



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF NOVEMBER 13, 2019 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Tim Cottrell Roger Wheelock	Robert Schindelka Bev Windjack
ABSENT:	David Van Stolk, Ally Dewji, Graeme Verhulst 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 2:30 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

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

IV. ADOPTION OF MINUTES – SEPTEMBER 11, 2019

Moved by Tim Cottrell, seconded by Robert Schindelka: That the minutes of July 10, 2019, be adopted as circulated. **Carried Unanimously**

V. COMMITTEE ORIENTATION CHECK – IN

- Committee check –in conducted by Rachel Dumas, Corporate Officer.

VI. STAFF REPORTS

(1) REZONING APPLICATION

1100 Esquimalt Road

[PID 005-988-292 Lot 1, Section 11, Esquimalt District, Plan 4618]

1104 Esquimalt Road

[PID 005-988-331 Lot 2, Section 11, Esquimalt District, Plan 4618]

1108 Esquimalt Road

[PID 005-988-381 Lot 3, Section 11, Esquimalt District, Plan 4618]

610 Lampson Street

[PID 024-548-782 Strata Lot 2 Section 11 Esquimalt District Plan VIS4828]

and 612 Lampson Street

[PID 024-548-774 Strata Lot 1 Section 11 Esquimalt District Plan VIS4828]

Heather Spinney, Praxis Architects Inc., and Jim Partlow with Lombard North Group provided an overview of the Rezoning Application for 1110, 1104, 1108 Esquimalt Road and 610 & 612 Lampson Street with a PowerPoint presentation and responded to questions from the Committee. Graham Mann, the 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, car share component, and landscaping.

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

- Is the entrance to the building accessible? *Yes*
- Will there be enough room with the addition of a bus shelter for a wheelchair? *Yes*
- Project looks like it will be right next to the sidewalk and concerns that the project will not make the area walkable.
- Loss of 41 trees to the development is unfortunate and possible reorient the building to retain those trees. *It is challenging and it driven by underground parking requirement and it is a balance.*
- The project is a good example the OCP vision and goals.
- Could you provide a summary of the two neighbourhood meetings? *There were mostly positive comments. Some people from the development to the north were not in favour. Comments were received from those living in neighboring properties.*
- Will the property North of the project lose its view? *Yes, however the end units will retain their view.*
- What is west of the property? Is there anything there that would obstruct the view? *No, currently there is a single family home.*
- The treescape on Esquimalt Road is a natural part of the community and community would appreciate the effort to integrate that into the development.

RECOMMENDATION

Moved by Robert Schindelka, seconded by Bev Windjack: that the rezoning application, authorizing a 20-metre [6 storeys], 102-unit, multiple family residential building, incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received November 5, 2019", detailing the development proposed to be located at 1100 Esquimalt Road [PID 005-988-292 Lot 1, Section 11, Esquimalt District, Plan 4618], 1104 Esquimalt Road [PID 005-988-331 Lot 2, Section 11, Esquimalt District, Plan 4618], 1108 Esquimalt Road [PID 005-988-381 Lot 3, Section 11, Esquimalt District, Plan 4618], 610 Lampson Street [PID 024-548-782 Strata Lot 2 Section 11 Esquimalt District Plan VIS4828], and 612 Lampson Street [PID 024-548-774 Strata Lot 1 Section 11 Esquimalt District Plan VIS4828] **be forwarded to Council with a recommendation for approval** with the consideration of retention of the street trees because it matches the intentions of the OCP. **Carried Unanimously.**

VII. NEXT REGULAR MEETING

Wednesday, December 11th, 2019

VIII. ADJOURNMENT

The meeting adjourned at approximately 3:35 p.m.

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