



**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, May 13, 2020

2:30 PM

Esquimalt Council Chambers

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**Present:** 6 - Chair Roger Wheelock  
Vice Chair Ally Dewji  
Member Robert Schindelka  
Member Beverly Windjack  
Member Tim Cottrell  
Member Graeme Verhulst

Commission Members Robert Schindelka, Beverly Windjack and Ally Dewji attended via conference call.

**Staff:** Bill Brown, Director of Development Services  
Trevor Parkes, Senior Planner  
Alex Tang, Planner

**1. CALL TO ORDER**

Chair Roger Wheelock called the Design Review Committee meeting to order at 2:32 PM.

**2. LATE ITEMS**

There were no late items.

**3. APPROVAL OF THE AGENDA**

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

**4. MINUTES**

1) [20-217](#) Minutes of the APC Design Review Committee Meeting, March 11, 2020

Moved by Member Dewji, seconded by Member Verhulst: That the minutes of the Design Review Committee, March 11, 2020, be adopted as circulated. Carried Unanimously.

**5. STAFF REPORTS**

***Development Services***

1) [20-180](#) Development Permit Application - 681 and 685 Admirals Road, Staff Report DRC-20-001

Tanis Schulte, Thuja Architecture Studio Ltd. and Laurelin Svisdahl, Lazzarin Svisdahl Landscape Architects provided an overview of the Development Permit Application for 681 and 685 Admirals Road via telephone.

**Committee comments included (*response in italics*):**

\*Members had concerns with the lack of step back within the building form. *The step back creates a weaker, less efficient building envelope.*

\*Members inquired as to whether the applicant is seeking a third party certification in regards to building performance and efficiency. *Not currently seeking a third party certification but will likely build to a Step 2 equivalent in the BC Step Code.*

\*Members had concerns with the stormwater management as there is less of an ecological approach with landscaping. *The stormwater on the upper deck will be collected by a mechanical system with a stormwater retention tank under the driveway.*

\*Members had issues with the percentage of impermeable surface as there is not enough landscaping and vegetation on site.

\*Concerns with the minimal plantings and lack of replacement trees. The proposed development relies on adjacent properties to provide trees for buffering. Moreover, the trees on the renderings are not consistent with the landscape plan

\*Members noted that the plaza space above the parking level does not attract and invite residents. As an example, they suggested garden beds to be placed there.

\*Members had concerns with the seating at the bus stop as it is not covered for the wet climate. *The benches were intended to be a form of place making. A bus shelter is possible if that is preferred.*

\*Members had mixed opinions regarding the roof and its relationship with the building, the street, and the adjacent properties.

\*Members questioned its fit within the existing neighbourhood. *Staff explained that the new zoning has been adopted by Council. There were many considerations including providing more housing near the Navy Base in order to reduce commuting and associated greenhouse gas emissions.*

\*Concerns about the individuals climbing on the Corten Screen. *The Corten Screen will not be climbable.*

Moved by Member Dewji, seconded by Member Windjack: That the Esquimalt Design Review Committee recommends to Council that the application for a Development permit authorizing the form and character of the proposed development of a 48-unit residential apartment building consistent with the architectural plans provided by Thuja Architecture + Design, the landscape plan by Lazzarin Svisdahl Landscape Architects, and sited in accordance with the site plan provided by McElhanney Consulting Services, all stamped "Received March 18, 2020", to be located at 681 Admirals Road [PID 007-801-963, Lot 25 Block 4 Suburban Lot 50 Esquimalt District Plan 1153]+[PID007-801-980, Lot 26 Block 4 Suburban Lot 50 Esquimalt District Plan 1153], and 685 Admirals Road [PID 007-802-013, Lot B (DD G17083), Block 4, Suburban Lot 50, Esquimalt District, Plan 1153] be forwarded to Council with a recommendation of denial for the following reasons:

\*The application does not meet the DP guidelines for the natural environment; for example, the proposal does not contribute to a pedestrian friendly streetscape and does not provide shading on the

street.

\*The application does not adequately use landscaping for stormwater management.

\*The provision of upper story setback has not been maintained. The applicant has stated that the lack of setback was to increase the building's energy efficiency. The DRC would support the proposed design if the applicant committed to STEP Code 3.

\*The benches at the bus stop do not provide shelter from the weather.

\*The DRC notes that the architectural plans, landscape plans, and renderings do not correspond, specifically in reference to the proposed trees. Carried Unanimously.

2) [20-211](#) Rezoning Application - 851 Lampson Street, Staff Report No. DRC-20-002

David Yamamoto, Zebra Design provided an overview of the Rezoning Application for 851 Lampson Street via telephone

**Committee comments included (*response in italics*):**

\*Members generally liked the proposal as it is an appropriate density for the site.

\*Although they liked the size of the patios, many of the plants are undersized.

\*Members asked about the window pattern and the amount of windows. *The window pattern is intentional and the applicant agreed and stated that there could be more windows.*

Moved by Member Dewji, seconded by Member Verhulst: The Esquimalt Design Review Committee [DRC] recommends that the application for rezoning to authorize development of four (4) Townhouse Residential units as sited on the survey plan prepared by James Worton of Powell and Associates BC Land Surveyors, and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped "Received February 7, 2020", detailing the development proposed to be located at 851 Lampson Street [Parcel A (DD19978W) of Lot 12, Section 10, Esquimalt District, Plan 7500] be forwarded to Council with a recommendation to approve as the proposal fits the neighbourhood context. Carried Unanimously.

6. **ADJOURNMENT**

The Design Review Committee meeting adjourned at 4:44 PM.

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ROGER WHEELOCK, CHAIR  
DESIGN REVIEW COMMITTEE  
THIS DAY OF , 2020

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RACHEL DUMAS, CORPORATE OFFICER  
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