



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, NOVEMBER 28, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	David Schinbein (CHAIR) Amy Higginbotham Ken Armour Graeme Dempster	Christina Hamer Berdine Jonker Duncan Cavens
STAFF LIAISON:	Trevor Parkes, Senior Planner	
COUNCIL LIAISON:	Councillor Beth Burton-Krahn	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF THE AGENDA

Moved by Christina Hamer, seconded by Duncan Cavens, that the agenda be adopted as circulated. **The Motion CARRIED UNANIMOUSLY**

IV. MINUTES

Moved by Graeme Dempster, seconded by Christina Hamer, that the minutes of the Advisory Planning Commission held October 17, 2017 be adopted as circulated. **The Motion CARRIED UNANIMOUSLY**

V. STAFF REPORTS

REZONING APPLICATION

669 Constance Avenue

[PID 004-574-451 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563]

658 Admirals Road

[PID 023-768-410 Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333]

662 Admirals Road

[PID 017-827-540 Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521]

Purpose of the Application:

Trevor Parkes outlined that the applicant is requesting a change in zoning from the current mix of Medium Density Multiple Family Residential [RM-4] and Low Density Townhouse Multiple Family Residential [RM-1] zones to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 12 storey, 83 unit, multiple family, prefabricated, residential building.

Mr. Parkes explained that the land use designation for the subject property is Multiple Unit High Rise Residential, which the Official Community Plan contemplates accommodating up to 12 storeys in height with a Floor Area Ratio of up to 3.0. The Floor Area Ratio for this proposal is 2.9 and the tallest portion of the building does achieve 12 storey overall height. The parking associated with the building is a reduction from the Parking Bylaw requirement;

however, the applicant has provided a parking study in support of the parking profile provided. The bicycle parking is a ratio of 1.5 spaces per unit, which is consistent with the Official Community Plan.

Oliver Lang, Architect LWPAC, Troy Grant and Casey O'Byrne, Standing Stone Developments and Jim Partlow, Lombard North Group Inc. presented the application.

Casey O'Byrne outlined that their goal is to make inspired homes that are market affordable. The building will be constructed with mass timber and have a low carbon footprint.

Oliver Lang gave a PowerPoint presentation detailing the site plan, an overview of the building design, elevations, materials and colours for the project. Mr. Lang explained that the proposal will provide 83 market affordable homes and the building will be Passive House Certified. On site, parking will include 83 vehicle parking spaces and 125 bicycle parking stalls.

Jim Partlow gave an overview of the landscape features for the project.

Commission Members comments and questions included:

- Most members liked the design. The innovative building method and concept will be great for Esquimalt. It will be great to see improvements at the north end of Constance Avenue.
- Increasing density in that location will be great for the business there.
- The siting relaxations seem reasonable and appropriate considering the unusual site.
- A member commented that the common areas are quite large and visible from the street. There was a concern about whether the seating areas would be underutilized. Mr. Lang advised that these areas could be for engagement, collaboration and social interaction.
- A member commented that the courtyard is a beautiful feature but is visible only for the people living in the building. It would be desirable to have some beautiful features in the front of the building.
- A member commented that the face of the building looks monolithic and imposing. The design or the facade needs something to make the building look a little less imposing and institutional.
- Concerns were expressed with relationship between the building and Admirals Road; a member commented that it is a tall mass situated close to Admirals Road. However, they stated that this would be a good location for it if there is going to be building of this nature.
- A concern was raised that there are no amenities for children in this development.
- A member commented that additional effort could be made in the design of the building to represent its location adjacent to the Naval Base.
- A member commented that parking in that area is already limited and asked the applicant if they had done an assessment of where the overflow parking is going to be. Mr. Lang advised that traffic assessment had been done and it was concluded that the smaller homes, from an affordability prospective, will not likely want the parking spaces and some of the larger homes would require 1.5 to 2 stalls. He stated his opinion that the younger generation has an increasing tendency to put their money towards alternative forms of transportation if they live in smaller homes. There will be 4 or 5 additional on-street parking spaces on Constance Avenue. Mr. Lang also advised that disability parking is provided in the parking structure in response to a member's question.
- A member asked if the parking limitation was a cost limitation or a geotechnical limitation. Mr. Lang advised that it is an environmental limitation. There is a good ratio of 1:1 parking spaces per unit and in his opinion the building's parking will not have an impact on the neighbourhood.

- A member asked for clarification on how the building would be approved as it does not meet existing BC Building Code Standard requirements. Mr. Parkes advised that buildings of this nature are not contemplated by the current BC Building Code and would require either an “alternative solutions” approach or a site specific Building Code approach applied to the design to allow for the building to proceed. Mr. Lang advised that they have adopted an approach towards alternative solutions where they are basically demonstrating code compliance. He then added that they are working with the Building Official at the Township of Esquimalt.
- Clarification was sought regarding comments stated on Page 4 of the staff report - “Staff note that the applicant is seeking a custom zone to accommodate this proposal, however, as this is a residential, not a commercial mixed use building, staff have concerns with this unconventional approach to building siting, particularly as it relates to the parcels to the south of the site and to the public realm of both Constance Avenue and Admirals Road.” Mr. Parkes clarified that a example of a conventional approach to siting for a residential building, based on the RM-5 zone, would be a to provide a 7.5 metre front setback off Admirals Road, a 7.5 metre setback off Constance Avenue and a 6 metre setback off the northern and southern lot lines. Based on these setbacks, the building and massing would be loaded towards the center of the site. Using a traditional multiple family residential siting profile, this proposal encroaches into the setbacks. Mr. Parkes noted that staff have concerns regarding how the building relates to the public realm of Admirals Road. In addition, there are concerns regarding the close proximity of the building to Constance Avenue and the perception of it from the pedestrian realm as the setback off Constance Avenue is close to 0.85 metres instead of traditional 7.5 metre setback. Staff must also consider future development potential for the adjacent properties to the south and the relationship this building has with them.
- A member inquired if a car share option had been considered? Mr. Lang advised that it has been considered.
- Are electric charging stations being installed in each parking space. Mr. Lang advised that is a possibility and indicated that both capacity and conduit to parking spaces would be installed to allow for future installation of changing stations.
- A member asked the applicant to define market affordable. Mr. Lang advised that affordability means that you have the possibility to get a space that you find desirable and that is flexible while remaining attainable.
- A member commended staff on the expeditious processing of this application and added that this helps with affordability.
- What is the Township’s ability to ensure Passive House Certification is done. Mr. Parkes advised that in the past staff have addressed these types of commitments through the registration of a Land Title Act, Section 219 covenant against the title of the property.
- A member asked the applicant about the waste management associated with demolition of the existing buildings. Mr. Lang advised that the buildings would be deconstructed rather than demolished. In addition, the operational carbon footprint of the proposed building will be a significant offset.

RECOMMENDATION:

Moved by Graeme Dempster, seconded by Duncan Cavens: The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for rezoning to facilitate consolidation of three properties located between the northernmost end of Constance Avenue and Admirals Road, and authorizing a 36 metre [12 storey], 83 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services Ltd., stamped “Received October 26, 2017”, and incorporating height and massing consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture, stamped “Received November 14, 2017”, be forwarded to Council with a recommendation for approval as the parking is reasonable and the setback relaxations are

reasonable given the irregular shape of the parcel and the context of the location. **The Motion Carried** (1 opposed)

VI. PLANNER'S STATUS REPORT

- 1379 Esquimalt Road (St. Peter's / St. Paul's) – A Development Permit and Subdivision Application have been received. The proposal is for 24 new affordable seniors' rental apartments over a new Church Hall and Community Centre.
- 899 Esquimalt Road – (proposal for a 12 storey building) The OCP Amendment and Rezoning Application will be presented to the Advisory Planning Commission in the near future

VII. COUNCIL LIAISON

Councillor Burton-Krahn gave an update on the Monday, November 18th Council Meeting.

- The Rezoning Application for 615 Fernhill Road was given first and second reading.
- The Development Variance and Development Permit Application for the English Inn 429 Lampson Street were presented to Council. Council decided to address the project as Site A and Site B. Site A, the hotel wing was denied due to some noise and setback concerns and Site B the condo and commercial portion of the project was approved.
- 1237 Esquimalt Road was discussed Council received feedback from the tenants in the building and decided that the building will remain as is for 6 months and will then be deconstructed. She clarified that the purchase of this parcel is tied in strategically with the CRD sewage amenities money and the future development of the site will be subject to community consultation.

She also noted that The West Bay Quay Project has launched their sales center in West Bay.

VIII. INPUT FROM APC TO STAFF

- The Staff Report for the 669 Constance Ave Rezoning Application was great.
- Has the Township received an application for 833 / 835 Dunsmuir Road? Mr. Parkes advised that the Township has not received an application to date. However, the applicant has held a Public Open House detailing a multiple family building proposal.

IX. NEXT REGULAR MEETING

Tuesday, December 19, 2017

X. ADJOURNMENT

On motion the meeting adjourned at 8:40 P.M.

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