



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

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

Advisory Planning Commission

Tuesday, February 16, 2021

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Graeme Dempster
Vice Chair Michael Angrove
Member Chris Munkacsi
Member Duncan Cavens
Member Filippo Ferri
Member Marie Fidoe

Absent: 1 - Member Helen Edley

Commission Members Fil Ferri and Duncan Cavens attended via conference call.

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

Staff: Bill Brown, Director of Development Services
Trevor Parkes, Senior Planner
Pearl Barnard, Recording Secretary

1. CALL TO ORDER

Chair Dempster call the Advisory Planning Commission meeting to order at 7:02PM.

Chair Dempster acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees Nations.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Vice Chair Angrove, seconded by Member Fidoe: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [21-097](#) Minutes of the Advisory Planning Commission Meeting, January 19, 2021

Moved by Chair Dempster, seconded by Member Munkacsi: That the minutes of the Advisory Planning Commission, January 19, 2021 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [21-088](#) Development Permit Application - 334 Plaskett Place, Staff Report No. APC-21-007

Attempted to call the applicant to respond to questions from the Commission; however the applicant was unavailable.

Commission members had no questions or comments.

Moved by Chair Dempster, seconded by Member Fidoe: That the Esquimalt Advisory Planning Commission recommends to Council to approve the application for a development permit for the property located at PID 000-244-503, Lot A Section 11 Esquimalt District Plan 26533 [334 Plaskett Place] as it is a reasonable addition to the existing deck and meets the development permit guidelines. Carried Unanimously.

- 2) [21-107](#) Official Community Plan Amendment and Rezoning Application - 812 Craigflower Road, Staff Report No. APC-21-008

Ryan Jabs, Applicant/Owner, Christine Lintott, Christine Lintott Architects Inc. and Bianca Bodley, Landscape Architect, Biophilia Design Collective provided an overview of the Official Community Plan Amendment and Rezoning Application for 812 Craigflower Road via telephone.

Commission comment and questions included (Response in italics):

*Like the design, the project will rejuvenate the neighbourhood. This kind of small-scale development is innovative and pushing the boundary of the missing middle housing.

*Concerns with parking. Members noted that there is no street parking on Craigflower Road and vehicles will have to park on local side streets.

*Did you consider flipping the driveway to the other side to give more room to the single family dwellings? *We did, and it was also something the Planning Department had originally recommended. The neighbours had requested we keep the current design because if we flipped it a lot of the view and bedroom windows would be pointing towards the low-rise residential properties. The other benefit is the loading zone in front of the driveway acts as a bit of a holding zone so cars can pull in there if they are waiting to enter.*

*Concerns with lot coverage, setbacks and massing. A lot of building for a small area. This project could also limit future development in the area. Land assembly of the adjacent properties would have been nice. *The benefit of a small building of 12 units is people will be more connected with the people they are living with. I am a pretty small Developer, and this takes me to the peak of what I can afford to build. Mass beyond this would be a challenge.*

*Are there any amenities associated with this development too offset the demand for the small setbacks and the street parking spaces that the Township will be providing? *Staff advised that density bonusing is not required for this project therefore no amenities are required. The amenities offered are intended to*

compensate for the requested reduction in on-site parking. The applicant stated that he sees the Coffee Shop as an amenity as it will be a community hub, something that will bring life and vibrancy to the neighbourhood. Will also be providing a Modo vehicle for the community. The applicant noted that the two on-street parking spaces are required for the Coffee Shop.

*One member commented on the size of the Coffee Shop, are operators going to consider it a viable space to work in? Another member liked the smaller size commercial space as this could be a benefit to keeping commercial costs down for a small operator.

Do you have anyone interested in the Coffee Shop space? Yes.

*The bike room might be too small for E-Bikes and families. *I will revisit the room size.*

*Consider privacy screening on the windows for the neighbours to the east. *The windows are small, breakfast blinds will be discussed to address privacy issues.*

*Have you considered the option of a shared use driveway with the property to the west? *I am willing to discuss this with the property owner. Staff noted that if any reciprocal access is proposed then the Township must be a signatory to ensure access is maintained in perpetuity.*

*Concern with shading of the neighbouring properties.

*Concern with the driveway access; there is only a one-way lane in and out.

*Great to see 3 bedroom plus den units. These types of family units are missing in our community.

*Members liked the common roof top patio space. Another member raised a concern that there could be footfall noise from the roof top.

Moved by Member Cavens, seconded by Member Munkacsi: That the Advisory Planning Commission [APC] recommends that the application for an Official Community Plan amendment to change the Proposed Land Use Designation applied to 812 Craigflower Road from Medium Density Residential to Neighbourhood Commercial Mixed-Use and the associated Zoning amendment to authorize development of twelve (12) multi-family residential units and one commercial unit as sited on the survey plan prepared by Summit Land Surveying, stamped "Received January 20, 2021", and incorporating the height and massing consistent with the architectural plans provided by Christine Lintott Architects Inc., stamped "Received November 18, 2020", detailing the development proposed to be located at 812 Craigflower Road [PID 005-987-164; Lot 2, Section 10, Esquimalt District, Plan 5648], be forwarded to Council with a recommendation to approve as the proposal will provide much needed family sized housing, a community commercial space and it is a start to moving towards a less automobile dependent Esquimalt. Motion Carried

In Favour: 4 - Member Chris Munkacsi, Member Duncan Cavens, Member Filippo Ferri and Member Marie Fidoe

Opposed: 2 - Chair Graeme Dempster and Vice Chair Michael Angrove

Absent: 1 - Member Helen Edley

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:31PM.

GRAEME DEMPSTER, CHAIR
ADVISORY PLANNING COMMISSION
THIS 23RD DAY OF MARCH, 2021

RACHEL DUMAS, CORPORATE OFFICER
CERTIFIED CORRECT