



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes

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

### APC Design Review Committee

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Wednesday, May 11, 2022

2:30 PM

Esquimalt Council Chambers

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**Present:** 5 - Chair Graeme Verhulst  
Member Derek Jenkins  
Member Richard McGrew  
Member Xeniya Vins  
Member Chris Windjack

**Regrets:** 1 - Member Tara Todesco

Member McGrew attended the meeting via conference call.

Council Liaisons: Councillor Hundleby  
Councillor Vermeulen (Regrets)

Staff: Bill Brown, Director of Development Services  
James Davison, Manager of Development Services  
Karen Hay, Policy Planner  
Alex Tang, Development Planner  
Yvonne Mitchell, Planner 1  
Benjamin Lee, Recording Secretary

#### 1. CALL TO ORDER

Chair Verhulst called the APC Design Review Committee meeting to order at 2:30 PM.

The Chair acknowledged the Township conducts its business on the unceded territory of the Songhees and Esquimalt Nations, thanked their care for the land and look forward to working in partnership to build this great Township together.

#### 2. LATE ITEMS

There were late items:

- (1) **PERTAINING** to Item No. 3. 5: **STAFF REPORTS** - Development Permit Application - Proposed 45-Unit 5-Storey Multifamily Apartment - 880 Fleming Street, Staff Report No.22-177
  - Memorandum from Richard Syrett dated May 6, 2022.
  - Applicant Presentation (updated) from Stellar Architectural Consulting, dated April 2022.

**3. APPROVAL OF THE AGENDA**

Moved by Member Jenkins, seconded by Member Vins: That the agenda be approved as circulated. Carried Unanimously.

**4. PRESENTATIONS**

1) [22-165](#) Heritage Conservation in Esquimalt

Bill Brown, Director of Development Services introduced Mr. Steve Barber, an experienced heritage planner with a distinguished career in local government and outlined his experience in heritage planning.

Mr. Barber presented the importance of heritage, applicable bylaws, and provincial and federal procedures related to heritage.

Member McGrew disconnected from the meeting at 2:46 PM and re-connected to the meeting at 2:59 PM.

**5. STAFF REPORTS**

1) [22-197](#) Rezoning Application - 734 Sea Terrace  
Staff Report No.: DRC-22-008

Councillor Hundleby recused herself due to a conflict of interest because her residence is nearby the proposed application. Councillor Hundleby left the meeting room at 3:05 PM.

Karen Hay, Policy Planner introduced the application and responded to questions from the Committee.

Eddie Williams, Applicant and Architect, Steller Architectural Consulting, Fred Mallach, Building Technologist, Steller Architectural Consulting, and Bianca Bodley, Landscape Architect and Principal, Biophilia Design Collective Ltd. presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

\* Concerns with the scale of the building being too wide and a storey too high as out character in the townhome-oriented neighbourhood. Suggestion to the Applicant to build 4 storeys. *Building appears larger on Dunsmuir Road than on Sea Terrace to keep scale with the topography. Consulted with West Bay Residents Association and incorporated their feedback into the design to adhere to the OCP design guidelines.*

\* Suggestion to the Applicant to provide an elevation context of the project for further illustration given the impression of the project overshadowing neighbourhood properties. *Will not encroach on neighbouring properties.*

\* Township of Esquimalt as a desirable hub for families: *Heeded advice to*

*build 2-bedroom and 3-bedroom units to address the overwhelming need for missing middle housing. Exceeded the Township's advice by offering amenities including cargo bikes and e-bikes, and Modo car share.*

*\* Suggestion to the Applicant to substantially add greenspace by narrowing the design of the building due to proximity of the nearby park and Songhees Walkway. Design affected by BC Hydro LPT & PMT assets. Undergrounding the hydro lines have been proposed along Sea Terrace and parts of Dunsmuir Road at our considerable expense. Exceeds the requirements of the Township's Engineering Department.*

*\* Parking to unit ratio is lower than the 1:1 ratio. Not economically viable for the project. 16 parking stalls and 1 visitor. Parkade will be electrified for electric vehicles.*

*\* Bike parking: 4 bike stalls (2 for cargo bikes) with charging available for e-bikes.*

*\* Rain garden: Located at the rear and side of the building and integrated into the site. Existing rocks and landscape to stay in place.*

Moved by Member Windjack, seconded by Member Vins: That the Esquimalt Design Review Committee recommends to Council that the rezoning application, authorizing a multiple family building containing 19 dwelling units, at 734 Sea Terrace [PID 005-388-902; Lot 4, Section 11, Esquimalt District, Plan 9757] in accordance with the conceptual site plan prepared by Summit Land Surveying and the construction drawings by Steller Architectural Consulting stamped "Received May 2, 2022" and the landscape plan by Murdock de Greeff, stamped "Received January 5, 2022", be forwarded to Council with a recommendation to approve for the following reasons:

\* The project addresses the significant need for missing middle-housing inventory by providing 2-bedroom and 3-bedroom units

\* Project provides ample bicycle parking

\* Project preserves the heritage trees surrounding the site which are a major amenity for the community, with the following condition:

\* The project be built to at least Step 3 of the BC Energy Code. Carried.

In Favour: 4 - Chair Graeme Verhulst, Member Richard McGrew, Member Xeniya Vins and Member Chris Windjack

Opposed: 1 - Member Derek Jenkins

2) [22-222](#) Zoning Bylaw Amendment Application - 812 Craigflower Road, DRC-22-011

Yvonne Mitchell, Planner introduced the application and responded to questions from the Committee.

Ryan Jabs, Applicant, Lapis Homes Ltd. presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- \* Suggestion to the Applicant to include permeable paving for the drive aisle.
- \* Commercial space for a café: *Concerns on the impact to neighbouring properties due to business traffic. Coffee shop would require increasing the setbacks of the building. Not economically viable.*
- \* Energy efficiency of the design: *Applicant to explore Step 4 of the BC Energy Code.*
- \* Concerns with the east and west side setbacks: 2-foot landing strip not enough.
- \* Front yard space is lacking.
- \* Significant concern with the extent of hardscaping throughout the property.
- \* Significant changes observed between the previously rejected proposal compared to currently proposal.
- \* Positive reaction to the project in attracting residents to live and play.

Moved by Member Vins, seconded by Member Jenkins: That the Esquimalt Design Review Committee recommends that the application for rezoning, which would facilitate the future construction of a 10-unit 3-storey multi-family apartment building at 812 Craigflower Road [PID 005-987-164; Lot 2 Section 10 Esquimalt District Plan 5648] be forwarded to Council with a recommendation to approve the application for the following reasons:

- \* The Applicant has addressed the concerns raised by the Committee in previous submission
- \* Incorporated feedback from the neighbourhood, with the following conditions:
  - \* Design team to provide a buffer so the drive aisle is not directly aligned to the fence
  - \* Provide more greenspace on site. Carried.

In Favour: 4 - Chair Graeme Verhulst, Member Derek Jenkins, Member Richard McGrew and Member Xeniya Vins

Opposed: 1 - Member Chris Windjack

**3) [22-177](#) Development Permit Application - Proposed 45-Unit 5-Storey Multifamily Apartment - 880 Fleming Street**

James Davison, Manager of Development Services, on behalf of the Township of Esquimalt as the Owner, introduced the application and responded to questions from the Committee.

Rajinder Sahota, Applicant, Method Built Homes Ltd., Bianca Bodley, Landscape Architect and Principal, Biophilia Design Collective Ltd., and Eddie Williams, Designer and Architect, Steller Architectural Consulting, presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- \* Positive reaction to the integration of rental and strata housing. Social gain and benefit for the community. Positive reaction to the project addressing the twin crises of a climate emergency and housing need.
- \* Firm suggestion to the Applicant to provide plantings on the eastern property line.
- \* Positive reaction to the building's aesthetics and selection of building materials and rooftop: Above and beyond design. Roof deck is a very nice amenity as is the softening of the building overhang. Suggestion to the Applicant to provide colour palette elevations to aid in evaluating the project's aesthetics.
- \* Project to be built to Step 3 of the BC Energy Code considered unambitious: Net Zero requirements in 2050 would result in a liability for developers who do not anticipate this policy objective in advance, and the implications of major renovations and retrofits. Suggestion to the Applicant to build beyond Step 3.

Moved by Member Vins, seconded by Member Jenkins: That the Esquimalt Design Review Committee recommends to Council the Development Permit application consistent with the architectural plans by Steller Architectural Consulting, stamped "Received April 11, 2022", be forwarded to Council with a recommendation to approve for the following reason:

- \* The housing affordability component presented by the Applicant is above and beyond in response to the housing crisis, with the following condition:
  - \* Trees be added on the east side of the site plan. Carried Unanimously.

In Favour: 5 - Chair Graeme Verhulst, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Chris Windjack

4) [22-208](#) Development Permit Application - 1075 Tillicum Road, Staff Report No. DRC-22-010

Alex Tang, Development Planner introduced the application and responded to questions from the Committee.

Adam Cooper, Applicant, Abstract Developments, and Brendan Casidy, Architect, Urban West Architecture presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- \* *Ramp location has not moved to be placed as far away from Tillicum Road.*
- \* Suggestion to the Applicant to modify the parking layout of the commercial space. *Will contribute a pedestrian walkway as part of the density bonus.*
- \* Positive reaction to the design.

Moved by Member Vins, seconded by Member Windjack: That the Esquimalt Design Review Committee recommends to Council that the application for a development permit authorizing the form and character of the proposed development of a commercial residential mixed-use building consistent with the architectural plans provided by Urban West Architecture and landscape plan provided by Murdoch de Greeff Inc. Landscape Planning & Design, both stamped "Received April 29, 2022", to be located at 1075 Tillicum Road be forwarded to Council with a recommendation to approve for the following reasons:

- \* Good urban design
- \* Attractive massing
- \* Engaging street to ground floor interface
- \* Building composition is positive. Carried Unanimously.

In Favour: 4 - Chair Graeme Verhulst, Member Derek Jenkins, Member Xeniya Vins and Member Chris Windjack

Absent: 1 - Member Richard McGrew

## 6. ADJOURNMENT

The Design Review Committee Meeting adjourned at 4:13 PM.