



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, August 11, 2021

2:30 PM

Esquimalt Council Chambers

Present: 5 - Chair Graeme Verhulst
Vice Chair Elizabeth Balderston
Member Derek Jenkins
Member Richard McGrew
Member Xeniya Vins

Regrets: 2 - Member Tara Todesco
Member Chris Windjack

Council Liaisons: Councillor Hundleby
Councillor Vermeulen (via conference call)

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

1. CALL TO ORDER

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

Chair Verhulst 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.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

1) [21-423](#) Minutes of the APC Design Review Committee, July 14, 2021

Moved by Member Jenkins, seconded by Member Vins: That the Minutes of the APC Design Review Committee, July 14, 2021 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [21-416](#) Official Community Plan Amendment and Rezoning Application - 880 Fleming Street, Staff Report No. DRC-21-015

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

Rajinder Sahota, applicant, Method Built Homes, Fred Mallach, designer, Steller Architectural Consulting, Eddie Williams, architect, Steller Architectural Consulting, and Bianca Bodley, Biophilia design collective Ltd., presented an overview of the application and responded to questions from the Committee.

Committee Comments:

- * Positive reaction to the applicant's approach in attracting a diverse range of demographic consumers to the rental units.
- * Clarification sought on the extent of infrastructure upgrades to the on-site drainage, water sprinklers, and level of water pressure requested by the Township's Fire Department.
- * Stormwater collection management: Clarification sought on whether this design feature is available relative to the hardscaping.
- * Suggestion to the applicant to increase the 1:1 ratio of unit to bicycle stall parking as a compromise to the reduced number of vehicle parking stalls that were recommended in the Watt Parking Study.
- * Clarification sought on whether bicycle parking is allowed inside each tenants' units and whether this need can be written into the housing agreement for added certainty and to alleviate concerns of bicycle theft.
- * Observation made of a local family of 5 owning 8-9 bikes who view vehicle ownership as a lifestyle choice. Suggestion to the Applicant to further examine options to increase bicycle parking without reducing the allowable floor space.
- * Electric bike share program: Whether such a service is available, and details sought on its implementation as mentioned in the Watt parking study.
- * Township of Esquimalt's parking bylaw requirements: Based on the zone, a 1.3 spaces per unit is required (59 parking spaces), yet the 26 stalls (0.53 spaces per unit) proposed by the applicant is insufficient. Further reference to the 15 units being 2-bedroom and 3-bedroom and that residents of these family-oriented units will need vehicle parking. The implementation of all the recommendations from the Watt parking study would still result in a 2-3 stall deficiency.
- * Staff responded the Township is mitigating the reduction in parking availability by having both developers create a path at the north side of the

site to increase the walkability and access to public transit. The parking bylaw is nearly 30 years old and advised the Committee to weigh less emphasis on the required parking ratio. The ongoing affordable housing crisis is the highest priority for the Township which necessitates more housing to be built. When a deep discount in rent is proposed, residents should neither expect a vehicle stall nor vehicle ownership.

* Mixed-use commercial development and multimodal transportation as stated in the OCP: Suggestion to the Township to attract, diversify and develop consumer options such as grocery stores, restaurants and coffee shops to enhance the multimodal connectivity among residents, with emphasis on increasing commercial development at the Craigflower Road & Tillicum Road intersection.

Councillor Vermeulen disconnected from the meeting at 3:19PM.

Moved by Member Vins, seconded by Member McGrew: That the Design Review Committee [DRC] recommends that the application for an Official Community Plan amendment to change the Development Permit Area applied to 880 Fleming Street from DPA No.3 - Enhanced Design Control Residential to DPA No. 6 - Multi-Family Residential and the associated Zoning Bylaw amendment to authorize development of forty-five (45) multi-family residential units, including 42 rental units of which 28 units would be rented below market rent, and three (3) stratified, two storey penthouse units, as sited on the survey plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received April 26, 2021", and incorporating the height and massing consistent with the architectural plans provided by Steller Architectural Consulting, stamped "Received April 26, 2021", detailing the development proposed to be located at 880 Fleming Street [PID 030-353-556; Lot 1, Section 10, Esquimalt District, Plan EPP78715], be forwarded to Council with a recommendation to approve for the reasons that the proposal will support a diverse demographic to the units and the massing is well considered with the following conditions:

* Applicant to examine opportunities to increase bicycle parking beyond the 1:1 unit-stall ratio

* Applicant to improve the vehicle parking layout to increase the number of parking stalls to meet the recommendations outlined in the Watt Parking Study. Carried Unanimously.

6. ADJOURNMENT

The Design Review Committee meeting adjourned at 3:35 PM.

GRAEME VERHULST, CHAIR
DESIGN REVIEW COMMITTEE
THIS 8TH DAY OF SEPTEMBER, 2021

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT