



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

APC Design Review Committee

Wednesday, April 13, 2022

2:30 PM

Esquimalt Council Chambers

Present: 6 - Chair Graeme Verhulst
Member Derek Jenkins
Member Richard McGrew
Member Tara Todesco
Member Xeniya Vins
Member Chris Windjack

Committee Member Richard McGrew and Member Chris Windjack attended the meeting via conference call.

Staff: Bill Brown, Director of Development Services
Alex Tang, Planner
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

Chair Verhulst called the APC Design Review Committee meeting to order at 2:35 PM.

The Chair acknowledged the Township conducts its business on the unceded territory of the Songhees and Esquimalt Nations, thanked their care for the land and look forward to working in partnership to build this great Township together.

2. LATE ITEMS

Bill Brown, Director of Development Services introduced James Davison, Manager of Development Services and provided an overview of his education, previous work experience at the Town of View Royal, and that he will transition to Staff Liaison to the Committee.

Chair Verhulst on behalf of the Design Review Committee provided an update to Council at the Committee of the Whole meeting on April 11, 2022, where Council expressed appreciation to DRC members for their respective subject matter expertise and advisory capacity to Council.

3. APPROVAL OF THE AGENDA

Moved by Member Vins, seconded by Member McGrew: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

- 1) [22-158](#) 2021 11 10 APC Design Review Committee Minutes

Moved by Member Vins, seconded by Member McGrew: That the minutes of the APC Design Review Committee, November 10, 2021 be adopted as circulated. Carried Unanimously.

5. PRESENTATIONS

- 1) [22-165](#) Heritage Conservation in Esquimalt

The presentation on heritage conservation was postponed to the following DRC Meeting in May due to an unforeseen circumstance.

6. STAFF REPORTS

- 1) [22-147](#) Development Permit Application - 1310 Saunders Street, Staff Report No. DRC-22-005

Alex Tang, Planner introduced the application and responded to questions from the Committee.

Sarah Alexander, Applicant and Director of Civil Engineering, WestUrban Developments, Ltd., presented an overview of the application and responded to questions from the Committee.

Tanis Frame, Architect and Principal, Thuja Architecture Studio Ltd., and Laurelin Svisdahl, Landscape Architect and Principal, Lazzarin Svisdahl Landscape Architects, connected to the meeting via conference call at 2:28 PM and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

* 5 meters of dead-end space at the top stairwell on the west side of the property adjacent to the parkade: Suggestion to the Applicant to eliminate from the building envelope due to safety implications and to improve visual aesthetics.

* Suggestion to the Applicant to create an amenity space on the ground floor adjacent to the outdoor amenity space. Relocate the dog wash and bike storage room.

* Firm suggestion to the Applicant to ensure bike stalls to units are a minimum 1:1 ratio.

* Roof Material: *Product is called a cool-certified roof designed to absorb less heat from the sun, deflects heat away from the building which in turn limits the extent of overheating the building.*

- * Electric Vehicles and availability of charging infrastructure: *Parking Bylaw requires the entire parkade be electrified, then the building owner would discuss with the renter of the respective unit on next steps to install an electrical outlet for electric vehicles.*
- * Plant list in the Landscape Plan consists mainly of native species.
- * Material of the Planters: *Square-cut rough cedar placed 6x6 or 8x8 in a stacked-style formation. Wood will be unstained for the colour to naturally emerge over time.*
- * Suggestion to the Applicant to improve the parkade's connectivity by creating a vehicle turnaround area.
- * Massing: Suggestion to the Applicant to opt for a lighter colour palette to reduce an imposing visual appearance and to increase articulation by adding windows.
- * Main floor patios are unfenced: *Shared lawn space amongst residents with direct and walkout access to boulevard.* Suggestion to delineate the patios and walk space to constrain pets from inadvertently leaving private property.

Moved by Vice Chair Balderston, seconded by Member Vins: That the Esquimalt Design Review Committee recommends to Council that the application for a development permit authorizing the form and character of the proposed development of a multiple-family residential building consistent with the architectural plans provided by Thuja Architecture + Design, landscape plan provided by Lazzarin Svisdahl Landscape Architects, and sited in accordance with the site plan provided by McElhanney, all stamped "Received February 1, 2022", to be located at 1310 Saunders Street [PID 031-634-869 Lot 1, Esquimalt District, Plan EPP118131] be forwarded to Council with a recommendation to approve for the following reasons:

- * The project presents a well-designed site plan and massing, with the following conditions:
 - * The gap between the west staircase adjacent to the west side of the building is closed off.
 - * Ground floor indoor amenity space is connected next to the outdoor amenity space
 - * Fencing provision on the ground floor units to assist in retaining pets on property
 - * Implement a minimum 1:1 Bike Stall to Unit ratio.
- Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Member Derek Jenkins, Member Richard McGrew, Member Tara Todesco, Member Xeniya Vins and Member Chris Windjack

- 2) [22-148](#) Development Permit Application - 540 West Bay Terrace, Staff Report No. DRC-22-006

Member Windjack declared a conflict of interest and recused himself from

the meeting because his employer is the Landscape Architect on the Application. Member Windjack disconnected from the conference call at 3:36 PM.

Alex Tang, Planner introduced the application and responded to questions from the Committee.

Alex McCumber, Applicant and Architect, dHK Architects, presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- * Positive reaction to the evolution of the design and significant improvement to the massing compared to first iteration.

- * Overheating features: *Reducing heat on the west-elevation is a challenge. Project will be built to Step 2 of the BC Energy Code.*

- * Firm suggestion to the Applicant that the project ought to be built to Step 4 of the BC Energy Code to avoid unnecessary liabilities that do not align with future regulations. *Committed to Step 2 of the BC Energy Code since the Township does not require Step 4.*

- * Positive reaction to the high-quality building materials, bike ramps, parking, roof deck, rainwater management and thoughtfulness on the extent of the project's design.

- * Positive reaction to the landscape design: Green pockets are well-utilized.

- * Positive observation to the greater than 1:1 bike to unit ratio.

- * Corner plaza: Shielded from the street. Landscape separation a positive.

Moved by Vice Chair Balderston, seconded by Member Vins: That the Esquimalt Design Review Committee recommends to Council that the application for a development permit authorizing the form and character of the proposed development of a multiple-family residential building consistent with the architectural plans provided by dHKarchitects, landscape plan provided by LADR Landscape Architects, and sited in accordance with the site plan provided by Polaris Land Surveying, Inc., all stamped "Received March 25, 2022", to be located at 540 West Bay Terrace be forwarded to Council with a recommendation to approve for the following reasons:

- * The building and its amenities support the environmental and social objectives within the Township of Esquimalt, with the following condition:

- *Applicant considers the project be built to the highest achievable level of the BC Energy Code to attain Net Zero policy objectives.

Carried Unanimously.

7. ADJOURNMENT

The Design Review Committee Meeting adjourned at 4:13 PM.