.

VIII. NEXT REGULAR MEETING

Wednesday, March 14, 2018

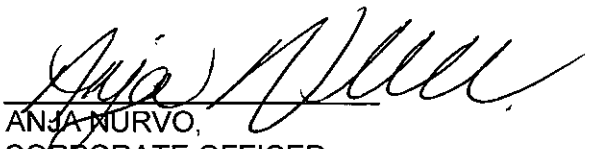
IX. ADJOURNMENT

The meeting adjourned at 4:55 p.m.

CERTIFIED CORRECT



Vice CHAIR, DESIGN REVIEW COMMITTEE
THIS 14th DAY OF MARCH, 2018



ANJA NURVO,
CORPORATE OFFICER