



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE

MEETING HELD

MAY 11, 2016

ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Jill Singleton Richard Iredale Roger Wheelock	Wendy Kay Carl Rupp
REGRETS:	Paul Newcombe, Paul De Greeff, Cst. Franco Bruschetta	
STAFF LIAISON:	Bill Brown, Director, Development Services	
STAFF:	Trevor Parkes, Senior Planner Karen Hay, Planner	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:35 p.m.

II. LATE ITEMS

No late items presented.

III. ADOPTION OF AGENDA

Moved by Wendy Kay, seconded by Richard Iredale: That the agenda be adopted as distributed. **Carried Unanimously**

IV. ADOPTION OF MINUTES – April 13, 2016 Meeting

Moved by Wendy Kay, seconded by Richard Iredale: That the minutes of April 13, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS

1) DEVELOPMENT PERMIT APPLICATION and DEVELOPMENT VARIANCE PERMIT 925 Esquimalt Road [PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176]

Karen Hay outlined that the applicant is proposing to replace the existing flat roof with a new hip style roof; the new roof profile will increase the height. Staff requested the Committee provide comments on whether the proposed change to the exterior of the building is appropriate.

Matt Embury, Embury Steel Truss and Roof Supply and John Keay, Keay Cecco Architecture Ltd. were in attendance.

John Keay gave a brief overview of the project and provided a colour sample of the proposed new roof.

The Design Review Committee Members thanked the applicant for their presentation. Committee Members had the following question:

- A Member asked if there was going to be any other changes to the building. Mr. Keay advised not at this time.

The DRC Members felt the new roof design would have no negative impact on the neighbourhood.

RECOMMENDATION:

MOVED by Richard Iredale, seconded by Wendy Kay: That the Esquimalt Design Review Committee [DRC] recommends to Council and the Director of Development Services that the application for a Development Permit and Development Variance Permit for the exterior alteration [new pitched roof] proposed for 925 Esquimalt Road as illustrated in the architectural drawings prepared by Keay Cecco Architecture Ltd., stamped “Received May 3, 2016”, and including the following variances for the property at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [925 Esquimalt Road] **be forwarded to Council with a recommendation for approval.**

Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height: A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch hip roof.

Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building: A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for the balconies located on the east elevation and the north wall of the building.
The Motion Carried Unanimously

2) DEVELOPMENT PERMIT APPLICATION

826 Esquimalt Road

[PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225]

Trevor Parkes, Senior Planner explained that DRC Members had previously considered the application at last meeting and at the Rezoning stage. At that time, Members expressed concerns and asked the applicant to return with drawings that alter the parking garage access, lower the parking garage further into grade, revise the lobby entrance and prove compliance with the current Official Community Plan Guidelines. The applicant has made some alterations to the drawings in order to address some of these concerns.

Kristin Schulberg and Rob Rocheleau from Praxis Architects Inc., and Mark Eraut the property owner were in attendance.

Kristin Schulberg gave a PowerPoint presentation outlining the changes Praxis Architecture Inc. had made to their application as a result of the recommendation and comments made by the Committee at the April 13, 2016 meeting. Ms. Schulberg explained that depressing the parking garage further was considered, however it would sufficiently impact the number of parking spots that are required for this 30 unit development. Some of the changes are:

- A reduction in the height of the walls of the podium level. Increased the thickness of the wall in places, to allow for a more sculptured wall.
- The planting area along the east and west sides of the second floor terraces above the parking garage has been recessed to create a greater sense of transparency and solid railing have been replaced with a woven wire metal railing.
- Percentage of openings on the east wall were increased.

- A panel screen was added to the east face of building to ensure that headlights from vehicles do not spill out of the parking area onto the adjacent site.
- Removed the screen and increased the urban portal on south face of building to improve the amount of light penetrating into the parking garage.
- The parking structure gate has been set back approximately 50 feet from the front of the property.
- The material finish has changed from stained coloured concrete to painted concrete to achieve a two tone finished and some accent tiles have also been added.

The Design Review Committee Members thanked the applicant for their presentation. DRC Members had the following questions and comments:

- Enthusiastic about seeing development in this area, DRC Members had concerns that a project like this might set a precedent for future development along Esquimalt Road and felt that not much had changed since they last reviewed it.
- Consider lowering the parking garage so that it doesn't enter at street level. If you keep parking below grade then you don't end up with a street of parking lots.
- Could the number of parking spots be reduced? The location suits biking and walking, with transit also located right there.
- Mr. Brown advised that staff would support a reduction in parking. Mr. Parkes clarified that as part of the zoning approval, a covenant was registered on the property; and to accommodate any further reduction to the number of parking spaces, the covenant would need to be amended and a variance would be required.
- The Members felt that the comments made by the DRC last time had not been addressed.

RECOMMENDATION:

MOVED by Wendy Kay, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] resolves that the application for a Development Permit authorizing the form and character of the proposed development to that shown on architectural plans provided by Praxis Architects Inc. stamped "Received May 6, 2016", and the landscape plan prepared by Lombard North Group Inc., stamped "Received March 29, 2016", and sited as detailed on the survey plan prepared by J.E. Anderson and Associates, stamped "Received March 29, 2016" for the 6 storey, thirty unit, multiple family residential building proposed to be located at PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225 [826 Esquimalt Road], **be presented again to the DRC, with a focus on addressing the following:**

- 1) Altering the parking garage access;
- 2) Lowering the parking garage further below grade;
- 3) Revising the lobby entrance way;
- 4) Improving compliance with the current Official Community Plan Guidelines; and
- 5) Concerns that the proposed development will set a precedent for future developments on Esquimalt Road. **The Motion Carried Unanimously**

3) OFFICIAL COMMUNITY PLAN AND REZONING APPLICATION

"Esquimalt Village Project"

1325 Esquimalt Road

Lot 1, Section 11, Plan EPP32782

Bill Brown, Staff Liaison explained the project is currently at the Rezoning stage and typically complex project are presented to the DRC to help identify future problems and

issues. The applicant has come up with a plan on how they wish to develop the site; Staff would appreciate the Committee's comments and ideas on the proposed project.

Franc D'Ambrosio and Julie Brown, from D'Ambrosio Architecture + Urbanism, and Scott Murdoch, from Murdoch de Greeff Inc. were in attendance.

Franc D'Ambrosio gave a PowerPoint presentation outlining the development proposal for The Esquimalt Village Project. Mr. D'Ambrosio explained the proposed project would incorporate a new Public Library, The Justice Institute, residential and commercial spaces; as well as an urban plaza, the Esquimalt Town Square. A public Art Walk is also proposed for this development. Mr. D'Ambrosio asked the DRC Members to give their comments and opinions on the development proposal as well as the proposed draft design guidelines

Scott Murdoch, Landscape Architect gave a brief overview of the proposed landscaping and stormwater management plan for the site. Mr. Murdoch explained there is limited space, and they don't want to impact the existing two big oak trees which will be retained. Water management will use rain planters and rain gardens. Tree species are to be determined.

The Design Review Committee Members thanked the applicant for their presentation. Members had the following questions and comments:

- Design is beautiful, good work, happy to see this, the residential buildings are really charming, the Public Market space is fantastic and the ariel view shows how it will create a sense of a Town Centre; a very attractive addition to Esquimalt.
- A Member asked how you get into the library from the parkade and whether there will be disabled plus stroller friendly spaces. Mr. D'Ambrosio advised you could come up the public stairs or elevator and enter directly into the library.
- A Member asked whether there be handicap plus stroller friendly spaces? Mr. D'Ambrosio advised that these will be taken into consideration.
- A member commented that users of the handyDART have varying abilities and tend to go to the facility that have a drop off area close to the main door, if it is too far away then they will not go to that facility. Are there any designated handyDART spots? No spots are designated at this time.
- The location of garbage and recycling was discussed. The Town Hall's facilities will be at surface level and all the other buildings will be underground. Rolling bins will be towed up the parking ramp for pick up on Park Place.
- Members noted a lack of connection between Park Place and the Art Walk at many hours of the day. Sketches show porosity but in reality that porosity might not exist. Mr. D'Ambrosio advised this will be reviewed in the design stage.
- The atrium space off the library is going to be exciting; will it work if it is blocked off at night? Mr. D'Ambrosio advised that the library and the office lobbies can be blocked off so it can be open to the public at both ends in the evening.
- Members commented that there is too much space being taken up for surface parking with plenty of parking underground. There is a chance to have a beautiful park right in the middle of town, and potential for additional outdoor space. Consider having other options for people to view, might be a way of moving people away from the idea that they have to get up as close as possible to drop off and pick up. Mr. D'Ambrosio advised he would look at this again.
- The Art Walk being children oriented is wonderful it creates family space especially around the library.

- A lot of great thought went into the pedestrian scale, like the flow to the north-south and the east-west. The additional sidewalk coming off Fraser Street is great; right now we are walking on a driveway.
- Colonnades create a really exciting space. The public space here is really beautiful. Transparency at ground level is important. Concerned that the colonnades might start to become overwhelming and actually take over that transparency. Mr. D'Ambrosio clarified that the overhang in front of the library will be cantilevered and the other one will be tucked under the building.
- Current big old trees have quite a large canopy. Try and plant some smaller trees there also.

The DRC Members were positive about the Esquimalt Village Project and considered it a very attractive addition to Esquimalt.

RECOMMENDATION:

MOVED by Carl Rupp, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application to amend the Official Community Plan and to rezone the subject property to facilitate the development of the Esquimalt Village Project (EVP) be forwarded to Council with a recommendation for **approval**. **The Motion Carried Unanimously**

VI. STAFF LIASON STATUS REPORT

No reports

VII. NEW BUSINESS

No new business

VIII. NEXT REGULAR MEETING

Wednesday, June 8, 2016

The Chair advised that Carl Rupp is leaving and we have a new member Robert Schindelka. Mr. Brown advised that Mr. Schindelka has been appointed by the Architectural Institute of British Columbia. Mr. Brown welcomed Robert and thanked Carl for all his work in this community; it is very much appreciated.

IX. ADJOURNMENT

The meeting adjourned at 5:29 p.m.

CERTIFIED CORRECT:

CHAIR, DESIGN REVIEW COMMITTEE

ANJA NURVO, CORPORATE OFFICER

THIS 15th DAY OF JUNE, 2016