



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### Advisory Planning Commission

---

Tuesday, April 19, 2022

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

Commission Member Filippo Ferri attending the meeting via conference call.

Council Liaisons: Councillor Hundleby  
Councillor Vermeulen

Staff: Bill Brown, Director of Development Services  
James Davison, Manager of Planning  
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

Bill Brown, Director of Development Services introduced James Davison, Manager of Development Services who holds a Masters Degree in Planning from the University of Calgary and previously worked for the Town of View Royal. James will transition as the Staff Liaison to the Commission.

#### 3. APPROVAL OF THE AGENDA

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

#### 4. MINUTES

Moved by Member Edley, seconded by Member Fidoe: That the minutes of the Advisory Planning Commission, November 16, 2021 be adopted as circulated. Carried Unanimously.

- 1) [22-179](#) Minutes of the Advisory Planning Commission Meeting, November 16, 2021

Moved by Member Edley seconded by Member Fidoe: That the Minutes of the Advisory Planning Commission, November 16, 2021 be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

- 1) [22-109](#) Zoning Bylaw Amendment Application - 904 Admirals Road, Staff Report No. APC-22-010

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

Denise Kors, Designer, Kors Development Services presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- \* Community consultation: Mailout and received preliminary feedback. Relatively minor comments from neighbours that can be accommodated.
- \* Dimensions of the retaining walls: Grades elevation top of first floor to 2nd floor.
- \* Rationale by Applicant for not pursuing townhouses given the desirable location: Would require an OCP amendment. Owner wanted to retain existing duplex.
- \* Above-grade basements would be better due to the proximity to the retaining wall. Concerns with quality of life for occupants.
- \* Positive reaction to design: Fits in with neighbourhood.
- \* 1 parking stall per unit. More bike parking stalls would be desirable.

Moved by Vice Chair Cavens, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future subdivision of the lot and the construction of a new Two Family Dwelling with Secondary Suites to the East of the existing Two Family Dwelling at 904 Admirals Road [PID 000-409-880, Lot 2, Section 2, Esquimalt District, Plan 7539, except that part thereof lying to the north east of a straight boundary joining points on the north westerly and south easterly boundaries of said lot distant 140 feet respectively from the most westerly and most southerly corners of said lot], be forwarded to Council with a recommendation to approve for the following reasons:

\* The project creates more housing in the Township, design is appropriate for the general area and fits with the Official Community Plan, with the following condition:

\* Applicant to explore raising the height of the basement suites to be above grade to make them more livable. Carried Unanimously.

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

2) [22-113](#) Development Permit and Development Variance Permit Application - 480 Grafton Street, APC-22-009

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

Kowmien Sellathurai, Applicant, presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

\* Descending stairs are less impactful and minimizes overlook onto adjacent properties.

\* Rationale for stairs' location: *Relocating the stairs to the side of the duplex would reduce access through the side yard to the backyard. Placing the stairs parallel to the building would lose backyard patio.*

\* *No intention to use basement for suites. Purposed for social entertaining.*

\* Suggestion to Applicant to locate the entrance to face Grafton Street: *Would cause interior entrance to look like a bowling alley, narrow navigation, and limit the functionality of the living space.*

\* Form and character: Fits with neighbourhood.

Moved by Member Fidoie, seconded by Member Edley:

1. That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit authorizing the design of a Two-Family Dwelling to be constructed at 480 Grafton Street, legally described as PID 000-127-833; Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428, be forwarded to Council with a recommendation to approve

2. That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Variance Permit including the following variance to Zoning Bylaw, 1992, No. 2050 for the property located at 480 Grafton Street, legally described as PID 000-127-833; Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428:

Zoning Bylaw, 1992, No. 2050, 38 (9)(a)(iii) - Rear Setback: A 1.7 metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Rear Lot Line (from 7.5 metres to 5.82m) to accommodate the basement stairs

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

- \* Form and character are indicative of the neighbourhood
- \* Adds quality housing stock to the Township
- \* Setbacks are appropriate
- \* Minimal impact to adjacent neighbours. Carried Unanimously.

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

**3) [22-176](#) Zoning Bylaw Amendment Application - 812 Craigflower Road, APC-22-012**

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

Ryan Jabs, Applicant, Lapis Homes Ltd., presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- \* 2 Parking stalls reduced: *The parcel's open space at the front does not qualify as usable open space. Staff presented an option to reduce the required number of parking stalls by 2.* Suggestion to increase green space in lieu.
- \* Traffic impact assessment due to the width of the 1-way driveway: *Consultant recommended a yield to oncoming traffic sign where northbound traffic entering the driveway from Craigflower Road will have right of way over southbound traffic exiting the driveway.*
- \* Concerns with utilitarian design of the building: Windows facing driveway, narrow driveway for vehicle access and no yard space provided.
- \* Comparison between current proposal and previously rejected application: Reducing the building height has resulted in smaller family-size units. Lots of units shoehorned in. Loss of commercial space reduces street-level vibrancy. Fits better with the neighbourhood.

Moved by Vice Chair Cavens, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future construction of a 10-unit 3-storey multi-family apartment building at 812 Craigflower Road [PID 005-987-164; Lot 2 Section 10 Esquimalt District Plan 5648] be

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

- \* Fits with the neighbourhood's desire for more units

- \* Application has accounted for the commentary by Council and surrounding neighbours. Carried.

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

Opposed: 1 - Member Mike Nugent

4) [22-166](#) Rezoning Application – 861 & 863 Esquimalt Road, Staff Report No. APC-22-011

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

Mat McLash, Applicant and Owner, 861-865 Esquimalt Holdings Ltd., Inc. No. BC1183905, and Mike Woodland, Architect, MTa Urban Architecture Interior Design Inc. presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- \* Heat and hot water system: Air-source heat pumps, Net Zero standard and tankless hot water.

- \* Privacy of south-facing units: Suggestion to step back the massing to reduce the overlook visibility onto neighbouring properties.

- \* Retaining wall: Solid wall facing the ground floor unit is a concern.

- \* Long-term bike parking: Relocated stalls from patio. 52 stalls to be provided (16 on main floor, 36 on parkade level 2). Suggestion to locate bike room to parkade level 1 to improve ease of user access.

- \* Suggestion to Applicant to allow for a mid-block walkway on the Statutory Right of way: *No issue.*

- \* Positive reaction to unit size and family-size units, balcony size and parking. Appropriate massing. Scale fits with neighbourhood. Attractive looking building.

- \* Recommendation to Applicant to increase street-level connection by incorporating ground floor commercial space to create vibrancy and vitality along Esquimalt Road.

- \* Recommendation to Applicant to improve the interface of the proposed building's ground floor and Esquimalt Road to improve street-level interactions including and not limited to adding commercial space. Suggestion to Council to stipulate commercial space at street-level.

- \* Tree retention on neighbouring lots is bare minimum: Suggestion to increase amount of area capable for planting trees on site.

\* Suggestion to Applicant to include a rooftop patio which would be desirable given the location and ocean-view corridor.

Moved by Chair Angrove, 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 plan provided by MTa Urban Design Architecture Interior Design Inc., stamped "Received April 8, 2022", and the landscape plan provided by LADR Landscape Architects, stamped "Received April 8, 2022", to be located at 861 Esquimalt Road [PID 015-233-227, Lot 10, Section 11, Esquimalt District, Plan 265] and 863 Esquimalt Road [PID 001-180-991, Lot 9, Section 11, Esquimalt District, Plan 265] be forwarded to Council with a recommendation to approve for the reason that the overall massing of the building is supportable, with the following conditions:

- \* Make the long-term bike parking more accessible
- \* Consideration for the statutory right of way to be also used as a mid-block walkway in the future
- \* Improve the visual interest of the south retaining wall
- \* Consideration for a rooftop amenity space while minimizing its overlook
- \* Discuss with Staff on improving the interface of the proposed building's ground floor and Esquimalt Road to improve street-level interactions including and not limited to adding commercial space. Carried Unanimously.

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

## 6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:29 PM.

---

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

---

DEB HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT