



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Draft

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

Advisory Planning Commission

Tuesday, June 20, 2023

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Michael Angrove
Vice Chair Chris Munkacsi
Member Mike Nugent
Member Sean Pol MacUisdin
Member Nathaniel Sukhdeo
Member TJ Schur

Regrets: 1 - Member Filippo Ferri

Council Liaisons: Andrea Boardman, Tim Morrison

Staff Present: Bill Brown, Director of Development Services
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

The Director of Development Services requested that a new Item 6. be inserted into this agenda for the Overview of Past Council Decisions.

3. APPROVAL OF THE AGENDA

The agenda was approved as amended with the Late Item.

4. MINUTES

1) [23-338](#) Minutes of the Meeting May 16, 2023

Chair Angrove had a correction to the minutes of May 16, 2023 in Item 5.2. His vote was recorded as "In Favour" when it should have been "Opposed". The motion had been "Carried" and not "Carried Unanimously".

Moved by Member Sukhdeo, seconded by Member Munkacsi: That the minutes of the May 16, 2023 meeting of the Advisory Planning Commission be adopted as amended. Carried Unanimously.

In Favour: 6 - Chair Michael Angrove, Vice Chair Chris Munkacsi, Member Mike Nugent, Member Sean Pol MacUisdin, Member Nathaniel Sukhdeo and Member TJ Schur

5. STAFF REPORTS

1) [23-344](#) Rezoning Application - 734 Sea Terrace Report No. DRC-23-010

The Director of Development Services introduced the application and explained it was a resubmission of one previously seen. The applicant, Aristides Cotta, gave a presentation, adding that Council had six concerns at the meeting Dec 5, 2022 to which his designers have modified the building accordingly.

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

*concrete massing in place of brick - understand that costs have to be cut - maybe play with texture to make it more pleasing? *There are things we can do and will definitely look at it during the development permit stage.*

*regarding the existing trees, can you elaborate a bit further on the interface between the trees and the building. What steps are being taken. *We haven't done any work as we are awaiting this approval. The Sequoia is being addressed and how to improve the media around the tree, not just on our property but the neighbouring property with some kind of retaining structure or rocks. Any tree is an asset on the property. During excavation found 2 roots that won't be at risk by the foundation. Driveway will become permeable surface for the sequoia in front.*

*with new bylaw for parking, concerned about street parking. *Offering 2 years of free MODO to residents. The 2 and 3 bedroom units will be assigned one parking stall, the studios don't have parking.*

*considered a rooftop amenity space? *Project is 1/2 a block away from a park and tennis courts so we believe there is enough surrounding amenities. Our first proposal had amenity but removing the 3-bedroom units and the 5th floor makes it cost prohibitive.*

Discussion

*applicant is to be commended for working with Council and resident's concerns. Amenities are gone but understandable.

*recognize the changes but it is bothersome that had to cut out stuff to make changes. Now not providing anything to make this work. Still believe the first proposal is better overall.

*disappointed not moving forward with first proposal but applicant has no sufficient job to mitigate concerns.

*echo the above comments that first proposal should have gone through as it was superior and better for the community.

*like to see more amenities.

*agree. Don't see the point of tandem parking - would ask for more greenspace and amenity space.

Moved by Member Sukdheo, seconded by Member Schur: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application, authorizing a multiple family building containing 17 dwelling units, at 734 Sea Terrace [PID 005-388-902; Lot 4, Section 11, Esquimalt District, Plan 9757] be forwarded to Council with a

recommendation to approve the application, along with the recommendation to provide a roof-top amenity, for the reasons of the mitigation identified in the applicants letter, the long way it has come addressing Council's concerns, and it meets the needs for additional housing in the neighbourhood. Carried Unanimously.

In Favour: 6 - Chair Michael Angrove, Vice Chair Chris Munkacsi, Member Mike Nugent, Member Sean Pol MacUisdin, Member Nathaniel Sukhdeo and Member TJ Schur

6. OVERVIEW OF PAST COUNCIL DECISIONS

The Director of Development Services provided an update for the commission regarding applications that had been considered and forwarded to Council for decision.

7. ADJOURNMENT

The meeting of the Advisory Planning Commission at 7:42PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS DAY OF _____, 2023

JILL WALKER, RECORDING SECRETARY
CERTIFIED CORRECT