



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES

HELD

MARCH 8, 2017

### ESQUIMALT COUNCIL CHAMBERS

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

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#### I. CALL TO ORDER

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

#### II. LATE ITEMS

No late items

#### III. ADOPTION OF AGENDA

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

#### IV. ADOPTION OF MINUTES – February 9, 2017 and February 16, 2017

Moved by Robert Scindelka, seconded by Richard Iredale: That the minutes of February 9, 2017 and February 16, 2017 be adopted as distributed. **Carried Unanimously**

#### V. STAFF REPORT

##### 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. Mr. Parkes explained that the Design Review Committee had considered this application at their February 9, 2017 meeting and at that time had expressed concerns relating to surface parking, street

trees and the enclosure of the triangle portal down to the parking garage. In response, the applicant has made amendments to the proposal with focus on the public realm improvements on all three frontages of the site.

Mark Lindholm, owner / applicant; Peter Hardcastle and Karen Hillel, Hillel Architecture; David Price and Max Tomaszewski, consultants were in attendance.

Peter Hardcastle gave a PowerPoint presentation. Mr. Hardcastle advised that eleven street trees have been added to the public realm, the width of the sidewalks on all three sides of the triangle has been increased to 2.15 metres, a landscape buffer has been added along Lyall Street, and a series of triangular sails has been added to screen the opening to the triangle.

The Chair thanked the applicant for the presentation.

**Committee Members had the following questions and comments:**

- Excellent presentation, a lot of work went into this project. The changes you came back with are beautiful and the extra public green space along the north side of Lyall Street is wonderful.
- Is the sidewalk on Head Street 2.4 metres wide? Mr. Hardcastle advised it is 2.3 metres wide.
- Is the surface parking area the only place where asphalt is being utilized within the landscape plan? Mr. Hardcastle advised that it is the only asphalt on the site but is something that could be easily reconsidered. A member suggested the applicant consider softer material for the parking lot surfacing.
- A member applauded the applicant for coordinating with the various departments to get that extra green space along Lyall Street.
- A Member asked if there had been a change to the number of surface parking spaces. Mr. Hardcastle advised that the zoning that is in place requires a certain number of spaces. He then explained that due to the very large CRD sanitary sewer main; it would be difficult to relocate any surface parking to the underground area. A member then commented that from an urban design point of view it would have been nicer to have less surface parking and more green space.
- A member asked about the fabric sails; how will they be maintained, what is the life of, angle and how will water move on them. Mr. Hardcastle gave a brief overview of the fabric sails. Members offered that better schematic drawings would have helped them to visualize the sails.
- Members liked the fabric sails and thought it was a unique solution, but felt green space would have been nicer. Screening through the use of vegetation would be more useful and a better solution.

Concerns were raised in regards to how the sails would be maintained and whose responsibility it would be to replace them when needed. If the sails are costly and require a lot of maintenance then the Strata will likely pass a motion to remove them.

- A member felt that the issues raised at the last meeting had not been addressed and commented that the sails are distracting from the main point; which was that the opening to the triangle could be usable courtyard space.

Mr. Hardcastle explained that with the legal documents and zoning in place, it would be quite problematic to enclose the triangle. If the triangle was enclosed it would have an impact on the site coverage, building area and the floor space ratio, which would require a rezoning and another public hearing. He also explained that there would be various building code issues as well.

- A member asked staff, if the parkade (opening to the triangle) was landscaped would it be included as lot coverage or treated as open space? Mr. Parkes advised it would be considered as lot coverage. A member then asked if a variance could be done rather than rezoning. Mr. Parkes advised that staff would have to look at the implications associated with enclosure of the opening, whether or not it would be a variance or if a rezoning would be required. Staff would have to do a full plan analysis to ensure it is still compliant with the zone.

#### **RECOMMENDATION:**

Moved by Paul De Greeff, seconded by Wendy Kay: 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 Hillel Architecture, stamped "Received March 2, 2017", and the landscape plan prepared by Small and Rossell Landscape Architects, stamped "Received March 2, 2017", and sited as detailed on the survey plan prepared by prepared by McIlvaney Riley Land Surveying Inc., stamped "Received February 8, 2017" for the six storey, commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 73 residential units, proposed to be located on the "West Bay Triangle" lands, **be forwarded to Council with a recommendation for approval with the following conditions:**

**That the applicant:**

1. **consider alternative materials to 'soften' the western parking lot surfacing; and**
2. **consider fully, or at least partially, enclosing the triangle opening to the parking garage and include this area as usable courtyard space. DRC encourages the applicant to work with staff to address zoning issues and any other obstacles to realizing this design change.**

**The reason:** Enclosure of this opening would strengthen the access for residents to meaningful outdoor amenity space. **The Motion Carried Unanimously.**

#### **VI. STAFF LIASON STATUS REPORT**

1. The Esquimalt Town Square project is underway.
2. There will be an open house on March 30, 2017 for the Esquimalt Road Urban Design Guidelines. Mr. Brown will send members an update with the time and location.
3. The English Inn project is moving ahead.

A member asked if there was an update on the Legion project. Mr. Brown advised he had not heard anything.

#### **VII. NEW BUSINESS**

#### **VIII. NEXT REGULAR MEETING**

Wednesday, April 12, 2017

#### **IX. ADJOURNMENT**

On motion the meeting adjourned at 3:55 p.m.