

4.2 Development Permit with Variances Application No.00183 for 480 & 492 Esquimalt Road

The proposal is for a new seven-storey mixed-use building.

Applicant meeting attendees:

Vinit Jain	Aryze Development Inc.
Bianca Bodley	Biophilia Collective
Carolyn Cuthbert	DIALOG
Brady Dunlop	DIALOG

Mike Angrove provided the Panel with a brief introduction of the application.

Vinit Jain provided the Panel with a detailed presentation of the site and context of the proposal.
Bianca Bodley provided a detailed outline of the landscaping.

The Panel asked the following questions of clarification:

- Can you comment of the shade of the dark metal tile cladding? If it's more on the black side how will this perform in the summer?
 - We are not intending for it to be black. We would like for there to be a contrast, so lighter than a charcoal shade.
- Where is the use of mass timber applied?
 - We are intending to use it mostly in the commercial areas, mezzanine floors and commercial areas.
- Is there access to the commercial spaces planned from the East side?
 - We haven't allocated any as of right now because we don't know what the tenant use will be. It's intended to be a landscape buffer but could be used as a public parklet space.
- There is a lack of balconies, do you anticipate there being families here?
 - We can look at introducing larger balconies in some areas, but we have allocated a very generous rooftop amenities space.

Panel members discussed:

- Appreciation for the landscape and public design
- Building mass works
- Concern about the rear setback
- Commercial space is good for Russell Street
- Buildings seem institutional
- Concern about the lack of outdoor amenity space of the rooftop on the East side
- Appreciation for the private and public courtyard
- Urban design features are well executed
- Appreciate the extra podium level

- Appreciation for the form of the building
- Appearance could be softened as it feels industrial

Motion:

It was moved by Pamela Madoff seconded by Peter Johannknecht that Development Permit with Variances Application No. 00182 for 480 & 492 Esquimalt Road be approved with the following changes:

- Consideration of additional amenity space on the East tower
- Consideration of an increase in the rear yard setback and the potential for the building to step back on the North side
- Potential to offset the windows looking into the courtyard to provide more privacy
- Consider glare impact on the public space by having more muted materials
- Consideration of adding balconies
- Confirm that the colour pallet for the metal tile is on the lighter end of the grey scale
- Consider enhancing the residential character of the upper floors
- Consideration of more landscaping along the street frontage

Carried Unanimously