



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES**  
**HELD**  
**JANUARY 11, 2017**  
**ESQUIMALT COUNCIL CHAMBERS**

---

<b>MEMBERS PRESENT:</b>	Roger Wheelock(CHAIR) Wendy Kay Jill Singleton Cst. Franco Bruschetta	Richard Iredale Paul De Greeff Ally Dewji
<b>REGRETS:</b>	Robert Schindelka	
<b>STAFF LIAISON:</b>	Bill Brown, Director, Development Services	
<b>COUNCIL LIAISON:</b>	Councillor Beth Burton-Krahn Councillor Olga Liberchuk	
<b>SECRETARY:</b>	Pearl Barnard	

---

**I. CALL TO ORDER**

The Chair called the meeting to order at 3:04 p.m.

**II. ELECTION OF CHAIR**

Nominations were called for Wendy Kay nominated Roger Wheelock, seconded by Paul De Greeff. Roger Wheelock was elected by acclamation as Chair for the year 2017.

**III. ELECTION OF VICE CHAIR**

Nominations were called for and Wendy Kay nominated Paul De Greeff, seconded by Jill Singleton. Paul De Greeff was elected by acclamation as Vice Chair for the year 2017.

**IV. LATE ITEMS**

No late items

**V. ADOPTION OF AGENDA**

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

**IV. ADOPTION OF MINUTES – November 9, 2016 Meeting**

Moved Jill Singleton, seconded by Richard Ireland: That the minutes of November 9, 2016 be adopted as distributed. **Carried Unanimously.**

**V. STAFF REPORTS**

**DEVELOPMENT PERMIT APPLICATION**  
**“Core Area Waste Water Treatment Plant”**  
**337 Victoria View Road**  
**Lot 1; Section 11; Plan EPP36468**

**PURPOSE OF APPLICATION:**

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

Bill Brown outlined that the Development Permit Application is for the Core Area Waste Water Treatment Plant at McLoughlin Point. Mr. Brown explained that staff have listed their concerns in the staff report and are interested in hearing any comments that the Design Review Committee members may have.

In attendance:

Harbour Resource Partnership

Bree Milne  
Peter Gawlick  
Jeremy Klarenbach  
Jim Mann  
Ernie Maschner  
Jim Aalders  
Bev Windjack

Capital Regional District Project Board

Dave Clancy  
Jane Bird

Cavello Law Corporation

Lui Cavello

Jim Mann gave a PowerPoint presentation outlining the proposal for the Core Area Waste Water Treatment Plant Project. Mr. Mann gave a brief history of the site and an overview of the site plan, design approach, massing, colours, materials, and parking for the site.

Beth Windjack gave an overview of the proposed landscape plan for the site. Ms. Windjack explained that the landscape plan was heavily prescribed by the design guidelines. She then outlined that the plantings are primarily in place to buffer the building, to make it as invisible as possible from the harbour. The plantings will also improve the ecological integrity on the site and enhance the streetscape along Victoria View Road. She then gave a brief overview of the tree species and plant selection for the site and advised that the landscaping will be irrigated with treated water from the plant.

The Chair thanked the applicant for their presentation.

Committee Members had the following questions and comments:

- A concern was raised that the big retaining wall could be a potential site for graffiti. Consider anti graffiti coating and a Closed Circuit Television [CCTV] system. Another suggestion was for a mural or some sort of art work to be put on the wall; something that would be a showcase when the cruise ships or planes come into the harbour. Mr. Mann advised that there could be something done with the wall. Jane Bird advised that public art is currently under discussion with the Township of Esquimalt.

Cst. Franco Bruschetta left the meeting at 3:46 p.m.

- Is there a lighting plan for the site? Mr. Mann advised that a lighting plan had been submitted with the Development Permit. He then outlined that they are following the design guidelines which recommends minimal lighting for the site.

- A member asked about the green building components for the project. Mr. Mann advised that the operations and maintenance building will be designed and built to the level of LEED 2009 Gold, but will not be certified. Member then asked why LEED Gold 2009 and not the latest version.
- A member asked about interpretive signage for the site. Since the treatment plant is not publicly accessible, will there be an opportunity to put interpretive signs at the street level? Mr. Mann advised that at the present time the interpretive signs will be located on the observation deck, but other options could be looked at.
- Members had the following comments about the south side of the site; looks very industrial, needs something more, seems very lacking in beauty and does not blend into the environment.
- Members had the following comments about the landscaping design for the site:
  - Two metre tall trees on install are really insufficient given the height of the building. Consider larger trees.
  - More information is needed on how the vines growing on the second tier of the building will be supported, and how that green mass is going to be achieved.
  - Consider planting the native Arbutus tree (*Arbutus menziesii*) as it is a prominent species on our shorelines.
  - Enhance the landscaping on the south end to screen the tertiary building.
  - Consider increasing the green roof area on the treatment plant.
  - The buffer edge around the front of the building needs to be rethought.
  - The irrigation is fantastic.
- COR-TEN steel was discussed. Members felt more information was needed. Ms. Bird advised that to address staff's concerns they are looking at other options.
- A concern was raised that generator boxes on the roof look awkward.
- In response to staff's questions: Does the design respect the site. A member commented that it is a real squeeze; part of the problem is lack of space. Is the galvanized metal appropriate treatment for the odour control stacks? Member suggested something darker; so it blends in with the trees.
- What is the life span of the design of the plant? Mr. Maschner advised 50 years plus, ultimately 2065 and the capacity is designed to 2040.
- A concern was raised that the tsunami and retaining walls are so close to the ocean that there won't be any space to accommodate a public access or future walkway. The tertiary treatment plant is a bit of a challenge, an ugly box as you come into the harbour. Can it be pushed back?
- A member also commented that the overall disposition of massing seems like all the love went into the east elevation and yet the south elevation is the entry into the city, and what we all have to constantly look at.
- Consider reducing the onsite parking and moving the building back to zero lot line. Members felt it would improve the look for the rest of the city, relieve the crowding along the foreshore and provide more room for enhanced landscaping.

#### RECOMMENDATION:

Moved by Jill Singleton seconded by Paul De Greeff: 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**

#### VI. STAFF LIASON STATUS REPORT

1. There will be an Open House for the Esquimalt Road Urban Design Guidelines on Wednesday, January 18<sup>th</sup> from 4:00 p.m. to 7:00 p.m. in Council Chambers.
2. The CRD will be hosting an Open House for the Core Area Waste Water Treatment Plant, January 12<sup>th</sup> & 14<sup>th</sup>.
3. The Development Permit for the Esquimalt Town Square will be coming in March.
4. Staff are working on the Official Community Plan Review.

**VII. NEW BUSINESS**

- The Chair welcomed the two new Council Liaisons and thanked Jill Singleton for being the Chair for the past year.

**VIII. NEXT REGULAR MEETING**

Wednesday, February 8, 2017

**IX. ADJOURNMENT**

On motion the meeting adjourned at 4:50 p.m.

---

CHAIR, DESIGN REVIEW COMMITTEE

---

ANJA NURVO,  
CORPORATE OFFICER

THIS 9th DAY OF FEBRUARY 2017