



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY DESIGN REVIEW COMMITTEE
MEETING HELD
APRIL 13, 2016
ESQUIMALT COUNCIL CHAMBERS**

MEMBERS PRESENT: Paul De Greeff Wendy Kay
Richard Iredale Jill Singleton
Carl Rupp Roger Wheelock
Cst. Franco Bruschetta

REGRETS: Paul Newcombe

STAFF LIAISON: Trevor Parkes, Senior Planner

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:35 p.m.

II. INTRODUCTIONS AND WELCOME NEW MEMBER

The Committee welcomed new member Roger Wheelock, and thanked outgoing member Michael Phillips. Mr. Wheelock introduced himself and gave a brief overview of his background and experience.

III. LATE ITEMS

No late items presented.

IV. ADOPTION OF AGENDA

Moved by Wendy Kay, seconded by Carl Rupp: That the agenda be adopted as distributed.
Carried Unanimously

ADOPTION OF MINUTES – February 10, 2016 Meeting

Moved by Paul De Greeff, seconded by Richard Iredale: That the minutes of February 10, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS

1) 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]

Trevor Parkes, Senior Planner gave a brief overview of the project. He explained that the Design Review Committee had considered this application at their last meeting and at that time had expressed some concerns relating to the setbacks, massing of building, amount of

surface parking, lack of green space on the west corner and how this project would relate to the future development to the southeast. In response, the applicant has provided a revised set of drawings and a 3D dimensional imagery for the next phase of development for the adjacent property.

Mark Lindholm, Owner/Applicant, Peter Hardcastle, Hillel Architecture, Karen Hillel, Hillel Architecture and Jeff Shaw, Realtor were in attendance.

Peter Hardcastle gave a PowerPoint presentation outlining the changes Hillel Architecture Inc. had made to their application as a result of the recommendation and comments made by the Committee at the February 10, 2016 meeting. Mr. Hardcastle gave a brief overview of the draft plans for the adjacent property and explained the changes.

- The applicant has agreed to voluntarily register a covenant on both the current development site and the two properties to the east assuring a 12 metre "no build zone" setback from the currently proposed development;
- The sculptural wall screening the parking lot at the west end of the site was removed; and
- Two residential guest surface parking spaces were removed from the western parking lot to allow for two very substantial trees to be planted at the intersection of Gore and Lyall Street.

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

- Very nice presentation and design. Beautiful project will help the whole community come to life.
- Pedestrian pathway between Lyall and Head St mid block was discussed. Is it public accessible? Mr. Lindholm clarified it will be accessible to the public, however the pathway will remain private property. Will the area be well lit? The pathway will be generously lit by low level led lighting, and will be built in two phases.
- Has a covenant been registered on both properties to address the setback on the west side? Mr. Hardcastle confirmed that a covenant will be registered on both properties.
- Surface parking was discussed. Park/green space would be better than a parking lot. Do you need the parking lot to make the retail work? Mr. Lindholm advised that surface parking is important for commercial development. If possible, move the visitor's parking spots to the parking garage; the first 12 stalls could be visitor's parking and then a gate to go through for secured parking.
- Could the bus stop be relocated? Mr. Parkes advised that Engineering Services has indicated that it will remain in its current location, but might be relocated slightly northeast along Gore Street.
- Are any of these roads designated as official routes now or in the long term? Mr. Parkes advised Gore Street and Lyall Street are designated as a commuter route.
- Consider enclosing the parking garage and adding enhanced green space within the triangle area. Would be an opportunity to create usable open space. Less noise from below and the visual contrast of looking down at green space versus asphalt. Mr. Hardcastle advised that provision of an enclosure for a green space area would be a change to the site plan coverage. Will discuss further with the Planning Department and owners.
- Is there any shade trees intergraded in the parking area? To be addressed at the Development Permit stage.

The Members liked the building design but felt that enhanced green space was needed on the western portion. It was suggested that the applicant consider enclosing the parking garage and enhance the green space within the triangle area.

RECOMMENDATION:

MOVED by Richard Iredale, seconded by Paul De Greeff: The Esquimalt Design Review Committee recommends that the application for rezoning to facilitate consolidation of nine properties located between Head Street, Gore Street and Lyall Street to permit a new 6 storey, commercial mixed use building containing ground floor commercial space oriented toward Head Street and 73 residential units, sited in accordance with the survey plan prepared by McIlvaney Riley Land Surveying Inc., stamped "Received December 29, 2015", and incorporating height and massing consistent with architectural plans prepared by Hillel Architecture, stamped "Received April 7, 2016" **be forwarded to Council with a recommendation of approval subject to the following conditions:**

- 1) Consider increasing green space on the western portion of the site adjacent to the intersection of Gore Street and Lyall Street.
- 2) Consider enclosing the parking garage and adding enhanced green space within the triangle area subsequently created in the center of the second floor courtyard.

The Motion Carried Unanimously

2) DEVELOPMENT PERMIT APPLICATION

826 Esquimalt Road

[PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225]

Trevor Parkes, Senior Planner gave a brief overview of the project. He explained that this Development Permit is for form and character including landscaping for a proposal that was previously reviewed by the Committee as a rezoning application. If approved, this would be the first project in this area to realize this type of height and density.

Kristin Schulberg and Rob Rocheleau from Praxis Architects Inc., Jim Partlow from Lombard North Group Inc. and Mark Eraut the property owner were in attendance.

Kristin Schulberg gave a PowerPoint presentation outlining the site plan and a brief overview of the building design and materials, as well as some of the landscaping features.

Jim Partlow, Landscape Architect gave a brief overview of the proposed landscape plan for the project.

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

- A Member asked for an update on this project. Mr. Parkes advised that the DRC had previously reviewed the Rezoning Application for this project and at that time made a recommendation to Council to deny the application. It was then presented to the Advisory Planning Commission, their recommendation was favourable. Mr. Parkes confirmed that Council has granted 3rd reading noting adoption was withheld pending a registration of a covenant on the property.
- Concerns that the neighbours will be looking at a one storey parking garage. There is usually a setback on the ground floor so neighbours would be looking at a garden not a concrete parking garage. Consider lowering the parking garage further into grade. A concrete parking garage is a really ugly street façade which will be the first thing you see when you come to Esquimalt, a carefully designed entry of this building will give Esquimalt the kind of façade it really deserves.

- Property is too small for this type of density. If you built one of these after another it would not work. If this is the first project in this area on Esquimalt Road; is this going to be the model for what follows afterwards?

The Members felt that the comments made by the DRC last time had not been addressed. Architecture is not the issue, it is in the planning. It was suggested that the applicant consider revising the parking entrance way into the building, lowering the parking garage further into grade and improving compliance with the current OCP Guidelines.

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 Praxis Architects Inc. stamped "Received March 29, 2016", and the landscape plan prepared by Lombard North Group Inc., stamped "Received March 29, 2016", and sited as detailed on the survey plan prepared by J.E. Anderson and Associates, stamped "Received March 29, 2016" for the 6 storey, thirty unit, multiple family residential building proposed to be located at PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225 [826 Esquimalt Road], **be forwarded to Council with a recommendation of approval with the condition that the applicant return to the Design Review Committee with an amended design that addresses the following:**

- 1) Altering the parking garage access
- 2) Lowering the parking garage further into grade.
- 3) Revising the lobby entrance way.
- 4) Improving compliance with the current Official Community Plan Guidelines.

The Motion Carried Unanimously

Wendy Kay left the meeting at 5:29 p.m.

STAFF LIASON STATUS REPORT

No reports

VI. NEW BUSINESS

No new business

VII. NEXT REGULAR MEETING

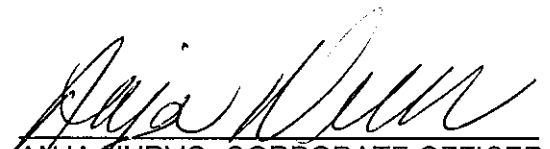
Wednesday, May 11, 2016

VIII. ADJOURNMENT

The meeting adjourned at 5:40 p.m.

CERTIFIED CORRECT:


CHAIR, DESIGN REVIEW COMMITTEE


ANJA NURVO, CORPORATE OFFICER

THIS 11th DAY OF MAY, 2016