



**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 12, 2021

2:30 PM

Esquimalt Council Chambers

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**Present:** 5 - Chair Roger Wheelock  
Member Beverly Windjack  
Member Tim Cottrell  
Member Graeme Verhulst  
Member Elizabeth Balderston

**Regrets:** 2 - Vice Chair Ally Dewji  
Member Xeniya Vins

Committee Members Beverly Windjack, Tim Cottrell, Graeme Verhulst and Elizabeth Balderston attended the meeting by conference call.

Council Liaison: Councillor Hundleby (via conference call)

Non-Voting Member: Cst. Greg Shaw, Community Resource Officer VicPD Esquimalt Division (Regrets)

Staff: Bill Brown, Director of Development Services  
Trevor Parkes, Senior Planner (via conference call)  
Karen Hay, Planner (via conference call)  
Alex Tang, Planner  
Deborah Liske, Recording Secretary

**1. CALL TO ORDER**

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

Chair Wheelock acknowledged the township conducts its business on the traditional territory of the Lekwungen- speaking peoples and works to be increasingly mindful of its commitment to more inclusive governance with our neighbours. We are committed to building stronger working relationships with both the Songhees and Esquimalt First Nations.

**2. LATE ITEMS**

There were no late items.

**3. APPROVAL OF THE AGENDA**

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

#### 4. MINUTES

- 1) [21-268](#) Minutes of the APC Design Review Committee, February 10, 2021

Moved by Member Balderston, seconded by Member Windjack: That the minutes of the APC Design Review Committee, February 10, 2021 be adopted as circulated. Carried Unanimously.

- 2) [21-269](#) Minutes of the APC Design Review Committee, March 10, 2021

Moved by Member Windjack, seconded by Member Balderston: That the minutes of the APC Design Review Committee, March 10, 2021 be adopted as circulated. Carried Unanimously.

- 3) [21-270](#) Minutes of the APC Design Review Committee, April 14, 2021

Moved by Member Balderston, seconded by Member Windjack: That the minutes of the APC Design Review Committee, April 14, 2021 be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

- 1) [21-258](#) Heritage Alteration Permit application - 727 Lampson St.  
Staff Report No.: DRC-21-007

Karen Hay, Planner, attended the meeting via conference call at 2:38 PM to provide an overview of the application and respond to questions from the Committee.

Benjamin Schweitzer, Epic Project Management and Richard and Heather Morgan, property owners, attended the meeting via conference call at 2:38 PM to provide an overview of the application and respond to questions from the Committee.

Moved by Member Balderston, seconded by Member Verhulst: That the Esquimalt Design Review Committee recommends to Council that the application for a Heritage Alteration Permit authorizing an alteration to the heritage designated building at 727 Lampson Street [PID 005 261 627; Amended Lot 2, Section 10, Esquimalt District, Plan 2130], in accordance with the site plan prepared by James Worton, Powell and Associates, BC Land Surveyors, and the construction drawings by Mathew Cencich Designs Inc., all stamped "Received April 6, 2021", be forwarded to Council with a recommendation to approve for the following reason that it does not detract from the heritage character of the building. Carried Unanimously.

Benjamin Schweitzer, Richard, Heather Morgan and Karen Hay left the meeting at 2:52 PM.

- 2) [21-250](#) Rezoning Application – 1338 1340, 1344 & 1350 Saunders Street, Staff Report No. DRC-21-009

Alex Tang, Planner, attended the meeting via conference call at 2:54 PM. The applicant could not be reached via conference call and this item was deferred to later on the agenda. Alex Tang left the meeting at 2:58 PM.

- 4) [21-264](#) Development Permit Application - 851 Lampson Street, Staff Report No. DRC-21-011

Trevor Parkes, Senior Planner, attended the meeting via conference call at 2:59 PM to provide an overview of the application and respond to questions from the Committee.

David Yamamoto, Zebra Design, attended the meeting via conference call at 3:03 PM to provide an overview of the application and respond to questions from the Committee.

Committee comments:

- \* Concern with look of fence on slope where horizontal members will be approximately a foot above ground level
- \* Elegant form and character, modern but different, attention to detail in project, like landscape plan, compliments modernist angle of the buildings, takes advantage of grade change
- \* Appreciates proper front door entrance and separate car entrance.

Moved by Member Verhulst, seconded by Member Windjack: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a development permit authorizing the form and character of the proposed development of four (4) townhouse dwelling units sited as detailed on the survey plan prepared by Powell Associates BC Land Surveyors stamped "Received January 26, 2021", and consistent with the architectural plans, landscape plan and colour board prepared by Zebra Design, stamped "Received May 6, 2021", detailing the development proposed to be located at 851 Lampson Street [PID 005 778 441, Parcel A (DD 19978W) of Lot 12, Section 10, Esquimalt District, Plan 7500], be forwarded to Council with a recommendation to approve as the application fits in to the neighbourhood appropriately and takes advantage of the local topography in its design. Carried Unanimously.

David Yamamoto and Trevor Parkes left the meeting at 3:22 PM.

- 2) 21-250 Rezoning Application – 1338 1340, 1344 & 1350 Saunders Street, Staff Report No. DRC-21-009 - Continued

Alex Tang, Planner provided an overview of the application and responded to questions from the Committee.

Sarah Alexander, West Urban Development Ltd., Tanis Frame, Tuja Architecture + Design, and Laurelin Svisdahl, Lazzarin Svisdahl Landscape Architects attended the meeting via conference call at 3:24 PM to provide an overview of the application and respond to questions from the Committee.

Committee comments (staff response in italics):

- \* Clarification regarding current zoning of townhouse not high density; setbacks of current zoning vs. proposed zoning *Current zoning is RM for multiple family townhouse, applicant requesting rezoning to comprehensive development to accommodate proposed multi-family development. Current zoning RM to accommodate townhouses is 7.5m to the front. Adequate setbacks for the proposed development will have to be determined.*
- \* Building very big, imposing, entire length of block; concerned with height, impact on neighbours, restricting views / open sky
- \* Outdoor space lacking and inaccessible (make liveable for ground floor units), tiny patios with little space, river stone not walkable, planters limited to two plants, benches located on lawn may not be usable during wet months, no sense of amenity space (suggest moving benches closer to property line for public access/use)
- \* Although dramatic roof accentuates entry, more work could be done on design to improve further
- \* Placement of parkade entrance on high side reduces slope; concerns parking not wide enough at less than 7 metres, all spaces will fit and if maneuvering distance is sufficient
- \* Clarification on number of bike stalls - confirmed at 82
- \* Access to outside garbage area - trash will need to be walked through lobby to outside
- \* Design Guideline step back requirements missing, needs to be addressed; articulation and attention to detail missing; colour palette imposing and somber; no curb appeal
- \* Townhouses and existing zoning preferable.

Moved by Member Windjack, seconded by Member Balderston: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 6 storey residential building consistent with the architectural and landscape plans provided by Tuja Architecture and Design, stamped "Received April 15, 2021", and sited in accordance with the site plan provided by McElhanney, stamped "Received April 15, 2021", to be located at 1338 Saunders Street [PID 006 374 816, Lot 25, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006 374 786, Lot 24, Suburban Lot 45, Esquimalt District, Plan 2854], 1340 Saunders Street [PID 006 374 719, Lot 23, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006 374 662, Lot 22, Suburban Lot

45, Esquimalt District, Plan 2854], 1344 Saunders Street [PID 005 479 258, Lot 21, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 005 479 240, Lot 20, Suburban Lot 45, Esquimalt District, Plan 2854] and 1350 Saunders Street [PID 004 543 483, Lot A, Suburban Lot 45, Esquimalt District, Plan 13158] be forwarded to Council with a recommendation to deny the application based on the following reasons; the building does not relate to the neighbouring buildings, the ground plane nor align with Esquimalt's intention for land use at this time. Carried Unanimously.

Sarah Alexander, Tanis Frame and Laurelin Svisdahl, left the meeting at 4:02 PM.

3) [21-249](#) Development Permit Application – 612 Constance Avenue, Staff Report No. DRC-21-008

Alex Tang, Planner, provided an overview of the application and responded to questions from the Committee.

Michael Farrar, Deron Miller and Mark Holland attended the meeting via conference call at 4:05 PM to provide an overview of the application and respond to questions from the Committee.

Deron Miller left the meeting at 4:15 PM.

Committee comments:

- \* Beautiful building and appreciate set backs
- \* Question location of at grade urban agriculture/garden area, risk of being trampled on by jaywalkers and dogs
- \* Pleased cammis and Dawn Redwood included in planting list, may have difficulty sourcing Arbutus menziesii at 75 mm, White Cedar and Dawn Redwood
- \* Native soil storage - confirmed additional land parcels / sites available for storage, stockpiling and grading
- \* Green energy modeling - confirmed detailed design started, testing analysis of 11 strategies for envelope, mechanical systems, glazing percentages, etc. to ensure hitting Step Four
- \* Design creates concerns with thermal bridging in slab extension balconies, winter cooling issues, southwest glazing with no solar control, summer overheating conditions
- \* Balcony articulation and glazing will need to change to meet Step Four target, changing look of building and current renderings, hard to evaluate form and character
- \* Floor plans more efficient than previous, quality of interior unit space compromised, extraordinarily narrow living areas, rooms with no access to windows should be noted as dens or storage rooms, remove beds
- \* Efficiency achieved has come at a cost of quality of indoor space

Moved by Member Verhulst, 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 commercial residential building consistent with the architectural and landscape plans provided by Formed Alliance Architecture Studio, stamped "Received March 30, 2021", and sited in accordance with the site plan provided by McElhanney Consulting Services, stamped "Received April 6, 2021", to be located at 612 Constance Avenue [PID 031 206 379 Lot A, Suburban Lots 44 and 45, Esquimalt District, Plan EPP86051] be forwarded to Council with a recommendation to approve with the following conditions:

1. that a completed energy model be included with the application package when it is presented to Council in order to ensure step four of the stepcode is met,
2. that updated drawings be included with the application package when it is presented to Council to reflect strategies on building facade as a result of the energy model to achieve the energy targets, and
3. that all plants indicated on the drawings are reasonably available on Vancouver Island.

Carried Unanimously.

Michael Farrar, Deron Miller and Mark Holland left the meeting at 4:48 PM.

**6. ADJOURNMENT**

Moved by Chair Wheelock, seconded by Member Windjack: That the APC Design Review Committee meeting be adjourned at 4:49 PM. Carried Unanimously.

\_\_\_\_\_, CHAIR  
 DESIGN REVIEW COMMITTEE  
 THIS DAY OF \_\_\_\_\_, 2021

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 DEB HOPKINS, CORPORATE OFFICER  
 CERTIFIED CORRECT