



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### APC Design Review Committee

---

Wednesday, March 9, 2022

2:30 PM

Esquimalt Council Chambers

---

**Present:** 7 - Chair Graeme Verhulst  
Vice Chair Elizabeth Balderston  
Member Derek Jenkins  
Member Richard McGrew  
Member Tara Todesco  
Member Xeniya Vins  
Member Chris Windjack

Committee Members Chris Windjack and Richard McGrew attended the meeting by conference call, while Member Xeniya Vins attended part of the meeting via conference call.

Council Liaison: Councillor Hundleby

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 2:36 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 Vice Chair Balderston, seconded by Member Todesco: That the agenda be approved as circulated. Carried Unanimously.

#### 4. STAFF REPORTS

- 1) [22-059](#) Rezoning Application – 756 & 758 Lampson Street, Staff Report No. DRC-22-004

Member Vins declared a conflict of interest with the application and recused herself from the file because she is the Applicant. Member Vins left the meeting room at 2:37 PM.

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

Janos Farkas, representing the architect Xeniya Vins, 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 vehicle manoeuvring aisle: *Width is standard size to allow for standard-sized vehicles to turn around.*

\* Garbage Vehicle: Significant concerns with driveway accessibility, turnaround access and feasibility when navigating in and out. The 15% driveway slope is very tight for the vehicle wheelbase. *Exclusive scheduling of the garbage truck for specific day and time to minimize interruption. The design constraints the driveway to a 15% slope which should be sufficient for the type of truck.*

\* Suggestion to the Applicant to build project to Step 3 of the BC Building Code: *Not a requirement by the Township for townhome development.*

\* Geotechnical assessment to support retaining wall: *No issues identified. Exposed rock will be blasted out.*

\* Positive reaction to the Applicant's efforts in retaining existing trees: Standard for all projects to strive for.

\* Garry Oak Trees: Suggestion to avoid landscaping underneath to preserve its natural underbrush. *Taking direction from the arborist. Trees to stay at current grade.*

Moved by Vice Chair Balderston, seconded by Member Todesco: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 11-unit townhouse residential building consistent with the architectural plan provided by Xquimalt, stamped "Received January 25, 2022", and the landscape plan provided by 4 Site Landscape Architecture and Site Planning, stamped "Received January 25, 2022", to be located at 756 Lampson Street [PID 006-010-482, Lot 8, Section 10, Esquimalt District, Plan 5563 Except Part in Plan 26984] and 758 Lampson Street [PID 006-010-440, Lot 7, Section 10, Esquimalt District, Plan 5563] be forwarded to Council with a recommendation to approve the application as it adds to the housing inventory while respecting the neighbourhood, and

retaining a good number of existing trees on the property, with the following conditions:

- \* Applicant to revisit the grading of the drive aisle, garbage collection area and turning radius to unit garages
- \* Project built to a minimum Step 3 of the BC Building Code. Carried Unanimously.

In Favour: 6 - Chair Graeme Verhulst, Vice Chair Elizabeth Balderston, Member Derek Jenkins, Member Richard McGrew, Member Tara Todesco and Member Chris Windjack

Absent: 1 - Member Xeniya Vins

2) [22-058](#) Rezoning Application – 861 & 863 Esquimalt Road, Staff Report No. DRC-22-003

Member Windjack declared a conflict of interest and recused himself from the file because his employer is the landscape architect on the Application. Member Windjack left the meeting at 3:25 PM.

Member Vins returned to the meeting at 3:26 PM.

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

Mat McLash, Applicant & President, WestOak Development Ltd., Mike Woodland, Architect, MTa Urban Design Architecture Interior Design Inc., Kyle Bradshaw, Project Architect, MTa Urban Design Architecture Interior Design Inc., and Sean Leogreen, Senior Landscape Designer and Project Manager, LADR Landscape Architects presented an overview of the application and responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

- \* Positive reaction to the density.
- \* Concerns with the 6-foot concrete wall on the rear lot line.
- \* Positive reaction to trees being planted on the east side of the property. Suggestion to the Applicant to plant larger trees to screen the property.
- \* Concerns with the front entryway facing Esquimalt Road being the least attractive due to design features of the corner unit which does not complement in scale with the building. Balcony units facing the street could be further improved. *Open to reviewing the design to improve the overall assent of the visual glazing.*
- \* Suggestion to the Applicant to increase the space of the amenity room by spilling onto the right of way and relocating the 8 bicycle storage stalls.
- \* Suggestion to the Applicant to include a roof deck: *Nearby residents opposed to building height above 6 storeys due to privacy concerns.*

Moved by Vice Chair Balderston, seconded by Member Vins: 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 plan provided by MTa Urban Design Architecture Interior Design Inc., stamped "Received February 2, 2022", and the landscape plan provided by LADR Landscape Architects, stamped "Received February 2, 2022", to be located at 861 Esquimalt Road [PID 015-233-227, Lot 10, Section 11, Esquimalt District, Plan 265] and 863 Esquimalt Road [PID 001-180-991, Lot 9, Section 11, Esquimalt District, Plan 265] be forwarded to Council with a recommendation to approve the application for the following reasons that the project is consistent with the OCP, a good location for density and there is adequate soil volume for the mixture of trees on the property, with the following condition:

\* Review the 6-foot high retaining wall to the south property line to soften the edge. Carried Unanimously.

**5. ADJOURNMENT**

The Design Review Committee Meeting adjourned at 4:17 PM.

---

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

---

DEB HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT