



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, October 9, 2024

2:30 PM

Esquimalt Council Chambers

Present: 5 - Chair Graeme Verhulst
Vice Chair Tara Todesco
Member Shaun Smakal
Member Simon Williams
Member Avishai Gilad

Regrets: 2 - Member Chris Windjack
Member Alexander Robinson

Staff Present: Bill Brown, Director of Development Services
Alex Tang, Planner
Victoria McKean, Committee Coordinator/Recording

Secretary

1. **CALL TO ORDER**

Chair Verhulst called the meeting to order at 2:31 PM and acknowledged the Songhees and Kosapsum Nations whose traditional territories we live, we learn, and we do our work.

2. **LATE ITEMS**

There were no late items.

3. **APPROVAL OF THE AGENDA**

Moved by Member Smakal, seconded by Member Todesco: That the agenda be amended to remove Item 4.1 and renumber the agenda as necessary as the Minutes of the APC Design Review Committee meeting held on April 10, 2024 were previously approved by the Committee. Carried Unanimously.

Moved by Member Smakal, seconded by Member Todesco: That the agenda be approved as amended. Carried Unanimously.

4. **STAFF REPORTS**

- 1) [24-453](#) OCP Amendment and Rezoning Application – 1340 Sussex Street & 1337 Saunders Street, Staff Report No. DRC-24-006

Alex Tang, Planner, provided an introduction to the item and introduced the applicant.

Matt Kolec, Intracorp Homes, provided an overview of the application before the Committee and introduced their colleagues who provided a high-level overview of the design principles and development of the proposed design and an overview of the landscape character of the proposed development.

Committee Comments:

- I think that this is an interesting exercise in balance: FAR is a lump of clay, do you squish it up to make it tall and emphasize park space, or flatten it to reduce height? That's not what the OCP amendment is about.
- I like the project because that area needs the green space. This building does look tall, but I can understand it within the context of the proposed site. Because of the quality and green space, I am in support. I wonder if adding an entrance from the park would make the retail space more accessible and effective.
- Overall, I like this project, the building is well articulated and park is well designed but would have liked to see other options with respect to massing. I would prefer to see the bike access to be part of the park, on Sussex Street.
- I would like to see more design elements at the entrance; ornamental trees to articulate the space and enhance the other features of the building.
- I like the layout and overall aspects of the park; knowing that Ontario Drive is not accessible through the park, there is a strong east/west corridor that does not connect, I wonder if there is a way to improve connectivity and accessibility?
- The large ship on the playground is a strata owned amenity that needs to be maintained - I am concerned about the fact that it is right over the parking space and what happens if this feature is not well maintained, or what happens when other upgrades are required?
- Appreciate the inclusion of a washroom in the public space.
- The play ship will draw interest and foot traffic and act as a landmark, and I would also like to explore if the commercial space could be accessed through the park, or signage and/or windows to highlight the commercial space.
- Overall, I like the proposal, it's a good balance between height and green space. Because Ontario Drive is what it is, I wonder if massing the building to that side would be a benefit to situate more green space on the prominent side of the street. However, the proposal as it is in front of us is supportable. Height is justified, I like the amenities provided, and the proposal has many

positive aspects. I have reservations about unit layouts but that will be discussed in the future.

- There were several comments about the livability of smaller suites and the Committee expressed interest in changes to unit design.

That the Esquimalt Design Review Committee recommends to Council that the Official Community Plan amendment and rezoning application to authorize the proposed development of a 21-storey mixed-use building consistent with the architectural plans provided by Arcadis Architects and the landscape plan provided by LADR Landscape Architects, to be located at 1340 Sussex Street and 1337 Saunders Street be approved and provides the following conditions:

- The Committee objects to categorizing windowless rooms as “bedrooms” and encourages the developer not to categorize them as such; and
- The Committee would support re-massing to eliminate windowless bedrooms under the condition that the greenspace be protected.

The Committee recognized that the proposal is largely in keeping with the Official Community Plan with respect to density, allows for a public park and greenspace given the current height of the building, and is in support of the proposed retail space.

2) [24-461](#) Committee Membership Update

Victoria McKean, Committee Coordinator, provided an overview of the report and responded to questions from the Committee.

3) [24-463](#) Director of Development Services Project Update

Bill Brown, Director of Development Services, provided the Committee with an update on several Development Services Department projects.

5. ADJOURNMENT

Moved by Member Smakal, seconded by Member Todesco: That the APC Design Review Committee Meeting be adjourned at 4:18 PM. Carried Unanimously.

GRAEME VERHULST, CHAIR
APC DESIGN REVIEW COMMITTEE
THIS 13th DAY OF NOVEMBER, 2024

VICTORIA MCKEAN
RECORDING SECRETARY
CERTIFIED CORRECT