



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### APC Design Review Committee

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Wednesday, January 10, 2024

2:30 PM

Esquimalt Council Chambers

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**Present:** 6 - Chair Graeme Verhulst  
Vice Chair Tara Todesco  
Member Xeniya Vins  
Member Chris Windjack  
Member Shaun Smakal  
Member Simon Williams

**Staff Present:** Bill Brown, Director of Development Services  
Alex Tang, Planner II  
Jill Walker, Recording Secretary

#### 1. ELECTION OF CHAIR & VICE CHAIR

The Director of Development Services began the meeting by calling for nominations for the Chair of the committee. Member Verhulst was nominated and elected Chair for 2024.

Chair Verhulst called for nominations for a Vice Chair. Member Todesco was nominated and elected Vice Chair for 2024.

The Chair also introduced the new committee member, Simon Williams, who spoke a bit about himself. The committee welcomed member Williams.

#### 2. COMMUNICATIONS

1) [24-008](#) Informational Documents for Commission Members

This item was received.

#### 3. CALL TO ORDER

The Chair called the meeting of the APC Design Review Committee to order at 2:33PM and gave a Territorial Acknowledgment.

#### 4. LATE ITEMS

There were no further late items.

1) [24-009](#) Member Resignation, Staff Report No. DRC-24-002

This item was received.

## 5. APPROVAL OF THE AGENDA

The agenda was approved as circulated.

## 6. MINUTES

- 1) [24-007](#) Minutes of the DRC meeting December 13, 2023

Moved by Member Windjack, seconded by Member Smakal: That the minutes of the December 13, 2023 meeting of the APC Design Review Committee be adopted as circulated. Carried Unanimously.

## 7. STAFF REPORTS

- 1) [24-005](#) Rezoning Application - 899 Esquimalt Road, Staff Report No. DRC-24-001

The Planner gave an overview of the application. Farzin Yadegari, Architect gave a presentation and Babak Nikbakhtan from LexiGroup was in attendance to answer questions.

Committee Questions and Comments (staff and applicant response in *italics*)

\* Confirmation was requested for the application: has the ground level changed or just the two top floors? Will the rooftop patio still be built? *No changes to the ground floor. Adding two floors of same stack of suites. And yes, rooftop patio to remain.*

\* Clarification was requested how the committee is to judge the application because they have not seen it before but were told there is a DP in place so are we judging this application on its own merits or are we looking at it in its entirety? *Staff gave a brief history of the application and if approved, a new DP will be required.*

\* Very curious about the structural problems even though not really a part of this. *We could call the structural engineer and have him on standby by not necessary as he has given us assurances that he will find a way.*

\* Discussion about the mural and that it will remain as a design feature.

\* What is intended use of suite as an amenity to the Town? *Up to Council's discretion, however, it may be used for rental for attracting doctors to the municipality.*

\* Why 2 floors of the same units as below? *Plumbing stacks, mechanical layouts, electrical works - would be a nightmare to change at this point as it is under construction.*

Discussion

\* Concerned it will be precedent-setting and thought we would be looking at an OCP amendment for the height variance but it is kind of a loophole that buildings with commercial space have no limit.

\* Look at all the work that went into the initial project including the public

feedback and now not to look at the project as a whole is an interesting thing. We need to look at all input from the original process and not negate it.

- \* Project looks better taller. Generally agree with 2 more floors as we need more density.

- \* No issues looking at it with fresh eyes. The DP package will be reviewed heavily when it comes in.

- \* The green wall with 2 more floors is pie in the sky

- \* Approve of the look and feel of another 2 storeys. Appreciate that is is under 12. The previous process should be taken into consideration.

- \* Thinking about financial circumstances of developers - Council should not be beholden to the financial affairs of developers. If we remove this as a reason, it is still compelling to agree with application.

Moved by Member Windjack, seconded by Member Smakal: That the Esquimalt Design Review Committee recommends that the rezoning application to authorize the additional two storeys of a 12-storey mixed-use building consistent with the architectural plans provided by Farzin Yadegari Architects Inc., to be located at 899 Esquimalt Road [PID 030-151-562, Lot A Section 11 Esquimalt District Plan EPP69557] be forwarded to Council with a recommendation to approve the rezoning because the 12 storeys meets the OCP, meets the parking requirements, and will not have a significant increase in the shadowing. Carried Unanimously.

In 6 - Chair Graeme Verhulst, Vice Chair Tara Todesco,  
Favour: Member Xeniya Vins, Member Chris Windjack, Member  
Shaun Smakal and Member Simon Williams

## 8. ADJOURNMENT

The meeting of the APC Design Review Committee adjourned at 3:35PM.

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GRAEME VERHULST, CHAIR  
APC DESIGN REVIEW COMMITTEE  
THIS 13TH DAY OF MARCH, 2024

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JILL WALKER  
RECORDING SECRETARY  
CERTIFIED CORRECT