



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

Advisory Planning Commission

Tuesday, January 16, 2024

7:00 PM

Esquimalt Council Chambers

Present: 7 - Chair Michael Angrove
Member Filippo Ferri
Member Mike Nugent
Member Sean Pol MacUisdin
Vice Chair Nathaniel Sukhdeo
Member TJ Schur
Member Mark Seebaran

Staff Present: James Davison, Manager of Development Services
Alex Tang, Planner II
Jill Walker, Recording Secretary

1. ELECTION OF CHAIR & VICE CHAIR

The Manager of Development Services began the meeting by calling for nominations for the Chair of the Commission. Member Angrove was nominated and elected Chair for 2024.

Chair Angrove called for nominations for the Vice Chair. Member Sukhdeo was nominated and elected Vice Chair for 2024.

2. COMMUNICATIONS

1) [24-026](#) Informational Documents for Commission Members

These items were received.

3. CALL TO ORDER

Chair Angrove called the meeting to order at 7:05 and gave a territorial acknowledgement. He then welcomed the new member, Mark Seebaran to the commission.

4. LATE ITEMS

There were no late items.

5. APPROVAL OF THE AGENDA

The applicant for item 3) 899 Esquimalt Road on the agenda requested to be moved to item 1) as they needed to catch a ferry.

The agenda was approved as amended.

6. MINUTES

1) 24-025 Draft Minutes of the APC December 19, 2023

Moved by member Sukhdeo, seconded by member Schur: That the minutes of December 19, 2023 meeting of the Advisory Planning Commission be adopted as circulated. Carried Unanimously.

7. STAFF REPORTS

1) 24-013 Rezoning Application - 899 Esquimalt Road, Staff Report No. APC-24-003

The planner gave an overview of the application. Farzin Yadegari, Architect, gave a presentation and answered questions from the commission.

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

- * Upon request staff clarified the original application adopted for 9 stories.
- * Predominantly rental or condo? *Condo*
- * Does Esquimalt want to be a landlord for the one unit? *The Director of Development Services confirmed that we do desire this.*
- * Where is the structural report at? *We don't have it yet but the engineer will ensure it will work - not finalized yet.*

Discussion

- * Community is divided. Not fair with no public hearing required this time round. Could be precedent setting. Not enough amenities offered.
- * Surprised you are here without a finalized engineer's report. A lot of community effort went into first application.
- * Mixed rental/condo would be better. More amenities.
- * Should be more amenities to the community.
- * Residential environment different from 6 years ago.
- * Compared to 6 years ago, there are substantial builds underway.

Moved by Member Sukhdeo, seconded by Member Nugent: That the Esquimalt Advisory Planning Commission recommends that the rezoning application to authorize the additional two storeys resulting in a 12-storey mixed-use building consistent with the architectural plans provided by Farzin Yadegari Architects Inc., to be located at 899 Esquimalt Road [PID 030-151-562, Lot A Section 11 Esquimalt District Plan EPP69557] be forwarded to Council with a recommendation to approve the application as it would further address the housing needs of the community, with the condition that there be a review of the proposed amenities. Carried.

In Favour: 5 - Chair Michael Angrove, Member Mike Nugent, Vice Chair Nathaniel Sukhdeo, Member TJ Schur and Member Mark Seebaran

Opposed: 2 - Member Filippo Ferri and Member Sean Pol MacUisdin

2) 24-010 Rezoning Application – 602, 608, 612 & 618 Nelson Street and 1319, 1331 & 1347 Sussex Street, Staff Report No. APC-24-001

The planner gave an overview of the application. The applicant, Harsimer Rattan, gave a presentation and answered questions from the commission.

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

- * What's the math on 26 affordable units? Why not more or less? *Comes down to the amenity bonus that's in the OCP. It's a negotiation with Development Services. Accessible units more expensive to build and the affordable we don't get our construction costs back so it's a balance game.*
- * Accessible units - what's the rationale of having them go higher up as opposed to the first couple of floors? *It didn't feel right to have them all in one area as we want them to interact with the rest of the building.*
- * All rental units? *That is correct. 314 rental units.*
- * Charging for bikes and EV? Yes.
- * What percentage below market rental rate on the affordable units? *Using BC Housing income limits for qualifying renters and it sets the criteria to not exceed 30% of their household income.*
- * Do the inside corner units have light/windows? Yes, *all units have day lighting.*
- * What is the value of the amenity? 5000 s.f. of land, for what we paid for our land, is about \$1.4M and the affordable and accessible units.
- * How long with the affordable units be available? *In perpetuity* - both affordable and accessible.

Discussion

- * The proximity to the Base, the cross section of rentals, the park creating an enclave in the community - I will be supporting this.
- * Can see this taking root in the community and being a community on to itself especially with the type of commercial that's been proposed and the greenspace and the mix of opportunities for tenants. Partial to rentals.
- * Nice design - like the public park out on Esquimalt Road. Definitely a development we need and would be lucky to get.
- * Like that there is commercial. Overall appearance, affordable and accessible mix make this a great project.

- * Good example of providing amenities that are acceptable to most people here.
- * Go as far as you can go structurally on those step backs on the 4th and 5th storey otherwise could present as a big wall.

Moved by Member Sukhdeo, seconded by Member MacUisdin; That the Esquimalt Advisory Planning Commission recommends that the rezoning application to authorize the proposed development of a 12-storey mixed-use building consistent with the architectural plans provided by Casola Koppe Architects and the landscape plan provided by Scatliff + Miller + Murray Inc., 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 Park in Plan 16394], 612 Nelson Street [PID 005-398-860, Lot 1, Suburban Lot 45, Esquimalt District, Plan 9871], 618 Nelson Street [PID 000-122-513, Lot 48, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 000-122-521, Lot 49, Suburban Lot 45, Esquimalt District, Plan 2854], 1319 Sussex Street [PID 027-555-356, Lot A, Suburban Lot 45, Esquimalt District, Plan VIP85251], 1331 Sussex Street [PID 000-774-961, Lot 44, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 000-774-987, Lot 45, Suburban Lot 45, Esquimalt District, Plan 2854], 1347 Sussex Street [PID 006-375-031, Lot 42, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006-375-057, Lot 43, Suburban Lot 45, Esquimalt District, Plan 2854] be forwarded to Council with a recommendation to approve the application for the reason that it addresses the rental housing needs of the community. Carried Unanimously.

In 7 - Chair Michael Angrove, Member Filippo Ferri, Member Favour: Mike Nugent, Member Sean Pol MacUisdin, Vice Chair Nathaniel Sukhdeo, Member TJ Schur and Member Mark Seebaran

3) 24-012 Rezoning Application – 914 McNaughton Avenue, Staff Report No. APC-24-002

The planner gave an overview of the application. The applicant, Bryn Walmsley and Adam Cooper from Abstract Developments were in attendance to give a presentation and answer questions.

Discussion ensued about why the need for this rezoning application given the recent announcements and regulations coming from the province.

No further questions, comments, or discussion were offered.

Moved by Member Sukhdeo, seconded by Member Schur: That the Esquimalt Advisory Planning Commission recommends that the rezoning application to authorize the proposed development of a duplex residential building with secondary suites consistent with the architectural plans provided by Zebra Design and landscape plan provided by MDI Landscape Architects, both stamped "Received June 1, 2023", to be located at 914 McNaughton Avenue [PID 005-972-116, Lot 4, Block 1, Section 10, Esquimalt District, Plan 5484] be forwarded to Council with a recommendation to approve for the reason that it addresses the low density residential housing needs of the community. Carried Unanimously.

In Favour: 7 - Chair Michael Angrove, Member Filippo Ferri, Member Mike Nugent, Member Sean Pol MacUisdin, Vice Chair Nathaniel Sukhdeo, Member TJ Schur and Member Mark Seebaran

8. ADJOURNMENT

The meeting of the Advisory Planning Commission adjourned at 8:10PM.

MICHAEL ANGROVE, CHAIR JILL WALKER,
ADVISORY PLANNING COMMISSION RECORDING SECRETARY
CERTIFIED CORRECT THIS DAY
OF , 2024