



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF NOVEMBER 14, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Roger Wheelock Robert Schindelka Ally Dewji	Wendy Kay Bev Windjack Jill Singleton
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 3:04 p.m.

II. LATE ITEMS

Pertaining to Agenda Item V. STAFF REPORT Development Permit Application – 622 Admirals Road

- Green Building Checklist
- Plant List

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Ally Dewji: That the agenda be approved as amended with the inclusion of the late item. **Carried Unanimously**

IV. ADOPTION OF MINUTES – October 10, 2018

Moved by Wendy Kay, seconded by Robert Schindelka: That the minutes of October 10, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) DEVELOPMENT PERMIT APPLICATION 622 Admirals Road

Robert Rocheleau, Praxis Architects Inc., and Jim Partlow, Lombard North Group provided an overview of the Development Permit Application for 622 Admirals Road, presented a PowerPoint presentation and responded to questions from the Committee. The presentation included changes made to the development in response to the Committee's comments from the previous meeting. Chris Fitzpatrick, Partner/Developer, and Glen Cameron, Avenir Senior Living were also in attendance and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Member acknowledged the changes that have been made however the applicant has addressed some of the previous comments but not all of them.
- Is this building air conditioned? Yes.
- Member stated disappointment in the second level patio and hoped for an oasis like space with more vegetation. Residents are disconnected from nature.

- Member questioned the art that was suggested for the large solar panel. *Intent to show what is possible. Will take some time to come up the appropriate graphics.*
- Member reiterated concerns about the art feature. What is presented is more of signage. Possible solution to solar panels through pattern or form. *Must be careful because primary function is solar power and black is the right colour used.*
- Will your building systems be able to handle that? Yes, *We are using that to pre – heat two things, commercial kitchen and building pressurization system.*
- Will the applicant be working with staff in regards to signage or solar panels? Will the committee have another opportunity to comment? *This is probably the last time, signage will be looked at in more detail later. The art on the south elevation, staff is very concerned with the images.*
- Signage will not be at a scale that you are able to see ? *It will be visible when approaching the building on the admiral frontage. Two groups of signage, one related to the legion entry and one related to the vista entry.*
- Member commented to the rust colour of the building. Due to the multi-family building and red barn in the area that are red colour. Suggest to re-examine that colour pallet. *Applicant explained that building is a rust colour and what is being proposed is not is the same spectrum of red. A colour board provided.*
- Member disappointed with what applicant has come back with. There are concerns with the design there is more room for improvement. All elements should be considered as this will be the first building to follow the Official Community Plan.

RECOMMENDATION:

Moved by Ally Dewji, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application for a development permit, authorizing construction of a 11-storey, mixed-use building as per architectural plans prepared by Praxis Architects Inc., stamped "Received Sep 13, 2018" for the property located at 622 Admirals Road [PID 030-615-992, Lot A, Suburban Lot 43 Esquimalt District Plan EPP82555] **be forwarded to Council with a recommendation for approval with the following conditions:**

That the applicant:

1. Provide an updated building plan that incorporates more vegetation on the 2nd floor patio space for the enjoyment of its planned users.
2. Redesign the solar wall to provide additional texture, visual interest and specifically limit use for marketing purposes.
3. Revisit the use of red cladding so it is distinctly different in tone and texture from the neighbouring buildings.
4. Ensure the parking areas on the front of the building are barrier free to allow for wheelchair accessibility and special events.
5. Ensure that the Legion signage be distinctive and included in the application.

Reason: To better reflect the context with its surroundings and conform with the Official Community Plan. **Carried.**

2) DEVELOPMENT PERMIT APPLICATION 833 and 835 Dunsmuir Road

Heather Spinney, Praxis Architects Inc., and Jim Partlow, Lombard North Group provided an overview of the Development Permit Application for 833 and 835 Dunsmuir Road, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (response in italics):

- What do think you can accomplish with solar on the roof? How many would go up and would it be useful? *Not sure of how many exactly, will be used for electricity for the*

common areas, to heat hot water and to charge the electric cars. There are many possibilities.

- In regards to solar panel, will energy going back into the grid or be stored on site in batteries? *Will have to figure out what that is, the most simple way is that it will go back into the grid and therefore not necessary for other infrastructure*
- Is there a reduction to parking because of the implementation of MODO? *There is one parking space per unit and 3 guest parking.*
- Clarification was asked in regards to colour of the building. Rendering indicate the brick is a reddish colour however the colour board suggested a more greyish colour. *Applicant indicated that what was provided on the colour board is what will be used.*
- Are the materials for the soffits natural or aluminium? *Will not be a wood soffit*
- How is it clear that the useable open space is for the residences? Is there a gate? *Currently no gate however one would feel that they were stepping into someone else's property. Opportunities for gates.*
- Mention that patios will be fenced off, how tall will they be? *Variety of heights, there will be some sort of retaining mechanism, there will some sort of small retaining wall. The maximum height will not exceed 2 feet.*

RECOMMENDATION:

Moved by Bev Windjack, seconded by Wendy Kay: 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 32 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 September 27, 2018", to be located at 833 Dunsmuir Road [PID 005-388-899, Lot 3, Section 11, Esquimalt District, Plan 9757] and 835 Dunsmuir Road [PID 005-388-881, Lot 2, Section 11, Esquimalt District, Plan 9757], **be forwarded to Council with a recommendation for approval** because design is agreeable and meets the Official Community Plan requirements. **Carried Unanimously.**

VIII. NEXT REGULAR MEETING

Wednesday, December 12, 2018

IX. ADJOURNMENT

The meeting adjourned at approximately 4:11 p.m.

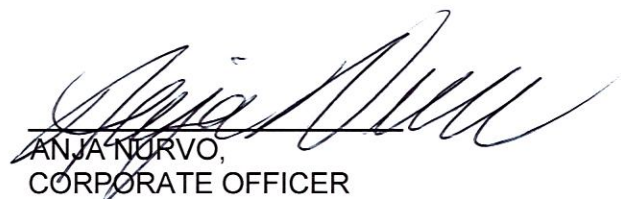
CERTIFIED CORRECT



CHAIR, DESIGN REVIEW COMMITTEE
THIS 9th DAY OF JANUARY, 2019

13th
Dr

February
Dr



ANJA NURVO,
CORPORATE OFFICER