



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

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

Advisory Planning Commission

Tuesday, May 19, 2020

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, Michael Angrove and Helen Edley attended via conference call.

Council Liaisons: Councillor Meagan Brame (via conference call)
Councillor Jacob Helliwell (via conference call)

Staff: Bill Brown, Director of Development Services
Alex Tang, Planner

1. CALL TO ORDER

Chair Graeme Dempster call the Advisory Planning Commission meeting to order at 7:04 P.M.

2. LATE ITEMS

There were no late items

3. APPROVAL OF THE AGENDA

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

4. MINUTES

1) [20-208](#) Minutes of the Advisory Planning Commission Meeting, April 21, 2020

Moved by Chair Dempster, seconded by Member Ferri: That the minutes of the Advisory Planning Commission, April 21, 2020 be adopted as circulated. Carried Unanimously

5. STAFF REPORTS

1) [20-215](#) Development Variance Permit Application - 1336 Wood Street (Lot 58), Staff Report APC-20-002

Mike Moody, MJM Architect provided an overview of the Development Variance

Permit Application for 1336 Wood Street (Lot 58) via telephone.

Commission comments and questions included (Response in italics):

*Are there any significant trees impacted by the proposed development? There are no significant trees that have to come down. Any trees that have to come down would be replaced.

*Are there two entry doors on the side? No

*For clarity, is this a development permit or a development variance permit? This is a development variance permit.

*Did you consider making this a duplex in order to avoid the need for variances? This was the owner's choice to have two separate dwelling units on two existing legal lots. The owner wants to develop one lot for himself and develop the other to finance his home. We looked at townhomes but they would not work.

*Was there any thought of bike racks or bike lockers? There would be room in the garage for bikes.

*Is there a bike rack going in? Could definitely put in a vertical bike rack.

*Is there wiring in the garage for electrical vehicles? Yes

*Would the landscaping be joint or individual? Is there a community garden? It is up to the owners if they want to do it together.

*Will you need to do any blasting? Yes - on the eastern lot.

*Any consideration to a roof top patio? The elevation of the top floor will give glimpses of the ocean. You would need a stair going up and extra water proofing if you have a roof top patio.

*Members thought that it was appropriate to have the reduced setbacks to make the houses work. The narrow houses are congruent to others in the neighbourhood.

Moved by Chair Dempster, seconded by Member Ferri: That the application for a Development Variance Permit including the following variance to Zoning Bylaw, 1992, No. 2050 for the property located at PID 006-375-294, Lot 58, Suburban Lot 37, Esquimalt District, Plan 2854 [western lot at 1336 Wood Street] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the proposal is appropriate considering the small lot and granting variances to the side yard setback would make it easier to create livable housing.

Zoning Bylaw, 1992, NO. 2050, Section 34 (9)(a)(II) – Side Setback: to reduce the total Setback of all Side Yards not less than 3 metres instead of the currently required 4.5 metres. Carried Unanimously.

2) [20-216](#) Development Variance Permit Application - 1336 Wood Street (Lot 59), Staff Report APC-20-003

Mike Moody, MJM Architect provided an overview of the Development Variance Permit Application for 1336 Wood Street (Lot 59) via telephone.

Both applications were discussed together. The comments above apply to both applications unless noted otherwise.

Moved by Chair Dempster, seconded by Member Fidoe: That the application for a Development Variance Permit including the following variance to Zoning Bylaw, 1992, No. 2050 for the property located at PID 006-375-324, Lot 59, Suburban Lot 37, Esquimalt District, Plan 2854 [eastern lot at 1336 Wood Street] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the proposal is appropriate considering the small lot and granting variances to the side yard setback would make it easier to create livable housing.

Zoning Bylaw, 1992, NO. 2050, Section 34 (9)(a)(II) – Side Setback: to reduce the total Setback of all Side Yards not less than 3 metres instead of the currently required 4.5 metres. Carried Unanimously.

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 7:38 PM.

GRAEME DEMPSTER, CHAIR
ADVISORY PLANNING COMMISSION
THIS DAY OF _____, 2020

RACHEL DUMAS, CORPORATE OFFICER
CERTIFIED CORRECT