



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF JANUARY 9, 2019 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Wendy Kay Robert Schindelka Ally Dewji	Bev Windjack David Van Stolk Roger Wheelock,
ABSENT:	Cst. Rae Robirtis, Graeme Verhulst	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Janany Nagulan, Recording Secretary	
COUNCIL LIAISON:	Councillor Meagan Brame	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:05 p.m.

Chair Introduction of David Van Stolk, new Member

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Robert Schindelka, seconded by Ally Dewji: That the agenda be approved as printed.
Carried Unanimously

IV. ADOPTION OF MINUTES – November 14, 2018

Moved by Ally Dewji, seconded by Wendy Kay: That the minutes of November 14, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION 616 Constance Avenue, 620 Constance Avenue, 619 Nelson Street, 623 Nelson Street and 1326 Miles Street

Troy Grant on behalf of Joint Works Inc. and Vance Harris, Dialog provided an overview of the Official Community Plan Amendment and Rezoning Application for 616 Constance Avenue, 620 Constance Avenue, 619 Nelson Street, 623 Nelson Street and 1326 Miles Street, with a PowerPoint presentation and responded to questions from the Committee. The presentation consisted of background of the developer, reasoning and justification behind the location, project, building features and building design.

Committee comments included (*response in italics*):

- Why is it in an environmental development area? *Staff explained that as whole Township is within the Development Permit Area 1 – Natural Environment.*
- Member asked applicant to speak to the fit of the neighbourhood, concern proposed location is on Secondary Street, massing much different than the rest of the neighbourhood. *Proposal is response to changing nature of the neighbourhood and there is a desire for higher density.*

- Member asked applicant to provide more design context. *Clear separation of the podium and the building above ground level massing scale would be consistent what is there now. Use of wood composite paneling material on the screening of the residential units..*
- Member asked applicant to speak to the retail. *Gap in the provision of medical and professional services.*
- Limit the use of glazing on the ground floor Doctor's offices that need privacy? *Desire for the street frontage and sharing of the public realm.*
- Member asked for clarification in regards to the daycare and outdoor space. *Day care does not count toward bonus density. Design specifically for the day care. Heard from the community that a daycare is needed. It will be built, there is no other consideration for that space. Dedicated rooftop terrace space is directly accessible to the daycare.*
- Member asked if there were other plans for bonus density? *Work in progress. Want to hear more from the community various options are available and want to address those. Concerns with quality of amenities while maintaining affordability.*
- How much of the site is available at grade for landscaping? *Approximately 20%.*
- Clarification in regards to pulling the parking back to protect existing vegetation. There is not much being retained. *Retain whatever we could. Not putting new trees in shallow planter box.*
- Member concern with parking, overlaid with the retail component, concern that retail generates the need for parking. *Overall relaxation being proposed are not applied to commercial uses specifically. The number of parking spots recommend generated by those professional uses are being accommodated at P1.*
- Frontage is not on Esquimalt Road or Admirals Road not comparable to other project. Where you are putting the building is isolating the surrounding residential properties breaks up the neighbourhood. *Project will be the first in the area and where the area wants to go. Set a model sensitive massing and mix- use development will be good for this area.*
- Missing more greenery. *Challenge for maintenance and upkeep of commonly owned vegetation system. Agree that it would soften the building. Did not want to promise something that the Strata would not buy into.*
- Construction is Mass Timber, was there anything in terms of materiality or architecture that you are constrained with? Is anything possible with mass timber? *Not constrained with options, we are not proposing any cantilevers in comparison to reinforced concrete slab. Draw back of mass timber, no one will know it mass timber.*
- No limitation to cladding material. Issue of the blank wall because of the scale. *50:50 solid to void ratio wanted making a bold statement with a blank wall. Intentional move with unit layout more natural light and creating more livable units.*
- Rendering looks attractive however other drawings are stark. *Building like this where you are stepping the massing much does not typically lend itself to elevation representation.*
- Issue of height and massing. Could more be done to the massing not make it so massive? Understanding that this is first building. Context of the neighbourhood component for the building.
- Valuable tool is to see the perspective from the street.
- What is strong about this project is that is blank wall but part of a composition.
- Commend for the design and the innovative floor plan, the interesting aesthetics.
- Not compliant with the OCP, this is a drastic change from the OCP.

RECOMMENDATION:

Moved by Robert Schindelka, seconded by Wendy Kay: That the Esquimalt Design Review Committee recommends that the application for Official Community Plan Amendment and Rezoning, authorizing a 45 metre [12 storeys], 109 unit, commercial mixed use, multiple family residential building sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services, Ltd., stamped "Received November 23, 2018", and incorporating height and massing consistent with the architectural plans provided by DIALOG, stamped "Received November 23, 2018", detailing the development proposed to be located at 616 Constance Avenue

[PID 000-713-465 Lot 95, Suburban Lot 44, Esquimalt District, Plan 2854], 620 Constance Avenue [PID 000-819-832 Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135], 619 Nelson Street [PID 006-393-608 Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854], 623 Nelson Street [PID 006-278-647 Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135], and 1326 Miles Street [PID 006-375-723 Lot 96, Suburban Lot 44, Esquimalt District, Plan 2854] [PID 006-375-693 Lot 85, Suburban Lot 44, Esquimalt District, Plan 2854] **be forwarded to Council with a recommendation for approval as it as with the commentary, the visual massing of the building be considered in the future design iterations to reduce the massing of the building. Defeated.** (2 for – 4 opposed)

Moved by Ally Dewji, seconded by Bev Windjack: That the Esquimalt Design Review Committee recommends that the application for Official Community Plan Amendment and Rezoning, authorizing a 45 metre [12 storeys], 109 unit, commercial mixed use, multiple family residential building sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services, Ltd., stamped “Received November 23, 2018”, and incorporating height and massing consistent with the architectural plans provided by DIALOG, stamped “Received November 23, 2018”, detailing the development proposed to be located at 616 Constance Avenue [PID 000-713-465 Lot 95, Suburban Lot 44, Esquimalt District, Plan 2854], 620 Constance Avenue [PID 000-819-832 Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135], 619 Nelson Street [PID 006-393-608 Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854], 623 Nelson Street [PID 006-278-647 Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135], and 1326 Miles Street [PID 006-375-723 Lot 96, Suburban Lot 44, Esquimalt District, Plan 2854] [PID 006-375-693 Lot 85, Suburban Lot 44, Esquimalt District, Plan 2854] **be forwarded to Council with a recommendation for denial because it does not fit within the context of the neighbourhood. Carried.** (2 opposed)

VIII. NEXT REGULAR MEETING

Wednesday, February 13, 2019

IX. ADJOURNMENT

The meeting adjourned at approximately 4:20 p.m.

CERTIFIED CORRECT

CHAIR, DESIGN REVIEW COMMITTEE
THIS 13th DAY OF FEBURARY, 2019

ANJA NURVO,
CORPORATE OFFICER