



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
HELD  
SEPTEMBER 13, 2017  
ESQUIMALT COUNCIL CHAMBERS**

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<b>MEMBERS PRESENT:</b>	Roger Wheelrock (Chair) Ally Dewji Cst. Franco Bruschetta Wendy Kay	Robert Schindelka Graham Verhult
<b>REGRETS:</b>	Jill Singleton Bev Windjack (recused)	
<b>STAFF LIAISON:</b>	Bill Brown, Director, Development Services	
<b>STAFF:</b>	Trevor Parkes, Senior Planner	
<b>COUNCIL LIAISON:</b>	Councillor Olga Liberchuk	
<b>SECRETARY:</b>	Lindsay Borschneck	

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**I. CALL TO ORDER**

The Chair called the meeting to order at 3:02 p.m.

**II. ELECTION OF VICE CHAIR**

Nominations were called for, Wendy Kay nominated Ally Dewji. Ally Dewji was elected by acclamation as Vice Chair.

**III. LATE ITEMS**

No new items.

**IV. ADOPTION OF AGENDA**

Moved by Wendy Kay and seconded by Robert Schindelka that the agenda be adopted as distributed. **Carried Unanimously.**

**V. ADOPTION OF MINUTES – June 14, 2017**

Moved by Robert Schindelka, seconded by Ally Dewji that the minutes of June 14, 2017 be adopted as distributed. **Carried Unanimously**

**VI. STAFF REPORT**

**DEVELOPMENT PERMIT APPLICATION**

**“West Bay Quay”**

**460 Head Street [Lot 10, Block H, Section 11, Esquimalt District, Plan 292]**

**464 Head Street [Lot 9, Block H, Section 11, Esquimalt District, Plan 292]**

Trevor Parkes, Senior Planner outlined the applicant is proposing to construct a the five storey, commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units on a consolidation of two

subject properties to be regulated by Comprehensive Development District No. 103 [CD-103].

This site is located within Development Permit Area No. 2 – Commercial; therefore a development permit is required to ensure the application is generally consistent with the design guidelines contained in Section 9.4 of the Township's Official Community Plan [attached]. This application must also be evaluated for consistency with the West Bay Neighbourhood Design Guidelines [attached] as Esquimalt Council endorsed this policy direction for West Bay on November 16, 2015.

The applicant is requesting approval of a Development Permit for the form and character, and landscaping proposed on the attached drawings as one is required prior to submitting for a Building Permit.

Peter Hardcastle, Hillel Architecture and Megan Walker LADR Landscape Architects were in attendance

Peter Hardcastle gave a detailed PowerPoint presentation on the West Bay Marina development. Mr. Hardcastle advised the members of the changes made from the suggestions at the previous DRC meeting. Changes included the filing in of the drive-through which posed a potential safety issue which allowed for the addition of a fourth commercial unit, the redesign of the Lyall Street public realm providing an enhanced parking entry that is marked by 2 trees, adding a 2.6 meter landscaping buffer from the parking, and landscaping that obscures the parking from views from the road. Additionally to draw the patrons to the end of the development, more social space was added with benches, trees and a sculpture, that allows patrons to sit and eat food secured from the full service restaurant abutting the plaza. Mr. Hardcastle described the volume reduction of the upper floors that allows views from the adjacent building, roof-top terraces, and green spaces. Furthermore, the buildings are differentiated by the colours, sightlines, and "polish" that react to its location.

Megan Walker gave a presentation on the highlights of the landscape design. The landscape is responding to the context and creating a high quality public realm. The landscape design continues the language set by the earlier approved phases, using similar plant palates, site furnishing, and paving treatments thereby continuing the inward and outward seating and softening of the planting design on Lyall St. Ms. Walker advised of the gate that provides access to the licensed dining patio of the ground floor waterfront restaurant, and discussed the primarily evergreen grasses. The 4<sup>th</sup> floor has an amenity terrace with a dining area, gas fireplace, and multiple seating options. The 5<sup>th</sup> floor has a main terrace area with windscreens and wrap around walkway terrace.

The chair thanked the applicants for the presentation

**Committee Members had the following questions and comments:**

- A member inquired about the seating arrangement that appears to not be creating a "conversational" seating environment. Megan Walker advised that the benches are curved and that creates a natural way to converse, as well as some being double sided.
- A member asked if the sculpture has been decided on. Peter Hardcastle advised that the sculpture is being provided by the builder and there is an independent process for this.

- A member asked if there are any canopies being put in on the roof top deck to provide shelter. Megan Walker advised that they have not considered this but it is something they could consider. Peter Hardcastle added that removable awnings to adjust with the weather conditions would be a worth while idea.
- A member inquired about the philosophy of the tree selection and if there will be any flowering trees included on the property. Megan Walker advised that the trees along Head street and Lyall street are following the pattern established in prior meetings. There will be purple beach, magnolias, colourful flowers throughout, and the feature is the praevia persica.
- A member asked about the entrance to the 4<sup>th</sup> floor terrace, is it elevator accessible. Peter Hardcastle advised that it is and anyone from the building can access it.
- A member commented that the design looks very lovely and the changes such as non-combustible materials are great. The colour palate and a crystal appeal with the planting and great curb appeal.
- A member commented that they are pleased about the sustainability features that the applicant is considering. They also had concerns about the slab extension balconies, as there is a possible thermal bridging issue. Peter Hardcastle responded that they aware of this.
- A member inquired about the wind turbines and how that would effect the elevation. Would it functionally affect the building height? Peter Hardcastle advised that the small vertical turbines are no taller than a typical furnace flume would be for a commercial building.
- A member asked if there is a hum from these turbines. Peter Hardcastle advised that the turbines are enclosed, safe for wildlife, and create little external noise. Research is still ongoing. Also assures that this aspect would not go ahead until they can confirm that no one would be affected by noise or vibration.
- A member commented that it is exciting to hear that new green technology is being considered.
- A member asked if there is a parking variance being included in this application. Peter Hardcastle advised that since they closed the drive-through, the additional commercial space generated a parking variance of 2 cars. However, there were 2 stalls created on the street and in turn meeting the requirements.
- A member inquired if the ground floor is strictly commercial? Peter Hardcastle advised that it is exclusively commercial use.
- A member asked if this allows for office use. Peter Hardcastle advised that they prepared the building rezoning and development permit documents based on scheduling use occupancy for the point of the building and the wisest and best use of that space.
- A member commented that they are happy to hear that Peter has increased the commercial use over office use, and feels that Peter has done a great job, good public realm, and good signage component. Nothing much left to improve on.

**RECOMMENDATION:**

Moved by Robert Schindelka, seconded by Ally Dewji: 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 to that shown on architectural plans provided by Hillel Architecture, stamped “Received July 21, 2017” and August 28, 2017, and the landscape plan prepared by LADR Landscape Architects, stamped “Received August 28, 2017”, and sited as detailed on the survey plan prepared

by prepared by McIlvaney Riley Land Surveying Inc., stamped “Received July 21, 2017” for the five storey, commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units, proposed to be located on the “West Bay Quay” lands, be forwarded to Council with a recommendation for approval with no conditions as the application is consistent with design guidelines and contribute to the local neighbourhood. **The Motion Carried Unanimously.**

**VI. STAFF LIASON STATUS REPORT**

- Bill Brown, Director of Development Services updates the Design Review Committee on the A&W project. The APC bylaw requires that the APC and DRC forward the recommendation to council within 30 days. We were unable to do that, so we gave the applicant the opportunity to go right to council or to voluntarily waive the 30 day period.

The A&W applicant chose to go straight to council, hired a landscape architect, and took many of the comments of the Design Review Committee into consideration.

A&W presented a revised plan that was pretty consistent with comments from the Design Review committee.

A member stated that this is encouraging and happy with this outcome.

**VII. NEW BUSINESS**

The Chair welcomed new members Bev Windjack and Graham Verhult.

**VIII. NEXT REGULAR MEETING**

Wednesday, October 11, 2017

**IX. ADJOURNMENT**

On motion the meeting adjourned at 3:55 p.m.