



# 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, July 14, 2021

2:30 PM

Esquimalt Council Chambers

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**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 Member Chris Windjack attended the meeting by conference call.

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

Non-Voting Member: Cst. Rae Robirtis, Community Resource Officer VicPD  
Esquimalt Division (Regrets)

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

#### 1. CALL TO ORDER

Bill Brown, Director of Development Services, assuming the position of acting Chair, called the 2021-2022 session of the APC Design Review Committee meeting to order at 2:32 PM.

Committee Members introduced themselves, their connection to Esquimalt and respective subject matter expertise in their appointment to serve in an advisory capacity to Council on the APC Design Review Committee.

#### 4. OTHER BUSINESS

1) [21-402](#) Election of Chair and Vice Chair

The floor was opened for nominations amongst Members to elect the Chair of the Committee.

Nominated by Member Vins: That the Esquimalt Design Review Committee nominate Member Verhulst to the role of Chair. Member Verhulst accepts the nomination. No other nominations were received. Member Verhulst was

elected by acclamation as Chair.

Chair Verhulst opens the floor for nominations of Vice Chair of the Committee.

Nominated by Member Vins: That the Esquimalt Design Review Committee nominate Member Balderston to the role of Vice Chair. Member Balderston was absent to formally accept the nomination. No other nominations were received. Member Balderston was elected by acclamation as Vice Chair. After the meeting, Vice Chair Balderston was notified and accepted the nomination.

Chair Verhulst acknowledged the township conducts its business on the traditional territory of the Lekwungen- speaking peoples and works to be increasingly mindful of its commitment to more inclusive governance with our neighbours. We are committed to building stronger working relationships with both the Songhees and Esquimalt First Nations.

Councillor Hundleby attended the meeting at 2:37 PM.

**2. LATE ITEMS**

There were no late items.

**3. APPROVAL OF THE AGENDA**

The Agenda was not formally adopted as circulated by the Committee.

**4. OTHER BUSINESS**

**2) [21-401](#) Township of Esquimalt: 2020 Annual Report**

The Township of Esquimalt 2020 Annual Report was circulated for information.

**5. MINUTES**

**1) [21-392](#) Minutes of the APC Design Review Committee, May 12, 2021**

Moved by Member Vins, seconded by Member Windjack: That the Minutes of the APC Design Review Committee, May 12, 2021 be adopted as circulated. Carried Unanimously.

**2) [21-395](#) Minutes of the APC Design Review Committee, June 9, 2021**

Moved by Member Vins, seconded by Member McGrew: That the minutes of the APC Design Review Committee, June 9, 2021 be adopted as amended. Carried Unanimously.

Member Windjack declared a conflict of interest with Rezoning Application -

820 Dunsmuir Road, Staff Report No. DRC-21-010, as his employer is assigned as the landscape architect on the Application. Member Windjack disconnected from the meeting at 2:46 PM.

## 6. STAFF REPORTS

- 1) [21-251](#) Rezoning Application – 820 Dunsmuir Road, Staff Report No. DRC-21-010

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

Kim Colpman, applicant, Large and Co., Wil Peereboom, designer, Victoria Design Group, and Sean Leogreen, landscape architect, LADR Landscape Architects, presented an overview of the application and responded to questions from the Committee.

### Committee Comments:

- \* Site coverage, density and unit count: No concerns.
- \* Vehicular site access point: Concerns due to its location.
- \* Sight lines in relation to the street intersections: Concerns expressed on the impeding sight lines for vehicular traffic.
- \* Units facing Wollaston Street: Positive reaction to these units featuring a ground level entrance. Concerns expressed on the elevation and cross-slope, and its impact on the changes to the grade of the sidewalk. Suggestion for the applicant to illustrate the representation of the grade change of the sidewalks from an elevation perspective.
- \* Township of Esquimalt's Green Building Checklist: Discrepancy observed between the submitted Green Building Checklist and the applicant's expressed intention to build the project to Step 3 of the BC Energy Step Code.
- \* Recycling and Garbage collection process: Details desired on its location.
- \* Based on the topography of the site, clarifications were sought on the use of retaining walls, its height and impact. Elevation drawings in the submitted plans should have included the retaining walls.
- \* Prominent location of the 3-sided Site: Significant concerns on the placement of the 2-visitor parking stalls and the double-loaded manoeuvring aisle at the junction of Sea Terrace & Dunsmuir that does not take into consideration the shape of the roads and streetscape. The proposed building design does not complement the existing streetscape nor presents design features befitting the uniqueness and prominence of the location.
- \* Landscape plan: Planting new trees a positive. Suggestion to the applicant to explore design features that would maintain water moisture in soil for extended periods to the benefit of trees and vegetation health, with reference to the recent heat dome and lack of precipitation.

Moved by Member Vins, seconded by Chair Verhulst: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 7-unit townhouse residential building consistent with the architectural plans provided by Victoria design group, stamped "Received June 13, 2021", and landscape plan provided by LADR Landscape Architects, stamped "Received June 30, 2021", to be located at 820 Dunsmuir Road [PID 009-205-802, Amended Lot 66 (DD239848I), Section 11, Esquimalt District, Plan 265] be forwarded to Council with a recommendation to deny the application based on the following rationale:

- \* Impact on the neighbouring community
- \* Location of the vehicular access
- \* Sight lines from Sea Terrace
- \* Missed opportunity to celebrate the 3-sided frontage

In Favour: 4 - Chair Graeme Verhulst, Member Richard McGrew, Member Tara Todesco and Member Xeniya Vins

Opposed: 1 - Member Derek Jenkins

Absent: 1 - Member Chris Windjack

Councillor Vermeulen disconnected from the conference call at 3:35 PM.

## 7. ADJOURNMENT

The Design Review Committee adjourned at 3:35 PM.

Moved by Member Vins, seconded by Chair Verhulst: That the APC Design Review Committee meeting be adjourned at 3:35 PM. Carried Unanimously.

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GRAEME VERHULST, CHAIR  
DESIGN REVIEW COMMITTEE  
THIS 11TH DAY OF AUGUST, 2021

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DEB HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT