



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

Advisory Planning Commission

Tuesday, January 17, 2023

7:00 PM

Esquimalt Council Chambers

Present: 5 - Chair Michael Angrove
Member Filippo Ferri
Member Chris Munkacsi
Member Mike Nugent
Member Nathaniel Sukhdeo

Regrets: 1 - Member Sean Pol MacUisdin

Council Liaisons: Councillor Morrison, Councillor Boardman

Staff Present: James Davison, Manager of Development Services
Mikaila Montgomery, Planner
Jill Walker, Recording Secretary

1. CALL TO ORDER

The Chair called the meeting of the Advisory Planning Commission to order at 7:00 PM.

2. ELECTION OF VICE CHAIR

Member Munkacsi was nominated as Vice Chair of the Advisory Planning Commission.

Moved by Member Nugent, seconded by Member Ferri: That Member Chris Munkacsi be appointed as Vice Chair of the Advisory Planning Commission. Carried Unanimously.

3. LATE ITEMS

There were no late items.

4. APPROVAL OF THE AGENDA

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

5. MINUTES

1) [23-004](#) Minutes of the APC September 21, 2022

Member Munkacsi noted an error in the September 21, 2022 minutes in item 2 regarding 772 Dominion Road and asked that the minutes be amended to reflect the actual recommendation voting outcome of "Carried 3-1 (Opposed Chris Munkacsi)" instead of as written in the draft 'Carried Unanimously'.

Moved by Member Ferri, seconded by Member Sukhdeo: that the minutes

of the September 21, 2022 meeting of the Advisory Planning Commission be adopted as amended. Carried Unanimously.

2) [23-005](#) Minutes of the APC Meeting October 18, 2022

Moved by Chair Angrove seconded by Member Sukhdeo: that the minutes of the October 18, 2022 meeting of the Advisory Planning Commission be adopted as circulated. Carried Unanimously.

6. **STAFF REPORTS**

1) [23-009](#) Rezoning and Official Community Plan Amendment - 861 Kindersley - APC-23-001

The Planner gave a brief overview of the application. Wayne Lee, Project Manager introduced his team and intentions for the development. The architect, Xeniya Vins, presented the project.

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

- * Will there be enough vertical and horizontal clearance on the property line next to the driveway to keep the proposed trees viable and safe from cars?
It was designed by our landscape architect but we can clarify this with our arborist.
- * Only concern is massing as it is basically 4 storeys. Any way to soften the massing? *A flat roof could be explored but we do not feel it is inappropriate in size with the 9-unit building and duplex next door.*

Discussion

- * Fits well in neighbourhood, we need more large family units in the area, good overall development.
- * Concerned about how the building transitions to the single family dwellings and duplex in terms of overlooking yards.
- * Flat roof possible but then get complaints about design being too modern. Otherwise it is density appropriate.
- * Addresses missing middle housing.
- * Maybe explore lowering the peaks in Building B to match Building A
- * Secure driveway easements to reduce the number of driveway crossings for future development.
- * Townhouses are an appropriate fit in this location.

Moved by Member Ferri, seconded by Chair Angrove: that the Advisory Planning Commission recommends to Council that the application for a Rezoning and Official Community Plan amendment, which would facilitate the future construction of five townhouse dwellings (one two-unit and one three-unit) at 861 Kindersley Road, [PID 004-671-970; Lot B, Section 10, Esquimalt District Plan VIP12881] be forwarded to Council with a recommendation to approve with conditions, as it meets the housing needs of the municipality. The subject condition is that the applicant

consider lowering the massing. Carried Unanimously.

2) [22-580](#) Development Permit Application 553 Paradise Street -
APC-22-025

The Planner introduced the application. The owner, Kerri Moore, presented the project.

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

- * Great project
- * Sustainable with solar panels, not change to the neighbourhood, garden area to grow food
- * This type of application should be delegated to staff

Moved by Member Munkacsi, seconded by Member Sukhdeo: that the Advisory Planning Commission recommends the application for a Development Permit, which would facilitate the construction of a Detached Accessory Dwelling Unit (DADU) at 553 Paradise [009-172-971; Lot 3, Block G, Section 11, Esquimalt District Plan VIP292], be forwarded to Council with a recommendation to approve as it is both sustainable and environmental, with no change to the neighbourhood. Carried Unanimously.

7. **ADJOURNMENT**

The Chair adjourned the meeting of the Advisory Planning Commission at 7:40 PM.

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

_____, RECORDING SECRETARY
CERTIFIED CORRECT