



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF JULY 11, 2018 ESQUIMALT COUNCIL CHAMBERS

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

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:01 p.m.

II. LATE ITEMS

Pertaining to Agenda Item V. **STAFF REPORT** Rezoning and Official Community Plan Amendment – 636 and 640 Drake Avenue
1. Street Context Drawing

III. APPROVAL OF AGENDA

Moved by Ally Dewji, seconded by Wendy Kay: That the agenda be approved as amended.
Carried Unanimously

IV. ADOPTION OF MINUTES – June 13, 2018

Moved by Ally Dewji, seconded by Bev Windjack: That the minutes of June 13, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

Rezoning and Official Community Plan Amendment 636 and 640 Drake Avenue

Jim Burrows, Burrows Holdings Ltd., Inc., Chris Travis, Dimma Pacific Properties Ltd., Rick Hoogendooren, Realtor and Keith Grant, Landscape Architecture Ltd. provided an overview of the Rezoning and Official Community Plan Amendment for 636 and 640 Drake Avenue, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Density, setbacks and site coverage were discussed. Asking for townhouse density in a single family residential block. One member thought the side yard setbacks should be reduced, other members expressed concerns that if the side yard setbacks were reduced it would not allow for a reasonable drive aisle. If there is no relaxation of the side setbacks, it would become a non-functional design. The proposed design needs to meet the objectives of the Official Community Plan and RM-3 Zone requirements. Reduce the FAR and lot coverage and increase the useable open space.
- Concerns with access in and out of the site. *Has been looked at by a Civil Engineer.*

- The proposal will Increase density and is a very good use of the property.
- Consider increasing the amount of bicycle storage.
- Units are family oriented, no area for children to play.

RECOMMENDATION:

Moved by Ally Dewji, seconded by Wendy Kay: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning and OCP amendment, authorizing eight (8) townhouse dwelling units as sited on the survey plans prepared by Powell and Associates stamped "Received June 1, 2018 and incorporating the height and massing consistent with the architectural plans provided by Burrows Holdings Ltd. and Dimma Pacific Properties Ltd., stamped "Received April 17, 2018", 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 for approval** with the following conditions:

- That the proposal for the site more closely meet the current RM-3 Zone including:
 - A reduction in FAR and lot coverage and
 - An increase in the useable open space

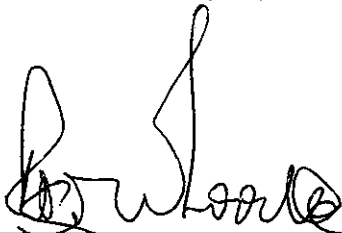
The reason: To add flexibility in the design while delivering housing that meets the Townhouse form. **Carried Unanimously**

VIII. NEXT REGULAR MEETING

Wednesday, August 8, 2018

IX. ADJOURNMENT

The meeting adjourned at approximately 4:08 p.m.



CHAIR, DESIGN REVIEW COMMITTEE
THIS 8th DAY OF AUGUST, 2018

CERTIFIED CORRECT



ANJA KURVO,
CORPORATE OFFICER