



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF MARCH 6, 2019 ESQUIMALT COUNCIL CHAMBERS

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**PRESENT:** Wendy Kay Bev Windjack  
Robert Schindelka David Van Stolk  
Ally Dewji Roger Wheelock  
Graeme Verhulst,

**ABSENT:** Cst. Greg Shaw,

**STAFF:** Bill Brown, Director of Development Services, Staff Liaison  
Karen Hay, Planner  
Janany Nagulan, Recording Secretary

**COUNCIL LIAISON:** Councillor Meagan Brame

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#### I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:00 p.m.

#### II. LATE ITEMS

No late items

#### III. APPROVAL OF AGENDA

Moved by Ally Dewji, seconded by Bev Windjack: That the agenda be approved as printed.  
**Carried Unanimously**

#### IV. ADOPTION OF MINUTES – February 13, 2019

Moved by Ally Dewji, seconded by Bev Windjack: That the minutes of February 13, 2019, be adopted as circulated. **Carried Unanimously**

#### V. STAFF REPORTS

##### (1) Development Permit Application 1234 Esquimalt Road

[PID: 026-617-340; Lot 1 Suburban Lot 40 and 41 Esquimalt District Plan VIP80657

John Keay of John Keay Architect provided a verbal overview of the Development Permit for 1234 Esquimalt Road and responded to question from the Committee. The presentation described the alterations to the existing building and materials to be used.

##### **Committee comments included (*summarized response in italics*):**

- Will this affect the sunlight to the Sunnyside Café? *No*
- What is the intent of the development? *The business is expanding*

#### **RECOMMENDATION:**

Moved by Bev Windjack, seconded by David Van Stolk. That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the alteration of the existing storefront, consistent with the architectural plans provided by Keay Architecture Ltd. stamped "Received February 14, 2019", located at 1234 Esquimalt Road [PID: 026-617-340; Lot 1 Suburban Lot 40 and 41 Esquimalt District Plan VIP80657] **be**

forwarded to Council with a recommendation for approval as it matches with the existing architecture.

**(2) Heritage Alteration Permit Application & (3) Development Permit Application**

1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church)

[PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092]

Deane Strongitharm of CitySpaces Consulting, Steve Barber, Chair of the St. Peter and St. Paul's Heritage Advisory Committee and Barry Cosgrave of Number Ten Architectural Group provided an overview of the Heritage Alteration Permit and Development Permit Application for 1379 Esquimalt Road / 520 Foster Street with a PowerPoint presentation and responded to question from the Committee. Brad Forth, the landscape architect for the project provided comment to the landscaping. The presentation described the decision making process in regards to the protection of heritage features of the existing church, design options considered, landscaping, building and design features.

**Committee comments included (*summarized response in italics*):**

- Has there been any change to the massing of the building? *Yes, added balconies to suites*
- Is there wheelchair access coming off the parking lot? *Yes*
- Who will be using the parking provided on site? *Used by the patrons of the church and seniors affordable housing*
- Is there any underground parking for the new building? *No*
- Member asked applicant to speak to the site planning of the new building. *There were concerns of the visual impact of the building on the church therefore the building was moved west as much as possible for greater visual distance. Also to protect an Arbutus tree and to subdivide the property.*
- Member commented that the intent of the zoning was to step back at the higher levels and the addition of an overhang all the way around the building does not achieve the intention. *The building has an articulated exterior expression to give it more vertical proportions similar to the church.*
- Why was there a connection between the church and multi-purpose building needed? *The new ministry centre will help enliven the church and give it longer term viability, and provide more accessible facilities to the church.*
- The small fruit tree might have potential of embracing the church even with the existing tree to connect the landscaping. *Protection of the existing tree is important and would be difficult to do that without damaging the existing tree.*
- The arbor does not have any structural visual significance for the church or new building. *Meant to signify where residents would enter and make it pedestrian friendly*
- Entrance to the residence and multipurpose space is underwhelming.
- Member commented that it is unfortunate that the outdoor and gathering spaces are not located in a more geographically pleasant area.
- Concerns with design of the Western Façade, compared to the Northern Façade which appears more welcoming.
- Not much connection between Prayer Garden and Labyrinth Landscaping.

**RECOMMENDATION – Heritage Alteration Permit**

Moved by Ally Dewji, seconded by David Van Stolk: That the Esquimalt Design Review Committee [DRC] recommends that the Heritage Alteration Permit Application authorizing a new entrance to the heritage church that will connect the building to the new 'ministry centre' consistent with the architectural plans provided by Number Ten Architectural Group, stamped "Received February 15, 2019", to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church) [PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092], **be forwarded to Council with the recommendation for approval as it respects the significant heritage components of the building.**

**RECOMMENDATION – Development Permit**

Moved by Robert Schindelka, seconded by David Van Stolk that the Esquimalt Design Review Committee [DRC] recommends that the Development Permit Application for the Natural Environment (DRA No. 1), Energy Conservation and Greenhouse Gas Reduction (DPA No. 7) and Water Conservation (DPA No. 8), authorizing a new development consistent with the architectural plans provided by Number Ten Architectural Group, stamped “Received February 15, 2019”, to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul’s Church) [PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092]; and

That the [DRC] recommends that Form and Character of the proposed development (to be controlled by a Section 219 Covenant) consistent with the architectural plans provided by Number Ten Architectural Group, stamped “Received February 15, 2019”, to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul’s Church) **Be forwarded to Council with the recommendation for approval based on the conditions:**

- 1. That the parking entrance be modified to help celebrate the entrance**
- 2. Improve the western façade**
- 3. Reduce the visual massing of the upper floors**

**As it conforms to the guidelines of the OCP and its architectural vernacular is appropriate for the location and context. Carried (2 Opposed).**

**VI. REVIEW OF CAPITAL REGION LOCAL GOVERNMENT ELECTRIC VEHICLE AND ELECTRIC BIKE INFRASTRUCTURE PLANNING PROJECT**

**Comments made by members of the committee:**

- Support the findings seen in the report.
- Fully support the use of bike lanes, which are reflected in many major cities around the world.
- Electric vehicles are interesting mode of transportation that fit between a regular bike and fuel vehicles.
- Concerned with the amount of paved surfaces, with roads in addition to bike lanes.
- The need to properly test infrastructure before implementation.
- If the policy goal is to shift people out of their cars to other forms of transportation, make it less convenient for the mode of transportation you are trying to discourage.
- Great that the report identified larger spaces for bicycle parking and the number of electric vehicles requirements and putting forth EV ready in new developments.

**VII. NEXT REGULAR MEETING**

Wednesday, April 10<sup>th</sup>, 2019

**VIII. ADJOURNMENT**

The meeting adjourned at approximately 4:30 p.m.

CERTIFIED CORRECT

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CHAIR, DESIGN REVIEW COMMITTEE  
THIS 10<sup>th</sup> DAY OF APRIL, 2019

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ANJA NURVO,  
CORPORATE OFFICER