



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

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

Advisory Planning Commission

Tuesday, May 18, 2021

7:00 PM

Esquimalt Council Chambers

Present: 7 - Chair Graeme Dempster
Vice Chair Michael Angrove
Member Chris Munkacsi
Member Duncan Cavens
Member Filippo Ferri
Member Helen Edley
Member Marie Fidoe

Commission Members Chris Munkacsi, Duncan Cavens, Filippo Ferri, Helen Edley, Marie Fidoe and Michael Angrove attended via conference call.

Council Liaison: Councillor Hundleby (via conference call)

Staff: Bill Brown, Director of Development Services
Trevor Parkes, Senior Planner
Alex Tang, Planner
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

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

Chair Dempster acknowledged with respect that the Township conducts its business on the traditional territory of the Lekwungen-speaking peoples and committed to building stronger working relationships with both the Songhees and Esquimalt First Nations.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

1) [21-298](#) Minutes of the Advisory Planning Commission Meeting, March 23, 2021

Moved by Chair Dempster, seconded by Member Ferri: That the Minutes

of the Advisory Planning Commission meeting held March 23, 2021 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [21-297](#) Development Permit Application - 916_920 Old Esquimalt Road, Staff Report No. APC-21-015

Trevor Parkes, Senior Planner, introduced the report and responded to questions from the Commission that the rezoning application had previously been approved by Council and the subdivision cannot be approved until a development permit is approved.

David Yamamoto, Designer, Zebra Designs, attended the meeting via conference call at 7:06 PM to provide an overview of the application and respond to questions from the Commission.

Commission comments:

* Shadow study: Clarifications sought on whether the neighbouring properties to the north, east and west of the subject property were consulted on the impact of the proposed building casting a shadow on these properties at different intervals throughout the year.

* Positive reaction to design elements: Suitable for the neighbourhood in the context of the streetscape, strong example of gentle infill, and with reference to another project, both are regarded as strong examples of gentle densification.

* Compromises: Design encroaches into the backyard lot of neighbours. Removal of a garry oak tree.

Moved by Vice Chair Angrove, seconded by Chair Dempster: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit, authorizing subdivision of the parcels located at 916 Old Esquimalt Road [PID 003-446-093; Lot C, Section 11, Esquimalt District, Plan 21636]; and 920 Old Esquimalt Road [PID 003-446-395; Lot D, Section 11, Esquimalt District, Plan 21636], into five bare land strata parcels in accordance with the BC Land Surveyors Site Plan of Proposed Subdivision prepared by Scott Pearce representing Powell and Associates BC Land Surveyors, attached as Appendix A to staff report APC-21-015, stamped "Received March 12, 2021", be forwarded to Council with a recommendation to approve based on the following rationale:

* The proposed subdivision is consistent with the land use designation in the Official Community Plan (OCP)

* Meets the zoning requirements. Carried.

In Favour: 6 - Chair Graeme Dempster, Vice Chair Michael Angrove, Member Chris Munkacsi, Member Duncan Cavens, Member Helen Edley and Member Marie Fidoe

Opposed: 1 - Member Filippo Ferri

Trevor Parkes left the meeting at 7:29 PM.

David Yamamoto left the conference at 7:29 PM.

- 2) [21-289](#) Development Permit Application - 457 Sturdee St, Staff Report No. APC-21-014

Alex Tang, Planner, introduced the file and responded to questions from the Commission that the context of the application is whether it is in compliance with the Township's guidelines on the Protection of Development from Hazardous Conditions.

Dusty Delain, Applicant, connected to conference call at 7:31 PM and responded to questions from the Commission.

Commission comments:

* Significant concerns expressed on the need for the Township to develop stronger design guidelines for shoreline properties.

Moved by Chair Dempster, seconded by Member Fidoe: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a development permit for the property located at 457 Sturdee Street [PID 031-023-916, Strata Lot C Suburban Lot 48 Esquimalt District Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V] be forwarded to Council with a recommendation to approve with conditions based on the following rationale:

* Meets design guidelines. Carried Unanimously.

Moved by Vice Chair Angrove and seconded by Member Munkacsi: That the Esquimalt Advisory Planning Commission recommends that the Township of Esquimalt develop design guidelines for waterfront and waterfront adjacent properties, with consideration for design aesthetics when viewed from the water. Carried Unanimously.

Dusty Delain disconnected from the conference call at 7:39 PM.

- 3) [21-288](#) Rezoning Application – 1338 1340, 1344 & 1350 Saunders Street, Staff Report No. APC-21-013

Alex Tang, Planner, introduced the file and responded to questions from the Commission.

Tanis Frame, Architect, Thuja Architecture and Laurelin Svisdahl, Principal, Lazzarin Svisdahl Landscape Architects, connected to the conference call at 7:37 PM and responded to questions from the Commission.

Sarah Alexander, West Urban Developments, connected to the conference call at 7:38 PM and responded to questions from the Commission.

Commission comments:

- * Positive reaction to the design and a significant improvement to the neighbourhood
- * Description of the amenity per floor
- * Strong desire for the Applicant to consider increasing the building height beyond the proposed 6-storeys and increasing density
- * Bicycle parking (82 stalls): Location in the floor plans, the number of stalls are less than the Township's recommendation of 1.5 stalls per unit. Suggestion to the Applicant to further increase bicycle storage space
- * Provision of designated vehicular parking stalls for visitors

Moved by Chair Dempster, seconded by Member Munkacsi: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 6-storey residential building consistent with the architectural and landscape plans provided by Thuja Architecture and Design, stamped "Received April 15, 2021", and sited in accordance with the site plan provided by McElhanney, stamped "Received April 15, 2021", to be located at 1338 Saunders Street [PID 006-374-816, Lot 25, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006-374-786, Lot 24, Suburban Lot 45, Esquimalt District, Plan 2854], 1340 Saunders Street [PID 006-374-719, Lot 23, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006-374-662, Lot 22, Suburban Lot 45, Esquimalt District, Plan 2854], 1344 Saunders Street [PID 005-479-258, Lot 21, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 005-479-240, Lot 20, Suburban Lot 45, Esquimalt District, Plan 2854] and 1350 Saunders Street [PID 004-543-483, Lot A, Suburban Lot 45, Esquimalt District, Plan 13158] be forwarded to Council with a recommendation to approve based on the following rationale:

- * Entirely consistent with the neighbourhood as it develops
- * Provides valuable rental homes
- * Entirely suitable to the neighbourhood. Carried Unanimously.

Sarah Alexander and Laurelin Svisdahl left the meeting at 7:53 PM.

Tanis Frame left the meeting at 8:00 PM.

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:01 PM.

MIKE ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS 20TH DAY OF JULY, 2021

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT