



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, November 16, 2021

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Michael Angrove
Vice Chair Duncan Cavens
Member Marie Fidoe
Member Filippo Ferri
Member Chris Munkacsi
Member Mike Nugent

Regrets: 1 - Member Helen Edley

Council Liaisons: Councillor Hundleby
Councillor Vermeulen

Staff: Bill Brown, Director of Development Services
Karen Hay, Policy Planner
Benjamin Lee, Recording Secretary

1. **CALL TO ORDER**

Chair Angrove called the Advisory Planning Commission meeting to order at 7:01 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**

There were no late items.

3. **APPROVAL OF THE AGENDA**

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

4. **GREETINGS FROM MAYOR DESJARDINS**

Councillor Vermeulen on behalf of Mayor Desjardins and Council acknowledged and expressed appreciation to Commission members for their volunteer contributions to the Esquimalt community and the importance of their advice in informing Council's decision-making.

5. MINUTES

- 1) [21-562](#) Minutes of the Advisory Planning Commission Meeting, October 19, 2021

Moved by Vice Chair Cavens, seconded by Member Fidoe: That the Minutes of the Advisory Planning Commission, October 19, 2021 be adopted as circulated. Carried Unanimously.

6. STAFF REPORTS

- 1) [21-560](#) Development Variance Permit Application – 856 and 858 Esquimalt Road
Staff Report No.: APC-21-023

Karen Hay, Policy Planner explained the context of the application is on variances and responded to questions from the Commission.

Chris Karu, Applicant, PC Urban (Esquimalt Road) LP, Alex Stringer, Building Technologist, WA Architects, and Bev Windjack, Principal and Landscape Architect, LADR Landscape Architects presented an overview of the application and responded to questions from the Commission members.

Commission comments (Staff and Applicant responses in italics):

* Public consultation undertaken by Applicant: *Literature mailout to the neighbourhood and held virtual public information meeting to discuss unit sizes and timelines.*

* Parkade plan: *Greater than 1:1 ratio of parking stall to unit. Cost of parkade construction a factor in the context of rental unit building.* Clarification on relocating parkade ramp to increase amenity space. *Constraints on manoeuvring and emergency vehicle access.* Parking to unit ratio is generous, perhaps excessive and contrary to the CleanBC goals of reducing carbon emissions. Suggestion to Applicant to reduce number of parking stalls.

* Transportation Demand management: *Applicant has agreed to enter into a covenant to secure parking, provide car-sharing on site.*

* Positive reaction to amenity space, massing, streetscape, retail commercial space, bike parking, family-size units, and overall thoughtfulness of the design. Mix of units are an improvement to the existing space.

* Suggestion to Applicant to further increase commercial space along Esquimalt Road to create vibrancy and enhance bedroom community space. Reference to another project location where limited commercial space resulted in limiting the liveability of the area.

* Pedestrian-corridor to École Victor-Brodeur: Suggestion to Applicant to make the field more accessible. *Parcel and field is owned by Township. Applicant to get in touch.*

* Variances: *No issue with variances.*

Moved by Vice Chair Cavens, seconded by Chair Angrove: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit, authorizing the variances to the CD-80 zone as attached in Appendix 'A', for the proposed development of 198 rental apartment dwelling units and 803 square metres of commercial space as sited on the survey plans prepared by J.E. Anderson & Associates, stamped "Received October 1, 2021", consistent with the architectural plans provided by WA Architects, stamped "Received October 1, 2021", and the landscape plans by LADR Landscape Architects, stamped "Received August 12, 2021", for the property located at 856 and 858 Esquimalt Road, [PID 002-925-966; Lot 2, Section 11, Esquimalt District, Plan 23904 and PID 026-691-418; Lot A, Section 11, Esquimalt District, Plan VIP80973], be forwarded to Council with a recommendation to approve based on the following reasons:

- Meets the OCP goals of increasing density
- Variances are appropriate for the design
- Fits the area context well
- Great addition to the area. Carried Unanimously.

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

2) [21-570](#) APC Review 1195 Munro Street - Development Permit for a Detached Accessory Dwelling Unit (DADU)

Bill Brown, Director of Development Services introduced the application and responded to questions from the Commission.

Xeniya Vins, Applicant, Xquimalt Developments Ltd., Roderick Gabriel Bourgeois and Kelly Marie Bourgeois, Owner introduced the application and responded to questions from the Commission members.

Commission comments (Staff and Applicant responses in italics):

- * Positive reaction to the overall DADU design
- * Natural gas fireplace: Suggestion to Applicant to consider an alternate heating source in favour of lower carbon emissions. *Gas fireplace based on Applicant choice.*
- * Pathway to DADU: Suggestion to Applicant to change the material of the driveway to make it separate and visually distinct from the DADU entrance. Important to distinguish for everyday postal service as well as in an emergency context that there is a separate building. *Current proposed material of the driveway is stamped concrete.*
- * DADU Entrance: Its lack of visibility from the street enhances resident privacy.

- * Rainwater retention: Suggestion to Applicant to include a rain garden.
- * Fits the character of the community.

Moved by Member Fidoe, seconded by Vice Chair Cavens: 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 1195 Munro Street, legally described as Lot 3, Section 11, Esquimalt District Plan 5391 have a PID of 005-970-059, in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc, the architectural drawings prepared by Xquimalt, and the landscape plan prepared by 4Site Landscape Architecture , all stamped "Received September 9, 2021", be forwarded to Council with a recommendation to approve based on the following reasons:

- * Meets the intent of the DADU bylaw and Development Permit Guidelines.
- Carried Unanimously.

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

3) [21-569](#) APC Review - 1221 Carlisle Avenue Rezoning for a 213-unit multi-family building

Bill Brown, Director of Development Services introduced the application and responded to questions from the Commission members.

Jennifer Kay, Principal Planner, TownSquare Planning Inc., Rob Whetter, Applicant, dHKarchitects, Bev Windjack, Principal & Landscape Architect, LADR Landscape Architects, and Doug Foord, Invictus Commercial Investment Corporation presented the application and responded to questions from the Commission.

Commission comments (Staff and Applicant responses in italics):

- * Strong desire to create retail, commercial space as well as a work-live unit & space for artists. The project's proximity to Esquimalt Town Square and Recreation Centre are suitable for a commercial business such as a juice bar. Missed opportunity by Applicant to propose commercial space to promote business development.
- * Positive reaction to the massing, extending Esquimalt Town Square, pedestrian experience and stepping back of the massing. Positive observations on the unit sizes are above average and individuality of the units having street-level access.
- * Statutory right-of-way: Ensured.
- * Bicycle parking: Reduce reliance on vehicle use.
- * EV Charging stations: Bylaws state this feature to be made available.
- * Transition of a single-family home on Lyall Street: Changing the building's

massing would improve the appearance.

* Trees: Growth over time is a positive.

* “Canyon-feel”: Observation on contradictory to the comments made by the Design Review Committee at their November 10, 2021 meeting, tightening the gap between the two buildings would enliven interactions at street-level.

* West façade: Appears omniscient.

* Property Consolidation: *4 leftover properties could potentially be future developments.*

* Ground floor units: Suggestion to become 2-floor units to promote family-oriented units and as a transition to the single-family homes on Lyall Street.

Moved by Member Ferri, seconded by Member Munkacsi: That the Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 213-unit, 5-storey, multi-family apartment building consistent with the architectural plans provided by dHKarchitects, attached as Appendix “B” to Staff Report DRC-21-018 and sited in accordance with a site plan prepared by McElhanney and included as page A100 in the architectural drawing package to be located at 1221 Carlisle Avenue

Lot	Section	Plan	PID
11	11	VIP946	002-179-105
14	11	VIP946	008-183-309
15	11	VIP946	008-183-376
16	11	VIP946	000-248-134
17	11	VIP946	008-183-422
18	11	VIP946	008-183-481
19	11	VIP946	008-183-546
20	11	VIP946	005-587-638
21	11	VIP946 (See Note)	008-183-597
21	11	VIP946 (See Note)	008-183-601
22	11	VIP946	008-183-619
23	11	VIP946	008-183-635
A	11	VIP3829	006-111-092
B	11	VIP3829	006-111-131

Note:

PID 008-183-601 EXC THAT PT LYING TO THE E OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE N EASTERLY & S WESTERLY BOUNDARIES OF SAID LOT

PID 008-183-597 THAT PT LYING TO THE E OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE N EASTERLY & S WESTERLY BOUNDARIES OF SAID LOT.

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

* Fits with the OCP

* Good design. Carried Unanimously.

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

7. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:28 PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS 19TH DAY OF APRIL, 2022

DEB HOPKINS, CORPORATE OFFICER
CERTIFIED CORRECT