



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, April 21, 2020

7:00 PM

Esquimalt Council Chambers

Present: 7 - Chair Graeme Dempster
Vice Chair Michael Angrove
Member Chris Munkacsi
Member Duncan Cavens
Member Filippo Ferri
Member Helen Edley
Member Marie Fidoe

Commission Members Chris Munkacsi, Duncan Cavens and Helen Edley attended via conference call.

Council Liaisons: Councillor Meagan Brame (via conference call)
Councillor Jacob Helliwell (via conference call)

Staff: Bill Brown, Director of Development Services
Trevor Parkes, Senior Planner
Karen Hay, Planner (via conference call)
Pearl Barnard, Recording Secretary

1. CALL TO ORDER

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

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

1) [20-185](#) Minutes of the Advisory Planning Commission Meeting, February 18, 2020

Moved by Member Ferri, seconded by Member Fidoe: That the minutes of the Advisory Planning Commission, February 18, 2020 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

Development Services

- 1) [20-183](#) Rezoning Application - 851 Lampson Street, APC Report No. APC-20-001

David Yamamoto, Zebra Design provided an overview of the Rezoning Application for 851 Lampson Street via telephone.

Commission comments and questions included (*Response in italics*):

- * Did you consider purchasing the property to the East and consolidating both lots? *Consolidation was considered. We reached out to the owner and did not receive a response.*
- * Concern with the lack of useable open space. However, there is a park nearby.
- * Fits in the neighbourhood
- * Like the use of native plant species
- * Like the bike parking
- * Concern with putting a restrictive covenant that restricts the number of units in the principal building.
- * Given Council's climate emergency declaration and stated goal of being carbon neutral by 2030, there should be no buildings approved that require a Rezoning or Development Permit that are not heated by low-carbon heat source such as electric heating or heat pump.

Moved by Chair Dempster, seconded by Member Ferri: That the application for rezoning to authorize development of four (4) Townhouse Residential units as sited on the survey plan prepared by James Worton of Powell and Associates BC Land Surveyors, and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped "Received February 7, 2020", detailing the development proposed to be located at 851 Lampson Street [Parcel A (DD19978W) of Lot 12, Section 10, Esquimalt District, Plan 7500], be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the proposal is an appropriate addition for this corner and a good fit to the overall neighbourhood. Carried Unanimously.

- 2) [20-174](#) Rezoning Application - 481 South Joffre Street

John Sorenson, J. Sorenson Design Build and Lynn Mitchell owner provided an overview of the Rezoning Application for 481 South Joffre Street (via telephone).

Commission comments and questions included (*Response in italics*):

- * What is the status of permitting detached accessory dwellings units in Esquimalt? *We are currently working on it.*
- * Proposal is appropriate for the site. Glad to see a detached dwelling.
- * Proposal is two storeys, one level would be better
- * Concern with putting a restrictive covenant that restricts the number of units in

the principal building.

* Given Council's climate emergency declaration and stated goal of being carbon neutral by 2030, there should be no buildings approved that require a Rezoning or Development Permit that are not heated by low-carbon heat source such as electric heating or heat pump

Moved by Vice Chair Angrove, seconded by Member Fidoe: That the application for rezoning, authorizing a new detached accessory dwelling unit [DADU], "garden suite" to be constructed behind the existing single family dwelling, sited in accordance with the BCLS Site Plan prepared by Brent Mayenburg, Wey Mayenburg Land Surveying Inc., stamped "Received February 20, 2020", and incorporating the height and massing consistent with the architectural plans prepared by Adapt Design, stamped "Received February 7, 2020" be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the proposal is an appropriate form of infill development. Carried Unanimously.

3) [20-173](#) Development Permit Application - 469 Sturdee Street

Mike Dalton, owner and Bill Patterson, Citta Group provided an overview of the Development Permit Application for 469 Sturdee Street (via telephone).

Commission comments and questions included (*Response in italics*):

- * Are secondary suites currently permitted in duplexes? *Not yet*
- * Suitable development, like the design. Excellent use of that lot.
- * Fantastic addition to the neighbourhood
- * Fits in the trend of some of the other homes in the area
- * Like that there are 2 potential parking spaces per unit

Moved by Member Fidoe, seconded by Chair Dempster: That the application for a Development Permit authorizing the proposed development of a new two-family dwelling (duplex) to be constructed in accordance with the BCLS Site Plan prepared by Brent Mayenburg, Wey Mayenburg Land Surveying Inc., stamped "Received February 10, 2020", is consistent with the architectural plans prepared by Adapt Design stamped "Received February 19, 2020", and the landscape plan prepared by Small and Rossell, Landscape Architects Inc., stamped "Received February 4, 2020" be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the form fits in the neighbourhood and is consistent with the Official Community Plan. Carried Unanimously.

4) [20-175](#) Rezoning Application - 842 Carrie Street

Xeniya Vins, Xquimalt Developments provided an overview of the Rezoning Application for 842 Carrie Street.

Commission comments and questions included (*Response in italics*):

- * Is the existing building heritage? *The building is not on any official list with the*

Township. The age of the building add some heritage character to that neighbourhood.

- * Great that you are trying to preserve and improve the existing house
- * Nice addition to the neighbourhood
- * Great presentation well done. Like that the streetscape shows how the new proposal will fit in with the existing home.

Moved by Member Cavens, seconded by Member Ferri: That the application for rezoning, which would facilitate the future subdivision of the subject property and the construction of an additional house to the west of the existing dwelling, as sited in accordance with the BCLS Site Plan prepared by Kenneth KC Ng, Explorer Land Surveying Inc., stamped "Received January 30, 2020", and incorporating the height and massing consistent with the architectural plans prepared by Xquimalt Developments, stamped "Received February 19, 2020" be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the proposal is a good addition to the neighbourhood and will meet the green features Esquimalt is looking for. Carried Unanimously.

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:55 PM.

GRAEME DEMPSTER, CHAIR
ADVISORY PLANNING COMMISSION
THIS DAY OF , 2020

RACHEL DUMAS, CORPORATE OFFICER
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