



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**DESIGN REVIEW COMMITTEE
AGENDA**

**WEDNESDAY, FEBRUARY 13, 2019
3:00 P.M.
ESQUIMALT COUNCIL CHAMBERS**

- I. CALL TO ORDER**
- II. ELECTION OF CHAIR**
- III. ELECTION OF VICE CHAIR**
- IV. LATE ITEMS**
- V. ADOPTION OF AGENDA**
- VI. ADOPTION OF AMENDED MINUTES – NOVEMBER 14, 2018**
- VII. ADOPTION OF MINUTES – JANUARY 13, 2019**
- VIII. STAFF REPORT**

(1) DEVELOPMENT PERMIT

939 Colville Road

[PID 000-017-817; Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277]

825 Lampson Street

[PID 005-752-655; Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277]

PURPOSE OF APPLICATION:

The applicant is proposing ten (10) strata townhouse residences, to be constructed in four (4) buildings on the subject property. The existing two houses would be demolished, the lots consolidated and the ten new dwelling units would be constructed. Comprehensive Development District No. 112 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 6 – Multi-Family Residential, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 – Water Conservation. A Development Permit is required to ensure that the application is generally consistent with the Development Permit Area guidelines contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922. The development permit is required prior to a building permit being issued for the construction of a structure.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant development permit area design guidelines. In addition, evaluation should focus on natural environment protection, energy conservation, greenhouse gas reduction, and water conservation in relation to the relevant development permit area guidelines.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of ten (10) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., consistent with the architectural plans provided by T-Square Design, and the landscape plan prepared by Imagine Landscape Design all stamped “Received January 11, 2019”, for the development proposed to be located on the consolidated lot currently, 939 Colville Road [PID 005-752-655; Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817; Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277], **be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.**

(2) REZONING APPLICATION

937 Colville Road

[PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277]

PURPOSE OF APPLICATION:

The applicant is requesting a change in zoning from the current Single Family Residential [RS-1] zone to a Comprehensive Development District zone to accommodate the proposed six (6), two bedroom strata dwelling units, to be built in a single, stacked style townhouse building on the subject property.

The existing house would be demolished and the new building containing the six dwelling units would be constructed. The Official Community Plan ‘Proposed Land Use Designation’ for this area is Townhouse Residential. Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] provide staff and Council with comments on the proposed redevelopment of 937 Colville Road, to allow six (6), two-bedroom strata dwelling units in a stacked townhouse style of building; and

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning, authorizing six (6) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., stamped “Received November 1, 2018” and incorporating the height and massing consistent with the architectural plans provided by Christine Lintott Architects, stamped “Received October 16, 2018”, detailing the development proposed to be located at 937 Colville Road [PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

(3) DEVELOPMENT PERMIT

838 Admirals Road

[PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845]

842 Admirals Road

[PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546]

PURPOSE OF APPLICATION:

The applicant is proposing to build a 28 unit multiple family residential building. Comprehensive Development District No. 109 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

This site is located within Development Permit Area No. 1 – Natural Environment, Development Permit Area No. 6 – Multi-Family Residential, Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 – Water Conservation. A Development Permit is required to ensure that the application is generally consistent with the Development Permit Area guidelines contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922. The development permit is required prior to a building permit being issued for the construction of a structure.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant design guidelines. In addition, evaluation should focus on natural environment protection, energy conservation, greenhouse gas reduction, and water conservation in relation to the relevant development permit area guidelines.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 28 unit residential apartment building consistent with the architectural plans provided by Praxis Architects Inc., the landscape plan by Lombard North Group, and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped “Received November 30, 2019”, to be located at 838 Admirals Road [PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845] and 842 Admirals Road [PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546] be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

IX. REVIEW OF DRAFT GREEN BUILDING CHECK LIST

X. REVIEW OF CAPITAL REGION LOCAL GOVERNMENT ELECTRIC VEHICLE AND ELECTRIC BIKE INFRASTRUCTURE PLANNING PROJECT

XI. NEXT REGULAR MEETING

Wednesday, March 13, 2019

XII. ADJOURNMENT