



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, April 16, 2024

19:00

Esquimalt Council Chambers

Present: 4 - Member Mike Nugent
Member Sean Pol MacJusdin
Vice Chair Nathaniel Sukhdeo
Member TJ Schur

Regrets: 3 - Chair Michael Angrove
Member Filippo Ferri
Member Mark Seebaran

Council Liaison: Tim Morrison

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

1. CALL TO ORDER

The Chair called the meeting of the Advisory Planning Commission to order at 7:01PM 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. PRESENTATION FROM CORPORATE OFFICER

Deb Hopkins, Corporate Officer for the Township, introduced herself and presented a "Respectful Workplace" reminder.

5. MINUTES

1) 24-203 Minutes of the APC Meeting February 20, 2024

Moved by Member Schur, seconded by Member Nugent: That the minutes of the February 20, 2024 meeting of the Advisory Planning Commission be adopted as circulated. Carried Unanimously.

6. STAFF REPORTS

1) 24-194 Small Scale Multi-Unit Housing

The Manager of Development Services gave an overview of the Small-Scale Multi-Family Unit (SSMUH) policy mandated by the Province. He spoke to the two reports in March and April and indicated that Council is looking for feedback on proposed general guidelines.

The commission discussed and commented on each question in the Manager of Development Services' presentation.

Does the Committee wish to recommend including a maximum FAR for these zones?

*is there a minimum FAR? Concerned how small these units could be. *The Manager of Development Services explained this is under discussion and there will likely explore more so there are no micro units.*

*is there a minimum and maximum in the schedules? *No, the table is for existing rather than proposed zones.*

The consensus was that the commission does not recommend including a maximum FAR in the zones.

Does the Committee wish to include a maximum floor area per unit?

*yes but under certain circumstances require it but have flexibility.

The consensus was that the commission recommends that there should be a maximum floor area per unit.

Does the Committee wish to recommend more restrictive site standards than recommended by the Province?

*keep in mind the tree canopy and how to accommodate tree retention, consider airflow, concrete heat islands and making units liveable.

*not in favor of having more restrictive standards but at same time not okay with density at the cost of loss of greenspace and urban forest.

*one exception is 60% lot coverage other than that, keep to province's proposed site standards.

The consensus was that the commission does not recommend more restrictive standards than recommended by the Province.

Does the Committee wish to recommend implementing the recommended height of 11m for principal buildings?

The consensus was that the commission recommends implementing the height restriction of 11m for principal buildings.

The Manager of Development Services explained that the issue of grade and height calculation will be refined to be in alignment with the City of Victoria.

Does Committee wish to consider recommending designating the Esquimalt Road, Craigflower Road, Admirals Road, and Tillicum Road corridors as 'frequent transit'?

- * As long as we work in conjunction with BC Transit. Potential for building a lot more housing and if Transit doesn't eventually match the need, traffic could become much worse. Not a fan without BC Transit buy-in.
- * My concern goes back to the site coverage affecting tree coverage, landscaping, cement corridors.
- * Not completely comfortable with this.

The consensus of the commission that they do not recommend designating the 4 corridors as 'frequent transit'.

If Committee wishes to implement frequent transit zoning which does not yet meet the SSMUH minimum requirements, does Committee wish to see minimum parking standards beyond the zero space maximum which the Province is requiring for these lots?

The Manager of Development Services advised that under the Town's parking bylaw the requirement would be .5 stalls per unit.

The consensus was that the commission supports having a parking requirement of .5 that would match the Town's proposed parking bylaw.

The Manager of Development Services explained that the issue of basement floor areas is already excluded from the Floor Area Ratio calculation.

Does the Committee wish to recommend the inclusion of daycare uses in some or all of these zones?

The Manager of Development Services pointed out that daycare use is currently permitted in single family dwellings and as these disappear with denser development, so would the daycares.

- *Support with the least amount of units on the property.
- *Agree with above - we want safe, healthy amenities.
- *Supportive in appropriate buildings.

The Consensus of the commission was to recommend daycare uses in some of the zones.

7. UPDATE ON APPLICATIONS PREVIOUSLY CONSIDERED

This item was passed over.

8. ADJOURNMENT

The meeting of the Advisory Planning Commission adjourned at 8:40PM.

NATHANIEL SUKHDEO, VICE CHAIR
ADVISORY PLANNING COMMISSION
THIS 20TH DAY OF AUGUST, 2024

JILL WALKER,
RECORDING SECRETARY
CERTIFIED CORRECT