



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF AUGUST 8, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Roger Wheelock, Chair Robert Schindelka	Wendy Kay Graeme Verhulst
ABSENT:	Cst. Rae Robirtis, Jill Singleton, Bev Windjack and Ally Dewji	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Janany Nagulan, Planner Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:02 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Robert Schindelka: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES – July 11, 2018

Moved by Wendy Kay, seconded by Graeme Verhulst: That the minutes of July 11, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) Rezoning Application 939 Colville Road and 825 Lampson Street

Ryan Jabs, Lapis Homes Ltd., provided an overview of the Rezoning Application for 939 Colville Road and 825 Lampson Street, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Nice design and appropriate for the location.
- Encourage as much landscaping on that corner as possible.
- Work with the colour schemes to individualize each unit.
- Would be nice to see more open space on the property.
- Will any mature trees be removed? Yes

RECOMMENDATION:

Moved by Wendy Kay, seconded by Robert Schindelka: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning, authorizing ten (10) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd. and incorporating the height and massing consistent with the architectural

plans provided by T-Square Design, both stamped “Received July 6, 2018”, detailing the development proposed to be located at 939 Colville Road [PID 005-752-655, Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277], **be forwarded to Council with a recommendation for approval** as the height, density, massing and unit size is appropriate and the proposal is consistent with the Official Community Plan. **Carried Unanimously**

**2) Development Permit Application
615 Fernhill Road**

Mikhail Wilkin, Applicant/Owner, provided an overview of the Development Permit Application for 615 Fernhill Road, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Concern with the bicycle manoeuvrability in the underground bicycle parking spaces.
- A colour board would have been helpful.
- What type of trees will be planted in the public realm to replace the Garry Oak trees? *Staff advised the Parks Department would determine the species.*
- The wall at the end of the driveway looks stark. A decorative wall was suggested. *The wall will not be visible from Fernhill Road.*
- Concern with the screening between the subject property and the adjacent southern property. Consider some vines and plantings along the fence line. *Planting on south perimeter to be determined.*

RECOMMENDATION:

Moved by Robert Schindelka, seconded by Graeme Verhulst: 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 a 10 unit residential apartment building consistent with the architectural plans provided by MJM Architect Inc., the landscape plan by Studio One Creative, and sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc., all stamped “Received June 19, 2018”, to be located at PID 004-757-742 Lot B, Section 11, Esquimalt District, Plan 12446 [615 Fernhill Road] **be forwarded to Council with a recommendation for approval** as the proposal’s form and character is consistent with the Official Community Plan’s objectives. **Carried Unanimously**

Bill Brown declared a conflict of interest as he resides within close proximity of the project and left the meeting at 3:44 p.m.

**3) Development Permit Application
669 Constance Avenue**

John Cheng, LWPAC, Jim Partlow, Lombard North Group Inc. and Troy Grant, Standing Stone Developments, provided an overview of the Development Permit Application for 669 Constance Avenue, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- More resolved and pleasing aesthetics since the last review by the Design Review Committee.
- Concerns with the durability, maintenance and longevity of the staircases and entry walkways as the stair system is a huge component of the building.

- What is the rationale for the raised urban garden area in the centre of the building? *To give the area some impact, presence and visual character; provides more interest than a flat green area.* Concerns with the usability of the green space. Members suggested an increase in the amount of greening in the courtyard area.
- What Trees will be planted on the north property line. *Tree species were given*
- Consider a handrail in the common area

RECOMMENDATION:

Moved by Graeme Verhulst seconded by Wendy Kay: 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 a 83 unit residential apartment building consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the McElhanney Consulting Services Ltd., all stamped "Received July 24, 2018", to be located at PID 030-431-026 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan EPP76107 [669 Constance Avenue] **be forwarded to Council with a recommendation for approval** with the following conditions:

The applicant:

1. That some of hardscape in the courtyard area be replaced with green space; and
2. The applicant work with Staff to ensure the ongoing viability, sustainability and durability of the exterior staircases and entry walkways, as the Committee has concerns with long term durability. **Carried Unanimously** The reasons: The proposed building's form and character are appropriate.

Bill Brown returned to the meeting at 4:50 p.m.

**4) Development Permit Application
520 Comerford Street**

Joe Newell, Joe Newell Architect Inc., provided an overview of the Development Permit Application for 520 Comerford Street, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- The addition of an elevator will make the space more useable.

RECOMMENDATION:

Moved by Wendy Kay, seconded by Robert Schindelka: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the construction of a elevator and hoistway inside the existing office building on the property are consistent with the architectural plans provided by Joe Newell Architect Inc. and sited in the Land Surveyor's Site Plan prepared by J.E. Anderson & Associates all stamped "Received July 20, 2018"; to be located at 520 Comerford Street, [PID: 023-885-718, Strata Lot 1 Suburban Lot 40 Esquimalt District Strata Plan VIS4397 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1], **be forwarded to Council with a recommendation for approval** as the proposal is respecting the form and character in relation to the neighbouring properties. **Carried Unanimously**

VIII. NEXT REGULAR MEETING

Wednesday, September 12, 2018

IX. ADJOURNMENT

The meeting adjourned at approximately 5:10 p.m.

CERTIFIED CORRECT

CHAIR, DESIGN REVIEW COMMITTEE
THIS 12th DAY OF SEPTEMBER, 2018

ANJA NURVO,
CORPORATE OFFICER

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