



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION  
MINUTES OF FEBRUARY 18, 2020  
COUNCIL CHAMBERS, MUNICIPAL HALL

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<b>PRESENT:</b>	Graeme Dempster Fil Ferri Michael Angrove Helen Edley	Chris Munkacsi Marie Fidoe Duncan Cavens
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Trevor Parkes, Senior Planner Alex Tang, Planner Pearl Barnard, Recording Secretary	
<b>COUNCIL LIAISON:</b>	Councillor Meagan Brame Councillor Jacob Helliwell	

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**I. CALL TO ORDER**

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:04 p.m.

**II. ELECTION OF CHAIR**

Nominated by Chris Munkacsi and seconded by Marie Fidoe: That Graeme Dempster assume the role of Chair of the Advisory Planning Commission. **Carried Unanimously**

**III. ELECTION OF VICE CHAIR**

Nominated by Marie Fidoe and seconded by Helen Edley: That Mike Angrove assume the role of Vice Chair of the Advisory Planning Commission. **Carried Unanimously**

**IV. LATE ITEMS**

**V. APPROVAL OF THE AGENDA**

Moved by Chris Munkacsi, seconded by Helen Edley: That the agenda be approved as circulated. **Carried Unanimously**

**VI. ADOPTION OF MINUTES**

Moved Marie Fidoe seconded by Helen Edley: That the minutes of December 17, 2019, be adopted as circulated. **Carried Unanimously**

**VII. STAFF REPORTS**

**1) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT APPLICATION  
449 Lampson Street**

Angelo Terrence Fiorin provided an overview of the Development Permit and Development Variance Permit Application for 449 Lampson Street.

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

- Variance is reasonable

**RECOMMENDATION:**

Moved by Helen Edley, seconded by Chris Munkacsi: That the application for a Development Permit and a Development Variance Permit, authorizing construction of a addition to the garage as illustrated in the plans prepared by T-Square Design & Consulting, and sited in

accordance with the BC Land Surveyor's Site Plan prepared by Wey Masenburg Land Surveying Inc., both stamped "Received February 4, 2020", and including the following variances for the property located at 449 Lampson Street [PID 005-354-048 Lot 2, Section 11, Esquimalt District, Plan 9574] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve** as it is a small percentage of additional lot coverage that is not visible from the street. **Carried Unanimously**

**Zoning Bylaw, 1992, No. 2050, Section 40 (8)(a) – Lot Coverage:** A 0.4% increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel [i.e. from 30% to 30.4%].

**Zoning Bylaw, 1992, No. 2050, Section 40 (8)(b) – Lot Coverage:** A 5.6% increase to the requirement that all Accessory Buildings and Structures combined, shall not cover more than 10% of the Area of a Parcel [i.e. from 10% to 15.6%].

## 2) REZONING APPLICATION 876 Dunsmuir Road

Wil Peereboom, Victoria Design Group and Jim Penner, owner provided an overview of the Rezoning Application for 876 Dunsmuir Road.

### **Commission comments and questions included (*Response in italics*):**

- Looks like a 6-plex. What is the difference between an apartment building, a townhome and a townhouse? *Townhouse buildings have their own dedicated accesses and cannot be accessed through a shared hallway.*
- Will the units be rentals? *Units will be stratified for sale.*
- Will rentals be allowed? *Strata Bylaw to be determined, not typically in favour of a lot of restrictions.*
- The term affordability was used. Is affordability being secured or is it referring to the smaller size units? *The lower units are smaller; therefore, they are more affordable. They will be attractive to investors for the purpose of rental.*
- Like the design, very well thought out plan.
- Why 6 units and not 4? Four units would meet the lot coverage a bit better and provide more useable outdoor space.
- The bottom suite is going to be undesirable as the majority of it is below ground level; it would be better suited as a basement level of a 2-level unit. *Economically, 6 units are better than 4.*
- There were mixed opinions from the commission regarding the massing. Some members thought that this is over development of the lot, using all the open space for vehicle circulation while some thought that this is an ideal small-scale building.
- The balconies are the only useable open space.
- Members had concerns with the side yard setbacks, the amount of hardscape and the lack of green space.
- Are the parking stalls permeable pavers? *The actual parking stalls are not, the manoeuvring aisle and down the center of the driveway are.*
- In response to a question about raising the building. *Currently, the bottom two units are exempt from the FAR calculation. This was done to stay under the acceptable density of 0.70 for townhouses detailed in policy within the OCP. By raising the building out of the ground, the calculated density would be increased as some or all of the floor area of these two units would be counted.*
- The currently proposed roofline is consistent with the surrounding area; if increased, they would be higher than the typical rooflines in the neighbourhood.
- Members like the idea of additional housing units, but had concerns of this as an example of over development.

**RECOMMENDATION:**

Moved by Graeme Dempster, seconded by Mike Angrove: That the application for a rezoning, authorizing six (6) townhouse dwelling units as sited on the survey plan prepared by J.E. Anderson and Associates, stamped "Received December 9, 2019" and incorporating the height and massing consistent with the architectural plans provided by Victoria Design Group, stamped "Received December 9, 2019", detailing the development proposed to be located at 876 Dunsmuir Road [PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission of denial as the proposal is over development of small lot. Motion Carried** (3 opposed - Chris Munkacsi, Duncan Cavens and Marie Fidoe)

**3) DEVELOPMENT VARIANCE PERMIT APPLICATION  
1070 Tillicum Road**

Richard Iredale, Iredale Architecture and Scott Hartman, Director of Parks & Recreation Services provided an overview of the Development Variance Permit Application for 1070 Tillicum Road.

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

- Absolutely thrilled to see this, this is a beautiful building that will be a great addition to our community.
- Like how environmentally friendly it is.
- Height seems appropriate, like the design.
- Heating system for the building. *Will be heated by a heat pump. The electricity will be provided by the solar panels.*

**RECOMMENDATION:**

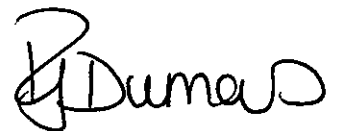
Moved by Chris Munkacsi, seconded by Helen Edley: That the application for a Development Variance Permit authorizing construction of the proposed Gorge Park Multi-Purpose Community Building consistent with the architectural plans (Appendix "A") provided by Iredale Architecture stamped "February 5, 2020", and including the following variance for the property to be located at 1070 Tillicum Road (Esquimalt Gorge Park) [Plan VIP5726] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve** as the variance is reasonable in order to accommodate the solar panel array on the roof. **Carried Unanimously**

**Zoning Bylaw, 1992, No. 2050, Section 59 (2) – Building Height:** An increase in the maximum height of a building from 6.0 m to 13.5 m to the ridge of the roof excluding the finial.

**VIII. ADJOURNMENT**

The meeting adjourned 8:22 p.m.

CERTIFIED CORRECT



CORPORATE OFFICER



CHAIR, ADVISORY PLANNING COMMISSION  
THIS 17<sup>th</sup> DAY OF MARCH 2020

21<sup>st</sup> April  
Jd Jd