



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, December 21, 2021

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Michael Angrove
Member Helen Edley
Member Marie Fidoe
Member Filippo Ferri
Member Chris Munkacsi
Member Mike Nugent

Regrets: 1 - Vice Chair Duncan Cavens

Commission Member Mike Nugent attended via conference call.

Council Liaisons: Councillor Hundleby

Staff: Bill Brown, Director of Development Services
Alex Tang, Development Planner
Yvonne Mitchell, Planner 1
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

Chair Angrove called the Advisory Planning Commission meeting to order at 7:04 PM.

The Chair began the meeting by acknowledging with respect the Lekwungen speaking peoples on whose territory this Township building stands, as well as recognizing the Songhees and Esquimalt First Nations governments.

LATE ITEMS

There were no late items.

APPROVAL OF THE AGENDA

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

4. OTHER BUSINESS

1) [21-652](#) 2022 Committee Meeting Schedule

The Committee Meeting Schedule was presented for information.

5. STAFF REPORTS

- 1) [21-590](#) Staff Report No. APC-21-27 Rezoning and Official Community Plan Amendment - 553 Paradise Street

Yvonne Mitchell, Planner introduced the application for an amendment to the Official Community Bylaw and Zoning Bylaw to allow for the development of a Detached Accessory Dwelling Unit.

Christopher Moore and Kerri Moore, Owners and occupants, presented an overview of the application and responded to questions from the Commission members.

Commission comments (Staff and Applicant responses in italics):

* Access to Head Street: *Previously existed when house was purchased. However, there was never any legal access therefore no longer in use.*

* Proposal does not change the property and has no implications for redevelopment.

* Positive reaction to the gentle density and increasing housing supply.

Moved by Member Fidoe, seconded by Member Edley: That the Advisory Planning Commission recommends that the Official Community Plan amendment and the associated rezoning application to authorize development of a Detached Accessory Dwelling Unit (DADU) at 553 Paradise Street [PID 009-172-971, Lot 3, Block G, Section 11, Esquimalt District, Plan 292], in accordance with the BCLS Site Plan prepared by Polaris Land Surveying Inc., and the architectural plans and landscape plan prepared by Mavericks Solutions Ltd., all stamped "Received November 2, 2021", be forwarded to Council with a recommendation to approve for the following reasons:

* Application represents gentle density

* Adds additional rental housing stock. Carried Unanimously.

In Favour: 6 - Chair Michael Angrove, Member Helen Edley, Member Marie Fidoe, Member Filippo Ferri, Member Chris Munkacs and Member Mike Nugent

- 2) [21-581](#) Rezoning Application - 1075 Tillicum Road, Staff Report No. APC-21-026

Alex Tang, Planner introduced the application for an amendment to the Zoning Bylaw to allow for the development of a 100-residential unit, 6-storey mixed-use building with two commercial units at 1075 Tillicum Road - the former site of the Gorge Point Pub. Density bonusing will be required.

Adam Cooper, Director of Community Planning and Development, Abstract Developments, Blake Clark, Development Coordinator, Abstract Developments, Brendan Casidy, Architect, Urban West Architecture, and

Scott Murdoch, Landscape Architect, Murdoch de Greeff Inc. Landscape Architects presented an overview of the application and responded to questions from the Commission members.

Commission comments (Staff and Applicant responses in italics):

- * Parking stalls on Tillicum Road: *No parking proposed.*
 - * Whether the e-bike parking stalls are energized: *Unconfirmed. However, it is a practice that developers are adopting widely. Abstract will ensure at least 50% of the stalls in the bike storage are energized.*
 - * Neighbourhood consultation on the Application: *Significant conversations with neighbours, several opposed.* Suggestion to Applicant to create a transitional buffer between the single family homes and proposed high density development.
 - * Rationale for bicycle storage located on parking level 2 instead of level 1: *Bringing the bike storage up a level is challenging, impedes the design and various implications.*
 - * Suggestion to Staff: A covenant that prohibits the prohibition of bikes in elevators.
 - * Appropriate density: Development located on a busy road adjacent to projects with similar density.
 - * Positive reaction to the design and provision of kayak amenities.
 - * Proposed size of the commercial space: *Use has not been established.*
- Repeated critiques on the loss of the Gorge Pointe Pub, which was a social gathering space in the community, how the proposed commercial space is a quarter of the pre-existing space with suggestion to the Applicant to allocate the entire ground floor for commercial use. Reference to Switzerland how every coffee shop turns into a pub at night, and whether this multi-use could be replicated. *Many new commercial spaces in new buildings are vacant. Commercial space is a lost leader in development. Neighbourhood pubs are challenged: There was a business case for the Gorge Point pub to continue but owner decided to shut down. Future of commercial enterprise post-COVID-19 is unclear. Staff expressed a desire for a minimum of 50% commercial frontage. We have worked with the broker community to try to come up with what the ideal commercial retail unit (CRU) is. Trend is towards smaller spaces.*
- * Live-Work space: *Aware of the growing number of people working from home which is why we are providing a co-working amenity space.*
 - * Suggestion to Applicant to allocate amenity funds to improve the pedestrian underpass to reduce instances of kids commuting alongside vehicles on Tillicum Road. *Agnostic about where the money is spent. From a Crime Prevention through Environmental Design (CPTED) perspective, it is questionable to use the underpass. We commit to supporting an improved connection across Tillicum Road.*

Moved by Chair Angrove, seconded by Member Ferri: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 6-storey mixed-use building consistent with the architectural plans provided by Urban West Architecture, stamped "Received December 14, 2021", landscape plan provided by Murdoch de Greeff Landscape Planning & Design, stamped "Received November 15, 2021", and sited in accordance with the site plan provided by James Worton, B.C.L.S., stamped "Received July 16, 2021", to be located at 1075 Tillicum Road [PID 018-050-859, Lot B, Section 10, Esquimalt District, Plan VIP55556] be forwarded to Council with a recommendation to approve with conditions:

- * Incorporate a minimum 75% of existing commercial area into the proposed ground floor street frontage.
- * Registration of a Section 219 Covenant to prohibit the prohibition of bikes in the elevator.
- * Consider design revision to the 5th and 6th storeys to improve the transitions. Carried Unanimously.

In Favour: 6 - Chair Michael Angrove, Member Helen Edley, Member Marie Fidoe, Member Filippo Ferri, Member Chris Munkacsi and Member Mike Nugent

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:09 PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS 21ST DAY OF JUNE, 2022

DEB HOPKINS, CORPORATE OFFICER
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