



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF FEBRUARY 13, 2019 ESQUIMALT COUNCIL CHAMBERS

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<b>PRESENT:</b>	Bev Windjack Ally Dewji	David Van Stolk Roger Wheelock
<b>ABSENT:</b>	Graeme Verhulst, Wendy Kay, Robert Schindelka	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Janany Nagulan, Planner, 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. ELECTION OF CHAIR

Nominated by Bev Windjack and seconded by David Van Stock: That Roger Wheelock assume the role of Chair of the Advisory Design Review Committee. **Carried Unanimously.**

#### III. ELECTION OF VICE CHAIR

Nominated by Roger Wheelock and seconded by Bev Windjack: That Ally Dewji assume the role of Vice Chair of the Advisory Design Review Committee. **Carried Unanimously.**

#### IV. LATE ITEMS

There were no late items.

#### V. APPROVAL OF AGENDA

Moved by David Van Stolk, seconded by Bev Windjack: That the agenda be approved as circulated. **Carried Unanimously**

#### VI. ADOPTION OF AMENDED MINUTES – November 14, 2018

Moved by Bev Windjack, seconded by Ally Dewji: That the Minutes as amended, of November 14, 2018, be adopted as circulated. **Carried Unanimously**

#### VII. ADOPTION OF MINUTES – January 9, 2019

Moved by Ally Dewji, seconded by Bev Windjack: That the Minutes of January 9, 2019, be adopted as circulated. **Carried Unanimously**

#### VIII. STAFF REPORTS

##### (1) DEVELOPMENT PERMIT APPLICATION 939 Colville Road and 825 Lampson Street

Ryan Jabs of Lapis Homes provided an overview of the Development Permit for 939 Colville Road and 825 Lampson Street, presented a PowerPoint Presentation and responded to questions from the Committee. Mr. Jabs mentioned that Council and the Advisory Planning Commission had raised concern with site lines by visitor parking so vegetation had been reduced there. Lisa May, Imagine Landscape Design & Landscapes, provided further comments to the landscaping design.

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

- Will the site be irrigated? *Yes*
- The garbage is located on a large hard surface before the driveway, why is there so much paving located there? *To provide access for commercial garbage pick up.*
- Building “C” is rotated slightly. This was done to improve access into the driveway
- Will the development be built in phases? *No*
- Will the Modo Vehicle on site be available to surrounding residents? *Yes*
- The garages will be slightly longer to accommodate bike and vehicle storage. *Yes*
- Will there be visitor bike parking? *Yes about 6*
- Is there other storage in the house? *Each unit has 3 bedrooms with a 4<sup>th</sup> flex room with the option to be used as storage.*
- What type of heating system? *Electric Base Board or Heat Pump*
- Will the buildings be solar ready? *Yes*
- Not much area for children to play. *Difficult because of the shape of the lot.*
- Non permeable pavers do not provide anything for stormwater management
- The undulating edge of the pavers is not keeping with the character of the development. Recommendation is to create a straighter, cleaner line.
- Possibility of changing the grass to ground cover
- The renderings were well done, it was helpful to understand the application

**RECOMMENDATION:**

Moved by Bev Windjack, seconded by David Van Stolk: 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 of ten (10) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., consistent with the architectural plans provided by T-Square Design, and the landscape plan prepared by Imagine Landscape Design all stamped “Received January 11, 2019”, for the development proposed to be located on the consolidated lot currently, 939 Colville Road [PID 005-752-655; Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817; Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277], **be forwarded to Council with a recommendation for approval as it is a good, tidy project for its location and purpose, with a caveat that the pavers be revised.**

**(2) REZONING APPLICATION**  
**937 Colville Road**

Ryan Jabs, Lapis Homes, and Laurie Aves, Christine Lintott Architects, provided an overview of the Rezoning Application for 937 Colville Road, presented a PowerPoint Presentation and responded to questions from the Committee. Lisa May, Imagine Landscape Design & Landscapes, provided comment to the landscaping. The presentation described the site and neighbourhood context, landscaping, building features and design.

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

- Asked to discuss the building height, usable open space and why this development is suitable for this site? *With the height of the neighbouring development, this development would be complementary.* Green space close by and not a large change for the street. Very accessible to transit.
- Parking ratio is justified with the neighbouring development however the ratios for both developments are very different. *Market for this development is different from the neighbouring development; therefore the parking needs vary between the two.*
- Height and massing will have to be taken into consideration more closely, more work needs to be done. *Did not want to sink the building lower into the ground without losing the livability. Hope to soften the large staircase with plantings.*

- Concern in regards to the reduced parking stall size. *Staff stated they do not meet the standard parking stall size, but meet the small car width.*
- Asked for clarification in regards to elevations, concern of retaining wall to neighbouring properties
- Rain garden at the corner of the site that has to be filled, how will you get water there? *Site will be graded downward from the higher elevation, and capture water from the building roof.*

#### RECOMMENDATION

Moved by Ally Dewji, seconded by Bev Windjack: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning, authorizing six (6) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., stamped "Received November 1, 2018" and incorporating the height and massing consistent with the architectural plans provided by Christine Lintott Architects, stamped "Received October 16, 2018", detailing the development proposed to be located at 937 Colville Road [PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277], **be referred back to the Design Review Committee with a design more consistent with the RM-3 Zone, specifically for lot coverage and height, and with parking more consistent with the neighbouring development, for the reason of better integrating the development into the neighbourhood.**

#### (3) DEVELOPMENT PERMIT APPLICATION 838 Admirals Road and 842 Admirals Road

Heather Spinney, Praxis Architecture, provided an overview of the project. Sean Partlow, a landscape architect with Lombard North (BC) and Graham Mann, owner's representative were also present.

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

- The Committee requested the landscape architect provide an overview of the landscape plan and noted the landscape plan included Periwinkle which is a prohibited plant. The landscape architect stated that the Periwinkle and Holly will be replaced; perhaps with Liriope and Kinnikinnick. The trees will be Autumn Maple with Ribes at the back.
- The Committee asked about the exterior lighting. *A lighting plan will be required.*

#### RECOMMENDATION

Moved by Ally Dewji, seconded by Bev Windjack: 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 of a 28 unit residential apartment building consistent with the architectural plans provided by Praxis Architects Inc., the landscape plan by Lombard North Group, and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received November 30, 2019", to be located at 838 Admirals Road [PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845] and 842 Admirals Road [PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546] be forwarded to Council with a recommendation that the application **be referred back to the Design Review Committee with an updated landscape plan so that the committee can make a more informed recommendation to Council.**

#### IX. REVIEW OF DRAFT GREEN BUILDING CHECK LIST

- Under section 7.0 Biodiversity
  - the landscape should be predominantly native and adaptive species
- In favour of simple format

#### X. REVIEW OF CAPITAL REGION LOCAL GOVERNMENT ELECTRIC VEHICLE AND ELECTRIC BIKE INFRASTRUCTURE PLANNING PROJECT


- This item was deferred to the next meeting for discussion.

**XI. NEXT REGULAR MEETING**

Wednesday, March 6th, 2019

**XII. ADJOURNMENT**

The meeting adjourned at 4:30 p.m.



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CHAIR, DESIGN REVIEW COMMITTEE  
THIS 6<sup>th</sup> DAY OF MARCH, 2019

CERTIFIED CORRECT



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ANJA NURVO,  
CORPORATE OFFICER