



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, February 15, 2022

7:00 PM

Esquimalt Council Chambers

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

Regrets: 1 - Member Marie Fidoe

Member Chris Munkacsi attended the meeting via conference call.

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

Staff: Bill Brown, Director of Development Services
Karen Hay, Policy Planner
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 7:00 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.

2. LATE ITEMS

There were no late items.

3. 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) [22-034](#) 2022 Committee Meeting Schedule

The 2022 Committee Meeting Schedule was presented to the Commission for information.

5. STAFF REPORTS

- 1) [22-005](#) Official Community Plan Amendment and Rezoning - 445 Head Street, Staff Report No. APC-22-003

Yvonne Mitchell, Planner introduced the application and responded to questions from the Commission.

Laurie Armstrong, Applicant (Xhamasung Holdings), and Tom Westley, RV Park Manager connected to the conference call at 7:00 PM and presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

* *The Township wants the property to be rezoned to permit a RV Park with commercial activities since the current zoning does not recognize this use.*

* *Lekwungen First Nations perspective: Asking for the OCP to be amended to make best use of the property which is a RV Park with commercial activities.*

* *Positive reaction to the application and existing impact on the community: Straightforward proposal. Will continue to bring current and future business to the community.*

Moved by Vice Chair Cavens, seconded by Member Munkacsi: That the Advisory Planning Commission [APC] recommends the applicant's proposed Official Community Plan amendment to create site specific RV Park designations; and the associated Township initiated rezoning application to create a site specific RV Park zone, for the parcel identified as 445 Head Street [PID 030-150-230; Lot 1 Section 11 and the Bed of Victoria Harbour Esquimalt District Plan EPP69260], be forwarded to Council with a recommendation to approve the application for the following reasons:

*Fits with existing use

*Fits well with its previous land use application. Carried Unanimously.

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

Laurie Armstrong and Tom Westley disconnected from the conference call at 7:13 PM.

- 2) [22-079](#) Rezoning Application - 485 S. Joffre Street, Staff Report No.: APC-22-004

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

Kim Colpman, Applicant, Large and Co., and Mike Mooney, Architect, MJM Architect Inc. connected to the conference call at 7:00 PM and presented the

application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * Suggestion to Applicant to canvas further feedback to determine whether this type of project is desired by the community. Design considered radical. Applicant to conduct community meeting.
- * Observation that the project is more akin to apartments rather than townhomes as presented. Disagrees with this project categorized as middle housing because it doesn't meet the definition. *Stacked townhouses*.
- * Size and massing: A bit much for the land size and is out of proportion with the neighbourhood. Houseplexes do not fit with neighbourhood. Conversely, observations on the massing is similar to nearby homes on South Joffre Street which is not out of place for the neighbourhood. Broader examination of viewing projects of this size is needed.
- * Topography: With reference to another project, massing is influenced by topography. Evaluate the proposal with a view to the future livability of the neighbourhood.
- * Positive reaction to the 3-bedroom units which are desirable for families and addresses the housing crisis in the Capital Region.
- * Suggestion to the Applicant: Remove the 2-ground floor units which are less livable for families and increase building height to accommodate more storeys.
- * Suggestion to the Applicant to remove all parking stalls and for the building to be sited at the centre of the parcel to allow for more separation between adjacent apartment buildings. Potentially an example of a building where no parking stalls are built.
- * Recommend to Council to direct staff to examine these forms of housing.

Moved by Member Nugent, seconded by Member Ferri: That the Advisory Planning Commission recommends to Council that the Official Community Plan amendment and rezoning application, authorizing a stacked townhouse style of building containing six townhouse dwelling units, at 485 South Joffre Street [PID 006-104-801; Lot 5, Block B, Section 11, Esquimalt District, Plan 4478] in accordance with the site plan prepared by James Worton, Powell and Associates, BC Land Surveyors stamped "Received February 8, 2022", and the construction drawings and landscape/site plan by MJM Architect Inc., stamped "Received February 8, 2022", be forwarded to Council with a recommendation to deny the application for the following reasons:

- * Too large for the property and the neighbourhood area
- * Doesn't fit with the neighbourhood. Failed.

In Favour: 3 - Chair Michael Angrove, Member Filippo Ferri and Member Mike Nugent

Opposed: 3 - Vice Chair Duncan Cavens, Member Helen Edley and Member Chris Munkacsi

Moved by Member Nugent, seconded by Chair Angrove: That the Advisory Planning Commission recommends to Council that the Official Community Plan amendment and rezoning application, authorizing a stacked townhouse style of building containing six townhouse dwelling units, at 485 South Joffre Street [PID 006-104-801; Lot 5, Block B, Section 11, Esquimalt District, Plan 4478] in accordance with the site plan prepared by James Worton, Powell and Associates, BC Land Surveyors stamped "Received February 8, 2022", and the construction drawings and landscape/site plan by MJM Architect Inc., stamped "Received February 8, 2022", be forwarded to Council with a recommendation to deny the application for the following reasons:

- * Massing is too large and beyond the OCP designation for the area
- * Recommendation to Council that Staff initiate a review of the potential for missing middle housing within the neighbourhood to allow for this type of housing. Carried.

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

Opposed: 1 - Vice Chair Duncan Cavens

Kim Colpman and Mike Mooney disconnected from the conference ca 7:52 PM.

- 3) [22-080](#) Development Permit Application – 881 Craigflower Road, Staff Report No. APC-22-005

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

Neil Andrew Baird, Applicant presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * No comments.

Moved by Member Ferri, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit for a detached accessory dwelling unit, consistent with the architectural plans by Victoria Design Group, stamped "Received January 10, 2022", and sited in accordance with the surveyor's site plan provided by J. E. Anderson and Associates, stamped "Received January 31, 2022" to approve for the following reasons:

- * Fits with the form and character of the neighbourhood. Carried Unanimously.

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

- 4) [22-028](#) Development Variance Permit Application - 467 Lampson Street, Staff Report No. APC-22-002

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

Robert Bradbury, Applicant & Architect, Bradbury Architecture presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * Size of the windows: *Meets egress requirements in the BC Building Code.*
- * No concerns about parking.

Moved by Vice Chair Cavens, seconded by Member Nugent: That the Esquimalt Advisory Planning Commission recommends to Council that the Development Variance Permit including the following variances to Parking Bylaw, 1992, No. 2011, for the property located at PID 004-242-904, Lot A (DD 332308I), Section 11, Esquimalt District, Plan 14717 [467 Lampson Street] to approve the application for the following reasons:

Parking Bylaw, 1992, No. 2011, 40 (11)(1) - Visitor Parking: 1 of every 22 required Parking spaces shall be designated and clearly marked as "Visitor Parking" and shall be available for use by non-occupants of the Parcel at all times. [i.e. from 1 of every 4 to 1 of every 22]

Parking Bylaw, 1992, No. 2011, 40 (12)(1) - Parking Spaces for Persons with Disabilities: Exemption from the requirement that any Development requiring 25 or more Parking Spaces, Parking Spaces for Persons with Disabilities shall be provided in a ratio of 1 for every 50 required Parking Spaces.

Parking Bylaw, 1992, No. 2011, 40 (13)(1) - Number of Off-Street Parking Spaces: A reduction to the minimum number of Off-Street Parking Spaces required for Medium and High density apartment use from 1.30 spaces per dwelling unit to 0.95 spaces per dwelling unit. [i.e. from 1.30 to 0.95]

* Creates rental housing inventory

* Suggestion to the Applicant to create bigger wells and windows to increase the livability of the units. Carried Unanimously.

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

Robert Bradbury disconnected from the conference call at 8:00 PM.

- 5) [22-082](#) OCP Amendment and Rezoning Application - 602, 608 & 612 Nelson Street, Staff Report No. APC-22-007

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

Mark Holland (in-person), Applicant, Holland Planning Innovations, and Harsimer Rattan (via conference call), Owner, Nelson Esquimalt Development Ltd., Inc. No. BC1308317 presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * Floor Area Ratio (FAR) above 3.0: *Bonus density of 3.39 is higher than allowable in the OCP land use designation yet granted because the developer is providing 7 below-market rate units. Staff believe this is an equivalent trade-off. These 7 units will be shielded from rising land values and market forces. Units are one studio, one 1-bedroom with den, four 1-bedroom and one 2-bedroom.*
- * *The 7-below market units will have the same floor plan and be integrated with the building.*
- * Bike storage located separately on 1st floor with majority of stalls in parkade basement. Suggestion to the Applicant to increase the ratio of units to bicycle parking stalls to 1:1. *Options are limited due to shape and depth of the site. Costs \$50,000 per stall to build below grade and prefer to keep unit prices in check by avoiding blasting.*
- * Rationale on the lack of 3-bedrooms units: *Incompatible due to the physically inefficient site and is not financially viable to build per square foot. Project optimizes 1-bedroom and 2-bedroom units at an affordable price point.*
- * Concern for lack of rental units: *Council observed the significant number of rental units being constructed in the vicinity whilst recognizing there is a need for home ownership to balance the tenure in the community.*
- * Suggestion to the Applicant to increase the 2000 ft² commercial space: *Current capacity of 20-30 people designed to be a flexible space. Interior details to be finalized in the Development Permit stage.*
- * Visitor parking: 15 stalls.
- * Street-level of the Nelson Street parkade: Blank walls are bland and visually unappealing. Suggestion to the Applicant to buffer parkade with 3 meters of landscaping.
- * Positive reaction to the 12-storey mixed commercial and residential development featuring a green roof and public space.

Moved by Vice Chair Cavens, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends to Council that the Official Community Plan amendment application to amend the proposed

land use designation from 'High Density Residential' to 'Commercial / Commercial Mixed-Use' and the rezoning application to authorize the proposed development of a 12-storey mixed-use building consistent with the architectural plans provided by Casola Koppe Architects and the landscape plan provided by Scatliff + Miller + Murray Inc., to be located at 602 Nelson Street [PID 004-930-941, Lot B, Suburban Lot 37, Esquimalt District, Plan 11993], 608 Nelson Street [PID 005-398-991, Lot 2, Suburban Lots 37 and 45, Esquimalt District, Plan 9871 Except Park in Plan 16394], and 612 Nelson Street [PID 005-398-860, Lot 1, Suburban Lot 45, Esquimalt District, Plan 9871] be forwarded to Council with a recommendation to approve the application for the following reasons:

- * The OCP change accommodates the need for commercial space as the area develops

- * Fits within the context of the OCP area. Carried Unanimously.

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

Harsimer Rattan disconnected from the conference call at 8:43 PM.

6) [22-027](#) Rezoning Application - 815 & 825 Selkirk Avenue, Staff Report No. APC-22-001

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

Josh Bilyk, Applicant and Director of Corporate Relations, TLA Developments, Mark Hingley, Project Manager, Sterling Living Limited Partnership and TLA Developments, and Alan Lowe, Architect, Alan Lowe Architect Inc. presented the application and responded to questions from the Commission.

Member Munkacsi left the meeting room at 9:05 PM due to the project's proximity to his residence.

Commission comments (Staff and Applicant responses in italics):

- * 6-storey building is a first for the neighbourhood: Concerns with the building's massing. Project is consistent with the OCP. Positive reaction to the design. Concerns with the lack of larger units. Suggestion to the Applicant to emphasize the main entrance of the building.

- * Suggestion to the Applicant to retain the rooftop gathering area despite concerns from neighbours on its potential use as a party deck. To uphold a need for communal gathering space, hours of operation can be defined, and noise concerns can be mitigated by design features.

Moved by Member Nugent, 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 residential building consistent with the architectural plan provided by Alan Lowe Architect Inc., stamped "Received November 24, 2021", landscape plan provided by Lombard North Group Inc. "Received November 24, 2021", and sited in accordance with the site plan provided by Polaris Land Surveying Inc., stamped "Received November 24, 2021", to be located at 815 Selkirk Avenue [PID 004-367-839, Lot 7, Section 10, Esquimalt District, Plan 1258] and 825 Selkirk Avenue [PID 007-656-483, Lot 8, Section 10, Esquimalt District, Plan 1258] be forwarded to Council with a recommendation to approve for the following reasons that the proposal fits with the OCP and is an attractive building, with the condition:

* Consideration for adding a rooftop gathering space. Carried.

In Favour: 5 - Chair Michael Angrove, Vice Chair Duncan Cavens,
Member Helen Edley, Member Filippo Ferri and Member
Mike Nugent

Absent: 1 - Member Chris Munkacsi

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 9:13 PM.

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

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT