



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF MARCH 11, 2020 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Bev Windjack Graeme Verhult Ally Dewji (Acting Chair)	Tim Cottrell Robert Schindelka Cst. Greg Shaw (non-voting)
ABSENT:	Roger Wheelock, David Van Stolk	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner	
COUNCIL LIAISON:	Councillor Meagan Brame (regrets) Councillor Jacob Helliwell (regrets)	

I. CALL TO ORDER

Ally Dewji, Vice Chair, called the Design Review Committee meeting to order at 2:34pm.

II. ELECTION OF CHAIR

Nominated by Bev Windjack and seconded by Robert Schindelka: That Roger Wheelock assume the role of Chair of the Design Review Committee. **Carried Unanimously**

III. ELECTION OF VICE CHAIR

Nominated by Roger Wheelock and seconded by Robert Schindelka: That Ally Dewji assume the role of Vice Chair for the Design Review Committee. **Carried Unanimously**

IV. LATE ITEMS

No late items

V. APPROVAL OF AGENDA

Moved by Bev Windjack, seconded by Robert Schindelka: That the agenda be approved as circulated. **Carried Unanimously**

VI. ADOPTION OF MINUTES

Moved by Robert Schindelka, seconded by Bev Windjack: That the minutes of the February 12, 2020, meeting be adopted as circulated. **Carried Unanimously**

VII. STAFF REPORTS

Development Permit Application - 937 Colville Road

Ryan Jabs, Lapis Homes Ltd provided an overview of the Development Permit Application for 937 Colville Road.

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

- Is there a way to break down the hardscape – for example by using different patterns? It could be a psychological benefit.
- My interpretation of the rain garden is that it is not really a rain garden. *It will be a landscaped area with underground storage tanks. It is an underground storage tank with slow release.*
- The rain garden is incomplete. It needs to be flushed out.
- There are two invasive species that should never appear on a plant list: English Ivy and Cherry Laurel.

- I am not sure if you can meet the native species requirements. Mahonia, Polystichum, and Rosa are native.
- Trees are never measured in gallon units. Trees should be at least caliper size.
- Vegetation is pretty undersized
- Will there be standing water? *There may be a little standing water after a heavy rain.*
- How will the rain garden look? *It will be river rock.*
- Concerned with the look of the rain garden. *Will take comments back. Functionality needs to be maintained. Will check with civil engineer to see if it can be made better.*
- Consider the sound of falling water.
- Concerned that the garbage is located right below the rear entrances. Fear that they will be relocated to the rain garden. *The back area is protected by covenant.*
- In February the Advisory Planning Commission had some concerns. One was lot coverage. *There has been no change in lot coverage.*
- Their second concern was the building height variance. *We spent approximately 2-months considering the height. We dropped the building 2-3 feet. Now we are bringing it back up to where it was before. The only way to reduce the height is to reduce the slope of the roof. There is attic space in the butterfly for the four upper units. In terms of livability, it is good to have attic storage.*
- Concerned about the faux vent. *It is not necessary. It is a traditional feature that gives character.*
- What is the size of the parking stalls. *Staff clarified that the visitor stall is a standard size and the four others comply with the small parking stall standard.*
- How does the e-bike system work? *The 2 e-bikes are required by covenant for five years. This includes a maintenance program. The car-share program is also covenanted. The project next door is paying for Modo to buy a new car.*
- Are there any accessible units? *No, but there may be an ability to adapt the lower units.*
- Are there any frontage improvements? *We will re-build the driveway.*
- Is this a strata? *Yes.*
- Are there car charging stations? *There will be capacity for them.*
- It looks like quite a side slope on the driveway. *The civil engineer has graded it all down.*
- If there is a side slope, it could be dangerous. It would be prudent to add a curb to improve safety. *The driveway is not a sidewalk. The walkway is next to the building.*
- How sound proof are these units? *We will look at carpet on the second floor. The walls will be off-set studs. The BC Building Code now covers sound transmission.*
- It is a faux copy cat of a heritage style. It is unsatisfying – it does not have its own character. Heritage elements in modern materials is incongruous.
- Concerned about livability – people will buy a unit and then move on.
- Ninety-nine percent of the time the biggest battle is finding the unit. When emergency responders need to be able to see the address.
- Is there lighting at the back? *Yes, there will be bollards.*

RECOMMENDATION

Moved by Ally Dewji and seconded by Tom Cottrell: 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 six (6) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., stamped "Received January 28, 2020" and consistent with the architectural plans provided by Christine Lintott Architects, stamped "Received February 19, 2020", and the landscape plan by Imagine Garden Design and Landscapes stamped "Received March 4, 2020" 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 approve subject to:**

- Replacement of wood pickets with metal or glass.

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- Design of material and colour on front to be more authentic.
 - Better landscaping.
 - Revisit paving pattern to break up dominance of parking area (colours, patterns).
 - Remove invasive species and incorporate more native species.
 - Use caliper sized trees.
 - Develop amenity area so it becomes more of an amenity for residents.
 - Design side slope for accessibility and safety.
 - Revisit form and character of front elevation to remove faux vent.
 - Explore the location of the garbage facility.
 - Include address signage. **Carried unanimously**

VIII. MOTION TO ADJOURN

Moved by Ally Dewji and seconded by Graeme Verhult that the meeting be adjourned. **Carried Unanimously**

IX. NEXT REGULAR MEETING

Wednesday, May 13, 2020

CERTIFIED CORRECT

CHAIR, DESIGN REVIEW COMMITTEE
THIS 13th DAY OF MAY, 2020

CORPORATE OFFICER