



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

APC Design Review Committee

Wednesday, June 9, 2021

2:30 PM

Esquimalt Council Chambers

Present: 5 - Chair Roger Wheelock
Member Tim Cottrell
Member Graeme Verhulst
Member Elizabeth Balderston
Member Xeniya Vins

Regrets: 2 - Vice Chair Ally Dewji
Member Beverly Windjack

Committee Members Xeniya Vins, Elizabeth Balderston, Tim Cottrell and Graeme Verhulst attended the meeting by conference call.

Council Liaison: Councillor Hundleby and Councillor Vermeulen attended the meeting via conference call.

Non-Voting Member: Cst Greg Shaw, Community Resource Officer VicPD Esquimalt Division (Regrets)

Staff: Bill Brown, Director of Development Services
Alex Tang, Planner
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

Chair Roger Wheelock called the Design Review Committee meeting to order at 2:30 PM.

Chair Wheelock acknowledged with respect that the Township conducts its business on the traditional territory of the Lekwungen-speaking peoples and committed to building stronger working relationships with both the Songhees and Esquimalt First Nations.

2. LATE ITEMS

There were no late items.

Chair Wheelock declared a conflict of interest with Rezoning Application - 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road, Staff Report No. DRC-21-012, due to the proximity of his residence having a direct line of sight to the Application.

Moved by Member Vins, seconded by Member Cottrell: That the Esquimalt Design Review Committee nominate Member Verhulst to assume the role of Acting Chair in the absence of Chair Wheelock, for Rezoning Application – 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road, Staff Report No. DRC-21-012. Carried Unanimously.

3. APPROVAL OF THE AGENDA

The Agenda was not adopted as circulated by the Committee.

4. STAFF REPORTS

- 1) [21-305](#) Development Permit Application – 669 Constance Avenue, Staff Report No. DRC-21-013

The Director of Development Services declared a conflict of interest with Development Permit Application - 669 Constance Avenue, Staff Report No. DRC-21-013, due to the proximity of his residence having a direct line of sight to the subject property and to avoid a perception of perceived bias or pecuniary interest on the application during the Committee's discussion.

Bill Brown left the meeting at 2:36 PM.

Alex Tang, Planner, introduced the report and responded to questions from the Committee.

Mark Holland, Holland Planning Innovations Inc., attended the meeting via conference call at 2:38 PM to provide an overview of the application and respond to questions from the Committee.

Michael Farrar, Architect, FAAS Architecture and Deron Miller, Landscape Architect, Scatliff + Miller + Murray, attended the meeting via conference call at 2:41 PM and responded to questions from the Committee.

Councillor Hundleby disconnected from the meeting at 2:37 PM and rejoined at 2:40 PM.

Committee comments:

- * Project's iteration since previous presentation to the Committee:

Clarification sought on the rationale for the changes to the application, comments on its similarities to the previous application and conventional design.

- * Landscape plan: Positive reaction to the inclusion of public art, and selection of plant palette and native plant species. Concerns expressed on the extent of the blank walls and exposed concrete with suggestions to the Applicant to examine the provision of vines, ferns and more greenery to make the building exterior visually appealing.

- * Loading Bay Area: Concerns on the distance between the loading area to resident's living quarters which would require navigation through a long

corridor, stairwell then pathway. Concerns that the primary entry is through the parkade.

* Building's overshadow during the winter season: Clarification sought on the impact and extent of the overshadow due to missing analyses in the application.

*Building's secondary exit on the main floor: Concerns for ease of navigation and safety implications, with observations made to the secondary exit missing in the building plans.

*Balcony size: Comments on the narrow size and whether the Township has a policy on minimum size requirement which Staff responded there to be none.

*Unit layouts and design features: Strong objections to the placement of windowless bedrooms adjacent to a floor's common hallways. Unit layouts are not an example of good design nor do they provide quality living space, with reference to the size of the living rooms and furniture space limited to a loveseat, and the lack of adequate space for any other living room or dining room furniture. Further critiques on the amount of living space to be insufficient for families in 3-bedroom units. Observations on how residents interested in these units will compromise on the lack of personal living space due to the high demand for housing and low vacancy rates in the region.

* Visual sentiment of the 2-storey "bump-out area" on the rooftop deck: Clarification sought on its purpose and prominent appearance, comments on how it is inconsistent with the overall "light and airy" design of the building.

* Bicycle parking, storage & racks: Proposed 67 stalls to 80 units. The lack of a 1:1 ratio of bike stalls to residential units is concerning. Staff in their discussions with the Applicant did recommend increasing the number of bike stalls to be an asset.

Moved by Member Cottrell, seconded by Member Balderston: That the Esquimalt Design Review Committee recommends to Council that the application for a development permit authorizing the form and character of the proposed development of a multiple-family residential building consistent with the architectural and landscape plans provided by Formed Alliance Architecture Studio, stamped "Received April 23, 2021", and sited in accordance with the site plan provided by McElhanney Consulting Services, stamped "Received April 23, 2021", to be located at 669 Constance Avenue [PID 030-431-026 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan EPP76107] be forwarded to Council with a recommendation to approve with conditions based on the following rationale:

* General conformance to previously approved zoning application

* The condition that the landscape plan be revised to include taller plants such as vines or other planting to provide coverage to the blank walls, including the courtyard

* The condition that the Applicant revise the unit layout to increase liveability for 2-bedrooms and above units in order to make these units

family friendly, specifically increasing the size of the living room and dining area to allow adequate space for normal living room and dining room furniture

* The condition that a 1:1 bike to unit ratio requirement be implemented due to availability of space in the courtyard. Carried Unanimously.

Mark Holland and Michael Farrar disconnected at 3:34 PM.

- 2) [21-304](#) Rezoning Application – 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road, Staff Report No. DRC-21-012

Councillor Hundleby declared a conflict of interest with the Application because her private residence is near the subject property and disconnected from the conference call at 3:35 PM.

Bill Brown, Director of Development Services, rejoined the meeting at 3:35 PM.

Alex McCumber, Architect, dHKarchitects and Sean Leogreen, Landscape Architect, LADR Landscape Architects, connected to the conference call at 3:35 PM.

Chair Wheelock recused himself from the meeting due to the aforementioned reasons and left the meeting room at 3:36 PM. Acting Chair Verhulst assumed the role of Chair.

Alex Tang, Planner, introduced the application and responded to questions from the Committee.

Committee comments:

* Parking ratio of stalls to residents: Overall ratio of 0.79. Suggestion to the Applicant that a 1:1 parking ratio would be more appropriately applied to the 2-bedroom and 3-bedroom units, with the 0.79 ratio applied to the remaining units.

* Commercial car share: Suggestion to the Applicant to consider providing this service to alleviate concerns over parking availability.

* Placement of bicycle stalls: Positive reaction to the availability of stalls placed in different areas and not limited to garage parking.

* Unit size & layout: Significant concerns on the liveability of the 1-bedroom units with their size akin to a studio unit, with emphasis on the living room space being smaller than the bathroom, and the overall lack of living space. The living room space in the proposed 3-bedroom units are the size of the ensuite bathroom which is insufficient living space for families with 2 children, and that overall, these units provide neither sufficient nor comfortable livable space for families. A reference was made to the ongoing

COVID-19 pandemic on the importance of quality indoor space to be essential which in turn affects quality of life. Further critiques on the general unit layout as more suitable for student housing and that the number of units presented by the Applicant are excessive, cramped and not innovative.

* West Bay Neighbourhood: The highly desirable neighbourhood comes with the expectation that design submissions by Applicants will uphold the liveability of the area, existing use and celebrate the beauty of the area given its proximity to the Westsong Walkway (also known as West Bay Walkway or Songhees Walkway). The opportunity for the Applicant to create a premium product that “excites” and resonates with the neighbourhood has been missed.

Moved by Balderston, seconded by Cottrell: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 6-storey residential building consistent with the architectural plans provided by dHKarchitects, stamped “Received May 28, 2021”, landscape plan provided by LADR Landscape Architects, stamped “Received May 28, 2021”, and sited in accordance with the site plan provided by Polaris Land Surveying Inc., stamped “Received May 28, 2021”, to be located at 530 West Bay Terrace [PID 005-090-202, Lot 7, Section 11, Esquimalt District, Plan 11515], 534 West Bay Terrace [PID 000-074-659, Lot 6, Section 11, Esquimalt District, Plan 11515], 538 West Bay Terrace [PID 000-074-594, Lot 5, Section 11, Esquimalt District, Plan 11515], 877 Dunsmuir Road [PID 005-090-181, Lot 2, Section 11, Esquimalt District, Plan 11515], and 879 Dunsmuir Road [PID 000-074-683, Lot 1, Section 11, Esquimalt District, Plan 11515] be forwarded to Council with a recommendation to deny the application based on the following reasons:

- * The units have a lack of quality indoor living space, in particular the units oriented for families
- * The building doesn’t celebrate the desirability and uniqueness of its location in West Bay
- * Doesn’t address the Dunsmuir Street streetscape
- * Increase needed in private and public outdoor amenity space. Carried Unanimously.

Councillor Vermulen recused herself from the Committee’s meeting due to the proximity of her private residence to the project location and disconnected from the conference at 4:41 PM.

Sean Leogreen and Alex McCumber disconnected from the conference call at 4:41 PM.

- 3) [21-306](#) Development Permit Application – 1100, 1104 & 1108 Esquimalt Road, and 610 & 612 Lampson Street, Staff Report No. DEV-21-014

Chair Wheelock rejoined the meeting at 4:41 PM and resumed the role of Chair.

Heather Spinney, Architect, Praxis Architects Inc., connected to the conference call at 4:42 PM.

Jim Partlow, Principal Landscape Architect, Lombard North Group, Graeme Mann, Developer, GT Mann Contracting and Councillor Hundleby connected to the conference call at 4:43 PM.

Alex Tang, Planner, introduced the file and responded to questions from the Committee.

Committee comments:

- * Logistics of the parkade on Esquimalt Road: Clarification sought on whether additional safety measures were considered due to the busy intersection at Esquimalt Road and Lampson Street. Applicant responded that vehicles would only right-in and right-out of the parkade.

- * Site Design: Positive reaction to the courtyard feature despite its proximity to Esquimalt Road and Lampson Street.

- * Unit layout: Positive reaction to the large balconies, the private and public amenity areas, and cabled balconies which present an expression of Esquimalt's maritime character.

Moved by Verhulst, seconded by Balderston: That the Esquimalt Design Review Committee recommends to Council that the application for a development permit authorizing the form and character of the proposed development of a multiple-family residential building consistent with the architectural plans provided by Studio PA Praxis Architects Inc., stamped "Received April 28, 2021", landscape plan provided by Lombard North Group, Inc., stamped "Received April 28, 2021", and sited in accordance with the site plan provided by Wey Mayenburg Land Surveying, Inc., stamped "Received May 28, 2021", to be located at 1100 Esquimalt Road [PID 005-988-292 Lot 1, Section 11, Esquimalt District, Plan 4618], 1104 Esquimalt Road [PID 005-988-331 Lot 2, Section 11, Esquimalt District, Plan 4618], 1108 Esquimalt Road [PID 005-988-381 Lot 3, Section 11, Esquimalt District, Plan 4618], 610 Lampson Street [PID 024-548-782 Strata Lot 2 Section 11 Esquimalt District Strata Plan VIS4828], and 612 Lampson Street [PID 024-548-774 Strata Lot 1 Section 11 Esquimalt District Strata Plan VIS4828] be forwarded to Council with a recommendation to approve the application based on the following rationale:

- * Enhances the streetscape

- * Provides a sense of place at an important intersection in the Township. Carried Unanimously.

Chair Wheelock informed the Committee his appointment as Chair concludes on June 30, 2021 and that this meeting will be his last. Committee members and Councillor Hundleby expressed their appreciation for the Chair's service to the community.

Councillor Hundleby clarified that her recusal from Rezoning Application 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road, Staff Report No. DRC-21-012, was made in error due to a misinterpretation of the civic addresses of the application.

5. ADJOURNMENT

The Design Review Committee adjourned at 5:07 PM.

_____, CHAIR
DESIGN REVIEW COMMITTEE
THIS DAY OF _____, 2021

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT