



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

APC Design Review Committee

Wednesday, March 10, 2021

2:30 PM

Esquimalt Council Chambers

Present: 7 - Chair Roger Wheelock
Vice Chair Ally Dewji
Member Beverly Windjack
Member Tim Cottrell
Member Graeme Verhulst
Member Elizabeth Balderston
Member Xeniya Vins

Committee Members Vice Chair Ally Dewji, Elizabeth Balderston, Tim Cottrell, Graeme Verhulst and Xeniya Vins attended via conference call.

Council Liaison: Councillor Hundleby (via conference call)

Non-Voting Member: Cst. Greg Shaw, Community Resource Officer Vic PD
Esquimalt Division (Absent)

Staff: Bill Brown, Director of Development Services
Trevor Parkes, Senior Planner
Rachel Dumas, Corporate Officer
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

Chair Roger Wheelock called the Design Review Committee meeting to order at 2:31 PM.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Member Windjack, seconded by Member Balderston: That the agenda be approved as circulated. Carried Unanimously.

4. STAFF REPORTS

- 1) [21-141](#) Official Community Plan Amendment and Rezoning Application - 819, 821,823 Esquimalt Road, Staff Report No. DRC-21-004

Trevor Parkes, Senior Planner introduced the report and responded to questions from the Committee.

Mirosław Paprotny, Architect, Zeidler Architecture and Brad Forth, Landscape Architect, 4-Site Landscape Architecture connected to the conference call at 2:39 PM to provide an overview of the application and respond to questions from the Committee.

Committee comments:

- * On the need for the Official Community Plan (OCP) amendment concurrent with a rezoning application: Staff noted the applicant's building form proposes a density of 2.95 Floor Area Ratio (FAR) and a building height of 8 storeys, as well as a change in zoning to a Comprehensive Development District zone. This exceeds the capacity under the current OCP Proposed Land Use Designation, therefore, a change to both the Proposed Land Use Designation and applicable Development Permit Area are required.

- * Appropriateness of density: Applicant's building proposal differs from the vision outlined in the current OCP.

- * Proposed building's impact: Shadow cast on adjacent properties and Esquimalt Road, overall design approach affects the context of the neighbourhood and consideration of the building's design on street volume. Concerns expressed that should construction of this proposed building proceed, the valuations of nearby properties would increase and incentivize its owners to pursue a land assembly, thus further changing the form and character of the neighbourhood.

- * Staff reported 100% of the rental units would be restricted to seniors 55+: A housing agreement would be pursued with the applicant to ensure the eligibility of building residents and their tenure.

- * Staff reported in discussions with the applicant: An increase in front and side setbacks would be necessary and would result in a narrower and taller building, and two distinct laybys on Esquimalt Road.

Moved by Member Verhulst, seconded by Member Windjack: That the Esquimalt Design Review Committee [DRC] recommends that the application for an Official Community Plan amendment to change the 'Proposed Land Use Designations' map by changing the designation applied to the subject properties from 'Neighbourhood Commercial Mixed-Use' to Commercial/ Commercial Mixed-Use and change the 'Development Permit Areas' map by changing the applicable Development Permit Area for the subject properties from 'Multi-Family Residential' to 'Commercial'; and the associated Zoning amendment to authorize development of ninety-two (92) seniors multi-family residential units and one commercial unit as sited on the survey plan prepared by J.E. Anderson and Associates Surveyors - Engineers, stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans provided by Zeidler Architecture, stamped "Received March 1, 2021", detailing the development proposed to be located at 819 Esquimalt Road [PID 009-205-292; Lot 20, Section 11,

Esquimalt District, Plan VIP265]; 821 Esquimalt Road [PID 009-205-276; Lot 19, Section 11, Esquimalt District, Plan VIP265]; and 823 Esquimalt Road [PID 006-854-940; Lot 18, Section 11, Esquimalt District, Plan VIP265], be forwarded to Council with a recommendation to reject the application based on the following rationale:

- * The application has not met the current OCP requirements
- * The DRC strongly supports the current OCP requirements and would not look to change it unless justifiable reasons were presented
- * The applicant has not presented strong enough reasons for an OCP amendment. Carried Unanimously.

Member Dewji disconnected from meeting at 3:41PM.

Miroslaw Paprotny, Architect, Zeidler Architecture, and Brad Forth, Landscape Architect, 4-Site Landscape Architecture left the conference call at 3:42 PM.

Member Windjack declared a conflict of interest with Development Permit Application - 874 Fleming Street, Staff Report DRC-21-005 because her employer is the landscape architect on the application and left the meeting at 3:42 PM.

2) [21-144](#) Development Permit Application - 874 Fleming Street, Staff Report DRC-21-005

Paul Hammond, Architect, Low, Hammond Rowe Architecture, James Munro, Owner's Representative, Greater Victoria Housing Society, Kaye Melliship, Executive Director, Greater Victoria Housing Society, Chris Windjack, LADR Landscape Architect, and Olivia Lyne, Landscape Designer, LADR Landscape Architects connected to the conference call at 3:44 PM to provide an overview of the application and respond to questions from the Committee.

The presentation was delayed due to connection issues at 3:54 PM with the application representatives reconnecting to the conference at 4:02 PM and 4:05 PM.

Committee comments:

- * Improving accessibility: A ramp and path connecting to the main entrance would be more suitable than the current design where all residents enter through the building parking lot. Increase the microunit layout of the 7 designated accessible units to improve its functionality. Suggestion for staircases to be located at the front of the main entrance.
- * Units have a variation of window sizes
- * Protecting the arbutus trees is a positive
- * Overall use of the site is efficient
- * Form & character: Massing can be improved at West elevation and shorter side elevations could have further articulation. An addition to the colour

scheme would liven up the building's exterior features.

Moved by Member Verhulst, seconded by Member Balderston: 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 21 metre [6 storey], 137 unit, affordable rental, multiple family residential, building consistent with the architectural plans provided by Low Hammond Rowe Architects, the landscape plan provided by LADR Landscape Architects and sited in accordance with the site plan provided by Powell and Associates BC Land Surveyors, all stamped "Received December 18, 2020", to be located at 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District, Plan 25267], be forwarded to Council with a recommendation to approve the application based on the following rationale:

- * The project provides much needed affordable housing in an energy efficient building and is in general conformity to the design guidelines set forth by the Township of Esquimalt. Carried Unanimously.

In Favour: 5 - Chair Roger Wheelock, Member Tim Cottrell, Member Graeme Verhulst, Member Elizabeth Balderston and Member Xeniya Vins

Absent: 2 - Vice Chair Ally Dewji and Member Beverly Windjack

Paul Hammond, James Munro, Kaye Melliship, Chris Windjack and Olivia Lyne left the conference call at 4:32 PM.

Member Windjack returned to meeting at 4:32 PM.

5. OTHER BUSINESS

1) [21-135](#) 2019 - 2023 Strategic Priorities

Chair Wheelock provided an overview of his presentation to Council at the March 8, 2021 Committee of the Whole meeting. Key points of the presentation included:

- * Request for the services of a sub-contracted landscape architect to provide advice to the committee when reviewing landscaping proposals for large scale major projects
- * Request for a mandated statement requiring applicants to have considered accessibility issues in Development applications
- * Expressed concerns about the disappearing urban forest
- * Ensuring design elements are desirable in Detached Accessory Dwelling Units (DADU): a reference to the City of Los Angeles was made where applicants have the option to choose from pre-approved architectural designs which has the benefit of a quicker development approval process. Council could consider such an initiative.

Councillor Hundleby acknowledged the importance of the Committee's work and how Council gets a detailed sense of the discussion and to anticipate the public sentiment.

6. ADJOURNMENT

The Design Review Committee meeting adjourned at 4:40 PM.

ROGER WHEELOCK, CHAIR
DESIGN REVIEW COMMITTEE
THIS DAY OF , 2021

ANJA NURVO, INTERIM CORPORATE
OFFICER
CERTIFIED CORRECT