



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes

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

Advisory Planning Commission

Tuesday, July 20, 2021

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Michael Angrove
Vice Chair Duncan Cavens
Member Helen Edley
Member Marie Fidoe
Member Filippo Ferri
Member Mike Nugent

Regrets: 1 - Member Chris Munkacsi

Vice Chair Duncan Cavens and Member Helen Edley attended the meeting via conference call.

Council Liaisons: Councillor Hundleby

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

1. CALL TO ORDER

The Director of Development Services called the Advisory Planning Commission meeting to order at 7:00 PM.

4. OTHER BUSINESS

1) [21-408](#) Election of Chair and Vice Chair

The Director of Development Services opened the floor for nominations of Chair. Michael Angrove was the only nomination received for the role of Chair and was appointed to the position of Chair of the Advisory Planning Commission by acclamation.

Chair Angrove assumed the role of Chair and thanked former Chair Graeme Dempster for his volunteer contributions to the Commission and positive impact on recent developments at the Township.

Chair Angrove recognized and acknowledged with respect the Songhees and Esquimalt Nations on whose traditional territory we live, we learn, and we do our work.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. OTHER BUSINESS

1) [21-408](#) Election of Chair and Vice Chair

Chair Angrove opened the floor for nominations of Vice Chair. Duncan Cavens was the only nomination received for the role of Vice Chair and was appointed to the position of Vice Chair of the Advisory Planning Commission by acclamation.

2) [21-409](#) Township of Esquimalt: 2020 Annual Report

The Township of Esquimalt 2020 Annual Report was circulated for information.

5. MINUTES

1) [21-394](#) Minutes of the Advisory Planning Commission, May 18, 2021

Moved by Member Ferri, seconded by Member Fidoe: That the Minutes of the Advisory Planning Commission, May 18, 2021 be adopted as circulated. Carried Unanimously.

6. STAFF REPORTS

**1) [21-403](#) Rezoning Application - 482 Lampson Street
Staff Report No.: APC-21-016**

Member Fidoe recused herself from Rezoning Application - 482 Lampson Street, Staff Report No. APC-21-016 to avoid a perception of perceived bias due to an association with the owner. Member Fidoe left the meeting at 7:05 PM.

Karen Hay, Planner introduced the report and responded to questions from the Commission.

Ron McNeil, Applicant, McNeil Building Designs Limited and Shawna Goupil, Owner presented an overview of the application and responded to questions from the Commission.

Commission comments:

* Concerns with form, location, density, building size “over-powering” neighbourhood and strata-titling each unit for individual sale versus

re-stratifying for rental only.

* Clarification sought if application better suited for a Detached Accessory Dwelling Unit (DADU) based on similar forms of backyard infill.

* 1109 Lyall Street townhouse development sets precedence; concerned this application will become townhouses.

Moved by Vice Chair Cavens, seconded by Member Ferri: The Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future construction of a duplex to be located behind the existing home as sited in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received June 29, 2021", and incorporating the height and massing consistent with the architectural plans prepared by McNeil Building Designs Limited, stamped "Received June 29, 2021" be forwarded to Council with a recommendation to approve for the reason that the proposal meets the precedent with the following conditions:

* Fits with the existing neighbourhood

* Applicant to consider a section 219 Covenant and housing agreement to prevent stratification of the units. Defeated.

In Favour: 2 - Vice Chair Duncan Cavens and Member Filippo Ferri

Opposed: 2 - Chair Michael Angrove and Member Mike Nugent

Absent: 2 - Member Helen Edley and Member Marie Fidoe

Moved by Vice Chair Cavens, seconded by Member Ferri: The Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future construction of a duplex to be located behind the existing home as sited in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received June 29, 2021", and incorporating the height and massing consistent with the architectural plans prepared by McNeil Building Designs Limited, stamped "Received June 29, 2021" be forwarded to Council with a recommendation to approve with rental tenure because it fits in with the existing neighbourhood, whereas strata titling would increase speculative land pricing and conflict with the DADU bylaw, with the following condition:

*Applicant enters into a section 219 covenant and a housing agreement to guarantee the units remain rental. Carried.

In Favour: 3 - Vice Chair Duncan Cavens, Member Filippo Ferri and Member Mike Nugent

Opposed: 1 - Chair Michael Angrove

Absent: 2 - Member Helen Edley and Member Marie Fidoe

Vice Chair Cavens disconnected from the meeting at 7:31 PM.

Member Fidoe rejoined the meeting at 7:32 PM.

Karen Hay left the meeting at 7:32 PM.

- 2) [21-405](#) Development Permit and Development Variance Permit Application – 1019 Colville Road, Staff Report No. APC-21-018

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

Andrew Akehurst, Applicant attended the meeting.

Commission comments:

* Positive reaction to the built form and how it fits in with the existing landscaping.

Moved by Member Nugent, seconded by Chair Angrove:

1. That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit for a new accessory building sited in accordance with the surveyor's site plan provided by James Worton, B.C.L.S., stamped "Received June 3, 2021" to approve the application based on the following reason;

2. That the Esquimalt Advisory Planning Commission recommends to Council that the Development Variance Permit including the following variances to Zoning Bylaw, 1992, No. 2050 as delineated in the surveyor's site plan provided by James Worton, B.C.L.S., stamped "Received June 3, 2021" for the property located at PID 006-328-661, Amended Lot 10 (DD 114302-I) Block 20 Section 10 Esquimalt District, Plan 2546 [1019 Colville Road] to approve based on the following reason:

Zoning Bylaw, 1992, No. 2050, 34 (9)(b)(i) - Front Setback: An exemption from the requirement that no Accessory Building shall be located in front of the front face of the Principal Building; instead, no Accessory Building shall be located within 12.4 of the Front Lot Line.

Zoning Bylaw, 1992, No. 2050, 34 (9)(b)(ii) - Side Setback: A 0.4 metre reduction to the requirement that no Accessory Building shall be located within 1.5 metres of a Interior Side Lot Line. [i.e. from 1.5 metres to 1.1 metres]

* The variance requested is sensible. Carried Unanimously.

In Favour: 4 - Chair Michael Angrove, Member Marie Fidoe, Member Filippo Ferri and Member Mike Nugent

Absent: 2 - Vice Chair Duncan Cavens and Member Helen Edley

- 3) [21-407](#) Official Community Plan Amendment and Rezoning Application - 880 Fleming Street, Staff Report No. APC-21-019

Member Edley attended the meeting via conference call at 7:39 PM.

Trevor Parkes, Senior Planner introduced the application and responded to questions from the Commission.

Rajinder Sahota, Applicant, Method Built Homes Inc. provided an overview of the application and responded to questions from the Commission.

Commission comments (Staff response in italics):

- * Positive reaction to the building setbacks, design and proximity to bus routes
- * Clarification sought on scope and extent of affordability of rental units
- * Loss of 65 trees including 10 of significance; clarification sought on Township's mitigation measures. *Tree cutting permit required, applicable fees go to Township's tree acquisition fund to plant new trees along boulevards and parks. Densifying the neighbourhood prevents sprawl at the Township's periphery and protects the larger ecosystem of Garry oak trees. Estimated proceeds of land sale (\$1M) would go into parks acquisition fund to create park lands.*
- * Suggest staff utilize these funds as soon as possible to plant trees given the required time to mature.
- * Clarification of building ownership. *Township issued a Request for Proposal (RFP) for purchase of Township land; conditions of sales agreement with Method Built Homes Inc. includes ownership of property and building, and entering into a housing agreement and section 219 covenant to ensure the units remain rental units for 25 years.*
- * Concerns on the current capacity of the sanitary sewer and storm drain system and whether it can sustain the servicing needs of the project. *Applicant responsible for ensuring capacity.*

Moved by Member Fidoe, seconded by Member Nugent: That the Advisory Planning Commission [APC] recommends that the application for an Official Community Plan amendment to change the Development Permit Area applied to 880 Fleming Street from DPA No.3 - Enhanced Design Control Residential to DPA No. 6 - Multi-Family Residential and the associated Zoning amendment to authorize development of forty-five (45) multi-family residential units, including 42 rental units of which 28 units would be rented below market rent, and three (3) stratified, two storey penthouse units, as sited on the survey plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received April 26, 2021", and incorporating the height and massing consistent with the architectural plans provided by Steller Architectural Consulting, stamped "Received April 26, 2021", detailing the development proposed to be located at 880 Fleming Street [PID 030-353-556; Lot 1, Section 10, Esquimalt District, Plan EPP78715], be forwarded to Council with a recommendation to approve based on the

following reason:

* A much-needed project which will add to the Township's inventory of affordable housing. Carried Unanimously.

In Favour: 5 - Chair Michael Angrove, Member Helen Edley, Member Marie Fidoe, Member Filippo Ferri and Member Mike Nugent

Absent: 1 - Vice Chair Duncan Cavens

7. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:20 PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS OF , 2021

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT