



# 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, June 8, 2022

2:30 PM

Esquimalt Council Chambers

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**Present:** 4 - Chair Graeme Verhulst  
Member Derek Jenkins  
Member Tara Todesco  
Member Xeniya Vins

**Regrets:** 2 - Member Richard McGrew  
Member Chris Windjack

Council Liaison: Councillor Vermeulen  
Councillor Hundleby (Regrets)

Staff: Bill Brown, Director of Development Services  
James Davison, Manager of Development Services  
Karen Hay, Policy Planner  
Alex Tang, Development 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 Jenkins, seconded by Member Vins: That the agenda be approved as circulated. Carried Unanimously.

#### 4. MINUTES

1) [22-266](#) Minutes of the Design Review Committee Meeting, December 8, 2021

Moved by Member Jenkins, seconded by Vice Chair Balderston: That the Minutes of the APC Design Review Committee held December 8, 2021 be adopted as circulated. Carried Unanimously.

- 2) [22-294](#) Minutes of the Design Review Committee Meeting, January 12, 2022

Moved by Member Jenkins, seconded by Member Vins: That the Minutes of the APC Design Review Committee held January 12, 2022 be adopted as circulated. Carried Unanimously.

- 3) [22-293](#) Minutes of the Design Review Committee Meeting, March 9, 2022

Moved by Member Jenkins, seconded by Vice Chair Balderston: That the Minutes of the APC Design Review Committee held March 9, 2022 be adopted as circulated. Carried Unanimously.

## 5. STAFF REPORTS

- 1) [22-281](#) Draft Climate Action Plan  
Staff Report No.: DRC-22-013

Karen Hay, Policy Planner presented the Draft Climate Action Plan and responded to questions and comments from the Committee.

Committee comments (Staff and Applicant responses in italics):

- \* Rationale by the Township in mirroring the province's timeline of implementing the suggested Step in the BC Energy Code: *Council's decision*. Suggestion that the Township require a more ambitious Step.
- \* Suggestion to the Township to not allow a trade-off to a lower Step in the BC Energy Code in exchange for prohibiting the use of fossil fuels because it does not consider the obsolescence of mechanical systems over the life cycle of the building.
- \* Accomplishing the Township's goals: Suggestion to the Township to electrify parkade for electric vehicles and changing to lower emitting heating sources among existing buildings.
- \* Reference to the BC Heat Dome event in June 2021: More than 700 fatalities occurred indoors. Township can address the population's vulnerability of overheating by pressing for higher performance buildings that change the heating source from fossil fuels to heat pumps.
- \* Committee members can continue to provide written feedback to the Policy Planner.

- 2) [22-207](#) Development Permit Application – 820 Dunsmuir Road,  
Staff Report No. DRC-22-009

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

Kim Colpman, Applicant, Large & Co., Wil Peereboom, Project Designer, Victoria Design Group, and Bev Windjack, Landscape Architect & Principal, LADR Landscape Architects Inc. provided an overview of the application and

responded to questions from the Committee.

Committee comments (Staff and Applicant responses in italics):

\* Windows: *Standard manufactured vinyl windows featuring three-dimension muntin bars with a sill on bottom.*

\* Positive reaction to the landscape plan: Emphasis on native plants, rain gardens, and maintaining boulevard trees.

\* Positive reaction to the current design compared to previous iterations: Relocation of the driveway, new entrance, and relationship of the building to the streetscape and neighbourhood.

Moved by Member Todesco, seconded by Member Vins: That the Esquimalt Design Review Committee recommends that the application be forwarded to Council with a recommendation to approve the application for the following reasons:

\* Significant improvement from the previous design in consideration of the streetscape and neighbourhood

\* Increase in the proposed number and types of trees and plantings a positive. Carried Unanimously.

In Favour: 4 - Chair Graeme Verhulst, Member Derek Jenkins, Member Tara Todesco and Member Xeniya Vins

## 6. ADJOURNMENT

The Design Review Committee meeting adjourned at 4:08 PM.

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GRAEME VERHULST, CHAIR  
DESIGN REVIEW COMMITTEE  
THIS 10TH DAY OF AUGUST, 2022

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DEB HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT