



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

Advisory Planning Commission

Tuesday, February 20, 2024

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Michael Angrove
Member Filippo Ferri
Member Mike Nugent
Member Sean Pol MacUisdin
Member TJ Schur
Member Mark Seebaran

Regrets: 1 - Vice Chair Nathaniel Sukhdeo

Council Liaison: Tim Morrison

Staff Present: James Davison, Manager of Development Services
Alex Tang, Planner II
Mikaila Montgomery, Planner I

1. CALL TO ORDER

The Chair called the meeting of the Advisory Planning Commission to order at 7:00 PM and gave a Territorial Acknowledgment.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

The agenda was approved as circulated.

4. MINUTES

1) [24-118](#) Draft minutes of APC meeting January 16, 2024

Moved by Member Ferri, seconded by Member MacUisdin: That the minutes of the January 16, 2024 meeting of the Advisory Planning Commission be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

1) [24-072](#) Development Variance Permit - 500 Park Place - APC-24-004

The planner introduced the application with a brief Powerpoint presentation.

The architect from HCMA Architecture and Design, CJ Rupp and the project manager from Core Project Management, Carly Abrahams, were in attendance to answer questions

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

* Would it not be better to step the building back? *2 things - this time we reacted more strongly to the neighbouring residential property to the west and moved the building away from there. Secondly we have the training tower on that corner - that's where corner fixed point came from. Given height of building on other side of Park Place, we think it fits quite well.*

* What's the long-term vision for employees parking at Archie Browning. *Direction came from Township of Esquimalt for this iteration and there is a long-term agreement in place currently.*

* What is the space to the north to be used for in the interim? *Township currently putting together feasibility study for that lot. During construction will be used for staging.*

Discussion ensued about the future use of the north lot and having police and fire together in one spot.

Moved by Chair Angrove and seconded by Member MacUisdin : That the Esquimalt Advisory Planning Commission recommends to Council to approve the application for Development Variance Permit to allow for the construction of the new Public Safety Building at 500 Park Place based on the variance is minor in nature and parking alternatives have been provided. Carried (1 Opposed)

In Favour: 5 - Chair Michael Angrove, Member Filippo Ferri, Member Sean Pol MacUisdin, Member TJ Schur and Member Mark Seebaran

Opposed: 1 - Member Mike Nugent

2) [24-105](#) Development Permit and Development Variance Permit Application – 1006 & 1008 Craigflower Road, Staff Report No. APC-24-005

The planner introduced the application. Simon Bodlack from Denciti gave a presentation. Steve Watt, Integra Architecture, was in attendance and Sean Leogreen from Ladr Landscape Architecture joined the meeting on the phone.

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

* How many commercial businesses are on the property now? *Plans show 8*

CRU now but how divided up, we tried to keep as flexible as possible. As little as 3 units or as many as 8.

** How many current businesses on site? 4. 7,600 is the existing square footage of the commercial space - Quilt shop is part residential.*

** While on topic of commercial space, please explain 820 Esquimalt Road by the same developer. The planner, Alex Tang, explained the commercial swap and the live/work proposed at 820 Esquimalt.. Getting roughly 80% of the commercial space back that is lost through these 2 developments.*

** Is the heating baseboard? Yes.*

** Any consideration for heat pump? Offering optional upgrade for one in living room at presale.*

** Questions about bike parking; the number and location. 6 covered visitor spots near the entrance to the residential and in the boulevard there will be opportunity for bike parking.*

** Architect was asked to go over the transition to the building to the north from 4-6 storeys. The existing building is abrupt but we will step back from it.*

** Can you speak to the shading of the amenity area? Primary goal is activating the streetscape and bringing that streetfront experience - which naturally creates that amenity area on the north side of the building and yes, it won't benefit from sunlight as much as a south-facing courtyard. It nestles it inside the building away from the traffic creating a central oasis.*

** Was thought given to rooftop amenity space where there would be more light and use an underutilized space?*

The building naturally functions around this courtyard and we think it's the best place to put this amenity. Rooftop amenities come at substantial cost that is ultimately borne by the purchaser. Good balance of indoor/outdoor experience.

Discussion

** Looks good and big improvement to that corner.*

** Like look of building, preserves commercial space. Great addition to that corner.*

** Looks great. Going to 6 storeys makes sense in that vicinity. Sidewalk narrows, concerned about traffic conflict with pedestrians and cyclists looking for parking. Would like to see more cycle parking and bike design.*

** Echo above comments. Would like bike parking improved.*

** Appreciate commercial space. Parking variances are reasonable. 6 storeys makes sense, the isle width makes sense*

** Echo's other's comments. Nice design. Improving bike parking - consider bike parking on traffic calming.*

Moved by Member Nugent and seconded by Member Uisdin: That the

Esquimalt Advisory Planning Commission recommends to Council to conditionally approve the development permit and development variance permit consistent with the architectural plans provided by Integra Architecture Inc. and landscape plan provided by LADR Landscape Architects, both stamped "Received June 30, 2023", including the following variances for the properties located at 1006 Craigflower Road [PID 003-877-329, Lot 4, Section 10, Esquimalt District, Plan 13018] and 1008 Craigflower Road [PID 004-830-237, Lot B, (DD 3998781), Section 10, Esquimalt District, Plan 13018]: Zoning Bylaw, 1992, No. 2050, 47 (3) - Building Height: A 9.13-metre increase to the requirement that no building shall exceed a height of 13 metres [i.e. from 13 metres to 22.13 metres], Parking Bylaw, 1992, No. 2011, 11 - Visitor Parking: A reduction from the requirement that 1 of every 4 required parking spaces to 1 of every 10 required parking spaces shall be designated and clearly marked as "Visitor Parking" and shall be available for use by non-occupants of the parcel at all times [i.e. from 1 of every 4 parking space to 1 of every 10 parking spaces], Parking Bylaw, 1992, No. 2011, 13 (1) - Number of Off-Street Parking Spaces: A reduction from the requirement that 1.3 parking spaces to 1.12 parking spaces shall be provided per dwelling unit [i.e. from 1.3 parking spaces/dwelling unit to 1.12 parking spaces/dwelling unit], Parking Bylaw, 1992, No. 2011, 13 (2) - Number of Off-Street Parking Spaces: A reduction from the requirement that 1 parking space be provided per 25 m² of gross retail floor area to 1 parking space be provided per 36 m² [i.e. from 45 parking spaces to 31 parking spaces], Parking Bylaw, 1992, No. 2011, 14 - Minimum Width of Manoeuvring Aisle: A reduction from the requirement of 7.6 metres for a two-way manoeuvring aisle accessing two banks of parking to 7.0 metres [i.e. from 7.6 metres to 7.0 metres], because it is attractive, provides housing, and parking meets the new bylaw. The conditions are as follows:

- 1) Address additional short-term bike parking; and,
- 2) Address bike/pedestrian transitional design.

Carried Unanimously

In 6 - Chair Michael Angrove, Member Filippo Ferri, Member
Favour: Mike Nugent, Member Sean Pol MacUisdin, Member TJ
Schur and Member Mark Seebaran

6. ADJOURNMENT

The meeting was adjourned at 8:10PM.