



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF MAY 9, 2018 ESQUIMALT COUNCIL CHAMBERS

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**PRESENT:** Roger Wheelock, Chair  
Wendy Kay  
Jill Singleton  
Graeme Verhulst

Bev Windjack  
Ally Dewji (arrived at 3:03 p.m.)  
Robert Schindelka

**ABSENT:** Cst. Rae Robirtis

**STAFF:** Bill Brown, Director of Development Services, Staff Liaison  
Karen Hay, Planner  
Pearl Barnard, Recording Secretary

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#### I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:00 p.m.

#### II. LATE ITEMS

- (1) Pertaining to Agenda Item (V) **STAFF REPORTS** 1) Official Community Plan Amendment and Rezoning Application – 1379 Esquimalt / 520 Foster Street (St. Peter and St. Paul's Church)
- Tree Plan

#### III. APPROVAL OF AGENDA

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

#### IV. ADOPTION OF MINUTES – April 11, 2018

Moved by Bev Windjack, seconded by Jill Singleton: That the minutes of April 11, 2018, be adopted as circulated. **Carried Unanimously**

#### V. STAFF REPORTS

##### 1) Official Community Plan (OCP) Amendment and Rezoning Application 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church)

Staff advised that on Page 2 of the Staff Report – Property Size should read:  
Metric: 6284 m<sup>2</sup> Imperial: 1.54 acres

Peter Daniel, Anglican Diocese of British Columbia, Barry Cosgrave, Number Ten Architectural Group, John Dam, JDA and Brad Forth, 4\*Site provided an overview of the OCP amendment and rezoning application for 1379 Esquimalt Road / 520 Foster Street, presented a PowerPoint presentation and responded to questions from the Committee.

##### **Committee comments included (*response in italics*):**

- Building looks too institutional consider looking at redesign options
- Consider options to use the roof area that connects the residential building and the church
- Only two scooter storage/parking spaces for the building? *Yes, as the building ages in place, more scooter storage/parking might be considered*

- Enhance the landscaping and add additional trees to the interior parking area
- South exposed balconies might become a problem in the future. Consider relocating the balconies to the Esquimalt Road side.
- Tree Retention Plan needs to be reviewed for consistency with the Site Plan
- Consider relocating the future play area, to provide more community access
- Parking not seen as an issue
- Reducing the upper floor massing would be desirable

#### RECOMMENDATION:

Moved by Robert Schindelka, seconded by Jill Singleton: That the Esquimalt Design Review Committee [DRC] recommends that the Official Community Plan Amendment and Rezoning Application authorizing a new 5 storey, 24 unit, multiple family residential building with a new 'ministry centre' on the ground floor sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc., and incorporating height and massing consistent with the architectural plans provided by Number Ten Architectural Group, stamped "Received April 24, 2018" detailing the development proposal, to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church) [PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092] **be forwarded to Council with a recommendation for approval** as the proposed development generally conforms to the intentions of the OCP. **Carried Unanimously**

## 2) REVIEW OF THE DRAFT OFFICIAL COMMUNITY PLAN

#### Committee comments included:

- 23 DPA No. 6: Multi-Family Residential  
Page 93 - 23.5 Guidelines
  - #3 Consider adding – "to address human scale, public space and maximum light penetration at the street level"
  - #6. Consider changing to - Underground parking "should be encouraged" for any multi-unit residential buildings exceeding four storeys
  - Add the following guidelines:
    - Use architectural emphasis to define street corners
    - Avoid excessively long blank walls adjacent to public streets
    - Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents
    - Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or land to encourage community interaction
    - Use of indigenous or adaptive plant species is encouraged
    - All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards
    - Wherever possible, outdoor storage and parking areas should be screened from view
    - Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to or viewed from a public street. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:
      - Install a vertical trellis in front of the wall with climbing vines or other plan material
      - Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening
      - Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface

- Employ quality materials of different textures and colours to make the wall more interesting visually
- Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest
- Incorporate walls into a patio or sidewalk café space
- Terrace (step down) retaining walls
- Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours
- Exposed stairways & hallways on the exterior street facing portion of the building are discouraged
- 27 DPA No. 10: Esquimalt Town Square
  - Page 112 Guideline #20. Consider changing to - Use of indigenous “or adaptive” plant species is encouraged

Moved by Ally Dewji, seconded by Wendy Kay **Carried Unanimously**

Ally Dewji left the meeting at 4:45 p.m.

- Gateway locations was discussed
  - Page 161 Schedule G Public View Corridors - add gateway location icons to the map
  - Page 64 Heritage & Page 69 Tourism – add “Any property that abuts a gateway location should **reflect** that location”

Moved by Jill Singleton, seconded by Graeme Verhulst **Carried Unanimously**

- Building height along Esquimalt Road was discussed
  - Generally not supportive of buildings over 6 storeys, but would consider up to 12 storeys depending on context and circumstances

Moved by Bev Windjack, seconded by Jill Singleton **Carried** (1 opposed Robert Schindelka)

Wendy Kay left the meeting at 5:20 p.m.

- Ground floor commercial along Esquimalt Road was discussed
  - Committee supports the option of ground floor commercial along Esquimalt Road except in commercial / commercial mixed use areas

Moved by Graeme Verhulst, seconded by Jill Singleton **Carried Unanimously**

## VIII. NEXT REGULAR MEETING

Wednesday, June 13, 2018

The Chair advised that it is Jill Singletons last meeting and thanked her for her hard work.

## IX. ADJOURNMENT

The meeting adjourned at 5:30 p.m.

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