



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, December 8, 2021

2:30 PM

Esquimalt Council Chambers

Present: 7 - Chair Graeme Verhulst
Vice Chair Elizabeth Balderston
Member Derek Jenkins
Member Richard McGrew
Member Tara Todesco
Member Xeniya Vins
Member Chris Windjack

Vice Chair Elizabeth Balderston attended the meeting via conference call.

Council Liaisons: Councillor Hundleby

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

1. CALL TO ORDER

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

The Chair began the meeting by acknowledging with respect the Lekwungen speaking peoples on whose territory this Township building stands, as well as recognizing the Songhees and Esquimalt First Nations governments.

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. STAFF REPORTS

- 1) [21-587](#) Rezoning Application 485 South Joffre Street, Staff Report No. DRC-21-019

Karen Hay, Planner introduced the application and responded to questions from the Committee.

Kim Colpman, Applicant, Large and Co. and Owner, Datatech Developments Inc. No. BC0060270, Michael Moody, Architect, MJM Architect Inc., and Fred Mallach, Senior Architectural Technologist presented an overview of the application and responded to questions from the Committee.

Vice Chair Balderston connected to the conference call at 2:40PM, temporarily disconnected at 2:43PM then reconnected at 2:44PM.

Committee comments (Staff and Applicant responses in italics):

- * Clarification sought on the justifications for an OCP amendment and overall suitability of a townhouse development in the neighbourhood: *Evaluate the lot on its own merit in relation to the block and neighbourhood.*
- * Suggestion to increase the west setback. Significant concerns with the siting of townhouse's proximity to the pedestrian sidewalk.
- * Proposed density is appropriate.
- * Design, unit size, configuration, and liveability of lower-level units: Significant concerns with the pathway to the front door and size of units that are within 900 ft². Suggestion to Applicant to create walk-up entrances and position the units at a different orientation.
- * Suggestion to reduce the parking ratio.
- * Guest parking stall: Concerns with accessibility and ease of user access.
- * Desire to see construction to BC Building Step Code 3. *Strive to exceed past step code 3.*
- * Bike parking: Considerations for looking into storage with proximity to resident's units and to feature an overhead roof.

Moved by Member Todesco, seconded by Member Windjack: That the Esquimalt Design Review Committee recommends to Council that the Official Community Plan amendment and rezoning application, authorizing a stacked townhouse style of building containing six townhouse dwelling units, at 485 South Joffre Street [PID 006-104-801; Lot 5, Block B, Section 11, Esquimalt District, Plan 4478] in accordance with the site plan prepared by James Worton, Powell and Associates, BC Land Surveyors stamped "Received Oct. 13, 2021", and the construction drawings by MJM Architect Inc., stamped "Received Oct. 20, 2021", be forwarded to Council with a recommendation to approve for the following reasons that the application will increase housing options in response to the housing crisis, the Floor Area Ratio (FAR) is appropriate, proximity to the multi-family zone properties, and is an appropriate amendment to the OCP due to the size of the lot, with the following conditions:

- * Increase the setbacks on the north, south and west
- * Visitor parking stalls are not required
- * Review the quality of the unit entrances on the top floor
- * Project to be built to Step 4 of the BC Building Code. Carried Unanimously.

In Favour: 7 - Chair Graeme Verhulst, Vice Chair Elizabeth Balderston, Member Derek Jenkins, Member Richard McGrew, Member Tara Todesco, Member Xeniya Vins and Member Chris Windjack

2) [21-592](#) Rezoning Application – 815 & 825 Selkirk Avenue, Staff Report No. DRC-21-020

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

Josh Bilyk, Director of Corporate Relations, TLA Developments, Mark Hingley, Applicant and Project Manager, Sterling Living Limited Partnership and TLA Developments, Grant Greyeyes, Director of Community and Indigenous Relations, TLA Developments, Reeti Gupta, Director of Projects, TLA Developments, Alan Lowe, Architect and Designer, Alan Lowe Architect Inc., and James Partlow, Landscape Architect, Lombrow North Group presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- * Parking: *Reduced 10 stalls in total by removing 5 stalls per parking level.*
- * Clarification sought on location of the bicycle parking room in relation to the garbage entrance: Garbage room inaccessible by wheelchair or person when sharing the ramp. Users would need to roll their garbage bins up 2-storeys on ramps. Suggestion to swap location of the garbage room for the bike room. *Garbage room will be reviewed.*
- * Suggestion to Applicant to build to BC Building Step Code 3: *Working with a company to conduct energy modelling. Aspire to build to Step Code 3.*
- * Siting setbacks: Clarification on the variance being requested off the rear (south) property line. *New zone being created, up to Township to determine.* Setbacks are appropriate.
- * Proposed 4 trees for removal are not protected by the Township bylaw.
- * Planting large trees on top of parkades and concerns for adequate soil volume: Observation on trees living beyond 200 and 300 years whereas a parkade will not exist for 100 years. Tree removal is inevitable when the building is demolished. Trees being proposed on top of parkade is a matter of personal principle. *Provided soil volume for trees to reach maturity is more than adequate. Value of opting for smaller trees is noted.*
- * Suggestion to Applicant to locate the parkade further away from the property line.
- * Urban Tree canopy: *Spirit of the Township policy is being met.*
- * Underground parkade: *In relation to tree canopy and Township's goal of 25% - very difficult to meet objectives given the layout of the site. Very little offset available. Parkade built to withstand leaking.*

- * Suggestion to Applicant to use vines to reduce the visibility and prominence of the blank wall.
- * 6-storey building height: Step back the upper floors to reduce visibility from Selkirk Ave.
- * Suggestion to Applicant to change the 2-bedroom 1096 sq2 unit into a 3-bedroom unit. *Feasibility of the floor plans in proximity to elevator, shall consider.*
- * Amenity space: Positive reaction to garden and playground space.
Suggestion to reduce the size of the amenity room.
- * Suggestion to Applicant to consider cooling features to mitigate overheating in multi-unit buildings.

Moved by Chair Verhulst, seconded by Member Vins: 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 plan provided by Alan Lowe Architect Inc., stamped "Received November 24, 2021", landscape plan provided by Lombard North Group Inc. "Received November 24, 2021", and sited in accordance with the site plan provided by Polaris Land Surveying Inc., stamped "Received November 24, 2021", to be located at 815 Selkirk Avenue [PID 004-367-839, Lot 7, Section 10, Esquimalt District, Plan 1258] and 825 Selkirk Avenue [PID 007-656-483, Lot 8, Section 10, Esquimalt District, Plan 1258] be forwarded to Council with a recommendation to approve the application for the following reason that the project aligns with the OCP Development Guidelines, with the following conditions:

- * To attempt to incorporate extra space in the landscape buffer to the parkade
- * To aspire to Step 3 of the BC Building Code. Carried.

In Favour: 6 - Chair Graeme Verhulst, Member Derek Jenkins, Member Richard McGrew, Member Tara Todesco, Member Xeniya Vins and Member Chris Windjack

Opposed: 1 - Vice Chair Elizabeth Balderston

5. ADJOURNMENT

The Design Review Committee meeting adjourned at 4:54PM.

GRAEME VERHULST, CHAIR
DESIGN REVIEW COMMITTEE
THIS 8TH DAY OF JUNE, 2022

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT