



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, August 16, 2022

7:00 PM

Esquimalt Council Chambers

Present: 6 - Vice Chair Duncan Cavens
Member Filippo Ferri
Member Chris Munkacsi
Member Mike Nugent
Member Sean Pol MacUisdin
Member Nathaniel Sukhdeo

Regrets: 1 - Chair Michael Angrove

Council Liaison: Councilor Lynda Hundleby

Staff: James Davison, Manager of Development Services, Staff Liaison /
Recording Secretary
Mikaila Montgomery, Planner

1. **CALL TO ORDER**

James Davison, Staff Liaison called the Advisory Planning Commission meeting to order at 7:00 PM.

2. **LATE ITEMS**

There were no late items.

3. **APPROVAL OF THE AGENDA**

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

4. **ELECTIONS**

1) [22-418](#) Election of Chair and Vice Chair

Mr. Davison opened the floor to nominations for Chair. Member Angrove was the only nomination received for the role of Chair.

Moved by Member Cavens, seconded by Member Ferri: That Member Angrove be nominated as Chair. Carried Unanimously.

Member Angrove was appointed to the position of Chair of the Advisory Planning Commission by acclamation.

Mr. Davison opened the floor to nominations for Vice Chair. Member Cavens was the only nomination received for the role of Chair.

Moved by Member Ferri, seconded by Member Nugent: That Member Cavens be nominated as Vice Chair. Carried Unanimously.

Member Cavens was appointed to the position of Vice Chair of the Advisory Planning Commission by acclamation.

Vice Chair Cavens assumed the role of Chair.

Vice Chair Cavens acknowledged 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.

Vice Chair Cavens welcomed new members Sean Pol MacUisdin and Nathaniel Sukhdeo.

5. STAFF REPORTS

- 1) [22-397](#) Development Permit Application - 1189 Highrock Place, Staff Report No. APC-22-017

Mikaila Montgomery, Planner, introduced the application and responded to questions from the Commission.

Silvia Bonet, Architect, Finlayson Bonet Architecture Ltd., presented the application and responded to questions from the Commission.

Commission Comments (Staff and Applicant responses in italics):

* Proposed DADU fits in well.

* Stormwater concerns - it is the lowest point on the property, drainage important, where is the excess water going? What does Engineering say?

* *Staff: Application undergoes Engineering review and will be required to connect with municipal servicing.*

Moved by Vice Chair Cavens, seconded by Member Munkacsi: 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 1189 Highrock Place, legally described as Lot E, Section 10, Esquimalt District, Plan 45667 have a PID of 008-762-589, in accordance with the BCLS Site Plan prepared by Wey Mayenburg, the architectural drawings prepared by Finlayson Bonet Architecture, stamped "Received June 30, 2022", be forwarded to Council with a recommendation to approve for the following reasons: Fits within the DADU zoning and is a good fit with the neighbourhood. Carried Unanimously.

- 2) [22-396](#) Rezoning Application - Proposed 119-Unit 6-Storey Apartment Building - 884 Lampson Street

James Davison, Manager of Development Services, introduced the application and responded to questions from the Commission.

Alex Stringer, Building Technologist, WA Architects Ltd. presented the application and responded to questions from the Commission.

Commission Comments (Staff and Applicant responses in italics):

- * Grades need to be better illustrated.
- * There seems to be a substantial building wall of 9-10 feet to the north.
- * What is the grade change from top of ramp to bottom of adjacent yard?
Applicant: the substantial grade changes will be dealt with through terraced landscaping
- * Is the rear (Lampson) access accessible? *Applicant: path avoids steps, leads to the lobby entrance.*
- * Will this be rental or strata? *Applicant: strata*
- * What has the effort been to acquire additional properties? *Applicant: the two properties south of the gas station already acquired by another party. Nobody along Lampson was interested.*
- * Proposal looks good, like Lampson entrance.
- * Why not more parking? Location not walkable to groceries. *Applicant: we have had the parking study done, what we're providing is appropriate, access to bus stops, both prominent routes in Esquimalt. North to groceries works. Based on parking study what we're providing is accurate for location.*
- * Concerned about the methodology in parking study, little on-street parking in area, concerned about spillover.
- * Concerned that the block is not being maximized with the odd shape of the property.
- * Building is a big improvement for the area.
- * Ballpark traffic and potential street parking could impact parking availability and spillover, consider more parking.
- * Downstream sewer issues a concern.
- * Building is a bit clunky, may preclude other development, grades and height of building not neighbourly.
- * Perhaps consider two separate buildings.
- * Do not like a lot of parking supplied outside the building.
- * Not as amenable as other places to reduce parking ratio.
- * Appropriate level of density.
- * Building needs tweaks around accessibility and design.
- * Parking study relies on bicycles but the infrastructure isn't quite there. Riding is not fun.
- * 0.91 parking ratio feels small. *Applicant: AS adding additional parking grade is getting deep already, difficult to dig down for more parking.*
- * Maybe reduce units, utilize some of the space to show combination parking with units.
- * Bike rooms need to be prominent and useful.
- * Protected bike lanes on Tillicum would be useful.

Moved by Vice Chair Cavens, seconded by Member Munkacs: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 119-unit, 6-storey apartment building consistent with the architectural plans provided by WA Architects, attached as Appendix B to Staff Report

APC-22-016 and sited in accordance with a site plan prepared by Summit Land Surveying and included as page A100 in the architectural drawing package to be located at 884 Lampson Street and legally described as: LOT 2 SECTION 10 ESQUIMALT PLAN VIP7433 004-312-821 LOT 5 BLOCK 6 SECTION 10 ESQUIMALT PLAN VIP2546 004-801-849 LOT 14 BLOCK 6 SECTION 10 ESQUIMALT PLAN VIP2546 006-323-987 LOT AM8 BLOCK 6 SECTION 10 ESQUIMALT PLAN VIP2546 006-337-953 LOT A SECTION 10 ESQUIMALT PLAN VIP14648 004-243-307 be forwarded to Council with a recommendation to approve with the following condition: That the developer attempt to provide more parking. Carried.

In Favour: 4 - Vice Chair Duncan Cavens, Member Chris Munkacsi,
Member Mike Nugent and Member Nathaniel Sukhdeo

Opposed: 2 - Member Filippo Ferri and Member Sean Pol MacUisdin

6. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 8:15 PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS 28TH DAY OF FEBRUARY, 2023

JAMES DAVISON
RECORDING SECRETARY
CERTIFIED CORRECT