



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF AUGUST 14, 2019 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ally Dewji Roger Wheelock Tim Cottrell	David Van Stolk, Graeme Verhulst
ABSENT:	Robert Schindelka, Bev Windjack, Cst. Greg Shaw (non-voting)	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Janany Nagulan, Recording Secretary	
COUNCIL LIAISON:	Councillor Meagan Brame Councillor Jacob Helliwell (regrets)	

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 Ally Dewji, seconded by Graeme Verhulst: That the agenda be approved as printed.
Carried Unanimously

IV. ADOPTION OF MINUTES – July 10, 2019

Moved by Ally Dewji, seconded by Graeme Verhulst: That the minutes of July 10, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

Development Permit Application

638 Constance Avenue

[PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854]

640 Constance Avenue

[PID 000-380-911, Amended Lot 88 (DD 208422I), of Suburban Lot 44, Esquimalt District, Plan 2854]

637 Nelson Street

[PID 006-386-466, Lot D (DD 367731-I), Suburban Lot 44, Esquimalt District, Plan 2854]

Robert Rocheleau for Praxis Architects Inc. and Jim Partlow with Lombard North Group provided an overview of the Development Permit Application for 638 & 640 Constance Avenue and 637 Nelson Street with a PowerPoint presentation and responded to questions from the Committee. Graham Mann, owner's representative was also present. The presentation described the siting and context of the neighbourhood and location proposed development. Also discussed was the building design and features, including elevations, materials, and landscaping.

Committee comments included (*summarized response in italics*):

- Were there any changes to the proposal from rezoning stage? *Staff answered that the project is the similar however one major change, there is now the inclusion of three bedroom units. The form and character and proposed landscaping are the same.*
- Clarification needed in regards to exterior material used, specifically to the type of fibrous cement. *A panel system and larger sheets will be used.*
- Success of the exterior aesthetic of the building will be based on the material used.
- More consideration regarding how the building meets the ground for the 4 storey portion of the building.
- Is there another access route from the patio to the green space? *Patio is accessible through elevator on the lower level.*
- What kind of roof is proposed for the building? *A flat roof system, it will vary by floor.*
- Clarification asked in regards to the exit from the parkade, its presence on the street and material used. *The exit from the parkade will be enclosed and the material to be used will be fiber cement.*
- Are there parking spots for person with disabilities? *Yes.*
- There is no planting for the 4th floor terrace area. *There is no landscape intended for the area.*
- Does the parking study confirm that there is adequate parking? *Yes.*
- Clarification in regards to the servicing of the building. *Staff stated that there is requirement of underground servicing. What is required is underground servicing to the building itself.*
- Exterior design from a massing perspective is a good use of varied building height.
- The proposal fits well with the neighbourhood.

RECOMMENDATION

Moved by Ally Dewji, seconded by Graeme Verhulst: That 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 71 unit residential apartment building consistent with the architectural plans provided by Praxis Architects Inc., the landscape plan by Lombard North Group, and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received June 21, 2019", to be located at 638 Constance Avenue [PID 000-546-437, Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854], 640 Constance Avenue [PID 000-380-911, Amended Lot 88 (DD 208422I), of Suburban Lot 44, Esquimalt District, Plan 2854], 637 Nelson Street [PID 006-386-466, Lot D (DD 367731-I), Suburban Lot 44, Esquimalt District, Plan 2854]

Be forwarded to Council with the recommendation for approval based on the following conditions:

1. That additional details related to the exterior cladding be added to the application so the design intent is clear.
2. That material details related to the 4th and 6th storey roofs be added to the application to clarify the finish and be designed with the consideration of current and future overlook.
3. That details related to the exit structure from the parkade be added so the visual significance of access be minimized.
4. That accessibility details be added to the application so the intent is clear.
5. That the 4 storey portion of the building be examined to study the relationship of the ground plane with the building.
6. That the details regarding public boulevards and/or sidewalks, be clarified.

Carried Unanimously.

VI. NEXT REGULAR MEETING
Wednesday, September 11th, 2019

VII. ADJOURNMENT

The meeting adjourned at approximately 3:57 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 11th DAY OF SEPTEMBER, 2019

CERTIFIED CORRECT



CORPORATE OFFICER