



**CORPORATION OF THE  
TOWNSHIP OF ESQUIMALT  
Minutes - Final**

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

**Advisory Planning Commission**

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Tuesday, December 15, 2020

7:00 PM

Esquimalt Council Chambers

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**Present:** 7 - Chair Graeme Dempster  
Vice Chair Michael Angrove  
Member Chris Munkacsi  
Member Duncan Cavens  
Member Filippo Ferri  
Member Helen Edley  
Member Marie Fidoe

Commission Members Duncan Cavens, Helen Edley and Fil Ferri attended via conference call.

**Council Liaisons:** Councillor Meagan Braeme (absent)  
Councillor Jacob Helliwell (via conference call)

**Staff:** Bill Brown, Director of Development Services  
Blair McDonald, Director of Community Safety Services  
Alex Tang, Planner  
Pearl Barnard, Recording Secretary

**1. CALL TO ORDER**

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

**2. LATE ITEMS**

There were no late items.

**3. APPROVAL OF THE AGENDA**

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

**4. MINUTES**

1) [20-604](#) Minutes of the Advisory Planning Commission Meeting, November 17, 2020

Moved by Chair Dempster, seconded by Member Munkacsi: That the minutes of the Advisory Planning Commission, November 17, 2020 be adopted as circulated. Carried Unanimously.

Member Fidoe asked that the reason for the motion also include the following: Insufficient information was provided to make a decision. Moved by Chair Dempster, seconded by Member Munkacsi. Carried

Unanimously.

5. **OTHER BUSINESS**

- 1) [20-605](#) 2021 Committee Meeting Schedule

6. **STAFF REPORTS**

- 1) [20-593](#) Development Permit Application - 1158 Craigflower Road,  
Staff Report No. DEV-20-017

Louis Horvat and Rus Collins, Zebra Design, provided an overview of the Development Permit Application for 1158 Craigflower Road via telephone.

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

*\*Are any trees being removed? One tree will be removed for the driveway. It is unfortunate that the tree needs to be removed, but the driveway turnaround is useful considering how busy Craigflower Road is. There is a Fir tree in the backyard that will be retained.*

*\*The Green Building Checklist provided is not the latest version. Suggest the Green Building Checklist be updated before the application goes to Council.*

*\*The basement suite is great.*

*\*Fits in the neighbourhood.*

*\*Consider adding more trees to the site.*

Moved by Chair Dempster, seconded by Vice Chair Angrove: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a development permit for a new infill single-family dwelling, consistent with the architectural plans and landscape plan provided by Zebra Designs, stamped "Received October 9, 2020", be forwarded to Council with a recommendation to approve with the consideration to provide some additional trees when possible. The reason: The proposal is appropriate for the neighbourhood.

- 2) [20-594](#) Development Permit Application - 1160 Craigflower Road,  
Staff Report No. DEV-20-018

Louis Horvat and Rus Collins, Zebra Design, provided an overview of the Development Permit Application for 1160 Craigflower Road via telephone.

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

*\*Are any trees being removed? One tree will be removed for the driveway. It is unfortunate that the tree needs to be removed, but the driveway turnaround is useful considering how busy Craigflower Road is.*

*\*The Green Building Checklist provided is not the latest version. Suggest the Green Building Checklist be updated before the application goes to Council.*

*\*The basement suite is great.*

*\*Fits in the neighbourhood.*

*\*Consider adding more trees to the site.*

Moved by Chair Dempster, seconded by Vice Chair Angrove: That the Esquimalt Advisory Planning Commission recommends to Council that the

application for a development permit for a new infill single-family dwelling, consistent with the architectural plans and landscape plan provided by Zebra Designs, stamped "Received October 9, 2020", be forwarded to Council with a recommendation to approve with the consideration to provide some additional trees when possible. The reason: The proposal is appropriate for the neighbourhood.

3) [20-610](#) Official Community Plan Amendment and Rezoning for the Proposed Public Safety Building at 500 Park Place

Adam Fawkes, HCMA Architecture + Design and Paul de Greeff, Landscape Architect, Murdoch de Greeff Inc., provided an overview of the Review of the proposed Public Safety Building Application for 500 Park Place via telephone.

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

\*A Public Safety Building must survive any earthquake or natural disaster. The glass and columns can fail causing damage to people and property. The building needs to be earthquake resilient and functional no matter what. *A Structural Engineer will be looking at how the building will survive an earthquake.*

\*Like the commercial space on the ground floor. Encourage the spaces be filled by stores or shops as those will bring people out, putting in an office is not going to have the same effect or appeal on the community there.

\*The two trees in front of the commercial space could block views of the business for people driving by. Consider removing the trees to expand the streetscape. Another member commented that they didn't want to see trees removed.

\*Two garbage and recycling rooms seems like wasted space. Encourage a review of the internal layout to find a way to internally connect both rooms.

\*Consider turning one of the garbage and recycling rooms into long term bicycle storage to help offset the lack of onsite parking.

\*Concern that the CRD is not providing a family-oriented space.

\*Concerns about the glazing from an energy performance perspective.

\*The massing has a heavy presence over the Park Place and Esquimalt Road intersection. Like the overhang but it is perceived as too much weight. Consider adding some more weight to the supports or make the supports fully floating. The soffits under the overhang also need to be a soft colour or soft material.

\*Consider using metal that has the appearance of wood to avoid an industrial look on the fins. A soft look will be very beneficial.

\*Like the covered walkway.

\*A member questioned why the Town's project is not required to have onsite parking for the commercial building or staff, when it is a requirement for other commercial clients.

\*The third storey should go fully west and abut up against the property line just like the building to the west. Consider increasing the massing of the third storey to provide more space.

\*Some Members liked the overall look of the building. Another member commented the design was not inspirational, they were hoping for something better, a bit more of a statement.

\*The project does not seem to reflect the public engagement which talked about

affordable housing and other spaces. The project lacks what the community asked for. *There is a very old encumbrance on the property which made it difficult to add housing on this site. What is the covenant? It is an old laneway covenant, that must be used for Municipal purposes.*

\*Concern this is a prominent precious piece of land and we are not fully utilizing it's potential. We are selling ourselves short by not building this building to the biggest and best use. Feels like we are upgrading what we already have but not getting any benefit, a wasted opportunity.

Moved by Member Chair Dempster, seconded by Member Edley: That the Advisory Planning Commission recommends to Council that the proposal to amend the Official Community Plan and Zoning Bylaw in order to accommodate a new Public Safety Building, generally consistent with the architectural plans prepared by HCMA (Schedule B), and the land scape plan prepared by Murdoch de Greeff dated, (Schedule C), to be located at 500 Park Place; (Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [PID 031-165-788]); be forwarded to Council with a recommendation to approve with consideration for:

- 1) Providing a family oriented space;
- 2) Consider earthquake resilience;
- 3) Review the layout to try an accommodate a single garbage room;
- 4) Adding bicycle parking;
- 5) Best possible energy standards;
- 6) Avoid an industrial look;
- 7) Keep the external Fins as a softer look;
- 8) Increase the massing of the third storey to fill up more space to take advantage of an ideal opportunity in an ideal location;
- 9) Landscaping on the Esquimalt Road side; and
- 10) Consider either the overhanging as a floating or substantially supported look.

Reason: It provides a much needed public safety space, takes advantage of an ideal location, provides key commercial space and the look is headed in the right direction. Carried

In Favour: 5 - Chair Graeme Dempster, Vice Chair Michael Angrove, Member Chris Munkacsi, Member Helen Edley and Member Marie Fidoe

Opposed: 2 - Member Duncan Cavens and Member Filippo Ferri

## 6. ADJOURNMENT

Chair Graeme Dempster thanked Councillor Meagan Brame and Councillor Jacob Helliwell for being Councillor Liaisons to the Advisory Planning Commission during 2020.

The Advisory Planning Commission meeting adjourned at 8:21 PM.

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GRAEME DEMPSTER, CHAIR  
ADVISORY PLANNING COMMISSION  
THIS 19TH DAY OF JANUARY, 2021

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RACHEL DUMAS, CORPORATE OFFICER  
CERTIFIED CORRECT