



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF APRIL 11, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Bev Windjack, Acting Chair Jill Singleton	Wendy Kay Robert Schindelka
ABSENT:	Roger Wheelock, Graeme Verhulst, Ally Dewji and Cst. Rae Robirtis	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Present Committee members nominated Bev Windjack to assume the Chair.

Acting Chair Bev Windjack called the meeting to order at 3:20 p.m.

II. LATE ITEMS

(1) Pertaining to Agenda Item (V)

- Letter received April 11, 2018, re: Pacific House Arts Committee

III. APPROVAL OF AGENDA

Moved by Robert Schindelka, seconded by Wendy Kay: That the agenda be approved as amended with the inclusion of the late item. **Carried Unanimously**

IV. ADOPTION OF MINUTES – March 14, 2018

Moved by Wendy Kay, seconded by Jill Singleton: That the minutes of March 14, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT and REZONING APPLICATION 899 Esquimalt Road

Bob Heaslip, Development Planning Strategy, Farzin Yadegari, Farzin Yadegari Architect Inc., Caelan Griffiths, PMG Landscape Architects and Robert Evans, provided an overview of the OCP amendment and rezoning applications for 899 Esquimalt Road, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- The height of the proposed development is not acceptable under the current OCP designation.
- The proposed building is not attractive on all sides. As this is important gateway building to Esquimalt, the aesthetics of the east side of the building needs to be improved.
- The proposed wall art is not a compelling addition to the façade.
- Concerns that the overflow parking could have an impact on residential streets.
- Like the look of the "Green over Grey" green wall system. Concerns with the maintenance of the wall, a dead or failing wall will not be acceptable and the maintenance costs could be a financial burden on the future strata.

- Building looks like 15 storeys from Wollaston Street. *Staff clarified that height is measured from the average grade; hence, this building is considered to be 13 storeys.*
- Community consultation held for the project? *Concerns were expressed about height, traffic and parking.*
- Explored housing opportunities including rental housing agreement options. *Building will be strata titled with rental option.*

RECOMMENDATION:

Moved by Bev Windjack, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application for an amendment to the Official Community Plan and rezoning, authorizing a 13 storey, commercial mixed-use building consisting 2 retail commercial space and 62 residential units, sited in accordance with the BCLS Site Plan provided by Wey Massenburg Land Surveying Inc., stamped "Received November 30, 2017", and incorporating height and massing consistent with the architectural plans prepared by Farzin Yadegari Architect Inc., stamped "Received March 7, 2018", detailing the development proposed to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557] **be forwarded to Council with a recommendation for approval with the following conditions:**

1. That the proposed building height conforms to the current Official Community Plan;
2. That the aesthetics of the east face of the building be enhanced to be as attractive as the north, south and west elevations; and
3. The financial responsibility for the maintenance of the green wall needs to be detailed.

Reason: The overall design of the project generally met the intent of the OCP for that location, that it provided an attractive north elevation along Esquimalt Road, and, by stepping down on the south side, was sensitive to the adjacent residential neighbourhood. **Carried Unanimously**

VIII. NEXT REGULAR MEETING

Wednesday May 9, 2018

IX. ADJOURNMENT

The meeting adjourned at 4:15 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 9th DAY OF MAY, 2018

CERTIFIED CORRECT



ANJA NURVO,
CORPORATE OFFICER