



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### APC Design Review Committee

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Wednesday, October 14, 2020

2:30 PM

Esquimalt Council Chambers

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**Present:** 7 - Chair Roger Wheelock  
Vice Chair Ally Dewji  
Member Beverly Windjack  
Member Tim Cottrell  
Member Graeme Verhulst  
Member Elizabeth Balderston  
Member Xeniya Vins

Commission Members Bev Windjack, Ally Dewji, Tim Cottrell and Xeniya Vins attended via conference call.

**Council Liaisons:** Councillor Meagan Brame (via conference call)

**Staff:** Bill Brown, Director of Development Services  
Trevor Parkes, Senior Planner  
Karen Hay, Planner  
Rachel Dumas, Corporate Officer  
Pearl Barnard, Recording Secretary

#### 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 Vice-Chair Dewji, seconded by Member Balderston: That the agenda be approved as circulated. Carried Unanimously

#### 4. MINUTES

- 1) [20-437](#) Minutes of the APC Design Review Committee Meeting, May 13, 2020

Moved by Member Verhulst, seconded by Member Cottrell: That the minutes of the Design Review Committee, May 13, 2020 be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

- 1) [20-462](#) Development Permit - 836 Viewfield Road  
Staff Report No.: DRC-20-005

Member Windjack declared a conflict of interest as she is employed by LADR Landscape Architects. Member Windjack left the meeting at 2:40 p.m.

Jason Meyer & Kevin Hearsom, Driftwood Brewery and Kyle Schick and Silvia Bonet, Finlayson Bonet Architecture Ltd provided an overview of the Development Permit Application for 836 Viewfield Road via telephone.

**Commission comments and questions included (Response in italics):**

\*Consider making the logo behind the silo more visible. *Could be moved towards the middle of the building which would make it more visible from Viewfield Road.*

\*Concern that there is a lot of parking and asphalt. Consider softening up the asphalt with more greenery.

\*Concerns that the small parking spaces are not usable, will not function very well.

\*Consider increasing the amount of landscaping in the frontage. Maybe the frontage could be made more welcoming for pedestrians and cyclists as patio is hidden by parking.

\*Will the Township be doing any improvement to the frontage? *Is a narrow roadway. Applicant will be providing a new curb & gutter.*

\*Will be a welcome improvement and great benefit to the community.

\*The parking and landscaping are in conflict. *An updated plan will be provided.*

\*Disappointed that the fence is chain link, something more attractive would be a benefit. Parking variance could be handy to make site more attractive.

Moved by Member Dewji, seconded by Member Verhulst: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the design of new façade and patio space (form and character, environment and energy and water conservation) consistent with the architectural plans provided by Finlayson Bonet Architecture Ltd. and landscape plan by LADR Landscape Architects, all stamped "Received October 7, 2020" for the property at 836 Viewfield Road [PID 003-882-497; Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan 808], be forwarded to Council with a recommendation to approve as this will be a welcome improvement to the form & character of the neighbourhood. Carried Unanimously.

In Favour: 6 - Chair Roger Wheelock, Vice Chair Ally Dewji, Member Tim Cottrell, Member Graeme Verhulst, Member Elizabeth Balderston and Member Xeniya Vins

Absent: 1 - Member Beverly Windjack

Member Windjack returned to the meeting at 3:35 p.m.

**2) [20-484](#) OCP Amendment and Rezoning Application - 872 Old Esquimalt Road, Staff Report No. DRC-20-006**

Michael Moody, MJM Architect Inc. and Mark Lindholm, owner provided an overview of the OCP Amendment and Rezoning Application for 872 Old Esquimalt Road via telephone.

**Commission comments and questions included (Response in italics):**

- \*Appreciate that there is only four townhouse being proposed for the site.
- \*Front doors are underwhelming. More prominence of the front door(s) would make building more welcoming.
- \*Area at the rear of the building dedicated to garbage/bike rack/ recycling should be reconsidered as useable green space. Consider relocating visitor bike lock-ups and garbage enclosure to increase common green space.
- \*Include amenities to common green space at rear. Do not leave it to future owners.
- \*Consider installing a landscape buffer along the east side of the driveway.
- \*The second floor living and dining areas and deck would be looking out over the driveway into the eastern neighbour's yard. Installation of some screening greenery on that edge is recommended.
- \*The landscape plan does not have a plant list and does not appear fully developed.
- \*What is your stormwater management plan.? *There are permeable pavers.*
- \*Concerns with the removal of the 100+ year old Garry Oak tree which provides a massive amount of environmental benefits. *To increase density, unfortunately the tree can not stand.*
- \*The proposal is not consistent with nature of that part of Old Esquimalt Road and does not meet the character of the street. Would represent a significant change to that side of the street.
- \* Concerns that there could be overlook and privacy issues with the neighbouring properties in the future.
- \*Concern that approval of this building could lead to repeated applications for single site development that would end up producing a regrettable design form.
- \*Consider consolidation with a neighbouring lot resulting in a better use of land.
- \*Consider exploring different design to preserve the Garry Oak tree.

Moved by Member Verhulst, seconded by Member Windjack: That the Esquimalt Design Review Committee [DRC] recommends that the application for an Official Community Plan Amendment approving a change the Development Permit Area applied to 872 Old Esquimalt Road from DPA No. 3: Enhanced Design Control Residential to DPA No. 6: Multi-Family Residential and for rezoning to authorize development of four (4) Townhouse Residential units as sited on the survey plan prepared by Brent Mayenburg of Wey Mayenburg Land Survey Inc., and incorporating the height and massing consistent with the architectural plans provided by MJM Architect Inc., both stamped "Received July 6, 2020", detailing the development proposed to be located at 872 Old Esquimalt Road [PID 000-398-110; Lot 2, Section 11, Esquimalt District, Plan 10773], be forwarded to Council with a recommendation to deny the application for the following reasons: A side oriented townhouse form is not appropriate in this context, the application involves removal of a significant Garry Oak tree and the landscape design is not fully fleshed out. Carried

In Favour: 6 - Chair Roger Wheelock, Vice Chair Ally Dewji, Member Beverly Windjack, Member Tim Cottrell, Member Graeme Verhulst and Member Elizabeth Balderston

Opposed: 1 - Member Xeniya Vins

**6. ADJOURNMENT**

The Design Review Committee meeting adjourned at 4:55 PM.

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ROGER WHEELLOCK, CHAIR  
DESIGN REVIEW COMMITTEE  
THIS 4TH DAY OF NOVEMBER, 2020

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RACHEL DUMAS, CORPORATE OFFICER  
CERTIFIED CORRECT