



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY DESIGN REVIEW COMMITTEE
MEETING HELD
OCTOBER 14, 2015
ESQUIMALT COUNCIL CHAMBERS**

MEMBERS PRESENT:

Michael Philips
Paul Newcombe
Jill Singleton

Wendy Kay
Paul De Greeff

REGRETS:

Carl Rupp, Richard Iredale, Cst. Franco Bruschetta

STAFF LIAISON:

Bill Brown, Director, Development Services

STAFF:

Trevor Parkes, Senior Planner

SECRETARY:

Pearl Barnard

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:02p.m.

II. ELECTION OF CHAIR

Nominations were called for and Jill Singleton was elected by acclamation as Chair for the year 2015/2016.

III. ELECTION OF VICE CHAIR

Nominations were called for and Paul De Greeff was elected by acclamation as Vice Chair for the year 2015/2016.

The Committee welcomed new member Michael Phillips, and thanked outgoing member Alec Katz.

IV. LATE ITEMS

No late items presented.

V. ADOPTION OF AGENDA

Moved by Paul De Greeff, seconded by Michael Phillips: That the agenda be adopted as distributed. **Carried Unanimously**

VI. ADOPTION OF MINUTES – May 13, 2015 Meeting

Moved by Paul Newcombe, seconded by Wendy: That the minutes of May 13, 2015 be adopted as distributed. **Carried Unanimously.**

VII. STAFF REPORTS

(1) DEVELOPMENT PERMIT

519/ 521 Foster Street

PID 004-804-589, Lot A, Suburban Lot 36, Esquimalt District, Plan 12731

The Senior Planner gave a brief overview of the project. Application is for a proposed 3 storey, 4 unit townhouse developments at 519 Foster St. Mr. Parks explained that the property was recently rezoned to a comprehensive development district. Ryan Jabs, property owner and David Lunt, T-Square Design and Consulting were in attendance.

Ryan Jabs gave a brief overview of the project and land use of surrounding properties. Mr. Jabs explained that there are four older trees on the property which will be protected to maintain the old growth.

David Lunt, Architect, gave a PowerPoint presentation detailing the site plan and building design, including the building materials and proposed landscaping.

The Design Review Committee Members comments were generally positive about the proposed building. DRC Members had the following comments:

- Clarification on how the stormwater is managed on the site. Mr. Lunt advised no management plan is in place, needs to be addressed. Member commented it would be nice to see some landscape or a surface base solution.
- Potential to add screening to the north property line, with some greening added to chain link fence.
- Clarification on the setback requirements for driveway surfaces in this CD Zone.
- Site lighting for personal safety not indicated on the plans.
- Comments on landscaping
 - Complemented the applicant on their efforts to save the trees.
 - Trees proposed are very small; the four species listed not consider trees, more like shrubs. Recommend larger tree species be considered on the landscape plan.
 - Suggested a new tree or multiple trees be added to the back green area.
 - Improvement to frontage landscaping. Concerns with planting near the existing Arbutus tree.
- Concerns with car lights from the parking lot on the North, shining into the units.
- Rendering is beautiful, nice colours chosen and appropriate building material selected.

RECOMMENDATION:

MOVED by Paul De Greeff, seconded by Michael Phillips: That the Esquimalt Design Review Committee [DRC] resolves that the application for a Development Permit respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of four (4) townhouse dwelling units, detailed on architectural plans provided by T-Square Design and Consulting, stamped "Received September 4, 2015", and on the landscape plan provided by Koi Dragon Enterprises, stamped "Received October 6, 2015" and sited in accordance with the survey plan prepared by Island Land Surveying Ltd., stamped "Received September 4, 2015", proposed to be located at PID 004-804-589, Lot A, Suburban Lot 36, Esquimalt District, Plan 12731 [519 Foster Street], **be forwarded to Council with a recommendation of approval subject to the following conditions:**

1. Enhance landscaping in the front yard – i.e. planting beds in addition to the lawn proposed under the established trees.

2. Enhanced fencing/ screening on the top of the wall on the north property line and possible greening of that fence.
3. Addition of a tree or multiple trees to the landscape plan in the south east corner of the site.
4. Provision of a lighting plan for the site.

The Motion **Carried Unanimously**

(2) REVIEW OF THE WEST BAY NEIGHBOURHOOD DESIGN GUIDELINES

Bill Brown, Director of Planning introduced Mr. D'Ambrosio from D'Ambrosio Architecture + Urbanism.

Mr. Franc D'Ambrosio from D'Ambrosio Architecture + Urbanism gave a PowerPoint presentation and a detailed overview of the West Bay Neighbourhood Design Guidelines including design vision, streetscape, and design of the public realm and landscaping for the area.

The Design Review Committee Members comments were very positive about the proposed West Bay Neighbourhood Design Guidelines and thanked the applicant for his excellent presentation. DRC Members had the following comments:

- Such a contrast from the project that was presented to the Committee two years ago.
- Member gave a brief history of the old industry and business that were located in the 800 & 900 block of Esquimalt Rd. In 1950 street directories there is no reference to West Bay.
- Member asked how Staff, Council and the general public felt about the guidelines. Mr. Brown commented that there has been a lot of positive feedback, currently out for public review / comments until October 30, 2015.
- Should it be referred to as a neighborhood or a village? Mr. D'Amboise clarified that an urban village is a residential area that has a high street that is in walking distance that contains most of the good and services one would use on a daily basis without getting into their car.
- Document contains useful planning and urban design principals and landscape guidelines for future developments.
- Appreciated the renderings and bioswales for greening of street trees; right feeling for the neighbourhood.
- Liked how they addressed the street lighting

COMMENTS TO COUNCIL:

- The addition of some language around village versus high street
- Stress importance of urban streetscapes to the creation of a neighbourhood village in the document

VIII. STAFF LIASON STATUS REPORT

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

1. OCP Review – online survey will begin next week and copies will be available at the Recreation Centre, schools and as many places as possible.
2. RFP for the Esquimalt Village Project, will be posted on BC BID Friday, October 16th, closing date December 10th
3. Currently lots of Development & Rezoning Applications in the works

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IX. NEW BUSINESS

No new business

X. NEXT REGULAR MEETING

Thursday, November 12, 2015

XI. ADJOURNMENT

The meeting adjourned at 4:50p.m.

CERTIFIED CORRECT:



CHAIR, DESIGN REVIEW COMMITTEE



ANJA NURVO, CORPORATE OFFICER

THIS 12th DAY OF NOVEMBER, 2015