



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES
HELD
FEBRUARY 9, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Roger Wheelock (CHAIR) Richard Iredale
Wendy Kay Paul De Greeff
Jill Singleton Ally Dewji
Robert Schindelka Cst. Franco Bruschetta

STAFF LIAISON: Bill Brown, Director, Development Services

STAFF: Trevor Parkes, Senior Planner

COUNCIL LIAISON: Councillor Beth Burton-Krahn
Councillor Olga Liberchuk

TOWNSHIP'S SOLICITOR: Lui Carvello, Carvello Law Corporation

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The Chair called the meeting to order at 2:00 p.m.

II. LATE ITEMS

No late items

III. ADOPTION OF AGENDA

Moved by Jill Singleton, seconded by Ally Dewji: That the agenda be adopted as distributed. **Carried Unanimously**

IV. ADOPTION OF MINUTES – January 11, 2017 Meeting

Bill Brown advised that on page 3 the statement “Mr. Brown clarified that LEED Gold 2009 is referred to in the Zoning Bylaw” is incorrect. To be removed.

Moved Wendy Kay, seconded by Jill Singleton: That the minutes of January 11, 2017 be adopted as amended. **Carried Unanimously.**

IV. STAFF REPORT

Bill Brown advised members that on page 5 of the Staff Report, under the heading “Alternatives” items 1 – 4 should read application for Development Permit not Rezoning.

(1) DEVELOPMENT PERMIT APPLICATION

**“REVIEW OF DESIGN REVISIONS FOR THE CORE AREA
WASTEWATER TREATMENT PLANT AT MCLOUGHLIN POINT”
337 Victoria View Road
Lot 1; Section 11; Plan EPP36468**

PURPOSE OF APPLICATION:

To ensure that the applicant's intentions are consistent with the Zoning Bylaw and the design guidelines for Development Permit Area No. 3 "Industrial".

Mr. Brown outlined that the applicant has provided revised drawings that respond to the comments and concerns expressed by the Committee members at the meeting held on January 11, 2017. Staff are asking DRC members to provide comments especially on the south elevation, as this is the first and last impression that most people will have of Esquimalt.

In attendance:

Harbour Resource Partnership

Jim Mann
Ernie Maschner
Jim Alders
Bev Windjack

Capital Regional District/Project Board

Ken Madill

Ernie Maschner presented the application. Mr. Maschner advised that they are back with revised drawings in response to the feedback and comments received from the Committee members at the January 11, 2017 meeting. He also outlined that as part of the Development Permit process they held three Open Houses, two were for Esquimalt and the other one was specifically for the DND residents.

Jim Mann thanked the Committee members for their input and comments from the last meeting. Mr. Mann then gave a PowerPoint presentation and outlined the proposed changes to the design. The building has been shifted away from the eastern shoreline and is now closer to Victoria View Road, the parking has been moved offsite and the roof top generators have been relocated at grade. The south elevation has been improved and the observation deck and retaining walls have been revised. The COR-TEN steel material has been replaced with stained concrete panels.

Bev Windjack gave a brief overview of the proposed changes to the landscape plan. Ms. Windjack outlined that the shifting of the building had allowed for considerable more planting on the site. She then gave a brief overview of the tree species, plant selection, and the rain garden features for the project.

The Chair thanked the applicants for their presentation.

Committee Members had the following questions and comments:

- Members applauded the applicant on what they had done and the many changes that had been made to the design. It is a very complex building.
- A member asked for more information on the polycarbonate panels. Mr. Mann briefly described the product and advised it is often used in recreational facilities where good lighting with no glare is desired.
- Members commented that they preferred the original material on the tertiary treatment building. It related nicely to the tsunami wall and looked like a land form.
- A member asked if there was going to be additional mechanical units on the roof and if so, would they be visible from the water level. Mr. Mann advised there will be other mechanical units on the roof but, they will not be visible from the water level.

- Members commented that they love the green roof as a stormwater retention and ecosystem. However, it seems like there is a bit of a divorce in design between the landscaped roof and the industrial look of the operation & maintenance buildings. To connect the design between the green roof and the non green roofs a member suggested that instead of a vegetated roof that they have some kind of rock treatment that reflects the shoreline.
- A member inquired about the maintenance of the green roof and expressed concerns that if it wasn't maintained it could eventually look ratty from above.
- Great that there is potential for a future walkway along the shoreline.

RECOMMENDATION:

Moved by Richard Iredale seconded by Jill Singleton: The Esquimalt Design Review Committee recommends that the Development Permit Application for the Core Area Waste Water Treatment Plant **return to the Design Review Committee with revised drawings. The Motion Carried Unanimously**

(2) REZONING APPLICATION

“Marinaview”

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]

PURPOSE OF APPLICATION:

Trevor Parkes, Senior Planner gave a brief overview of the project. Mr. Parkes outlined that the applicant is requesting a change in zoning from the current mix of RS-1 [Single Family] and C-7 [West Bay Commercial] zoning to a Comprehensive Development zone [CD] to facilitate the consolidation of the subject properties and authorize a new five storey, commercial/ residential mixed use building containing ground floor commercial space and 12 residential units.

Staff are asking the DRC members to provide comments on the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites; and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan and the West Bay Neighbourhood Design Guidelines. Staff would also like feedback relating to the porte cochere that is proposed off of Head Street and whether or not the DRC members feel that it is an appropriate form for a commercial face to the village.

Mark Lindholm, owner / applicant; Peter Hardcastle and Karen Hillel, Hillel Architecture; Carole Rossell, Landscape Architect; and David Price and Max Tomaszewski, Consultants were in attendance.

Peter Hardcastle outlined that this proposed development is a companion project to the West Bay Triangle Development. Mr. Hardcastle gave a brief history of the project and a brief overview of the site plan, building design and materials and parking for the project.

The Chair thanked the applicant for the presentation.

Committee members had the following questions and comments:

- Wonderful presentation, very lovely design, fabulous job. Can now see how the relationship between the Marinaview and the West Bay Triangle projects will work.
- Nice job of developing the pocket park at the east end of the site.

- Concerns were raised about the porte cochere. Is it worth the loss of retail frontage? Members felt additional commercial space would be better.
- The public gathering space is a great concept, great place for people to come and socialize. A member expressed concerns that if people congregate it could potentially cause noise complaints.

Cst. Franco Bruschetta excused himself from the meeting at 4:01 p.m.

RECOMMENDATION:

Moved by Paul De Greeff, seconded by Wendy Kay: That the Esquimalt Design Review Committee recommends that the application for rezoning to facilitate consolidation of two properties located between Head Street and Lyall Street to permit a new five storey, commercial/ residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units, and incorporating siting, height and massing consistent with architectural plans prepared by Hillel Architecture, stamped "Received January 18, 2017" **be forwarded to Council with a recommendation for approval with the condition that the applicant consider the removal of the porte-cochere as the proposal generally conforms to the Design Guidelines and the removal of the porte-cochere will allow provisions for additional commercial space. The Motion Carried Unanimously**

(3) DEVELOPMENT PERMIT APPLICATION

"West Bay Triangle"

468 Head Street [Lot 8, Block H, Section 11, Esquimalt District, Plan 292]

470 Head Street [Lot 5, Block H, Section 11, Esquimalt District, Plan 292]

472 Head Street [Lot 4, Block H, Section 11, Esquimalt District, Plan 292]

515 Gore Street [Lot 1, Block H, Section 11, Esquimalt District, Plan 292]

509 Gore Street [Lot 2, Block H, Section 11, Esquimalt District, Plan 292]

922 Lyall Street [Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509]

920 Lyall Street [Strata Lot 1, Section 11, Esquimalt District, Strata Plan 509]

918 Lyall Street [Lot 6, Block H, Section 11, Esquimalt District, Plan 292]

912 Lyall Street [Lot 7, Block H, Section 11, Esquimalt District, Plan 292]

PURPOSE OF APPLICATION:

Trevor Parkes, Senior Planner gave a brief overview of the project. Mr. Parkes outlined that the applicant is proposing to construct a six storey, commercial and residential mixed use building containing ground floor commercial space and 73 residential units on a consolidation of nine properties, to be regulated by Comprehensive Development zone No. 98 [CD-98].

Staff are asking the DRC members to comment on issues respecting the character of the development, including landscaping, the siting, form, exterior design and finish of the buildings and other structures.

Mark Lindholm, owner / applicant; Peter Hardcastle and Karen Hillel, Hillel Architecture; Carole Rossell, Landscape Architect; and David Price and Max Tomaszewski, Consultants were in attendance.

Peter Hardcastle gave a PowerPoint presentation outlining the site plan, and a brief overview of the building design, massing, colours, materials and parking for the site.

Carole Rossell, Landscape Architect gave an overview of the proposed landscape plan for the project. Ms. Rossell outlined the plant selection and tree species for the site.

The Chair thanked the applicants for their presentation.

Committee members had the following questions and comments:

- Beautiful design, the detailing is lovely, beautiful job on the building facades and the materials chosen.
- Concerns were expressed that street trees are missing on the landscape plan.
- Members felt the triangle portal down to the parking garage is a lost opportunity. Consider enclosing the parking garage and adding enhanced green space.
- A member commented that the parking area off Gore Street and Lyall Street would make a wonderful park, children's play area or community space.
- A concern was raised about the interface between the components of the public and private realm on Head Street. A member suggested that the applicant revisit the separation between the two.
- A member asked how the garage and recycling would be contained. Mr. Harcastle advised it would be contained within the building off the internal parking courtyard.
- Surface Parking was discussed. Members expressed concerns that the West Bay Design Guidelines do not support surface parking. Can it be removed?
- A member commented that there is a lost opportunity in exploring the dynamics of the triangle site in the building. Would have been very interesting to see some of those triangular elements brought into the building itself, something to add a little more identity to the building. Could help to create more of a destination as well as a landmark for the community.

Wendy Kay excused herself from the meeting at 5:24 p.m.

- Members had further discussion on the West Bay Design Guidelines regarding the surface parking.

Jill Singleton excused herself from the meeting at 5:30 p.m.

RECOMMENDATION:

Moved by Richard Iredale, seconded by Paul De Greeff: 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 January 20, 2017", and the landscape plan prepared by Small and Rossell Landscape Architects, stamped "Received January 20, 2017", and sited as detailed on the survey plan prepared by prepared by McIlvaney Riley Land Surveying Inc., stamped "Received February 3, 2017" for the six storey, commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 73 residential units, proposed to be located on the "West Bay Triangle" lands, **be returned to the Design Review Committee with an amended design that address the following:**

1. consideration be given to eliminate the surface parking;
2. the landscape plan be amended to include additional street trees; and
3. consideration be given to enclosing the triangle portal down to the parking garage to allow for enhanced green space within the triangle area.

The Motion Carried (Ally Dewji opposed)

DEVELOPMENT PERMIT APPLICATION – (Rediscussed)

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Mr. Brown clarified that as per the BYLAW 2792 Section 25, the Design Review Committee must make a decision within 30 days of receiving the application; therefore, a recommendation to Council must be made at the February 9, 2017 meeting.

Moved by Richard Iredale, seconded by Paul De Greeff: The Esquimalt Design Review Committee recommends that the Development Permit Application for the Core Area Waste Water Treatment Plant **be forwarded to Council with a recommendation of approval subject to the following revisions:**

1. **Use board form concrete on the façade of the tertiary treatment portion of the building so that it blends into the rocky coast environment better;**
2. **explore architectural elements such as shape to help harmonize the operations and maintenance part of the building with the plant part of the building; and**
3. **explore the option of adding green roof over the plant portion of the building. The Motion Carried (1 opposed Roger Wheelock)**

VI. STAFF LIASON STATUS REPORT

No status report was given

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Thursday, February 16, 2017

IX. ADJOURNMENT

On motion the meeting adjourned at 5:40 p.m.

CHAIR, DESIGN REVIEW COMMITTEE

THIS 8th DAY OF MARCH 2017

ANJA NURVO,
CORPORATE OFFICER