



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION  
MINUTES OF APRIL 16, 2019  
COUNCIL CHAMBERS, MUNICIPAL HALL

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<b>PRESENT:</b>	Graeme Dempster Fil Ferri Duncan Cavens	Helen Edley Chris Munkacsi Marie Fidoe
<b>ABSENT:</b>	Michael Angrove	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner	
<b>COUNCIL LIAISON:</b>	Councillor Jacob Helliwell	

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**I. CALL TO ORDER**

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:05 p.m.

**II. LATE ITEMS**

There were no late items

**III. APPROVAL OF THE AGENDA**

Moved by Fil Ferri, seconded by Marie Fidoe: That the agenda be approved as circulated.  
**Carried Unanimously**

**IV. ADOPTION OF MINUTES**

Moved by Helen Edley seconded by Chris Munkacsi: That the minutes of March 19, 2019 be adopted as circulated. **Carried Unanimously**

**V. STAFF REPORTS**

**1) REZONING APPLICATION**

615 Bryden Court

David Lunt, T-Square Design & Consulting provided an overview of the Rezoning Application for 615 Bryden Court

The Committee had no concerns.

**RECOMMENDATION:**

Moved by Chris Munkacsi, seconded by Fil Ferri: That the rezoning application, authorizing two new single family dwellings sited in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received January 31, 2019", and incorporating height and massing consistent with the architectural plans provided by T-Square Design & Consulting, stamped "Received January 31, 2019", detailing the proposed development at 915 Bryden Court [PID 005-340-004 Lot A, Section 11, Esquimalt District, Plan 9543] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as the proposed development is reasonable, appropriate, is consistent with the infill policies in the Official Community Plan, and fits in the neighbourhood.  
**Carried Unanimously**

2) **Official Community Plan Amendment and Rezoning Application**  
**681 Admirals Road**  
**685 Admirals Road**

Tanis Schulte, Thuja Architecture and Design and Frank Limshue, Westurban Developments Ltd. provided an overview of the Official Community Plan Amendment and Rezoning Application for 681 & 685 Admirals Road.

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

- How big are the three-bedroom units? *900 square feet*
- Is there an opportunity for community space or a small commercial unit? *There is no opportunity because of the site. Our business model focuses on residential.*
- What will the community get out of this proposal? *Community support is more likely if there is something in it for the community. No response*
- Concerns with the ingress and egress.
- Concerns that the visitor parking seems inadequate. *We can look at the visitor parking issue.*
- What about parking for caregivers? *The need for visitor parking is very important for the elderly.*
- What is the building behind? *It is a co-op.*

**RECOMMENDATION:**

Moved by Helen Edley, seconded by Chris Mukacsi: That the application for an Official Community Plan Amendment and Rezoning, authorizing a 20 metre [6 storeys], 50 unit, multiple family residential building sited in accordance with the Site Plan by Thuja Architectural and Design, and incorporating height and massing consistent with the architectural plans provided by Thuja Architecture and Design, both stamped "Received February 22, 2019", detailing the development proposed to be located at 681 Admirals Road [PID 007-801-963 Lot 25 Block 4 Suburban Lot 50 Esquimalt District Plan 1153] + [PID 007-801-980 Lot 26 Block 4 Suburban Lot 50 Esquimalt District Plan 1153] and 685 Admirals Road [PID 007-802-013 Lot B (DD G17083), Suburban Lot 50, Esquimalt District, Plan 1153] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as it responds to the need for rental accommodation, conforms to relevant policy in the Official Community Plan, fits the lot and features good design. **Motion Carried** (2 opposed Fil Ferri and Duncan Cavens)

VI. **ADJOURNMENT**

The meeting adjourned 8:05 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION  
THIS 21<sup>th</sup> DAY OF MAY 2019

ANJA NURVO, CORPORATE OFFICER