



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MEETING HELD NOVEMBER 12, 2015 ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Richard Iredale Wendy Kay
Carl Rupp (arrived 3:55 P.M.)
Paul De Greeff Jill Singleton
Cst. Franco Bruschetta

REGRETS: Michael Philips, Paul Newcombe

STAFF LIAISON: Bill Brown, Director, Development Services

STAFF: Kay Hay, Planner

SECRETARY: Pearl Barnard

I. **CALL TO ORDER**

The meeting was called to order by the Chair, at 3:15 p.m.

I. **APPRECIATION - MAYOR BARBARA DESJARDINS**

Mayor Desjardins expressed Mayor and Council's gratitude for the service the DRC Members provide. She commented that the members volunteer their time and bring their expertise and Council sees the difference in the projects that have been brought forward.

Chair thanked the Mayor for the appreciation.

II. **LATE ITEMS**

No late items presented.

III. **ADOPTION OF AGENDA**

Moved by Paul De Greeff, seconded by Wendy Kay: That the agenda be adopted as distributed. **Carried Unanimously**

ADOPTION OF MINUTES – October 14, 2015 Meeting

Moved by Wendy Kay, seconded by Paul De Greeff: That the minutes of October 14, 2015 be adopted as distributed. **Carried Unanimously.**

IV. **STAFF REPORTS**

REZONING (Comprehensive Development District) and OFFICIAL COMMUNITY PLAN AMENDMENT

616 and 620 Lampson Street

PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618

PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618

Bill Brown, Director of Development Services explained that this is a rezoning application that typically doesn't come to the Design View Committee. If approved by Council a Development Permit application would be presented for their review. Asking for member's initial comments in regards to the zoning, site coverage, building height, setbacks and mass.

Karen Hay, Planner gave a brief overview of the project. Applicant is proposing to amend the zoning to allow twelve [12] new townhouse dwelling units, constructed as a single row house style building at 616 and 620 Lampson Street. Ms. Hay asked the DRC members to provide comments on the seven questions outlined in the staff report.

John Keay, Larry Cecco and Shari Khadem from Keay Cecco Architecture Ltd., Keith Grant, Landscape Architect and the property owners were in attendance.

John Keay gave a PowerPoint presentation detailing the site plan and a brief overview of the building design and materials. Mr. Keay explained the proposed 12 unit townhouse project is close to the core, schools, public transportation and a recreation center. The project would provide affordable family housing. Onsite amenities include: a garden plot, roof top patios, and private outdoor space for each unit, play equipment and space in the back and enclosed garages. There will be car share memberships offered to owners, and electric charging stations in each unit. The majority of the existing trees will be retained. The building will be constructed to a Built Green standard, level yet to be chosen, and a storm water management plan is being looked into.

Keith Grant, Landscape Architect gave a brief overview of the proposed landscape plan for the project.

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

- Like the architecture, very efficient building, and modernist design. A hip or gable roof may make it fit into neighbourhood better, but would mean loss of amenity space on the roof.
- Recommend less driveway and more landscaping in front of the townhouse units. Consider adding some landscaping around front entrances to each townhouse unit and also in the driveway area to create more of a pedestrian entry to the units, if you are arriving by bike or on foot.
- Increase back and front gardens
- Concerned with the large mass of building in relation to houses around it. Less lot coverage. Consider reducing the number of units. Two smaller elements connected together, L shape would be easier on the neighbours, than one big box. Infill projects need to relate to existing neighbourhood.
- Visitor's parking needs to be distributed throughout the site. If possible, reduce the number of spaces to increase more green space in driveway area.
- Increase setbacks on the north side
- Modulate the north elevation that faces the other houses, big long flat wall might seem imposing, hedges help on the north side to create some privacy. Incorporate design guidelines into the zoning bylaw for modulation to approximately 30 feet increments. 14 feet wide are very narrow units.
- Townhouse units are a big improvement over an apartment building, and are more appropriate for this site.
- Concerned that Lampson Street is a busy street with no bike lanes and zero separation from vehicles. Comments about the current sidewalk and no room for wheelchairs. When looking at these types of density projects, would be a good opportunity for Esquimalt to ask for contributions from the developers to make sufficient road improvements; bike lanes, wider or offset sidewalks to improve streetscape in the area.
- Lampson Street and Esquimalt Road is a very busy intersection. Twelve families would be added to this area.

RECOMMENDATION:

MOVED by Richard Iredale, seconded by Wendy Kay: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning and OCP amendment, authorizing twelve (12) townhouse dwelling units as sited on the survey plans prepared by Bradley Cunnin Land Surveyor stamped "Received October 30, 2015 and incorporating the height and massing consistent with the architectural plans provided by Keay Cecco Architecture Ltd., stamped "Received November 4, 2015", detailing the development proposed to be located at PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618 and PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618. [616 and 620 Lampson Street], **be forwarded to Council with a recommendation of approval subject to the following conditions:**

1. Incorporate design guidelines into the zoning bylaw for modulation to approximately 30 foot increments.
2. Increase setbacks on the north side.
3. Consider distributing the parking thought out the site and decrease the number of spaces.
4. Enhance landscaping around the front entrance of each townhouse unit and narrow the driveway at Lampson Street, to increase landscaping in that area.

The Motion **Carried Unanimously**

V. STAFF LIASON STATUS REPORT

Staff Liaison advised the Committee of the following projects in process:

1. Met with Aragon Development Group from Vancouver regarding the English Inn - will see this project in the early new year
2. Esquimalt Village Project – RFP closing Dec 10th
3. Got Council's approval for Staff to put together an RFP for Urban Design Guidelines for Esquimalt Road.

VI. NEW BUSINESS

No new business

VII. NEXT REGULAR MEETING

Wednesday, December 9, 2015

VIII. ADJOURNMENT

The meeting adjourned at 4:10 p.m.

CERTIFIED CORRECT:

CHAIR, DESIGN REVIEW COMMITTEE

ANJA NURVO, CORPORATE OFFICER

THIS 9th DAY OF DECEMBER, 2015