



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION  
MINUTES OF FEBRUARY 20, 2018  
ESQUIMALT COUNCIL CHAMBERS

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<b>PRESENT:</b>	Ken Armour, Chair Nick Kovacs	Duncan Cavens Berdine Jonker
<b>ABSENT:</b>	Amy Higginbotham, Graeme Dempster and Christina Hamer	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Pearl Barnard, Recording Secretary	
<b>COUNCIL LIAISONS:</b>	Councillor Tim Morrison	

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**I. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m.

**II. LATE ITEMS**

There were no late items.

**III. APPROVAL OF THE AGENDA**

Moved by Duncan Cavens, seconded by Nick Kovacs: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

**IV. ADOPTION OF MINUTES**

Moved by Nick Kovacs, seconded by Duncan Cavens: That the minutes of the Advisory Planning Commission held January 16, 2018 be adopted as circulated. **CARRIED UNANIMOUSLY.**

**V. STAFF REPORTS**

**1) REZONING and OFFICIAL COMMUNITY PLAN AMENDMENT  
520 Constance Avenue**

Staff outlined that the applicant is requesting an amendment to Official Community Plan Bylaw, 2006, No. 2646 to change the property's designation from 'Institutional' to 'Townhouse Residential', and an amendment to Zoning Bylaw, 1992, No. 2050 to change the property's zoning from 'Institutional Day Use' [P-4] to 'Multiple Family Residential' [RM-1] to permit future residential use of the subject property. The current use of the property as 'day services for adults with disabilities' is no longer needed at the subject location as the Victoria Association for Community Living is moving their facility to another building in the neighbourhood, at 520 Comerford Street, and the proposed changes will facilitate sale of the property.

Ellen Tarshis, Executive Director of Community Living Victoria, gave a brief introduction to the work of their organization, and advised that they had chosen the subject property for its residential setting, requested the rezoning to an institutional use to specifically match their needs, and that they had now found a newer, larger facility in the neighbourhood that will better fit their organization's needs.

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

- was there any demand from other organizations to use this institutional facility? *Ms. Tarshis explained that the zone was created very specific to their needs.*

**RECOMMENDATION:**

Moved by Nick Kovacs, seconded by Berdine Jonker: That the application for rezoning and an OCP amendment authorizing the change from Institutional use to Residential use without any physical changes to the property at 520 Constance Avenue [PID 006-377-408, Lot 132, Suburban Lot 38, Esquimalt District, Plan 2854] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the requested use fits with the uses and character of the neighbourhood. **Carried Unanimously.**

**2) OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION  
833 Dunsmuir Road and 835 Dunsmuir Road**

Staff outlined that the applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current designation of “Multi-Unit, Low-Rise Residential” to “Multi-Unit, High-Rise Residential” and a change in zoning from the current mix of RD-3 [Two Family/Single Family Residential] zone and RM-4 [Multiple Family Residential] to a Comprehensive Development District zone [CD], to accommodate the proposed 5 storey, 34 unit, multiple family residential building.

Heather Spinney, Praxis Architects Inc., and Jordan Mann & Graham Mann, Owners, were in attendance. Heather Spinney gave a PowerPoint presentation detailing the site plan and a brief overview of the building design, materials, and landscape plan.

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

- proposal fits within the surrounding area, ideal location for someone who doesn't need a vehicle, as it is close to transit
- how will this building help Esquimalt reach it's target of 38% greenhouse gas reduction by 2020? *Staff advised that it is well documented if density is moved closer to the core where the jobs are, then greenhouse gases associated with transportation will be reduced; this is a great location for higher density as it is close to Navy Base, graving dock and bus routes, and option of using bicycles or walking within pedestrian oriented neighbourhood.*
- vehicle charging stations? *Ms. Spinney advised that they are considering Modo and the installation of charging stations.*
- one and two bedrooms units are desirable
- parking issue with increased density; concern that overflow parking will end up on Garrett Place or Dunsmuir Road impacting local residences
- visitor parking spaces? *Ms. Spinney advised approximately three.*
- step back of development on fifth storey? *Staff clarified that the building must step back beyond the third storey according to the OCP policy Section 2.2.4.4.*
- importance of valuing the context, character, and heritage values of a neighbourhood in assessing a proposed development

**RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Nick Kovacs: That the application for an Official Community Plan Amendment and Rezoning, authorizing a 18 metre [5 storeys], 34 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors-Engineers, stamped "Received January 18, 2018", and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received February 7, 2018", detailing the development proposed to be located at 833 Dunsmuir Road [PID 005-388-899 Lot 3, Section 11, Esquimalt District, Plan 9759] and 835 Dunsmuir Road [PID 005-388-881 Lot 2, Section 11, Esquimalt District, Plan 9759] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission for approval** as this is a suitable location for development and it is a relatively sensitive building within the context. **Carried Unanimously.**

**3) OFFICIAL COMMUNITY PLAN AMENDMENT and REZONING APPLICATION  
838 Admirals Road and 842 Admirals Road**

Staff outlined that the applicant is requesting a change in Official Community Plan Land Use Designation and Zoning from the current designation of "Townhouse Residential" to "Multi-Unit, Low-Rise Residential" and a change in zoning from the current mix of CD-75 [Comprehensive Development District] zone and RD-3 [Two Family/Single Family Residential] to a Comprehensive Development District zone [CD] to accommodate the proposed 4 storey, 30 unit, multiple family residential building.

Heather Spinney, Praxis Architects Inc. gave a PowerPoint presentation detailing the site plan and a brief overview of the building design, materials and landscape plan.

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

- good fit and will be effective in addressing the housing shortage
- ideal location for densification as it is on a busy route where it is no longer desirable to have single family homes
- will owner be managing the rental building? *Ms. Spinney advised that it is her understanding that the owner would be managing the building.*
- there are one and two bedroom units, but why no three bedroom units? *Ms. Spinney advised the direction from their client was for one and two bedroom units, and that three bedroom units can sometimes be tricky to fit in.*
- pleased with the amount of bike parking and suggested that the applicant consider having designated bike stalls for each unit
- consider installing electric vehicle charging stations
- streetscape on Admirals Road is basically a concrete wall with some landscaping. *Ms. Spinney advised that it is not going to be exposed concrete wall as it will be behind plantings and they are still working on this now that the plan is to remove Garry Oak tree.*
- increase in traffic on both Coles Street and Kindersley Road; applicant consider a traffic analysis. *Staff clarified that it is an uncontrolled intersection.*

**RECOMMENDATION:**

Moved by Berdine Jonker, seconded by Nick Kovacs: That the application for an Official Community Plan Amendment and Rezoning, authorizing a 15.4 metre [4 storeys], 30 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by

J.E. Anderson and Associates Surveyors-Engineers, stamped "Received January 18, 2018", and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received February 8, 2018", detailing the development proposed to be located at 838 Admirals Road [PID 005-074-011 Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except Plan 86845] and 842 Admirals Road [PID 006-324-118 Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission for approval** on the basis that this is an ideal location for increased density. **Carried Unanimously.**

**VI. NEXT REGULAR MEETING**

Tuesday, March 20, 2017

**VII. ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

CERTIFIED CORRECT



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CHAIR, ADVISORY PLANNING COMMISSION  
THIS 20<sup>th</sup> DAY OF MARCH, 2018



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ANJA MURVO, CORPORATE OFFICER