

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY NOVEMBER 29, 2017 AT 12:00 PM**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:10 PM

Present: Jesse Garlick, Chair; Sorin Birliga; Jason Niles;
Carl-Jan Rupp; Justin Gammon; Paul Hammond;
Elizabeth Balderston; Deborah LeFrank

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Marc Cittone – Senior Planner, Community Planning
Katie Lauriston – Secretary, Advisory Design Panel

2. MINUTES

Minutes from the Meeting held October 25, 2017

Action:

It was moved by Justin Gammon, seconded by Paul Hammond, that the Minutes of the Meeting of Advisory Design Panel held October 25, 2017 be adopted as presented.

Carried

Jason Niles joined the meeting at 12:14 pm.

3. APPLICATIONS

3.1 Draft Vic West Neighbourhood Plan and Draft Development Permit Guidelines

Staff are seeking input regarding the draft *Vic West Neighbourhood Plan*, the proposed amendments to the *Design Guidelines for Corridors, Villages and Town Centres* and the revised draft *Design Guidelines for Intensive Residential Development – Townhouse and Rowhouse*.

Mr. Cittone provided the Panel with a brief introduction of the draft neighbourhood plan, amendments to the design guidelines and the areas that Council is seeking advice on, including the following:

- The draft *Design Guidelines for Corridors, Villages and Town Centres*, especially sections applicable to Vic West
- Land use and urban design guidelines
- How townhouse and rowhouse typologies fit within Vic West
- How industrial and mixed use design guidelines work with residential uses
- Any other feedback on the design guidelines.

Questions of clarification were asked by the Panel on the following:

- has staff looked to other cities with similar mixed light industrial and residential uses?
 - Yes; staff have looked at policies and studies for industrial sanctuaries and examples such as Vancouver's large-scale proposals and Sidney's light industrial and residential mixed uses
- what is the vision for Vic West?
 - accommodating a larger population with a range of housing types
 - sustainability, maintaining natural spaces, preserving the natural shoreline features, urban agriculture and green building in areas of higher density
- the rationale for not including a map illustrating density?
 - pages 47-49 show future land use and at-a-glance density building types
- was there coordination with the township of Esquimalt in forming the draft Plan?
 - staff looked at Esquimalt's emerging Official Community Plan
- how will the neighbourhood plan be used?
 - planners and applicants consult neighbourhood plans in conjunction with the OCP
 - neighbourhood plans are also a communicative piece for the public for changes in the community
- how do these plans accommodate transit?
 - the plan respects frequent transit routes, focusing on the comfort and safety of getting to key transit routes for pedestrians & cyclists
 - staff have looked at the location and distribution of additional housing in relation to existing transit routes
- with a possible train station west of the Johnson street bridge, is there any intent to identify another stop more centrally in Vic West?
 - policies have left open the possibility of another stop in Vic West, although this is not currently a priority; current policies support a stop close to the downtown core
- how to entice developers to assist with public infrastructure and public amenities to ensure vision 2050?
 - adopting the step code is a separate, city-wide process; there is an implementation schedule at the end of the draft Plan
- How will the *Design Guidelines for Corridors, Villages and Town Centres* and the revised draft *Design Guidelines for Intensive Residential Development – Townhouse and Rowhouse* be used?
 - these function as a bylaw, adding an additional layer of regulation
 - like neighbourhood plans, design guidelines are used by planners, applicants and designers and are also a communicative piece for the public
- is there anything in the design guidelines to address the desire for iconic buildings, increased density or height?
 - not in the design guidelines

The Panel proposed the following recommendations:

- increase content specific to Victoria in guidelines
- increase focus on innovation and diversity
- clearly define the character of the neighbourhood to guide the formation of a consistent density policy
- elucidate content regarding larger developments and towers
- consider recommending tower form to formalize desire for iconic buildings

- feature buildings at intersections should be a part of a consistent density policy
- support increased height for townhouses with residents' support
- consider density requirements along with the bonus density provision
- clearly articulate density objectives in the neighbourhood plan
- provide design guidelines for achieving additional density in Vic West
- support increased density along Esquimalt Road
- increase collaboration with the Township of Esquimalt
- consider increasing green space through publically accessible roof gardens
- reinforce the need to protect urban forests in Vic West
- provide illustrated examples for the types of industrial uses envisioned for integration with residential use
- encourage commercial development along regional trails and along the Westsong Walkway
- illustrate creative solutions for mixing residential and light industrial uses
- consider including guidelines for marine industrial use
- encourage underground residential parking with neighbourhood residents' support
- incorporate recommendations into maps and illustrations where possible
- ensure continual engagement to avoid stagnant policy
- clarify the long-term vision for Vic West

The Panel endorses the direction of the draft *Vic West Neighbourhood Plan*, the proposed amendments to the *Design Guidelines for Corridors, Villages and Town Centres* and the revised draft *Design Guidelines for Intensive Residential Development – Townhouse and Rowhouse* with the above-noted recommendations.

4. ADJOURNMENT

The Advisory Design Panel meeting of November 29, 2017 adjourned at 1:29 pm.

Jesse Garlick, Chair