



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, March 22, 2022

7:00 PM

Esquimalt Council Chambers

Present: 5 - Chair Michael Angrove
Member Helen Edley
Member Marie Fidoe
Member Chris Munkacsi
Member Mike Nugent

Regrets: 2 - Vice Chair Duncan Cavens
Member Filippo Ferri

Council Liaisons: Councillor Hundleby

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

1. CALL TO ORDER

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

Chair Angrove began the meeting by acknowledging with respect the Lekwungen territory and the Township's commitment to building strong and enduring relationships with our neighbouring Songhees and Esquimalt First Nations governments.

2. LATE ITEMS

Chair Angrove requested the Agenda be amended to add discussion in preparation of a presentation on the Commission's behalf at the Committee of the Whole meeting scheduled for April 11, 2022.

3. APPROVAL OF THE AGENDA

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

4. PRESENTATIONS

1) [22-129](#) Heritage Conservation in Esquimalt

Bill Brown, Director of Development Services introduced Steve Barber, a retired planner specializing in heritage conservation with a distinguished career in the planning profession.

Mr. Steve Barber presented on the significance of heritage, and applicable standards and guidelines.

5. STAFF REPORTS

1) [22-107](#) Development Permit and Development Variance Permit Application - 1221 Rockcrest Place, Staff Report No. APC-22-008

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

Vijay Kumar Bhangu, Applicant and Owner and Taran Kamal Bhangu, Owner presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * Suggestion to Applicant to consider adding extra windows to the south elevation of the building to enable more daylight into the unit.
- * Variances being applied to the visibility is reasonable.
- * Design fits with the neighbourhood.

Moved by Member Nugent, seconded by Member Munkacsi:

1. That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit authorizing the design of a Detached Accessory Dwelling Unit to be constructed at 1221 Rockcrest Place, legally described as Lot 17, Section 10, Esquimalt District, Plan 12875; PID 000-001-732, be forwarded to Council with a recommendation to approve:

- * Meets the standards of the DADU Bylaw

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 for the Detached Accessory Dwelling Unit to be constructed at 1221 Rockcrest Place, legally described as Lot 17, Section 10, Esquimalt District, Plan 12875; PID 000-001-732:

Zoning Bylaw, 1992, No. 2050, 30.7(9)(a): To allow the Detached Accessory Dwelling Unit to not be visible from the street.

Zoning Bylaw, 1992, No. 2050, 30.7(9)(c): To allow the minimum 1.2m wide unobstructed pathway to be provided from the front door of the Detached Accessory Dwelling unit to the parking area

be forwarded to Council with a recommendation to approve for the following reasons:

- * Appropriate design
- * Fits well with the back area of the property. Carried Unanimously.

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

2) [22-081](#) Rezoning Application – 756 & 758 Lampson Street, Staff Report No. APC-22-006

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

Xeniya Vins, Applicant, Xquimalt presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * Lot to the North attempting to organize a land assembly: *Duplex where only half is listed for sale. Zoned as Duplex, therefore cannot be organized into a land assembly for this type of townhouse project.*
- * Visitor parking: *3 stalls, parking ratio is higher than similar proposals.*
- * Building C turning radius in relation to the front entry: Dimensions of these units are 15-feet wide. Suggestion to the Applicant to stagger the design into a 2-bedroom unit to account for the narrow laneway which is extremely tight for vehicle manoeuvring during entry and exit. *Can park 2 cars side by side (14 feet or 2.4 meters). Dimensions of the stalls do conform with Township's Parking Bylaw.*
- * Tree Preservation: Removing some trees due to growing on the rock.
- * Positive reaction to Townhouse design due to the challenging topography.

Moved by Member Munkacsi, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 11-unit townhouse residential building consistent with the architectural plan provided by Xquimalt, stamped "Received January 25, 2022", and the landscape plan provided by 4 Site Landscape Architecture and Site Planning, stamped "Received January 25, 2022", to be located at 756 Lampson Street [PID 006-010-482, Lot 8, Section 10, Esquimalt District, Plan 5563 Except Part in Plan 26984] and 758 Lampson Street [PID

006-010-440, Lot 7, Section 10, Esquimalt District, Plan 5563] be forwarded to Council with a recommendation to approve for the following reasons:

* Fits well with the neighbourhood. Carried Unanimously.

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

6. OTHER BUSINESS

In preparation for the Committee of the Whole Meeting on April 11, 2022, Chair Angrove asked Commission members for their input and suggestions.

Commission comments:

* Suggestion that DADU applications no longer be reviewed by the Commission.

* Suggestion to formulate a design guideline for land use applications that concern the view from the ocean to sea.

* Increase proactive maintenance of the Esquimalt Register of Historic Places.

* Suggestion to expand commercial space and retail inventory such as coffee shops, live-work places and galleries with reference to the 1221 Carlisle Development.

7. ADJOURNMENT

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

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

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT