



# 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, October 19, 2021

7:00 PM

Esquimalt Council Chambers

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**Present:** 7 - Chair Michael Angrove  
Vice Chair Duncan Cavens  
Member Helen Edley  
Member Marie Fidoe  
Member Filippo Ferri  
Member Chris Munkacsi  
Member Mike Nugent

Council Liaisons: Councillor Vermeulen (via conference call)

Staff: Bill Brown, Director of Development Services  
Alex Tang, 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 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.

The Director of Development Services introduced Yvonne Mitchell, Planner who joined the Township in September and holds a Master's degree in urban and regional planning from Queen's University.

#### 3. APPROVAL OF THE AGENDA

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

#### 4. MINUTES

- 1) [21-507](#) Minutes of the Advisory Planning Commission Meeting, July 20, 2021

Moved by Member Munkacsi, seconded by Member Fidoe: That the Minutes of the Advisory Planning Commission, July 20, 2021 be adopted as circulated. Carried Unanimously.

- 2) [21-508](#) Minutes of the Advisory Planning Commission Meeting, August 17, 2021

Moved by Member Munkacsi, seconded by Member Fidoe: That the Minutes of the Advisory Planning Commission, August 17, 2021 be adopted as circulated. Carried Unanimously.

- 3) [21-509](#) Minutes of the Advisory Planning Commission Meeting, September 21, 2021

Moved by Member Munkacsi, seconded by Member Fidoe: That the Minutes of the Advisory Planning Commission, September 21, 2021 be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

- 1) [21-404](#) Rezoning Application – 820 Dunsmuir Road, Staff Report No. APC-21-017

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

Kim Colpman, Large & Co., Applicant, Wil Peereboom, Designer, Victoria Design Group, and Bev Windjack, Principal, LADR Landscape Architects presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant response in italics):

\* Retaining the registered heritage building and its relocation to 517 Comerford Street: *Site is unsuitable to accommodate the building due to unavailable open space, including a further additional building consisting of microunits, and absence of overall green space if relocation had proceeded.*

\* Vehicle Parking and bicycle storage: *9-stalls for vehicle, 8-in-garage, 1-service stall for guest and general curbside parking. Garages will be constructed larger than average, allow for 2-3 bikes, garbage and recycling storage, and general storage.* Concerns on reduced parking availability for each Townhouse unit. *Wiring for EV & e-bike will be provided.*

\* Positive reaction to massing, setbacks and design consistent with OCP development guidelines.

\* Significant concerns with proposed loss of registered heritage building in return for an unambitious building design at a prominent site with unique 3-sided frontage. Suggestions for the Applicant to redesign the project,

consider an OCP amendment to allow for greater density while retaining the heritage building, and include a multi-family unit. *Applicant would need to apply for an OCP amendment to medium density residential and/or include the Township's heritage designation bylaw in order to retain the house and be granted additional density.*

Moved by Member Nugent, seconded by Member Edley: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 7-unit townhouse residential building consistent with the architectural plans provided by Victoria Design Group, stamped "Received September 21, 2021", and landscape plan provided by LADR Landscape Architects, stamped "Received September 21, 2021", to be located at 820 Dunsmuir Road [PID 009-205-802, Amended Lot 66 (DD239848I), Section 11, Esquimalt District, Plan 265] be forwarded to Council with a recommendation to approve based on the following reasons:

- \* Project meets the OCP guidelines
- \* Provides much needed middle housing. Defeated.

In Favour: 3 - Member Helen Edley, Member Chris Munkacsi and Member Mike Nugent

Opposed: 4 - Chair Michael Angrove, Vice Chair Duncan Cavens, Member Marie Fidoe and Member Filippo Ferri

Moved by Member Munkacsi, seconded by Member Ferri: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 7-unit townhouse residential building consistent with the architectural plans provided by Victoria Design Group, stamped "Received September 21, 2021", and landscape plan provided by LADR Landscape Architects, stamped "Received September 21, 2021", to be located at 820 Dunsmuir Road [PID 009-205-802, Amended Lot 66 (DD239848I), Section 11, Esquimalt District, Plan 265] be forwarded to Council with a recommendation to deny the application for the following reasons:

- \* Proposal has not presented an ambitious design to compensate for the loss of an 1895 heritage house located on a prominent corner
- \* Applicant to investigate other options. Carried.

In Favour: 4 - Chair Michael Angrove, Vice Chair Duncan Cavens, Member Marie Fidoe and Member Filippo Ferri

Opposed: 3 - Member Helen Edley, Member Chris Munkacsi and Member Mike Nugent

**6. ADJOURNMENT**

The Advisory Planning Commission meeting adjourned at 8:01 PM.

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MICHAEL ANGROVE, CHAIR  
ADVISORY PLANNING COMMISSION  
THIS 16TH DAY OF NOVEMBER, 2021

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DEB HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT