



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF JULY 10, 2019 ESQUIMALT COUNCIL CHAMBERS

| | | |
|-------------------------|--|--------------|
| PRESENT: | Robert Schindelka | Ally Dewji |
| | Roger Wheelock | Bev Windjack |
| | Tim Cottrell | |
| ABSENT: | Graeme Verhulst, David Van Stolk, Cst. Greg Shaw(non-voting) | |
| STAFF: | Bill Brown, Director of Development Services, Staff Liaison Janany Nagulan, Recording Secretary | |
| COUNCIL LIAISON: | Councillor Meagan Brame Councillor Jacob Helliwell (regrets) | |

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:07 p.m.

Introduction of new Committee Member, Tim Cottrell.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Ally Dewji, seconded by Bev Windjack: That the agenda be approved as printed.
Carried Unanimously

IV. ADOPTION OF MINUTES – April 3, 2019

Moved by Ally Dewji, seconded by Robert Schindelka: That the minutes of April 3, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

REZONING APPLICATION

1048 Tillicum Road

[Lot D, Section 10, Esquimalt District, Plan 11683]

David Yamamoto, designer for Zebra Design provided an overview of the Rezoning Application for 1048 Tillicum Road with a PowerPoint presentation and responded to questions from the Committee. The presentation described building design and features of the proposed townhouse development, also included description of the proposed location, building siting, and landscaping.

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

- Member asked applicant to give context and approach of the proposal as the applicant was responsible for the project located at 1050 & 1052 Tillicum Road. *Approach to the project was driven by site constraints.*
- The massing of the buildings provides better sun access to public space.
- Concerns with the separation and three metre setback between the current townhouse project under construction to the north and the current proposal. *The amount of parking required and the need for the garage and driveway to be level created siting constraints.*

- Hedging separation between the two properties will help with overlook issues.
- The zone written for the neighboring lot included screening which would see hedging of a certain height. Is that a component included in the new zone? *Staff stated that it is not at this time however it can be taken into the consideration.*
- Is there vegetation under the building? *There is no planting under the building only along the building.*
- The landscape plan is undeveloped. There should be a plant list indicating the types of trees that will be used and their sizes.
- Awkward from a design perspective as basement is at grade. *The drive aisle has to be at the same level for each unit therefore the townhouses were reoriented.*
- There are issues of visual access due to the landscaping and encourage the applicant to pull the trees away from the property line for a larger visual corridor.
- Member asked applicant to speak to the site access. *In the process of conducting a traffic study. There is no anticipation for more traffic but concerns left turn access.*
- Stronger design guidelines for development along Tillicum Road are required.
- Supportive of the land use and higher density.

RECOMMENDATION

Moved by Ally Dewji, seconded by Bev Windjack: That the Esquimalt Design Review Committee [DRC] recommends that the application for rezoning to authorize development of five (5) Townhouse Residential units as sited on the survey plan prepared by Glen Mitchel Land Surveying Inc. and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped "Received May 9, 2019", detailing the development proposed to be located at 1048 Tillicum Road [Lot D, Section 10, Esquimalt District, Plan 11683],

Be forwarded to Council with the recommendation for approval based on the conditions:

1. **That the applicant commission a traffic study completed by a qualified professional to identify for potential issues and the risk related to the unrestricted left turn access to and from Tillicum Road.**
2. **That the applicant increases the side yard setback to be consistent with the RM-3 Zone in order to provide and eliminate the issues of overlook between the existing townhomes to the north.**
3. **That a screening component within the zone similar to the neighboring property be included.**

To reflect the evolving nature of the proposed development and evolving context of Tillicum Road. Carried (1 Opposed).

VI. NEXT REGULAR MEETING

Wednesday, August 14th, 2019

VII. ADJOURNMENT

The meeting adjourned at approximately 4:15 p.m.

CERTIFIED CORRECT