



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Agenda - Final

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

### APC Design Review Committee

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Wednesday, August 10, 2022

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**

**3. APPROVAL OF THE AGENDA**

**4. OTHER BUSINESS**

- 1) [22-410](#) Election of Chair and Vice Chair

**5. MINUTES**

- 1) [22-402](#) Minutes of the Design Review Committee Meeting, April 13, 2022

*Attachments:* [2022 04 13 Design Review Committee Minutes - Draft](#)

- 2) [22-403](#) Minutes of the Design Review Committee Meeting, May 11, 2022

*Attachments:* [2022 05 11 Design Review Committee Minutes - Draft](#)

- 3) [22-405](#) Minutes of the Design Review Committee Meeting, June 8, 2022

*Attachments:* [2022 06 08 Design Review Committee Minutes - Draft](#)

**6. PRESENTATIONS**

- 1) [22-401](#) Dan Casey - Presentation on Integrated Parking Strategy & Regulatory Framework

*Attachments:* [Urban Systems - Presentation](#)

**7. STAFF REPORTS**

- 1) [22-381](#) Development Permit Application – 1360 Lyall Street, Staff Report No. DRC-22-015

***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 3-unit residential development consistent with the architectural plans provided by MJM Architect Inc. and landscape plan provided by LADR Landscape Architects, both stamped "Received April 29, 2022", to be located at 1360 Lyall 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 Landscape Plan](#)  
[Appendix C: Green Building Checklist](#)  
[Appendix D: Applicant's Comments for Development Permit Area Guidelines](#)  
[Appendix E: Arborist Report](#)  
[Appendix F: Applicant's Presentation](#)

- 2) [22-361](#) Development Permit Application – 815 & 825 Selkirk Avenue, Staff Report No. DRC-22-014

***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 development of a multiple-family residential building consistent with the architectural plans provided by Alan Lowe Architects, Inc. and landscape plan provided by Lombard North Group Inc., both stamped "Received June 29, 2022", to be located at 815 Selkirk Avenue [PID 004-367-839 Lot 7, Section 10, Esquimalt District, Plan 1258] and 825 Selkirk Avenue [PID 007-656-483 Lot 8, Section 10, Esquimalt District, Plan 1258] 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. 151 Zone](#)  
[Appendix B: Architectural Drawings, Landscape Plan, and Surveyor's Site Plan](#)  
[Appendix C: Green Building Checklist](#)  
[Appendix D: Applicant's Comments for Development Permit Area Guidelines](#)  
[Appendix E: Applicant's Presentation](#)

- 3) [22-227](#) Rezoning Application - Proposed 119-Unit 6-Storey Apartment Building - 884 Lampson Street

***Recommendation:***

That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 119-unit, 6-storey apartment building consistent with the architectural plans provided by WA Architects, attached as Appendix B to Staff Report DRC-22-012 and sited in accordance with a site plan prepared by Summit Land Surveying and included as page A100 in the architectural drawing package to be located at 884 Lampson Street and legally described as:

LOT 2 SECTION 10 ESQUIMALT PLAN VIP7433	004-312-821
LOT 5 BLOCK 6 SECTION 10 ESQUIMALT PLAN VIP2546	004-801-849
LOT 14 BLOCK 6 SECTION 10 ESQUIMALT PLAN VIP2546	006-323-987
LOT AM8 BLOCK 6 SECTION 10 ESQUIMALT PLAN VIP2546	006-337-953
LOT A SECTION 10 ESQUIMALT PLAN VIP14648	004-243-307

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 Surveyor Site Plan](#)  
[APPENDIX C: Lot Line Designations Illustration](#)  
[APPENDIX D: Landscape Plan](#)  
[APPENDIX E: Green Building Checklist](#)  
[APPENDIX F: Parking Study](#)  
[APPENDIX G: Letter to Mayor and Council from Applicant](#)  
[APPENDIX H: Applicant Presentation](#)

- 4) [22-404](#) Development Permit Application for an 8-storey mixed use building with 92 residential units and one commercial unit at 819-821-823 Esquimalt Road.

***Recommendation:***

That the Esquimalt Design Review Committee [DRC] recommends that the application for a development permit to authorize development of ninety-two (92) seniors multi-family residential units and one commercial unit incorporating the height and massing consistent with the architectural plans provided by Zeidler Architecture, stamped "Received July 6, 2022", detailing the development proposed to be located at 819 Esquimalt Road [PID 009-205-292; Lot 20, Section 11, Esquimalt District, Plan VIP265]; 821 Esquimalt Road [PID 009-205-276; Lot 19, Section 11, Esquimalt District, Plan VIP265]; and 823 Esquimalt Road [PID 006-854-940; Lot 18, Section 11, Esquimalt District, Plan VIP265], **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 Air Photo of Subject Site](#)  
[Schedule B CD-136 Zone](#)  
[Appendix C Architectural Drawings including landscape plan and shadow study](#)  
[Appendix D Green Building Checklist](#)  
[Appendix E Applicant's Response to Design Guidelines in DPA's No. 1, 4, 7, 8 and 11](#)  
[Appendix F Applicant's Narrative rec'd April 20, 2022](#)  
[Appendix G Applicant's Presentation](#)

## 8. ADJOURNMENT