



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION  
MINUTES OF FEBRUARY 19, 2019  
COUNCIL CHAMBERS, MUNICIPAL HALL

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**PRESENT:** Graeme Dempster Duncan Cavens  
Michael Angrove Helen Edley  
Fil Ferri Marie Fidoe  
Chris Munkacsi

**STAFF:** Bill Brown, Director of Development Services, Staff Liaison  
Karen Hay, Planner  
Alex Tang, Planner  
Pearl Barnard, Recording Secretary

**COUNCIL LIAISON:** Councillor Jacob Helliwell

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**I. CALL TO ORDER**

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:01 p.m.

**II. ELECTION OF CHAIR**

Nominated by Duncan Cavens and seconded by Marie Fidoe: That Graeme Dempster assume the role of Chair of the Design Review Committee. **Carried Unanimously**

**III. ELECTION OF VICE CHAIR**

Nominated by Duncan Cavens and seconded by Graeme Dempster: That Mike Angrove assume the role of Vice Chair of the Design Review Committee. **Carried Unanimously**

**IV. LATE ITEMS**

Pertaining to Agenda Item VII. **STAFF REPORTS 3) Development Variance Permit – 622 Admirals**

- Revised Site Plan

**V. APPROVAL OF THE AGENDA**

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

**VI. ADOPTION OF MINUTES**

Moved by Helen Edley seconded by Fil Ferri: That the minutes of December 18, 2018 be adopted as circulated. **Carried Unanimously**

**VII. STAFF REPORTS**

**1) Development Permit Application  
1109 Lyall Street**

Rus Collins, Zebra Design and Phil Large, Large & Co., provided an overview of the Development Permit Application for 1109 Lyall Street, and responded to questions from the Committee. Megan Walker, LADR Landscape Architects spoke to the landscape plan.

**Commission member comments and questions included:**

- Driveway material was discussed. Concerns with loose gravel, but like its permeability
- Less off street parking spaces to be provided in future, one to one ratio preferred

**RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Marie Fidoe: That the application for a Development Permit authorizing the form and character of the proposed development of a new two-family dwelling (duplex) to be constructed behind the existing single family dwelling, sited in accordance with the BCLS Site Plan prepared by Alan Powell, Powell & Associates, BC Land Surveyors, is consistent with the architectural plans prepared by Zebra Design, and the landscape plan prepared by LADR Landscape Architects, all stamped "Received December 17, 2018" **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as the proposal addresses concerns from a previous APC meeting and is a good addition to the neighbourhood. **Carried Unanimously**

**2) REZONING APPLICATION**

1158 Craigflower Road

Rus Collins, Zebra Design, provided an overview of the Rezoning Application for 1158 Craigflower Road.

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

- Why is the front yard setback so large? *For the driveway turnaround to work and also there is a right of way along the front of the property. In the process of discussing with the neighbour to eliminate the right of way. It would be great if the right of way was eliminated in order to site the house closer to the front lot line.*
- Like the option to suite the basement
- Are there any windows in the basement? *Yes, there are window wells and a rear sliding door.*

**RECOMMENDATION:**

Moved by Helen Edley, seconded by Fil Ferri: That the rezoning application, authorizing two new single family dwellings sited in accordance with the BCLS Site Plan prepared by Powell & Associates, BC Land Surveyors, stamped "Received February 4, 2019", and incorporating height and massing consistent with the architectural plans provided by Zebra Design, stamped "Received January 18, 2019", detailing the proposed development at 1158 Craigflower Road [PID 000-284-025 Lot 1, Section 2, Esquimalt District, Plan 5766], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as the proposal is in keeping with the style of the new developments in the Township, and it is consistent with the proposed land use designation of low density residential.

Moved by Mike Angrove, seconded by Duncan Cravens: That the Main Motion be amended to add to the following condition for recommendation, "that the zone be written as if the right of way does not exist". **Carried Unanimously.**

The vote was taken on the Main Motion as amended and declared **Carried Unanimously.**

**3) DEVELOPMENT VARIANCE PERMIT**

622 Admirals Road

Bill Brown, provided an overview of the Development Variance Application for 622 Admirals Road, and responded to questions from the Committee.

**Commission comments and questions included:**

- The Committee questioned whether this application could be considered a hardship and processed through a Board of Variance application instead.

**RECOMMENDATION:**

Moved by Chris Munkacsi, seconded by Helen Edley: That the application for a Development Variance Permit, for the following variances to Zoning Bylaw 1992, No. 2050, as shown on the BC Land Surveyors Site Plan prepared by Powell & Associates BC Land Surveyors and Certified Correct on December 4, 2018 for the property located at 622 Admirals Road and legally described as Lot A, Suburban Lot 43, Esquimalt District, Plan EPP82555 [PID 030-615-992], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** given that Miles Street is considered the building frontage; hence, the variances are required to retain the existing structure as intended. **Carried Unanimously**

- 1) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (ii) – Siting Requirements – Principal Buildings.** A 1.4 m decrease to the requirement that no principal buildings shall be located within 2.8 m of the northern Interior Side Lot Line [i.e. that the setback from the northern Interior Side Lot Line be reduced from 2.8 m to 1.4 m] in order to accommodate the balconies on the fourth to tenth floors inclusively;
- 2) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (ii) – Siting Requirements – Principal Buildings.** A 0.5 m decrease to the requirement that no principal buildings shall be located within 2.8 m of the northern Interior Side Lot Line [i.e. that the setback from the northern Interior Side Lot Line be reduced from 2.8 m to 2.3 m] to accommodate the vertical fins on the eleventh floor;
- 3) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (ii) – Siting Requirements – Principal Buildings.** A 0.7 m decrease to the requirement that no principal buildings shall be located within 2.8 m of the northern Interior Side Lot Line [i.e. that the setback from the northern Interior Side Lot Line be reduced from 2.8 m to 2.1 m] to accommodate the eaves and cornices;
- 4) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 4.2 m reduction in the rear yard Setback (being the Setback from Admirals Road) [i.e. that the rear yard Setback be reduced from 5.5 m to 1.3 m] to accommodate those portions of the building, including balconies on floors four to ten inclusively, that encroach into the setback;
- 5) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 3.3 m reduction in the rear yard Setback (being the Setback from Admirals Road) [ i.e. that the rear yard Setback be reduced from 5.5 m to 2.2 m] to accommodate the vertical fins on the eleventh floor;
- 6) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 3.5 m reduction in the rear yard Setback (being the Setback from Admirals Road) [ i.e. that the rear yard Setback be reduced from 5.5 m to 2.0 m] to accommodate the eaves and cornices; and
- 7) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 2.8 m reduction in the rear yard Setback (being the Setback from Admirals Road) [i.e. the rear yard Setback be reduced from 5.5 m to 2.7 m] to accommodate that portion of the building containing ground floor commercial space and the second floor roof deck above this space].

**VIII. REVIEW OF DRAFT GREEN BUILDING CHECKLIST**

**Commission comments included:**

- Retain previous version's option of Yes, No, N/A, instead of please check.

- Suggestion was to eliminate N/A and leave just Yes and No as options. N/A tends to get used instead of No
- Recommend an accompanying supplementary letter to justify why No or N/A was chosen
- Prioritize the guidelines

**IX. REVIEW OF CAPITAL REGIONAL LOCAL GOVERNMENT ELECTRIC VEHICLE AND ELECTRIC BIKE INFRASTRUCTURE PLANNING PROJECT**

**Commission comments included:**

- Passive encouragement without active Municipal participation
- Focus on safety of electric bikes as highlighted in the report
- Discussion of whether the provision of electric vehicle charging infrastructure should be public or private
- Concerns that monetary cost associated with EV charging could deter local business economic development

**X. NEXT REGULAR MEETING**

Tuesday, March 19, 2019

**XI. ADJOURNMENT**

The meeting adjourned 8:15 p.m.

CERTIFIED CORRECT

  
\_\_\_\_\_  
Vice CHAIR, ADVISORY PLANNING COMMISSION  
THIS 19<sup>th</sup> DAY OF MARCH 2019

  
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ANJA NURVO, CORPORATE OFFICER