



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### APC Design Review Committee

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Wednesday, September 8, 2021

2:30 PM

Esquimalt Council Chambers

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**Present:** 7 - Chair Graeme Verhulst  
Vice Chair Elizabeth Balderston  
Member Derek Jenkins  
Member Richard McGrew  
Member Tara Todesco  
Member Xeniya Vins  
Member Chris Windjack

Committee Member Xeniya Vins attended the meeting by conference call.

Council Liaison: Councillor Hundleby

Staff: Bill Brown, Director of Development Services  
Alex Tang, Planner  
Benjamin Lee, Recording Secretary

#### 1. **CALL TO ORDER**

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

Chair Verhulst 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 no late items.

#### 3. **APPROVAL OF THE AGENDA**

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

#### 4. **MINUTES**

- 1) [21-451](#) Minutes of the APC Design Review Committee, August 11, 2021

Moved by Member Jenkins, seconded by Member Windjack: That the Minutes of the APC Design Review Committee meeting held August 11, 2021 be adopted as circulated. Carried Unanimously.

Member Vins declared a conflict of interest with Rezoning Application - 1075 Tillicum Road, Staff Report No. DRC-21-016 because her partner is employed by Abstract Developments. Member Vins disconnected from the conference call at 2:32 PM.

## 5. STAFF REPORTS

- 1) [21-433](#) Rezoning Application – 1075 Tillicum Road, Staff Report No. DRC-21-016

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

Isabella Munro, Applicant, Abstract Developments, Adam Cooper, Director of Community Planning & Development, Abstract Developments, Scott Murdoch, Landscape Architect, Murdoch de Greeff Inc. Landscape Architects, and Justin Bennett, 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):

- \* Concerns with the proposed reduction in commercial space on the site of the former Gorge Pointe Pub. Desire to see more commercial activity to enliven the local space and need for dedicated commercial parking.
- \* Clarification sought on the upper-storeys setback. *Massing difference from the main floor to 4th floor is 3.5m, while the 5th and 6th floor are 5m.* Suggestion to Applicant to examine and increase the upper-storey setback.
- \* Concerns with adequate soil volume, bridging, spacing and watering requirements for the 9 plantings. Desire for increase in undisturbed soil volume to sustain trees.
- \* Suggestion to Applicant to locate the parkade further from the property line.
- \* Concerns whether the bonus density corresponds to the community amenities provided.
- \* Positive reaction to the density and massing.
- \* Concerns with noise due to the placement and proximity of the garden amenity space above the parkade gates. Safety concerns with placement of visitor parking stalls inside the secured area of the parkade.

Moved by Vice Chair Balderston, seconded by Member Windjack: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 6-storey mixed-use building consistent with the architectural plans provided by Urban West Architecture, stamped "Received July 16, 2021", landscape plan provided by Murdoch de Greeff Landscape Planning & Design, stamped "Received July 16, 2021", and sited in accordance with the site

plan provided by James Worton, B.C.L.S., stamped "Received July 16, 2021", to be located at 1075 Tillicum Road [PID 018-050-859, Lot B, Section 10, Esquimalt District, Plan VIP55556] be forwarded to Council with a recommendation to approve with conditions:

- \* Reconsider the design of the building setbacks on the 5th and 6th floor
  - \* Locate the parkade further from the property line
  - \* Increase accessible and visible bicycle parking stalls for public use.
- Carried 5-1.

In Favour: 5 - Chair Graeme Verhulst, Vice Chair Elizabeth Balderston,  
Member Richard McGrew, Member Tara Todesco and  
Member Chris Windjack

Opposed: 1 - Member Derek Jenkins

Absent: 1 - Member Xeniya Vins

## 6. ADJOURNMENT

The Design Review Committee meeting adjourned at 3:46 PM.

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GRAEME VERHULST, CHAIR  
ADVISORY PLANNING COMMISSION  
THIS 10TH OF NOVEMBER, 2021

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DEB HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT