



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Final

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

APC Design Review Committee

Wednesday, November 13, 2024

2:30 PM

Esquimalt Council Chambers

Present: 5 - Chair Graeme Verhulst
Member Chris Windjack
Member Shaun Smakal
Member Simon Williams
Member Avishai Gilad

Regrets: 2 - Vice Chair Tara Todesco
Member Alexander Robinson

1. CALL TO ORDER

Chair Verhulst called the meeting to order at 2:32 PM and acknowledged the Songhees and Kosapsum Nations on whose traditional territory 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 Gilad: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [24-503](#) Minutes of the APC Design Review Committee meeting held on June 12, 2024.

2) [24-504](#) Minutes of the APC Design Review Committee meeting held on October 9, 2024.

Moved by Member Smakal, Seconded by Member Williams: That the minutes from the APC Design Review Committee meetings held on July 12, 2024 and October 9, 2024 be adopted. Carried Unanimously.

5. STAFF REPORTS

1) [24-484](#) Rezoning Application - 1209 Lyall Street - Staff Report No. DRC-24-008

James Davison, Manager of Development Services, provided an introduction to the staff report, introduced the applicant, and answered questions from the Committee.

Committee Discussion:

- Committee members expressed their appreciation for the application, noting that it was a great way to breathe new life into a historic commercial space;
- Committee members commented on the unique site that fits well into its neighbourhood;
- The Committee was in broad agreement that this would be a positive addition to the neighbourhood, noting that the size and scale are appropriate and the proposal does not change the existing character or historic precedent of the site.

Moved by Member Windjack, Seconded by Member Smakal: That the Esquimalt Design Review Committee recommends to Council to approve the Rezoning Application for 1209 Lyall Street which would allow the construction of a 32m² Brewery Tasting Room and licensed retail store on the premises as outlined in Staff Report No. DRC-24-008. Carried Unanimously.

- 2) [24-491](#) Development Permit Application – 847 Colville Road, Staff Report No. DRC-24-010

Alex Tang, Planner, introduced the staff report and introduced the applicant. Staff and the applicant answered questions from the Committee.

Committee Discussion

- Committee members expressed their desire to see improved energy efficiency and storm water management;
- Committee members would like to see improved landscaping that provides adequate shade and a more welcoming space for the children to enjoy;
- Committee members discussed the challenges in budgeting associated with projects like these, and expressed their desire for more funding to be allocated to improve the overall design of the project.

Moved by Member Smakal, Seconded by Member Gilad: That the Esquimalt Design Review Committee recommends to Council to approve the development permit consistent with the architectural plans provided by Iredale Architecture for the property located at 847 Colville Road [PID 004-817-672, Lot A, Section 10, Esquimalt District, Plan 13586] as outlined in Staff Report No. DRC-24-010 with the following conditions:

- that the applicant considers improved envelope design that corresponds with step code 3; and
- an improved design that considers a vision for the outdoor play space that incorporates shade, landscaping, low-impact development standards, soft and passive landscape design, and other elements to foster a positive learning environment.

Carried Unanimously.

- 3) [24-498](#) Rezoning Application - 903 Admirals Rd - Staff Report No. DRC-24-009

James Davison, Manager of Development Services, introduced the staff report and introduced the applicant who provided a presentation to the Committee. Staff and the applicant answered questions from the Committee.

Committee Discussion:

- Committee members encouraged the applicant to ensure that it is clear how many trees are being removed and replaced as they felt it was unclear in the documents provided;
- Some Committee members expressed support for the application as they felt it fits the context of the neighbourhood and is an appropriate use of the site;
- Committee members expressed interest in changing the setback of the driveway to make it more pedestrian friendly;
- Committee members highlighted the conventional typology of the design and noted that it was quite car-centric, with 16 parking spaces for 8 townhouses and wondered if there was a different way to incorporate this design in such a way that would preserve more trees and green space;
- Several Committee members spoke in opposition to the proposal, citing concerns regarding the number of trees lost with the current proposed design, the current ratio of tree replacement being too low;
- Committee members recognized that while more housing is needed, environmental preservation cannot be ignored.

Moved by Member Smakal, Seconded by Member Windjack: That the Esquimalt Design Review Committee recommends to Council to deny Rezoning Application - 903 Admirals Road to allow for the construction of eight townhouse units as outlined in Staff Report No. DRC-24-009 for the following reasons:

- preservation of existing urban tree canopy needs to be considered in the context of this site and neighbourhood; and
- a more pedestrian-forward approach to access and character should be considered.

Motion Carried.

In Favour: Members Smakal, Windjack, Williams, and Verhulst.

Opposed: Member Gilad.

6. ADJOURNMENT

Moved by Member Windjack, Seconded by Member Smakal: That the meeting be adjourned at 4:40 PM. Carried Unanimously.