



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, June 12, 2024

2:30 PM

Esquimalt Council Chambers

Present: 4 - Chair Graeme Verhulst
Vice Chair Tara Todesco
Member Chris Windjack
Member Shaun Smakal

Regrets: 3 - Member Xeniya Vins
Member Simon Williams
Member Alexander Robinson

Council Liaisons: Not present.

Staff Present: Bill Brown, Director of Development Services
Mikaila Montgomery, Planner I
Jill Walker, Recording Secretary

1. CALL TO ORDER

The Chair called the meeting of the Design Review Committee to order at 2:30PM and gave a Territorial Acknowledgment.

2. ACKNOWLEDGEMENT OF OUTGOING MEMBER VINS

The Chair acknowledged member Xeniya Vins for her valuable contribution to the committee over the years. Her thoughtful considerations will be missed.

3. LATE ITEMS

There were no late items.

4. APPROVAL OF THE AGENDA

The agenda was approved as circulated.

5. MINUTES

- 1) [24-284](#) Draft minutes of DRC meeting April 10, 2024

Moved by Member Smakal, seconded by Member Windjack: That the

minutes of the April 10, 2024 meeting of the Design Review Committee be adopted as circulated. Carried Unanimously.

In 4 - Chair Graeme Verhulst, Vice Chair Tara Todesco,
Favour: Member Chris Windjack and Member Shaun Smakal

6. STAFF REPORTS

1) [24-248](#) Development Permit - 533 Admirals - DRC-24-005

The Planner introduced the application. Eric Cusimano from Rolling Tides Construction was in attendance to answer questions.

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

- * What will be happening with existing open space and existing parking? *Intent is to have electrical vehicle parking and maybe rental parking like a Robbins parking lot in the future.*
- * to what extent is the parking a part of this plan? *Part of it will be rearranged with the point of adding EV chargers in the future. Installation of EV chargers is not part of this application.*

Discussion

- * The east/south building faces could use a hop screen/green element.
- * Suggest additional trees are added to enhance the parking lot.
- * Agree - this merits a parking lot upgrade and would like to see more landscaping.
- * No issues with the building or the parking lot.
- * I like the landscape now.

Moved by Member Smakal, seconded by Member Windjack: That the Esquimalt Design Review Committee recommends to Council to approve the Development Permit which would allow the construction of an addition to the existing liquor store at 533 Admirals Road with the following conditions:

- 1) provide additional enhancement and shading of the parking lot through the addition of trees, and
- 2) provide a green screen on the east and south faces of the proposed building.

Carried Unanimously.

In 4 - Chair Graeme Verhulst, Vice Chair Tara Todesco,
Favour: Member Chris Windjack and Member Shaun Smakal

7. DIRECTOR'S UPDATE ON PREVIOUSLY CONSIDERED APPLICATIONS/ITEMS

The Director of Development Services updated the membership on the

status of Small-Scale Multi-Unit Housing and that new rules will be taken back to Council on June 24, 2024.

8. ADJOURNMENT

The meeting of the Design Review Committee adjourned at 2:45PM.

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

JILL WALKER
RECORDING SECRETARY