



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

APC Design Review Committee

Wednesday, January 11, 2023

2:30 PM

Esquimalt Council Chambers

Present: 4 - Member Derek Jenkins
Member Richard McGrew
Member Tara Todesco
Member Xeniya Vins

Regrets: 3 - Chair Graeme Verhulst
Member Chris Windjack
Member Shaun Smakal

Council Liaisons: Councillor Darlene Rotchford

Staff: Bill Brown, Director of Development Services
James Davison, Manager of Development Services
Alex Tang, Planner
Jill Walker, Recording Secretary

1. CALL TO ORDER

Vice Chair Todesco called the APC Design Review Committee meeting to order at 2:45 PM.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Vice Chair Todesco and seconded by Member Jenkins, that the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

- 1) [23-024](#) Minutes of meeting October 12, 2022
- 2) [23-025](#) Minutes of meeting September 14, 2022
- 3) [23-026](#) Minutes of meeting December 14, 2022

Member McGrew requested that wording in item 4 in the December 14, 2022 draft minutes be changed from Commission to Committee.

Moved by Member McGrew and Seconded by Member Vins, that the 3 sets of minutes be adopted as amended. Carried Unanimously

5. STAFF REPORTS

- 1) [23-017](#) Rezoning Application – 820 Esquimalt Road, 833 & 837 Old Esquimalt Road, Staff Report No. DRC-23-002

The planner introduced the application. The applicant from Denciti Esquimalt, Dave Fawley, and the architect from Integra Architecture, Steve Watt provided an overview of the rezoning application. Chris Windjack recused himself from the meeting as he is the consulting landscape designer for the project.

Committee questions and comments (*responses in italics*):

- * Have you considered the policies in the OCP to replace the commercial space being removed? *Yes we have analyzed it and determined would not work at this location because lack of parking, isolated mid-block, experience shows it's not going to thrive.*
- * Have you considered a roof deck amenity over 4 storey portion? *No. The challenge is with building envelope and insurance.*
- * Why not going full height? *Not much high density land here. Considered it but has host of challenges - difficult to get approved with tempo of the neighbourhood, concrete building not economically viable especially as building is ear-marked for rental. Our analysis and consultation determined low-rise is suitable and appropriate.*
- * How did you come up with only 5 3-bedroom units? *We have been working around the CRD and finding out the needs. A mix of 1 and 2 bedroom units have been successful. The economics of the rent for 3 bedroom unit, families would rather rent a basement suite.*
- * Why only Step Code 2? *Economics. From Step 2 to Step 3 there is approximately a 15-30% increase in costs. All electric building and Step 2 will be a good building for decades.*
- * Has accessibility in the units themselves been considered for aging in place or for disabilities? *Have to look into it in more detail.*
- * Do the pedestrian pathways connect Esquimalt Road with Old Esquimalt Road? *No, intended to act as exit paths mainly.*

Committee Discussion

- * Transitional approach is favorable but could be 8 storeys. Heat pumps to be considered as applicant has not designed yet. Net zero is coming and the building will require retrofits if it is built to Step Code 2. Some of the proposed landscape plants have berries that are bad for birds.
- * Generally nice project - Form & Character on the right path. Appreciate the 1:1 parking and the building setback on Old Esquimalt Road.
- * The issue of Step Code levels comes up at every meeting. Esquimalt needs to address requiring Step Code 3 outside this DRC process and follow the building code/province.
- * Asking to build to Step 3 is an issue for me but it needs to be our standard so not 100% comfortable requesting Step 3.
- * Would like to see more bike parking 2:1
- * Lobby on either side is a great feature, good street-orientation.
- * Concerned about loss of commercial space and would like Council to take a 2nd look at that generally.
- * Landscaping is great but building lot coverage could be less for more ground level open space.

Moved by Vice Chair Todesco, 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 Integra Architecture Inc. and landscape plan provided by LADR Landscape Architects, both stamped "Received November 7, 2022", to be located at 820 Esquimalt Road [PID 025-648-519, Lot A, Section 11, Esquimalt District, Plan VIP75185], 833 Old Esquimalt Road [PID 006-007-023, Lot 4, Section 11, Esquimalt District, Plan 4861], and 837 Old Esquimalt Road [PID006-007-007, Lot 3, Section 11, Esquimalt District, Plan 4861] be forwarded to Council with a recommendation to approve, with conditions, for the reasons that the proposal presents good transitional density on both Old Esquimalt Road and Esquimalt Road, the building is stepped back on both frontages, the 1:1 parking ratio, and that there is ample available space for landscaping.

The subject conditions are:

- 1) Step Code 3 be considered to reflect current and future targets as set by the Province and to avoid the liability of retrofits in the near future;
- 2) The impacts of the loss of commercial space be given consideration; and,
- 3) Council to consider density bonusing and/or other incentives to retain commercial space.

Carried Unanimously

- 2) [23-016](#) Development Permit Application – 602, 608 and 612 Nelson Street, Staff Report No. DRC-23-001

The planner introduced the application. The applicant from Eaglecrest Construction, Harsimer Rattan provided an overview of the development application.

Committee Comments and Questions (*applicant responses in italics*)

- * is there going to be a park at Nelson and Sussex Streets? *We acquired the whole street and the park will serve everyone in the area.*
- * Is there bicycle parking? *The lower level has secure bike parking along with a dog wash.*
- * Is it a 'green' building as far as water use/irrigation? *Building to Step Code 3 but not enough space on site for rain garden.*
- * Plant choices for site? *Ground cover, vines, and grasses with shrubs around the irrigation systems.*
- * How much parking is available for business use? *Up to 12 shared visitor spots and there is street parking on Esquimalt and on Nelson.*

Committee Discussion

- * Great example of what there should be more of in Esquimalt
- * Appreciate applicant going through OCP amendment for commercial space.
- * Plaza area is great and is a great addition to that street

- * Glad to see Step Code 3 and the commercial space
- * Appreciate preserving the tree and the rooftop area is good.

Moved by Vice Chair Todesco, Seconded by Member McGrew 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 Casola Koppe Architects, Inc. and landscape plan provided by Scatliff + Miller + Murray Inc., both stamped "Received October 27, 2022", 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 Part 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 the application for the reasons that the project is well-designed including the balconies that provide good privacy, the building is visually appealing and has good street orientation, the provision and design of the commercial space is well-executed and that the large tree will be retained. Carried Unanimously

6. ADJOURNMENT

Vice Chair Todesco adjourned the APC Design Review Committee meeting adjourned at 4:40 PM.

TARA TODESCO, VICE CHAIR
DESIGN REVIEW COMMITTEE
THIS DAY OF , 2023

_____, RECORDING SECRETARY
CERTIFIED CORRECT