



**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, June 14, 2023

2:30 PM

Esquimalt Council Chambers

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**Present:** 6 - Chair Graeme Verhulst  
Vice Chair Tara Todesco  
Member Derek Jenkins  
Member Richard McGrew  
Member Xeniya Vins  
Member Shaun Smakal

**Absent:** 1 - Member Chris Windjack

Staff Present: James Davison, Manager of Development Services  
Mikaila Montgomery, Planner I  
Jill Walker, Recording Secretary

**1. CALL TO ORDER**

The Chair called the meeting of the APC Design Review Committee to order at 7PM and gave a Territorial Acknowledgment.

**2. LATE ITEMS**

The Chair requested to add an item at the end of the agenda to discuss the outcome of his attendance at the Council meeting on June 5, 2023.

**3. APPROVAL OF THE AGENDA**

The agenda was approved as amended.

**4. MINUTES**

1) [23-334](#) Draft Minutes of DRC May 10, 2023

Moved by Member Smakal, seconded by Member Vins: That the minutes of May 10, 2023 meeting of the APC Design Review Committee be adopted as circulated. Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Vice Chair Tara Todesco, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Shaun Smakal

Absent: 1 - Member Chris Windjack

**5. STAFF REPORTS**

1) [23-326](#) Development Permit Application - 485 S Joffre St - DRC-23-009

The Manager of Development Services introduced the application. Kim Colpman and Anne Sorenson were in attendance, with Louis Horvat joining via teleconference. Ms. Colpman gave a power point presentation.

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

\*Rental or for sale? *Units will be for sale with no rental restrictions.*

\*What is the driveway width? *Approximately 4m (13ft)*

\*Was the FAR calculated with the basement included? *Yes.*

\*With the height reduction obtained by the roof elevation changing, it looks like floor levels are close to the same. Is that correct. *Yes.*

\*Any consideration given to maintaining some of that back so the basement isn't so low? *The feedback received was that the building was 'vaulty' and that they wanted the roof lowered. If we raised it out of the ground, the FAR becomes much higher.*

\*How has the level of light entering the basement units changed or has it? *The windows are rather large and need to have egress wells for the bedrooms. There is a lot of space between the building and the fence line. The south elevation windows are barely in the ground. The grade is just below the sill level. Standard window height is 8 feet and we need to be between average grade of 1.2m and the underside of the ceiling to have the FAR we have today.* Staff confirmed applicant's calculations are correct.

Discussion

\*Large site - 6 units almost not enough for size of the site.

\*Driveway is quite extensive and understand why. Maybe a way to mitigate what is happening with more greenspace and eliminate the small strips between driveway as they don't tend to survive.

\*Could be more windows to the living area.

\*looks good from the street level.

\*Applaud a 3 bedroom townhouse.

\*Plant material is decent but not native, but is adaptive and largely appropriate particularly with trees.

\*Could trim up some of the parking stall if feasible by bylaw.

\*Improve accessibility to front units from the parking maybe by expanding paver area.

\*Fire Department service at the front needs reviewing and needs more formalized landscaping on the frontage.

\*Like the gardens area and that they are not shaded out, consider shed for communal tools.

\*consider changes in plants- swap to native species that support native pollinators.

Moved by Member Vins, seconded by Member Smakal: That the Design Review Committee recommends that the application for a Development Permit, which would facilitate the construction of six townhouses at 485 S. Joffre St [LOT 5, BLOCK B, SECTION 11, ESQUIMALT DISTRICT, PLAN 4478 PID 006-104-801] be forwarded to Council with a recommendation to

approve the application, with conditions, because the form and character are well developed, it is a good looking building, is fossil fuel free, and is responsive to the comments raised by the neighbors and by this committee. The conditions are:

1) that more native species be considered in the landscaping; and 2) that further permeability be considered of the driveway and parking areas.

Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Vice Chair Tara Todesco, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Shaun Smakal

Absent: 1 - Member Chris Windjack

2) [23-331](#) Rezoning Application - 734 Sea Terrace Report No. DRC-23-010

The Manager of Development Services introduced the application. The applicant, Aristides Cotta, was in attendance and Eddie Williams from Steller Architectural Consulting joined via teleconference.

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

\*Is there a change in exterior finish materials? Looks like it has gone from brick to flat gray concrete paneling (Hardi). *Yes, we had to consider the value to cost especially with all the changes we were asked to make, in particular going from 5 floors to 4 and losing the 3 bedroom units.*

\*Have you considered not enclosing the parkade to reduce costs maybe allowing you to provide more trees, and better root zones, and more landscaping in general? *At one point we proposed it but the neighbours opposed. There is no risk with the existing trees, never was. The Arborist reviewed it 4 times.*

\*What about screening it? *Structurally speaking, we need the support of the parkade for the 4 floors above.*

\*Have you considered a rooftop amenity space? *No.*

Discussion

\*Open stairway makes sense. Has an open feeling for the building and less of a concrete feeling. There is a lot of choice for the Hardi panels so recommend still use it but find something that is more visually appealing.

\*Echo above comments. The Hardi panel comment we can consider at DP stage. As well, the additional story could have stayed. The shadow study change is minimal.

\*Visually, when asked for height reduction, the proposal comes back looking completely different but the form and character are great. Agree with not closing in the staircase. It was a great project the first time round and still is.

\*Suggest rotating the last 3 stalls in the parkade to add back the gym amenity or a proper bike room.

\*Would still like to see amenity space for residents and the roof is a possibility.

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

Esquimalt Design Review Committee recommends to Council that the rezoning application, authorizing a multiple family building containing 17 dwelling units, at 734 Sea Terrace [PID 005-388-902; Lot 4, Section 11, Esquimalt District, Plan 9757] be forwarded to Council with a recommendation of approval because it is a thoughtful project that is bringing housing in a site appropriate way and is responsive to the comments of the neighbours and concerns of Council. Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Vice Chair Tara Todesco, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Shaun Smakal

Absent: 1 - Member Chris Windjack

3) [23-332](#) Development Permit - 817 Esquimalt Rd Report No. DRC-23-011

The Manager of Development Services introduced the application. The applicant, Jason Craik, was in attendance and gave a presentation.

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

\* Height in units changed? *No, they are same.*

\* Does the parking ratio work? *Yes, with the 2nd iteration of the plans, we have added 2nd level/full excavation.*

There was no further discussion.

Moved by Member Jenkins, seconded by Member Vins: That the Design Review Committee recommends that the application for a Development Permit, which would facilitate the construction of 104 Seniors' Residences at 817 Esquimalt Rd [PARCEL B (BEING A CONSOLIDATION OF LOTS 18, 19 & 20, SEE CB96505) SECTION 11 ESQUIMALT DISTRICT PLAN 265 PID 031-744-800] be forwarded to Council with a recommendation of approval because it is consistent with the previously approved scheme and the changes are minor. Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Vice Chair Tara Todesco, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Shaun Smakal

Absent: 1 - Member Chris Windjack

4) [23-303](#) Development Permit Application - 906 Old Esquimalt Road - DRC-23-007

The Planner introduced the application. Tim Rodier, Outline Home Design, gave a powerpoint presentation.

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

\* Width of driveway? *3 1/2 m.*

- \* width between units? *11 1/2 m. 8 m of open space.*
- \* has engineering commented on the driveway? *No.*

#### Discussion

- \* not a huge fan of this type of development and the problems it causes - challenges to decorative entrances, the common space patio will be under utilized.
- \* appreciate the car/common area feature with benches but not convinced balconies off front two units are useable and not fully doing all that it could.
- \* like the parking/common area but recommend no parking in small spots and become useable space by all.
- \* the landscape strip between the small parking spots may not survive in those areas and should be cut at the halfway point.
- \* greenspace provided is great. Suggest that the pad could be for visitor parking and not garbage staging. Or, does it need to be there? maybe small tree instead.
- \* elevations - articulate 3 bedroom unit for better viewing/interest.
- \* add design elements to common area to make it more obvious that it is useable for all.
- \* elevations look sparse.
- \* north-facing garden beds - can't seem them working for food.
- \* can see that the past comments have improved this revised presentation.
- \* courtyard common area is an asset to the units. The oblong area could be extended to allow auxiliary parking without defining the edge of the courtyard area.
- \* room to add more small scale species of trees, native or adaptive.

Moved by Member Smakal, seconded by Member Vins: That the Design Review Committee recommends that the application for a Development Permit, which would facilitate the construction of five townhouse dwellings at 906 Old Esquimalt Road [PID 009-286-292; Lot 6, Block 1, Section 11, Esquimalt District Plan 195 lying to the west of Plan 10832 except that part in Plan 16588], be forwarded to Council with a recommendation to approve with conditions because it fits within the overall form & character of the neighbourhood. The conditions are as follows:

- 1) that the applicant consider aesthetic treatments on the east and west facing walls;
- 2) that the applicant consider additional enhancements in the courtyard are to enlarge the space; and,
- 3) that the project be balanced with additional landscaping, specifically trees, in other areas of the site.

Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Vice Chair Tara Todesco, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Shaun Smakal

Absent: 1 - Member Chris Windjack

## 6. FOR INFORMATION - CHAIR UPDATE ON COUNCIL MEETING PRESENTATION

The Chair summarized his discussion with Council at its meeting on June 5, 2023. Council is willing to receive personal feedback from any one of the members. Some comments were made from the committee for discussion. The Chair offered to circulate a summary to the committee members.

**7. ADJOURNMENT**

The meeting was adjourned at 5pm.

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GRAEME VERHULST, VICE CHAIR  
APC DESIGN REVIEW COMMITTEE  
THIS DAY OF \_\_\_\_\_, 2023

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JILL WALKER, RECORDING SECRETARY  
CERTIFIED CORRECT