



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF FEBRUARY 12, 2020 ESQUIMALT COUNCIL CHAMBERS

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<b>PRESENT:</b>	Bev Windjack Graeme Verhult Roger Wheelock (Chair)	David Van Stolk Robert Schindelka Cst. Greg Shaw (non-voting)
<b>ABSENT:</b>	Ally Dewji and Tim Cottrell	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Trevor Parkes, Senior Planner Alex Tang, Planner	
<b>COUNCIL LIAISON:</b>	Councillor Meagan Brame (regrets) Councillor Jacob Helliwell (regrets)	

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#### I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 2:30pm.

#### II. LATE ITEMS

There were no late items.

#### III. APPROVAL OF AGENDA

Moved by Robert Schindelka, seconded by David Van Stolk: That the agenda be approved.  
**Carried Unanimously**

#### IV. ADOPTION OF MINUTES – DECEMBER 11, 2019

Moved by Bev Windjack, seconded by David Van Stolk: That the minutes of the December 11, 2019, meeting be adopted as circulated with two amendments: (1) amend “Tutor” to “Tudor” and; (2) amend “muttons” to “muntins”. **Carried Unanimously**

#### V. STAFF REPORTS

##### 1) Rezoning Proposed six-unit stacked townhouse 876 Dunsmuir Road

Wil Peereboom, Victoria Design Group, and Jim Penner, owner provided an overview of the Rezoning Application for 876 Dunsmuir Road. There will be two two-bedroom units on each of the three floors for a total of six units.

##### **Commission comments and questions included (Response in italics):**

- What is on either side of the property? *On the left is a larger single family dwelling and on the right is a single family dwelling.*
- Can you walk us through the decision making process for the setbacks? *The overall mass is not that different from a large duplex. The front setback is in line with the building 200 m down the street. We tried to make the units have a street presence.*
- Did you look at alternative options for parking? *We looked at car sharing but this is not a big enough building.*
- Did you consider putting parking under the building? *In order to get the two suites in front, I would have to drop down a fair bit to get parking. I would have to lose the two lower affordable units.*
- This is quite a diversion from townhouse rezoning. Does not leave much room

for landscaping. It is a big push on the lot coverage. It looks tight and very urban. *We augmented some of the site coverage with larger decks and roof decks. The project follows the OCP.*

- The front setback is important. Open space is very much a part of the street. Most of the open space is parking.
- How many parking stalls are proposed? *There will be 7 for 6 units.*
- Concern about overflow parking.

### RECOMMENDATION

Moved by Robert Schindelka and seconded by Bev Windjack: That the Design Review Committee recommends **that Council deny the application** on the basis that it exceeds the RM 3 zoning based on the large amount of lot coverage, setbacks, and parking.  
**Carried Unanimously**

- 2) Development Permit  
899 Esquimalt Road

Farzin Yadegari of Farzin Yadegari Architecture Inc. provided an overview of the project. Babak Nikbakhtan, Managing Director and Partner with Lexi Development provided an overview of the proposed art work on the east wall.

### Commission comments and questions included (Response in italics):

- What type of art will be on the east wall? *We have not yet spoken to any indigenous artists. There are only a few centimeters of space to work with between the wall and the property line.*
- Will the public art be coming back for a development permit?
- How does the vegetation under the trees work? *The landscape plan on the presentation is the up to date one.*
- What are you using for the green walls: Are they going up 9-storeys? *We have done some research with green over grey. We need to further discuss it to see how practical it would be.*
- It is an important detail to understand the wall treatment. I think you will find that grey over green is not financially practical.
- Contact the Victoria Police Department regarding graffiti and the accessibility of the lattice.
- Due to the westerly winds in the summer, the penthouse will probably require a wind break.
- What is the green stuff shown on the drawings – is it grass? *It is all ground cover such as mahonia and cedum.*
- What are the amenities for this project? *The most important amenity will be the medical centre which will be located in the commercial space.*
- The round elements are a bit inconsistent with the rest of the building.
- The east elevation is difficult to deal with and lower level of west elevation.
- Grey over green is not good economics.
- We have an elevation with no information.
- There is a concern if First Nations art would be covered up in the future by a taller building on the property to the east.

### RECOMMENDATION

Moved by David Van Stolk and seconded by Robert Schindelka: That the Design Review Committee **recommends that Council approve the application** subject to the applicant providing council with a detailed design for both the east facing wall and the

west facing wall at the parkade level noting that the Design Review Committee has concerns about the economic viability of the proposed green over grey treatment on the east wall. **Carried Unanimously**

3) **Development Permit  
Esquimalt Gorge Park Multi-purpose Community Centre**

Richard Iredale from Iredale Architecture provided an overview of the project.

**Commission comments and questions included (Response in italics):**

- There was a concern expressed by the Committee about how people in wheel chairs will access the building. *The building will be accessible and has an elevator.*
- There was some concern about the meandering path into the *building. This gives you time to rest your mind between the parking lot and the building. As you come up the walkway you will see the pond. The building reveals itself in steps.*
- The Committee expressed concerns that what was described was not what was illustrated on the landscape plan. *More detail will be provided for Council.*
- The Committee expressed concerns about the entry sequence experience. You would go through a Shinto Gate and the cross a road. *Perhaps the gate is not in the right place.*
- The Committee expressed concerns about crime. *The Township is currently working on the operation plan. CCTV is proposed. The are familiar with the problems and are working with the Victoria Police Department*
- What will the reflecting pond be lined with? Are there planting in the ponds? *The bottom of the pond is a black slate to maximize reflection – There will be no water lilies or fish.*

**RECOMMENDATION**

Moved by Robert Schindelka, second by Graeme Verhult: That the Design Review Committee **recommends that Council approve the application** subject to the applicant providing Council with a new landscape plan that includes a species list and reflects the intent of the programming of the arrival experience. In addition, the Committee recommends that the plans be given a Crime Prevention through Environmental Design review. **Carried unanimously**

**VI. MOTION TO ADJOURN**

Moved by Graeme Verhult and seconded by Robert Schindelka that the meeting be adjourned. **Carried Unanimously**

**VII. NEXT REGULAR MEETING**

Wednesday, March 11, 2020.

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