



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY DESIGN REVIEW COMMITTEE
MEETING HELD
FEBRUARY 11, 2015
ESQUIMALT COUNCIL CHAMBERS**

MEMBERS PRESENT: Alec Katz Wendy Kay
Richard Iredale Paul Newcombe
Jill Singleton Cst. Franco Brushetta
Paul De Greeff

REGRETS: Carl Rupp

STAFF LIAISON: Bill Brown, Director, Development Services

STAFF: Karen Hay, Planner
Trevor Parkes, Senior Planner

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:06 p.m.

II. LATE ITEMS

No late items presented.

III. ADOPTION OF AGENDA

Moved by Alec Katz, seconded by Paul Newcombe, that the agenda be adopted as distributed.

The Motion **Carried Unanimously**

IV. ADOPTION OF MINUTES – November 19, 2014 Meeting

Moved by Alec Katz, seconded by Paul De Greeff that the minutes of November 19, 2014 be adopted as distributed.

The Motion **Carried Unanimously.**

V. STAFF REPORT

DEVELOPMENT PERMIT APPLICATION

1149 Esquimalt Road

[PID 001-122-134, Lot A, Section 11, Esquimalt District Plan VIP42081]

Peter Lovick, Architect, PJ Lovick Architect Ltd. was in attendance.

Peter Lovick detailed the changes PJ Lovick Architect Ltd. has made to their application as a result of the recommendation and comments made by the committee at the meeting held on November 19, 2014. Mr. Lovick gave a PowerPoint presentation and outlined the new design features. He explained the new presentation was a redesign of the exterior with some minor changes to the original plan which include a small addition to the entrance and eight more seats in the interior.

- The large red blade sign has been removed and the signage has been scaled back and is more fitting for an urban site. The reduction of the amount of red panel combined with white overhang and brown hardie siding around the entrance will create a nice welcoming entry feature. The Money Mart signage cannot be reduced.
- A new store front will run the entire length of the building, the old overhead door and some of the glazing will be taken out, the new store front will be more visual inside looking out and outside looking in and will create more of a pedestrian feeling.
- The patio space will be cleaned up, have new furniture, few more seats and the overhang will have new pot lights which will light up the patio and sidewalk areas. Existing bike racks will remain.
- The façade was raised slightly to disguise the rooftop the clutter.
- The retention of the barrel vault roof was reconsidered and in the end it was left out, there are issues with rotting and leakage and there would be lots of maintenance required which is not in their budget.
- The landscaping remains unchanged with the assurance from the applicant that the existing landscaping would be refurbished as part of Phase II of the development. The existing planters will be maintained and cleaned up.

The Design Review Committee member's questions and comments to applicant:

- Is the lighting suitable for this environment? The lights under canopy will light up the front of the building and the patio, more lighting would be better to help deter people from loitering and crime.
- Does the canopy cover the whole seating area and what kind of material is it made of? Mr. Lovick advised that the canopy is made of metal and extends out a little over 3 feet and cuts back to 2 feet and does not cover the whole seating area.
- Commented that there is no greenery on the patio space. It was noted that last summer there were hooks for hanging baskets but no hanging baskets were there, felt like it was missing some green aspects. Mr. Lovick advised it will be part of the phase II of re development.
- Access to and from the outside patio. Mr. Lovick advised access will be from inside only.
- Suggested the elements on the left side of the main entrance could have been more uniform, one material from ground to roof top, so it is not as dominating as it appears. The design was more subdued than last time.
- Thanked the applicant for doing such a great job, the new design has more texture. The raised parapet will help hide the HVAC equipment. Likes the red McDonalds sign, knew it was important to the applicant. Would like to see some stone on the two end pieces up to the window still line. Mr. Lovick commented that there is brick already on the building.
- The two planters out front could be enhanced. Would like to see the planters with some trees, flowers and shrubs, it would give the sidewalk a slightly friendlier feel. Also, consider raising the planter height on the outside patio maybe some seedlings integrated into that outside patio which would screen the elements at the side and back. Additional garbage containers should be considered.

The Design Review Committee was pleased that most of the points that were made last time were responded too; signage was scaled back, the existing street level sign is now being retained, more wood brown and less Ron Red. Raised roof top façade will hide some of the roof clutter. The landscaping will be Phase II of the development. It would

have been nice for the vault roof to have come back and thanked the application for the feedback on its condition.

RECOMMENDATION:

Moved by Alec Katz, seconded by Wendy Kay, that the Esquimalt Design Review Committee [DRC] resolves that the exterior alterations and new signage proposed for 1149 Esquimalt Road as illustrated in the architectural drawings prepared by PJ Lovick Architect Ltd., stamped "Received January 15, 2015", be forwarded to Esquimalt Council with a **recommendation for approval** with consideration of the following:

- a) Enhanced Landscaping Plan
- b) Investigation of materials

The Motion **Carried Unanimously.**

DEVELOPMENT PERMIT APPLICATION

622 Admirals Road

[PID 006-390-897, Lot 155, Suburban Lot 43, Esquimalt District, Plan 2854]

[PID 006-386-865, Lot 156, Suburban Lot 43, Esquimalt District, Plan 2854]

[PID 006-386-881, Lot 157, Suburban Lot 43, Esquimalt District, Plan 2854]

[PID 006-387-098, Lot 158, Suburban Lot 43, Esquimalt District, Plan 2854, Except Part in Red on Plan 312 BL]

Michael Levin, Architect, Praxis Architect, Jim Partlow, Landscape Architect, Lombard North Group and Chris Fitzpatrick and Robert Schmidt representing Monimos Equities and Development were in attendance.

Mr. Levin, Architect, gave a MS PowerPoint presentation detailing the site and building plans, including the building colours and materials for the proposed development. The proposed development is consistent with the current OCP designation. The site is on the edge of the Esquimalt Village Centre, close to community shopping and recreational facilities and is well served by public transportation on both of the main arteries. Along Esquimalt Road, 3.2 metres will be dedicated to the Municipality to create a bike lane and bus pull off in front of the building.

The existing Legion will be demolished and replaced with a 12 storey building consisting of 152 seniors' independent living units, a commercial area and a new Royal Canadian Legion facility on the main floor. There will be 116 one bedroom, 24 two bedrooms and 12 one bedroom units which will be given to the legion to be managed by the Legion as Veterans accommodations. There will be five surface parking spaces at the entrance to the building as well as 113 underground.

Mr. Levin explained that the massing of the building, due to the number of units and the amount of additional support space required, would be large. The tower portion of the building would be 12 storeys in height and is located to the north end of the site while the remainder of the building standing, 9 storeys, is distributed to the south.

Mr. Levin continued to detail the interior space allocation of the building stating the following:

- Main Floor would consist of a commercial lease space and a new Legion plus the main floor reception area, main kitchen, dining area and a multi-purpose space.
- Second floor - 12 units reserved for the Legion. A door will separate them from the other units around the tower.
- Floors 3-5 & 6-8 - one bedroom units.

- Floors 9 - some two bedroom units, west side 1 bedroom units, and along the east side 2300 square feet of amenity space which could be a lounge bar area, library or computer area.
- Floors 10 -12 – two bedroom units

He went on to say that the southwest area of the site is the main service area which comes off Constance Street / Miles Street is the entrance for underground parking and the two service bays acting as the loading area for the residences and the Legion.

Mr. Levin moved on to describe the form and character elements of the building stating that it is anchored to the ground with Vancouver Island Stone Black Pearl, a local material, very expressive, that gives a nice base to the building. He further described the intention to break up the massing of the building by using four colours of Swiss Pearl siding.

West side will be dining outdoor patio area, the outdoor patio area for the legion, loading and servicing areas and the feature south wall.

Mr. Levin noted that Council has concerns with how the south wall of the building is treated and sought some sort of artistic art or creative solution. He noted that this has been tried on other buildings and can prove to be very expensive to have something well designed, well-constructed, and have it wear with the building. Refurbishment of these installations can result in substantial cost to the residents if the installation fails. Mr. Levin stated that his solution was to take the fabric of the building and work with it to use it in a creative way. Accordingly, he has taken the stone and wrapped it up the concrete stair well on the south side of the building, breaking every two storeys with concrete banding and capping it with a fully glazed, lit, rooftop garden thereby resembling a beacon.

Jim Partlow, Landscape Architect, Lombard North Group, outlined the landscape plan for the site. He explained that they have been working on this project for a long time and it has evolved over the years. He briefly outlined the landscape plan for the building and species of trees to be planted.

- Garden terrace is fairly open with western exposure, separated from the neighbours with med size trees possibly some large ones also. Due to the separation of underground parkade to property line, trees will be planted into the ground and he expects to get good growth there. He stated that they are working with a really tight site so they are using every opportunity to landscape. There will be a water feature and corner planters off the dining room to provide visual interest from the inside of the building.
- Area to the north of the building will be fenced. As there is limited room in that area, columnar trees are planned for use along this side, but the area will be fairly heavily planted. Trees toward rear will be medium size like Red Sunset Maples.
- In the front drop off area virtually everything is on structural slab, so everything will be raised but there are some limitations in certain areas in terms of what can be planted there due to the parking area adjacent to the building. He stated he will consider trees like maple or magnolia for visual interest.
- There will be seven trees along Admirals Road as per Esquimalt standards and species selection.
- In response to the comments regarding planting of native species, Jim Partlow commented that it is difficult to use native species of trees since they are not very long lasting and are susceptible to problems. He will try and address this later in the shrubs; ground cover and use more cultivate trees.

The Design Review Committee members were very positive about the proposal the applicant was congratulated for having done such a good job with amazing detail. This is a nice addition to Esquimalt. Some of the questions, comments and suggestions were:

- a) Access to patio: Concerns were raised regarding people climbing over the retaining wall at the back and getting onto the patio area. Are there plans to have quite a bit of lighting and security cameras in this area? Suggestion was some patio lighting and fencing for security purposes. Jim advised that the area will have a solid six foot fence or be fully landscaped as well as being fairly well lit, which will create an element of security. There will also be some lighting down by the service area.
- b) Parking: Are any of the five parking spaces handicap accessible and are there enough surface parking spaces to accommodate drop off and pick up of residents? Could the number of spaces be reduced? Mr. Levin advised that currently there are 5 spaces and he thought one meets disabled parking requirements. He stated that there are also more disabled accessible spaces underground in the visitor's parking area. Concerns were raised with Handi-dart bus and commercial facility using all the short term parking spaces. Members commented that being able to flow through the site, including picking up and dropping off residents, would be very useful. Questions were raised whether the commercial parking spots had to be located there? Bill Brown, Director of Planning commented that it would be hard to lease the commercial space if there was no dedicated commercial parking there. Members encouraged the applicant to widen the parking spots and if possible move one spot to the underground. Members also inquired about traffic flow in the underground parking? It was determined that the traffic flow is two way traffic however it does not loop around therefore how does one exit if all spaces are occupied?
- c) A member inquired how the ramp to the parkade was going to be controlled. The applicant confirmed that there is a security gate located at the main vehicle entrance and one located deeper inside the garage separating the Legion parking from the residences and visitors.
- d) Members generally stated that the applicant has done a good job requiring a lot of work. Members raised concerns with the viability of a commercial space near the corner of Admirals Road, and questioned if it could succeed since it is insulated from the other retail areas. Members stated that a Doctor's Office could possibly work.
- e) Members appreciated the 3D views and complemented the applicant on the way they had broken down the building into two masses and scaled them into two even smaller masses which is very attractive. Comments were made that they took a massive building and made it more interesting more textured. A suggestion was made regarding the idea of bringing the black granite up the stairway on the corner to further define the tower element from the southern portion of the building.
- f) A member asked if any of these units are wheelchair accessible. Mr. Levin advised that all 152 of the units are wheelchair accessible.
- g) As there is very little greenery and the proposal is short on garden space and also the building footprint appears approximately 85%, the applicant was encouraged to maximize plantings and add more green space if possible.
- h) Tree scale front and back were discussed by the members. It was stated that healthy well scaled trees on the Admirals Road frontage were very important. A member noted that large tree species could be planted at the back of the site and the fact there is soil there, will develop any trees into big trees that will last a long time. Suggestion was made that Garry Oak trees would be a good addition to the back of the building. Members agreed that native planting would be nice and

every effort should be made to avoid invasive species in the detailed design. Roof horticulture [green roof] was discussed as well as the inclusion of a food element in the planting scheme as part of the outdoor garden space. Members encouraged the applicant to explore including storm water management whenever possible. Mr. Levin advised that a storm water study had been done.

- i) Members agreed that the applicant did a good job finding a solution to a complex problem of loading a large numbers of units on a small site.
- j) Members commented that they liked the use of natural material and that the real cladding material [stone] is a beautiful addition and great colour palates.

RECOMMENDATION:

Moved by Paul Newcombe, seconded by Alec Katz, that the Esquimalt Design Review Committee [DRC] resolves that the commercial and residential mixed-use development proposed for 622 Admirals Road as illustrated in the architectural drawings prepared by Praxis Architect., stamped “Received November 21, 2014”, and the landscape plan prepared by Lombard North Group stamped “Received November 21, 2014”, and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped “Received November 21, 2014” be forwarded to Esquimalt Council with a **recommendation for approval** with consideration of the following:

- a) Investigation of reduction of surface parking stalls
- b) Increase landscaping and the removal of invasive species

The Motion **Carried Unanimously.**

VI. STAFF LIASON STATUS REPORT

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

1. West Bay Design Guidelines – entered into a contract with Modus Planning Design and Engagement Inc. Next step will be a stakeholder meeting followed by a public engagement process.
2. Tax Incentive Program for business to improve their frontages will begin March 24, 2015 with a Public Open House. An Invitation will be going out in the next three weeks.

VII. NEW BUSINESS

No new business

VIII. NEXT REGULAR MEETING

Wednesday, March 11, 2015

IX. ADJOURNMENT

On motion, the meeting adjourned at 4:30 p.m.

CERTIFIED CORRECT:

CHAIR, DESIGN REVIEW COMMITTEE
OFFICER

ANJA NURVO, CORPORATE

THIS 11th DAY OF March, 2015

DRAFT