



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### Advisory Planning Commission

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Tuesday, November 17, 2020

7:00 PM

Esquimalt Council Chambers

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**Present:** 6 - Vice Chair Michael Angrove  
Member Chris Munkacsi  
Member Duncan Cavens  
Member Filippo Ferri  
Member Helen Edley  
Member Marie Fidoe

**Absent:** 1 - Chair Graeme Dempster

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

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

**Staff:** Bill Brown, Director of Development Services  
Tricia deMacedo, Planner (via conference call)  
Alex Tang, Planner  
Pearl Barnard, Recording Secretary

#### 1. CALL TO ORDER

Vice Chair Michael Angrove called the Advisory Planning Commission meeting to order at 7:02 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) [20-536](#) Minutes of the Advisory Planning Commission Meeting, October 20, 2020

Moved by Member Fidoe, seconded by Vice Chair Angrove: That the minutes of the Advisory Planning Commission, October 20, 2020 be adopted as circulated. Carried Unanimously.

## 5. OTHER BUSINESS

### 1) [20-537](#) Climate Emergency Report

Bill Brown and Tricia deMacedo gave an overview of the Climate Emergency Report.

#### **Commission comments and questions included (Staff response in italics):**

\*Good start, moving in the right direction, but need to go further.

\*The Consultation's report is pretty weak. The Staff report that went back to Council is weaker. Council needs to know that what they are adopting is not in the spirit of the Climate Emergency Declaration.

\*The budget of \$5,000 is not enough considering what we are trying to achieve. We are in a climate emergency and the budget does not reflect that. Suggest a stronger budget.

\*Why was \$20,000 removed from the project? *There was no money in that budget. What was the Carbon Tax Rebate money spent on? Will ask the Director of Finance and report back at the next meeting.*

\*Does Esquimalt currently have a minimum Step Code? *No, not right now, will be mandated to implement Step Code in 2022.*

\*Parking Bylaw needs amending.

\*Response is weaker than other municipalities.

Moved by Member Cavens, seconded by Vice Chair Angrove: That the Advisory Planning Commission (APC) appreciates the steps that are being started but recommends that Council pursue a more aggressive strategy towards meeting their targets and an associated budget with it in the next round. Carried Unanimously.

Moved by Vice Chair Angrove, seconded by Member Fidoe: That the Advisory Planning Commission (APC) recommends that Council adopt Step Code requirements that either match or exceed the neighbouring Municipalities in the Capital Regional District (CRD). Carried Unanimously.

## 6. STAFF REPORTS

### 1) [20-543](#) Development Permit - 481 South Joffre Street Staff Report No.: APC-20-019

Lynn Mitchell, owner was available to answer questions for the Development Permit Application for 481 South Joffre Street via telephone.

#### **Commission comments included:**

\*Glad to see a detached accessory dwelling unit coming to Esquimalt.

Moved by Member Fidoe, seconded by Vice Chair Angrove: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit authorizing the proposed development (form and character, natural environment, greenhouse gas

and water conservation) of a new detached accessory dwelling unit [garden suite] to be constructed in accordance with the BCLS Site Plan prepared by Brent Mayenburg, Wey Mayenburg Land Surveying Inc., is consistent with the architectural plans and landscape plan prepared by Adapt Design all stamped "Received October 1, 2020" be forwarded to Council with a recommendation to approve, as this is a good use of the land and it is also a great way to build some quality housing stock without a huge disruption to the community. Carried Unanimously.

- 2) [20-545](#) Development Permit and Development Variance Permit Application - 445 Foster Street, Staff Report No. APC-20-015

Samantha Weeks, Design Group Inc., was available to answer questions for the Development Permit and Development Variance Application for 445 Foster Street via telephone.

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

\*Is it going to be a flex space or will it be used as additional accommodation? *It is a flex space.*

\*Are you putting a second storey on an existing building? *Yes, we are keeping the existing structure.*

\*Did you consult the two neighbours that will be impacted? *Not sure.*

\*Concern that the height variance could potentially shade the neighbouring properties. *I feel like we have taken that into consideration with this design and tried to be respected to that. It is still lower than the main house.*

\*Neighbours should be consulted. *Any property within 50 metres of the subject property will be notified of the variance by mail.*

\*Like that the roof line will be matching and is more consistent with the housing in the neighbourhood.

\*The height variance in this case is acceptable.

Moved by Member Munkacsi, seconded by Member Edley: That the Esquimalt Advisory Planning Commission [APC] recommends to Council to approve, the application for a Development Permit for the property located at PID 002-705-141, Lot 3 Suburban Lot 47 Esquimalt District Plan 25909 [445 Foster Street]. and

That the Esquimalt Advisory Planning Commission [APC] recommends to Council to approve, the application for a Development Variance Permit including the following variances to Zoning Bylaw, 1992, No. 2050 for the property located at PID 002-705-141, Lot 3 Suburban Lot 47 Esquimalt District Plan 25909 [445 Foster Street]:

Zoning Bylaw, 1992, No. 2050, 36 (6)(b) - Building Height: to increase the maximum allowed Height for an Accessory Building from 3.6 metres to 7.46 metres.

Reason: The proposal is not going to encumber the housing around. Carried Unanimously.

3) [20-544](#) Temporary Use Permit Application - 856 & 858 Esquimalt Road

Attempted to call the applicant to respond to questions from the Committee; however the applicant was unavailable.

**Commission comments included:**

\*Concerns with the amount of traffic that this could generate.

\*A laydown site is more suitable for an industrial area, not the best use of our main thoroughfare.

\*Concern that the laydown site is quite a distance away from the building site. Consider another location.

\*Information is missing to make a decision.

Moved by Member Fidoe, seconded by Member Munkacsi: That the Esquimalt Advisory Planning Commission [APC] recommends to Council to deny the application for a Temporary Use Permit authorizing the site at 856 Esquimalt Road [PID: 026-691-418; Lot A Section 11 Esquimalt District Plan VIP80973] and 858 Esquimalt Road [PID: 002-925-966, Lot 2 Section 11 Esquimalt District Plan 23904] to be temporarily used as a 'Construction Laydown Site'.

Reason: The subject property is not suitable as a Construction laydown site; and inadequate information was provided. Carried Unanimously.

**7. ADJOURNMENT**

The Advisory Planning Commission meeting adjourned at 7:55 PM.

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GRAEME DEMPSTER, CHAIR  
ADVISORY PLANNING COMMISSION  
THIS 15TH DAY OF DECEMBER, 2020

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RACHEL DUMAS, CORPORATE OFFICER  
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