



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

Advisory Planning Commission

Tuesday, October 20, 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 Duncan Cavens, Helen Edley, Michael Angrove and Fil Ferri attended via conference call.

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

Staff: Bill Brown, Director of Development Services
Pearl Barnard, Recording Secretary

1. CALL TO ORDER

Chair Graeme Dempster call the Advisory Planning Commission meeting to order at 7:09 PM.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

- 1) [20-499](#) Minutes of the Advisory Planning Commission Meeting, September 22, 2020

Moved by Member Fidoe, seconded by Member Munkacsi: That the minutes of the Advisory Planning Commission, September 22, 2020 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [20-493](#) Development Variance Permit - 1149 Esquimalt Road
Staff Report No. APC-20-014

Commission comments included:

*The sign's location will not have any effect on the neighbourhood.

Moved by Chair Dempster, seconded by Member Fidoe: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing an animated (digital) sign, to be used as a menu-board, consistent with the plans provided by Pride Signs, stamped "Received September 16, 2020" and including the following variance for the property located at 1149 Esquimalt Road [PID 001-122-134; Lot A, Section 11, Esquimalt District, Plan 42081], be forwarded to Council with a recommendation to approve, as the animation on the digital sign is not a consideration in terms of the sign's location relative to the road.

Vary Sign Regulation Bylaw, 1996, No. 2252, Part 6 - Prohibitions (6.1)(h) and (k) To allow an animated (digital) sign board that will have the ability to have animations, changes in colour and copy on more than 30% of the display surface. Carried Unanimously.

- 2) [20-458](#) Development Permit Application and Development Variance Permit Application - 455 Sturdee Street, Staff Report APC-20-013

Allison Holden-Pope, One Seed Architecture + Interiors provided an overview of the Development Permit and Development Variance Application for 455 Sturdee Street via telephone.

Commission comments included:

*Good project, like the design.

*Concerns with building in a tsunami zone.

*Concern that when viewed from the water, it would be this massive 3 storey box.

*Some improvement on the tsunami wall, adding some kind of visual interest would greatly improve this project.

*Variances seem reasonable in the context they are presented.

*The new houses in that area seem to be the same form & character.

Moved by Member Angrove, seconded by Chair Dempster: That the Esquimalt Advisory Planning Commission [APC] recommends that the application for a Development Permit for the property located at 455 Sturdee Street, with the PID 031-023-908, and legal description of Strata Lot B Suburban Lot 48 Esquimalt District Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; be forwarded to Council with a recommendation to approve, subject to the applicant giving further consideration to the design of the tsunami wall, specifically referring the Development Permit Area design guidelines. Reason: To improve how the proposed dwelling is viewed from the water. Carried Unanimously.

Moved by Member Angrove, seconded by Chair Dempster: That Esquimalt Advisory Planning Commission [APC] recommends that the application for a Development Variance Permit, including the following variances to Zoning Bylaw, 1992, No. 2050, for the property located at 455 Sturdee Street, with the PID 031-023-908, and the legal description of Strata Lot B Suburban Lot 48 Esquimalt District Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; be forwarded to Council with a recommendation to approve as the proposed variances will increase the environmental efficiency of the proposed dwelling.

Zoning Bylaw, 1992, No. 2050, Section 36 (6)(a) - Building Height: to increase the maximum allowed Height from 7.3 metres to 7.6 metres

Zoning Bylaw, 1992, No. 2050, Section 36 (8)(a) - Lot Coverage: to increase the maximum allowed Lot Coverage from 30% of the Area of a Parcel to 31.6% of the Area of a Parcel. Carried Unanimously.

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 7:45 PM.

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

RACHEL DUMAS, CORPORATE OFFICER
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