



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### Advisory Planning Commission

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Tuesday, February 28, 2023

7:00 PM

Esquimalt Council Chambers

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#### SPECIAL MEETING

**Present:** 5 - Chair Michael Angrove  
Vice Chair Chris Munkacsi  
Member Filippo Ferri  
Member Nathaniel Sukhdeo  
Member TJ Schur

**Regrets:** 2 - Member Mike Nugent  
Member Sean Pol MacUisdin

Council Liaisons: Andrea Boardman, Tim Morrison

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

#### 1. CALL TO ORDER

The Chair called the meeting of the Advisory Planning Commission to order at 7 PM.

#### 2. LATE ITEMS

There were no late items.

#### 3. APPROVAL OF THE AGENDA

Moved by Member Sukhdeo, seconded by Member Ferri: That the agenda be approved as circulated. Carried Unanimously.

#### 4. MINUTES

- 1) [23-103](#) Minutes of Meeting June 21, 2022
- 2) [23-104](#) Minutes of Meeting July 19, 2022
- 3) [23-105](#) Minutes of Meeting August 16, 2022
- 4) [23-106](#) Minutes of Meeting January 17, 2023

Moved by Member Sukhdeo and seconded by Member Munkacsi: That the minutes of the meetings of the Advisory Planning Commission on June 21, 2022, July 19, 2022, August 16, 2022, and January 17, 2023 be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

- 1) [22-601](#) Development Permit and Development Variance

Application - 1247 Colville Road - APC-22-026

The Manager of Development Services gave a brief overview of the project. The applicant, Graeme Verhulst presented a slideshow and made special mention of the bicycle storage and gate to the rail trail for use by residents of the detached accessory dwelling unit.

Committee Questions and Comments (staff and applicant response in italics):  
Were the neighbours consulted? *Yes, and we had no opposition or concerns.*

Moved by Member Munkacsi, seconded by Member Schur: That the Advisory Planning Commission recommends that the application for a Development Permit and Development Variance Permit, which would facilitate the construction of a Detached Accessory Dwelling Unit at 1247 Colville Road [Lot 6, Block 16, Section 10, Esquimalt District, Plan 2546], be forwarded to Council with a recommendation to approve the proposal because it is a good fit for the neighbourhood. Carried Unanimously.

In Favour: 5 - Chair Michael Angrove, Vice Chair Chris Munkacsi, Member Filippo Ferri, Member Nathaniel Sukhdeo and Member TJ Schur

2) [23-102](#) Rezoning Application – 820 Esquimalt Road, 833 & 837 Old Esquimalt Road, Staff Report No. APC-23-002

Moved by Member Munkacsi and seconded by Member Sukhdeo: That the 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 plan provided by Integra Architecture Inc. and landscape plan provided by LADR Landscape Architects, both stamped “Received February 9, 2023”, to be located at 820 Esquimalt Road be forwarded to Council with a recommendation to approve subject to the following conditions:

- 1) Consider improvements to the Esquimalt Road frontage to emphasize the major roadway and to create more activity; and,
- 2) Consider transitioning to 4 storeys in line with the rear property lines on the Old Esquimalt Road properties.

Carried Unanimously

In Favour: 5 - Chair Michael Angrove, Vice Chair Chris Munkacsi, Member Filippo Ferri, Member Nathaniel Sukhdeo and Member TJ Schur

6. **ADJOURNMENT**

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

CHRIS MUNKACSI, VICE CHAIR  
ADVISORY PLANNING COMMISSION  
THIS 21ST DAY OF MARCH, 2023

JILL WALKER, RECORDING SECRETARY  
CERTIFIED CORRECT