



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Draft

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

### Advisory Planning Commission

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Tuesday, June 21, 2022

7:00 PM

Esquimalt Council Chambers

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Present: 4 - Chair Michael Angrove  
Member Chris Munkacsi  
Member Mike Nugent  
Member Helen Edley

Regrets: 3 - Member Duncan Cavens  
Member Filippo Ferri  
Member Marie Fidoe

Councillor Liaisons: Jane Vermeulen and Lynda Hundleby

Staff: Karen Hay, Planner  
James Davison, Manager of Development Services/Recording Secretary

#### 1. CALL TO ORDER

The Chair called the Advisory Planning Commission meeting to order at 7:00 PM.  
The Chair gave a territorial acknowledgement and thanked the out-going commission members for their service.

#### 2. LATE ITEMS

There were no late items.

#### 3. APPROVAL OF THE AGENDA

Moved by Member Edley, seconded by Member Member Munkacsi: that the agenda be approved as circulated. Carried Unanimously.

#### 4. MINUTES

- 1) [22-316](#) Minutes of the Advisory Planning Commission Meeting, December 21, 2021
- 2) [22-317](#) Minutes of the Advisory Planning Commission Meeting, February 15, 2022
- 3) [22-321](#) Minutes of the Advisory Planning Commission Meeting, March 22, 2022
- 4) [22-318](#) Minutes of the Advisory Planning Commission Meeting, April 19, 2022

Moved by Member Munkacsi, seconded by Member Edley: that the (4) sets of minutes be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

1) [22-302](#) Rezoning Application - 1209 Lyall Street, Staff Report No.: APC-22-014

The planner introduced the application. The applicants were present and summarized their application.

Commission comments (staff and applicant response in *italics*):

- \* Cool to see back to commercial. What is the method for delivery? *Deliver with car. Small. Bottles in boxes, small car. Nobody picks up at brewery. Applicants deliver themselves.*
- \* Do you live there? Is there opportunity to grow business? *No parking. Just focus on making beer. Tastings at markets.*
- \* Have you thought about growth? Increase production? *Maybe a little. With equipment we're using 1/3 of what we could. Maximum capacity is limited by equipment and time. Concentrate on small batches.*
- \* Feedback from neighbours? *So far all positive, few people have asked about a tasting room, mostly positive. Everyone we've talked to seems interested. Contact with neighbours. Some written letters.*
- \* How does this compare with a home brewer? *Bigger than most home brew operations. Have license, transfer to Esquimalt. Compared to breweries in town we're the smallest. Want to keep capacity small.*
- \* Always happy to support small business. Small enough to fit well in neighbourhood, already mixed use. Like business coming to Esquimalt, has support.
- \* Reticent that industrial moving into residential normally, but supportive of this one. Could probably walk to Esquimalt market. Supportive as like a home occupation and home brewer could already do similar.

Moved by Member Munkacsi, seconded by Member Edley: That the Advisory Planning Commission recommends to Council that the rezoning application, authorizing a micro beverage manufacturer (brewery) in the RS-6 zone, at 1209 Lyall Street [PID 004-774-701; Lot 5, Section 11, Esquimalt District, Plan 946] in accordance with the site plan prepared by Scott Pearce, Powell and Associates BC Land Surveyors, stamped "Received March 2, 2022", and the drawings by Daniel Van Netten, stamped "Received February 8, 2022", be forwarded to Council with a recommendation to approve. Carried Unanimously.

2) [22-315](#) Rezoning Application - 734 Sea Terrace, Staff Report No.: APC-22-015

Councillor Hundleby recused herself due to a conflict.

The planner introduced application.

The applicant introduced Ari Cota from Scala who gave an introductory presentation. Ari Cota wrapped up the application with responses to Development Review Committee comments. Spoke to some architectural detail, shade study, transportation, tree preservation, leaving rock untouched, and landscape

architecture environmental features.

Commission questions and comments (applicant response in *italics*):

- \* Shadow study - no winter solstice included? *Not required by planning. First created for winter solstice, shadows not realistic. As part of the request from planning these are three seasons.*
- \* Three bedrooms? One on ground floor? Now two? *As part of planning, requested to add flex space - multipurpose room added to floor plan which was previously third 3 bed. Multi purpose room good for residential.*
- \* Site plan with visitor stall? Have driveway down to parkade? Extended curb cut? What's going on there? *Partial landscape and partial driveway.*
- \* Any thought to removing one parking space from parkade? *Added space for bikes, consideration that we should include parking from front? Or remove? Ratio for parking was made before units dropped to 19. An issue that in consultation with neighbours parking is a primary consideration.*
- \* More green space less parking.
- \* Discussion with neighbours to east? *Very extensive outreach before we purchased. Multiple meetings with neighbours, result was setbacks and inclusion of 5m on west side, reduction from 21 to 19 units. Property itself is looking at the neighbours' parking garage. Only one unit looking at outbuilding.*
- \* Height of buildings quite low adjacent.
- \* Where is Modo car parking? *Two locations proposed - one west closer to 108, hasn't been defined. Another at bottom of Sea Terrace on street but will negotiate with City of Victoria.*
- \* Fits in well with neighbourhood, number of multi-family in area. Like that it has stuff and bike storage, retained green space and trees, great, part of me concerned about density and number of units for five storeys. Fear that they might be on the small side, concern in this building and others that units are small. Wavering on that. Clearly important for families to have space, in lockdown in smaller unit can have significant mental health effects. Overall I'm supporting.
- \* Drove by yesterday, looks like it would be good fit, appropriate, like respect of canopy, big trees, community room is great, make up for smaller units, alternative transportaion/parking good, Modo location would be great to see solidified, nice if it was in the building. Not great to have in Victoria.
- \* Like the look of the building, fits in, not quite as anti-parking as others. Parking Modo somewhere else is making it someone else's problem. Handle parking in project preferable. Lots of units for property that size. Support project. Unit size? *Units are actually larger than typical. Very large units with lots of storage, walk in closets for most units. Focus on family. Still offering range of suites, still need for small units. Reacting to what is not there. 2-3 bedroom apartments are not seen as much.*
- \* Looking at units, actually decent size. Harder for me, lots of building for not many units, large footprint for what's there, compared to neighbours. Would like to see frontage improvement, huge curb cut is bad, move visitor stall, City of Victoria does not like Modo on street.
- \* Did not convert to feet, take back comment about small units.

- \* I appreciate pointing out that these are sizeable units.
- \* Lack of open space around the site. Trees around nice, no mature trees on site, no useable outdoor space, do really like the larger units.
- \* Park is right at the end of the block, tennis courts, walkway, 2 minutes or less. Part of my thought process is there is a park close by, big green space, blanket with book, etc.
- \* Point brought up with townhouses on Colville, still provide open space on site.
- \* Motion to approve, based on good building, big suites, adds to accommodation. Wondering if there is a way to address parking - guest space and Modo?

Councillor Hundleby rejoined the meeting.

Moved by Member Nugent, seconded by Member Munkacsi: That the Advisory Planning Commission recommends to Council that the rezoning application, authorizing a multiple family building containing 19 dwelling units, at 734 Sea Terrace [PID 005-388-902; Lot 4, Section 11, Esquimalt District, Plan 9757] in accordance with the conceptual site plan prepared by Summit Land Surveying and the construction drawings by Steller Architectural Consulting stamped "Received June 13, 2022" and the landscape plan by Murdock de Greeff, stamped "Received January 5, 2022", be forwarded to Council with a recommendation to approve with the condition that there be more consideration of parking. Carried.

In Favour: 3 - Member Chris Munkacsi, Member Mike Nugent, Member Helen Edley

Opposed: 1 - Chair Michael Angrove

**3) [22-259](#) Draft Climate Action Plan, Staff Report No.: APC-22-013**

The planner introduced the document with the intention of looking for input on actions and the plan.

Comments and questions from the Commission (staff responses in *italics*):

- \* Thought it looked comprehensive. Looking to see things like list of things that would do the most and they were there. Figuring out ways to promote energy efficiency in existing buildings. Hear from homebuilders all the time that Step Code is small increase for expense vs lots of savings for existing homes. Covered a lot of good ground.
- \* Covered a lot of good ground. Always room for improvement as time goes on.
- \* As long as adaptable. Can absent committee members comment? *Yes, and if committee members can provide further comments before July.*
- \* Is it available on the website? *Yes, it is available as it has gone to other committees, 4 agendas, so it is public. Will email commission members for comments by end of June.*
- \* In terms of building retrofits, is there something that covers the older 60-70s era buildings that can use some of the stuff we have - bike lockers, solar ready, charging stations, does it cover retrofitting? Older stock planned for? Mainly what I'm finding is that older stock is grandfathered, wondering if there will be opportunities for older MF buildings, SFH, grant opportunities to apply for to put in

new technologies. *Strategy of retrofitting existing buildings, windows, heat pumps, Esquimalt, up until this year, had a small heat pump grant, this year provincial and federal upped theirs quite a lot. Have not got \$350 this year but might come back next year. Programs out there and looking at programs within the CRD all the time. Looking at homeowners that may have a lower income. Hard to front the cost of a heat pump, incentive for that.*

**6. ADJOURNMENT**

Chair Michael Angrove adjourned the Advisory Planning Commission meeting at 7:53 PM.

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

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DEB HOPKINS, CORPORATE OFFICER  
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