



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, March 21, 2023

7:00 PM

Esquimalt Council Chambers

Present: 5 - Vice Chair Chris Munkacsi
Member Mike Nugent
Member Sean Pol MacUisdin
Member Nathaniel Sukhdeo
Member TJ Schur

Regrets: 2 - Chair Michael Angrove
Member Filippo Ferri

Council Liaisons: Andrea Boardman, Tim Morrison

Staff Present: James Davison, Manager of Development Services
Mikaila Montgomery, Planner
Jill Walker, Recording Secretary

1. CALL TO ORDER

The Chair called the meeting of the Advisory Planning Commission to order at 7PM and gave a Territorial Acknowledgment.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

The agenda was approved as circulated.

4. MINUTES

1) [23-178](#) Draft Minutes of APC Meeting February 28, 2023

Moved by Member Munkacsi, seconded by Member Schur: That the minutes of the February 28, 2023 meeting of the Advisory Planning Commission be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

1) [23-129](#) Development Permit and Development Variance Permit - 314 Uganda Avenue - APC-23-003

The applicant, Nick Kardum, presented the proposal.

Commission Questions and Comments (staff and applicant response in *italics*)

*What is the heating system? *Electric heat by way of wall heaters or heat pumps.*

* What is the setback for the shed? *The variance is for separation between the DADU and the shed, not the setback.*

* Well thought-out and functional.

- * Good presentation, nice design.
- * Driveway is a good design. Will the proposed permeable ground cover include pavers? *Just the walkway itself will be permeable, the driveway will be regular pavers.*
- * Good design and layout.

Moved by Member MacUisdin, seconded by Member Schur: That the Advisory Planning Commission recommends that the application for a Development Permit and Development Variance Permit, which would facilitate the construction of a Detached Accessory Dwelling Unit at 314 Uganda Avenue [Lot 8, Block 3, Section 10, Plan 5484], be forwarded to Council with a recommendation to approve the proposal as it is a good fit for the neighbourhood. Carried Unanimously.

In Favour: 5 - Vice Chair Chris Munkacsi, Member Mike Nugent, Member Sean Pol MacUisdin, Member Nathaniel Sukhdeo and Member TJ Schur

2) [23-164](#) Development Permit Application - 1086 Colville - APC-23-004

The applicant, Nick Kardum, presented the proposal.

Commission Questions and Comments (staff and applicant response in *italics*)

- * Westside setbacks - is there a proposed building next door? *No.*
- * Good job for use of space.
- * Good design and use of space. Satisfied with bike parking.
- * Good fit for space & neighbourhood.

Moved by Member Nugent, seconded by Member Munkacsi: That the Advisory Planning Commission recommends that the application for a Development Permit, which would facilitate the construction of a Detached Accessory Dwelling Unit at 1086 Colville Road [Lot 9, Block 12, Section 10, Esquimalt District, Plan 2546], be forwarded to Council with a recommendation to approve the proposal as it is a good fit for the neighbourhood. Carried Unanimously.

In Favour: 5 - Vice Chair Chris Munkacsi, Member Mike Nugent, Member Sean Pol MacUisdin, Member Nathaniel Sukhdeo and Member TJ Schur

3) [23-173](#) 817 Esquimalt Rd - Zoning Amendment Application Report No. APC-23-005

The owner, Jason Craik, Avenir Senior Living, attended via conference call and introduced the project. The representative from Zeidler Architect presented the proposal of the original design vs. the new design.

Commission Questions and Comments (staff and applicant response in *italics*)

- * Have you considered barrier-free street parking for larger vehicles such as Handi-dart? *The pull-out parking is intended to be for drop-offs and pick-ups,*

maybe cafe parking. Had to consider the proximity to the underground parking entrance. Staff - those types of offsite consideration will be dealt with at the time of building permit.

** What is difference between 55 plus and Senior's building? No congregate care is offered. The housing is for the senior's "missing middle" for those who can't afford full-service senior's housing and/or are not read for it. There is no robust meal program but we will have meal strategies. With a full demo kitchen, meal strategies could include potlucks, pre-planned meal nights, special occasion meals, etc. Staff - the Town has included the 55plus within the Housing Agreement.*

** 55plus - not any level of assisted living? It's like independent living but with a smaller staff the volunteer base will be bigger. Offering rental incentives for tenants who volunteer. 100% rental building and Avenir to act as 3rd party.*

** Are there assurances around the building being rental for 20 years? Yes, this is approved and set out in the current housing agreement. The only change we are proposing with this current application is adding more level of parking and higher storey.*

** What if this model doesn't take? Are there ongoing services in the agreement? No, we are confident it is going to work as we are seeing great success with our other projects. The amenities are all there and beautifully finished and there could be different ways to get volunteers for the new strategies. This has been resonating with the adult children of tenants.*

Discussion

Consider use of the main floor if 55plus building (weightroom).

The building is basically same form and size and it should go ahead.

Moved by Member Nugent, seconded by Member Munkacsi: That the Esquimalt Advisory Planning Commission recommends to Council that the application to amend Zoning Bylaw, 1992, No. 2050 respecting the CD-136 zone at 817 Esquimalt Rd and legally described as: PARCEL B (BEING A CONSOLIDATION OF LOTS 18, 19 & 20, SEE CB96505) SECTION 11 ESQUIMALT DISTRICT PLAN 265 be forwarded to Council with a recommendation to approve the proposal because it will provide much needed housing for the community and is generally in the same form as the original application. Carried Unanimously.

In Favour: 5 - Vice Chair Chris Munkacsi, Member Mike Nugent, Member Sean Pol MacUisdin, Member Nathaniel Sukhdeo and Member TJ Schur

6. OTHER BUSINESS

1) [23-179](#) Feedback Requested from Council

As the APC Chair was absent, the commission looked to the council liaisons in attendance to clarify what kind of feedback is being sought. Councillor Morrison suggested they look at how the commission is governed and its relationship to Council. Councillor Boardman suggested that the commission compile their

thoughts and send to Chair Angrove as he will be presenting at the next Council meeting. James Davison offered to send an email to members advising of this and to respond to Chair Angrove with comments. A few members offered their immediate feedback:

*OCP needs to catch up with today's issues of energy, housing, and climate crisis.

*Streamline some processes like delegating authority for DADU and sign applications. Perhaps consider streamlining rezonings for the missing middle housing as the Province and the City of Victoria are doing.

* Need design guidelines for water properties

* Consider the shortage of retail/commercial spaces when approving projects without commercial, especially in relation to the neighbourhood hubs.

* Committee Orientation for new members would be appreciated.

7. ADJOURNMENT

The Vice Chair adjourned the meeting of the Advisory Planning Commission at 7:45PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS 18TH DAY OF APRIL, 2023

JILL WALKER, RECORDING SECRETARY
CERTIFIED CORRECT