



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF APRIL 3, 2019 ESQUIMALT COUNCIL CHAMBERS

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<b>PRESENT:</b>	Robert Schindelka    Ally Dewji Roger Wheelock        Graeme Verhulst Cst. Greg Shaw,
<b>ABSENT:</b>	Wendy Kay, David Van Stolk, Bev Windjack
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Janany Nagulan, Recording Secretary
<b>COUNCIL LIAISON:</b>	Councillor Meagan Brame

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#### I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:05 p.m.

Introduction of Victoria Police Department Liaison, Constable Greg Shaw.

#### II. LATE ITEMS

No late items

#### III. APPROVAL OF AGENDA

Moved by Graeme Verhulst, seconded by Robert Schindelka: That the agenda be approved as printed. **Carried Unanimously**

#### IV. ADOPTION OF MINUTES – March 6, 2019

Moved by Robert Schindelka, seconded by Graeme Verhulst: That the minutes of March 6, 2019, be adopted as circulated. **Carried Unanimously**

#### V. STAFF REPORTS

##### **Official Community Plan and Rezoning Application**

##### **681 Admirals Road**

[PID 007-801-963 Lot 25 Block 4 Suburban Lot 50 Esquimalt District Plan 1153]

[PID 007-801-980 Lot 26 Block 4 Suburban Lot 50 Esquimalt District Plan 1153]

##### **685 Admirals Road**

[PID 007-802-013 Lot B (DD G17083), Suburban Lot 50, Esquimalt District, Plan 1153]

Frank Limshue of Westurban Development Ltd. and Tanis Schulte the Principle Architect at Thuja Architecture Studio provided overview of the Official Community Plan and Rezoning Application for Official Community Plan and Rezoning Application for 681 Admirals and 685 Admirals Road with a PowerPoint presentation and responded to question from the Committee. The presentation described the background and history of the development company, Westurban, location of the proposed building, reasoning and justification behind the proposed building, building design and building features.

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

- Member asked applicant to discuss the vehicular circulation and site access. *No concerns in regards to access accept during peak periods. The traffic study flagged this as a potential issue.*
- Concerns in regards to the allotted amount of parking for the project and the access to the site and to consider the traffic in the area.
- Concern with the livability and size of three bedroom unit. *The goal was to provide a variety of unit types to accommodate a different of household types. Will be address at Development Permit Stage.*
- Insure that the corten wall along the front of the parkade is non- climbable.
- Making the space at the front of the building more defensible. *The space was created to engage with the public realm, potentially have screen.*
- Have you designated the affordable units? *The affordable unit are predicated on the fact the proposal exceeds the FAR of 2.0. Discussions are in process on how to allocate the units as affordable.*
- Member commented on upper level setback toward the rear and the separation to the existing buildings and asks to provide more contextual information.
- How do you handle the gardening on the site? Will this include setback on the outside of the wall, how will that be maintained? *Westurban will be responsible for everything up to the property line. Westurban will be maintaining and managing the building.*
- Support the densification of the area.

**RECOMMENDATION**

Moved by Ally Dewji, seconded by Graeme Verhulst: That the Esquimalt Design Review Committee recommends that the application for an Official Community Plan Amendment and Rezoning, authorizing a 20 metre [6 storeys], 50 unit, multiple family residential building sited in accordance with the Site Plan by Thuja Architectural and Design, and incorporating height and massing consistent with the architectural plans provided by Thuja Architecture and Design, both stamped “Received February 22, 2019”, detailing the development proposed to be located at 681 Admirals Road [PID 007-801-963 Lot 25 Block 4 Suburban Lot 50 Esquimalt District Plan 1153] + [PID 007-801-980 Lot 26 Block 4 Suburban Lot 50 Esquimalt District Plan 1153] and 685 Admirals Road [PID 007-802-013 Lot B (DD G17083), Suburban Lot 50, Esquimalt District, Plan 1153] be forwarded to Council with a recommendation **be referred back to the Design Review Committee with additional context information provided including site context and sections and showdown studies. Carried Unanimously.**

**VI. REVIEW OF DRAFT STRATEGIC PLAN**

Moved by Ally Dewji, seconded by Robert Schindelka: That the Esquimalt Design Review Committee provides the following comments on the Draft Strategic Plan:

- That BC Energy Step Code reference be added
- That there be reference to defining of bonus amenities, to density and sustainability
- That a timely review of the parking bylaw be added as a reference
- Encourage the development of neighbourhood plans for Esquimalt is done in a timely manner. In particular for areas north of Esquimalt Road.

Carried Unanimously.

**VII. NEXT REGULAR MEETING**

Wednesday, May 3<sup>rd</sup>, 2019

**VIII. ADJOURNMENT**

The meeting adjourned at approximately 4:10 p.m.

CERTIFIED CORRECT

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CHAIR, DESIGN REVIEW COMMITTEE  
THIS 10<sup>th</sup> DAY OF JULY, 2019

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CORPORATE OFFICER