



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE

MINUTES OF OCTOBER 10, 2018

BOARDROOM

ARCHIE BROWNING CENTRE

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

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:04 p.m.

II. LATE ITEMS

Pertaining to Agenda Item V. STAFF REPORT Development Permit Application – 622 Admirals Road

- Colour copy of the Landscape Plan

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Robert Schindelka: That the agenda be approved as amended with the inclusion of the late item. **Carried Unanimously**

IV. ADOPTION OF MINUTES – September 12, 2018

Moved by Bev Windjack, seconded by Wendy Kay: That the minutes of September 12, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

DEVELOPMENT PERMIT APPLICATION

**“VISTA SENIOR LIVING – 11 STOREY, 181 RESIDENTIAL UNITS, MIXED USE BUILDING”
622 Admirals Road**

Robert Rocheleau, Praxis Architects Inc., Jim Partlow, Lombard North Group provided an overview of the Development Permit Application for 622 Admirals Road, presented a PowerPoint presentation and responded to questions from the Committee. Chris Fitzpatrick, Partner/Developer, David Craik, Jason Craik, and Glen Cameron, Avenir Senior Living were also in attendance and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Are there any variances required? *Staff responded there are no variances requested, however there is an issue of use that might require a zoning bylaw amendment because there are now individual strata lots which is also an issue for the housing agreement*
- Any commitment to affordable housing? *Staff responded that there is a housing agreement which will need to be amended.*
- Further clarification was sought on the materials for the project. Applicant provided an overview of the materials and a colour board was passed around. The red colour chosen is a bit bold; consider using more earth tones; concerns with the intensity of the colour of the glass on the balconies. *There are mechanical units on each of the balconies which we do not want to be seen from street level as a regular feature of the building; using coloured glass as a screen. What are the mechanical units? Air conditioning units*

- How wide is the public sidewalk? *1.7 metres*
- Concerns that the off-street parking and drop off area is located in the front of the building, can it be moved to the back? *Doesn't make sense from a design point of view, the entrance is at the front of the building and there is also no room in the back to relocate it.*
- Why is the entrance quite far back from the street? There will be a section of land dedicated to the Town to accommodate a bus lay-by.
- A partial green roof system and plant species native to southern Vancouver Island were indicated on the green building check list; however a green roof is not shown on the drawings and no native plant species are indicated on the landscape plan. The plant selection is a big part of the design; a planting list with the inclusion of native plants needs to be provided. *The original plans had displayed a green roof system. Will consider a green roof.*
- Are permeable pavers for storm water management going to be used? *Yes will consider*
- The landscaping does not appear to be done as an integrated landscape design. Do not see a garden or landscape areas which are typical of these types of complexes. Consider a garden, a four season room and explore the use of the rooftop more.
- Concern with the bicycle parking as shown on plans. It was suggested that, if one parking stall was removed it would be a nicer entry. *Will consider relocating the bicycle parking around the corner due to the surplus of parking.*
- There is no secure covered bicycle parking and dedicated lockers for the project. *There is an area in the parkade that could be used for bicycle parking.*
- The solar wall is rather institutional looking; consider adding a bit more detail.
- Concerns with the pedestrian access
- Entrance is underwhelming. The podium level is pretty heavy and monolithic looking. Could be articulated a little more.
- Will the signage be visible to pedestrians? *There is a Bylaw regarding the number of signs. There will be signage for the Legion and the main entrance.*
- Concerns with the landscaping, consider a more welcoming presentation to the street, the plantscape should be more open and welcoming.
- The streetscape experience is less than complementary
- Concerns with the 2nd floor patio
- Nice addition to the Community
- The exit door as you come up the ramp is not a safe location to exit. Suggestion was to add some signage and lighting.

RECOMMENDATION:

Moved by Ally Dewji, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application for a development permit, authorizing construction of a 11-storey, mixed-use building as per architectural plans prepared by Praxis Architects Inc., stamped "Received Sep 13, 2018" for the property located at 622 Admirals Road [PID 006-390-897, Lot 155, Suburban Lot 43, Esquimalt District, Plan 2854, PID 006-386-865, Lot 156, Suburban Lot 43, Esquimalt District, Plan 2854, PID 006-386-881], Lot 157, Suburban Lot 43, Esquimalt District, Plan 2854 and PID 006-387-098, Lot 158, Suburban Lot 43, Esquimalt District, Plan 2854 Except Part in Red on Plan 312 B.L.] **be forwarded to Council with a recommendation for approval with the following conditions:**

That the applicant:

1. Provide an updated landscape plan that clearly identifies a green roof and the permeable pavers. As well as a detailed planting list with the inclusion of native species.
2. Revisit the solar wall, consider adding more design
3. Revisit the use of the rust colour material, the glazing on the balconies, as well as the 2nd storey patio area.

4. Revisit off-street parking design at the front of the building to better incorporate the Official Community Plan Guideline 21.5 item #5 regarding “that off street parking area be located either at the rear of the commercial building or underground”.
5. Revisit the pedestrian access
6. Revisit the articulation of elevations of the bottom two levels and the identity of the front entrance canopy

Reason: To comply with the Official Community Plan and fit with the context of the neighbourhood. **Carried Unanimously**

The Design Review Committee invited the applicant to return back to the DRC

VIII. NEXT REGULAR MEETING

Wednesday, November 14, 2018

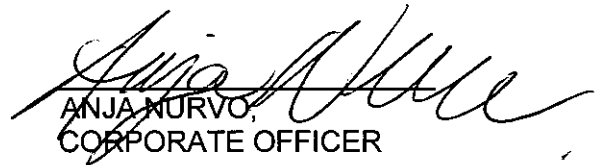
IX. ADJOURNMENT

The meeting adjourned at approximately 4:44 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 14th DAY OF NOVEMBER, 2018

CERTIFIED CORRECT



ANJA MURVO,
CORPORATE OFFICER