Project: 604 NELSON ST, ESQUIMALT, BC

DRC Comment–Response Matrix

DRC Comment	Applicant Response
Concerned with the proposed design of Junior 2-bedroom units as many are long and narrow, resulting in little natural light	Units have been reconfigured: widths increased from 15'11" to 18'2" to improve livability, allow windows in living spaces and bedrooms, and enhance natural light access
Bedrooms without windows are considered undesirable; suggestion to reconfigure or designate differently	Revisions ensure all primary bedrooms now receive natural light through improved layouts
Livability concerns may stem from maximizing unit count	Unit count reduced from 245 to 235 to prioritize livable layouts over density; reconfigured units better balance design and resident well-being
Livability should not be sacrificed regardless of rental status	The revised design reflects this value—reduced unit count, improved layouts, and upgraded amenities prioritize quality of life throughout the building
Concern with tree species selection and placement on site	While the overall tree placement strategy remains, the landscape plan has been updated to emphasize local, smaller-scale species more suitable to the site and climate
No rooftop amenity design drawings were submitted	A full rooftop amenity design is now included with the resubmission; features planting, pergola, barrel sauna, BBQ area, and lounge seating
Landscape plan is limited in species, industrial in character, shading balconies, lacks diversity and pollinator support, no info on soil depth	Landscape plan updated with climate-appropriate and pollinator-supportive species such as Crimson King Maple, English Lavender, and Galaxy Magnolia. Soil depth information has been provided. Shading impacts have been reviewed and mitigated through adjusted placement and species selection
More wall articulation desired on street frontages	Building façades have been broken up through new material changes and added articulation, reducing perceived scale and enhancing visual interest along all street edges

Grade along the street may create accessibility issues	Grading has been addressed through the design of both commercial and residential entries, incorporating low-slope, barrier-free access ramps that meet accessibility standards
Proposal feels massive, lacks pedestrian engagement	Visual massing has been reduced through façade articulation and material variation. Entrances have been enhanced, and landscape buffers enhanced to create a more human-scaled and engaging public realm
Landscape information was incomplete to support motion	A complete landscape package is now included, with detailed planting plans, species lists, rooftop design, and soil specifications
Scale is appropriate, but massing is imposing; civic address unclear	Both residential and commercial entries have been upgraded with defined material treatment and covered elements. The Nelson & Esquimalt corner has been enhanced to establish a clear and welcoming civic address
Exterior lacks façade-level articulation; building occupies whole block; weak street-level experience	Updated façade now includes material breaks, depth variation, and ground-level detailing to promote a healthier and more engaging street experience
Submission lacked sufficient information to support proposal	Resubmission includes all previously missing materials: rooftop amenity plan, full planting design, updated elevations, and unit plans,
Too many unresolved concerns; submission not supported at this time	The revised proposal addresses all major feedback points with clear, intentional design changes and improved documentation throughout the submission package
Exterior design does not meet guidelines	Revised form and character better align with local guidelines through improved articulation, entry treatment, material quality, and reduced visual massing
Quality of proposed materials is insufficient	Material palette now includes durable, high-quality finishes such as cementitious woodgrain siding, upgraded entry features, and articulated street-facing elevations