



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

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

**APC Design Review Committee**

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Wednesday, March 11, 2026

2:30 PM

Esquimalt Council Chambers

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**Present:** 6 - Chair Tara Todesco  
Vice Chair Shaun Smakal  
Member Eric Tran  
Member Kody Thomson  
Member Doran Musgrove  
Member Paul de Greeff

**Regrets:** 1 - Member Avishai Gilad

**Council**

**Liaisons:** Councillor Andrea Boardman

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

**1. CALL TO ORDER**

Victoria McKean, Committee Coordinator, called the meeting to order at 2:33 PM and acknowledged with respect the Songhees and Xwsepsem 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 Musgrove: That the agenda be approved as circulated. Carried Unanimously.

**4. ELECTION OF CHAIR AND VICE CHAIR**

Moved by Member Smakal, seconded by Member De Greeff: That Tara Todesco be elected as Chair of the APC Design Review Committee. Carried Unanimously.

Moved by Chair Todesco, seconded by Member De Greeff: That Shaun Smakal be elected as Vice Chair of the APC Design Review Committee. Carried Unanimously.

Chair Todesco assumed the Chair for the remainder of the meeting.

**5. MINUTES**

- 1) [26-063](#) Minutes of the APC Design Review Committee meeting held on December 10, 2025

Moved by Member Smakal, seconded by Member De Greeff: That the minutes of the APC Design Review Committee meeting held December 10, 2025 be adopted as circulated. Carried Unanimously.

**6. STAFF LIAISON UPDATE**

The Director of Development Services provided an update on the following items:

- Rezoning Application - 618 Grenville Road;
- Official Community Plan Recalibration Amendments;
- Community Health Needs Assessment;
- Major Review of the Official Community Plan proposed for 2027;
- Short-Term Rental Policy;
- Future presentation on the Development Capacity Study;
- Recreation Strategic Plan; and
- Active Transportation Phase II.

**7. STAFF REPORTS**

- 1) [26-003](#) 2026 Annual Meeting Schedule, Staff Report No. DRC-26-001

Victoria McKean, Committee Coordinator, introduced the staff report.

- 2) [26-103](#) Development Permit Application - 903 Admirals Road - Staff Report No. DRC-26-005

The Manager of Development Services introduced the item. Staff and the applicant responded to questions from the Committee.

Committee comments included the following:

- This is an unique lot that presents a significant natural area and number of trees;
- The location could provide needed housing near CFB Esquimalt;
- The landscape plan does not provide enough information about the scale and location of trees, does not identify existing rocky outcroppings. It was suggested that the landscape plan be improved by incorporating landscape materials to support native plants and biodiversity and reducing the number of retaining walls to better preserve the natural assets of the lot;
- Housing is needed, and a balance must be found between preservation of natural spaces and providing adequate levels of housing. The proposal does not seem to achieve many Development Permit Areas.

- The design fits the character of the surrounding area, but the proposed configuration does not protect the Garry oak ecosystem elements and other natural assets of the lot. A different footprint may be able to achieve a balance between providing housing and protecting natural assets.
- More height and density may be a more appropriate use of this lot in order to retain more trees;
- Without an improved landscape plan, the proposal is not supportable.

Moved by Member Smakal, seconded by Member De Greeff: That the Esquimalt Design Review Committee recommends that Council deny the application for a development permit authorizing the form and character of the proposed townhouse residential development consistent with the architectural plans provided by Adapt Design Inc and landscape plan provided by T-Square Designs, to be located at 903 Admirals Road, because the proposal does not preserve the considerable environmental assets including a high number of native plant and shrub species including bylaw-protected mature trees and recommend that the proponent look at developing a new footprint to allow for greater preservation of natural features, existing trees, rock outcrops, and native plantings where feasible, incorporating new landscaping material that builds on native plants and biodiversity, climate adaptive species, habitat and restoration of Garry oak ecosystem and to enhance the amount of permeable areas to reduce stormwater inputs into municipal services and potentially allow for a reduction in required irrigation. Carried with Member Musgrove opposed.

**3) [26-013](#) Rezoning Application - 1048 Craigflower Road, Staff Report No. DRC-26-002**

The Planner introduced the item. Staff and the applicant responded to questions from the Committee.

Committee comments included the following:

- The proposed design does not suit the neighbourhood or streetscape;
- The density proposed is appropriate for the location;
- There have been positive changes to the proposal, such as greater inclusion of native trees, an improvement to the form and scale;
- Siting and landscaping may be improved upon at later stages;
- The driveway is a challenging configuration and the plant selection in the area could be improved;
- The proposed setbacks are a concern as it may set a precedent for the area.

Moved by Chair Todesco, seconded by Member Smakal: That the Esquimalt Design Review Committee recommends that Council

approve the rezoning application to authorize the proposed development of a 6-unit residential development consistent with the architectural plan and landscape plan provided by BDD Homes, to be located at 1048 Craigflower Road, as it contributes appropriate levels of housing, density and future development of this area and there have been positive changes to the street frontage. Carried with Member Musgrove opposed.

The meeting was recessed at 4:28 PM and reconvened at 4:34 PM with all members of the APC Design Review Committee present.

- 4) [26-050](#) Development Permit Application – 1340 Sussex Street and 1337 Saunders Street, Staff Report No. DRC-26-003

Alex Tang, Planner, introduced the applicant. Staff and the applicant responded to questions from the Committee.

Committee comments included the following:

- Appreciation was expressed for the proposal and public interface elements of the park amenity;
- The landscape plan may be too busy and benefit from unification by simplifying the plantings and forming cohesion between the seating offered;
- The proposal is exciting and would be of a great benefit to the community.

Member de Greeff left the meeting at 5:05 PM.

Committee comments included the following (continued):

- Appreciation for the landscape plan as presented was expressed;
- Seating that can be manipulated and moved would be a benefit, but may be difficult to manage in a public setting;
- Access to the park space from the north would be beneficial, but may not be possible;
- The proposal offers a significant public amenity with a diverse range of ways to interact with and occupy the space.

Moved by Chair Todesco, seconded by Member Smakal: That the Esquimalt Design Review Committee recommends Council approve the application for a development permit authorizing the form and character of the proposed multi-family residential development consistent with the architectural plans provided by Arcadis Architecture Inc. and landscape plan provided by LADR Landscape Architects, to be located at 1340 Sussex Street and 1337 Saunders Street, as it provides much needed housing along with a highly valuable community amenity with a public park space with the condition that the developer consider landscape

elements that create a unified park design. Carried Unanimously.

Moved by Thomson, seconded by Smakal: That the meeting be extended until 6:00 PM. Carried Unanimously.

5) [26-051](#) Rezoning Application – 1140 & 1148 Esquimalt Road, Staff Report No. DRC-26-004

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

Committee comments included the following:

- The proposal is appreciated and aligns with Council's housing priorities;
- The cohousing concept is unique and a positive addition to the community;
- Increasing the landscaping and amount of greenspace available would enhance the proposal;
- It was suggested that the developer consider incorporating a green roof or other alternative landscaping options to provide a habitat for animals and assist with stormwater runoff;
- Despite staff's concerns regarding the lack of open space, this is a project that provides value to the community;
- Developments with adequate green space contributes to a livable community;
- A modification to the number or size of units may facilitate adequate open space and green space.

Moved by Member Smakal, seconded by Member Thomson: That the meeting be extended until 6:45 PM. Carried Unanimously.

Moved by Member Smakal, seconded by Member Musgrove: That the Esquimalt Design Review Committee recommends that Council approve the rezoning application to regulate the proposed development of a 6-storey residential building consistent with the architectural plans provided by Cornerstone Architecture and the landscape plan provided by LADR Landscape Architects, to be located at 1140 & 1148 Esquimalt Road, because the project is valuable and the density is appropriate with the condition that the developer consider options to meet the open space requirements. Carried Unanimously.

6) [26-104](#) Membership Update, Staff Report No. DRC-26-006

Victoria McKean, Committee Coordinator, introduced the staff report.

8. **ADJOURNMENT**

Moved by Member Smakal, seconded by Member Thomson: That the meeting be adjourned at 6:32 PM. Carried Unanimously.

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TARA TODESCO, CHAIR  
APC DESIGN REVIEW COMMITTEE  
THIS 8TH DAY OF APRIL, 2026

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VICTORIA MCKEAN  
COMMITTEE COORDINATOR  
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