



**CORPORATION OF THE  
TOWNSHIP OF ESQUIMALT  
Agenda - Final-revised  
APC Design Review Committee**

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

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Wednesday, March 12, 2025

2:30 PM

Esquimalt Council Chambers

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*Advisory Committee Meetings will be streamed live on the following link:  
<https://esquimalt.ca.legistar.com/Calendar.aspx>*

**1. CALL TO ORDER**

**2. LATE ITEMS**

- 1) [25-085](#) Revised Landscape Plan - Item 6.5: OCP Amendment and Rezoning Application - 1005 Tillicum Road - Staff Report No. DRC-25-005.

*Attachments:* [APPENDIX D: Landscape Plan \(Revised\)](#)

**3. APPROVAL OF THE AGENDA**

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

**5. MINUTES**

- 1) [25-079](#) Minutes of the APC Design Review Committee meeting held on November 13, 2024

*Attachments:* [Minutes of the APC Design Review Committee meeting held on November 13, 2024](#)

**6. STAFF REPORTS**

- 1) [25-080](#) Informational Documents for Committee Members

*Attachments:* [Terms of Reference - Bylaw 2792](#)

[Guide to Motions](#)

[Operational Guidelines for Council Committees - ADMIN-45](#)

[Role of Staff Liaison - ADMIN 61](#)

[Council Code of Conduct - ADMIN 80](#)

[Code of Conduct for Employees - M-PER-07](#)

[Respectful Workplace Policy - M-PER-20](#)

[Council Procedure Bylaw - Bylaw 3081](#)

- 2) [25-027](#) Rezoning Application - 621 Constance Avenue, Staff Report No. DRC-25-001

***Recommendation:***

That the Esquimalt Design Review Committee recommends to Council that the rezoning application to regulate the proposed development of a 6-storey residential building consistent with the architectural plans provided by Waymark Architecture and the landscape plan provided by Small and Rossell Landscape Architects, Inc., to be located at 621 Constance Avenue be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

*Attachments:* [Appendix A: Aerial Map](#)  
[Appendix B: Architectural Drawings and Landscape Plan](#)  
[Appendix C: Green Building Checklist](#)  
[Appendix D: Applicant's Presentation](#)

- 3) [25-074](#) Development Permit Application – 602, 608, 612 & 618 Nelson Street and 1319, 1331 & 1347 Sussex Street, Staff Report No. DRC-25-004

***Recommendation:***

That the Esquimalt Design Review Committee recommends to Council that 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 Formed Alliance Architecture Studio and landscape plan provided by Scatliff Miller Murray, to be located at 602, 608, 612 & 618 Nelson Street and 1319, 1331 & 1347 Sussex Street be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

*Attachments:* [Appendix A: Aerial Map and CD No. 164 Zone](#)  
[Appendix B: Architectural Drawings and Landscape Plan](#)  
[Appendix C: Applicant's Comments for Development Permit Area Guidelines](#)  
[Appendix D: Applicant's Presentation](#)

- 4) [25-075](#) Development Permit Application – 861 & 863 Esquimalt Road, Staff Report No. DRC-25-005

***Recommendation:***

That the Esquimalt Design Review Committee recommends to Council that the application for a development permit authorizing the form and character of the proposed 59-unit residential development consistent with the architectural plans provided by dHK Architects and landscape plan provided by LADR Landscape Architects, to be located at 861 & 863 Esquimalt Road be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

*Attachments:* [Appendix A: Aerial Map and CD No. 158 Zone](#)  
[Appendix B: Architectural Drawings and Landscape Plan](#)  
[Appendix C: Arborist Report](#)  
[Appendix D: Applicant's Comments for Development Permit Area Guidelines](#)  
[Appendix E: Applicant's Presentation](#)

- 5) [25-073](#) OCP Amendment and Rezoning Application - 1005 Tillicum Rd - File No. DRC-25-003

***Recommendation:***

That the Esquimalt Design Review Committee recommends to Council that the Official Community Plan amendment and rezoning application to authorize the proposed development of a four-storey mixed-use development, with 32 residential and one commercial unit, consistent with the architectural plans provided by XV Architecture and the landscape plan provided by 4SITE Landscape Architecture and Site Planning, to be located at 1005 Tillicum Rd [LOT 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 27609], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

*Attachments:* [APPENDIX A: 1005 Tillicum Rd Aerial Map](#)  
[APPENDIX B: Rationale Letter \(002\) 1005 Tillicum DRC March 3 2025](#)  
[APPENDIX C: Architectural Plans](#)  
[APPENDIX E: Green Building Checklist](#)  
[APPENDIX F: Arborist Report](#)  
[APPENDIX G: Servicing Plan](#)  
[APPENDIX H: Stage 1 Preliminary Site Assessment \(no appendices\)](#)  
[APPENDIX I: Stage 2 Preliminary Site Assessment \(no appendices\)](#)  
[APPENDIX J: Transportation Review and Parking Analysis](#)  
[APPENDIX K: Applicant Presentation](#)

- 6) [25-028](#) Rezoning Application - 1007 Arcadia Street, Staff Report No. DRC-25-002

***Recommendation:***

That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 6-unit residential development consistent with the architectural plan and landscape plan provided by Adapt Design, to be located at 1007 Arcadia Street be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

- Attachments:* [Appendix A: Aerial Map](#)  
[Appendix B: Architectural Drawings and Site Plan](#)  
[Appendix C: Arborist Report](#)  
[Appendix D: Green Building Checklist](#)  
[Appendix E: Applicant's Presentation](#)

**7. ADJOURNMENT**