



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, July 9, 2025

2:30 PM

Esquimalt Council Chambers

Present: 4 - Chair Tara Todesco
Member Avishai Gilad
Member Eric Tran
Member Simon Williams

Regrets: 2 - Vice Chair Shaun Smakal
Member Chris Windjack

Council

Liaisons: Councillor Andrea Boardman

Staff: James Davison, Manager of Development Services
Kirsten Dafoe, Planner
Jakub Lisowski, Planner
Victoria McKean, Committee Coordinator/Recording Secretary

1. CALL TO ORDER

Chair Todesco called the meeting to order at 2:30 PM and acknowledged the Songhees and Xwsepsem Nations on whose traditional territory we live, we learn, and we do our work.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

1) [25-151](#) Minutes of the APC Design Review Committee meeting held on March 12, 2025

Moved by Member Tran, seconded by Member Williams: That the minutes of the APC Design Review Committee meeting held on March 17, 2025 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

1) [25-161](#) Rezoning and Official Community Plan Amendment -

868 Old Esquimalt Road, Staff Report No. DRC-25-006

Kirsten Dafoe, Planner, introduced the item and the architect, Tim Rodier, who presented a PowerPoint to the Committee. Staff and the architect responded to questions from the Committee.

Committee comments included the following:

- The design and colour palette is appreciated and it fits the location;
- This proposal could lead to the overall improvement of Old Esquimalt Road as a major corridor;
- Design is appropriate but the proposal is too dense, the 0.7 density would be more appropriate for this site, given the densification that may occur in the area, 6 units may be appropriate rather than 7, this would increase the amount of communal green space;
- The affordable unit is a valuable amenity;
- Visually, having more green space for the pedestrian experience would be an improvement;
- The unit plans are thoughtfully laid out, there is lots of access to natural light;
- The level of articulation on the facade is unique in the area, softening the articulation was suggested to complement the design character of the neighbourhood;
- Refrigerant condensers can cause noise and visual impact, the applicant was encouraged to consider how the impact could be lessened;
- Appreciate the project overall, with some small tweaks the proposal can fit very well into the neighbourhood.

Moved by Chair Todesco, seconded by Member Gilad:

That the Esquimalt Design Review Committee recommends to Council to approve the Official Community Plan amendment and rezoning application to authorize the proposed development of a 7-unit townhouse residential development, consistent with the architectural plan and landscape plan provided by Outline Home Design at 868 Old Esquimalt Road with the following condition:

- That the unit count be reduced from seven to six and the FAR be reduced from 0.81 to 0.7 to remain within the Official Community Plan standard as this will allow for more adequate communal space, greenspace, and an improved layout and design.

CARRIED. Member Williams opposed.

2) [25-258](#) Official Community Plan (OCP) Recalibration 2025 – Review of draft Development Permit Area Guidelines

Jakub Lisowski, Policy Planner, introduced the item and responded to questions from the Committee.

Moved by Chair Todesco, seconded by Member Gilad: That this item

be referred to the next APC Design Review Committee meeting, with a track changes document provided to the Committee. Carried Unanimously.

3) [25-245](#) Membership Update, Staff Report No. DRC-25-008

Victoria McKean, Committee Coordinator, provided an update on Committee membership.

6. **ADJOURNMENT**

Moved by Member Tran, seconded by Member Gilad: That the meeting be adjourned at 4:00 PM. Carried Unanimously.

TARA TODESCO, CHAIR
APC DESIGN REVIEW COMMITTEE
THIS 13TH DAY OF AUGUST, 2025

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT