



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Draft

Municipal Hall  
1229 Esquimalt Road  
Esquimalt, B.C. V9A 3P1

### APC Design Review Committee

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Wednesday, September 9, 2020

2:30 PM

Esquimalt Council Chambers

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**Present:** 6 - Chair Roger Wheelock  
Vice Chair Ally Dewji  
Member Beverly Windjack  
Member Tim Cottrell  
Member Graeme Verhulst  
Member Xeniya Vins

**Absent:** 1 - Member Elizabeth Balderston

Commission Members Bev Windjack and Ally Dewji attended via conference call.

Council Liaisons: Councillor Meagan Brame (via conference call)

Community Resource Officer Vic PD Esquimalt Division: Cst. Greg Shaw attended via conference call.

Staff: Bill Brown, Director of Development Services  
Rachel Dumas, Corporate Officer  
Karen Hay, Planner  
Pearl Barnard, Recording Secretary

#### 1. CALL TO ORDER

Chair Roger Wheelock called the Design Review Committee meeting to order at 2:31 PM.

#### 2. LATE ITEMS

There were no late items.

#### 3. APPROVAL OF THE AGENDA

Moved by Member Cottrell, seconded by Member Verhulst: That the agenda be approved as circulated. Carried Unanimously.

#### 4. OTHER BUSINESS

##### 1) [20-416](#) Election of Chair and Vice Chair

Rachel Dumas, Corporate Officer advised that Roger Wheelock was the only nomination received for the role of Chair. Roger Wheelock was appointed to the position of Chair of the Design Review Committee by acclamation.

Rachel Dumas, Corporate Officer advised that Ally Dewji was the only nomination received for the role of Vice Chair. Ally Dewji was appointed to the position of Vice

Chair of the Design Review Committee by acclamation.

Chair Roger Wheelock assumed the role of Chair.

2) [20-417](#) Council Policies and Bylaws

Council Policies and Bylaws were provided for information.

3) [20-418](#) Council Strategic Priorities and Goals 2019 - 2023

The Council Policies and Council Strategic Priorities and Goals 2019 - 2023 were provided for information.

4) [20-419](#) Agenda Items and Distribution

5) [20-420](#) Meeting Schedule Dates and Times

The Design Review Committee Meetings are held the second Wednesday of the month from 2:30 - 5:00 PM in Council Chamber.

6) [20-421](#) Committee Orientation Presentation

The Committee Orientation presentation was provided for information.

7) [20-422](#) 2019 Annual Report

The 2019 Annual Report was provided for information.

8) [20-423](#) Live streaming APC Design Review meetings

Moved by Member Windjack, seconded by Member Verhulst: That the Design Review Committee meeting be Live Streamed for the Public, Developers and future Applicants for the foreseeable future. Carried Unanimously.

## 5. STAFF REPORTS

1) [20-409](#) Development Permit Application - 616 & 620 Constance Avenue, 619 & 623 Nelson Street and 1326 Miles Street, Staff Report No. DRC-20-003

Troy Grant, Sierra Lane Construction Inc., Vance Harris, Architect, Fraser Stuart, Willem Kellerman, Architect and Cedric Jacques Yu, Architect provided an overview of the Development Permit Application for 619 & 623 Constance Avenue, 619 & 623 Nelson Street and 1326 Miles Street via telephone.

**Committee comments and questions included (response in italics):**

\*Where are the outdoor bicycle parking spaces located? *There are 4 spaces located along Miles Street adjacent to the raised seating walls. Planning for a minimum of 10 across the frontage, the Bylaw requires 10.*

\*Concerns with planting selections and their locations. Do not get a sense of the big trees and the use of native plants that you describe, see mostly small trees and only four larger trees on the list. Four is not very many for the size of this build; it is not going to offset the height. Consider soil cells for the site, will improve the ability for larger plantings to occur. The Landscape Plan does not fit the context of the development, the current design is unsuitable for the site.

\*No information was provided on the green wall shown.

\*How many trees will be coming out? *Two trees will be coming out; more trees will be planted than coming out.* Do you have an Arborist report? Yes

\*Is the Floor Space Ratio higher than the previous design? *The Floor Space Ratio is the same.*

\*Is this now a rental building? Yes

\*What consideration has been taken for residents living next to a daycare? *The second floor will be for the daycare and amenity space only, no residential units on that floor.* Will the daycare users and the residence share elevators and hallways. *No common area will be shared.*

\* The PowerPoint presentation design is different than the design submitted with the Development Permit Application package. The design in the PowerPoint presentation is a much better looking building. Concern with the loss of detail and articulation of the elevations in the Development Permit package, and the window details shown on the Constance Avenue and Nelson Street frontages.

\*Is the servicing going underground? Yes. Underground servicing is extremely important given the scale of the building, the area and how this is going to transition a lot of the area.

\*Concern that slab extension balconies will have an impact on the energy performance.

Moved by Member Dewji, seconded by Member Verhulst: That the application for a Development Permit authorizing the form and character of the proposed development of a commercial-residential building consistent with the architectural and landscape plans provided by Dialog, and sited in accordance with the site plan provided by McElhanney Consulting Services, all stamped "Received August 21, 2020", 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 to approve with the following conditions:

\*the site plan be updated to include 10 bike racks as per the Bylaw;

\*the landscape plan be redesigned as the current design is unsuitable; and

\*reintroduce more variety and visual interest into the elevations similar to that shown in the perspective drawing in the applicant's presentation.

Reason better fit in the context of the neighbourhood. Carried.

Opposed: 1 - Beverly Windjack

Absent: 1 - Elizabeth Balderston

2) [20-411](#) Development Permit Application - 636 and 640 Drake Avenue, Staff Report No. DRC-20-004

Chris Travis, Owner, Jim Burrows, Burrows Holdings Ltd., and Keith Grant, Keith Grant Landscape Architecture Ltd. provided an overview of the Development Permit Application for 636 and 640 Drake Avenue via telephone.

**Committee comments and questions included (Response in *italics*):**

\*Like the project, will be an asset to the neighbourhood.

\*Is there an exterior lighting plan? Yes

\*The architecture and materials are fairly arbitrary.

\*Concerns with the design and elevations, the 7 windows shown are all different, makes for a messy elevation look.

\*Concerns with the design of the front entrances, particularly the units facing the shared driveway. Units could have an improved sense of entry.

\*What is the reason for the driveway going past units 4 & 5? *For a bike rack and that is where the garbage and recycling are located.* If units 4 & 5 were flipped, the driveway could be shorter which would create more space for landscaping.

Moved by Member Verhulst, seconded by Member Cottrell: 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 seven (7) townhouse dwelling units as sited on the survey plans prepared by Powell and Associates stamped "Received August 6, 2020", consistent with the architectural plans provided by Burrows Holdings Ltd., stamped "Received August 6, 2020", and the landscape plans by Keith Grant Landscape Architecture Ltd. stamped "Received August 31, 2020", detailing the development proposed to be located at 636 and 640 Drake Avenue [PID 002-923-157, Lot 2 of Suburban Lot 50 and 41, Esquimalt District, Plan 25565 and PID 002-923-211, Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565], be forwarded to Council with a recommendation to approve with the following conditions:

\*reconsider the design to the front entrances, for the units facing the shared driveway; and

\*revisit the design of all elevations, and design in a more intentional way.

Reason as they will improve the streetscape. Carried Unanimously.

**6. ADJOURNMENT**

The Design Review Committee meeting adjourned at 5:20 PM.

ROGER WHEELOCK, CHAIR  
DESIGN REVIEW COMMITTEE  
THIS DAY OF , 2020

RACHEL DUMAS, CORPORATE OFFICER  
CERTIFIED CORRECT