



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, November 4, 2020

2:30 PM

Esquimalt Council Chambers

Present: 6 - Chair Roger Wheelock
Member Beverly Windjack
Member Tim Cottrell
Member Graeme Verhulst
Member Elizabeth Balderston
Member Xeniya Vins

Absent: 1 - Vice Chair Ally Dewji

Committee Members Bev Windjack, Tim Cottrell and Elizabeth Balderston attended via conference call.

Council Liaisons: Councillor Meagan Brame (via conference call)

Staff: Bill Brown, Director of Development Services
Trevor Parkes, Senior Planner
Tricia deMacedo, Planner
Pearl Barnard, Recording Secretary

1. CALL TO ORDER

Chair Roger Wheelock called the Design Review Committee meeting to order at 2:34 PM.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

- 1) [20-530](#) Minutes of the APC Design Review Committee Meeting, September 9, 2020

Moved by Member Windjack, seconded by Member Vins: That the minutes of the APC Design Review Committee Meeting, September 9, 2020 be adopted as circulated. Carried Unanimously.

- 2) [20-531](#) Minutes of the APC Design Review Committee Meeting, October 14, 2020

Moved by Member Vins, seconded by Member Verhulst: That the minutes of the APC Design Review Committee Meeting, October 14, 2020 be adopted as circulated. Carried Unanimously.

5. OTHER BUSINESS

- 1) [20-532](#) Climate Emergency Report

Tricia deMacedo gave an overview of the Climate Emergency Report.

Commission comments and questions included (Staff response in italics):

*Consider adopting at least Step 3 of the Energy Step Code for Part 3 and Part 9 Buildings.

*Encourage incentives for higher tiers of the Energy Step Code.

*Make a deliberate effort to include younger people in the working group.

*The Climate Action Plan is heavily weighted to carbon reduction, particularly transportation. In the future will there be more attention given to aspects of biodiversity, soil production and more environmental aspects? Will the health and social vulnerability side, First Nations and low income risk factors be addressed? *The Climate Adaptation Plan has many actions which address human health and ecosystems. Biodiversity is the largest section in Climate Adaptation Plan report. The report will be available soon.*

*Hoping to see urban forest in the report. Protection of existing large trees and encouraging planting of trees that become large trees is really important. *There are recommendations in the Climate Adaptation Plan around reviewing the Tree Bylaw in terms of protecting existing trees and also the species of trees which will be planted in the future to ensure climate adapted species are used and not ones that will be vulnerable to drought.*

*Removal of material from building deconstruction, 75% of the home building waste can be reused or recycled this is a huge amount of solid waste going into the landfill. *Will advise the consultant as this is a great strategy to include.*

*Is integrated stormwater management addressed? *Yes, it is addressed in the Climate Adaptation Plan, along with other infrastructure strategies.*

Moved by Member Verhulst, seconded by Member Vins: That the Esquimalt Design Review Committee (DRC) encourages Council to adopt Step 3 as a minimum for new developments and also that Council find ways to incentivize higher tiers of Step Code. Carried Unanimously.

6. STAFF REPORTS

- 1) [20-533](#) Development Permit Application - 876 Dunsmuir Road, Staff Report No. DRC-20-007

Jim Penner, Owner, Will Peereboom, Victoria Design Group and Erin Renwick, Greenspace Designs, provided an overview of the Development Permit Application for 876 Dunsmuir Road via telephone.

Commission comments and questions included (Response in italics):

- *Appreciate the changes that were made. Four units are more appropriate.
- *Concerns with the location of the tree under the roof overhang.
- *Stormwater management plan. Will stormwater water be used for irrigation? *No.*
- *Concerns with the location of the bike parking in the back, consider moving the bike rack to the front of the building.
- *Can the drive aisle be make any smaller? *No it is the required width.*
- *Consider adding windows to the side elevations for the master bedrooms. *Will consider on the left side for sure, right side windows will depend on Building Code Limiting Distance requirements.*
- *Front lawns are underwhelming, consider moving trees to street edge instead of trees in planters.
- *The sidewalk on the right side seems excessive.
- *Too many types of finishes.
- *Colour palate was discussed. Concerns with the large dark surface on the outside of the building. Could impact the neighbours. *Could be softened.*
- *Will any trees be removed? *A tree was removed, we will be adding more trees than were taken out.*
- *The Dogwood Tree is not appropriate in planters.
- *Consider adding some medium or larger trees in the front.
- *Encourage adding back doors to the units.
- *The picnic space will not be well used.

Moved by Member Verhulst, seconded by Member Windjack: 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 four (4) stacked townhouse dwelling units as sited on the survey plans prepared by J.E. Anderson and Associates stamped "Received April 20, 2020", consistent with the architectural plans provided by Victoria Design Group., stamped "Received September 22, 2020", and the landscape plan by Greenspace Designs. stamped "Received September 22, 2020", detailing the development proposed to be located at 876 Dunsmuir Road [PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265], be forwarded to Council with a recommendation to approve with the following conditions:

That the applicant consider:

- 1) Adding more larger trees;
- 2) Simplifying the material palate and add interest to the side elevation;
- 3) Altering the travel path back to front;
- 4) Relocating the bike racks to the front of the building; and
- 5) A clear pedestrian access to the amenity area.

Reason the design is appropriate for the neighbourhood. Carried Unanimously.

7. ADJOURNMENT

The Design Review Committee meeting adjourned at 4:05 PM.

ROGER WHEELLOCK, CHAIR
DESIGN REVIEW COMMITTEE
THIS 9TH DAY OF DECEMBER, 2020

RACHEL DUMAS, CORPORATE OFFICER
CERTIFIED CORRECT