



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes

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

Advisory Planning Commission

Tuesday, August 17, 2021

7:00 PM

Esquimalt Council Chambers

Present: 7 - Chair Michael Angrove
Vice Chair Duncan Cavens
Member Helen Edley
Member Marie Fidoe
Member Filippo Ferri
Member Chris Munkacsi
Member Mike Nugent

Council Liaisons: Councillor Hundleby
Councillor Vermeulen (via conference call)

Staff: Bill Brown, Director of Development Services
Karen Hay, Planner
Alex Tang, Planner
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

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

The Chair acknowledged with respect that the meeting was being held on the unceded territory of the Songhees and Esquimalt First Nations, thanked them for caring for the land, and expressed excitement to work together in partnership to continue building the Township together.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. STAFF REPORTS

- 1) [21-265](#) Development Permit - 1179 Colville Road, Staff Report No.: APC-21-012

Karen Hay, Planner introduced the application to the Commission.

Paul Park, Applicant & Designer, Park Residential Designs presented the application and responded to questions from the Commission.

Commission comments:

- * Appreciates aesthetic design to avoid over-hardscaping front of property with pavement. Suggestion to include parking stalls to west of the building to reduce pressure on street parking.
- * Suggest staff consider changes to zoning bylaw to increase allowable building height so basement bedroom spaces are not fully below grade.
- * Good fit for neighbourhood; appreciates the variety of environmental considerations, green innovations and provision of electric vehicle chargers; suggest exploring alternative heating sources suited to reducing GHG emissions.
- * Utilize shrubs and tall hedges to increase privacy due to topography of site.
- * Suggest staff further review rear yard fencing backing onto E&N rail trail given the proximity to the public pathway.

Moved by Member Edley, seconded by Member Munkacsi: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit authorizing the design of a two-family dwelling (duplex) to be constructed at 1179 Colville Road [PID 002-196-921; Lot 3, Block 17, Section 10, Esquimalt District, Plan 2546] in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc., the construction drawings by Park Residential Designs, the landscape plan by Mary Haggerty Designs, all stamped "Received July 21, 2021", be forwarded to Council with a recommendation to approve based on the following reasons:

- * Consistent with the general Development Permit Area Guidelines contained in the OCP. Carried Unanimously.

Karen Hay left the meeting at 7:13 PM.

- 2) [21-424](#) Rezoning Application – 530, 534 & 538 West Bay Terrace, and 877 & 879 Dunsmuir Road, Staff Report No. APC-21-020

Alex Tang, Planner introduced the application and responded to questions from the Commission.

Alex McCumber, Architect and Applicant, dHKarchitects, Charles Kierulf, Architect, dHKarchitects and Sean Leogreen, Landscape Architect and Project Manager, LADR Landscape Architects attended the meeting and responded to questions from the Commission.

Commission comments (applicant and staff response in italics):

- * Clarification on location and number of bicycle e-charging outlets. *All*

bicycle stalls will be equipped with e-charging.

- * Harvest trees when not used by birds for nesting to minimize impact to habitat.

- * Good fit for neighbourhood and density is compatible with West Bay Design Guidelines.

- * Revised design addressed some concerns noted by the Design Review Committee; did not fully address concerns with articulation, setbacks, massing and unit mixes.

- * 20-year rental agreements and long term affordability. *Intent of Township to pursue housing agreements in perpetuity.*

- * Protect landscape plantings from deer consumption until sufficient growth established.

- * Lack of dedicated bike path or lane on Dunsmuir Road are a concern with densification of West Bay neighbourhood, with anticipated increase in bicycle and vehicular traffic.

- * Incorporate minimalist green roof or solar panels on the 6th floor roof given topography of site and view corridors from Esquimalt Road.

Councillor Vermeulen disconnected from the meeting at 7:39 PM.

Moved by Vice Chair Cavens, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 6-storey residential building consistent with the architectural plans provided by dHKarchitects, stamped "Received July 30, 2021", landscape plan provided by LADR Landscape Architects, stamped "Received July 30, 2021", and sited in accordance with the site plan provided by Polaris Land Surveying Inc., stamped "Received May 28, 2021", to be located at 530 West Bay Terrace [PID 005-090-202, Lot 7, Section 11, Esquimalt District, Plan 11515], 534 West Bay Terrace [PID 000-074-659, Lot 6, Section 11, Esquimalt District, Plan 11515], 538 West Bay Terrace [PID 000-074-594, Lot 5, Section 11, Esquimalt District, Plan 11515], 877 Dunsmuir Road [PID 005-090-181, Lot 2, Section 11, Esquimalt District, Plan 11515], and 879 Dunsmuir Road [PID 000-074-683, Lot 1, Section 11, Esquimalt District, Plan 11515] be forwarded to Council with a recommendation to approve based on the following reasons:

- * Provides desperately needed rental housing, as well as some family-oriented rental housing

- * Fits with the West Bay design guidelines

- * Fits well with the neighbourhood. Carried.

In Favour: 6 - Chair Michael Angrove, Vice Chair Duncan Cavens, Member Helen Edley, Member Marie Fidoe, Member Chris Munkacsi and Member Mike Nugent

Opposed: 1 - Member Filippo Ferri

5. ADJOURNMENT

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

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS OF , 2021

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT