



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MEETING MINUTES HELD OCTOBER 11, 2017 ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Robert Schindelka Graeme Verhult Bev Windjack	Ally Dewji (Vice Chair) Jill Singleton Cst. Franco Bruschetta (Non-Voting)
REGRETS:	Roger Wheelock (Chair) Wendy Kay	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
COUNCIL LIAISON:	Councillor Olga Liberchuk	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

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

II. LATE ITEMS

No new items.

III. ADOPTION OF AGENDA

Moved by Jill Singleton and seconded by Bev Windjack that the agenda be adopted as distributed. **The Motion Carried Unanimously.**

IV. ADOPTION OF MINUTES – September 13, 2017

Moved by Graeme Verhulst, seconded by Robert Schindelka that the minutes of September 13, 2017 be adopted as distributed. **The Motion Carried Unanimously**

Bev Windjack, Principal, LADR Landscape Architects recused herself due to conflict of interest.

V. STAFF REPORT

OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION 1052 Tillicum Road [Lot C Section 10 Esquimalt District Plan VIP11683]

Trevor Parkes, Senior Planner outlined that the applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current OCP designation Single and Two Unit Residential to Townhouse Residential and a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development zone [CD]. Mr. Parkes explained that these changes are required to accommodate the proposed five strata townhouse residences to be constructed in two buildings on the subject property.

David Yamamoto, Zebra Design and Megan Walker, LADR Landscape Architects presented the application.

David Yamamoto gave a PowerPoint presentation detailing the site plan and an overview of the setbacks, building heights, streetscape and landscaping features for the project. Mr.

Yamamoto explained that their primary inspiration for this proposal derived from the ten unit townhouse project immediately to the north (1060 Tillicum Road) which was rezoned in 2014 from RD3 [Single and Two Family Residential] to the CD-89 zone. He believes the proposed design integrates well with the adjacent townhouse project and has similar height, massing and enhanced landscaping features. The proposal will provide affordable housing for a range of tenure, in a location that provides amenities for all. The garbage and recycling for the townhouse units will be provided by a private waste collection company.

Mr. Yamamoto then responded to the Staff Report adding that bicycle storage could be accommodated in the garages and a visitor's bike lock up would be considered. A coloured concrete designated pedestrian walkway could be added within the maneuvering aisle.

Megan Walker gave an overview of the Landscape Plan for the project. Ms. Walker outlined that the overall concept of the project is to provide attractive livable outdoor space for the units and an appealing streetscape experience from Tillicum Road, while responding sensitively to the neighbouring lots. To provide some consistency to the design language and the overall gateway to Esquimalt feel, the design elements will continue from the neighbouring development to the north. Sustainable landscape elements are included throughout the project, drought tolerant planting, permeable pavers in the central drive aisle and swales for storm water treatment in some of the other parking stalls.

The chair thanked the applicants for the presentation.

Committee Members comments and questions:

- Will the rock wall have the same metal fence character that the property to the north has? Ms. Walker advised that it has been identified on the lower wall.
- Concerns were expressed with the location of the garbage service, a vulnerable location where vehicles turn. Can it be relocated? A member then asked how the garbage pickup would be dealt with in the future. How will it be funded? Mr. Yamamoto advised that he believes it will be part of the purchase agreement for each individual townhouse unit.
- Concerns were raised about the width of the maneuvering aisle. Mr. Yamamoto advised that the drive aisle is to municipal standards. A member then commented that you are technically meeting the standards but because it is a 14% grade, that adds extra stress to the type of movement at the top; that is where the turning radius gets compromised for many types of vehicles. Mr. Yamamoto advised that units 3 & 4 could be shifted back another foot or so which would give a larger margin for maneuverability within that drive aisle.
- Concerns were raised with the grade of the ramp in relation to the walls and landscaping proposed. Issues identified included visibility, sightlines and the ingress and egress to the site.
- The paving for the maneuvering aisle goes almost right up to the doors and there isn't any useable space that is very generous and green. Consider increasing the usable space in front of the individual dwelling units.
- Where is the pedestrian route in the drive aisle? Mr. Yamamoto advised that it is to be determined. A member then commented that the 14% slope is not the usually grade for a pathway and it is not wheelchair or stroller friendly. Pedestrian movement throughout the project needs to be addressed. Coloured concrete is not effective enough when it is wet; the project to the north had used a brick type surface in the ground. Mr. Yamamoto advised that they could do that.
- Members had no concerns with the height proposed as having this gateway type of effect on Tillicum Road, as you enter Esquimalt is desirable. Taller buildings are appropriate in this context.

- Members had concerns with the massing of the buildings. The buildings take up a large portion of the frontage. Members questioned if there is too much project for the site?
- Concerns were expressed with the setbacks requested. If the setbacks are decreased to that level there must be some sort of screening to provide unit to unit privacy.
- A member asked staff what the FAR was on the project to the north. Mr. Parkes advised that he believes it was .69 and this proposal is .74. Mr. Yamamoto added that it is his understanding that staff are currently considering the removal of stairwells and stairs from the FAR calculation. Mr. Parkes advised that staff are currently putting together a package of Interim amendments to the zoning bylaw that may include the removal of stairwells and stairs from the calculation of FAR however Council would have to approve that change which is a discretionary decision.

RECOMMENDATION:

Moved by Jill Singleton, seconded by Ally Dewji: That the Esquimalt Design Review Committee [DRC] recommends that the application for OCP amendment and rezoning to authorize development of 1052 Tillicum Road as five Townhouse Residential units contained in two detached buildings, incorporating siting, height and massing consistent with the architectural plans provided by Zebra Design stamped "Received September 18, 2017" **be amended and presented again to the Design Review Committee with a focus on addressing the following:**

1. Consider refining the massing of the buildings (a 3D model or renderings would be helpful);
2. Consider an increase to the width of the maneuvering aisle;
3. Reconsider the setbacks as they relate to privacy of adjacent units and uses;
4. Reconsider location of garbage services as it relates to the maneuvering of vehicles;
5. The relationship of the grade of the ramp with the walls and landscaping proposed;
6. The pedestrian movement throughout the project; and
7. Consider adding space in front of the individual dwelling units.

The Motion Carried Unanimously The reason: The proposal as presented raises a number of concerns as identified in the motion.

VI. STAFF LIASON STATUS REPORT

- 460 Head Street (West Bay Quay) - The Development Permit Application was reviewed by the DRC members at the September 17th meeting and is pending the adoption of the rezoning. The rezoning application is at 3rd reading pending the registration of a Section 219 covenant.
- 1235 Esquimalt Road (Esquimalt Town Square) – Project is moving forward. Staff are currently negotiating the transfer of the property.
- 429 Lampson Street (English Inn) – The Heritage Alteration Permit was approved and they are proceeding with improvements to the existing heritage building on the site.
- 618 Lampson: (12 Unit Townhouse Project) – is well under construction. Anticipate sales in the spring of 2018.
- 615 Fernhill Road (RZN to allow a 10 Unit Multiple Family Residential Building) - APC recommended approval to Council on June 20, 2017. Staff are developing the Amendment Bylaw for presentation to Council this fall.
- 899 Esquimalt Road (12 Storey Building) – Application is still being reviewed by Staff with submission of revised drawings expected soon.
- Constance Avenue (Corvette Landing, 84 unit, 12 Storey Development) application will be presented to the Design Review Committee at the November 8th meeting.
- Staff are working on the Official Community Plan and updates to policies within the OCP. To be presented to Council by the end of the year.

- Staff are also working on some Interim amendments to the Zoning Bylaw.

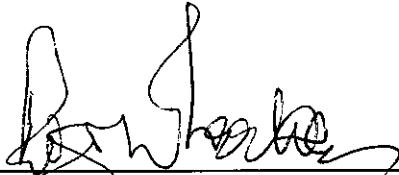
VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Wednesday, November 8, 2017

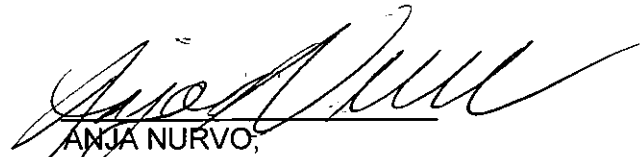
IX. ADJOURNMENT

On motion the meeting adjourned at 4:25 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 8th DAY OF NOVEMBER 2017

CERTIFIED CORRECT



ANJA NURVO,
CORPORATE OFFICER