



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

APC Design Review Committee

Wednesday, January 12, 2022

2:30 PM

Esquimalt Council Chambers

Present: 6 - Chair Graeme Verhulst
Member Derek Jenkins
Member Richard McGrew
Member Tara Todesco
Member Xeniya Vins
Member Chris Windjack

Regrets: 1 - Vice Chair Elizabeth Balderston

Committee Members Chris Windjack, Tara Todesco and Richard McGrew attended the meeting by conference call.

Council Liaison: Councillor Hundleby
Councillor Vermeulen (via conference call)

Staff: Bill Brown, Director of Development Services
Alex Tang, Planner
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

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

The Chair acknowledged the Township conducts its business on the unceded territory of the Songhees and Esquimalt Nations, thanked their care for the land and look forward to working in partnership to build this great Township together.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. OTHER BUSINESS

1) [22-025](#) 2022 Committee Meeting Schedule

The Committee Meeting Schedule was presented for information.

5. STAFF REPORTS

- 1) [22-013](#) Development Permit Application - 624 Admirals Road, Staff Report No. DRC-22-002

Alex Tang, Planner introduced the application and responded to questions from the Committee.

Eddie Williams, Applicant & Designer, Steller Architectural Consulting presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- * Significant concerns with the site dominated by hardscaping with reference to the 9 meter drive aisle and excessive number of parking stalls.
- * Significant concerns with the lack of landscaping i.e. plantings list, landscape buffers and planters in front of the building. Suggestion to the Applicant to improve the landscaping.
- * Suggestion to Applicant to add street furniture for patrons to use.
- * Suggestion to the Applicant to add more windows.

Moved by Member Windjack, seconded by Member Vins: That the Esquimalt Design Review Committee recommends to Council that the Development Permit application consistent with the architectural plans by Steller Architectural Consulting, stamped "Received November 17, 2021", be forwarded to Council with a recommendation to deny the application for the following reasons:

- * Lack of a complete and developed landscape plan, and upon resubmission of the application, to include a complete plant list
- * Revisit the scope of the planting beds
- * Consider addition of large canopy trees
- * Reduce hardscape
- * Consider reducing the width of the drive aisle
- * Consider removal of unnecessary parking stalls
- * Consider the addition of an amenity seating area surrounded by soft landscaping
- * Consider infilling fewer of the existing windows. Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Member Derek Jenkins, Member Richard McGrew, Member Tara Todesco, Member Xeniya Vins and Member Chris Windjack

- 2) [22-007](#) OCP Amendment and Rezoning Application - 602, 608 & 612 Nelson Street, Staff Report No. DRC-22-001

Alex Tang, Planner introduced the application and responded to questions from the Committee.

Mark Holland, Applicant, Holland Planning Innovations Inc., Deron Miller, Principal and Landscape Architect, Scatliff + Miller + Murray Inc., and Sarah McNeill, Intern Architect, Casola Koppe Architects Ltd. presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- * Concerns with the 3 meters setback being too small. Suggestion to the Applicant to amend design to increase the setback.
- * Encourage project to be built to Step 3 of the BC Energy Step Code.
- * Positive reaction to the density bonusing and parking stalls located below grade.
- * Positive reaction to the design.
- * Positive reaction to tree retention as it adds vertical greenness to the site.

Moved by Member Vins, seconded by Member Jenkins: That the Esquimalt Design Review Committee recommends to Council that the Official Community Plan amendment application to amend the proposed land use designation from 'High Density Residential' to 'Commercial / Commercial Mixed-Use' and the rezoning application to authorize the proposed development of a 12-storey mixed-use building consistent with the architectural plans provided by Casola Koppe Architects, stamped "Received December 22, 2021" and the landscape plan provided by Scatliff + Miller + Murray Inc., stamped "Received October 18, 2021", to be located at 602 Nelson Street [PID 004-930-941, Lot B, Suburban Lot 37, Esquimalt District, Plan 11993], 608 Nelson Street [PID 005-398-991, Lot 2, Suburban Lots 37 and 45, Esquimalt District, Plan 9871 Except Park in Plan 16394], and 612 Nelson Street [PID 005-398-860, Lot 1, Suburban Lot 45, Esquimalt District, Plan 9871] be forwarded to Council with a recommendation to approve for the following reason that the application meets the intent of the Official Community Plan (OCP) and that the OCP amendment is supported as it improves the existing requirement of the OCP by allowing a café, the project is designed well and provides density that the Township wants and seeks, with the following condition:

- * Revisit the setbacks on the ground floor and balconies on the southwest corner of the tower portion.
- * Require the building to achieve Step 3 of the BC Building Code. Carried.

In Favour: 5 - Chair Graeme Verhulst, Member Derek Jenkins, Member Richard McGrew, Member Xeniya Vins and Member Chris Windjack

Opposed: 1 - Member Tara Todesco

6. ADJOURNMENT

The Design Review Committee adjourned at 4:20 PM.

GRAEME VERHULST, CHAIR
DESIGN REVIEW COMMITTEE
THIS 8TH DAY OF JUNE, 2022

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT