



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

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

**Advisory Planning Commission**

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Tuesday, March 23, 2021

7:00 PM

Esquimalt Council Chambers

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**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 Filippo Ferri, Chris Munkacsi and Helen Edley attended the meeting by conference call.

Council Liaisons: Councillor Lynda Hundleby and Jane Vermeulen (via conference call)

Staff: Bill Brown, Director of Development Services  
Benjamin Lee, Recording Secretary

**1. CALL TO ORDER**

Chair Graeme Dempster called the Advisory Planning Commission meeting to order at 7:01 PM.

Chair Dempster acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees First Nations.

**2. LATE ITEMS**

The following late item was added to the agenda:

**(1) PERTAINING to Item No. 5 (2) STAFF REPORTS** - Official Community Plan Amendment and Rezoning Application - 819, 821,823 Esquimalt Road, Staff Report No. APC-21-011

\* Revised PowerPoint presentation from Jason Craik, dated March 22, 2021

**3. APPROVAL OF THE AGENDA**

Moved by Member Cavens, seconded by Member Fidoe: That the agenda be approved as amended with the inclusion of the late item. Carried Unanimously.

**4. MINUTES**

1) [21-171](#) Minutes of the Advisory Planning Commission Meeting, February 16, 2021

Moved by Chair Dempster, seconded by Vice Chair Angrove: That the minutes of the Advisory Planning Commission, February 16, 2021 be adopted as circulated. Carried Unanimously.

## 5. STAFF REPORTS

- 1) [21-162](#) Rezoning Application - 1131 Wychbury Avenue [PID: 005-910-951, Lot 12, Block 1, Section 11, Esquimalt District, Plan 5725]; Staff Report No. APC-21-010

Bill Brown, Director of Development Services introduced the report and responded to questions from the Commission.

Louis Horvat, Applicant's Agent, Zebra Design, attended the meeting via conference call at 7:05 PM to provide an overview of the application and respond to questions from the Commission.

Commission comments:

- \* Staff states the right of way on the property is a previously registered sewer.
- \* Environmental considerations: The use of low carbon heating systems and availability of electric vehicle charging station inside the garage would be desirable.

Moved by Chair Dempster, seconded by Member Fidoe: That the Esquimalt Advisory Planning Commission (APC) recommends that the application for rezoning, which would facilitate the future subdivision of 1131 Wychbury Avenue [PID: 005-910-951, Lot 12, Block 1, Section 11, Esquimalt District, Plan 5725], and the construction of an additional house to the south of the existing dwelling, as sited in accordance with the BCLS Site Plan prepared by Explorer Land Surveying Inc., stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans prepared by Zebra Design, stamped "Received February 25, 2021" be forwarded to Council with a recommendation to approve based on the following rationale:

- \* Application is entirely in context with the neighbourhood
- \* Nice design elements
- \* Good infill. Carried Unanimously.

Louis Horvat left the meeting at 7:16 PM.

- 2) [21-169](#) Official Community Plan Amendment and Rezoning Application - 819, 821,823 Esquimalt Road, Staff Report No. APC-21-011

Bill Brown, Director of Development Services introduced the report and responded to questions from the Commission.

Jason Craik, Applicant, Avenir Construction Inc. and Miroslaw Paprotny,

Architect, Zeidler Architecture, attended the meeting via conference call at 7:16 PM to provide an overview of the application and respond to questions from the Commission.

Commission comments:

\* Staff responded when a proposed development exceeds a Floor Area Ratio (FAR) of 3.0, the provision of amenities are a conditional requirement.

\* Staff responded the Design Review Committee (DRC) reviewed this application on March 23, 2021 and forwarded their recommendation to Council to reject the application because it did not meet the current OCP requirements, that strong reasons were not presented by the applicant to justify an OCP amendment, and should construction of the building proceed in its proposed form, the valuations of nearby properties would increase and possibly incentivize owners to pursue a land assembly which would further change the form and character of the neighbourhood.

\* Landscaping: Tree wells a positive feature.

\* Concerns expressed on the rationale for an OCP Amendment: Additional density being asked by the applicant may not result in a lower price for renters.

\* Upholding the availability and affordability of seniors housing: The absence of a housing agreement could change the intent and certainty of the building's business model to rent units to middle-income seniors who are independent and active.

\* Coordination of services for residents with reference to the ongoing COVID-19 pandemic: staffing levels, types of services provided and ratio of staff to residents. Significant concerns of widely reported instances in media from other jurisdictions where facilities for seniors were underfunded, understaffed and inadequately equipped to protect residents. The responsibilities of these facilities were offloaded onto the community.

\* Improvement in building design: Out of scale and goes beyond current OCP's vision, massing looks "blocky."

\* Commission deliberated on the evolution of the OCP vision, how higher density and massing on Esquimalt Road can be an acceptable compromise since residents are in favour. Council wants more commercial development along Esquimalt Road with residential units.

\* Desire for a parking study: Impact of overflow parking on nearby streets due to number of anticipated visitors, home-care aides and other facility staff needing access to parking. Width of building parking entrance is one-way.

Moved by Chair Dempster, seconded by Member Munkacsi: That the Esquimalt Advisory Planning Commission (APC) recommends the project be forwarded to Council with a recommendation for approval with the following conditions:

\* Applicant to consider reducing the massing to make this project a

landmark building at the gateway into Esquimalt

\* Consideration for additional commercial space

\* Requirement for a housing agreement for the lower cost seniors housing system as proposed. Defeated.

In Favour: 3 - Chair Graeme Dempster, Member Chris Munkacsi and Member Helen Edley

Opposed: 4 - Vice Chair Michael Angrove, Member Duncan Cavens, Member Filippo Ferri and Member Marie Fidoe

Moved by Vice Chair Angrove, seconded by Member Cavens: That the Advisory Planning Commission [APC] recommends that the application for an Official Community Plan amendment to change the 'Proposed Land Use Designations' map by changing the designation applied to the subject properties from 'Neighbourhood Commercial Mixed-Use' to Commercial/ Commercial Mixed-Use and change the "Development Permit Areas' map by changing the applicable Development Permit Area for the subject properties from 'Multi-Family Residential' to 'Commercial'; and the associated Zoning amendment to authorize development of ninety-two (92) seniors multi-family residential units and one commercial unit as sited on the survey plan prepared by J.E. Anderson and Associates Surveyors - Engineers, stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans provided by Zeidler Architecture, stamped "Received March 1, 2021", detailing the development proposed to be located at 819 Esquimalt Road [PID 009-205-292; Lot 20, Section 11, Esquimalt District, Plan VIP265]; 821 Esquimalt Road [PID 009-205-276; Lot 19, Section 11, Esquimalt District, Plan VIP265]; and 823 Esquimalt Road [PID 006-854-940; Lot 18, Section 11, Esquimalt District, Plan VIP265], be forwarded to Council with a recommendation to deny the application based on the following rationale:

\* The overall height and massing is not fitting with the existing context and the OCP policies. Carried.

In Favour: 4 - Vice Chair Michael Angrove, Member Duncan Cavens, Member Filippo Ferri and Member Marie Fidoe

Opposed: 3 - Chair Graeme Dempster, Member Chris Munkacsi and Member Helen Edley

Jason Craik and Miroslaw Paprotny left the meeting at 8:40 PM.

Councillors Vermeulen and Hundley left the meeting at 8:41 PM.

3) [21-148](#) Development Variance Permit Application – 836 Viewfield Road  
Staff Report No.: APC-21-009

Bill Brown, Director of Development Services introduced the report and responded to questions from the Commission. Staff have no concerns with the application because it is part of the development approval process.

Gary Lindsay, Applicant, Partner, Driftwood Brewery attended the meeting via conference call at 8:42 PM.

Commission comments:

\* Enthusiastic support and anticipation of the new business brought to Esquimalt.

Moved by Chair Dempster, seconded by Vice Chair Angrove: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing an increase to the size of a liquor lounge at a beverage manufacturing location in the Light Industrial zone, consistent with the architectural plans provided by Finlayson Bonet Architecture Ltd., all stamped "Received February 17, 2021" and including the following variance for the property located at 836 Viewfield Road [PID 003-882-497; Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan 808], be forwarded to Council with a recommendation to approve based on the following rationale:

Vary Zoning Bylaw 1992, No. 2050 Section 53 (3)(b) Floor Area - Liquor Lounge: An increase to the permitted floor area for a Liquor Lounge from 60 square metres to 160 square metres, for a variance of 100 square metres

\* The APC has previously reviewed the application and forwarded their recommendation to approve to Council

\* The variance has no negative impacts on the usage or on the adjacent landlords

\* Economic Development is positive for the Township. Carried Unanimously.

Gary Lindsay left the meeting at 8:47 PM.

## 6. OTHER BUSINESS

### 1) [21-136](#) 2019 - 2023 Strategic Priorities

Bill Brown, Director of Development Services provided a brief overview of the 2019 - 2023 Strategic Priorities and responded to questions from the Commission.

Commission comments:

\* Staff responded the Township population is above 19,000 based on BC Stats 2020 estimates; the federal census takes place every 5 years, with the next census in May 2021.

\* Social wellness checklist: To increase interactions amongst people to feel better connected by promoting indoor and outdoor spaces for public gathering, groups to socialize and increasing play spaces for children.

Objective is to reduce instances of adverse mental health.

\* Sidewalks construction: a location was referenced to increase routes for

children to walk to school.  
\* Positive reaction to parking strategy.

**7. ADJOURNMENT**

The Advisory Planning Commission adjourned at 8:55 PM.

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GRAEME DEMPSTER, CHAIR  
ADVISORY PLANNING COMMISSION  
THIS DAY OF , 2021

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ANJA NURVO, INTERIM CORPORATE  
OFFICER  
CERTIFIED CORRECT